

and various employment uses (see map.) Obviously, there will be development in other parts of the town but this will be where most new building will take place in the foreseeable future.

Other potential sites for large-scale development were considered, but none of these were found to be as suitable as Chesterton. For example, much of the land to the west and north of the town falls within the Cotswolds Area of Outstanding Natural Beauty, or is designated as historic parkland. The town centre can only take limited growth, and there are other natural constraints such as floodplains. It would also be extremely harmful if large-scale development was allowed to 'swallow up' neighbouring, separate settlements such as Siddington, Preston, Baunton and Stratton.

### How many houses are we talking about?

It is expected that the site south of Chesterton will have about 2,500 dwellings, which would be phased-in over the period to 2031. There are also plans for a range of local facilities such as convenience shopping, health care, education, recreation and play facilities, and other community assets. Some 9 hectares will be given over to employment uses in suitable locations.

### How will the Council ensure that this is well thought out?

To achieve the high standards of design and sustainability required, Cotswold District Council and the relevant landowners will work together to produce a site-wide Master Plan Framework, which will be agreed by the Local Planning Authority. Designers will be required to interpret local building traditions and use materials to create a contemporary, well planned development that links properly with the rest of town. Roads, services and community facilities will be planned carefully to ensure there are attractive streets, squares and parks, and that the area is served by efficient utilities and transport networks.

### What sort of employment opportunities are envisaged?

The council will work with the landowner and partners to attract employment uses that will complement the overall vision for the development and add significant value to it. This will include the creation of sites suitable for high quality office development and, perhaps, hotel accommodation as well as small-scale business and retail use.

### What measures will be taken to link this community with the rest of the town and elsewhere?

Integration with existing streets and paths will connect this part of Cirencester to Chesterton, the rest of the town and the countryside beyond. There will also be a comprehensive network of safe and convenient footpaths and cycle ways within the site. Good bus services to and from the town will link with other significant destinations. The railway station at Kemble is also within easy reach, as are major roads and motorways.

### What about green issues?

Our Vision is to have a range of site-wide features to reduce the environmental impact, including low carbon energy generation, sustainable drainage systems, and convenient access to allotments and recycling facilities. Other aims include, where possible, gardens which also offer people the opportunity to grow their own food, houses which provide sufficient space for home working, and access to super-fast broadband.

### What next and how do I find out more?

There will be an opportunity for anyone to comment on the proposals over a six week period of consultation, which will start during the week of 3<sup>rd</sup> June and run until 19<sup>th</sup> July 2013. Comments will need to be received at the District Council's offices by no later than 5pm on that date.

