

Cotswold District

**Statement on Effective
Cooperation Addendum
(additional statements)**

August 2026



COTSWOLD
District Council

Following publication of the original Statement of Effective Cooperation, a number of additional Statements of Common Ground and Memorandums of Understanding were received. These documents have been included within this addendum to provide a complete and current record of effective cooperation undertaken in support of the Local Plan.



COTSWOLD
District Council

Statement of Common Ground

Between

Swindon Borough Council

and

Cotswold District Council

20th August 2026

1. Parties Involved

Swindon Borough Council

and

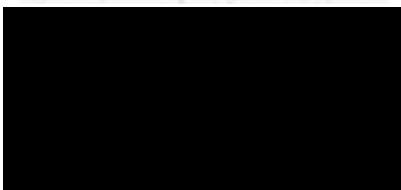
Cotswold District Council

2. Signatories:

Swindon Borough Council

Tim Thomas - Lead Planning Policy Officer

Signature:



Date:

20th August 2026

Cotswold District Council

Andrew Maxted – Interim Head of Planning Policy and Infrastructure

Signature



Date:

26/08/2026

3. Introduction

Statements of Common Ground (SoCG) set out how strategic matters or issues of a common nature between a local authority and a statutory body or organisation are being addressed and progressed throughout the plan-making process to provide transparency, and wherever possible, show where parties are working towards areas of agreement.

See **Appendix 1** for a map of the District showing the geographical extent of the Cotswold administrative area, and the area covered by this SoCG, and the neighbouring authorities and county councils to Cotswold.

Even though the legal test relating to the Duty to Cooperate has now been removed as a requirement of plan making, the policy test for achieving effective cooperation remains part of national policy. Furthermore, the need to prepare and publish Statements of Common Ground with key stakeholders at draft plan stage also remains a requirement of practice guidance.

4. Background

Cotswold District Council (CDC) is developing a new Local Plan for the District, which will replace the existing Adopted Local Plan 2011-2031. CDC is at the Regulation 19 Publication stage, which sets out CDC's Spatial Strategy and planning framework for Cotswold District for the Plan period 2026-2043. Three Regulation 18 stages of consultation were undertaken in 2022, 2024 and 2025. The outcomes of these consultations have fed into the preparation of the Regulation 19 Publication Version of the Local Plan, in addition to the updated evidence base.

The Plan makes provision for at least 18,911 new homes to be delivered during the Plan period (2026 to 2043). This reflects the Objectively Assessed Need for Housing for Cotswold District up to 2043 as identified in the updated Housing and Economic Needs Assessment (ICENI 2026) , which is 17,918 new homes. Therefore, CDC is meeting the requirement in full, with a modest level of additional headroom (5 %), to provide for some plan resilience and flexibility, and to help ensure the Plan can achieve and maintain a five-year housing land supply, as required by national policy.

As a number of the allocations that will contribute towards meeting the identified housing need are strategic in scale (larger than 350 dwellings), the Council is introducing a stepped housing trajectory to reflect that some of these sites will take time to reach their optimum level of delivery. This approach ensures the overall level of identified need can be met within the Plan period, but avoids the need to identify any unmet housing need.

However, in the event that a modest level of unmet housing need is identified, it is assumed that the forthcoming Spatial Development Strategy that will include Gloucestershire, and/ or new Local Plans to be prepared by the new unitary authority for Gloucestershire, will provide a more effective mechanism to plan for this. It can be anticipated that both of these plans would be in place by c. 2033, and as these plans will take a more strategic approach for planning for larger geographies, larger than Cotswold, these will provide a more effective approach.

For that reason, even though CDC is seeking to avoid identifying any unmet housing need, the Council does not anticipate needing to ask any neighbouring authorities to assist with planning for unmet housing need, should any be identified through the remaining process.

Progressing a local plan for CDC quickly, that meets the identified housing need in full and seeks to plan for some headroom, will greatly assist the process of preparing the SDS and/ or Local Plan for Gloucestershire in due course. It should be noted the extent of housing being planned for in Cotswold represents a significant uplift from the pre-2024 figures despite not insignificant environmental constraints. However, protecting and where possible enhancing the Cotswold National Landscape, which equates to around 80 % of the District remains an important priority to the Council. The housing need can be addressed without the need for any strategic scale growth within the National Landscape, or any sites that fall into high or medium sensitive areas. Any development within the National Landscape are limited to non-strategic sites on relatively unconstrained sites, that help to make a contribution to local need in the interests of supporting sustainability.

The Local Plan is also meeting the identified employment needs in full, as identified in the latest Employment Land Assessment (ICENI 2026) . Over the Plan period, the land requirement for office development is 8.3 ha and industrial development, 60.2 ha. To meet this requirement a further 32.7 ha is needed for industrial development beyond known completions and commitments. 31.8 ha of employment land is identified for future development in the Local Plan on proposed allocations.

The Local Plan includes ten proposed strategic allocations that will support the delivery of sustainable development and infrastructure delivery, including strong sustainable transport connectivity, and provision for education, including two new secondary schools, along with extensive green infrastructure and the achievement of high environmental standards.

5. Strategic Matters

The strategic matters of interest to Swindon Borough Council (SBC) relates to headline cross boundary issues between two Local Authorities.

The main strategic matters that have been identified through the DTC process are summarised in the following table (Table 1), along with any comments from each organisation, where appropriate, and indicating where agreement has been reached, if the DTC process is ongoing, or if there is an agreement between the organisations to disagree on a particular issue.

It should be made clear that this SOCG is intended to confirm that effective cooperation is taking place and to identify some high-level matters only. It is intended that a more detailed SOCG will be prepared for the Plan Submission stage of plan making.

Table 2 lists briefly any headline DTC activity as required by the Planning Inspectorate Pre-Examination Checklist, although this is kept proportionate, where the DTC process is satisfactory.

Table 1: Summary of headline strategic matters affecting Swindon Borough Council and CDC

Summary of Strategic Issue	Date Raised	CDC Comment (where necessary)	SBC Comment (where necessary)	Extent of Common Ground
SBC Cannot currently confirm whether it can accommodate unmet need.	2025 Reg 18 Consultation	Due to the number of additional sites submitted in response to the 2025 Reg 18 consultation, which are predominantly located outside of the national landscape, it is no longer anticipated that Cotswold will need to identify any unmet housing, employment or other needs. In the event that a modest level of unmet need is identified, CDC consider the emerging Spatial Development Strategy and new Local Plan for the new unitary Council in Gloucestershire will provide a more effective mechanism to plan for this. On this basis, it is not anticipated that any neighbouring authorities will be asked to contribute towards any unmet housing, employment or other needs.	SBC notes CDC's updated position. As context, CDC made a formal request to its neighbours for assistance accommodating unmet need based on an understanding of supply at that time. SBC note this is no longer the case. In any event, following the assessment of the additional sites submitted to the Borough Council through our recent Call for Sites exercise, and in the face of delivery challenges regarding viability and transport infrastructure, SBC confirms that the Borough Council would be unable to accommodate any unmet housing needs should any be identified.	Agreed.
Questions the strength of strategic relationships (commuting, migration, housing market links), matters remain unresolved with ongoing engagement.	2025 Reg 18 Consultation	CDC are seeking to meet their housing and economic needs in full supported by a comprehensive package of infrastructure, including strong sustainable	See above. SBC will continue discussions relating to infrastructure and wider strategic relations as part of the Local Plan and emerging SDS process noting Swindon and	Agreed. Continue discussions including through and beyond Reg 19 as appropriate.

		connectivity, for example between sites in proximity to Cirencester and the town. The strategy is designed to minimise any potential for cross boundary impact and is also supported by comprehensive evidence, including detailed transport modelling, to ensure any impacts are fully understood and mitigated.	CDC are due to be in adjoining SDS areas.	
Noted concentration of growth in south of District, suggested further justification for density assumptions (low in places)	2025 Reg 18 Consultation	It is expected that all sites will meet 35pdh, but that any strategic sites will generally be expected to achieve higher densities. The precise densities for the strategic sites are being informed by detailed masterplanning on a site-by-site basis, to ensure the sites make efficient use of land, along with providing for all necessary infrastructure including extensive green infrastructure.	Noted	Agreed.
Ongoing dialogue regarding site-specific impacts, including growth at Fairford.	2025 Reg 18 Consultation	Proposed growth at Fairford will include all infrastructure requirements, including for education provision to avoid any wider implications. The proposals are informed by detailed evidence including traffic modelling as outlined above.	Noted	Agreed. Continue discussions including through and beyond Reg 19 as appropriate.
Concerns raised regarding potential impacts on school capacity	2025 Reg 18 Consultation	The IDP has been informed by detailed working with Gloucestershire County	Noted	Agreed. Continue discussions including through and beyond Reg 19 as appropriate.

(notably linked to Fairford growth) Requests further clarification provided by CDC on build-out rates and phasing.		Council are all allocations are expected to make appropriate contributions to providing for education. This will include a new primary school at Fairford and a new secondary school at Cirencester, in addition to multiple other new primary schools across the south of the District. The proposals are supported by GCC. CDC is happy to provide trajectory information as necessary.		
Potential cumulative impacts on the strategic road network, particularly A419 corridor Ongoing engagement requested as transport modelling and evidence is progressed.	2025 Reg 18 Consultation	The plan is supported by detailed traffic modelling, which has followed a collaborative approach, working with a wide range of stakeholders. It is understood the proposed development will either have relatively modest impacts, and/ or be accompanied by any necessary mitigation. CDC is committed to ongoing engagement on this matter.	Noted, SBC will share emerging transport modelling for their Reg 19 Transport Impact Assessment, including proposed mitigations and discussions with National Highways on the A419 corridor.	Agreed. Continue discussions including through and beyond Reg 19 as appropriate.
Share interest in North Meadow and Clattinger Farm SAC and associated Zones of Influence Highlighted need for mitigation measures and HRA evidence in CDC LP	2025 Reg 18 Consultation	The Plan will be informed by detailed HRA evidence, accompanied by supporting evidence considering potential impacts and any necessary mitigation for North Meadow and Clattinger Farm SSSI and broader SANG provision. It is	Noted	Agreed. Continue discussions including through and beyond Reg 19 as appropriate.

Ongoing joint working through the Recreational Mitigation Strategy and Steering Group		expected that any identified mitigation will be provided to the satisfaction of Natural England who are also being consulted on an ongoing basis.		
Swindon and CDC have shared information on the preparation of each other's Water Cycle studies, including sharing data on housing and employment growth. Focus on potential impacts of CDC growth on wastewater infrastructure and treatment capacity.	2025 Reg 18 Consultation	The Plan is being informed by a comprehensive Water Cycle Study being prepared with appropriate engagement with relevant water utility providers and informing the IDP. It is expected that any necessary mitigation will be provided for through policy and signed off by relevant water utility bodies where appropriate.	Noted	Agreed. Continue discussions including through and beyond Reg 19 as appropriate.

Table 2. Relevant DTC activities that have been undertaken from the start of the preparation of the plan (initial Regulation 18 consultation) up until the date the plan was submitted between Swindon Borough Council and CDC.

Activity	Dates	Notes (where relevant)
Engagement around the Issues and Options Reg 18 consultation	Feb-March 2022	
Engagement around the Draft Plan Reg 18 consultation	Feb-April 2024	
Engagement around the Draft Plan Reg 18 consultation	Nov-Dec 2025	
Engagement in preparation period ahead of Reg 19 consultation	May-June 2026	Preparation of SOCG for Reg 19 Publication in August 2026

