

Cotswold District

Statement on Effective Cooperation

August 2026



COTSWOLD
District Council

Contents

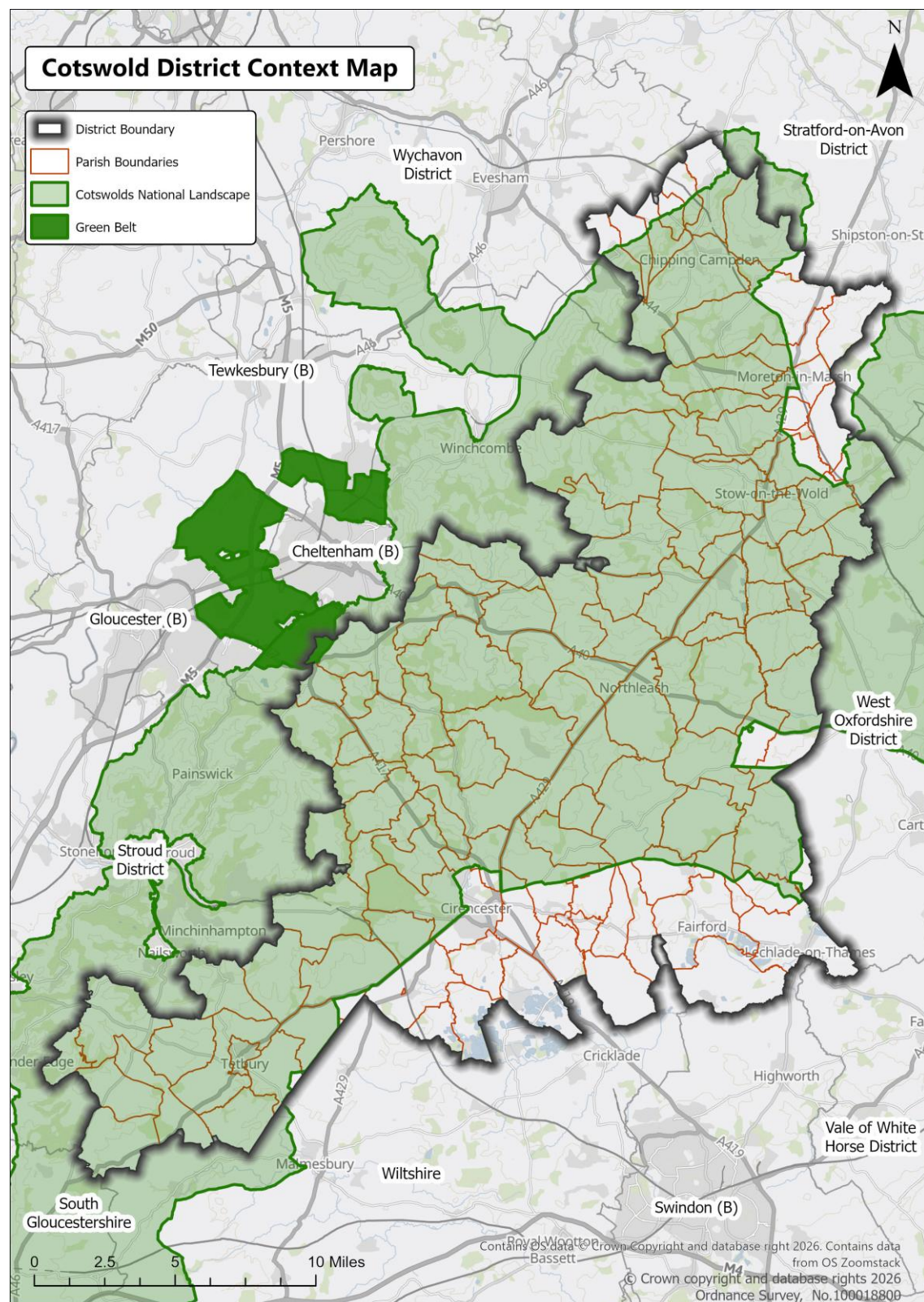
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1. Introduction

Cotswold Context

- 1.1 Cotswold District Council is producing a new Local Plan for the plan period 2026-2043, which will replace the existing Adopted Local Plan 2011-2031. This statement on effective cooperation is published alongside the Local Plan Regulation 19.
- 1.2 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.
- 1.3 The statutory Duty to Cooperate was removed in March 2026. However, the requirement to demonstrate effective cooperation on strategic matters remains through national policy and the examination of plan soundness.
- 1.4 This statement provides a summary of how the Council has engaged constructively, actively and on an ongoing basis with relevant authorities and organisations in preparing the Local Plan.
- 1.5 It is supported by detailed evidence, including Statements of Common Ground (SoCGs) which demonstrate that cooperation has been effectively undertaken, that strategic cross-boundary matters have been appropriately considered and agreement, or any areas of disagreement, are adequately documented (see **Appendix 2**). The evidence also includes Memoranda of Understanding (MoUs) which demonstrate collaborative working with landowners and developers in particular on the delivery of strategic site allocations (see **Appendix 3**).
- 1.6 The Council has engaged with the relevant authorities and organisations in the preparation of the draft Local Plan through formal joint working, commissioning shared evidence, various types of meetings, and engaging in other partnership working.
- 1.7 Cotswold District Council forms the easternmost part of the County of Gloucestershire.

Figure 1: Context map showing Cotswold District and neighbouring authorities



- 1.8 Within Gloucestershire, we work closely with our neighbours in Tewkesbury, Stroud and Cheltenham. Cheltenham Borough Council, Gloucester City Council and Tewkesbury Borough Council are working together on a joint Strategic and Local Plan (SLP).
- 1.9 We also share physical boundaries with the authorities of Stratford-on-Avon, Wychavon, West Oxfordshire, Vale of White Horse, Swindon, Wiltshire, and South Gloucestershire.

Change to the Duty to Cooperate from legal requirement to policy compliance

- 1.10 The Duty to Cooperate was revoked in March 2026 following the coming force of new plan-making regulations under the Levelling-up and Regeneration Act 2023.
- 1.11 The Duty is therefore no longer a legal requirement and does not form part of the statutory tests at examination. This applies both to plans prepared under the new plan-making system and those continuing under the existing Local Plan Regulations.
- 1.12 However, the removal of the Duty does not remove the requirement for local planning authorities to engage constructively, actively and on an ongoing basis on strategic cross-boundary matters.
- 1.13 The NPPF sets out a continued requirement for authorities to maintain effective cooperation on strategic matters. These matters are examined through the tests of soundness, in particular whether the plan is:
- Positively prepared, including in relation to unmet need; and
 - Effective, including whether it is deliverable over the plan period and based on effective joint working.
- 1.14 In this context, this statement demonstrates how effective cooperation has been undertaken throughout the preparation of the Local Plan. It details the engagement activity to date with detailed evidence contained within the SoCGs and Memoranda of Understanding.
- 1.15 The approach set out in this statement reflects current national policy and guidance on plan-making following the removal of the statutory Duty.

Who do we cooperate with?

1.16 The neighbouring Councils include:

- Tewkesbury Borough Council
- Stroud District Council
- Cheltenham Borough Council
- Stratford-on-Avon District Council (Warwickshire County)
- Wychavon District Council (Worcestershire County)
- West Oxfordshire District Council (Oxfordshire County)
- Vale of White Horse District Council (Oxfordshire County)
- Swindon Borough Council (Swindon)
- Wiltshire Council (Wiltshire)
- South Gloucestershire Council
- Gloucestershire County Council
- Oxfordshire County Council
- Worcestershire County Council
- Warwickshire County Council

1.17 Other relevant organisations engaged on strategic matters include:

- The Environment Agency
- Historic England
- Natural England
- Sport England
- Water providers (Thames Water, Wessex Water, Severn Trent Water)
- Gloucestershire Integrated Care Board
- National Highways
- Network Rail
- Defence Infrastructure Organisation

What are strategic planning matters?

- 1.18 Strategic matters are things that relate to sustainable development, use of land or infrastructure that has, or would have a significant impact on at least two planning areas.
- 1.19 The strategic planning matters are not prescribed, and authorities will have specific strategic planning matters relative to their issues in their area.
- 1.20 The key strategic matters considered through this process include housing and employment provision, infrastructure (including transport, water and wastewater), and health and social infrastructure.
- 1.21 Further detail on how these matters have been addressed, including areas of agreement and any outstanding issues, is provided within the relevant SoCGs (see **Appendix 2**).
- 1.22 Cotswold District is a highly constrained region with around 80% of the area designated as National Landscape. Despite these constraints, the Council's evidence indicates that the Local Plan meets its identified housing need over the plan period and does not give rise to unmet need requiring accommodation from neighbouring areas. In the event that a modest level of unmet housing need were to be 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, or authorities in Gloucestershire, will provide a more effective mechanism to plan for this.
- 1.23 For that reason, even though the Council 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.
- 1.24 The Council's evidence also indicates that the Local Plan meets its identified employment needs in full and will not require any unmet need to be accommodated in neighbouring authorities.
- 1.25 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.
- 1.26 The specific strategic matters engaged on with each neighbour or relevant organisation are described in the relevant SoCG.

What are Statements of Common Ground

- 1.27 To demonstrate effective and ongoing joint working, we are preparing and maintaining SoCGs with relevant authorities and organisations in line with the requirements detailed in current plan-making guidance (see **Appendix 2**).
- 1.28 Each SoCG details the specific strategic matters that have been engaged on and any agreements relating to the issues discussed. They also detail any specific engagement that has taken place between ourselves and the relevant organisation or neighbour.
- 1.29 Our SoCGs are at an advanced stage of preparation. We are aiming to have as many SoCGs completed and signed by the time of this publication, even where in some cases this may indicate agreement that further discussions will take place after Regulation 19. This reflects the iterative nature of plan-making with committed ongoing engagement.
- 1.30 All SoCGs will be finalised and updated as necessary throughout the remaining process.
- 1.31 The table in Appendix 1 provides a summary table of the SoCGs, with full document SoCGs included in Appendix 2.
- 1.32 Alongside SoCGs, the Council are also preparing Memoranda of Understanding (MoUs) with landowners and developers, in particular in relation to the delivery of proposed strategic allocations. These will be used to assist in demonstrating that proposed sites can deliver the necessary infrastructure requirements, and that the Council have worked constructively and on an ongoing basis with developers and landowners throughout the process of allocating sites and masterplanning the design features.
- 1.33 The table in Appendix 3 provides a summary table of the MoUs.

2. Engagement

- 2.1 Engagement has been ongoing through the plan-making process including at Regulation 18 Issues and Options consultation (2022), Regulation 18 Draft Plan consultation (2024 and 2025), and engagement in preparation ahead of Regulation 19 consultation (2026).
- 2.2 This has included joint and coordinated evidence base work where appropriate, including studies prepared at the Gloucestershire-wide level and ongoing collaboration with Gloucestershire County Council and neighbouring authorities on infrastructure, transport and other strategic planning matters.
- 2.3 The SoCGs detail the specific engagement with neighbours and bodies throughout the plan-making process including detailed comments and discussion points (see **Appendix 2**)
- 2.4 Taken together, this demonstrates that the Local Plan has been prepared through effective, proportionate and ongoing joint working on strategic matters, in accordance with national policy.
- 2.5 Where a Statement of Common Ground is not published as part of the Regulation 19 consultation, the Council are working with key stakeholders to prepare a signed Statement of Common Ground for Submission of the draft Cotswold District Local Plan. When this is the case, the Council have sought to publish email correspondence confirming that engagement has been constructive and is ongoing.

Appendix 1 – Statements of Common Ground Summary Table

Organisation / Neighbouring Authority	Overview of strategic matters
Wiltshire Council	CDC housing need; Request for continued and ongoing engagement; Strategically important cross-boundary routes; Potential landscape and environmental impacts; Request for ongoing coordination on shared mitigation principles; Economic links across north Wiltshire/south-west Cotswolds
Swindon Borough Council	CDC housing need; Strength of strategic relationships; Density assumptions; Site-specific impacts; School capacity; Build-out rates and phasing; Cumulative impacts on strategic road network; Mitigation measures and HRA evidence; Ongoing joint working through Recreational Mitigation Strategy and Steering Group; Sharing data on Water Cycle studies; Potential impacts of growth on wastewater infrastructure and treatment capacity
West Oxfordshire District Council	CDC housing need; CDC economic needs
SLP authorities (Tewkesbury Borough Council, Cheltenham Borough Council)	CDC housing need
South Gloucestershire Council	Engagement with West England Combined Authority; Focus on non-National Landscape land
Stroud District Council	CDC housing need; HRA matters; No significant impacts relating to cross-boundary infrastructure
Oxfordshire County Council	CDC housing need; Impact of scale of growth at Moreton-in-Marsh on cross-boundary infrastructure provision and traffic impacts; Flood risk assessment
Worcestershire County Council	CDC housing need; School capacity in Worcestershire; Ongoing review of transport impacts with GCC
Warwickshire County Council	Strategic transport routes; Proposed transport hub delivery; Impact of development on from National Landscape in Warwickshire; Flood risk
Wychavon District Council	CDC housing need; Some engagement ongoing; Strategic transport routes; Impact on National Landscape; Employment land provision; Green infrastructure and potential increased visitor pressure
Vale of White Horse District Council	CDC housing and employment need; Protection of River Thames Corridor; Employment commuting patterns
Stratford-on-Avon District Council	Biodiversity near shared boundary; Protection of the River Thames corridor; Flood Resilience; Engagement on Housing and Employment capacity evidence; CDC housing need; Cross-boundary employment patterns
Network Rail	Development Impact on Level Crossings; Impacts to Moreton in Marsh and Kemble Station; New bridge across the railway at Moreton-in-Marsh
Gloucestershire ICB	Impacts on health infrastructure are determined through the Infrastructure Delivery Plan; requirements will be reflected in the new Local Plan policies

Organisation / Neighbouring Authority	Overview of strategic matters
Defence Infrastructure Organisation	Implications of emerging LP for operational defence establishments; Effect of proposed strategic and non-strategic allocations on military aviation safety, operational capability of defence sites, MOD estate interests
Sport England	Continue stage E of the Sport England Playing Pitch Strategy Guidance; masterplans will show areas to locate sports fields and pitches which will be of sufficient size to meet the need identified in the evidence
Severn Trent Water	Adequate water and wastewater infrastructure to serve all new developments is required; scale and location of upgrades needed is identified through the Water Cycle Study (WCS) and the Infrastructure Delivery Plan (IDP)
Thames Water	Adequate water and wastewater infrastructure to serve all new developments is required; scale and location of upgrades needed is identified through the Water Cycle Study (WCS) and the Infrastructure Delivery Plan (IDP)
Wessex Water	Based on this modest level of growth in the area served by Wessex Water, no issues have been identified other than standard matters which will be considered at the application stage.
Gloucestershire County Council	Several informal inputs have been provided to inform the Strategic Transport Assessment, including for mitigations following regular and ongoing engagement with GCC. A detailed issue log has been prepared by the Council's transport consultants which is being worked through, albeit some matters will be updated to inform the SOCG for Plan submission.
Environment Agency	Main strategic issues are planning for 'all' sources of flood risks and mitigation measures identified to address flood (through SFRA), strategic water planning (through WCS), green and blue infrastructure and contaminated land
Historic England	Setting and archaeological assessment are required to inform specific site selections; appropriate appraisals including the consideration of 'setting' issues so the character and appearance of significant historic settlements can be safeguarded; anonymous suburban estate type car-dependant sprawl that is at odds with the district's identity and special character should be avoided
Natural England	A full and comprehensive Habitat Regulations Assessment and Air Quality Assessment are required to support the Local Plan
National Highways	Informal inputs have been provided to inform the Strategic Transport Assessment, including for mitigations affecting the Strategic Road Network following regular engagement with NH. There are limited impacts on the Strategic Road Network and these are under review. The issues log prepared by the Council's transport consultants are being worked through, but some matters may be updated to inform the SOCG for Plan submission.

Appendix 2 – Statements of Common Ground



COTSWOLD
District Council

Statement of Common Ground

Between

Gloucestershire Integrated Care Board

and

Cotswold District Council

21 August 2026

1. Parties Involved

Gloucestershire Integrated Care Board, and

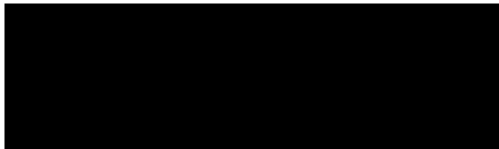
Cotswold District Council

2. Signatories:

Gloucestershire Integrated Care Board

Gloucestershire Integrated Care Board representative

Signature: Andrew Hughes



Date: 18th August 2026

Cotswold District Council

Andrew Maxted – Interim Head of Planning Policy and Infrastructure

Signature: *Andrew Maxted*

Date: 21/08/2026

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 Gloucestershire Integrated Care Board relate to the provision and enhancement of health infrastructure within the District.