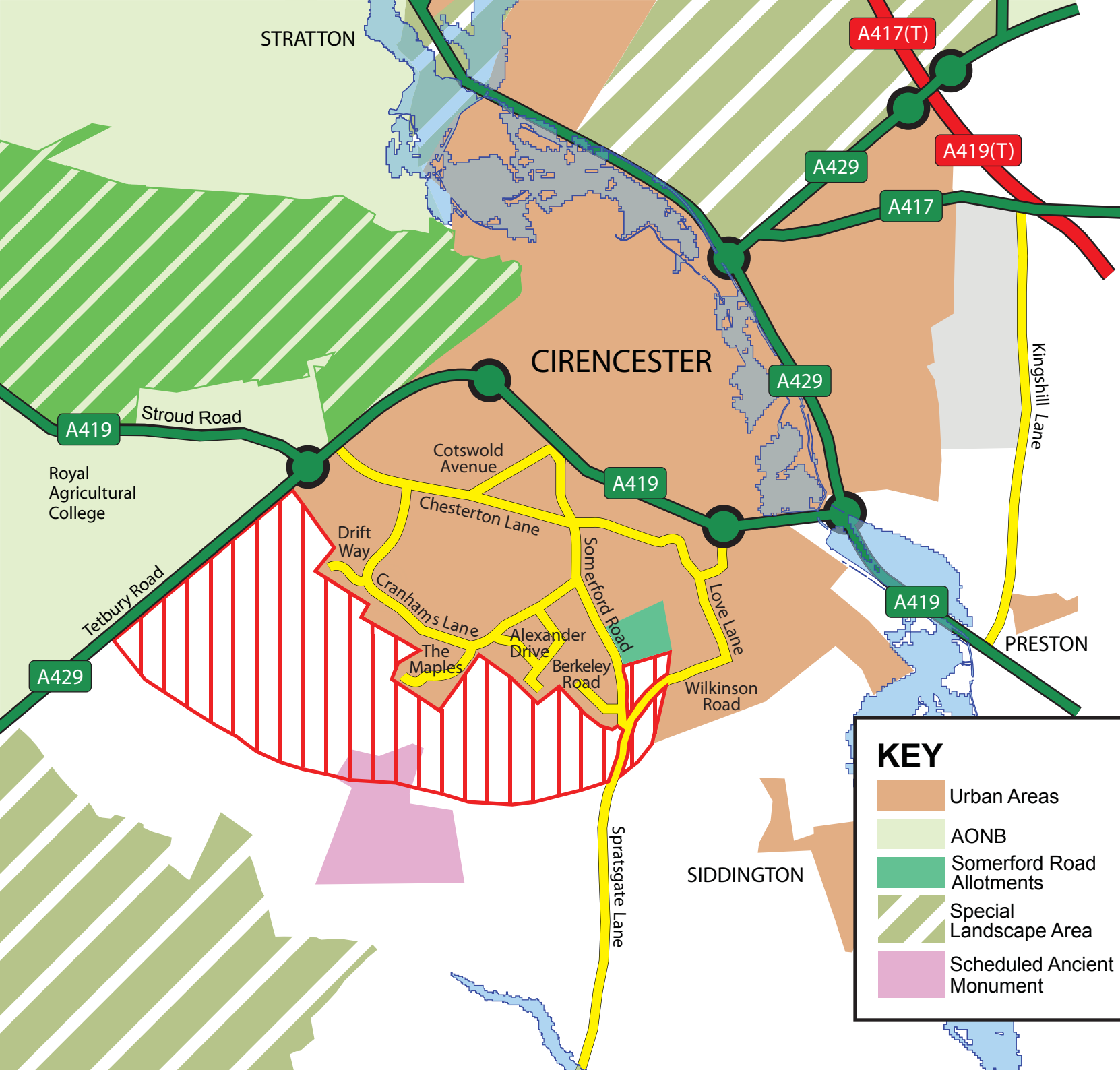
You can view all of the information about the plans for the Chesterton area as well as documentation showing the district's housing requirement and its proposed distribution on the Council's website [www.cotswold.gov.uk/go/ForwardPlanning](http://www.cotswold.gov.uk/go/ForwardPlanning) - **once you have registered you can also submit comments via this link.** The information will also be downloadable and hard copies will be available for viewing at libraries across the district and at the CDC offices in Trinity Road, Cirencester and the Moreton Area Centre, Moreton-in-Marsh. Those who do not wish to provide comments online will be able to email comments to [localplan@cotswold.gov.uk](mailto:localplan@cotswold.gov.uk) or send written comments to: Local Plan Consultation, Forward Planning Team, Cotswold District Council, Trinity Road, Cirencester, GL7 1PX. **The deadline for all comments will be 5 pm on Friday 19 July.** For any queries, telephone 01285 623000.

The council will also schedule a meeting in Chesterton later in the year to discuss the planned development.

# FUTURE GROWTH IN CIRENCESTER



**COTSWOLD**  
DISTRICT COUNCIL



## FUTURE GROWTH IN CIRENCESTER

### Why the town needs more development

All local authorities are required to plan for future levels of housing development in suitable locations, taking account of population forecasts, reductions in household size and other changes.

In Cotswold district about 25% of the population lives in Cirencester. A third of all employment is based in the town, and it is listed in the top 200 retail centres in the UK. No other place in Cotswold district comes close to Cirencester's size or its range of services and facilities.










Despite this fact, the town's services are constantly under threat from the attractions of nearby larger urban centres such as Swindon and Cheltenham.

To help Cirencester remain a good place to live and work, and further improve its facilities in the future, the town must continue to accommodate a sizeable share of the district's future housing and employment requirements.

### Where is the best site for future growth?

Detailed studies have shown that the best location is to the south of Chesterton. A sizeable area of land (approximately 120 hectares) between the Tetbury Road and Wilkinson Road has been assessed as being suitable for housing

### KEY

	Urban Areas		Historic Park Land (Grade 1) - within AONB
	AONB		Areas at Risk of Flooding (Floodzone 3)
	Somerford Road Allotments		Kingshill School/Recreational & Sports Area
	Special Landscape Area		Potential Strategic Site
	Scheduled Ancient Monument		