6. Governance Arrangements

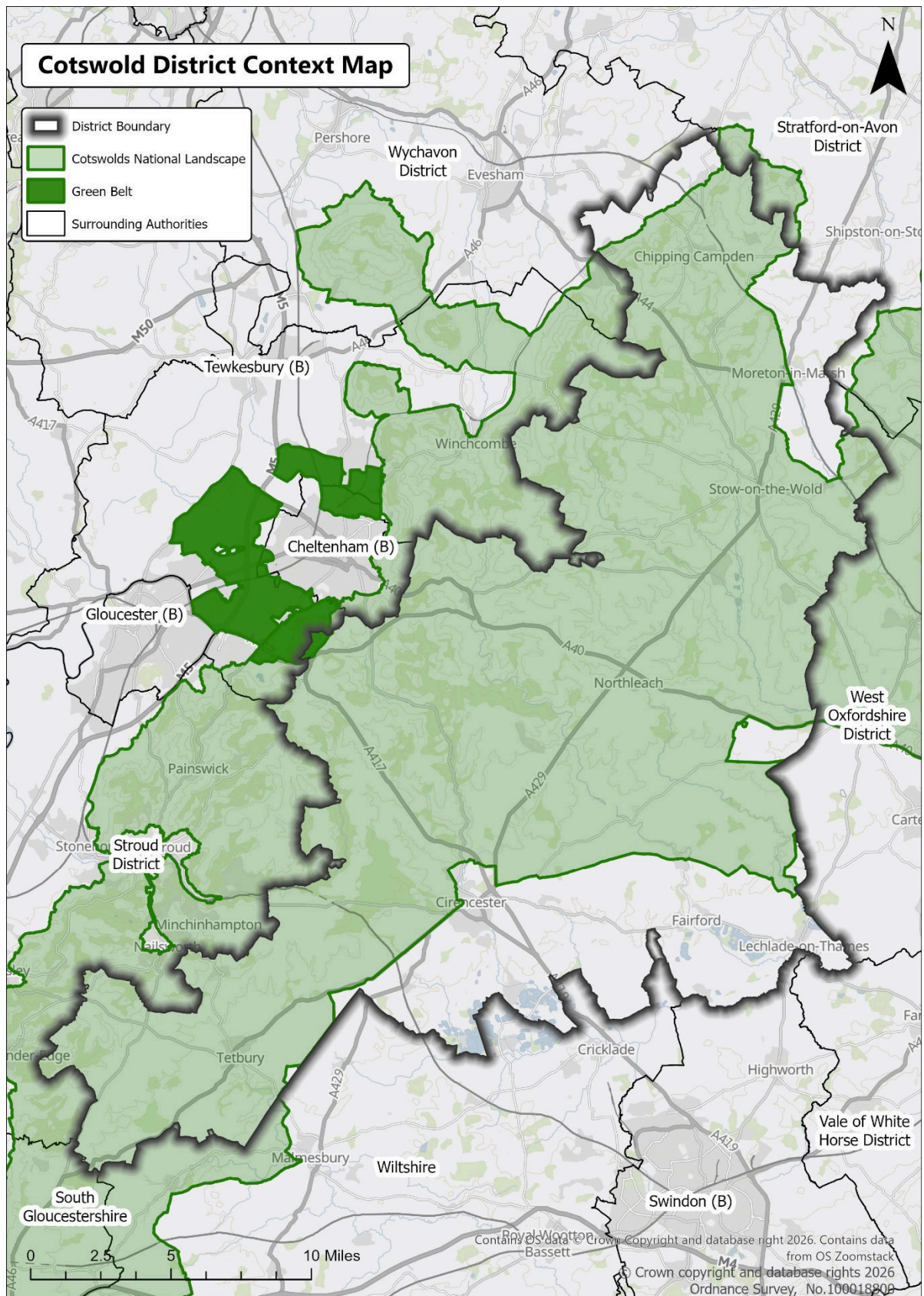
Swindon Borough Council have been consulted throughout the preparation of the Local Plan up until Regulation 19 Publication stage and engagement will continue through the Submission and Examination stages as appropriate. CDC have also engaged with Swindon Borough Council regularly during the plan making process, outside of the formal consultation periods. Formal signing of the SOCG within CDC is managed at Policy Manager or Director level in consultation with the Planning Policy Portfolio Holder.

7. Timetable for review and ongoing cooperation

The SOCG will be reviewed prior to Submission of the CDC Local Plan to the Secretary of State, and updated where appropriate. The Council will also keep Swindon Borough Council up to date throughout the Examination process, as may be necessary, and inform them of the outcome of the Inspectors decision and the Council's decision on the Adoption of the plan.

Once the Plan is adopted, we will continue regular on-going engagement with Swindon Borough Council (at least annually) in connection with the Plan's 5-year review.

Appendix 1: Map of Cotswold District showing the extent of the District and its neighbouring authorities





COTSWOLD
District Council

Statement of Common Ground

Between

Warwickshire County Council

and

Cotswold District Council

Date

8. Parties Involved

Warwickshire County Council

and

Cotswold District Council

9. Signatories:

Warwickshire County Council

Name of representative

Signature:

Date:

Cotswold District Council

Andrew Maxted – Interim Head of Planning Policy and Infrastructure

Signature

A black rectangular box used to redact the signature of Andrew Maxted.

Date: 26/08/2026

10. Introduction

Statements of Common Ground (SoCG) set out how strategic matters or issues of a common nature between a local authority and a statutory body or organisation are being addressed and progressed throughout the plan-making process to provide transparency, and wherever possible, show where parties are working towards areas of agreement.

See **Appendix 1** for a map of the District showing the geographical extent of the Cotswold administrative area, and the area covered by this SoCG, and the neighbouring authorities and county councils to Cotswold.

Even though the legal test relating to the Duty to Cooperate has now been removed as a requirement of plan making, the policy test for achieving effective cooperation remains part of national policy. Furthermore, the need to prepare and publish Statements of Common Ground with key stakeholders at draft plan stage also remains a requirement of practice guidance.

11. Background

Cotswold District Council (CDC) is developing a new Local Plan for the District, which will replace the existing Adopted Local Plan 2011-2031. CDC is at the Regulation 19 Publication stage, which sets out CDC's Spatial Strategy and planning framework for Cotswold District for the Plan period 2026-2043. Three Regulation 18 stages of consultation were undertaken in 2022, 2024 and 2025. The outcomes of these consultations have fed into the preparation of the Regulation 19 Publication Version of the Local Plan, in addition to the updated evidence base.

The Plan makes provision for at least 18,911 new homes to be delivered during the Plan period (2026 to 2043). This reflects the Objectively Assessed Need for Housing for Cotswold District up to 2043 as identified in the updated Housing and Economic Needs Assessment (ICENI 2026), which is 17,918 new homes. Therefore, CDC is meeting the requirement in full, with a modest level of additional headroom (5 %), to provide for some plan resilience and flexibility, and to help ensure the Plan can achieve and maintain a five-year housing land supply, as required by national policy.

As a number of the allocations that will contribute towards meeting the identified housing need are strategic in scale (larger than 350 dwellings), the Council is introducing a stepped housing trajectory to reflect that some of these sites will take time to reach their optimum level of delivery. This approach ensures the overall level of identified need can be met within the Plan period, but avoids the need to identify any unmet housing need.

However, in the event that a modest level of unmet housing need is identified, it is assumed that the forthcoming Spatial Development Strategy that will include Gloucestershire, and/ or new Local Plans to be prepared by the new unitary authority for Gloucestershire, will provide a more effective mechanism to plan for this. It can be anticipated that both of these plans would be in place by c. 2033, and as these plans will take a more strategic approach for planning for larger geographies, larger than Cotswold, these will provide a more effective approach.

For that reason, even though CDC is seeking to avoid identifying any unmet housing need, the Council does not anticipate needing to ask any neighbouring authorities to assist with planning for unmet housing need, should any be identified through the remaining process.

Progressing a local plan for CDC quickly, that meets the identified housing need in full and seeks to plan for some headroom, will greatly assist the process of preparing the SDS and/ or Local Plan for Gloucestershire in due course. It should be noted the extent of housing being planned for in Cotswold represents a significant uplift from the pre-2024 figures despite not insignificant environmental constraints. However, protecting and where possible enhancing the Cotswold National Landscape, which equates to around 80 % of the District remains an important priority to the Council. The housing need can be addressed without the need for any strategic scale growth within the National Landscape, or any sites that fall into high or medium sensitive areas. Any development within the National Landscape are limited to non-strategic sites on relatively unconstrained sites, that help to make a contribution to local need in the interests of supporting sustainability.

The Local Plan is also meeting the identified employment needs in full, as identified in the latest Employment Land Assessment (ICENI 2026). Over the Plan period, the land requirement for office development is 8.3 ha and industrial development, 60.2 ha. To meet this requirement a further 32.7 ha is needed for industrial development beyond known completions and commitments. 31.8 ha of employment land is identified for future development in the Local Plan on proposed allocations.

The Local Plan includes ten proposed strategic allocations that will support the delivery of sustainable development and infrastructure delivery, including strong sustainable transport connectivity, and provision for education, including two new secondary schools, along with extensive green infrastructure and the achievement of high environmental standards.

12. Strategic Matters

The strategic matters of interest to Warwickshire County Council relates to headline cross boundary issues between two Local Authorities.

The main strategic matters that have been identified through the DTC process are summarised in the following table (Table 1), along with any comments from each organisation, where appropriate, and indicating where agreement has been reached, if the DTC process is ongoing, or if there is an agreement between the organisations to disagree on a particular issue.

It should be made clear that this SOCG is intended to confirm that effective cooperation is taking place and to identify some high-level matters only. It is intended that a more detailed SOCG will be prepared for the Plan Submission stage of plan making.

Table 2 lists briefly any headline DTC activity as required by the Planning Inspectorate Pre-Examination Checklist, although this is kept proportionate, where the DTC process is satisfactory.

Table 1: Summary of headline strategic matters affecting Warwickshire County Council

Summary of Strategic Issue	Date Raised*	CDC Comment (where necessary)	Warwickshire County Council Comment (where necessary)	Extent of Common Ground
Impact of proposed residential growth around Moreton-in-Marsh and Mickleton on traffic levels on the A429, B4455 Fosse Way, A3400, B4632 and A44	02/04/2026 Pre-Reg 19 Potential Site Allocations consultation	The plan is supported by detailed traffic modelling, which has followed a collaborative approach, working with a wide range of stakeholders. It is understood the proposed development will either have relatively modest impacts, and/ or be accompanied by any necessary mitigation. CDC is committed to ongoing engagement on this matter. Warwickshire CC have been copied into Transport evidence work at key stages.	Agreed. The County Council is happy to maintain an ongoing dialogue with CDC and Gloucestershire CC on this matter.	Engagement is ongoing. Warwickshire County Council is not signing off this matter at this stage, pending review of the next iteration of the Plan. An updated statement will be published with the submission material.
Concerns around how proposed transport hub/interchange proposals at Moreton-in-Marsh railway station and improved access to Honeybourne will be brought forward in line with growth proposals	02/04/2026 Pre-Reg 19 Potential Site Allocations consultation	CDC is seeking to meet its housing and economic needs in full supported by a comprehensive package of infrastructure, including strong sustainable connectivity. The strategy is designed to minimise any potential for cross boundary impact and is also supported by comprehensive evidence, including detailed transport modelling, to ensure any impacts are fully understood and mitigated.	Agreed. The County Council is happy to maintain an ongoing dialogue with CDC, Gloucestershire CC and Great Western Railway on these matters.	Engagement is ongoing. Warwickshire County Council is not signing off this matter at this stage, pending review of the next iteration of the Plan. An updated statement will be published with the submission material.
Raises concerns around the potential impact of allocations at Mickleton and Moreton. The possibility that the proposals could be visible from parts of the Cotswold National Landscape within Warwickshire was raised. Comments made about the potential for	02/04/2026 Pre-Reg 19 Potential Site Allocations consultation	The Plan will be informed by detailed HRA evidence, accompanied by supporting evidence considering potential impacts and any necessary mitigation for SANG and SSSI provision. It is expected that any identified mitigation will be provided to the satisfaction of Natural England who are also being consulted on an ongoing basis.	The County Council has requested clarification regarding the nature of the proposed supporting evidence. It would be helpful to clarify whether this will include landscape sensitivity studies and, if so, the scope and methodology of those studies. Given the scale of the proposed allocations and the	Engagement is ongoing. Warwickshire County Council is not signing off this matter at this stage, pending review of the next iteration of the Plan. An updated statement will be published with the submission material.

proposals to be experienced within the visual context of Meon Hill (local landscape feature and Scheduled Monument)			proximity of some to the boundary, the evidence should provide a basis for considering the effects on landscape character and the setting of the National Landscape as a whole, rather than limiting assessment to Cotswold District.	
Defer flood risk to GCC and note Warwickshire County Council's Flood Risk Guidance for development reference	02/04/2026 Pre-Reg 19 Potential Site Allocations consultation	The Plan is being informed by a comprehensive Water Cycle Study being prepared with appropriate engagement with relevant water utility providers and informing the IDP. It is expected that any necessary mitigation will be provided for through policy and signed off by relevant water utility bodies where appropriate.	Agreed. Gloucestershire CC will notify Warwickshire CC of any proposed development within Mickleton and Moreton-in-Marsh for information purposes. Gloucestershire CC may also seek comments from Warwickshire CC where it is considered appropriate.	Engagement is ongoing. Warwickshire County Council is not signing off this matter at this stage, pending review of the next iteration of the Plan. An updated statement will be published with the submission material.

Table 2. Relevant DTC activities that have been undertaken from the start of the preparation of the plan (initial Regulation 18 consultation) up until the date the plan was submitted between Warwickshire County Council and CDC.

