

Neighbourhood Plan 2016-2031

Consultation Statement Appendices

February 2017

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Results from Community Plan Questionnaire, 2015

Appendix A

	General description	Very important	Fairly important	Not very important	Not important	Very important	Fairly important	Not very important	Not important
1	Any development should be consistent with Fairford's character as a small market town and its location in the South Cotswolds.	159	11	2	0	90%	6%	1%	0%
2	The growth of housing should be carefully controlled, to allow the existing new build developments to settle before new planning applications are considered.	162	7	2	1	92%	4%	1%	1%
3	Any housing development should include affordable housing to buy, rent and for shared ownership.	96	55	11	8	54%	31%	6%	5%
4	New development should be located:								
4a.	On infill sites within the town to be closer to facilities and to avoid spreading into the countryside.	80	32	11	11	45%	18%	6%	6%
4b.	In the countryside on the edge of the town to preserve existing spaces within Fairford.	45	29	15	26	25%	16%	8%	15%
5	Health facilities (doctor, dentist) need to be increased before further development is allowed.	152	11	5	3	86%	6%	3%	2%
6	Employment is needed as well as new housing.	100	48	11	7	56%	27%	6%	4%
7	Existing issues with sewerage in Fairford should be resolved before further development is permitted.	172	3	0	1	97%	2%	0%	1%
8	All local children should be guaranteed a place in the schools within the town.	142	26	2	2	80%	15%	1%	1%
9	Fairford should be promoted as a tourist destination to support local businesses and help improve facilities for both visitors and residents.	62	76	19	11	35%	43%	11%	6%
10	Fairford needs more family friendly establishments – cafes, restaurants, shops etc.	101	67	26	7	57%	38%	15%	4%
11	The following transport issues need to be addressed:								
11a.	Congestion	131	18	12	5	74%	10%	7%	3%
11b.	Traffic speeds	122	37	14	1	69%	21%	8%	1%
11c.	Routes for pedestrians and cyclists	96	56	15	2	54%	32%	8%	1%
11d.	Parking	117	43	10	1	66%	24%	6%	1%
11e.	Bus services	93	66	7	3	53%	37%	4%	2%
11f.	Pedestrian Crossing(s) over the A417	77	56	26	7	44%	32%	15%	4%

Appendix A

List of known community organisations contacted at the initial stage of the FNP and the covering letter sent in July 2015.

Fairford Environmental Society	Fairford Hospital/clinics	Rugby
Fairford community Centre	Dentist	Cricket
U3A	St. Mary's church	Tennis
History Society	St Thomas RC church	Badminton
WI	Fairford United church	Weightwatchers
Cotswold Volunteers	Fairford Community church	Martial Arts
Arts Society	Pre-School/Nurseries*	Bridge
Gardening Club	Coln House School	Bingo
Choral Society	Library/library club	Bowls
Dance Studio		
British Legion	Lunch Club	Market
Walking Group	Palmer Hall management	Lloyds bank
Scouts/Rainbows/Brownies	Walnut Field Assoc	
Navy Training Corp	Youth Club - Chris Saunders	Primary School
Hospital League of Friends		Farmor's School
RAF Fairford	Charity shop	School Business Unit
Theatregoers	Kim Sutton gallery	
Mother Union		Agriculture
Country market		Horcott Bus Park
Weightwatchers	*Happy Beans	London Rd Bus Park
Volunteer Bureau	Little Lambs	Service Industries
Art Society	Tiny Tots	Home Based Industries
Monday health Walk group	Messy Space	Post Office
	Flying Start	Hotel/pubs
		Hyperion House
		Gravel Extraction Companies
		Police
		Fire Station

FAIRFORD NEIGHBOURHOOD PLAN

Dear

What do you like about Fairford? What needs changing? How do you think it should develop?

To make sure that the residents of Fairford have more say in the future of their town over the next 25 years, Fairford Town Council is developing a Neighbourhood Plan. More information is attached as to why we need a Neighbourhood Plan and how it is being organised.

How can your organisation become involved?

Over the next few months we will be in direct contact with all Fairford residents, but it is also important that local organisations/clubs, as well as their members, have the opportunity to have their needs, concerns and/or ambitions included in the Neighbourhood Plan. It is also important that we clearly identify any concerns and opportunities that you may have resulting from the imminent increase in the population of Fairford due to the new housing developments.