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 Gloucestershire Integrated Care Board

Summary of Strategic Issue	Date Raised	CDC Comment (where necessary)	Gloucestershire Integrated Care Board Comment (where necessary)	Extent of Common Ground
Impact on Health Infrastructure Through the Infrastructure Delivery Plan process, the Council will identify the impact of the proposed development on health infrastructure. Local Plan policies will clearly indicate which development will need to provide health infrastructure/contribute to existing health infrastructure and set out the level and detail of this requirement. This may include health infrastructure falling in the area of neighbouring ICBs.	Spring 2026		This extends across primary, community and acute health sectors.	Agreed
The ICB would like an average dwelling household size in determining impact on health infrastructure.	July 2026	The Cotswold Infrastructure Delivery Plan sets out how infrastructure requirements should be calculated. For health infrastructure this includes an average household size of 2.2 patients per dwelling in Cotswold District.		Agreed

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 Gloucestershire Integrated Care Board 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

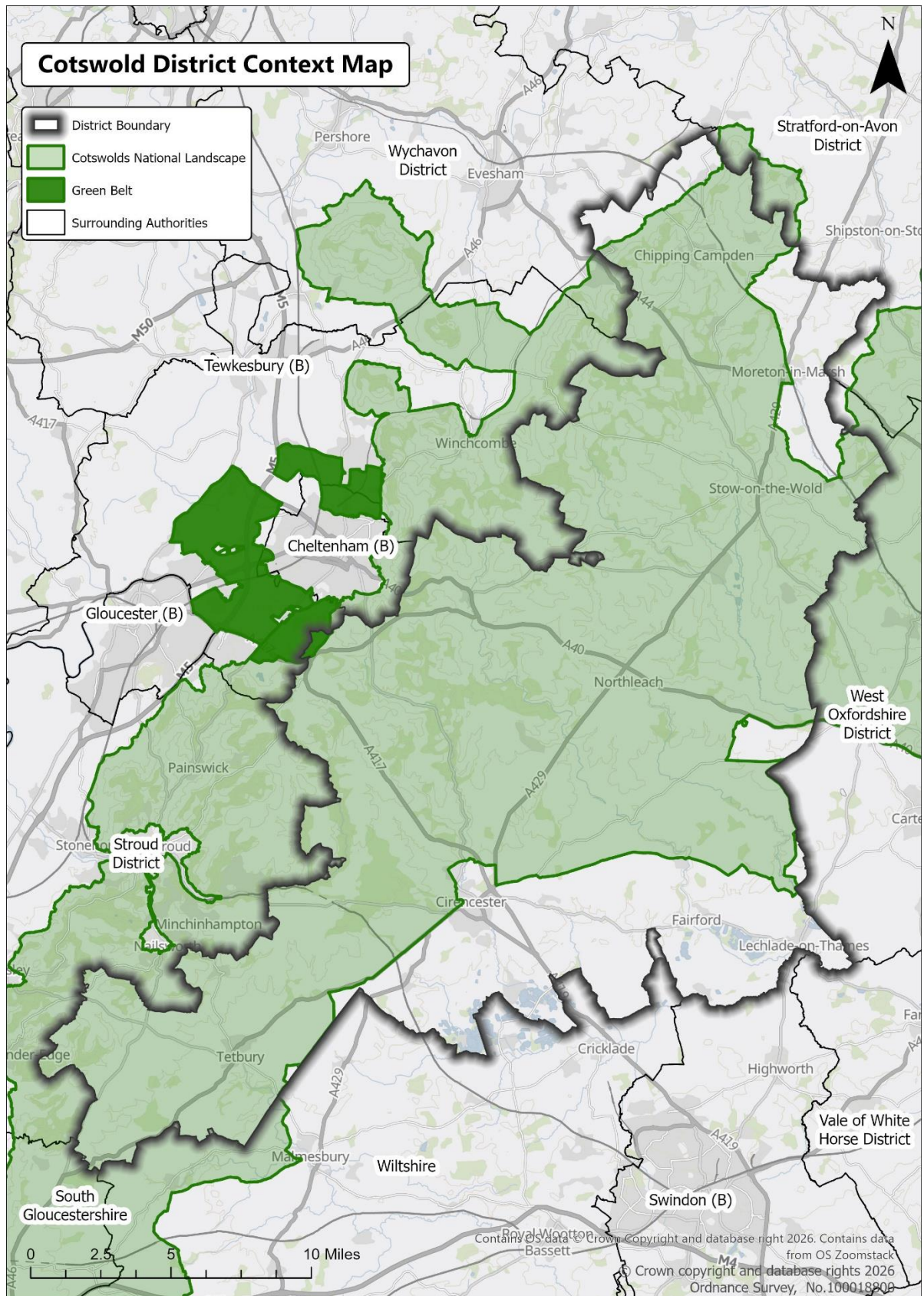
The Gloucestershire Integrated Care Board have been consulted throughout the preparation of the Local Plan up until Regulation 19 Publication stage and engagement will continue through the Submission and Examination stages as appropriate. CDC have also engaged with the ICB regularly during the plan making 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 the ICB 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 the ICB (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

South Gloucestershire Council

and

Cotswold District Council

21 August 2026

1. Parties Involved

South Gloucestershire Council

and

Cotswold District Council

2. Signatories:

South Gloucestershire Council

Name of South Gloucestershire Council representative

Signature:

Date:

Cotswold District Council

Andrew Maxted – Interim Head of Planning Policy and Infrastructure

Signature:

Date:

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 draft 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 South Gloucestershire District Council relate 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 draft 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 South Gloucestershire Council (SGC) and CDC

Summary of Strategic Issue	Date Raised	CDC Comment (where necessary)	South Gloucestershire District Council Comment (where necessary)	Extent of Common Ground
Although both authorities share a boundary this is minimal and located at the very tip of South Gloucestershire Council's rural hinterland. Moreover, as the boundary shared and adjacent SGC area is located within the Cotswold National Landscape away from the urbanised areas of our district it is considered unlikely that SGC can sustainably accommodate CDC's unmet housing need due to location, landscape constraints, and poor connectivity. Encourages engagement with West England Combined Authority on strategic cross boundary matters, including unmet needs, through the preparation of Spatial Development Strategy	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 development 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 development needs.		Agreed.
Encourages CDC to focus on non-CNL land or in more appropriate adjoining authorities.	2025 Reg 18 Consultation	The emerging spatial strategy directs the majority of proposed development to areas outside of the		Agreed.

		Cotswolds National Landscape. Any proposed development within the National Landscape is limited to small scale non-strategic sites on relatively unconstrained sites in the interests of planning for local need to support sustainability.		

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 South Gloucestershire 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

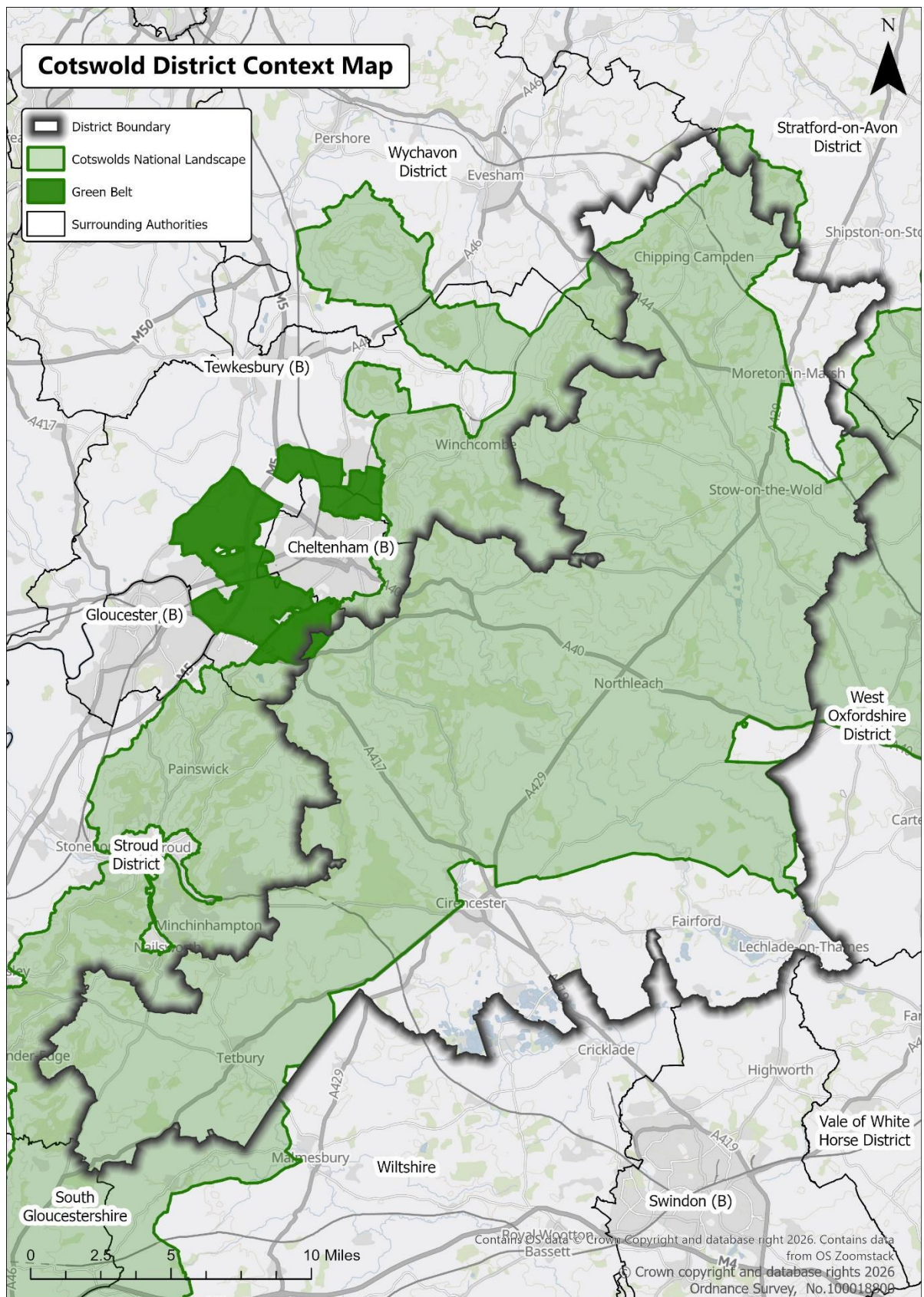
South Gloucestershire Council have been consulted throughout the preparation of the Local Plan up until Regulation 19 Publication stage and engagement will continue through the Submission and Examination stages as appropriate. CDC have also engaged with South Gloucestershire Council regularly during 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 South Gloucestershire 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 South Gloucestershire 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

Sport England

and

Cotswold District Council

19 August 2026

1. Parties Involved

Sport England

and

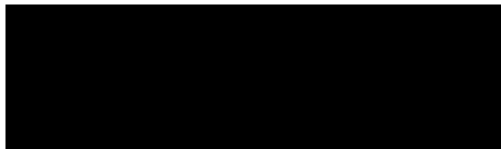
Cotswold District Council

2. Signatories:

Sport England

Bob Sharples RIBA ARB MRTPI Principal Planning Manager - South Team Planning & Active Environments

Signature:



Date: 19th of August 2026

Cotswold District Council

Andrew Maxted – Interim Head of Planning Policy and Infrastructure

Signature: *Andrew Maxted*

Date: 21/08/2026

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 Sport England relates to the provision and enhancement of sports and recreational facilities to support new development in the District.

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 Sport England

Summary of Strategic Issue	Date Raised	CDC Comment (where necessary)	Sport England Comment (where necessary)	Extent of Common Ground
Playing Pitch Strategy Continue stage E of the Sport England Playing Pitch Strategy Guidance, which is the final, ongoing phase dedicated to delivery, monitoring, and regular review. Cotswold District Council will keep Sports England updated to ensure the strategy stays robust, adapting to shifts in local facility demand and supply.				Agreed
Strategic Site Masterplans The Local Plan will include indicative site masterplans for its strategic site allocations. These masterplans will show areas to locate sports fields and pitches which will be of sufficient size to meet the need identified in the evidence. However, these masterplans will not show the exact type and size of the fields and pitches to be provided.				Agreed

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 Sport England 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

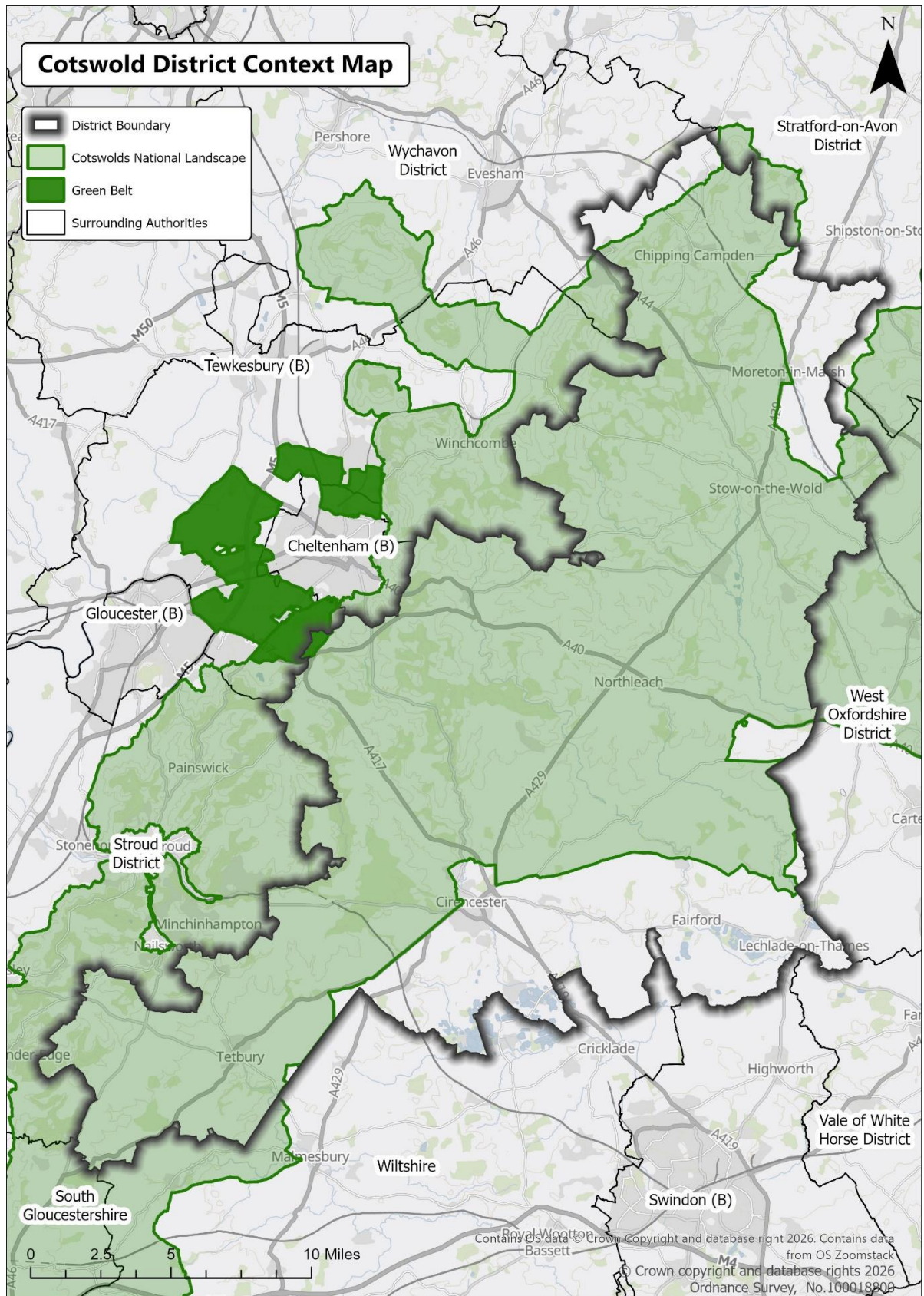
Sports England have been consulted throughout the preparation of the Local Plan up until Regulation 19 Publication stage and engagement will continue through the Submission and Examination stages as appropriate. CDC have also engaged with Sports England regularly during the plan making process, outside 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 Sports England 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 Sports England (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

Stroud District Council

and

Cotswold District Council

19 August 2026

1. Parties Involved

Stroud District Council

and

Cotswold District Council

2. Signatories:

Stroud District Council

Stroud District Council representative

Signature: ~~Tom Ridley~~ (Electronic)

Date:

Cotswold District Council

Andrew Maxted – Interim Head of Planning Policy and Infrastructure

Signature: *Andrew Maxted*

Date: 21/08/2026

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.

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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 Stroud District 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 Stroud District Council

Summary of Strategic Issue	Date Raised*	CDC Comment (where necessary)	Stroud District 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, 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.		Agreed.
Raises questions around HRA matters (e.g. North Meadow SAC Mitigation Strategy).	2025 Reg 18 Consultation	The Plan will be informed by detailed HRA evidence, accompanied by supporting evidence considering potential impacts and any		Agreed. Continue discussions including through and beyond Reg 19 as appropriate.

		necessary mitigation for North Meadows and Clattinger Farm SSSI and broader SANG 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.		
To date, the evidence base supporting the Cotswold District Local Plan has not identified any significant impacts relating to cross-boundary infrastructure affecting Stroud District. This includes, but is not limited to, strategic transport networks (including the SRN and LRN), utilities provision, flood risk and water management, education and health infrastructure, green infrastructure, and wider environmental designations. On this basis, no substantive cross-boundary issues have been identified at this stage.	SoCG Engagement June 2026	CDC agree with comments raised by Stroud.	Stroud District Council reserves the right to review and comment further at subsequent stages of plan preparation, including at Examination in Public, should any impacts emerge. The Council will continue to work proactively with Cotswold District Council to understand, address and, where necessary, mitigate any cross-boundary matters that may arise.	Agreed.

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 Stroud District Council and CDC.

Activity	Dates	Notes (where relevant)
Engagement around the Issues and Options Reg 18 consultation	Feb-March 2022	
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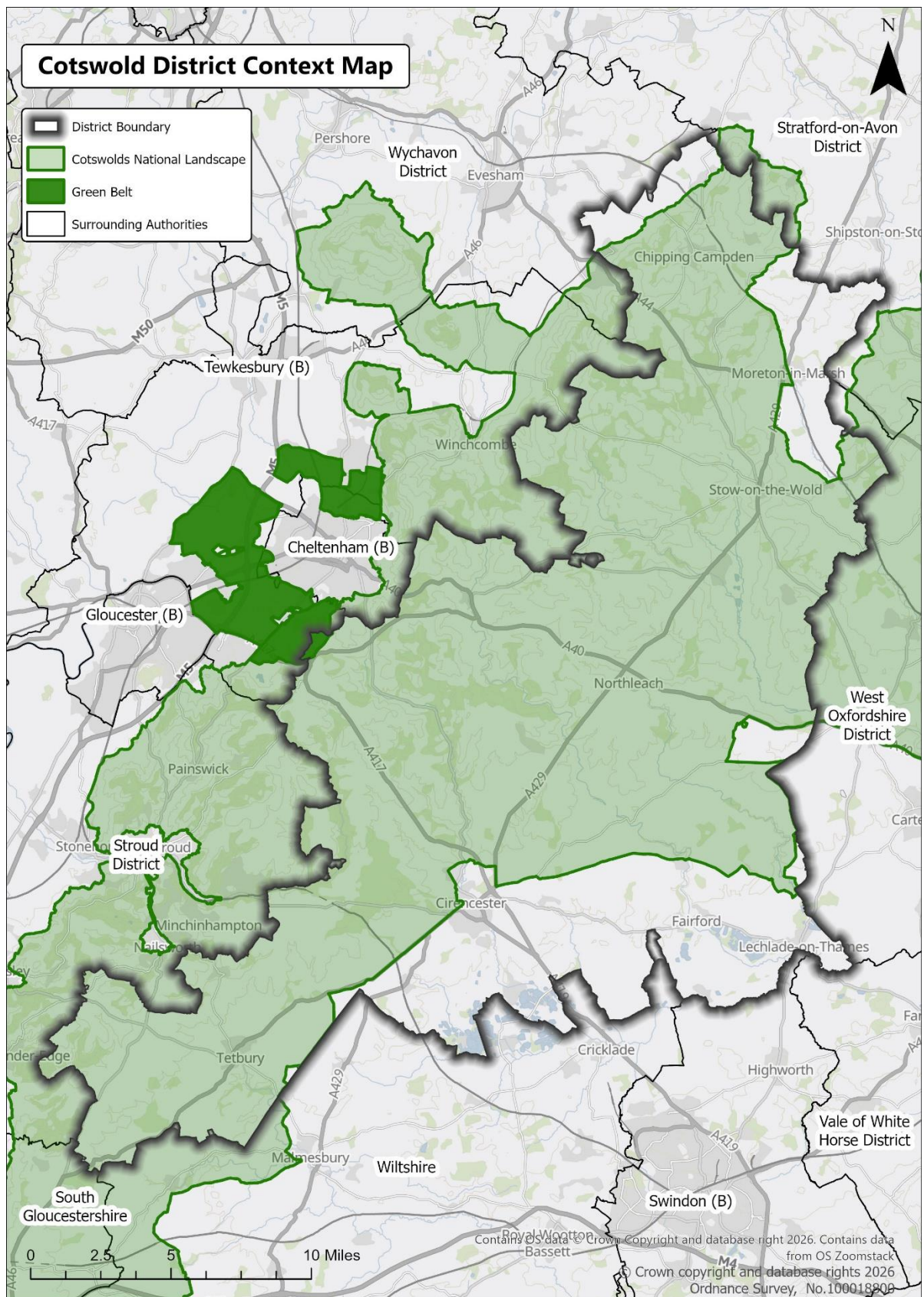
Stroud District Council have been consulted throughout the preparation of the Local Plan up until Regulation 19 Publication stage and engagement will continue through the Submission and Examination stages as appropriate. CDC have also engaged with Stroud District Council regularly during the plan making 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 Stroud District 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 Stroud District Council (at least annually) in connection with the Plan's 5-year review, although in the case of Stroud District Council, it is expected that the Councils will, along with other local authorities in Gloucestershire, a new unitary authority from April 2028.