Activity	Dates	Notes (where relevant)
Engagement in preparation period ahead of Reg 19 consultation	May-June 2026	Preparation of SOCG for Reg 19 Publication in August 2026

13. Governance Arrangements

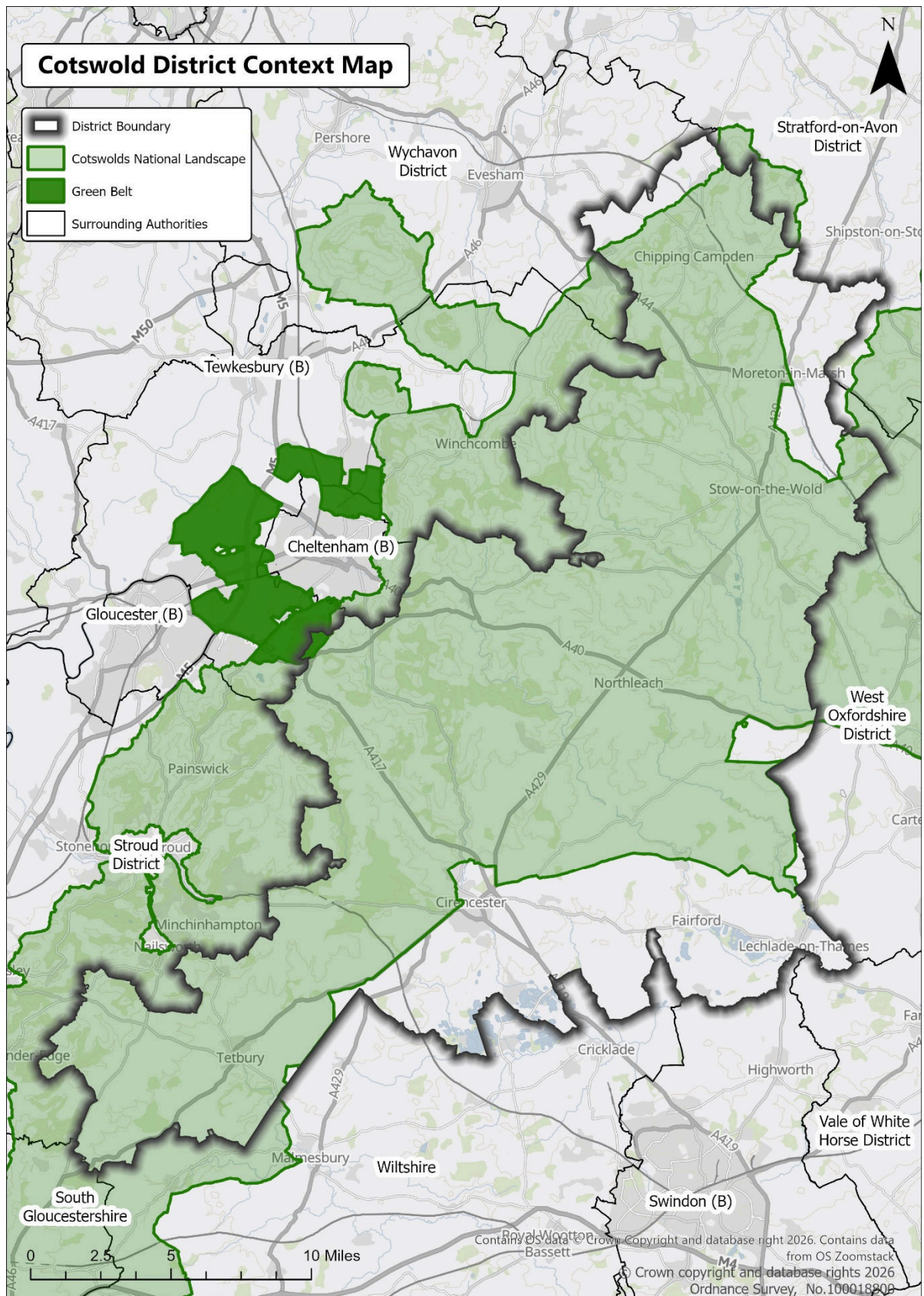
Warwickshire County Council have been consulted throughout the preparation of the Local Plan up until Regulation 19 Publication stage and engagement will continue through the Submission and Examination stages as appropriate. CDC have also engaged with Warwickshire County Council regularly during the plan making process, outside of the formal consultation periods. Formal signing of the SOCG within CDC is managed at Policy Manager or Director level in consultation with the Planning Policy Portfolio Holder.

14. Timetable for review and ongoing cooperation

The SOCG will be reviewed prior to Submission of the CDC Local Plan to the Secretary of State, and updated where appropriate. The Council will also keep Warwickshire County Council up to date throughout the Examination process, as may be necessary, and inform them of the outcome of the Inspectors decision and the Council's decision on the Adoption of the plan.

Once the Plan is adopted, we will continue regular on-going engagement with Warwickshire County Council (at least annually) in connection with the Plan's 5-year review.

Appendix 1: Map of Cotswold District showing the extent of the District and its neighbouring authorities





COTSWOLD
District Council

Statement of Common Ground

Between

Worcestershire County Council

and

Cotswold District Council

26 August 2026

1. Parties Involved

Worcestershire County Council

and

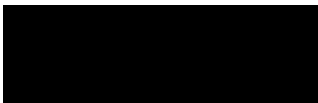
Cotswold District Council

2. Signatories:

Worcestershire County Council

Emily Barker

Head of Planning and Transport Planning



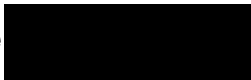
Signature:

Date: 26/08/2026

Cotswold District Council

Andrew Maxted – Interim Head of Planning Policy and Infrastructure

Signature



Date:

26/08/2026

3. Introduction

Statements of Common Ground (SoCG) set out how strategic matters or issues of a common nature between a local authority and a statutory body or organisation are being addressed and progressed throughout the plan-making process to provide transparency, and wherever possible, show where parties are working towards areas of agreement.

See **Appendix 1** for a map of the District showing the geographical extent of the Cotswold administrative area, and the area covered by this SoCG, and the neighbouring authorities and county councils to Cotswold.

Even though the legal test relating to the Duty to Cooperate has now been removed as a requirement of plan making, the policy test for achieving effective cooperation remains part of national policy. Furthermore, the need to prepare and publish Statements of Common Ground with key stakeholders at draft plan stage also remains a requirement of practice guidance.

4. Background

Cotswold District Council (CDC) is developing a new Local Plan for the District, which will replace the existing Adopted Local Plan 2011-2031. CDC is at the Regulation 19 Publication stage, which sets out CDC's Spatial Strategy and planning framework for Cotswold District for the Plan period 2026-2043. Three Regulation 18 stages of consultation were undertaken in 2022, 2024 and 2025. The outcomes of these consultations have fed into the preparation of the Regulation 19 Publication Version of the Local Plan, in addition to the updated evidence base.

The Plan makes provision for at least 18,911 new homes to be delivered during the Plan period (2026 to 2043). This reflects the Objectively Assessed Need for Housing for Cotswold District up to 2043 as identified in the updated Housing and Economic Needs Assessment (ICENI 2026) , which is 17,918 new homes. Therefore, CDC is meeting the requirement in full, with a modest level of additional headroom (5 %), to provide for some plan resilience and flexibility, and to help ensure the Plan can achieve and maintain a five-year housing land supply, as required by national policy.

As a number of the allocations that will contribute towards meeting the identified housing need are strategic in scale (larger than 350 dwellings), the Council is introducing a stepped housing trajectory to reflect that some of these sites will take time to reach their optimum level of delivery. This approach ensures the overall level of identified need can be met within the Plan period, but avoids the need to identify any unmet housing need.

However, in the event that a modest level of unmet housing need is identified, it is assumed that the forthcoming Spatial Development Strategy that will include Gloucestershire, and/ or new Local Plans to be prepared by the new unitary authority for Gloucestershire, will provide a more effective mechanism to plan for this. It can be anticipated that both of these plans would be in place by c. 2033, and as these plans will take a more strategic approach for planning for larger geographies, larger than Cotswold, these will provide a more effective approach.

For that reason, even though CDC is seeking to avoid identifying any unmet housing need, the Council does not anticipate needing to ask any neighbouring authorities to assist with planning for unmet housing need, should any be identified through the remaining process.

Progressing a local plan for CDC quickly, that meets the identified housing need in full and seeks to plan for some headroom, will greatly assist the process of preparing the SDS and/or Local Plan for Gloucestershire in due course. It should be noted the extent of housing being planned for in Cotswold represents a significant uplift from the pre-2024 figures despite not insignificant environmental constraints. However, protecting and where possible enhancing the Cotswold National Landscape, which equates to around 80 % of the District remains an important priority to the Council. The housing need can be addressed without the need for any strategic scale growth within the National Landscape, or any sites that fall into high or medium sensitive areas. Any development within the National Landscape are limited to non-strategic sites on relatively unconstrained sites, that help to make a contribution to local need in the interests of supporting sustainability.

The Local Plan is also meeting the identified employment needs in full, as identified in the latest Employment Land Assessment (ICENI 2026) . Over the Plan period, the land requirement for office development is 8.3 ha and industrial development, 60.2 ha. To meet this requirement a further 32.7 ha is needed for industrial development beyond known completions and commitments. 31.8 ha of employment land is identified for future development in the Local Plan on proposed allocations.

The Local Plan includes ten proposed strategic allocations that will support the delivery of sustainable development and infrastructure delivery, including strong sustainable transport connectivity, and provision for education, including two new secondary schools, along with extensive green infrastructure and the achievement of high environmental standards.

5. Strategic Matters

The strategic matters of interest to Worcestershire County Council relates to headline cross boundary issues between two Local Authorities.

The main strategic matters that have been identified through the DTC process are summarised in the following table (Table 1), along with any comments from each organisation, where appropriate, and indicating where agreement has been reached, if the DTC process is ongoing, or if there is an agreement between the organisations to disagree on a particular issue.

It should be made clear that this SOCG is intended to confirm that effective cooperation is taking place and to identify some high-level matters only. It is intended that a more detailed SOCG will be prepared for the Plan Submission stage of plan making.

Table 2 lists briefly any headline DTC activity as required by the Planning Inspectorate Pre-Examination Checklist, although this is kept proportionate, where the DTC process is satisfactory.

Table 1: Summary of headline strategic matters affecting Worcestershire County Council

Summary of Strategic Issue	Date Raised	CDC Comment (where necessary)	Worcestershire County Council Comment (where necessary)	Extent of Common Ground
Does not currently anticipate accommodating unmet housing needs from CDC.	2025 Reg 18 Consultation	Due to the number of additional sites submitted in response to the 2025 Reg 18 consultation, which are predominantly located outside of the national landscape, it is no longer anticipated that Cotswold will need to identify any unmet housing need. In the event that a modest level of unmet housing need is identified, CDC consider the emerging Spatial Development Strategy and new Local Plan for the new unitary Council or Councils in Gloucestershire, will provide a more effective mechanism to plan for this. On this basis, it is not anticipated that any neighbouring authorities will be asked to contribute towards any unmet housing need.		Agreed.
Housing growth near Evesham could impact Worcestershire schools. Schools in the Evesham area are already at or near	2025 Reg 18 Consultation	Sufficient school places are being planned within CDC for all CDC pupils including a new secondary school at Moreton in Marsh, and	Continued engagement required between WCC and GCC to discuss impacts, local pressures, cross boundary matters	Agree to continue discussions throughout local plan development.

capacity. Requests joint working with GCC to address school place pressures.		another near Cirencester. A series of new primary schools are planned across the District.	and potential mitigation, reflecting the regulation 19 CDC plan and newly adopted South Worcestershire Development Plan Review.	
Following Transport Modelling to review impact on GCC and WCC networks and consider cross boundary needs	SoCG Engagement June 2026	CDC agree with WCC's comments	WCC continues to meet with GCC regarding GCC transport modelling and the cross-boundary impacts of growth. This includes assessment of CDC local plan review and other neighbouring plans.	Agree to continue discussions throughout local plan development.

Table 2. Relevant DTC activities that have been undertaken from the start of the preparation of the plan (initial Regulation 18 consultation) up until the date the plan was submitted between Worcestershire County Council and CDC.

Activity	Dates	Notes (where relevant)
Engagement around the Issues and Options Reg 18 consultation	Feb-March 2022	
Engagement around the Draft Plan Reg 18 consultation	Feb-April 2024	
Engagement around the Draft Plan Reg 18 consultation	Nov-Dec 2025	
Engagement in preparation period ahead of Reg 19 consultation	May-June 2026	Preparation of SOCG for Reg 19 Publication in August 2026

6. Governance Arrangements

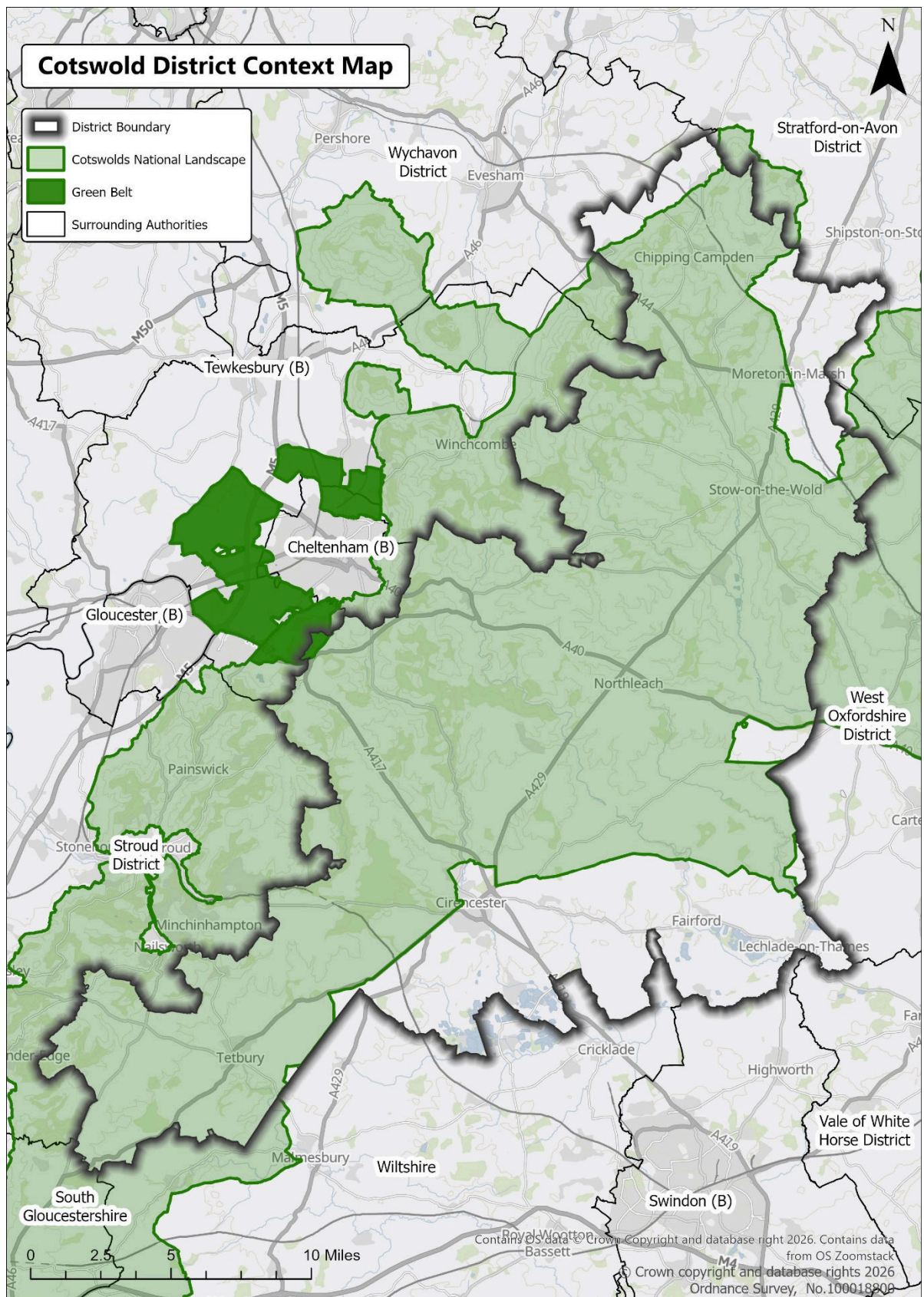
Worcestershire County Council have been consulted throughout the preparation of the Local Plan up until Regulation 19 Publication stage and engagement will continue through the Submission and Examination stages as appropriate. CDC have also engaged with Worcestershire County Council regularly during the plan making process, outside of the formal consultation periods. Formal signing of the SOCG within CDC is managed at Policy Manager or Director level in consultation with the Planning Policy Portfolio Holder.