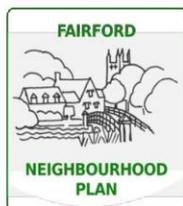
Initially we would like to arrange a meeting with you to discuss the Neighbourhood Plan and your thoughts/suggestions, but also how you believe you and your organisation can help in its development. We are also able to give a short presentation about the Neighbourhood Plan and hold discussions with your members, if you believe that this would be appropriate.

Please contact us on either info@fairfordneighbourhoodplan.org.uk or on 07976689418

Kind regards,

Malcolm Cutler, Chair (Joint)
Barry Fenby, Chair (Joint)

Flyer sent out to businesses



HOW CAN THE FAIRFORD NEIGHBOURHOOD PLAN SUPPORT FAIRFORD BUSINESSES?

Last month I circulated to Fairford businesses an analysis of the responses to the Fairford Neighbourhood Plan Business Questionnaire (e-mail, 16 March). We now need to identify how best we can address these issues through the Neighbourhood Plan, for which we need your further help and assistance.

I therefore confirm that we will be holding a meeting for **Fairford Retail/Service Businesses to discuss the issues raised this Thursday, 14TH April, at 6.30pm in the Barker Room, Fairford Community Centre.**

I hope that you can attend and take part in the discussions.

Malcolm Cutler – Fairford Neighbourhood Plan

01285 712173 malcolmcutler@btinternet.com

Appendix B

Business Questionnaire

Business Name:

Contact Name:

Telephone Number:

E-mail:

Type of Business (sector)				
How long has the company been in operation?				
Staff numbers (full/part time)				
Do you and your staff, live in Fairford or commute in?				
Reason for locating/operating in Fairford?				
What do you feel are the key local issues effecting your business and/or restricting growth?		Satisfied	Concerned	Very Concerned
	Business Rates/Rents			
	Customer numbers			
	Mobile phone signal			
	Broadband			
	Parking			
	Local Business Support			
	Other Issues			
What are your plans/aspirations for the future				

For collection or leave with the Clerks Office, Fairford Community Centre, or scan/e-mail to info@fairfordneighbourhoodplan.org.uk

DECEMBER 2015

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Tourism Group

The aim of the Tourism Group, which consists of representatives from the Town Council, the Fairford & Lechlade Business Club, the Church, members of the Neighbourhood Development Plan committee and businesses in Fairford, is to increase visitors to the town by either promoting the town as a lovely place to visit or by holding an event every month e.g. Fairford Festival, Christmas Market in order to increase the local economy. It is not intended to encourage mass tourism.

There have been a few positive steps forward for the Group and one exciting project is a photographic competition to showcase what is attractive about our town. More about the competition can be found in this Newsletter.

Cllrs Chris Roberts and Jennie Sanford recently conducted an audit of benches and waste/dog bins to identify places where more of these are needed. As a result of the audit, the Town Council is now considering providing three additional benches in various locations and four waste/dog bins. In addition, the Town Council will be making enquiries about providing more bins and benches on the new developments in Fairford.

In order to promote the Town, Rob Blake, Fairford's Town Crier, will be "crying" in the Market Place at 10am on the last Wednesday of each month. He will be letting everyone know what events will be taking place in the town for the forthcoming month. Why not go along and see/hear him. A good photo opportunity for the photo competition!

Neighbourhood Plan - update

As you will have seen from the last Newsletter, work on the Fairford Neighbourhood Plan (FNP) is going well. The Steering Group has now applied for a grant from the Gloucestershire Rural Community Council (GRCC) which, together with the grant from the Town Council, will allow the FNP to bring in professional assistance for, in the first instance, Highways and Town Planning. A business questionnaire has now been circulated to Fairford businesses and in the next few weeks all Fairford households will receive their own questionnaire. This is your opportunity to have your say. **Your feedback is essential to the future development of your town.** So please take the time to fill in the questionnaire.



Fairford Neighbourhood Plan

Appendix C

QUESTIONNAIRE

The Fairford Neighbourhood Plan is designed to enable **you** to have **your** say over future planning decisions and on the general development of your town. The Plan will also have legal status under the Government's Localism Act (2011). More information on the Fairford Neighbourhood Plan and why we need it, is enclosed.