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





COTSWOLD
District Council

Statement of Common Ground

Between

West Oxfordshire District Council

and

Cotswold District Council

19 August 2026

1. Parties Involved

West Oxfordshire District Council

and

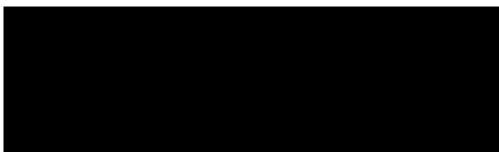
Cotswold District Council

2. Signatories:

West Oxfordshire District Council

Andrew Thomson – Planning Policy Manager

Signature:



Date: 19/08/2026

Cotswold District Council

Andrew Maxted – Interim Head of Planning Policy and Infrastructure

Signature: *Andrew Maxted*

Date: 21/08/2026

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Does not currently anticipate accommodating unmet economic needs from CDC.	2025 Reg 18 Consultation	CDC is meeting the identified employment needs in full. On this basis, it is not anticipated that any	West Oxfordshire District Council notes the position of Cotswold District Council.	Agreed.

		neighbouring authorities will be asked to contribute towards any unmet economic need.		

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Activity	Dates	Notes (where relevant)
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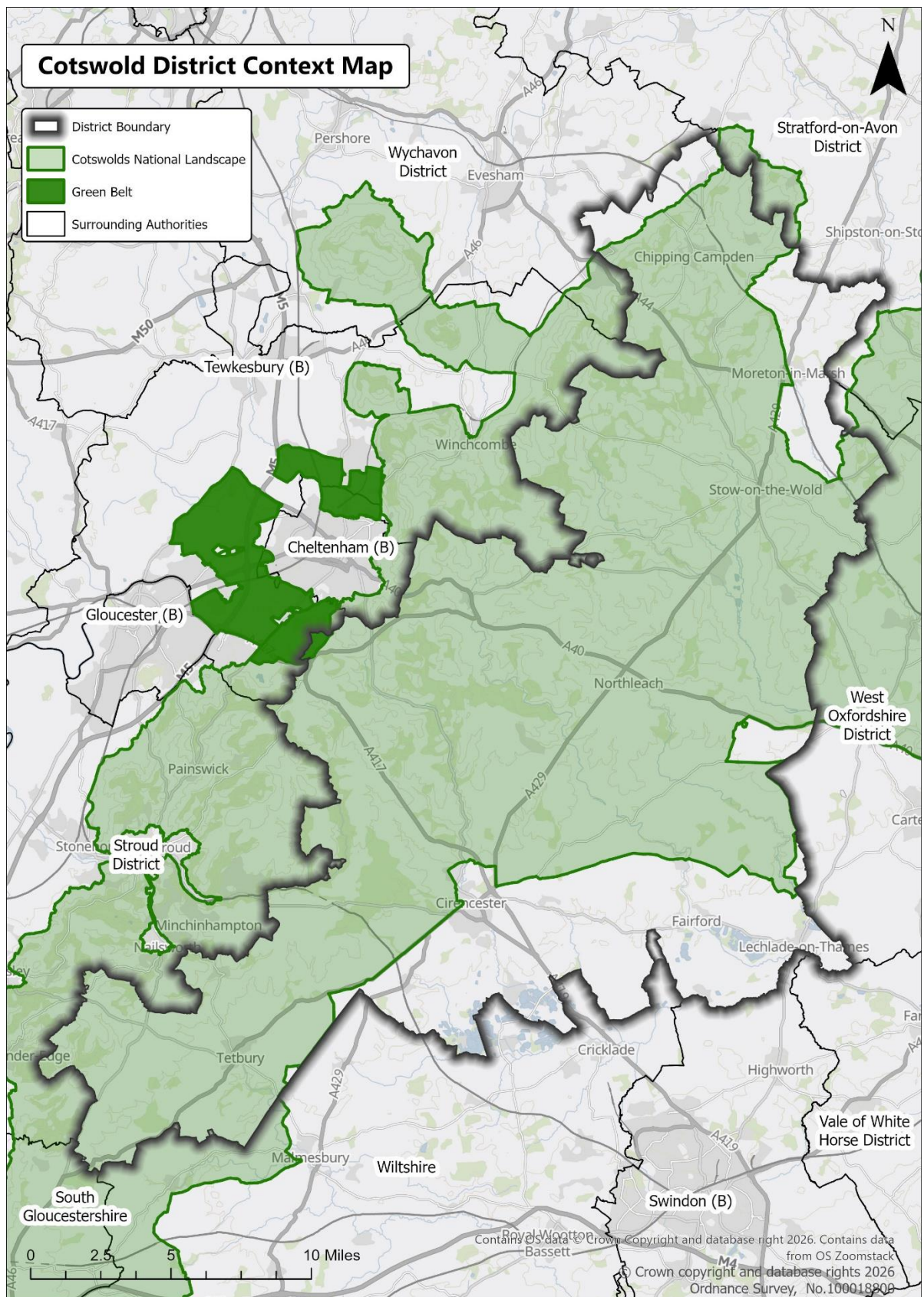
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The SOCG will be reviewed prior to Submission of the CDC Local Plan to the Secretary of State, and updated where appropriate. The Council will also keep West Oxfordshire District Council up to date throughout the Examination process, as may be necessary, 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, CDC will continue regular on-going engagement with West Oxfordshire District Council (at least annually) in connection with the Plan's 5-year review.

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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: JeM

Date: 21 August 2026

Cotswold District Council

Andrew Maxted – Interim Head of Planning Policy and Infrastructure

Signature:

Andrew Maxted

Date:

21 August 2026

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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.

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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.

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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.

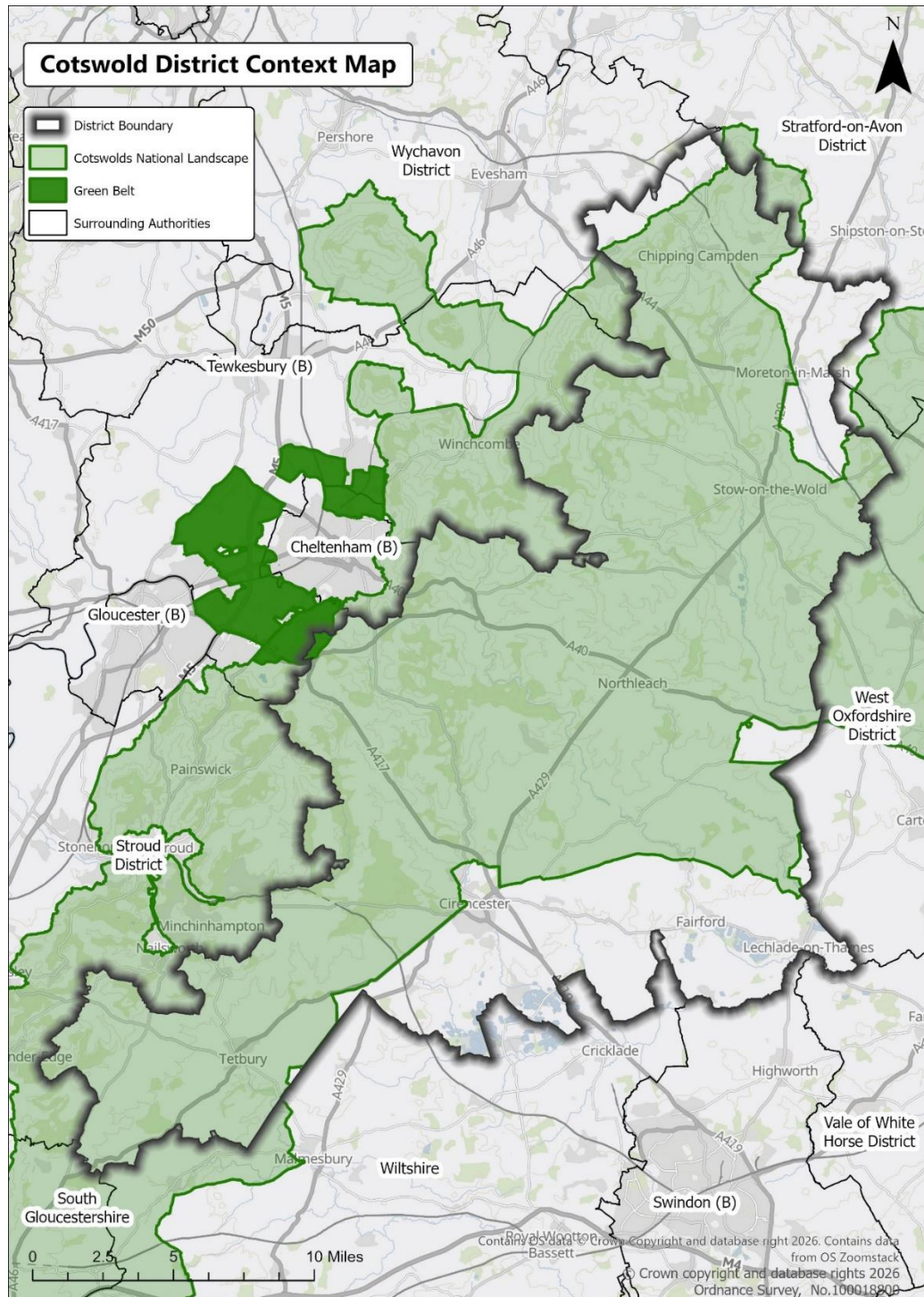
6. Timetable for review and ongoing cooperation

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





COTSWOLD
District Council

Statement of Common Ground

Between

Historic England

and

Cotswold District Council

August 2026

1. Parties Involved

Historic England and Cotswold District Council

2. Signatories:

Historic England

Nikita Hooper – Historic Environment Planning Adviser (South-West)

Signature:

N.Hooper

Date:

21.08.26

Cotswold District Council

Andrew Maxted – Interim Head of Planning Policy and Infrastructure

Signature:

Andrew Maxted

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.

Statements of Common Ground (SoCG) set out how 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.

Issues

Historic England is the government's statutory adviser on the historic environment. The likely issues that have been identified 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 engagement 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.**

Both parties agree that this SOCG does not deal with detailed issues or prevent Historic England raising concerns during later stages of the plan making process including any subsequent SOCGs.

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

Table 1: Summary of headline issues affecting HE

Summary of Strategic Issue	Date Raised	CDC Comment (where necessary)	HE Comment (where necessary)	Extent of Common Ground
Ensuring that the plan represents a positive strategy for the historic environment consistent with the NPPF, including through any specific policies for heritage.	Ongoing		Further consideration of policies and site-specific proposals will be possible when the Regulation 19 consultation is published.	
Ensuring that any place-based or site allocation policies are justified (based on proportionate evidence), effective and consistent with national policy in relation to heritage issues.	Ongoing		We note and welcome the preparation of HIAs to support site allocations.	Heritage Impact Assessments undertaken by Oxford Archaeology to confirm degree of impact.

Table 2. Relevant 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 HE 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

Governance Arrangements

Historic 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 HE 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.

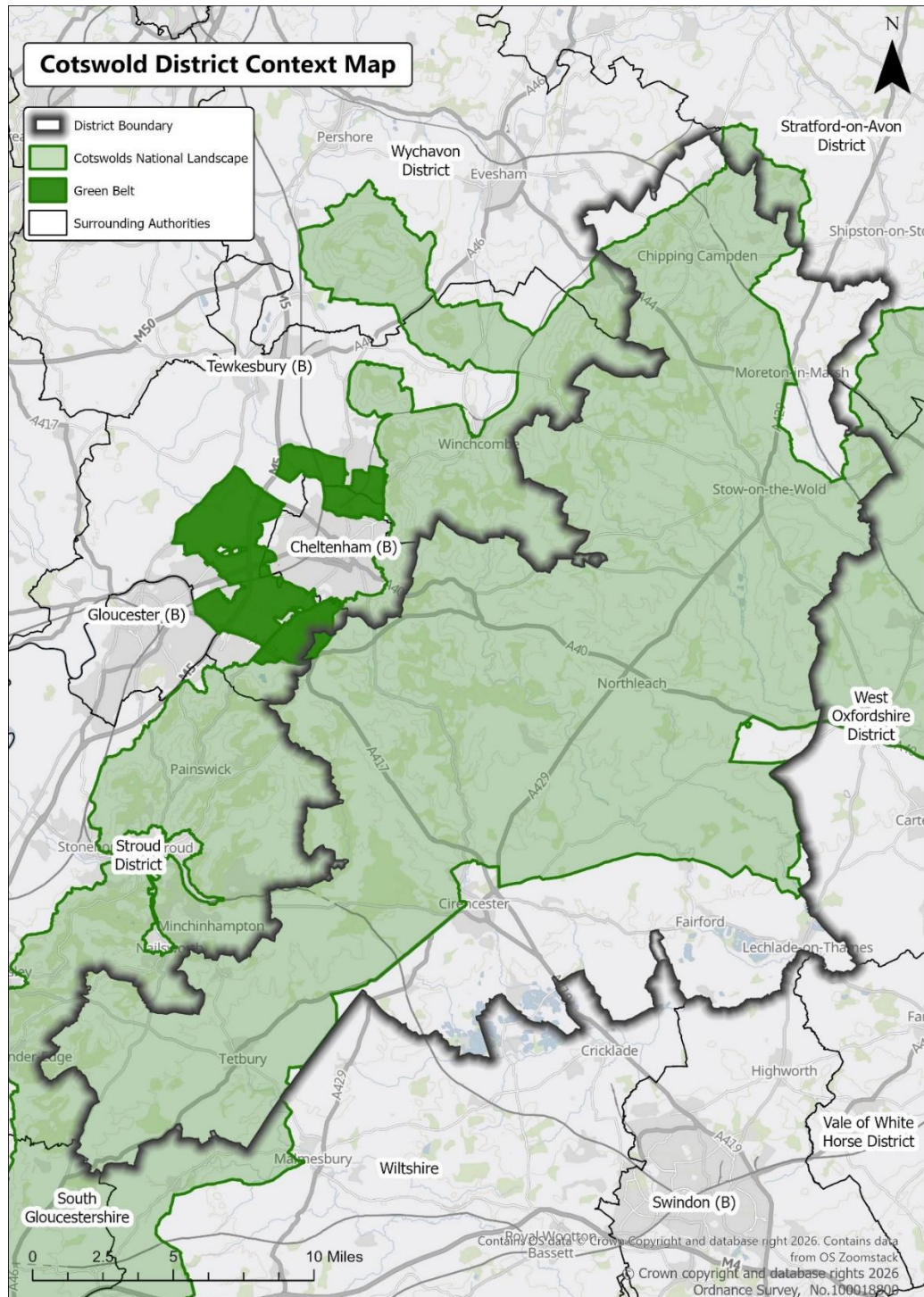
Timetable for review and ongoing cooperation

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 HE 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, the Council will aim to continue regular on-going engagement with HE (at least annually) in connection with the Plan's 5-year review, it is expected that the Council 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

Gloucestershire County Council

and

Cotswold District Council

August 2026

1. Parties Involved

Gloucestershire County Council, and

Cotswold District Council

2. Signatories:

Gloucestershire County Council

David Owen Director of Economy and Environment

Signature:



Date:

24th August 2026

Cotswold District Council

Andrew Maxted – Interim Head of Planning Policy and Infrastructure

Signature:

Andrew Maxted

Date:

21 August 2026

3. Introduction

The introduction text included in this SOCG is added purely for context and does not imply any level of agreement.

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

The Local Plan identifies ten proposed strategic allocations. The Plan states that these allocations are intended to support the delivery of development and associated infrastructure requirements, including sustainable transport connectivity, education provision (including two new secondary schools), green infrastructure, and 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

Gloucestershire County Council's strategic interests in local plan-making relate to transport, education, library provision, minerals and waste planning, flood risk and drainage, climate resilience, specialist housing and the timely delivery of strategic infrastructure necessary to support sustainable growth.

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 GCC (see note below)

Summary of Strategic Issue	Date Raised	CDC Comment (where necessary)	GCC Comment (where necessary)	Extent of Common Ground
Meeting Housing Need				CDC's Regulation 19 Plan seeks to address the District's identified housing requirement and includes a housing trajectory, delivery strategy and proposed allocations intended to support housing delivery across the plan period. Meeting identified housing needs within local authority areas is a relevant consideration in plan-making, having regard to national policy and local circumstances. The evidence supporting the housing requirement, housing trajectory and delivery assumptions will continue to be examined and tested through the plan-making and examination process. The parties acknowledge that the adequacy of the evidence supporting the housing requirement, housing trajectory, housing land supply position, and delivery assumptions remains subject to ongoing review and consideration through the plan-making and examination process. The Regulation 19 Plan proposes a stepped housing trajectory which reflects the anticipated lead-in times and delivery profiles

				of proposed strategic sites. A stepped trajectory can be an appropriate planning mechanism where it is supported by evidence and reflects realistic assumptions regarding site delivery.
Meeting Employment Need				The parties agree that the Plan should seek to promote sustainable patterns of growth by considering the relationship between housing, employment and transport, with the aim of improving access to jobs and services and supporting a shift towards more sustainable travel choices. The parties agree that aligning the distribution of homes, jobs and infrastructure can support sustainable development objectives by facilitating access to employment opportunities and reducing the need to travel, particularly by private car. The parties agree that the Gloucestershire Local Growth Plan provides a relevant source of evidence regarding the county's economic ambitions, growth priorities and strategic employment opportunities, and that it should be taken into account, alongside other relevant

				evidence, in considering the Plan's approach to employment provision and distribution.
Technical Evidence				GCC, CDC and their appointed consultants continue to work collaboratively in the preparation of transport evidence and infrastructure planning. There are ongoing discussions in relation to transport modelling, mitigation measures, infrastructure delivery mechanisms and funding arrangements. Both parties agree to continue engagement. Through their Reg 19 consultation response, GCC will issue a RAG rated issues log for transport and highways related matters. GCC has been given draft policy and IDP 'work in progress' to comment on, however there remains outstanding information that GCC has not been engaged in prior to the Reg 19 stage.
Infrastructure delivery			Gloucestershire County Council notes that an Infrastructure Delivery Plan is being prepared in support of the Local Plan. While the County Council has contributed to discussions regarding infrastructure requirements, it is not yet	The parties agree that infrastructure provision is a key consideration in supporting sustainable development and that ongoing engagement between plan-making authorities and infrastructure providers is necessary.

			in a position through this Statement of Common Ground to endorse the Infrastructure Delivery Plan or its findings, including infrastructure needs, costs, funding assumptions, delivery timescales or viability conclusions. The County Council will continue to review and engage on the evidence base as further information becomes available.	

Note:

This table summarises any areas of initial agreement ahead of a fuller and more detailed SOCG being prepared for Plan Submission.

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 GCC and CDC.

Activity	Dates	Notes (where relevant)
Consultation on the Issues and Options Reg 18 consultation	Feb-March 2022	
Consultation on the Draft Plan Reg 18 consultation	Feb-April 2024	
Consultation on 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
In addition to the above, officers from GCC have attended working group meetings relating to the preparation of the Cotswold Local Plan Transport evidence.	Throughout 2026	A comments Log prepared by CDC is included within the Transport Evidence documentation that records comments made and how they have been addressed.

5. Governance Arrangements

Gloucestershire 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 GCC 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.