7. Timetable for review and ongoing cooperation

The SOCG will be reviewed prior to Submission of the CDC Local Plan to the Secretary of State, and updated where appropriate. The Council will also keep Worcestershire County Council up to date throughout the Examination process, as may be necessary, and inform them of the outcome of the Inspectors decision and the Council's decision on the Adoption of the plan.

Once the Plan is adopted, we will continue regular on-going engagement with Worcestershire County Council (at least annually) in connection with the Plan's 5-year review.

Appendix 1: Map of Cotswold District showing the extent of the District and its neighbouring authorities





COTSWOLD
District Council

Statement of Common Ground

Between

Natural England

and

Cotswold District Council

August 2026

1. Parties Involved

Natural England and Cotswold District Council

2. Signatories:

Natural England
Joanna Redgewell - Principal Manager Sustainable Development

Signature: 24.08.26

Date

Cotswold District Council

Andrew Maxted – Interim Head of Planning Policy and Infrastructure

Signature:



Date:

21 August 2026

3. Introduction

Cotswold District Council (CDC) is developing a new Local Plan for the District, which will replace the existing Adopted Local Plan 2011-2031. CDC is at the Regulation 19 Publication stage, which sets out CDC's Spatial Strategy and planning framework for Cotswold District for the Plan period 2026-2043. Three Regulation 18 stages of consultation were undertaken in 2022, 2024 and 2025. The outcomes of these consultations have fed into the preparation of the Regulation 19 Publication Version of the Local Plan, in addition to the updated evidence base.

The Plan makes provision for at least 18,911 new homes to be delivered during the Plan period (2026 to 2043). This reflects the Objectively Assessed Need for Housing for Cotswold District up to 2043 as identified in the updated Housing and Economic Needs Assessment (ICENI 2026)¹, which is 17,918 new homes. Therefore, CDC is meeting the requirement in full, with a modest level of additional headroom (5 %), to provide for some plan resilience and flexibility, and to help ensure the Plan can achieve and maintain a five-year housing land supply, as required by national policy.

As a number of the allocations that will contribute towards meeting the identified housing need are strategic in scale (larger than 350 dwellings), the Council is introducing a stepped housing trajectory to reflect that some of these sites will take time to reach their optimum level of delivery. This approach ensures the overall level of identified need can be met within the Plan period, but avoids the need to identify any unmet housing need.

However, in the event that a modest level of unmet housing need is identified, it is assumed that the forthcoming Spatial Development Strategy that will include Gloucestershire, and/ or new Local Plans to be prepared by the new unitary authority for Gloucestershire, will provide a more effective mechanism to plan for this. It can be anticipated that both of these plans would be in place by c. 2033, and as these plans will take a more strategic approach for planning for larger geographies, larger than Cotswold, these will provide a more effective approach.

For that reason, even though CDC is seeking to avoid identifying any unmet housing need, the Council does not anticipate needing to ask any neighbouring authorities to assist with planning for unmet housing need, should any be identified through the remaining process.

Progressing a local plan for CDC quickly, that meets the identified housing need in full and seeks to plan for some headroom, will greatly assist the process of preparing the SDS and/ or Local Plan for Gloucestershire in due course. It should be noted the extent of housing being planned for in Cotswold represents a significant uplift from the pre-2024 figures despite not insignificant environmental constraints. However, protecting and where possible enhancing the Cotswold National Landscape, which equates to around 80 % of the District remains an important priority to the Council. The housing need can be addressed without the need for any strategic scale growth within the National Landscape, or any sites that fall into high or medium sensitive areas. Any development within the National Landscape are limited to non-strategic sites on relatively unconstrained sites, that help to make a contribution to local need in the interests of supporting sustainability.

The Local Plan is also meeting the identified employment needs in full, as identified in the latest Employment Land Assessment (ICENI 2026)². Over the Plan period, the land requirement for office development is 8.3 ha and industrial development, 60.2 ha. To meet

¹ [31. Draft Cotswold Housing Needs Evidence IcenI June 2026.pdf](#)

² [35. Draft Cotswold Employment Land Review IcenI July 2026.pdf](#)

this requirement a further 32.7 ha is needed for industrial development beyond known completions and commitments. 31.8 ha of employment land is identified for future development in the Local Plan on proposed allocations.

The Local Plan includes ten proposed strategic allocations that will support the delivery of sustainable development and infrastructure delivery, including strong sustainable transport connectivity, and provision for education, including two new secondary schools, along with extensive green infrastructure and the achievement of high environmental standards.

Statements of Common Ground (SoCG) set out how strategic matters or issues of a common nature between a local authority and a statutory body or organisation are being addressed and progressed throughout the plan-making process to provide transparency, and wherever possible, show where parties are working towards areas of agreement.

See **Appendix 1** for a map of the District showing the geographical extent of the Cotswold administrative area, and the area covered by this SOCG, and the neighbouring authorities and county councils to Cotswold.

4. Strategic Matters

The strategic matters of interest to Natural England (NE) relate to ensuring that the natural environment is conserved, enhanced and managed for the benefit of present and future generations, thereby contributing to sustainable development.

The main strategic matters that have been identified through the DTC process are summarised in the following table (**Table 1**), along with any comments from each organisation, where appropriate, and indicating where agreement has been reached, if the DTC process is ongoing, or if there is an agreement between the organisations to disagree on a particular issue.

It should be made clear that this SOCG is intended to confirm that effective cooperation is taking place and to identify some high-level matters only. **It is intended that a more detailed SOCG will be prepared for the Plan Submission stage of plan making.**

Table 2 lists briefly any headline DTC activity as required by the Planning Inspectorate Pre-Examination Checklist, although this is kept proportionate, where the DTC process is satisfactory.

Table 1: Summary of headline strategic matters affecting NE

Summary of Strategic Issue	Date Raised	CDC Comment (where necessary)	NE Comment (where necessary)	Extent of Common Ground
Strategic sites review – the significant increase additional development located near North Meadow and Clattinger Farm SAC will likely have an adverse effect on the SAC in absence of suitable mitigation. Mitigation for recreational impacts and water quality impacts are required for some sites. NE advise, through HRA, additional mitigation measures.	Feb 2026		Subject to further discussion.	Subject to further discussion.
Shortfall of suitable accessible natural greenspace (SANG) in the district. NE advise additional mitigation (SANG) will be required due to the higher scale of development proposed. SANG study recommended to support the HRA Reg 19 and identify new sites.	April 2024, Feb 2026		Agree.	Agreed to undertake study as part of HRA.
Functionally Linked Land (FLL) Study – recommended work to assess the potential for Local Plan site allocations to be on or adjacent to FLL habitats used by birds from the Severn Estuary SPA/Ramsar, such as Cotswold Water Park SSSI.	April 2024, Feb 2026		Agree.	Agreed to undertake study as part of HRA.
Air Quality - NE suggest a separate air quality policy and/or clause. Local Plan needs to outline measures to protect air quality. Potential increase in traffic and emissions on specific roads could potentially impact SAC conditions and needs investigation and Air Quality Assessment.	April 2024, Feb 2026, July 2026		NE have standard advice for AQ. We are not going to provide bespoke advice on your Local Plan AQ assessment as we now have standard advice, which was issued in October 2025. We will comment on generic AQ policies in your Local Plan.	Agreed to undertake study as part of HRA. Air Quality Assessment undertaken by AECOM to support HRA review traffic data and model output for HRA. Ecological study (air quality) desktop based for HRA by LUC. Any further information and assessment will be documented in an addendum to this HRA.

Table 2. Relevant DTC activities that have been undertaken from the start of the preparation of the plan (initial Regulation 18 consultation) up until the date the plan was submitted between NE and CDC.

Activity	Dates	Notes (where relevant)
Engagement around the Issues and Options Reg 18 consultation	Feb-March 2022	
Engagement around the Draft Plan Reg 18 consultation	Feb-April 2024	
Engagement around the Draft Plan Reg 18 consultation	Nov-Dec 2025	
Engagement in preparation period ahead of Reg 19 consultation	May-June 2026	Preparation of SOCG for Reg 19 Publication in August 2026
Engagement around the SANG study with NE and consultants LUC	Ongoing	

5. Governance Arrangements

Natural England have been consulted throughout the preparation of the Local Plan up until Regulation 19 Publication stage and engagement will continue through the Submission and Examination stages as appropriate. CDC have also engaged with NE regularly during the plan making process, outside of the formal consultation periods. Formal signing of the SOCG within CDC is managed at Policy Manager or Director level in consultation with the Planning Policy Portfolio Holder.

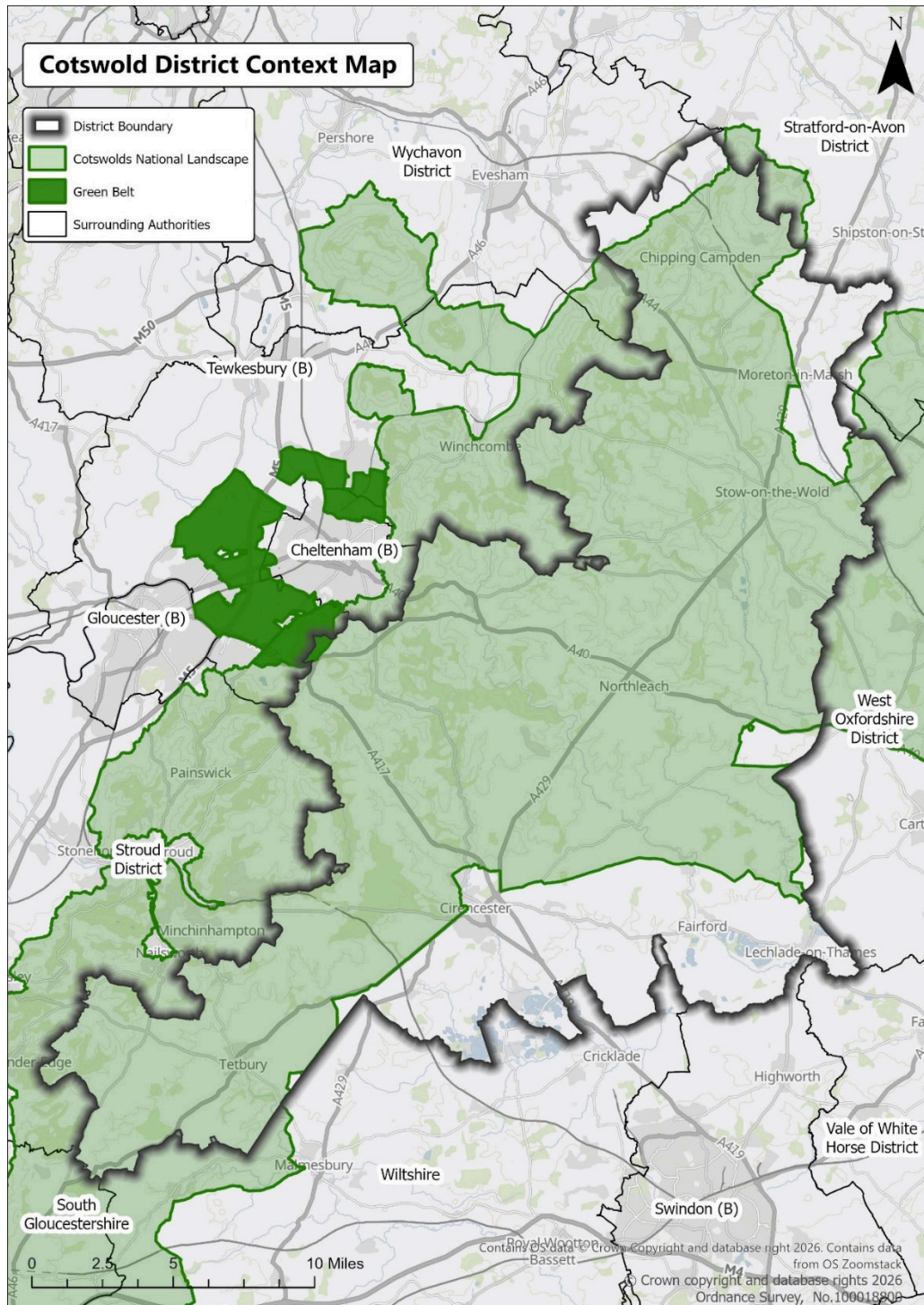
6. Timetable for review and ongoing cooperation

The SOCG will be reviewed prior to Submission of the CDC Local Plan to the Secretary of State, and updated where appropriate. The Council will also keep NE up to date throughout the Examination process, as may be necessary, and inform them of the outcome of the Inspectors decision and the Council's decision on the Adoption of the plan.