We are asking all Fairford households to complete this **questionnaire**, either on paper or on-line. This is your opportunity to tell us what you feel is important to maintain and improve life for all Fairford's residents and visitors, including:

- what you value about Fairford
 - which issues concern you most
 - how you would like to see Fairford develop in the future.
- The results of the questionnaire will be incorporated into a draft Fairford Neighbourhood Plan, which will then be open for consultation by residents. The final Neighbourhood Plan will form part of CDC's Local Plan.

Please complete the questionnaire by **Monday 25th January**.

Either,

- fill in the attached 'hard copy' and return by
 - post, using the enclosed freepost envelope or
 - drop off at the Fairford Community Centre/Council Office, or Park Close Stores

or

- at www.fairfordneighbourhoodplan.org.uk.



If you wish to enter the £250 prize draw, please ensure that you include your full contact details at the end of your questionnaire.

- You can get further copies from the Town Council Office (weekdays 10.00-13.00).
- If you need any help or information on the questionnaire or more information on the Fairford Neighbourhood Plan, please go to www.fairfordneighbourhoodplan.org.uk, or email us at info@fairfordneighbourhoodplan.org.uk, or phone 07976 689418.
- You can also make any further comments on the Fairford Neighbourhood Plan Facebook page.
- All completed questionnaires will be treated in the STRICTEST confidence.

BE SMART – TAKE PART

Help us create a Neighbourhood Plan to assure Fairford's future

LARGE PRINT VERSIONS OF THE QUESTIONNAIRE ARE AVAILABLE FROM THE FAIRFORD TOWN COUNCIL OFFICES

Fairford Neighbourhood Plan Questionnaire

This questionnaire will be scanned electronically. To ensure the process works effectively please:
 Tick or cross inside boxes to indicate your answers
 Leave any unanswered questions BLANK - please do not cross through

Q1 Please provide your postcode: GL7

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Essential Fairford

Q2 How much do you value the following characteristics of Fairford? (Tick one per row)

	Very Important	Moderately Important	Not Important	No opinion
Character and heritage as a Cotswold market town	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Historic buildings, housing and streetscape	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rural feel and access to countryside	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
River and lakeside walks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Weekly market	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community facilities e.g. Community Centre, Library	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Festivals and other events e.g. Air Tattoo	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nearness to facilities in Cotswold Water Park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good schools	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nursery/Playgroup/Pre-school	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Facilities for Over-50s	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Active faith communities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community groups and activities (sporting/other)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Easy access to neighbouring centres	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sense of community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other - please state below	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Q3 Are there any particular public open/green spaces you especially value and, if so, why?

Key Issues - The following have been identified as key issues for Fairford (from previous surveys and Council information).

Q4 Please indicate your level of concern (*Tick one per row*)

	Very Concerned	Moderately Concerned	Slightly Concerned	Not Concerned
Loss of retail space (shops) in the town centre	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Keeping Fairford 'green'	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recent rapid expansion of housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Creating a strong sense of community across Fairford	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pressure on public services e.g. health	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Flood risks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Overloaded sewers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Traffic speeds and/or congestion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parking space in the town centre	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poor disabled access	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Inadequate public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Broadband speeds	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mobile phone coverage/signal strength	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Limited local employment opportunities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lack of social facilities for younger people	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lack of availability of affordable housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other, please state	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Environment

Q5 When considering the local environment, how important to you are the following? (*Tick one per row*)

	Very Important	Moderately Important	Not Important	No opinion
Conserving historic buildings/features of the town	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Preserving open green spaces <u>within</u> the town	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Preserving green areas <u>around</u> the town	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Protecting the River Coln and Fairford/Horcott lakes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Maintaining and improving local footpaths	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Reducing traffic speeds	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Reducing traffic congestion and HGVs through the town	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Maintaining/improving bus services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Providing safe cycling and pedestrian routes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Reducing our Carbon Footprint	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Improving local air quality	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Preventing sewage pollution & improving river water quality	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Protecting the local wildlife and habitats	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Design of new developments to fit in with local surroundings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Energy efficiency of any new developments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Promoting/enabling renewable energy generation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Shopping and Services

Q6 Typically, how often do you use the following local shops/services/facilities? (*Tick one per row*)

	At least once a week	1-3 times a month	1-10 times a year	Less often/ Never
Supermarkets/convenience stores	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Butcher	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chemist	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bookshop	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Post Office	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Antique shop	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Art Gallery	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Charity shop	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hardware	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Town Market (Wednesdays)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bank	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Building Society	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Estate Agents	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Accountants	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hairdressers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dentist	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Optician	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Therapists	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cafe	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Take-aways	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hotel/pubs/restaurants	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garden machinery/cycle repair	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bus services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Petrol Station (& shop)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Doctors surgery/Fairford Hospital	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Library	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Church/Chapel	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community Centre	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Palmer Hall	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Walnut Tree Field	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Farmor's Sports Centre	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other, please state below	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Q7 Which products/services do you currently have to go elsewhere for, but would like to have available in Fairford?