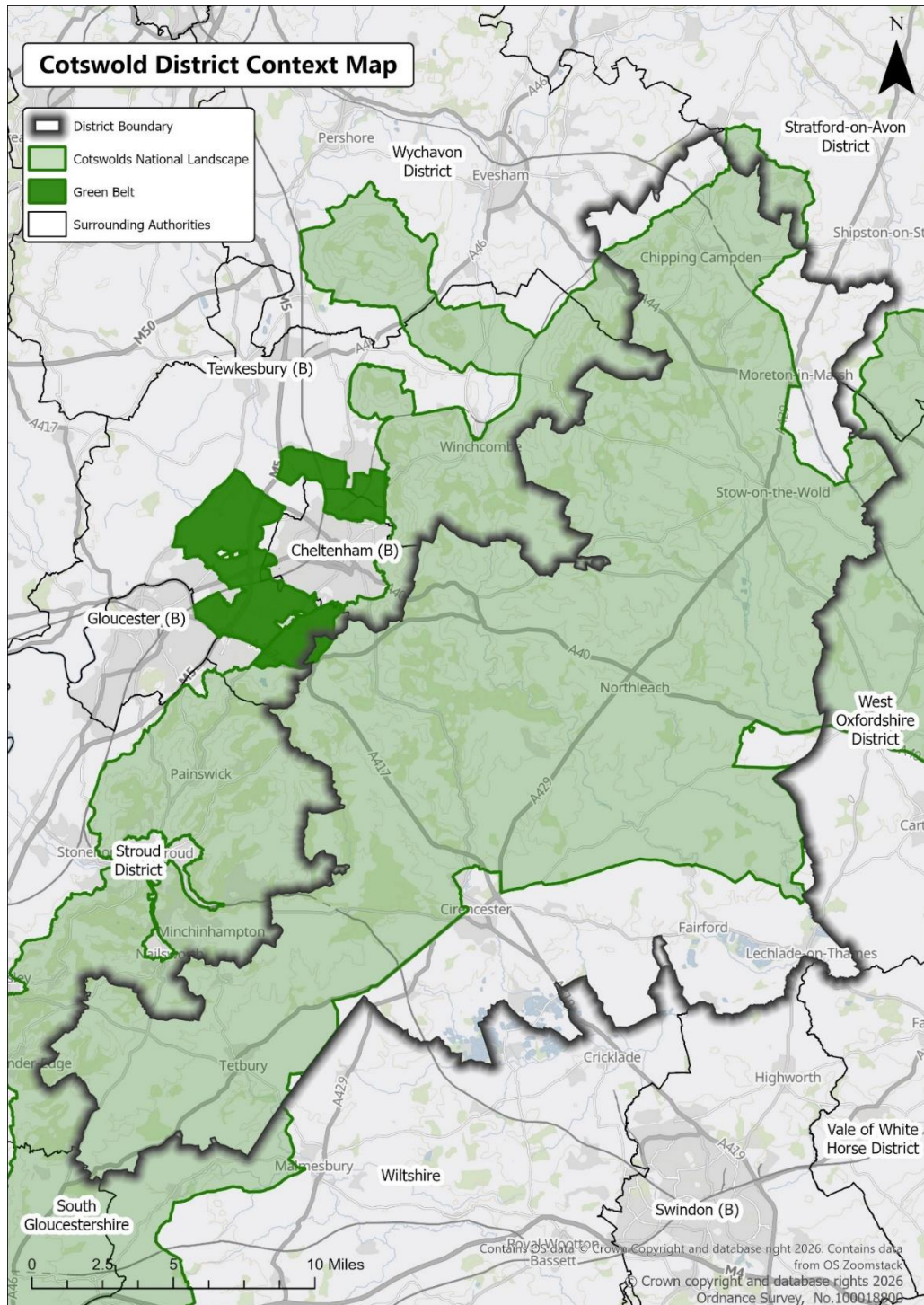
6. Timetable for review and ongoing cooperation

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 GCC 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 GCC (at least annually) in connection with the Plan's 5-year review, although in the case of GCC, it is expected that the Councils will, along with other local authorities in Gloucestershire, form a new unitary authority from April 2028.

Appendix 1: Context Maps

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





COTSWOLD
District Council

Statement of Common Ground

Between

Defence Infrastructure Organisation

and

Cotswold District Council

21 August 2026

1. Parties Involved

Cotswold District Council (CDC), and

The Secretary of State for Defence, represented by the Defence Infrastructure Organisation (DIO), including:

- DIO Safeguarding (statutory consultee);
- DIO Town Planning; and
- DIO Land Management Services

2. Signatories:

Defence Infrastructure Organisation

Signature:



Paul Hinton

Assistant Head of Estates – Town Planning (Regeneration)

Date: 21 August 2026

Cotswold District Council

Signature: *Andrew Maxted*

Andrew Maxted

Interim Head of Planning Policy and Infrastructure

Date: 21 August 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

This statement sets out the ongoing engagement that has taken place between CDC and the DIO on the emerging Cotswold District Local Plan, with particular regard to operational defence establishments.

Within the District are:

- RAF Fairford (including United States Visiting Forces operations);
- RAF Little Rissington; and
- Duke of Gloucester Barracks (DOGB), South Cerney.

Outside of the District, but establishments that could be affected adversely from planning decisions within the District are:

- RAF Brize Norton
- Central Wide Area Multilateration (WAM) Network

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. This SOCG does not prevent DIO from submitting representations in response to the Regulation 19 consultation or subsequent consultations.

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 Defence Infrastructure Organisation

Summary of Strategic Issue	Date Raised*	CDC Comment (where necessary)	Defence Infrastructure Organisation Comment (where necessary)	Extent of Common Ground
Strategic Importance of Ministry of Defence (MOD) Assets The Council and the DIO agree that: - RAF Fairford is a site of strategic national and international importance, operating as a US Visiting Forces Forward Operating Base for NATO strategic bomber aircraft (B-1, B-2 and B-52) and is a safeguarded aerodrome. - RAF Fairford has capacity to operate 24 hours a day, 365 days a year, and activity levels are expected to increase due to geopolitical circumstances. - RAF Brize Norton is the RAF's principal air transport and refuelling base and relies on RAF Fairford as a diversionary/recovery airfield capability when required, it is also a safeguarded aerodrome. - The Duke of Gloucester Barracks is subject to significant ongoing investment linked to the Future Soldier programme. An explosives storage area at the barracks is safeguarded. - RAF Little Rissington is home to the Volunteer Gliding Squadron and is a safeguarded aerodrome. - The Central Wide Area Multilateration (WAM) Network provides secondary surveillance cover to military aircraft in the area. The network is safeguarded. Both parties agree that: - MOD establishments represent Critical National Infrastructure. - National policy (NPPF) (December 2024) requires planning policies and decisions to take into account wider security and defence requirements by recognising and supporting development required for operational defence and security purposes and ensuring that operational sites are not affected	Nov-Dec 2025			Agreed

adversely by the impact of other development proposed in the area. • The agent of change principle applies, planning policies and decisions should ensure existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. New development must mitigate its impacts on defence operations rather than constraining them. • RAF Fairford, RAF Brize Norton, RAF Little Rissington, Duke of Gloucester Barracks and the Central WAM Network are safeguarded in accordance with the Town and Country Planning (Safeguarded Aerodromes, Technical Sites and Military Explosives Storage Areas) Direction 2002. Both parties agree that future development, if not appropriately located, designed or mitigated could give rise to the following principle matters which could pose a constraint on MOD operations and public safety: • Increased risk of bird strike and glint and glare to aircrafts. • Homes within protected explosives safeguarded zones. • Infringements of aerodrome and technical safeguarding protection criteria. • Additional sensitive receptors introduced to an existing elevated/unrestricted noise environment and potential for noise complaints and restrictions on operations. • Potential security risks due to proximity of new development. • Construction activities and equipment forcing changes to operational activities.				
Defence Establishment Policy The DIO have made representations that a Defence Establishment policy should be included within the Plan that supports development associated with operational defence purposes and that non-defence development will only be supported where it does not adversely affect defence operation or capability.	March 2022 April 2024 December 2025		DIO's Regulation 19 representations will continue to recommend this policy is included.	Disagreed

Ongoing Engagement The MOD and Council agree to continue constructive engagement through: • Plan-making stages, including Regulation 19; • Masterplanning of strategic sites; and • Future planning applications. The MOD confirms that: • Detailed technical safeguarding assessments can only be undertaken once site layouts, heights, phasing and infrastructure proposals are known.				Agreed

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 Defence Infrastructure Organisation 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

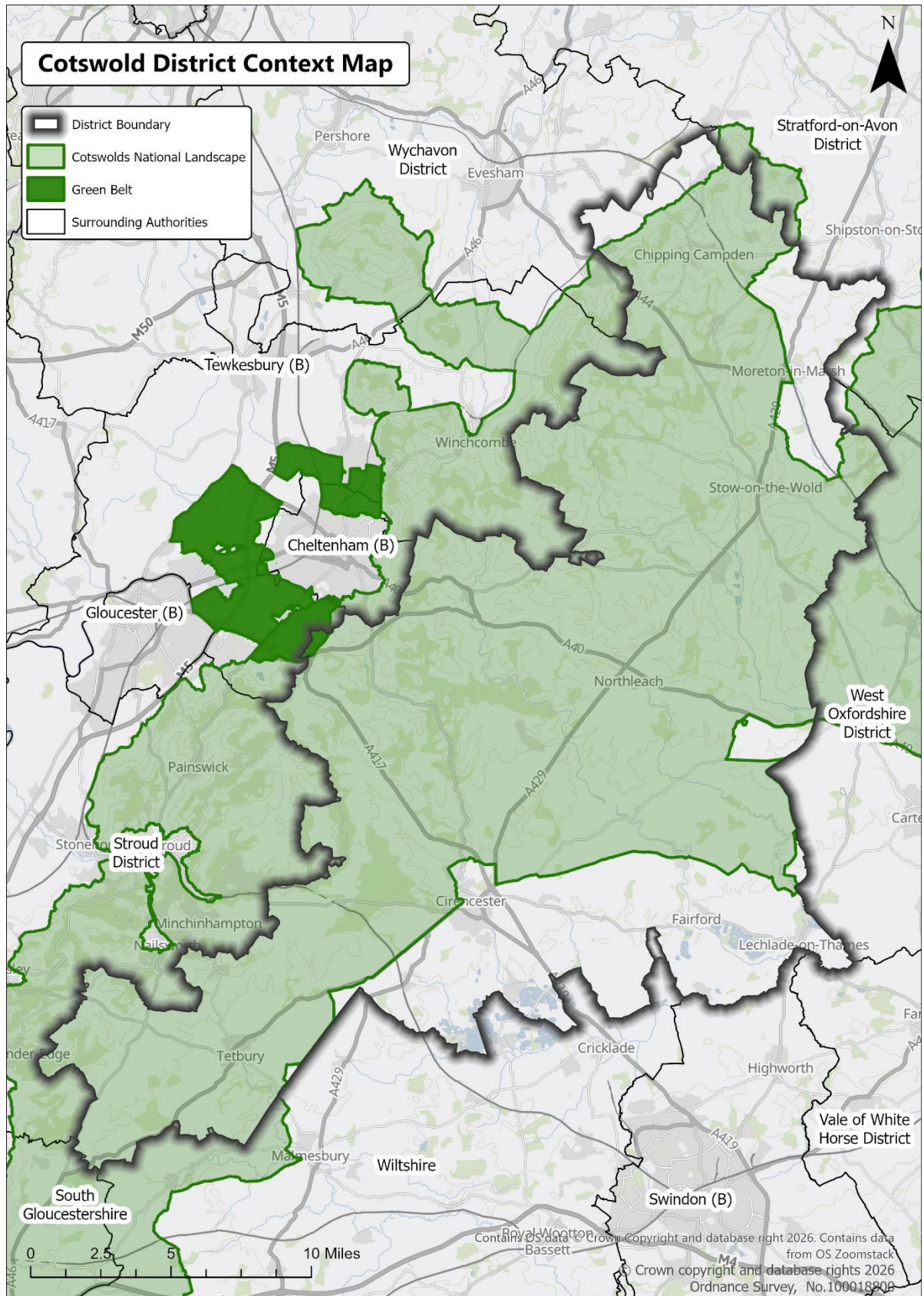
The Defence Infrastructure Organisation have been consulted throughout the preparation of the Local Plan up until Regulation 19 Publication stage and engagement will continue through the Submission and Examination stages as appropriate. CDC have also engaged with the DIO regularly during the plan making 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 the DIO 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 the DIO (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

Wessex Water

and

Cotswold District Council

30 June 2026

1. Parties Involved

Wessex Water, and

Cotswold District Council

2. Signatories:

Wessex Water

Alice Bennett, Planning Liaison Manager

Signature: ALICE BENNETT

Date: 30/06/2026

Cotswold District Council

Andrew Maxted – Interim Head of Planning Policy and Infrastructure

Signature: *Andrew Maxted*

Date: 21/08/2026

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.

The Duty to Co-operate, introduced by the Planning and Compulsory Purchase Act 2004 (amended by Section 33A of the Localism Act) placed a legal duty on local planning authorities, county councils and other prescribed bodies to engage constructively, actively and on an ongoing basis to develop development plan documents, including activities that prepare the way or support the activities of preparing development plan documents, in respect of strategic matters.

However, a Written Ministerial Statement (WMS) issued on 27 November 2025 identified that the new plan-making system provided by the Levelling-Up and Regeneration Act 2023 does not include this Duty to Cooperate. Instead, the new system will rely on revised national policy and the new tier of strategic planning to ensure effective co-operation between plan-making authorities. As such the WMS states that “to help drive local plans to adoption as quickly as possible and progress towards our objective of universal local plan coverage, we have decided not to ‘save’ the Duty, thereby removing this requirement for plans in the current system”. Therefore, the Duty to Co-operate is no longer a legal requirement, but remains as a policy requirement in the NPPF (2024). To avoid confusion, this is referred to as ‘Effective Co-operation’ further in this document.

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 new 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.

Housing Need

The Plan makes provision for at least 18,800 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 17,935 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 400 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. As a result, it is not anticipated that any quantum of 'unmet' housing need will arise.

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, or authorities in 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 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 (146 %) despite significant 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 address 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 is limited to non-strategic sites on relatively unconstrained sites, that help to make a contribution to local need in the interests of supporting sustainability.

Economic Needs

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 12.9 ha and industrial development, 59.4 ha. To meet this requirement (beyond known completions and commitments), 29 ha of employment land is identified for future development in the Local Plan on proposed strategic allocations.

5. Strategic Matters

The strategic matters of interest to Wessex Water relate to the provision of wastewater services in the District.

The main strategic matters that have been identified through the Effective Co-operation 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 Effective Co-operation process is ongoing, or if there is an agreement between the organisations to disagree on a particular issue.

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

Table 1: Summary of headline strategic matters affecting Wessex Water

Summary of Strategic Issue	Date Raised*	CDC Comment (where necessary)	Wessex Water Comment (where necessary)	Extent of Common Ground
Wessex Water serve a limited area of the Cotswold District with wastewater services (principally Tetbury and surroundings). Under the proposed development strategy, it is indicated that Tetbury will receive a limited number of additional dwellings with no additional strategic site allocations. Based on this modest level of growth in the area served by Wessex Water, no issues have been identified other than standard matters which will be considered at the application stage.	2025 Reg 18 Consultation			Agreed

Table 2. Relevant Effective Co-operation 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 Wessex Water 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

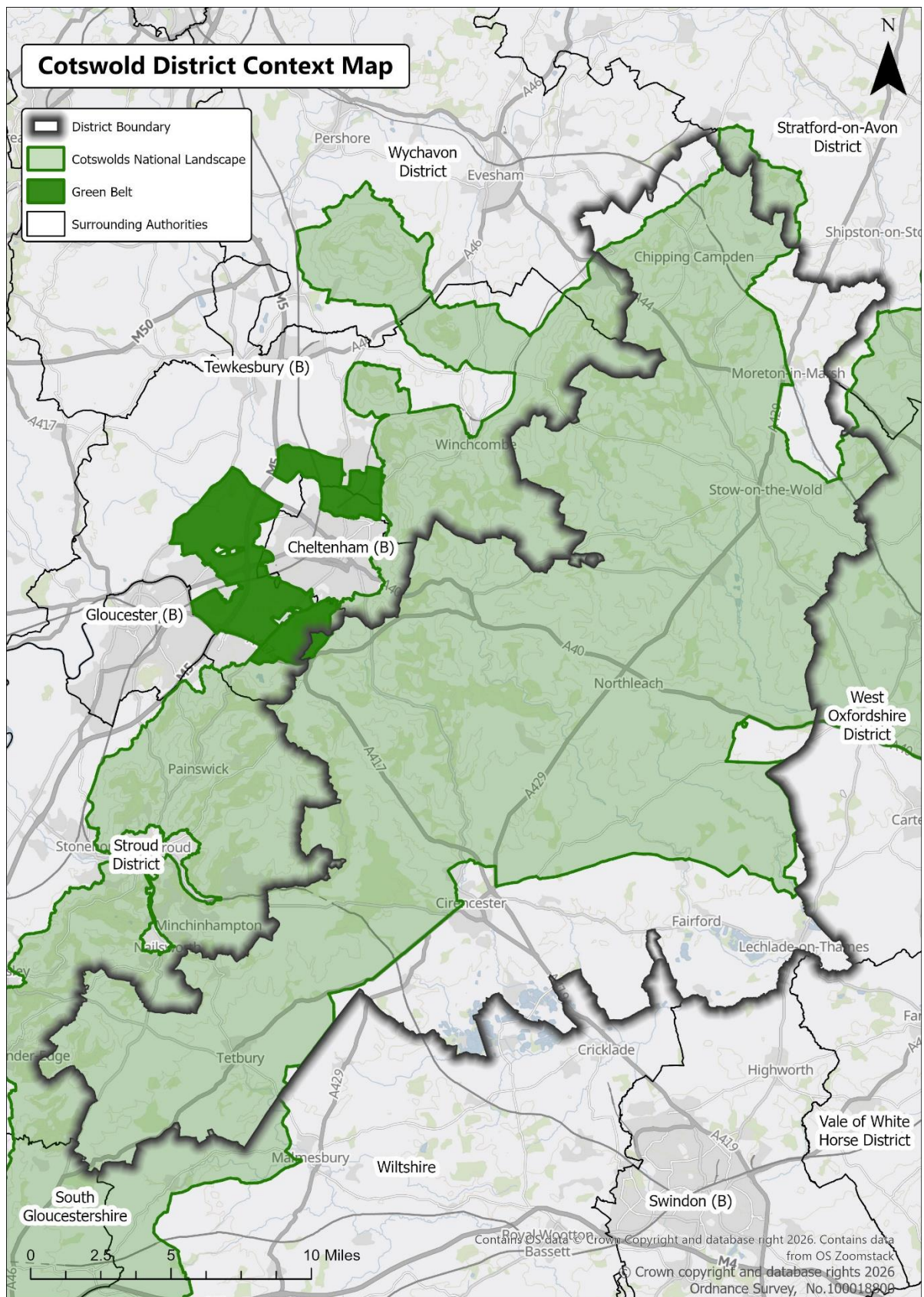
Wessex Water have been consulted throughout the preparation of the Local Plan up until Regulation 19 Publication stage and engagement will continue through the Submission and Examination stages as appropriate. CDC have also engaged with Wessex Water regularly during the plan making process, outside of 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, where appropriate. The Council will also keep Wessex Water 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 Wessex Water (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



From: Nott, Simon [REDACTED]
Sent: 21 August 2026 11:07
To: Local Plan (CDC) <Local.Plan@cotswold.gov.uk>; Strategic Planning
[REDACTED]
[REDACTED]

Subject: RE: Cotswold District Council - Draft SoCG for Review

Good morning (*Camille copied in*),

Thank you for taking the time to send across a further revised version of the Statement of Common Ground. In principle it is shaping up to be a document that captures the cross-boundary matters effectively and documents the ongoing engagement between Wiltshire Council and Cotswold District Council.

However, without sight of the draft plan and supporting evidence, we do not consider ourselves sufficiently informed at this stage to sign the Statement of Common Ground.