Once the Plan is adopted, we will continue regular on-going engagement with NE(at least annually) in connection with the Plan's 5-year review, it is expected that the Councils will, along with other local authorities in Gloucestershire, form a new unitary authority from April 2028.

Appendix 1

Map 1: Map of Cotswold District showing the extent of the District and its neighbouring authorities





COTSWOLD
District Council

Statement of Common Ground

Between

The Environment Agency

and

Cotswold District Council

August 2026

1. Parties Involved

The Environment Agency and Cotswold District Council

2. Signatories:

Environment Agency

Judith Montford – Planning Specialist

Signature: 

Date: 21 August 2026

Cotswold District Council

Andrew Maxted – Interim Head of Planning Policy and Infrastructure

Signature:



Date:

21 August 2026

3. Introduction

Cotswold District Council (CDC) is developing a new Local Plan for the District, which will replace the existing Adopted Local Plan 2011-2031. CDC is at the Regulation 19 Publication stage, which sets out CDC's Spatial Strategy and planning framework for Cotswold District for the Plan period 2026-2043. Three Regulation 18 stages of consultation were undertaken in 2022, 2024 and 2025. The outcomes of these consultations have fed into the preparation of the Regulation 19 Publication Version of the Local Plan, in addition to the updated evidence base.

The Plan makes provision for at least 18,911 new homes to be delivered during the Plan period (2026 to 2043). This reflects the Objectively Assessed Need for Housing for Cotswold District up to 2043 as identified in the updated Housing and Economic Needs Assessment (ICENI 2026)¹, which is 17,918 new homes. Therefore, CDC is meeting the requirement in full, with a modest level of additional headroom (5 %), to provide for some plan resilience and flexibility, and to help ensure the Plan can achieve and maintain a five-year housing land supply, as required by national policy.

As a number of the allocations that will contribute towards meeting the identified housing need are strategic in scale (larger than 350 dwellings), the Council is introducing a stepped housing trajectory to reflect that some of these sites will take time to reach their optimum level of delivery. This approach ensures the overall level of identified need can be met within the Plan period, but avoids the need to identify any unmet housing need.

However, in the event that a modest level of unmet housing need is identified, it is assumed that the forthcoming Spatial Development Strategy that will include Gloucestershire, and/ or new Local Plans to be prepared by the new unitary authority for Gloucestershire, will provide a more effective mechanism to plan for this. It can be anticipated that both of these plans would be in place by c. 2033, and as these plans will take a more strategic approach for planning for larger geographies, larger than Cotswold, these will provide a more effective approach.

For that reason, even though CDC is seeking to avoid identifying any unmet housing need, the Council does not anticipate needing to ask any neighbouring authorities to assist with planning for unmet housing need, should any be identified through the remaining process.

Progressing a local plan for CDC quickly, that meets the identified housing need in full and seeks to plan for some headroom, will greatly assist the process of preparing the SDS and/ or Local Plan for Gloucestershire in due course. It should be noted the extent of housing being planned for in Cotswold represents a significant uplift from the pre-2024 figures despite not insignificant environmental constraints. However, protecting and where possible enhancing the Cotswold National Landscape, which equates to around 80 % of the District remains an important priority to the Council. The housing need can be addressed without the need for any strategic scale growth within the National Landscape, or any sites that fall into high or medium sensitive areas. Any development within the National Landscape are limited to non-strategic sites on relatively unconstrained sites, that help to make a contribution to local need in the interests of supporting sustainability.

The Local Plan is also meeting the identified employment needs in full, as identified in the latest Employment Land Assessment (ICENI 2026)². Over the Plan period, the land requirement for office development is 8.3 ha and industrial development, 60.2 ha. To meet this requirement a further 32.7 ha is needed for industrial development beyond known

¹ [31. Draft Cotswold Housing Needs Evidence IcenI June 2026.pdf](#)

² [35. Draft Cotswold Employment Land Review IcenI July 2026.pdf](#)

completions and commitments. 31.8 ha of employment land is identified for future development in the Local Plan on proposed allocations.

The Local Plan includes ten proposed strategic allocations that will support the delivery of sustainable development and infrastructure delivery, including strong sustainable transport connectivity, and provision for education, including two new secondary schools, along with extensive green infrastructure and the achievement of high environmental standards.

Statements of Common Ground (SoCG) set out how strategic matters or issues of a common nature between a local authority and a statutory body or organisation are being addressed and progressed throughout the plan-making process to provide transparency, and wherever possible, show where parties are working towards areas of agreement.

See **Appendix 1** for a map of the District showing the geographical extent of the Cotswold administrative area, and the area covered by this SOCG, and the neighbouring authorities and county councils to Cotswold.

4. Strategic Matters

The Environment Agency is a non-departmental public body responsible for a number of areas including water quality and resources, conservation and ecology, and managing the risk of flooding from main rivers, reservoirs, estuaries and the sea. The Environment Agency is not responsible for surface water and ground water flood risks, these being the responsibilities of the Lead Local Flood Authority. The EA are a statutory consultee and a key stakeholder for CDC on the new Local Plan.

The main strategic matters that have been identified through the DTC process are summarised in the following table (**Table 1**), along with any comments from each organisation, where appropriate, and indicating where agreement has been reached, if the DTC process is ongoing, or if there is an agreement between the organisations to disagree on a particular issue.

It should be made clear that this SOCG is intended to confirm that effective cooperation is taking place and to identify some high-level matters only. **It is intended that a more detailed SOCG will be prepared for the Plan Submission stage of plan making.**

Table 2 lists briefly any headline DTC activity as required by the Planning Inspectorate Pre-Examination Checklist, although this is kept proportionate, where the DTC process is satisfactory.

Table 1: Summary of headline strategic matters affecting EA

Summary of Strategic Issue	Date Raised	CDC Comment (where necessary)	EA Comment (where necessary)	Extent of Common Ground
Shared methodologies for Water Cycle Study, Sequential Test and Functional Flood Plain delineation approach (as part SFRA Level 1)	November 2025			Agreed generally satisfactory – subject to EA comments to be considered
SFRA Level 1 Reviewed by EA under Cost Recovery Agreement	2025			Agree draft Level 1 requires EA comments to be considered
Potential Flood Storage Areas – at Baunton and Abbey Way and South of Abbey Way Bridge, Cirencester to be removed from Policy Map and Local Plan. EA have no concerns with these being removed from the plan, as long as the LPA is proposing to leave them as the functional flood plain. Noted in SFRA.	June 2026			Agreed removal FSAs.
SFRA Level 2 To be reviewed by EA either as part Cost Recovery Agreement and/or as statutory consultee at Reg 19 consultation.	2026			Agree draft Level 2 requires EA comments to be considered
Site Review – strategic and non-strategic sites in various iterations sent since November for any possible EA assessment. Approx. 100 sites assessed to date.	November 2025 - Ongoing			Agree to ongoing discussion over potential site allocations and requirements.

Forever Chemicals - Sites where there is PFAS contamination work to identify remediation solutions to address the issue to ensure a sustainable outcome. (EA site review 30/4/26)	April 2026			Agreed CDC to assess contaminated land in site specific assessments and use policy wording where applicable. EA to work with LPAs to identify solutions where there is PFAS contamination.
Moreton in Marsh STW – The EA are currently working on a position statement which will advise LPA on the strategic actions, as well as what you need to do to address water quality issues in Cotswold. To be sent in due course. (EA site review 30/4/26)	April 2026			Agreed awareness of issues at Moreton and to consider and where necessary, amend Local Plan in accordance with EA response/ position.
Moreton in Marsh link/spine road , ' <i>..flood risk assessment and ecological impact assessment highlighting how impacts from the development on flood risk and biodiversity would be managed and mitigated would be useful</i> '.	April 2026, July 2026			Agreed.
River Thames -CDC seeking Confirmation of Environment Agency Position – Upper Thames Navigation and Thames & Severn Canal Restoration	June 2026			Agree to amend Local Plan in accordance with EA response/ position if changed

Table 2. Relevant DTC activities that have been undertaken from the start of the preparation of the plan (initial Regulation 18 consultation) up until the date the plan was submitted between EA and CDC.

Activity	Dates	Notes (where relevant)
Engagement around the Issues and Options Reg 18 consultation	Feb-March 2022	
Engagement around the Draft Plan Reg 18 consultation	Feb-April 2024	
Engagement around the Draft Plan Reg 18 consultation	Nov-Dec 2025	
Engagement in preparation period ahead of Reg 19 consultation	May-June 2026	Preparation of SOCG for Reg 19 Publication in August 2026
Sites Review	March 2026	Ongoing

5. Governance Arrangements

The Environment Agency have been consulted throughout the preparation of the Local Plan up until Regulation 19 Publication stage and engagement will continue through the Submission and Examination stages as appropriate. CDC have also engaged with EA regularly during the plan making process, outside of the formal consultation periods. Formal signing of the SOCG within CDC is managed at Policy Manager or Director level in consultation with the Planning Policy Portfolio Holder.

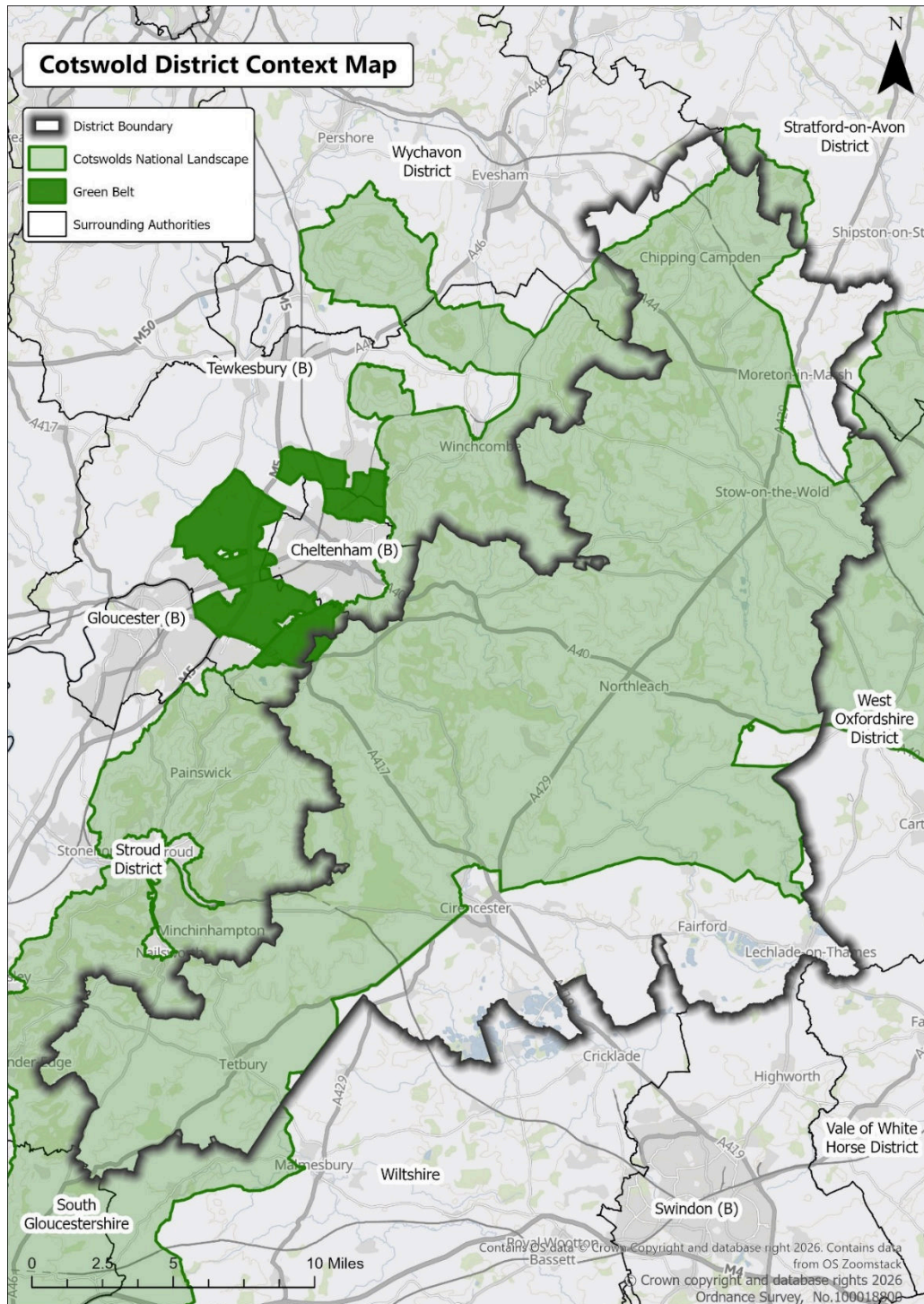
6. Timetable for review and ongoing cooperation

The SOCG will be reviewed prior to Submission of the CDC Local Plan to the Secretary of State, and updated where appropriate. The Council will also keep EA up to date throughout the Examination process, as may be necessary, and inform them of the outcome of the Inspectors decision and the Council's decision on the Adoption of the plan.

Once the Plan is adopted, we will continue regular on-going engagement with EA (at least annually) in connection with the Plan's 5-year review, it is expected that the Councils will, along with other local authorities in Gloucestershire, form a new unitary authority from April 2028.

Appendix 1

Map 1: Map of Cotswold District showing the extent of the District and its neighbouring authorities



Camille Shelmerdine

From: Allan Keller
Sent: 25 August 2026 12:01
To: Andrew Maxted
Cc: Camille Shelmerdine
Subject: FW: Preparing a Statement of Common Ground

Follow Up Flag: Follow up
Flag Status: Flagged

From: Sally Parish [REDACTED]
Sent: 24 August 2026 11:34
To: Allan Keller [REDACTED]
Cc: Chrystèle Garnie [REDACTED]
Subject: RE: Preparing a Statement of Common Ground

Allan,

Yes, National Highways is happy to confirm that cooperation has been ongoing throughout the preparation of the Local Plan evidence base. We are committed to continuing to work collaboratively with the Council to support the development and refinement of the necessary transport evidence base, and to work together to progress and finalise a detailed Statement of Common Ground in readiness for submission of the Plan.

Kind regards,

Sally

Sally Parish, Spatial Planning, South West Operations

National Highways | Brunel House | 930 Hempton Court | Aztec West | Bristol | BS32 4SR

Phone: 07834 974215

Web: www.nationalhighways.co.uk

Covering: B&NES, Bristol, Cheltenham, Cotswolds, Forest of Dean, Gloucester City, South Gloucestershire, Stroud, Tewkesbury, West of England

Camille Shelmerdine

From: Chris Colloff [REDACTED]
Sent: 24 August 2026 15:25
To: Camille Shelmerdine
Cc: david wilson; John Georgoulas
Subject: RE: CDC Draft SoCG - Effective Cooperation

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Camille,
Thanks for the email. I can confirm that Thames Water (TW) are progressing a SoCG to agree the position between the council and TW and aim to have this finalised in due course. I am happy for this correspondence to be published as part of the Reg 19 evidence base.

Kind regards,
Chris

Chris Colloff

Planner
07747 647021
[REDACTED]

1st Floor West, Clearwater Court, Vastern Road, Reading, Berkshire, RG1 8DB

Working schedule: Monday to Thursday



Visit us online www.thameswater.co.uk , follow us on twitter www.twitter.com/thameswater or find us on www.facebook.com/thameswater. We're happy to help you 24/7.

Thames Water Limited (company number 2366623) and Thames Water Utilities Limited (company number 2366661) are companies registered in England and Wales, both are registered at Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB. This email is confidential and is intended only for the use of the person it was sent to. Any views or opinions in this email are those of the author and don't necessarily represent those of Thames Water Limited or its subsidiaries. If you aren't the intended recipient of this email, please don't copy, use, forward or disclose its contents to any other person – please destroy and delete the message and any attachments from your system.

Memoranda of Understanding Overview Table

Strategic Site	HELAA Site Ref	Landowner/Promoter/Agent	Overview
Cirencester – Steadings Southern Development	C190	Savills on behalf of The Bathurst Estate and Bathurst Development Ltd. (BDL)	Memorandum of understanding signed
Cirencester - Land south east of Cirencester and south of Preston	R519	Robert Hitchins Limited	Memorandum of understanding signed
	R650	Bloor Homes	Memorandum of understanding signed
Kemble - Land south west of Kemble	K12, K13A, K13B, K15	Savills on behalf of The Bathurst Estate and Bathurst Development Ltd (BDL)	Memorandum of understanding signed
Siddington- Land south west of Siddington	SD20	Savills on behalf of The Bathurst Estate and Bathurst Development Ltd (BDL)	Memorandum of understanding signed

Non-Strategic Site	HELAA Site Ref	Landowner/Promoter/Agent	Overview
Chipping Campden	CC68	Evans Jones on behalf of Gloucestershire County Council	Memorandum of understanding signed
Mickleton	MK7	Colin Hammond	Memorandum of understanding signed

Cotswold District Council

Memorandum of Understanding

**RE: Proposed strategic allocation at Land to the south of the Steadings, Cirencester
(land parcel (HELAA) ref: C190)**

Bathurst Development Limited

24th August 2026

Memorandum of Understanding (MoU)

RE: Proposed strategic allocation at Land to the south of the Steadings, Cirencester (land parcel (HELAA) ref: C190.

Table of Contents

1. List of Parties involved:..... 3

2. Signatories: 3

3. Introduction: 4

4. Purpose of the MoU 5

5. Governance Arrangements 5

6. Timetable for Review and Ongoing Cooperation 6

7. Agreement..... 7

1. List of Parties involved:

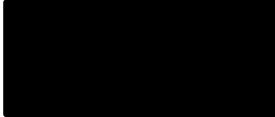
Bathurst Development Limited (BDL)

Cotswold District Council

2. Signatories:

Savills on behalf of Bathurst Development Limited

Signature:



Date: 24 August 2026

Cotswold District Council

Andrew Maxted

Planning Policy Manager (Interim) Signature:



Date: 24th August 2026

3. Introduction:

Cotswold District Council is currently developing a new Local Plan for the District, which will replace the existing Adopted Local Plan (2011-2031). The Council is preparing the Regulation 19 Submission, which sets out the spatial strategy and planning framework for the district between 2026 and 2043. Consultation on the Regulation 18 Preferred Options was undertaken between November 2025 and January 2026, following the previous Regulation 18 Issues and Options Consultation in 2022 and 2024. The outcomes of these consultations fed into the preparation of the Regulation 19 Submission Local Plan, in addition to the updated evidence base.

The Plan seeks to make provision for sufficient new homes to be delivered during the Plan period (2026 to 2043) to address the housing need for Cotswold District up to 2043 as identified in the Gloucestershire Housing and Economic Needs Assessment (ICENI, 2026) which is around 18,000 new homes. The Council seeks to meet this need in full, with extra provision to provide greater plan resilience and flexibility, and to help ensure the Plan can achieve and maintain a five-year housing land supply and pass the annual Housing Delivery Test, as required by national policy.

The Council has engaged with its neighbouring authorities as part of the Duty to Cooperate process and with other statutory stakeholders. They are at different stages of plan-making and have advised to-date that they do not expect to need Cotswold to assist them. Based on the current information available, the Council expects to meet its needs for all types of housing in full and therefore does not anticipate asking neighbouring authorities to accommodate any unmet housing need.

Over the Plan period, the Council will also seek to provide sufficient land for the different types of employment development identified in the Gloucestershire Housing and Economic Needs Assessment (ICENI, 2026).

This Memorandum of Understanding (MoU) sets out how planning matters relating to the proposed Local Plan strategic allocation(s) are being addressed and progressed between the Council, developers and landowners, throughout the plan-making process and will be addressed through any subsequent planning application stage. The MoU seeks to provide transparency and demonstrate where parties are working together to achieve the Plan's vision, objectives and best practice for well-designed and beautiful places.

It is understood that the figures are reasoned estimates that are based on the information available at this time. The MoU is a non-binding document that outlines the mutual understanding between the individual promoters of sections of the site and the Council. It is used to clarify expected conduct, outcomes and timescales.

4. Purpose of the MoU

This MoU sets out the key principles of the proposed strategic allocation at Land to the south of the Steadings, Cirencester, within the Local Plan.

The parties agree that development of the site should:

- a) subject to detailed site assessment work at the application stage to provide at least the number of homes set out on the site specific Masterplan Framework
- b) following detailed assessment at the application stage to include appropriate employment, community and education provision as specified
- c) provide Suitable Alternative Natural Greenspace (SANG) as required
- d) involve effective community engagement
- e) involve continued engagement with key stakeholders and infrastructure providers
- f) provide an appropriate mix of housing, including affordable housing where applicable
- g) provide well-designed buildings, streets and open spaces
- h) support biodiversity, green infrastructure and environmental enhancement
- i) encourage accessible and sustainable transport

5. Governance Arrangements

The site was promoted through the Call for Sites process. The Council and BDL have been engaging during plan preparation and will continue to work together as the Local Plan progresses.

The parties will continue to share relevant information and discuss matters affecting the site's allocation and delivery in a timely and constructive way.

6. Timetable for Review and Ongoing Cooperation

This MoU will be reviewed and updated before the Local Plan Examination in Public, if required. The Council will keep BDL informed of progress through the examination process and of any relevant outcomes relating to the Plan.

Once the Plan is adopted, the Council will continue engagement with the BDL (at least annually) in connection with the Plan's 5-year review and annual monitoring of the delivery of the site.

7. Agreement

By signing this MoU, all parties agree and acknowledge that:

1. This document sets out the main planning principles and expectations for bringing forward the proposed strategic allocation.
2. The Council and BDL are committed to delivering new homes at the proposed strategic allocation in accordance with the Local Plan. This MoU seeks to agree the delivery trajectory of those homes up to 2043.
3. Subject to site assessment work at the application stage BDL will deliver at least the number of dwellings set out in the site-specific Masterplan Framework. Any proposed reduction will be robustly justified, demonstrating through masterplanning and supporting evidence that all reasonable opportunities to optimise density and make the most efficient and effective use of the land have been fully explored and exhausted, and that the specified capacity cannot be achieved.
4. BDL will aim to deliver the dwellings in accordance with the trajectory of anticipated delivery rates set out in Appendix A, or earlier if achievable. For the avoidance of doubt, however, nothing in this Memorandum shall prevent the Council, for the purposes of plan-making, housing land supply, or assessing deliverability, from applying a more cautious or later trajectory where it considers there is insufficient evidence to support the anticipated delivery rates set out in Appendix A.
5. BDL will provide feedback to the Masterplan Framework and engage in the local Plan progress to deliver suitable land uses and development on the wider strategic site.
6. BDL will work with the Council to provide certainty and assurance that the proposed strategic allocation can be brought forward comprehensively but on a phased basis.
7. The parties will work together in good faith, share information promptly, act transparently, respect confidentiality where appropriate, and support agreed delivery milestones.

Site 1: Cirencester - Steadings Southern Extension

Site Details	
Local plan allocation ref	C190
Site name	Steadings Southern Extension
Total capacity (dwellings)	1,364
Total completions in plan period	585
Total completions in five years following adoption (from years 1 – 5)	85

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43
Annual completions																	
						35	50	50	50	50	50	50	50	50	50	50	50

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	The land is owned by Bathurst Development Ltd (BDL) and is available for development
Developer interest	BDL is the master developer and has a number of housebuilders expressing interest. It is noted that this follows the format of the saved Steading allocation where different phases are to be constructed by separate housebuilders.
Site assessment work	Discussed in Cotswold Housing Delivery Study (July 2026, Icen)
Viability	Discussed in Cotswold District Local Plan Viability Assessment (May 2026, Quintic) and Cotswold Housing Delivery Study (July 2026, Icen)
Infrastructure provision	Discussed in Cotswold Housing Delivery Study (July 2026, Icen) and Cotswold District Council Infrastructure Delivery Plan (July 2026, Prior + Partners alongside Newsteer, supported by CDC and GCC)
Planning permission	Discussed in Cotswold Housing Delivery Study (July 2026, Icen)
Progress towards applications, reserved matters, discharge of conditions, etc.	Discussed in Cotswold Housing Delivery Study (July 2026, Icen)

Cotswold District Council

Memorandum of Understanding

RE: Proposed strategic allocation at Land south west of Siddington (land parcel (HELAA) ref: SD20)

The Bathurst Estate

24th August 2026

Memorandum of Understanding (MoU)

RE: Proposed strategic allocation at Land south west of Siddington (land parcel (HELAA)
ref: SD20.

Table of Contents

1. List of Parties involved:..... 3

2. Signatories: 3

3. Introduction: 4

4. Purpose of the MoU 5

5. Governance Arrangements 5

6. Timetable for Review and Ongoing Cooperation 5

7. Agreement..... 6

1. List of Parties involved:

The Bathurst Estate (BE)

Cotswold District Council

2. Signatories:

Savills on behalf of The Bathurst Estate

Signature:



Date: 24 August 2026

Cotswold District Council

Andrew Maxted

Planning Policy Manager (Interim) Signature:



Date: 24th August 2026

3. Introduction:

Cotswold District Council is currently developing a new Local Plan for the District, which will replace the existing Adopted Local Plan (2011-2031). The Council is preparing the Regulation 19 Submission, which sets out the spatial strategy and planning framework for the district between 2026 and 2043. Consultation on the Regulation 18 Preferred Options was undertaken between November 2025 and January 2026, following the previous Regulation 18 Issues and Options Consultation in 2022 and 2024. The outcomes of these consultations fed into the preparation of the Regulation 19 Submission Local Plan, in addition to the updated evidence base.

The Plan seeks to make provision for sufficient new homes to be delivered during the Plan period (2026 to 2043) to address the housing need for Cotswold District up to 2043 as identified in the Gloucestershire Housing and Economic Needs Assessment (ICENI, 2026) which is around 18,000 new homes. The Council seeks to meet this need in full, with extra provision to provide greater plan resilience and flexibility, and to help ensure the Plan can achieve and maintain a five-year housing land supply and pass the annual Housing Delivery Test, as required by national policy.