This is not because we foresee any substantive areas of disagreement, but simply because it would be premature, as a matter of process, to sign the Statement of Common Ground before reviewing the draft plan and supporting evidence.

However, as discussed and as can be reported, it should be emphasised that this does not indicate any lack of ongoing engagement between Wiltshire Council and Cotswold District Council. Indeed, there has and will no doubt continue to be constructive, active and ongoing engagement between the authorities.

We will of course review and look to sign the SOCG when we hear more and look forward to discussing this soon.

Kind regards,

Simon Nott, MSc, MRTPI
Senior Planning Officer
Planning, Economy and Climate

Wiltshire Council



Your opinion matters - how did we do? [Feedback Survey](#)

Appendix 3 – Memoranda of Understanding Overview Table

Strategic site	HELAA site ref	Landowner/Promoter/Agent	Overview
Cirencester - Steadings Southern Extension	C190	Savills on behalf of The Bathurst Estate and Bathurst Development Ltd (BDL)	They have agreed in principle of signing a memorandum of understanding. We are awaiting a final version of this.
Cirencester - Land south east of Cirencester and south of Preston	R519	Robert Hitchins Limited	Memorandum of understanding signed
	R650	Bloor Homes	Discussions are ongoing to try and secure a Memorandum
Cirencester - Land east of Kingshill Lane	C164A	McLoughlin Planning (planning agent) for RTG Chester-Master Will Trust	The agent is working with us to secure agreement of a Memorandum with the land owner.
Siddington-Land south west of Siddington	SD20	Savills on behalf of The Bathurst Estate and Bathurst Development Ltd (BDL)	They have agreed in principle of signing a memorandum of understanding. We are awaiting a final version of this.
Down Ampney- Land surrounding Down Ampney	DA5 DA32	Robert Hitchins Limited	Memorandum of understanding signed
	DA17A, DA20A, DA21, DA22A	Urban&Civic	Memorandum of understanding signed
Driffield - Land south of Driffield	R644	The B J Ford Will Trust	Discussions are ongoing to try and secure a Memorandum.
	R657, R658	North Letherby Chartered Surveyors on behalf of Mr Gordon H. Ford	Discussions are ongoing to try and secure a Memorandum.
Fairford - Land north-east of Fairford	F57A, F57B, F57C	Nexus Planning on behalf of Gleeson Land	Memorandum of understanding signed
Kemble - Land south-west of Kemble	K9, K12, K15	Savills on behalf of The Bathurst Estate and Bathurst Development Ltd (BDL)	They have agreed in principle of signing a memorandum of understanding. We are awaiting a final version of this.
Mickleton - Land north & West of Mickleton	MK1AB, MK17, MK22, MK23	Craig Alsbury of Avison Young Representing Ashberry Strategic Land / Bellway Strategic Land	Joint memorandum of understanding signed

	MK21	Bruton Knowles	Joint memorandum of understanding signed
	MK3	Savills	Joint memorandum of understanding signed
	MK16	Shirley Dainty	Discussions are ongoing to try and secure an updated memorandum of understanding.
	MK12A MK19	Morgan Elliot	Discussions are ongoing to try and secure a Memorandum.
	MK13	Newland Homes	Memorandum of understanding signed
	MK20B	Catesby Estates	Memorandum of understanding signed
	MK18	Northern Trust Land Limited	Discussions are ongoing to try and secure a Memorandum
Moreton-in-Marsh - Land north, east and south of Moreton-in-Marsh	M72, M79	Fire Service College	Memorandum of understanding signed
	M89	Thames Water Limited	Currently unwilling to sign memorandum until further technical details available.
	M71A and M71B	Bloor Homes	Memorandum of understanding signed
	M70	Catesby Estates	Memorandum of understanding signed
	M76	Narvo Strategic Land Ltd	Discussions are ongoing to try and secure a Memorandum.
	M77	Narvo Strategic Land Ltd	Discussions are ongoing to try and secure a Memorandum.
	M9	Brodie Planning Associates	Memorandum of understanding signed
	M9C, M9D	Terra Strategic	Discussions are ongoing to try and secure a Memorandum with Board approval. Email confirmation from the agent received advising they consider the draft Memorandum is likely to be acceptable.
	M9A	John Stevens	No agreement in place

	M9B	Rankin	No agreement in place
	M12B	SF Planning Ltd on behalf of Gloucestershire Country Council	Discussions are ongoing to try and secure a Memorandum, with potential sale of land limiting progress.
	M82	Narvo Strategic Land Ltd	Discussions are ongoing to try and secure a Memorandum.
	M19C	Newton LDP Ltd on behalf of the Oughton family	Awaiting signed version of memorandum to be submitted.

Non-strategic site	HELAA site ref	Landowner/Promoter/Agent	Overview
Andoversford	A2	The Maintenance Trust of the Whittington Court Estate	Memorandum of understanding signed
Blockley	BK11	The Trustees of Parham Park Trust	Memorandum of understanding signed
Blockley	BK14A	Dr Chris Morton	Memorandum of understanding signed
Bourton-on-the-Water	B56	Ashberry Strategic Land Limited	Memorandum of understanding signed
Chipping Campden	CC66B	Wendy Hopkins Brodie Planning Associates on behalf of Cotswold Heritage Developments	Memorandum of understanding signed
Chipping Campden	CC68	Evans Jones on behalf of Gloucestershire County Council	Pending signing a memorandum. Development on the site agreed in principle, but disagreement regarding wording of securing associated public benefits
Cirencester	C71	CPW Daniell Ltd (Planning Consultant) on behalf of Mr Martin Strange and Mrs Debbie Andrews	Memorandum of understanding signed
Cirencester	C81B	Robert Hitchins Limited	Memorandum of understanding signed
Coln St Aldwyns, Hatherop, Quenington	R591	Olivia Estates	Memorandum of understanding signed
Coln St Aldwyns, Hatherop, Quenington	R670	Nexus Planning on behalf of Mintglebe	Memorandum of understanding signed

Fairford	F20A	Moore Allen & Innocent On behalf of Paul Blanchard	Memorandum of understanding signed
Fairford	F39C / F52	Turley on behalf of Rainier Developments Ltd	Memorandum of understanding signed.
Fairford	F53A	Ashflame Properties Limited	Memorandum of understanding signed
Kempsford	R203A, R203B, R203C	Brookworth (South West) Limited	Memorandum of understanding signed
Lechlade-on-Thames	L19	New College, Oxford	Memorandum of understanding signed
Lechlade-on-Thames	L33	Ashflame Properties Limited	Memorandum of understanding signed
Mickleton	MK2B/C	Brookworth (South West) Limited	Memorandum of understanding signed
Mickleton	MK7	Colin Hammond	Awaiting signed memorandum. An email confirming acceptance received.
Mickleton	MK11A	Richard Porter's Charity	Memorandum of understanding signed
Moreton-in-Marsh	M28B	Mr Dale Radford of Planning And Design Group (UK) Ltd on behalf of Aspects Building Services Ltd	Memorandum of understanding signed
Moreton-in-Marsh	M74	Nexus Planning	Awaiting signed memorandum
Poulton	R607	Gabby Wigram represented by Ridge LLP	Memorandum of understanding signed
Siddington	SD15	Newland Homes Ltd	Memorandum of understanding signed
Siddington	SD17	The Bathurst Estate	Memorandum of understanding signed
Siddington	SD23	The Bathurst Estate	Memorandum of understanding signed
Stow-on-the-Wold	S14B	Stow-on-the-Wold Community Land Trust	The land is expected to be transferred to them shortly to provide

			affordable homes. Email confirmation of this has been received.
Stow-on-the-Wold	S55B	Nathan McLoughlin	Awaiting signed memorandum
Stow-on-the-Wold	S68	STVO Ltd	Memorandum of understanding signed
Tetbury	T71A	William Roy Eastlake	Memorandum of understanding signed
Tetbury	T31B	Blue Fox Planning Ltd on behalf of David Wilson Redrow South West	Awaiting signed memorandum
Willersey	W4B	Newland Homes	Memorandum of understanding signed

Appendix 4a – Memoranda of Understanding – Strategic Sites



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Cotswold District Council

Memorandum of Understanding

RE: Proposed strategic allocation at Land surrounding Down Ampney (land parcel (HELAA) ref: DA17A, DA20A, DA21, DA22A)

Urban&Civic

21st August 2026

Memorandum of Understanding (MoU)

RE: Proposed strategic allocation at Land surrounding Down Ampney (land parcel (HELAA)
ref: DA17A, DA20A, DA21, DA22A.

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7. Agreement..... 7

1. List of Parties involved:

Urban&Civic

Cotswold District Council

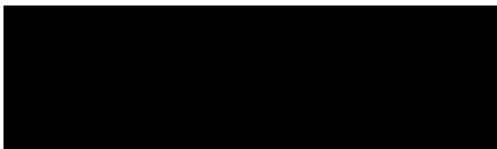
2. Signatories:

Urban&Civic

Richard Edwards

Director of Strategic Planning

Signature:

A black rectangular box redacting the signature of Richard Edwards.

Date: 16 June 2026

Cotswold District Council

Andrew Maxted

Planning Policy Manager (Interim) Signature:

Andrew Maxted

Date: 21st 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 Farmcare Estate - Land NW, N, E and SE of Down Ampney within the Local Plan. Farmcare is owned by Urban&Civic.

The parties agree that development of the site for which they are responsible should:

- a) provide at least the number of homes set out on the site specific Masterplan Framework
- b) include appropriate employment, community and education provision as specified
- c) provide Alternative Natural Recreational Greenspace (ANRG) or 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 Urban&Civic 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 / land owners 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. 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 the Urban&Civic 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 Urban&Civic (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 Urban&Civic 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. Urban&Civic 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. Urban&Civic 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. Urban&Civic 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. Urban&Civic 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.

Appendix A

Anticipated Delivery Rates (based on financial years from April to March)									
2026/27	-	2030/31	-	2034/35	90	2038/39	170	2042/43	210
2027/28	-	2031/32	70	2035/36	100	2039/40	198	Beyond:	-
2028/29	-	2032/33	70	2036/37	110	2040/41	205		
2029/30	-	2033/34	85	2037/38	140	2041/42	210		



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Memorandum of Understanding

**RE: Proposed strategic allocation at Land north east of Fairford (land parcel HELAA
ref: F57A, F57B & F57C)**

Gleeson Land

21st August 2026

Memorandum of Understanding (MoU)

RE: Proposed strategic allocation at Land north east of Fairford (land parcel HELAA ref: F57A, F57B & F57C)

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7. Agreement..... 7

1. List of Parties involved:

Gleeson Land

Cotswold District Council

2. Signatories:

Gleeson Land

Zoe Chacksfield

Senior Planning Manager

Signature: Z. Chacksfield

Date: 16/06/2026

Cotswold District Council

Andrew Maxted

Planning Policy Manager (Interim) Signature:

Andrew Maxted

Date: 21st 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 north east of Fairford within the Local Plan.

The parties agree that development of the site should:

- a) provide at least the number of homes set out on the site-specific Masterplan Framework
- b) 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 Gleeson Land 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 / land owners 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. 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 Gleeson Land 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 Gleeson Land (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 Gleeson Land 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. Gleeson Land 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. Gleeson Land 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. Gleeson Land 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. Gleeson Land 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.

Appendix A

Anticipated Delivery Rates (based on financial years from April to March)									
2026/27	-	2030/31	-	2034/35	61	2038/39	150	2042/43	-
2027/28	-	2031/32	-	2035/36	150	2039/40	150	Beyond:	-
2028/29	-	2032/33	25	2036/37	150	2040/41	150		
2029/30	-	2033/34	5	2037/38	150	2041/42	150		



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Memorandum of Understanding

**RE: Proposed strategic allocation at Land north, east and south of Moreton-in-Marsh
(land parcel ref(s): M71A and M71B)**

Bloor Homes

21st August 2026

Memorandum of Understanding (MoU)

RE: Proposed strategic allocation at Land north, east and south of Moreton-in-Marsh (land parcel ref(s): M71A and M71B)

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1. List of Parties involved:

Bloor Homes ('the Promoter')

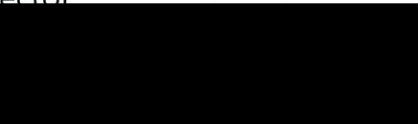
Cotswold District Council ('the Council')

2. Signatories:

Bloor Homes

Nick Rawlings

Planning Director

Signature: 

Date: 10th July 2026

Cotswold District Council

Andrew Maxted

Planning Policy Manager (Interim) Signature:

Date: 21st 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 Moreton-in-Marsh within the Local Plan.

The parties agree that development of the site should:

- a) provide at least the number of homes set out on the site specific Masterplan Framework
- b) include appropriate employment, community and education provision as specified
- 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 / land owners 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. 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 strategic allocation.
2. The Council and the Promoter 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. The Promoter commits to the delivery of 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. The Promoter will aim to deliver their part 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 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. The Promoter 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.

Appendix A

Anticipated Delivery Rates (based on financial years from April to March)									
2026/27	-	2030/31	100	2034/35	170	2038/39	170	2042/43	180
2027/28	-	2031/32	170	2035/36	170	2039/40	170	Beyond:	-
2028/29	-	2032/33	170	2036/37	170	2040/41	179		
2029/30	48	2033/34	170	2037/38	170	2041/42	180		



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Memorandum of Understanding

RE: Proposed strategic allocation at Land north and west of Mickleton (land parcel ref(s): MK1AB, MK3, MK17, MK21, MK22, MK23)

Ashberry Strategic Land, Mr M Longford and Mr T Longford,
Mr B Hird and Mrs C Stiley

21 August 2026

Memorandum of Understanding (MoU)

RE: Proposed strategic allocation at Land north and west of Mickleton (land parcel ref(s):
MK1AB, MK3, MK17, MK21, MK22, MK23)

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5. Governance Arrangements 7

6. Review and Ongoing Cooperation 7

7. Agreement..... 8

1. List of Parties involved:

Ashberry Strategic Land

Bruton Knowles (acting for Mr M Longford and Mr T Longford)

Mr B Hird and Mrs C Stiley

The above parties are referred to in this document as "the landowners".

Cotswold District Council

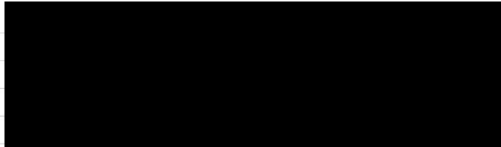
2. Signatories:

Ashberry Strategic Land

Rebecca Palmer

Senior Strategic Planning Manager

Signature:



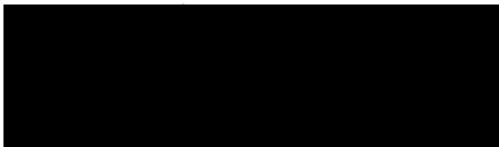
Date: 21 August 2026

Bruton Knowles (acting for Mr J Longford and Mr T Longford)

Scott Winnard

Partner

Signature:



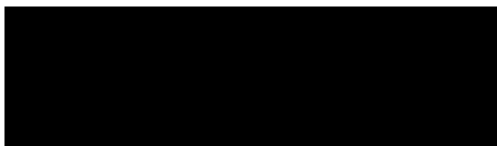
Date: 21 August 2026

Savills on behalf of Mr B Hird and Mrs C Stiley

Robert Linnell

Director

Signature:



Date: 21 August 2026

Cotswold District Council

Andrew Maxted

Planning Policy Manager (Interim) Signature:

Andrew Maxted

Date: 21st August 2026

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 north and west of Mickleton. The land parcels covered by this Memorandum of Understanding (MK1AB, MK3, MK17, MK21, MK22 and MK23) form part of that wider proposed allocation.

This Memorandum of Understanding sets out the shared commitment of the Council and the landowners 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 parcels MK1AB, MK3, MK17, MK21, MK22 and MK23. 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. Key Development Principles

The parties agree that development of the land parcels should:

- a) contribute to the comprehensive delivery of the wider strategic housing allocation
- b) be informed by effective community engagement
- c) be informed by 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) make appropriate provision for active and sustainable travel

5. Governance Arrangements

The site was promoted through the Call for Sites process. The Council and the parties 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. 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 parties 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 parties, or subsequent developers (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 confirm that they:

1. Support the continued promotion of land parcels MK1AB, MK3, MK17, MK21, MK22 and MK23 as part of a wider proposed strategic allocation.
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 on land parcels MK1AB, MK3, MK17, MK21, MK22 and MK23
4. Recognise that the land subject to this MoU forms only part of the wider proposed strategic allocation.
5. 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.



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Memorandum of Understanding

**RE: Proposed strategic allocation at Land Surrounding Down Ampney (Land Parcels
ref: DA5 and DA32)**

Robert Hitchins Ltd

21st August 2026

Memorandum of Understanding (MoU)

RE: Proposed strategic allocation at Land Surrounding Down Ampney (Land Parcels ref: DA5 and DA32)

Table of Contents

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

2. Signatories: 3

3. Introduction..... 4

4. Governance Arrangements 4

5. Review and Ongoing Cooperation 5

6. Agreement..... 6

1. List of Parties involved:

Robert Hitchins Ltd ("The Promoter")

Cotswold District Council ("The Council")

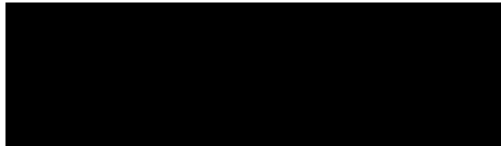
2. Signatories:

Robert Hitchins Ltd

Name: Kirsty Maguire

Role: Head of Planning

Signature:



Date: 19th August 2026

Cotswold District Council

Andrew Maxted

Planning Policy Manager (Interim) Signature:

Andrew Maxted

Date: 21st August 2026

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 surrounding Down Ampney. The land parcels covered by this Memorandum of Understanding (DA5 and DA32) form part of that wider proposed allocation.

This Memorandum of Understanding sets out the shared commitment of the Council and the Promoter to work collaboratively to support the delivery of the land parcels covered by this MoU.

For the avoidance of doubt, this MoU relates only to land parcels DA5 and DA32. The parties acknowledge that the wider proposed strategic allocation involves 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. 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.

5. 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, or a subsequent developer, (at least annually) in connection with the Plan's 5-year review and annual monitoring of the delivery of the site.

6. Agreement

By signing this MoU, the Promoter confirms that:

1. The land parcels are available for development.
2. They will aim to bring forward the land parcels for development within the emerging Plan Period.

By signing this MoU, all parties confirm that they:

3. Support the continued promotion of land parcels DA5 and DA32 for development.
4. Will work collaboratively and in good faith throughout the Local Plan process and subsequent stages of delivery.
5. 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.



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Memorandum of Understanding

**RE: Proposed strategic allocation at Land north, east and south of Moreton-in-Marsh
(land parcel ref(s): M9)**

Brodie Planning Associates Ltd

21 August 2026

Memorandum of Understanding (MoU)

RE: Proposed strategic allocation at Land north, east and south of Moreton-in-Marsh (land parcel ref: M9)

Table of Contents

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

2. Signatories: 3

3. Introduction..... 4

4. Governance Arrangements 4

5. Review and Ongoing Cooperation 5

6. Agreement..... 6

1. List of Parties involved:

Brodie Planning Associates Ltd ("The Promoter")

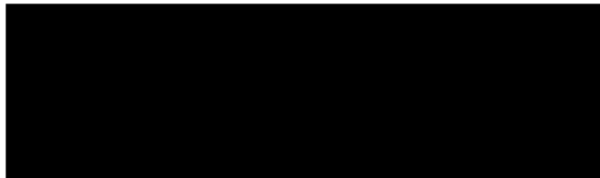
Cotswold District Council ("The Council")

2. Signatories:

Brodie Planning Associates Ltd

Name: Catherine Hoyte

Role: Associate Director



Signature:

Date: 21 August 2026

Cotswold District Council

Andrew Maxted

Planning Policy Manager (Interim) Signature:

Andrew Maxted

Date: 21st August 2026

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 north, east and south of Moreton-in-Marsh. The land parcel covered by this Memorandum of Understanding (M9) form part of that wider proposed allocation.