The Council has engaged with its neighbouring authorities as part of the Duty to Cooperate process and with other statutory stakeholders. They are at different stages of plan-making and have advised to-date that they do not expect to need Cotswold to assist them. Based on the current information available, the Council expects to meet its needs for all types of housing in full and therefore does not anticipate asking neighbouring authorities to accommodate any unmet housing need.

Over the Plan period, the Council will also seek to provide sufficient land for the different types of employment development identified in the Gloucestershire Housing and Economic Needs Assessment (ICENI, 2026).

This Memorandum of Understanding (MoU) sets out how planning matters relating to the proposed Local Plan strategic allocation(s) are being addressed and progressed between the Council, developers and landowners, throughout the plan-making process and will be addressed through any subsequent planning application stage. The MoU seeks to provide transparency and demonstrate where parties are working together to achieve the Plan's vision, objectives and best practice for well-designed and beautiful places.

It is understood that the figures are reasoned estimates that are based on the information available at this time. The MoU is a non-binding document that outlines the mutual understanding between the individual promoters of sections of the site and the Council. It is used to clarify expected conduct, outcomes and timescales.

4. Purpose of the MoU

This MoU sets out the key principles of the proposed strategic allocation at Land south west of Siddington within the Local Plan.

The parties agree that development of the site should:

- a) subject to detailed site assessment work at the application stage to provide at least the number of homes set out on the site specific Masterplan Framework
- b) involve effective community engagement
- c) involve continued engagement with key stakeholders and infrastructure providers
- d) provide an appropriate mix of housing, including affordable housing where applicable
- e) provide well-designed buildings, streets and open spaces
- f) support biodiversity, green infrastructure and environmental enhancement
- g) encourage accessible and sustainable transport

5. Governance Arrangements

The site was promoted through the Call for Sites process. The Council and BE have been engaging during plan preparation and will continue to work together as the Local Plan progresses.

The parties will continue to share relevant information and discuss matters affecting the site's allocation and delivery in a timely and constructive way.

6. Timetable for Review and Ongoing Cooperation

This MoU will be reviewed and updated before the Local Plan Examination in Public, if required. The Council will keep BE informed of progress through the examination process and of any relevant outcomes relating to the Plan.

Once the Plan is adopted, the Council will continue engagement with the BBE (at least annually) in connection with the Plan's 5-year review and annual monitoring of the delivery of the site.

7. Agreement

By signing this MoU, all parties agree and acknowledge that:

1. This document sets out the main planning principles and expectations for bringing forward the proposed strategic allocation.
2. The Council and BE are committed to delivering new homes at the proposed strategic allocation in accordance with the Local Plan. This MoU seeks to agree the delivery trajectory of those homes up to 2043.
3. BE will deliver at least the number of dwellings set out in the site-specific Masterplan Framework. Any proposed reduction will be robustly justified, demonstrating through masterplanning and supporting evidence that all reasonable opportunities to optimise density and make the most efficient and effective use of the land have been fully explored and exhausted, and that the specified capacity cannot be achieved.
4. BE will aim to deliver the dwellings in accordance with the trajectory of anticipated delivery rates set out in Appendix A, or earlier if achievable. For the avoidance of doubt, however, nothing in this Memorandum shall prevent the Council, for the purposes of plan-making, housing land supply, or assessing deliverability, from applying a more cautious or later trajectory where it considers there is insufficient evidence to support the anticipated delivery rates set out in Appendix A.
5. BE will provide feedback to the Masterplan Framework and engage in the local Plan progress to deliver suitable land uses and development on the wider strategic site.
6. BE will work with the Council to provide certainty and assurance that the proposed strategic allocation can be brought forward comprehensively.
7. The parties will work together in good faith, share information promptly, act transparently, respect confidentiality where appropriate, and support agreed delivery milestones.

Site 4: Siddington - Land south west of Siddington

Site Details	
Local plan allocation ref	SD20
Site name	Land south west of Siddington
Total capacity (dwellings)	372
Total completions in plan period	372
Total completions in five years following adoption (from years 1 – 5)	0

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43
Annual completions																	
								40	50	50	50	50	50	50	32		

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	The land is owned by The Bathurst Estate and is available for development.
Developer interest	The Estate will take forward the site via a development partner.
Site assessment work	Discussed in Cotswold Housing Delivery Study (July 2026, Icen)
Viability	Discussed in Cotswold District Local Plan Viability Assessment (May 2026, Quintic) and Cotswold Housing Delivery Study (July 2026, Icen)
Infrastructure provision	Discussed in Cotswold Housing Delivery Study (July 2026, Icen) and Cotswold District Council Infrastructure Delivery Plan (July 2026, Prior + Partners alongside Newsteer, supported by CDC and GCC)
Planning permission	Discussed in Cotswold Housing Delivery Study (July 2026, Icen)
Progress towards applications, reserved matters, discharge of conditions, etc.	Discussed in Cotswold Housing Delivery Study (July 2026, Icen)

Cotswold District Council

Memorandum of Understanding

**RE: Proposed strategic allocation at Land south west of Kemble (land parcel (HELAA)
refs: K12, K13A, K13B, K15)**

Kemble Farms Ltd

24th August 2026

Memorandum of Understanding (MoU)

RE: Proposed strategic allocation at Land south west of Kemble (land parcel (HELAA) ref: K12, K13A, K13B, K15).

Table of Contents

1. List of Parties involved:..... 3

2. Signatories: 3

3. Introduction: 4

4. Purpose of the MoU 5

5. Governance Arrangements 5

6. Timetable for Review and Ongoing Cooperation 6

7. Agreement..... 7

1. List of Parties involved:

Kemble Farms Ltd (KFL)

Cotswold District Council

2. Signatories:

Savills on behalf of Kemble Farms Ltd

Signature:



Date: 24 August 2026

Cotswold District Council

Andrew Maxted

Planning Policy Manager (Interim) Signature:



Date: 24th August 2026

3. Introduction:

Cotswold District Council is currently developing a new Local Plan for the District, which will replace the existing Adopted Local Plan (2011-2031). The Council is preparing the Regulation 19 Submission, which sets out the spatial strategy and planning framework for the district between 2026 and 2043. Consultation on the Regulation 18 Preferred Options was undertaken between November 2025 and January 2026, following the previous Regulation 18 Issues and Options Consultation in 2022 and 2024. The outcomes of these consultations fed into the preparation of the Regulation 19 Submission Local Plan, in addition to the updated evidence base.

The Plan seeks to make provision for sufficient new homes to be delivered during the Plan period (2026 to 2043) to address the housing need for Cotswold District up to 2043 as identified in the Gloucestershire Housing and Economic Needs Assessment (ICENI, 2026) which is around 18,000 new homes. The Council seeks to meet this need in full, with extra provision to provide greater plan resilience and flexibility, and to help ensure the Plan can achieve and maintain a five-year housing land supply and pass the annual Housing Delivery Test, as required by national policy.

The Council has engaged with its neighbouring authorities as part of the Duty to Cooperate process and with other statutory stakeholders. They are at different stages of plan-making and have advised to-date that they do not expect to need Cotswold to assist them. Based on the current information available, the Council expects to meet its needs for all types of housing in full and therefore does not anticipate asking neighbouring authorities to accommodate any unmet housing need.

Over the Plan period, the Council will also seek to provide sufficient land for the different types of employment development identified in the Gloucestershire Housing and Economic Needs Assessment (ICENI, 2026).

This Memorandum of Understanding (MoU) sets out how planning matters relating to the proposed Local Plan strategic allocation(s) are being addressed and progressed between the Council, developers and landowners, throughout the plan-making process and will be addressed through any subsequent planning application stage. The MoU seeks to provide transparency and demonstrate where parties are working together to achieve the Plan's vision, objectives and best practice for well-designed and beautiful places.

It is understood that the figures are reasoned estimates that are based on the information available at this time. The MoU is a non-binding document that outlines the mutual understanding between the individual promoters of sections of the site and the Council. It is used to clarify expected conduct, outcomes and timescales.

4. Purpose of the MoU

This MoU sets out the key principles of the proposed strategic allocation at Land south west of Kemble within the Local Plan.

The parties agree that development of the site should:

- a) subject to detailed site assessment work at the application stage to provide at least the number of homes set out on the site specific Masterplan Framework
- b) following detailed assessment at the application stage to include appropriate employment, community and education provision as specified
- c) provide Suitable Alternative Natural Greenspace (SANG) as required
- d) involve effective community engagement
- e) involve continued engagement with key stakeholders and infrastructure providers
- f) provide an appropriate mix of housing, including affordable housing where applicable
- g) provide well-designed buildings, streets and open spaces
- h) support biodiversity, green infrastructure and environmental enhancement
- i) encourage accessible and sustainable transport

5. Governance Arrangements

The site was promoted through the Call for Sites process. The Council and Kemble Farms Ltd have been engaging during plan preparation and will continue to work together as the Local Plan progresses.

The parties will continue to share relevant information and discuss matters affecting the site's allocation and delivery in a timely and constructive way.

6. Timetable for Review and Ongoing Cooperation

This MoU will be reviewed and updated before the Local Plan Examination in Public, if required. The Council will keep KFL informed of progress through the examination process and of any relevant outcomes relating to the Plan.

Once the Plan is adopted, the Council will continue engagement with the KFL (at least annually) in connection with the Plan's 5-year review and annual monitoring of the delivery of the site.

7. Agreement

By signing this MoU, all parties agree and acknowledge that:

1. This document sets out the main planning principles and expectations for bringing forward the proposed strategic allocation.
2. The Council and KFL are committed to delivering new homes at the proposed strategic allocation in accordance with the Local Plan. This MoU seeks to agree the delivery trajectory of those homes up to 2043.
3. Subject to site assessment work at the application stage KFL will deliver at least the number of dwellings set out in the site-specific Masterplan Framework. Any proposed reduction will be robustly justified, demonstrating through masterplanning and supporting evidence that all reasonable opportunities to optimise density and make the most efficient and effective use of the land have been fully explored and exhausted, and that the specified capacity cannot be achieved.
4. KFL will aim to deliver the dwellings in accordance with the trajectory of anticipated delivery rates set out in Appendix A, or earlier if achievable. For the avoidance of doubt, however, nothing in this Memorandum shall prevent the Council, for the purposes of plan-making, housing land supply, or assessing deliverability, from applying a more cautious or later trajectory where it considers there is insufficient evidence to support the anticipated delivery rates set out in Appendix A.
5. KFL will provide feedback to the Masterplan Framework and engage in the local Plan progress to deliver suitable land uses and development on the wider strategic site.
6. KFL will work with the Council to provide certainty and assurance that the proposed strategic allocation can be brought forward comprehensively but on a phased basis.
7. The parties will work together in good faith, share information promptly, act transparently, respect confidentiality where appropriate, and support agreed delivery milestones.

Site 8: Kemble – Land south-west of Kemble

Site Details	
Local plan allocation ref	K9, K12, and K15
Site name	Land south-west of Kemble
Total capacity (dwellings)	1,020
Total completions in plan period	1,020
Total completions in five years following adoption (from years 1 – 5)	0

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43
Annual completions																	
								40	80	80	120	120	120	120	120	120	100

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	The land is owned by Kemble Farms Ltd and is available for development.
Developer interest	Kemble Farms Ltd will take forward the site via a development partner.
Site assessment work	Discussed in Cotswold Housing Delivery Study (July 2026, Icen)
Viability	Discussed in Cotswold District Local Plan Viability Assessment (May 2026, Quintic) and Cotswold Housing Delivery Study (July 2026, Icen)
Infrastructure provision	Discussed in Cotswold Housing Delivery Study (July 2026, Icen) and Cotswold District Council Infrastructure Delivery Plan (July 2026, Prior + Partners alongside Newsteer, supported by CDC and GCC)
Planning permission	Discussed in Cotswold Housing Delivery Study (July 2026, Icen)
Progress towards applications, reserved matters, discharge of conditions, etc.	Discussed in Cotswold Housing Delivery Study (July 2026, Icen)



COTSWOLD
District Council

www.cotswold.gov.uk

Cotswold District Council

Memorandum of Understanding

RE: Proposed strategic allocation at Land south east of Cirencester and south of Preston (land parcel ref: R650)

Bloor Homes

26th August 2026

Memorandum of Understanding (MoU)

RE: Proposed strategic allocation at Land south east of Cirencester and south of Preston
(land parcel ref: R650)

Table of Contents

1.	List of Parties involved:	3
2.	Signatories:	3
3.	Introduction:	4
4.	Purpose of the MoU	4
5.	Governance Arrangements	5
6.	Timetable for Review and Ongoing Cooperation	5
7.	Agreement	6

1. List of Parties involved:

Bloor Homes (the Promoter')

Cotswold District Council ('the Council')

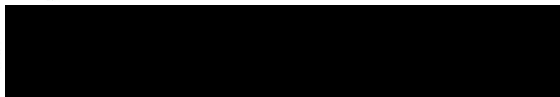
2. Signatories:

Company: Bloor Homes Western

Name: Nick Rawlings

Role: Planning Director

Signature:

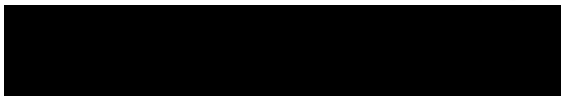


Date: 26th August 2026

Cotswold District Council

Andrew Maxted

Planning Policy Manager (Interim) Signature:



Date:

3. Introduction:

Cotswold District Council is preparing a new Local Plan for the period 2026-2043. As part of that process, a strategic allocation is proposed southeast of Cirencester and south of Preston. The land parcel covered by this Memorandum of Understanding (R650) form part of that wider proposed allocation.

This Memorandum of Understanding sets out the shared commitment of the Council and Bloor Homes to work collaboratively in progressing the proposed strategic allocation and supporting the delivery of the land parcels covered by this MoU as part of the wider allocation.

For the avoidance of doubt, this MoU relates only to land parcel R650. The parties acknowledge that the wider proposed strategic allocation may involve other land interests, developers and stakeholders.

This MoU is a statement of intent and is not legally binding. The proposed allocation remains subject to the statutory Local Plan process, including independent examination and adoption.

4. Purpose of the MoU

This MoU sets out the key principles of the proposed strategic allocation at *Land south east of Cirencester and south of Preston* within the Local Plan.

The parties agree that development of the site should:

- a) Work collaboratively with the council with the objective to develop a viable and deliverable framework plan for the site
- b) provide Suitable Alternative Natural Greenspace (SANG) as required
- c) involve effective community engagement
- d) involve continued engagement with key stakeholders and infrastructure providers
- e) provide an appropriate mix of housing, including affordable housing where applicable
- f) provide well-designed buildings, streets and open spaces
- g) support biodiversity, green infrastructure and environmental enhancement
- h) encourage accessible and sustainable transport

5. Governance Arrangements

The site was promoted through the Call for Sites process. The Council and the Promoter have been engaging during plan preparation and will continue to work together as the Local Plan progresses.

It is sought that the MoU will be agreed by the promoters / landowners of each parcel of land which forms the site allocation.

The parties will continue to share relevant information and discuss matters affecting the site's allocation and delivery in a timely and constructive way.

6. Review and Ongoing Cooperation

This MoU may be reviewed and updated before the Local Plan Examination in Public, if required. The Council will keep the Promoter informed of progress through the examination process and of any relevant outcomes relating to the Plan.

Once the Plan is adopted, the Council will continue engagement with the Promoter (at least annually) in connection with the Plan's 5-year review and annual monitoring of the delivery of the site.

7. Agreement

By signing this MoU, all parties agree and acknowledge that:

1. Support the continued promotion of land parcel R650.
2. Will work collaboratively and in good faith throughout the Local Plan process and subsequent stages of delivery.
3. Commit to working with relevant parties to support the timely delivery of housing, infrastructure and associated development
4. Accept that this MoU is not legally binding and does not prejudice the outcome of the Local Plan process or any future planning application decisions.



COTSWOLD
District Council

www.cotswold.gov.uk

Cotswold District Council

Memorandum of Understanding

**RE: Proposed non-strategic allocation at Land north-east of Aston Road, Chipping
Campden (ref: CC68)**

Gloucestershire County Council

August 2026

Memorandum of Understanding (MoU)

RE: Proposed non-strategic allocation at Land north-east of Aston Road, Chipping
Campden (ref: CC68)

Table of Contents

1. List of Parties involved:..... 3

2. Signatories: 3

3. Introduction: 4

4. Purpose of the MoU 5

5. Governance Arrangements 5

6. Timetable for Review and Ongoing Cooperation 5

7. Agreement..... 6

1. List of Parties involved:

Gloucestershire County Council ('the Promoter')

Cotswold District Council ('the Council')

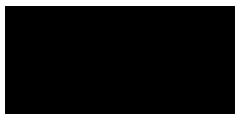
2. Signatories:

Gloucestershire County Council

Kurtis Lee

Interim Assistant Director of Asset Management and Property Services

Signature:



Date: 24/08/2026

Cotswold District Council

Andrew Maxted

Planning Policy Manager (Interim) Signature:



Date:

3. Introduction:

Cotswold District Council is currently developing a new Local Plan for the District, which will replace the existing Adopted Local Plan (2011-2031). The Council is preparing the Regulation 19 Submission, which sets out the spatial strategy and planning framework for the district between 2026 and 2043. Consultation on the Regulation 18 Preferred Options was undertaken between November 2025 and January 2026, following the previous Regulation 18 Issues and Options Consultation in 2022 and 2024. The outcomes of these consultations fed into the preparation of the Regulation 19 Submission Local Plan, in addition to the updated evidence base.

The Plan seeks to make provision for sufficient new homes to be delivered during the Plan period (2026 to 2043) to address the housing need for Cotswold District up to 2043 as identified in the Gloucestershire Housing and Economic Needs Assessment (ICENI, 2026) which is around 18,000 new homes. The Council seeks to meet this need in full, with extra provision to provide greater plan resilience and flexibility, and to help ensure the Plan can achieve and maintain a five-year housing land supply and pass the annual Housing Delivery Test, as required by national policy.

The Council has engaged with its neighbouring authorities as part of the Duty to Cooperate process and with other statutory stakeholders. They are at different stages of plan-making and have advised to-date that they do not expect to need Cotswold to assist them. Based on the current information available, the Council expects to meet its needs for all types of housing in full and therefore does not anticipate asking neighbouring authorities to accommodate any unmet housing need.

This Memorandum of Understanding (MoU) sets out how planning matters relating to the proposed Local Plan non-strategic allocation(s) are being addressed and progressed between the Council, developers and landowners, throughout the plan-making process and will be addressed through any subsequent planning application stage. The MoU seeks to provide transparency and demonstrate where parties are working together to achieve the Plan's vision, objectives and best practice for well-designed and beautiful places.

It is understood that the figures are reasoned estimates that are based on the information available at this time. The MoU is a non-binding document that outlines the mutual understanding between the promoters of the site and the Council. It is used to clarify expected conduct, outcomes and timescales.

4. Purpose of the MoU

This MoU sets out the key principles of the proposed non-strategic allocation at Land north-east of Aston Road, Chipping Campden within the Local Plan.

The parties agree that development of the site should:

- a) provide at least 150 homes as set out on the Site Development Template (unless master planning dictates this is not achievable)
- b) involve effective community engagement
- c) involve continued engagement with key stakeholders and infrastructure providers
- d) provide an appropriate mix of housing, including affordable housing where applicable
- e) provide well-designed buildings, streets and open spaces
- f) support biodiversity, green infrastructure and environmental enhancement
- g) encourage accessible and sustainable transport

5. Governance Arrangements

The site was promoted through the Call for Sites process. The Council and the Promoter have been engaging during plan preparation and will continue to work together as the Local Plan progresses.

The parties will continue to share relevant information and discuss matters affecting the site's allocation and delivery in a timely and constructive way.

6. Timetable for Review and Ongoing Cooperation

This MoU may be reviewed and updated before the Local Plan Examination in Public, if required. The Council will keep the Promoter informed of progress through the examination process and of any relevant outcomes relating to the Plan.

Once the Plan is adopted, the Council will continue engagement with the Promoter (at least annually) in connection with the Plan's 5-year review and annual monitoring of the delivery of the site.

7. Agreement

By signing this MoU, all parties agree and acknowledge that:

1. This document sets out the main planning principles and expectations for bringing forward the proposed non-strategic allocation.
2. The Council and the Promoter are committed to securing new homes at the proposed non-strategic allocation in accordance with the Local Plan. This MoU seeks to agree the delivery trajectory of those homes up to 2043. This provision will be subject to and delivered, as far as reasonably possible, in accordance with the housing trajectory set out in the Local Plan.
3. The Promoter will pursue planning consent for at least 150 dwellings as set out in the Site Development Template. Any proposed reduction will be robustly justified, demonstrating through masterplanning and supporting evidence that all reasonable opportunities to optimise density and make the most efficient and effective use of the land have been fully explored and exhausted, and that the specified capacity cannot be achieved.
4. The Promoter will aim to facilitate the delivery of the dwellings in accordance with the trajectory of anticipated delivery rates set out in Appendix A, or earlier if achievable. For the avoidance of doubt, however, nothing in this Memorandum shall prevent the Council, for the purposes of plan-making, housing land supply, or assessing deliverability, from applying a more cautious or later trajectory where it considers there is insufficient evidence to support the anticipated delivery rates set out in Appendix A.
5. The Promoter is committed to including land for the delivery of a GP surgery on the site, as part of its application scheme.
6. The Promoter will also support the provision of a new school car park on adjacent land by including access arrangements in its scheme, which will help to manage parking capacity and traffic flows, and potentially release some parking capacity elsewhere on the school site for public use.
7. The Promoter will work with the Council to provide certainty and assurance that the proposed non-strategic allocation can be brought forward comprehensively (particularly where the site is in multiple ownership).
8. The parties will work together in good faith, share information promptly, act transparently, respect confidentiality where appropriate, and support agreed delivery milestones.

Appendix A

Anticipated Delivery Rates (based on financial years from April to March)									
2026/27	-	2030/31	40	2034/35	-	2038/39	-	2042/43	-
2027/28	-	2031/32	40	2035/36	-	2039/40	-	Beyond:	-
2028/29	-	2032/33	40	2036/37	-	2040/41	-		
2029/30	-	2033/34	30	2037/38	-	2041/42	-		

Cotswold District Council

Memorandum of Understanding

**RE: Proposed non-strategic allocation at Land between Summerville Ltd. and
Stratford Road (ref: MK7)**

Colin Hammond

Memorandum of Understanding (MoU)

RE: Proposed non-strategic allocation at Land between Summerville Ltd. and Stratford
Road (MK7)

- **List of Parties involved:**

Colin Hammond ('the Landowner')

Cotswold District Council

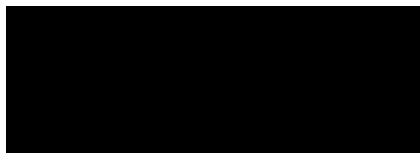
- **Signatories:**

Leofric Building Systems Ltd

Colin Hammond

Landowner and controlling shareholder

Signature:



Date: 24/8/2026

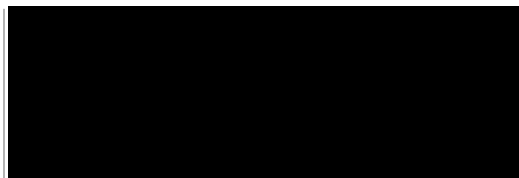
Cotswold District Council

Andrew Maxted

Planning Policy Manager (Interim) Signature:



Date:



- **Introduction:**

Cotswold District Council is currently developing a new Local Plan for the District, which will replace the existing Adopted Local Plan (2011-2031). The Council is preparing the Regulation 19 Submission, which sets out the spatial strategy and planning framework for the district between 2026 and 2043. Consultation on the Regulation 18 Preferred Options was undertaken between November 2025 and January 2026, following the previous Regulation 18 Issues and Options Consultation in 2022 and 2024. The outcomes of these consultations fed into the preparation of the Regulation 19 Submission Local Plan, in addition to the updated evidence base.

The Plan seeks to make provision for sufficient new homes to be delivered during the Plan period (2026 to 2043) to address the housing need for Cotswold District up to 2043 as identified in the Gloucestershire Housing and Economic Needs Assessment (ICENI, 2026) which is around 18,000 new homes. The Council seeks to meet this need in full, with extra provision to provide greater plan resilience and flexibility, and to help ensure the Plan can achieve and maintain a five-year housing land supply and pass the annual Housing Delivery Test, as required by national policy.

The Council has engaged with its neighbouring authorities as part of the Duty to Cooperate process and with other statutory stakeholders. They are at different stages of plan-making and have advised to-date that they do not expect to need Cotswold to assist them. Based on the current information available, the Council expects to meet its needs for all types of housing in full and therefore does not anticipate asking neighbouring authorities to accommodate any unmet housing need.

This Memorandum of Understanding (MoU) sets out how planning matters relating to the proposed Local Plan non-strategic allocation(s) are being addressed and progressed between the Council, developers and landowners, throughout the plan-making process and will be addressed through any subsequent planning application stage. The MoU seeks to provide transparency and demonstrate where parties are working together to achieve the Plan's vision, objectives and best practice for well-designed and beautiful places.

It is understood that the figures are reasoned estimates that are based on the information available at this time. The MoU is a non-binding document that outlines the mutual understanding between the landowners of the site and the Council. It is used to clarify expected conduct, outcomes and timescales.

- **Governance Arrangements**

The site was promoted through the Call for Sites process. The Council and the Promoter have been engaging during plan preparation and will continue to work together as the Local Plan progresses.

The parties will continue to share relevant information and discuss matters affecting the site's allocation and delivery in a timely and constructive way.

- **Timetable for Review and Ongoing Cooperation**

This MoU may be reviewed and updated before the Local Plan Examination in Public, if required. The Council will keep the Landowner informed of progress through the examination process and of any relevant outcomes relating to the Plan.

Once the Plan is adopted, the Council will continue engagement with the landowner (at least annually) in connection with the Plan's 5-year review and annual monitoring of the delivery of the site.

- **Agreement**

By signing this MoU, the Landowner confirms that:

- The land parcel is available for development.
- They will aim to bring forward the land parcel for development within the emerging Plan period (2026-2043).

By signing this MoU, all parties confirm that they:

- Support the continued promotion of site.
- Will work collaboratively and in good faith throughout the Local Plan process and subsequent stages of delivery.
- Accept that this MoU is not legally binding and does not prejudice the outcome of the Local Plan process or any future planning application decisions.