This Memorandum of Understanding sets out the shared commitment of the Council and the Promoter to work collaboratively to support the delivery of the land parcel covered by this MoU.

For the avoidance of doubt, this MoU relates only to land parcel M9. The parties acknowledge that the wider proposed strategic allocation involves 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. 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.

5. 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, or a subsequent developer, (at least annually) in connection with the Plan's 5-year review and annual monitoring of the delivery of the site.

6. Agreement

By signing this MoU, the Promoter confirms that:

1. The land parcel is available for development.
2. They will aim to bring forward the land parcel for development within the emerging Plan Period.

By signing this MoU, all parties confirm that they:

3. Support the continued promotion of land parcel M9 for development.
4. Will work collaboratively and in good faith throughout the Local Plan process and subsequent stages of delivery.
5. 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.



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Memorandum of Understanding

**RE: Proposed strategic allocation at Land north, east and south of Moreton-in-Marsh
(land parcel ref: M70)**

Catesby Estates

21st August 2026

Memorandum of Understanding (MoU)

RE: Proposed strategic allocation at Land north, east and south of Moreton-in-Marsh (land parcel ref: M70)

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

2. Signatories: 3

3. Introduction..... 4

4. Governance Arrangements 4

5. Review and Ongoing Cooperation 5

6. Agreement..... 6

1. List of Parties involved:

Catesby Estates ("The Promoter")

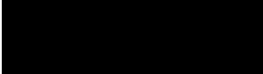
Cotswold District Council ("The Council")

2. Signatories:

Catesby Estates

Name: Sarah Griffiths

Role: Associate Planning Director

Signature: 

Date: 19.08.2026

Cotswold District Council

Andrew Maxted

Planning Policy Manager (Interim) Signature:

Andrew Maxted

Date: 21st August 2026

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 north, east and south of Moreton-in-Marsh. The land parcel covered by this Memorandum of Understanding (M70) forms part of that wider proposed allocation.

This Memorandum of Understanding sets out the shared commitment of the Council and the Promoter to work collaboratively to support the delivery of the land parcel covered by this MoU.

For the avoidance of doubt, this MoU relates only to land parcel M70. The parties acknowledge that the wider proposed strategic allocation involves 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. 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.

5. 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, or a subsequent developer, (at least annually) in connection with the Plan's 5-year review and annual monitoring of the delivery of the site.

6. Agreement

By signing this MoU, the Promoter confirms that:

1. The land parcel is available for development.
2. They will aim to bring forward the land parcel for development within the emerging Plan Period.

By signing this MoU, all parties confirm that they:

3. Support the continued promotion of land parcel M70 for development.
4. Will work collaboratively and in good faith throughout the Local Plan process and subsequent stages of delivery.
5. 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.



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Memorandum of Understanding

**RE: Proposed strategic allocation at Land north, east and south of Moreton-in-Marsh
(land parcel ref(s): M72 and M79)**

Fire Service College Limited

24th August 2026

Memorandum of Understanding (MoU)

RE: Proposed strategic allocation at Land north, east and south of Moreton-in-Marsh (land parcel ref(s): M72 and M79)

Table of Contents

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

2. Signatories: 3

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6. Review and Ongoing Cooperation 5

7. Agreement..... 6

1. List of Parties involved:

Fire Service College Limited ("The Promoter")

Cotswold District Council ("The Council")

2. Signatories:

Fire Service College Limited

Name: Richard Holroyd

Role: CEO Capita Public Services and Pensions

Signature:



Date: 20th August 2026

Cotswold District Council

Andrew Maxted

Planning Policy Manager (Interim) Signature:

Andrew Maxted

Date: 24th August 2026

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 north, east and south of Moreton-in-Marsh. The land parcels covered by this Memorandum of Understanding (M72 and M79 ("the Site")) form part of that wider proposed allocation.

This Memorandum of Understanding sets out the shared commitment of the Council and the Promoter to work collaboratively with respect to the proposed development of the Site as part of the strategic allocation referred to above.

The proposed strategic allocation remains subject to the statutory Local Plan process, including independent examination and adoption.

For the avoidance of doubt, this MoU relates only to the Site. The parties acknowledge that the wider proposed strategic allocation may involve other land interests, developers and stakeholders and the need for developers to collaborate on infrastructure provision.

This MoU is a statement of current intent and is not legally binding.

4. Key Development Principles

The parties agree that subject to viability considerations, any development of the land parcels should:

- a) contribute to the comprehensive delivery of the wider strategic housing allocation
- b) include appropriate employment, community and education provision
- c) be informed by effective community engagement
- d) be informed by 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) make appropriate provision for active and sustainable travel

5. Governance Arrangements

The Site was promoted through the Call for Sites process. The Council and the Promoter have been engaging during the Local Plan preparation and will continue to work together to resolve current delivery challenges as the Local Plan progresses.

The parties will continue to share relevant information and discuss matters affecting the Site's allocation, draft Local Plan requirements 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 and agreed by both parties. 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, or a subsequent developer (at least annually) in connection with the Plan's 5-year review and annual monitoring of the viability and delivery of the Site.

7. Agreement

By signing this MoU, the parties confirm that they:

1. Support the continued promotion of the Site as part of a wider proposed strategic allocation, subject to consideration of detailed requirements and masterplan refinements.
2. Will work collaboratively and in good faith throughout the Local Plan process and any subsequent stages of delivery.
3. Acknowledge the indicative delivery trajectory for the wider strategic allocation contained in Appendix A.
4. Recognise that the Site forms only part of the wider proposed strategic allocation.
5. accept that this MoU is intended solely as a statement of the mutual intentions and understandings of the Parties with respect to the Site as part of the strategic allocation referred to above. This MoU does not constitute, and shall not be construed as, a binding or enforceable legal agreement, contract or commitment of any kind.
6. accept that nothing in this MoU shall:
 - (a) prejudice the outcome of the Local Plan process or any future planning application decisions.
 - (b) be construed as an obligation on either the Council or the Promoter to enter into any definitive agreement, joint venture, partnership, or other binding arrangement with respect to the Site. Any binding obligations among the Parties shall arise only upon the execution and delivery of separate, definitive documentation mutually agreed upon by the Parties and executed in accordance with applicable law.

Appendix A

Anticipated Delivery Rates (based on financial years from April to March)									
2026/27	-	2030/31	100	2034/35	170	2038/39	170	2042/43	180
2027/28	-	2031/32	170	2035/36	170	2039/40	170	Beyond:	-
2028/29	-	2032/33	170	2036/37	170	2040/41	179		
2029/30	48	2033/34	170	2037/38	170	2041/42	180		



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Memorandum of Understanding

**RE: Proposed strategic allocation at Land north and west of Mickleton (land parcel
ref(s): MK13)**

Newland Homes Ltd

21st August 2026

Memorandum of Understanding (MoU)

RE: Proposed strategic allocation at Land north and west of Mickleton (land parcel ref(s): MK13)

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5. Governance Arrangements 5

6. Timetable for Review and Ongoing Cooperation 6

7. Agreement..... 7

1. List of Parties involved:

Newland Homes Ltd

Cotswold District Council

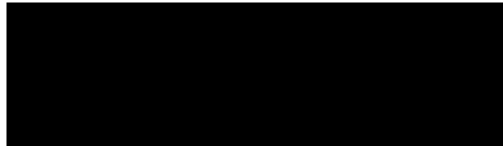
2. Signatories:

Newland Homes Ltd.

Catherine Sheppard

Planning Manager

Signature:



Date: 19th August 2026

Cotswold District Council

Andrew Maxted

Planning Policy Manager (Interim) Signature:

Andrew Maxted

Date: 21st 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 north and west of Mickleton within the Local Plan.

The parties agree that development of the site should:

- a) provide at least the number of homes set out on the site specific Masterplan Framework
- b) include appropriate employment, community and education provision as specified
- 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 / land owners 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. 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 strategic allocation.
2. The Council and Newland Homes Ltd are committed to delivering new homes at the proposed strategic allocation in accordance with the Local Plan.
3. Newland Homes Ltd will facilitate the delivery of at least the number of dwellings on their land parcel as shown within the outline planning application which has received a resolution to grant subject to a S106 and as 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. Newland Homes Ltd will aim to deliver the dwellings on their land parcel in the year 2028/29 to 2031/32. 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.
5. Newland Homes Ltd 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. Newland Homes Ltd 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.



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Memorandum of Understanding

**RE: Proposed strategic allocation at Land north and west of Mickleton (land parcel
ref: MK20B)**

Catesby Estates

21st August 2026

Memorandum of Understanding (MoU)

RE: Proposed strategic allocation at Land north and west of Mickleton (land parcel ref(s): MK20B)

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1.	List of Parties involved:	3
2.	Signatories:	3
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4.	Governance Arrangements	4
5.	Review and Ongoing Cooperation	5
6.	Agreement	5

1. List of Parties involved:

Catesby Estates ("The Promoter")

Cotswold District Council ("The Council")

2. Signatories:

Catesby Estates

Name: Sarah Griffiths

Role: Associate Planning Director

Signature:



Date: 19.08.26

Cotswold District Council

Andrew Maxted

Planning Policy Manager (Interim) Signature:

Andrew Maxted

Date: 21st August 2026

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 north and west of Mickleton. The land parcel covered by this Memorandum of Understanding (MK20B) forms part of that wider proposed allocation.

This Memorandum of Understanding sets out the shared commitment of the Council and the Promoter to work collaboratively to support the delivery of the land parcel covered by this MoU.

For the avoidance of doubt, this MoU relates only to land parcel MK20B. The parties acknowledge that the wider proposed strategic allocation involves 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. 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.

5. 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, or a subsequent developer, (at least annually) in connection with the Plan's 5-year review and annual monitoring of the delivery of the site.

6. Agreement

By signing this MoU, the Promoter confirms that:

1. The land parcel is available for development.
2. They will aim to bring forward the land parcel for development within the emerging Plan Period.

By signing this MoU, all parties confirm that they:

3. Support the continued promotion of land parcel MK20B for development.
4. Will work collaboratively and in good faith throughout the Local Plan process and subsequent stages of delivery.
5. 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.



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Memorandum of Understanding

**RE: Proposed strategic allocation at Land south east of Cirencester and south of
Preston (Land Parcel R519)**

Robert Hitchins Ltd

21st August 2026

Memorandum of Understanding (MoU)

RE: Proposed strategic allocation at Land south east of Cirencester and south of Preston
(land parcel ref: R519)

Table of Contents

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

2. Signatories: 3

3. Introduction..... 4

4. Governance Arrangements 4

5. Review and Ongoing Cooperation 5

6. Agreement..... 6

1. List of Parties involved:

Robert Hitchins Ltd ("The Promoter")

Cotswold District Council ("The Council")

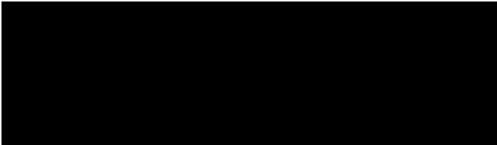
2. Signatories:

Robert Hitchins Ltd

Name: Kirsty Maguire

Role: Head of Planning

Signature:



Date: 19th August 2026

Cotswold District Council

Andrew Maxted

Planning Policy Manager (Interim) Signature:

Andrew Maxted

Date: 21st August 2026

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 south east of Cirencester and south of Preston. The land parcel covered by this Memorandum of Understanding (R519) forms part of that wider proposed allocation.

This Memorandum of Understanding sets out the shared commitment of the Council and the Promoter to work collaboratively to support the delivery of the land parcel covered by this MoU.

For the avoidance of doubt, this MoU relates only to land parcel R519. The parties acknowledge that the wider proposed strategic allocation involves 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. 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.

5. 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, or a subsequent developer, (at least annually) in connection with the Plan's 5-year review and annual monitoring of the delivery of the site.

6. Agreement

By signing this MoU, the Promoter confirms that:

1. The land parcel is available for development.
2. They will aim to bring forward the land parcel for development within the emerging Plan Period.

By signing this MoU, all parties confirm that they:

3. Support the continued promotion of land parcel R519 for development.
4. Will work collaboratively and in good faith throughout the Local Plan process and subsequent stages of delivery.
5. 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.

Appendix 4b – Memoranda of Understanding – Non-Strategic Sites



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Memorandum of Understanding

**RE: Proposed non-strategic allocation at Land to rear of Templefields and Crossfields
(ref: A2)**

The Maintenance Trust of the Whittington Court Estate

21st August 2026

Memorandum of Understanding (MoU)

RE: Proposed non-strategic allocation at Land to rear of Templefields and Crossfields (ref: A2)

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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 Maintenance Trust of the Whittington Court Estate ("The Trust")

Cotswold District Council

2. Signatories:

Carter Jonas LLP on behalf The Trust

Huw Mellor, Partner, Carter Jonas LLP



18th August 2026

Cotswold District Council

Andrew Maxted

Planning Policy Manager (Interim) Signature:

Andrew Maxted

Date: 21st 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.

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. This MoU is a non-binding document that outlines the mutual understanding between The Trust 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 to the rear of Templefields and Crossfields (site reference: A2) within the Local Plan.

The parties agree that development of the site should:

- a) provide at least the number of homes set out on the Site Development Template (unless master planning dictates this is not achievable)
- b) follow the development requirements within the Site Development Template
- 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.

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 Trust 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 Trust (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 The Trust are committed to delivering new homes at the proposed non-strategic allocation in accordance with the Local Plan.
3. The Trust will facilitate the delivery of at least the number of dwellings set out in the Site Development Template, unless it is demonstrated through master-planning that such provision is not achievable.
4. The Trust will aim to facilitate the delivery of dwellings in accordance with the housing trajectory set out in Appendix A. 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 Trust will work with the Council to provide certainty and assurance that the proposed non-strategic allocation can be brought forward comprehensively.
6. 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		2034/35		2038/39		2042/43	
2027/28		2031/32		2035/36		2039/40		Beyond:	
2028/29	26	2032/33		2036/37		2040/41			
2029/30	26	2033/34		2037/38		2041/42			



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Memorandum of Understanding

RE: Proposed non-strategic allocation at Land off Mallard Crescent, Bourton-on-the-Water (ref: B56)

Ashberry Strategic Land Limited

21st August 2026

Memorandum of Understanding (MoU)

RE: Proposed non-strategic allocation at Land off Mallard Crescent, Bourton-on-the-Water
(ref: B56)

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

2. Signatories: 3

3. Introduction: 4

4. Key Development Principles..... 5

5. Governance Arrangements 5

6. Timetable for Review and Ongoing Cooperation 5

7. Agreement..... 6

1. List of Parties involved:

Ashberry Strategic Land Limited (Promoter)

Cotswold District Council

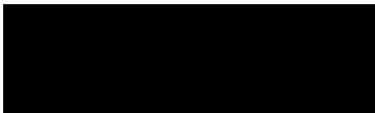
2. Signatories:

Ashberry Strategic Land

Rebecca Palmer

Senior Strategic Planning Manager

Signature:

A solid black rectangular box used to redact the signature of Rebecca Palmer.

Date: 21.08.26

Cotswold District Council

Andrew Maxted

Planning Policy Manager (Interim) Signature:

Andrew Maxted

Date: 21st 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.

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 promoter of the site and the Council. It is used to clarify expected conduct, outcomes and timescales.

4. Key Development Principles

This MoU sets out the key principles of the proposed non-strategic allocation at Land off Mallard Crescent, Bourton-on-the-Water (ref: B56) within the Local Plan.

The parties agree that development of the site should:

- a) Deliver homes on the site (the Council consider there is a capacity of 53 homes, whereas Ashberry Strategic Land Limited consider there is a capacity of 39 homes)
- 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 Ashberry Strategic Land Limited are committed to facilitating the delivery of new homes at the proposed non-strategic allocation.
3. Ashberry Strategic Land Limited will seek to obtain planning permission for dwellings on the site. Any proposed reduction from the capacity set out in the Site Development Template 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 number of dwellings specified in the Template cannot be achieved.
4. Ashberry Strategic Land Limited will aim to facilitate the delivery of dwellings in accordance with the housing trajectory set out in Appendix A, or earlier if possible (noting the disagreement over the site capacity). 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. Ashberry Strategic Land Limited will work with the Council to provide certainty and assurance that the proposed non-strategic allocation can be brought forward comprehensively.
6. 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	24	2034/35		2038/39		2042/43	
2027/28		2031/32	(14)*	2035/36		2039/40		Beyond:	
2028/29		2032/33		2036/37		2040/41			
2029/30	15	2033/34		2037/38		2041/42			

*Ashberry Strategic Limited disagree with the capacity of the site, as such, these 14 are disputed.

Cotswold District Council

Memorandum of Understanding

RE: Proposed non-strategic allocation at Former Allotments, Station Road

The Trustees of Parham Park Trust (1984)

Charity No: 288828

21st August 2026

Memorandum of Understanding (MoU)

RE: Proposed non-strategic allocation at Former Allotments, Station Road, Blockley (ref: BK11)

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2. Signatories: 3

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5. Governance Arrangements: 6

6. Timetable for Review and Ongoing Cooperation:..... 6

7. Agreement: 7

1. List of Parties involved:

The Trustees of Parham Park Trust (1984). Charity No: 288828 (**PPT** or **Landowner**)

Morgan Elliot Planning ("**Planning Consultant**" acting on behalf of the Landowner)

Cotswold District Council (**CDC** or **Council**)

2. Signatories:

Trustees of PPT

(1) James Barnard

Role Trustee

Signature:

Date:

13/08/2026

(2) Keith Wright, Director of Dickinson Trust Limited

Role Trustee

Signature:

Date:

13/08/2026

Cotswold District Council

Andrew Maxted

Planning Policy Manager (Interim) Signature:

Andrew Maxted

Date: 21st 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 (ICENA, July 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 Landowner 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 Former Allotments, Station Road, Blockley within the Local Plan (the **BK_11 Site**).

The parties acknowledge that the BK_11 Site is in the sole ownership and control of the Trustees of PPT. No Developer, Housebuilder or Promoter currently has any legal or other interest in the BK_11 Site.

The PPT Trustees hereby confirm that the BK_11 Site is vacant and that they are promoting the BK_11 Site for residential development with the intention of imminently (within the next couple of months) submitting an application for outline planning permission for approximately 40 dwellings.

The PPT Trustees then intend to appoint a specialist development consultant/agent to market and dispose of the BK_11 Site (with the benefit of outline planning permission) to a suitable Developer or Housebuilder.

Whilst it is acknowledged that nothing in this MoU shall require the Trustees to act inconsistently with their statutory and fiduciary duties, including their duties under sections 117-121 of the Charities Act 2011, the parties agree that the development of the BK_11 Site should:

- a) provide approximately 40 dwellings, unless detailed master planning or technical considerations demonstrate that a different capacity is appropriate;
- b) have regard to the development requirements within the Site Development Template, recognising that the final form of the development of the BK_11 Site will not be carried out by the PPT Trustees and therefore will be determined through the planning application process and any future Developer's/Housebuilder's detailed design proposals;
- 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; and
- h) encourage accessible and sustainable transport.

5. Governance Arrangements

The BK_11 site was promoted through the Call for Sites process. The Council and the Landowner/Planning Consultant 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 Landowner and their Planning Consultant 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 and their Planning Consultant (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 PPT Trustees are committed to promoting the BK_11 Site for residential development and intend imminently to submit an outline planning application for approximately 40 dwellings. The PPT Trustees intend to appoint a development consultancy/agent to market and dispose of the BK_11 Site (with the benefit of outline planning permission) to a suitable Developer or Housebuilder.
3. The PPT Trustees' imminent application for outline planning permission will promote a residential scheme for approximately 40 dwellings; this is the number of dwellings set out in the Site Development Template.
4. The PPT Trustees and will work with the Council to provide certainty and assurance that the proposed non-strategic allocation can be brought forward comprehensively.
5. The parties will work together in good faith, share information promptly, act transparently, respect confidentiality where appropriate, and support agreed delivery milestones.

Cotswold District Council

Memorandum of Understanding

RE: Proposed non-strategic allocation at The Limes, Station Road, Blockley (ref: BK14A)

Dr Chris Morton

DATE 21st August 2026

Memorandum of Understanding (MoU)

RE: Proposed non-strategic allocation at The Limes, Station Road, Blockley (ref: BK14A)

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1. List of Parties involved: 3

2. Signatories:.....3

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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:

Dr Chris Morton ('the owner')

Cotswold District Council

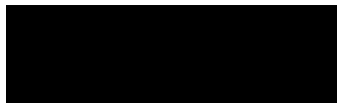
2. Signatories:

Company

Name *DR CHRIS MORTON*

Role *Owner*

Signature:



Date: *6/7/26*

Cotswold District Council

Andrew Maxted

Planning Policy Manager (Interim) Signature:

Andrew Maxted

Date: 21st 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 (ICENA, 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 owner 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 The Limes, Station Road, Blockley within the Local Plan.

The parties agree that development of the site should:

- a) provide dwellings on the site
- 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 owner 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 owner (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 Dr Chris Morton are committed to delivering new homes at the proposed non-strategic allocation in accordance with the Local Plan.
3. The number of dwellings that can be accommodated on the site remains unresolved between the Council and Dr Chris Morton. The Council anticipates that the site can accommodate 8 homes, whereas Dr Chris Morton suggests a capacity of 4-5 dwellings. Accordingly, this MoU recognises this discrepancy in housing delivery figures, while confirming that Dr Chris Morton is committed to deliver housing on the site.
4. Dr Chris Morton will work with the Council to provide certainty and assurance that the proposed non-strategic allocation can be brought forward comprehensively.
5. The parties will work together in good faith, share information promptly, act transparently, respect confidentiality where appropriate, and support agreed delivery milestones.



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Memorandum of Understanding

**RE: Proposed non-strategic allocation at Land adjacent to Donside, off Barn Way,
Cirencester (ref: C71)**

CPW Daniell Ltd (Planning Consultant) on behalf of Mr Martin
Strange and Mrs Debbie Andrews ('the Landowners')

21st August 2026

Memorandum of Understanding (MoU)

RE: Proposed non-strategic allocation at Land adjacent to Donside, off Barn Way,
Cirencester (ref: C71)

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6. Timetable for Review and Ongoing Cooperation 5

7. Agreement..... 6

1. List of Parties involved:

Mr Martin Strange and Mrs Debbie Andrews ('the Landowners') represented by CPW Daniell Ltd (Planning Consultant)

Cotswold District Council

2. Signatories:

Company: CPW Daniell Ltd

Name: CHARLES DANIELL

Role: DIRECTOR

Signature:



Date: 03.07.26

Cotswold District Council

Andrew Maxted

Planning Policy Manager (Interim) Signature:

Andrew Maxted

Date: 21st 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 (ICENA, 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 adjacent to Donside, off Barn Way, Cirencester within the Local Plan.

The parties agree that development of the site should if reasonably possible:

- a) provide approximately the number of homes set out on the Site Development Template (unless master planning dictates this is not achievable)
- b) follow the development requirements within the Site Development Template
- 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 Landowners 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 Landowners 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 Landowners (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 Landowners are committed to delivering 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 Landowners will deliver the number of dwellings set out in the Site Development Template if reasonably possible. 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 Landowners may 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. The Landowners will endeavour to 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).
6. 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		2034/35	5	2038/39		2042/43	
2027/28		2031/32		2035/36		2039/40		Beyond:	
2028/29		2032/33		2036/37		2040/41			
2029/30		2033/34	5	2037/38		2041/42			



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Memorandum of Understanding

RE: Proposed non-strategic allocation at Land west of Gardner Way, Cirencester (ref: C81B)

Robert Hitchins Limited

21st August 2026

Memorandum of Understanding (MoU)

RE: Proposed non-strategic allocation at Land west of Gardner Way, Cirencester (ref: C81B)

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1. List of Parties involved:

Robert Hitchins Limited (Promoter)

Cotswold District Council

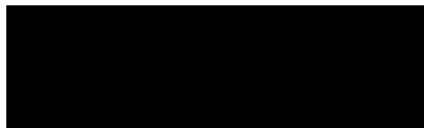
2. Signatories:

Robert Hitchins Limited

Kirsty Maguire

Head of Planning

Signature:



Date: 9th June 2026

Cotswold District Council

Andrew Maxted

Planning Policy Manager (Interim) Signature:

Andrew Maxted

Date: 21st 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.

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 west of Gardner Way, Cirencester within the Local Plan.

The parties agree that development of the site should:

- a) provide at least the number of homes set out on the Site Development Template (unless master planning dictates this is not achievable)
- b) follow the development requirements within the Site Development Template
- 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.

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 Robert Hitchins Limited are committed to delivering 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 parties agree that the site should be planned and masterplanned on the basis of achieving at least the number of dwellings 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. Robert Hitchins Limited will use reasonable endeavours through the promotion, masterplanning and disposal of the site to facilitate delivery of the dwellings in accordance with the trajectory of anticipated delivery rates set out in Appendix A. 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. Robert Hitchins Limited will work with the Council to provide certainty and assurance that the proposed non-strategic allocation can be brought forward comprehensively.
6. 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		2034/35		2038/39		2042/43	
2027/28		2031/32	15	2035/36		2039/40		Beyond:	
2028/29		2032/33	16	2036/37		2040/41			
2029/30		2033/34		2037/38		2041/42			



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Memorandum of Understanding

**RE: Proposed non-strategic allocation at Land north-west of Aston Road, Chipping
Campden (ref: CC66B)**

Brodie Planning Associates

21st August 2026

Memorandum of Understanding (MoU)

RE: Proposed non-strategic allocation at Land north-west of Aston Road, Chipping
Campden (ref: CC66B)

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6. Timetable for Review and Ongoing Cooperation 5

7. Agreement..... 6

1. List of Parties involved:

Brodie Planning Associates Ltd (Promoter and Planning Agent)

Cotswold District Council

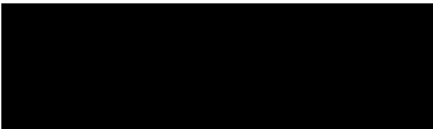
2. Signatories:

Brodie Planning Associates Ltd

Wendy Hopkins

Director

Signature:



Date: 01 July 2026

Cotswold District Council

Andrew Maxted

Planning Policy Manager (Interim) Signature:

Andrew Maxted

Date: 21st 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 (ICENA, July 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-west of Aston Road, Chipping Campden within the Local Plan.

The parties agree that development of the site should:

- a) follow the development requirements within the Site Development Template (other than the number of homes)
- 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 Brodie Planning Associates are committed to delivering 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. Brodie Planning Associates will aim to deliver the dwellings on the site no later than 2030/31 and 2031/32. 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.
4. Brodie Planning Associates 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).
5. The parties will work together in good faith, share information promptly, act transparently, respect confidentiality where appropriate, and support agreed delivery milestones.



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Memorandum of Understanding

RE: Proposed non-strategic allocation at Land south-east of Fairford (ref: F20A)

Moore Allen & Innocent

On behalf of

Paul Blanchard

21st August 2026

Memorandum of Understanding (MoU)

RE: Proposed non-strategic allocation at Land south-east of Fairford (ref: F20A)

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6. Timetable for Review and Ongoing Cooperation 5

7. Agreement..... 6

1. List of Parties involved:

Moore Allen & Innocent – Promoter & Agent

Cotswold District Council

2. Signatories:

Moore Allen & Innocent

Name – Jack Ayres-Sumner

Role – Agent & Promoter



Date: 12th June 2026

Cotswold District Council

Andrew Maxted

Planning Policy Manager (Interim) Signature:

Andrew Maxted

Date: 21st 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.

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 south-east of Fairford within the Local Plan.

The parties agree that development of the site should:

- a) provide at least the number of homes set out on the Site Development Template (unless master planning dictates this is not achievable)
- b) follow the development requirements within the Site Development Template
- 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.

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 delivering 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. Moore Allen & Innocent will deliver at least the number of dwellings set out in the Site Development Template. Any proposed reduction will be robustly justified, demonstrating through master planning 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. Moore Allen & Innocent 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. Moore Allen & Innocent 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).
6. 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	27	2034/35		2038/39		2042/43	
2027/28		2031/32	28	2035/36		2039/40		Beyond:	
2028/29		2032/33		2036/37		2040/41			
2029/30		2033/34		2037/38		2041/42			



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Memorandum of Understanding

**RE: Proposed non-strategic allocation at Land west of Terminus Cottage and Station
Cottage, Fairford (ref: F39C, F52)**

Turley on behalf of Rainier Developments Ltd

21st August 2026

Memorandum of Understanding (MoU)

RE: Proposed non-strategic allocation at Land west of Terminus Cottage and Station Cottage, Fairford (ref: F39C, F52)

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7.	Agreement	6

1. List of Parties involved:

Turley on behalf of Rainier Developments Ltd (hereafter referred to as 'Turley')
(Promoter)

Cotswold District Council

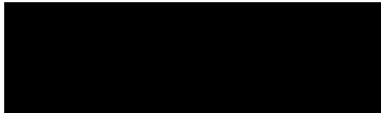
2. Signatories:

Turley

Laura Cornborough

Associate Director

Signature:

A black rectangular box redacting the signature of Laura Cornborough.

Date: 18 August 2026

Cotswold District Council

Andrew Maxted

Planning Policy Manager (Interim) Signature:

Andrew Maxted

Date: 21st 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.

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 west of Terminus Cottage and Station Cottage, Fairford within the Local Plan.

The parties agree that development of the site should:

- a) Provide at least the number of homes 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 Turley are committed to delivering new homes at the proposed non-strategic allocation in accordance with the Local Plan.
3. Turley will seek to maximise the efficient use of the site having regard to design quality, infrastructure capacity, environmental constraints and relevant planning policy and deliver at least the number of dwellings 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 number of dwellings that can be accommodated on the site remains unresolved between the Council and Turley. The Council anticipates that the site can accommodate 30 homes, whereas Turley's evidence indicates a capacity of 74 dwellings. Accordingly, this MoU recognises this discrepancy in housing delivery figures, while confirming that Turley will aim to deliver a minimum of 30 homes. The final deliverable capacity will be determined through the masterplanning and planning application process.
5. Turley will aim to deliver the dwellings in accordance with the trajectory of anticipated delivery rates set out in Appendix A. 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.
6. Turley 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).
7. 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		2034/35		2038/39		2042/43	
2027/28		2031/32		2035/36		2039/40		Beyond:	
2028/29	15	2032/33		2036/37		2040/41			
2029/30	15	2033/34		2037/38		2041/42			



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Memorandum of Understanding

RE: Proposed non-strategic allocation at Land at Totterdown Hill, Horcott (ref: F53A)

Ashflame Properties Limited

21st August 2026

Memorandum of Understanding (MoU)

RE: Proposed non-strategic allocation at Land at Totterdown Hill, Horcott (ref: F53A)

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7.	Agreement	6

1. List of Parties involved:

Ashflame Properties Limited ('the Promoter')

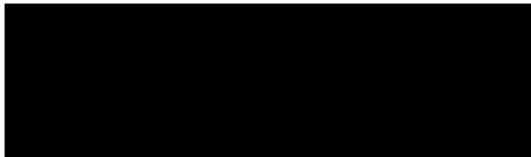
Cotswold District Council

2. Signatories:

Ashflame Properties Limited

Rebecca Birch

Project Director

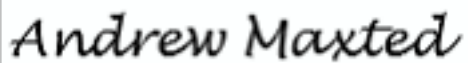


Date: 02/07/2026.

Cotswold District Council

Andrew Maxted

Planning Policy Manager (Interim) Signature:



Date: 21st 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.

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 at Totterdown Hill, Horcott within the Local Plan.

The parties agree that development of the site should:

- a) provide at least the number of homes set out on the Site Development Template (unless master planning dictates this is not achievable)
- b) follow the development requirements within the Site Development Template
- 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.

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 delivering 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 deliver at least the number of dwellings 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 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. 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).
6. 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		2034/35	30	2038/39		2042/43	
2027/28		2031/32	30	2035/36	30	2039/40		Beyond:	
2028/29		2032/33	30	2036/37		2040/41			
2029/30		2033/34	30	2037/38		2041/42			



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Memorandum of Understanding

RE: Proposed non-strategic allocation at Land South of Butler's Court, Lechlade (ref: L19)

NEW COLLEGE, OXFORD

21st August 2026

Memorandum of Understanding (MoU)

RE: Proposed non-strategic allocation at Land south of Butler’s Court, Lechlade

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7.	Agreement	6

1. List of Parties involved:

Promoter New College Oxford

Cotswold District Council

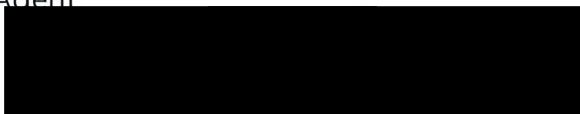
2. Signatories:

Company New College Oxford

Name C R G Campion

Role Land Agent

Signature:



Date:

21 August 2026

Cotswold District Council

Andrew Maxted

Planning Policy Manager (Interim) Signature:

Andrew Maxted

Date: 21st 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.

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 New College, Oxford 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 south of Butler's Court, Lechlade, within the Local Plan.

The parties agree that development of the site should:

- a) provide at least the number of homes set out on the Site Development Template (unless master planning dictates this is not achievable)
- b) follow the development requirements within the Site Development Template
- 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 New College, Oxford 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 New College, Oxford 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 New College, Oxford (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 New College, Oxford are committed to delivering 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. New College, Oxford will deliver at least the number of dwellings 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. New College, Oxford 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.
4. New College, Oxford 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).
5. 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		2034/35	8	2038/39		2042/43	
2027/28		2031/32		2035/36		2039/40		Beyond:	
2028/29		2032/33		2036/37		2040/41			
2029/30		2033/34	7	2037/38		2041/42			

Note: The college will seek to bring forward the site as soon as sensibly possible.



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Memorandum of Understanding

RE: Proposed non-strategic allocation at Land south of Ferrers Park, Lechlade-on-Thames (ref: L33)

Ashflame Properties Limited

21st August 2026

Memorandum of Understanding (MoU)

RE: Proposed non-strategic allocation at Land south of Ferrers Park, Lechlade-on-Thames
(ref: L33)

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6. Timetable for Review and Ongoing Cooperation 5

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1. List of Parties involved:

Ashflame Properties Limited (Promoter)

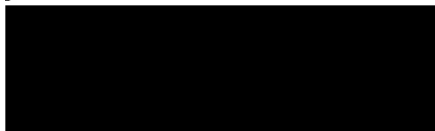
Cotswold District Council

2. Signatories:

Ashflame Properties Limited

Rebecca Birch

Project Director



Date: 02/07/2026

Cotswold District Council

Andrew Maxted

Planning Policy Manager (Interim) Signature:

Andrew Maxted

Date: 21st 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.

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 south of Ferrers Park, Lechlade-on-Thames within the Local Plan.

The parties agree that development of the site should:

- a) provide at least the number of homes set out on the Site Development Template (unless master planning dictates this is not achievable)
- b) follow the development requirements within the Site Development Template
- 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.

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 Ashflame Properties Limited are committed to delivering 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 site will deliver at least the number of dwellings 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. Ashflame Properties Limited 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. 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).
6. 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	30	2034/35		2038/39		2042/43	
2027/28		2031/32	30	2035/36		2039/40		Beyond:	
2028/29		2032/33	30	2036/37		2040/41			
2029/30	30	2033/34	30	2037/38		2041/42			



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Cotswold District Council

Memorandum of Understanding

RE: Proposed non-strategic allocation at Land west of Aldi, Moreton-in-Marsh

(ref: M28B)

Aspects Building Services Ltd

21st August 2026

Memorandum of Understanding (MoU)

RE: Proposed non-strategic allocation at Land west of Aldi, Moreton-in-Marsh (ref: M28B)

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6. Timetable for Review and Ongoing Cooperation 5

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1. List of Parties involved:

Aspects Building Services Ltd

Cotswold District Council

2. Signatories:

Aspects Building Services Ltd

Chris Milne

Business and Land Manager

Signature: Chris Milne

Date: 20/08/26

Cotswold District Council

Andrew Maxted

Planning Policy Manager (Interim) Signature:

Andrew Maxted

Date: 21st 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.

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 / developers 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 west of Aldi, Moreton-in-Marsh within the Local Plan.

The parties agree that development of the site should:

- a) involve effective community engagement
- b) involve continued engagement with key stakeholders and infrastructure providers
- c) provide an appropriate mix of housing, including affordable housing where applicable
- d) provide well-designed buildings, streets and open spaces
- e) support biodiversity, green infrastructure and environmental enhancement
- f) 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 Aspects Building Services Ltd 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 Aspects Building Services Ltd (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 Aspects Building Services Ltd are committed to delivering new homes at the proposed non-strategic allocation
3. The Aspects Building Services Ltd will aim to deliver the dwellings in 2027/28. 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.
4. Aspects Building Services Ltd will work with the Council to provide certainty and assurance that the proposed non-strategic allocation can be brought forward comprehensively.
5. The parties will work together in good faith, share information promptly, act transparently, respect confidentiality where appropriate, and support agreed delivery milestones.



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Cotswold District Council

Memorandum of Understanding

**RE: Proposed non-strategic allocation at Land east of former Meon Hill Nurseries,
Mickleton (ref: MK2B, MK2C)**

Brookworth (South West) Limited

21st August 2026

Memorandum of Understanding (MoU)

RE: Proposed non-strategic allocation at Land east of former Meon Hill Nurseries,
Mickleton (ref: MK2B, MK2C)

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

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7. Agreement..... 6

1. List of Parties involved:

Brookworth (South West) Limited

Cotswold District Council

2. Signatories:

Brookworth (South West) Limited

Natalie Rowland

Senior Planning Manager



11 June 2026

Cotswold District Council

Andrew Maxted

Planning Policy Manager (Interim) Signature:

Andrew Maxted

Date: 21st 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.

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 Brookworth (South West) Limited 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 east of former Meon Hill Nurseries, Mickleton within the Local Plan.

The parties agree that development of the site should:

- a) provide approximately the number of homes set out on the Site Development Template (unless master planning dictates this is not achievable)
- b) follow the development requirements within the Site Development Template
- 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.

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 Brookworth (South West) Limited 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 Brookworth (South West) Limited (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 Brookworth (South West) Limited are committed to delivering 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. Brookworth (South West) Limited will deliver at least the number of dwellings 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. Brookworth (South West) Limited 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. Brookworth (South West) Limited 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).
6. 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		2034/35		2038/39		2042/43	
2027/28	20	2031/32		2035/36		2039/40		Beyond:	
2028/29	20	2032/33		2036/37		2040/41			
2029/30		2033/34		2037/38		2041/42			

Amy Hill

From: Amy.Hill@cotswold.gov.uk
Subject: FW: FW: Non-Strategic Site Land between Summerville Ltd. and Stratford Road (MK7)

From: Colin Hammond
Sent: 21 August 2026 13:22
To: Amy Hill <Amy.Hill@cotswold.gov.uk>
Subject: Re: FW: Non-Strategic Site Land between Summerville Ltd. and Stratford Road (MK7)

Sorry that my IT is playing up but I accept and agree to your MoU that is attached

Colin Hammond
Director -Summerville Ltd

On Fri, Aug 21, 2026 at 1:08 PM Amy Hill <A> wrote:

Good afternoon,

As discussed.

Thank you

Amy

Amy Hill
Principal Planning Policy Officer



COTSWOLD
District Council

From: Amy Hill
Sent: 20 August 2026 14:38

To: Colinhammond

Subject: RE: Non-Strategic Site Land between Summerville Ltd. and Stratford Road (MK7)

Good afternoon Colin,

Thank you for speaking with me earlier.

As discussed, please see the attached revised Memorandum.

This has been simplified, with a reduced commitment (non-binding). If you could review this, sign and return it later today or earlier tomorrow that would be greatly appreciated.

In case it is of assistance, an electronic signature is fine.

If you wish to discuss, my number is

Thank you

Amy



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Memorandum of Understanding

RE: Proposed non-strategic allocation at Land east of Stratford Road, Mickleton (ref: MK11A)

Richard Porter's Charity

21st August 2026

Memorandum of Understanding (MoU)

RE: Proposed non-strategic allocation at Land east of Stratford Road, Mickleton (ref: MK11A)

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1. List of Parties involved:

Richard Porter's Charity (Charity number 203598)

Cotswold District Council

2. Signatories:

Richard Porter's Charity

c/o Susan Baldwin, Lower Clopton Farm, Upper Quinton, Stratford upon Avon,
Warwickshire, CV37 8LQ.

Hon Secretary,

 (on behalf of Richard Porter's Charity)

18th June 2026

Cotswold District Council

Andrew Maxted

Planning Policy Manager (Interim) Signature:

Andrew Maxted

Date: 21st 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, currently draft) 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 Promoter of the site (Richard Porter's Charity) 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 east of Stratford Road, Mickleton within the Local Plan.

The parties agree that development of the site should:

- a) provide approximately the number of homes set out on the Site Development Template (unless master planning dictates this is not achievable)
- b) follow the development requirements within the Site Development Template
- 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 Richard Porter's Charity 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 Richard Porter's Charity 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 Richard Porter's Charity (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 RICHARD PORTER'S CHARITY are committed to delivering 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. RICHARD PORTER'S CHARITY will deliver at least the number of dwellings 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. RICHARD PORTER'S CHARITY 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. RICHARD PORTER'S CHARITY 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).
6. The parties will work together in good faith, share information promptly, act transparently, respect confidentiality where appropriate, and support agreed delivery milestones.

Appendix A

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
25/ 26	26/ 27	27/ 28	28/ 29	29/ 30	30/ 31	31/ 32	32/ 33	33/ 34	34/ 35	35/ 36	36/ 37	37/ 38	38/ 39	39/ 40	40/ 41	41/ 42	42/ 43
Annual completions																	
										25	25	26					



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Memorandum of Understanding

RE: Proposed non-strategic allocation at Former Godwin Pumps Factory, Springfield Road, Quenington (ref: R591)

Olivia Estates

21st August 2026

Memorandum of Understanding (MoU)

RE: Proposed non-strategic allocation at Former Godwin Pumps Factory, Springfield Road, Quenington

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6.	Timetable for Review and Ongoing Cooperation	5
7.	Agreement	6

1. List of Parties involved:

Olivia Estates (South East) Limited

Cotswold District Council

2. Signatories:

Olivia Estates (South East)

Graham Priddle

Director

Signature:

Date:

4/8/2026

Cotswold District Council

Andrew Maxted

Planning Policy Manager (Interim) Signature:

Andrew Maxted

Date: 21st 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.

Olivia Estates understand that the Council has engaged with its neighbouring authorities as part of the Duty to Cooperate process and with other statutory stakeholders. It is understood that they are at different stages of plan-making and have advised Cotswold District Council 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 Former Godwin Pumps Factory, Springfield Road, Quenington, within the Local Plan.

The parties agree that development of the site should:

- a) provide at least the number of homes 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 viable to do so
- 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 Olivia Estates 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 Olivia Estates (at least annually) in connection with the Plan's 5-year review and annual monitoring of the delivery of the site.

The promoter has submitted a planning application for redevelopment of the site Ref: 26/01327/FUL that is currently under consideration by the Council.

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 Olivia Estates are committed to delivering 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. Olivia Estates will deliver at least the number of dwellings 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. Olivia Estates 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. Olivia Estates 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).
6. The parties will work together in good faith, share information promptly, act transparently, respect confidentiality where appropriate, and support agreed delivery milestones.

Appendix 1:

Anticipated Delivery Rates (based on financial years from April to March)									
2026/27	-	2030/31		2034/35	-	2038/39	-	2042/43	-
2027/28	-	2031/32		2035/36	-	2039/40	-	Beyond:	-
2028/29	24	2032/33	-	2036/37	-	2040/41	-		
2029/30	23	2033/34	-	2037/38	-	2041/42	-		



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Memorandum of Understanding

RE: Proposed non-strategic allocation at Land north of London Road (ref: R607)

Gabby Wigram represented by Ridge LLP

21st August 2026

Memorandum of Understanding (MoU)

RE: Proposed non-strategic allocation at Land north of London Road (ref: R607)

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2. Signatories: 3

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6. Timetable for Review and Ongoing Cooperation 5

7. Agreement..... 6

1. List of Parties involved:

Gabby Wigram represented by Ridge LLP

Cotswold District Council

2. Signatories:

Ridge LLP

Name Giles Brockbank

Role Planning Agent



Signature:

Date: 5th August 2026

Cotswold District Council

Andrew Maxted

Planning Policy Manager (Interim) Signature:

Andrew Maxted

Date: 21st 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.

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 (Ridge and Partners LLP) 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 London Road, Poulton within the Local Plan.

The parties agree that development of the site should:

- a) provide at least the number of homes set out on the Site Development Template (unless master planning dictates this is not achievable)
- b) follow the development requirements within the Site Development Template
- 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.

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 Ridge LLP 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 Ridge LLP (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 Ridge LLP are committed to delivering 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. Ridge LLP will facilitate the delivery of at least the number of dwellings 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. Ridge LLP 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. Ridge LLP 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).
6. 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		2034/35		2038/39		2042/43	
2027/28	10+*	2031/32		2035/36		2039/40		Beyond:	
2028/29		2032/33		2036/37		2040/41			
2029/30		2033/34		2037/38		2041/42			

* Ridge LLP consider the site could delivery around 15 dwellings



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Memorandum of Understanding

RE: Proposed non-strategic allocation at Glebe Farm Yard, Hatherop (ref: R670)

Nexus Planning on behalf of Mintglebe

21st August 2026

Memorandum of Understanding (MoU)

RE: Proposed non-strategic allocation at Glebe Farm Yard, Hatherop (ref: R670)

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

2. Signatories: 3

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6. Timetable for Review and Ongoing Cooperation 5

7. Agreement..... 6

1. List of Parties involved:

Nexus Planning, on behalf of Mintglebe ("the Promotor")

Cotswold District Council ("the Council")

2. Signatories:

Company: Nexus Planning

Name: Hywel James

Role: Director

Signature:



Date: 07 August 2026

Cotswold District Council

Andrew Maxted

Planning Policy Manager (Interim) Signature:

Andrew Maxted

Date: 21st 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.

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 Glebe Farm Yard, Hatherop (ref: R670) within the Local Plan.

The parties agree that development of the site should:

- a) provide at least the number of homes set out on the Site Development Template (unless master planning dictates this is not achievable)
- b) follow the development requirements set out in the Site Development Template
- 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.

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 (Nexus Planning) 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 Nexus Planning (on behalf of Mintglebe) are committed to delivering 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 deliver at least the number of dwellings 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 deliver the dwellings in the year 2028/29. 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 delivery in 2028/29.
5. Nexus Planning (on behalf of Mintglebe) will work with the Council to provide certainty and assurance that the proposed non-strategic allocation can be brought forward comprehensively.
6. The parties will work together in good faith, share information promptly, act transparently, respect confidentiality where appropriate, and support agreed delivery milestones.

Amy Hill

From: Amy Hill
Sent: 24 August 2026 08:48
To: Local Plan (CDC)
Subject: FW: Non-Strategic Site Land Adjacent Griffin Court / Playing Field (ref: S14B)

Amy Hill
Principal Planning Policy Officer



COTSWOLD
District Council

From:
Sent: 20 August 2026 16:07
To: Amy Hill
Subject: Re: Non-Strategic Site Land Adjacent Griffin Court / Playing Field (ref: S14B)

Dear Amy

I can confirm that the land between Griffin Close and the current Bayhill/Platform development remains available for development; progress is being made for the transfer of the land to the Trust and we are on the point of instructing solicitors. The Trust's intention remains that the land will be brought forward for development as soon as is possible, and work is continuing on that basis. The Trust is also in advanced negotiations with a Housing Association to be the Registered Provider. It is anticipated that the site will be delivered early in the Plan period, subject to the necessary planning and delivery requirements.

Please let me know if you require any further information.

Kind regards

David

David Germaney
Secretary & Treasurer

Stow-on-the-Wold Community Land Trust

www.stowclt.org.uk

Member of The National Community Land Trust Network

Generously sponsored by Stow Town Council

The registered office of Stow-on-the-Wold Community Land Trust is: c/o William Hinton, Chartered Accountants and Business Consultants, Ross House, The Square, Stow-on-the-Wold, Gloucestershire, GL54 1AF FCA Reference Number 7531



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Memorandum of Understanding

RE: Proposed non-strategic allocation at The Hollies, Lower Swell Road (ref: S68)

STVO Ltd

21st August 2026

Memorandum of Understanding (MoU)

RE: Proposed non-strategic allocation at The Hollies, Lower Swell Road

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1. List of Parties involved:

STVO Ltd ('the Promoter')

Cotswold District Council

2. Signatories:

STVO LTD

Simon Tucker

Director

Signature:



Date: 22/07/26

Cotswold District Council

Andrew Maxted

Planning Policy Manager (Interim) Signature:

Andrew Maxted

Date: 21st 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.

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 The Hollies, Lower Swell Road within the Local Plan.

The parties agree that development of the site should:

- a) provide at least the number of homes set out on the Site Development Template (unless master planning dictates this is not achievable)
- b) follow the development requirements within the Site Development Template
- 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.

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 delivering 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 deliver at least the number of dwellings 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 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. 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).
6. 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		2034/35		2038/39		2042/43	
2027/28		2031/32		2035/36		2039/40		Beyond:	
2028/29	15	2032/33		2036/37		2040/41			
2029/30	20	2033/34		2037/38		2041/42			



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Memorandum of Understanding

**RE: Proposed non-strategic allocation at Plummers Farm, east of Ashton Road,
Siddington (ref: SD15)**

Newland Homes Ltd

21st August 2026

RE: Proposed non-strategic allocation at Plummers Farm, east of Ashton Road, Siddington
(ref: SD15)

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7.	Agreement	6

1. List of Parties involved:

Newland Homes Ltd

Cotswold District Council

2. Signatories:

Newland Homes Ltd

Andrew Billings

Land Director



10th July 2026

Cotswold District Council

Andrew Maxted

Planning Policy Manager (Interim) Signature:

Andrew Maxted

Date: 21st 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.

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 Newland Homes Ltd 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 Plummers Farm, east of Ashton Road, Siddington, within the Local Plan.

The parties agree that development of the site should:

- a) provide at least the number of homes set out on the Site Development Template (unless master planning dictates this is not achievable)
- b) follow the development requirements within the Site Development Template
- 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.

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 Newland Homes Ltd 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 Newland Homes Ltd (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 Newland Homes Ltd are committed to delivering 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. Newland Homes Ltd will deliver at least the number of dwellings 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 number of dwellings that can be accommodated on the site remains unresolved between the Council and Newland Homes Ltd. The Council anticipates that the site can accommodate 35 homes, whereas Newland Homes Ltd suggests a capacity of up to 60 dwellings. Accordingly, this MoU recognises this discrepancy in housing delivery figures, while confirming that Newland Homes Ltd will deliver a minimum of 35 homes
5. Newland Homes Ltd have indicated that they intend to deliver the site between 2028/29 and 2031/32. 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 Newland Homes Ltd anticipated delivery rates.
6. Newland Homes Ltd 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).
7. 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	15	2034/35		2038/39		2042/43	
2027/28		2031/32	10	2035/36		2039/40		Beyond:	
2028/29		2032/33		2036/37		2040/41			
2029/30	10	2033/34		2037/38		2041/42			



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Memorandum of Understanding

RE: Proposed non-strategic allocation at Land East of Siddington Road and west of Bluebell Drive, Siddington (ref: SD17)

The Bathurst Estate

21st August 2026

Memorandum of Understanding (MoU)

RE: Proposed non-strategic allocation at Land East of Siddington Road and west of Bluebell Drive, Siddington

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7. Agreement..... 6

1. List of Parties involved:

The Bathurst Estate

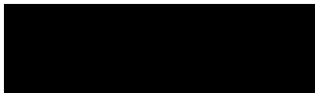
Cotswold District Council

2. Signatories:

The Bathurst Estate

Savills on Behalf of The Bathurst Estate

Signature:

A black rectangular box redacting the signature of the representative from The Bathurst Estate.

Date: 29/06/2026

Cotswold District Council

Andrew Maxted

Planning Policy Manager (Interim) Signature:

Andrew Maxted

Date: 21st 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.

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 east of Siddington Road and west of Bluebell Drive within the Local Plan.

The parties agree that development of the site should:

- a) provide approximately the number of homes set out on the Site Development Template (unless master planning dictates this is not achievable)
- b) follow the development requirements within the Site Development Template
- 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.

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 Savills 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 Bathurst Estate's agent, Savills (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 Bathurst Estate are committed to delivering 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 Bathurst Estate will deliver at least the number of dwellings 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 Bathurst Estate 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.
4. The Bathurst Estate 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).
5. 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	3	2034/35		2038/39		2042/43	
2027/28		2031/32		2035/36		2039/40		Beyond:	
2028/29		2032/33		2036/37		2040/41			
2029/30	2	2033/34		2037/38		2041/42			



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Memorandum of Understanding

RE: Proposed non-strategic allocation at Land between disused canal and disused railway line, north of Park Way, Siddington (ref: SD23)

The Bathurst Estate

21st August 2026

Memorandum of Understanding (MoU)

RE: Proposed non-strategic allocation at Land between disused canal and disused railway line, north of Park Way, Siddington

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1. List of Parties involved:

The Bathurst Estate

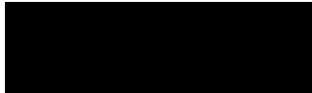
Cotswold District Council

2. Signatories:

The Bathurst Estate

Savills on behalf of The Bathurst Estate

Signature:



Date: 29/06/2026

Cotswold District Council

Andrew Maxted

Planning Policy Manager (Interim) Signature:

Andrew Maxted

Date: 21st 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.

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 between disused canal and disused railway line, north of Park Way, Siddington, within the Local Plan.

The parties agree that development of the site should:

- a) provide for the minimum number of homes set out on the Site Development Template (unless master planning dictates this is not achievable or can be enhanced)
- b) follow the development requirements within the Site Development Template
- 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 for circa 84 homes (48 to the south of the east-west footpath). 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 Bathurst Estate 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 Bathurst Estate's Agent, Savills (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 The Bathurst Estate are committed to delivering 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 Bathurst Estate will deliver at least the number of dwellings 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 Bathurst Estate 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. The Bathurst Estate 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).
6. 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	10	2034/35		2038/39		2042/43	
2027/28		2031/32	7	2035/36		2039/40		Beyond:	
2028/29		2032/33		2036/37		2040/41			
2029/30	5	2033/34		2037/38		2041/42			



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Cotswold District Council

Memorandum of Understanding

**RE: Proposed non-strategic allocation at Land north-west of Highfield Cottage,
Tetbury (ref: T71A)**

William Roy Eastlake

21st August 2026

Memorandum of Understanding (MoU)

RE: Proposed non-strategic allocation at Land north-west of Highfield Cottage, Tetbury

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6.	Timetable for Review and Ongoing Cooperation	5
7.	Agreement	6

1. List of Parties involved:

William Roy Eastlake

Cotswold District Council

2. Signatories:

Company: Not applicable

Name: William Roy Eastlake

Role: Part landowner

Signature:

A black rectangular box redacting the signature of William Roy Eastlake.

Date: 3rd June 2026

Cotswold District Council

Andrew Maxted

Planning Policy Manager (Interim) Signature:

Andrew Maxted

Date: 21st 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.

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-west of Highfield Cottage, Tetbury, within the Local Plan.

The parties agree that development of the site should:

- a) provide approximately the number of homes set out on the Site Development Template (unless master planning dictates this is not achievable)
- b) follow the development requirements within the Site Development Template
- 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.

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 strategic allocation.
2. The Council and William Roy Eastlake are committed to delivering 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. William Roy Eastlake will deliver approximately the number of dwellings set out in the Site Development Template, unless it is demonstrated through masterplanning that such provision is not achievable. These dwellings shall be delivered in accordance with the trajectory of anticipated delivery rates set out in Appendix A, unless otherwise agreed.
4. William Roy Eastlake 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).
5. 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	-	2034/35	-	2038/39	-	2042/43	-
2027/28	-	2031/32	-	2035/36	-	2039/40	-	Beyond:	-
2028/29	-	2032/33	-	2036/37	-	2040/41	-		
2029/30	-	2033/34	-	2037/38	-	2041/42	-		



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Memorandum of Understanding

**RE: Proposed non-strategic allocation at Land between Colin Lane and future
Heritage Railway (ref: W4B)**

NEWLAND HOMES

21st August 2026

Memorandum of Understanding (MoU)

RE: Proposed non-strategic allocation at Colin Lane and future Heritage Railway (ref: W4B)

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7. Agreement..... 6

1. List of Parties involved:

Newland Homes Ltd

Cotswold District Council

2. Signatories:

Newland Homes Ltd

Mark Kurton

Senior Project Manager

Signature: MARK KURTON

Date: 21st August 2026

Cotswold District Council

Andrew Maxted

Planning Policy Manager (Interim) Signature:

Andrew Maxted

Date: 21st 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 (ICENA, July 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 Newland Homes Ltd 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 Willersey: Land between Collin Lane and future Heritage Railway within the Local Plan.

The parties agree that development of the site should:

- a) provide approximately the number of homes set out on the Site Development Template (unless master planning dictates this is not achievable)
- b) follow the development requirements within the Site Development Template
- 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.

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 Newland Homes Ltd 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 Newland Homes Ltd (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 Newland Homes Ltd are committed to delivering 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. Newland Homes Ltd will deliver approximately the number of dwellings set out in the Site Development Template, unless it is demonstrated through masterplanning that such provision is not achievable. These dwellings shall be delivered in accordance with the trajectory of anticipated delivery rates set out in Appendix A, unless otherwise agreed.
4. Newlands Homes 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. Newland Homes Ltd 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).
6. 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		2034/35		2038/39		2042/43	
2027/28	5	2031/32		2035/36		2039/40		Beyond:	
2028/29	25	2032/33		2036/37		2040/41			
2029/30	10	2033/34		2037/38		2041/42			