Q8 If you do not use existing shops/facilities in Fairford, how important are the following reasons?

	Very Important	Moderately Important	Not Important	No opinion
Lack of awareness/advertising	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Limited range of shops/facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Limited range of products (in individual shops)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Prices are not competitive	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Limited opening hours	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Quality of welcome and service	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Difficulty parking (availability or location)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Too far to walk	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other access problems e.g. limited mobility	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Town centre is not pedestrian friendly	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Unattractive street environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
More convenient to shop elsewhere	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Prefer to use online shopping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Q9 Please use the space below to make any additional comments on this matter

Q10 Would you support the provision of a convenience store within new housing developments?

- Yes
 No
 No opinion

Infrastructure and Services

Q11 What is your opinion of the following services in Fairford? (Tick one per row)

	Good	Adequate	Needs improving	No opinion
Healthcare	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pastoral care of vulnerable people	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sports facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bus services to neighbouring centres	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sewage system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Surface water drainage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water pressure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electricity system reliability	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Broadband speed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mobile phone signal reliability	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recycling/rubbish collection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Police response times	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ambulance response times	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Q12 Please use the space below to make comments on Fairford's services

Local Community Services and Facilities

Q21 What is your opinion of the following local facilities? (Tick one per row)

	Good	Adequate	Needs improving	No opinion
Community Centre	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Palmer Hall	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Library	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Walnut Tree Field	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Farmor's Sports Centre	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sports clubs' facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Q22 Please use the space below to make any additional comments on this matter

Q23 How important are the following in the provision of healthcare services in Fairford? (Tick one per row)

	Very Important	Moderately Important	Not Important	No opinion
Improved vehicle access and parking at the Doctor's Surgery	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Improved vehicle access and parking at Fairford Hospital/Clinic	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
More (wider range of) treatments/outpatients services at Fairford Hospital/Clinic	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Provision of Day Care Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Re-introduction of bed provision for respite care at Fairford Hospital	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Expansion of Community Nursing Service provided by the League of Friends of Fairford Hospital	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Provision of NHS Dental Service	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Expanded provision of pastoral care for vulnerable people	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Q24 What is your opinion of the provision of facilities and activities in Fairford for the following age groups? (Tick one per row)

	Good	Adequate	Needs improving	No opinion
Pre school age children (under 5s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 to 11	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12 to 17	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18 to 25	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
26 to 50	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
51 to 65	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Over 65s	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Q25 What additional facilities would you like to see provided in Fairford?

e.g. for music, arts, crafts, youth or social activities

Business and Employment

Q26 Do you think that additional land should be set aside for business developments in Fairford to encourage local employment opportunities? e.g. small business units, office accommodation, types of business with minimum transport needs

Yes No No opinion

Q27 How many people in your household commute to the following work locations?

	1 person	2 people	3 people	4 + people
Fairford and immediate area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Surrounding villages	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lechlade	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cirencester	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Swindon area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gloucester or Cheltenham area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Oxford area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
No fixed work location	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Do not commute	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other locations (please state below)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Q28 How many cars/vans are there in your household?

None 1 2 3 4 5+

Q30 If yes, what type of business is it?

Q29 Does anyone in your household run a business from home or work from home?

Yes No

Q31 If suitable business facilities were available locally, would you consider moving/expanding into them?

Yes No

If you have a business in Fairford we would be grateful if you would complete a separate questionnaire which is available from:

www.fairfordneighbourhoodplan.org.uk

To be entered into the £250 Prize Draw please provide your contact details.

Name:

Telephone:

Email:

Postal address:

Fairford NDP Questionnaire January 2016

Results Summary

Introduction and General Comments

The questionnaire was made available online and distributed to local households on 8-9 January, with a response deadline of 25 January (although some were received and accepted up to about a week after this). 645 responses were received in total – 581 paper and 64 online. This is about a 40% response on a household basis, which ranks well compared with the responses to other Neighbourhood Plan questionnaires.

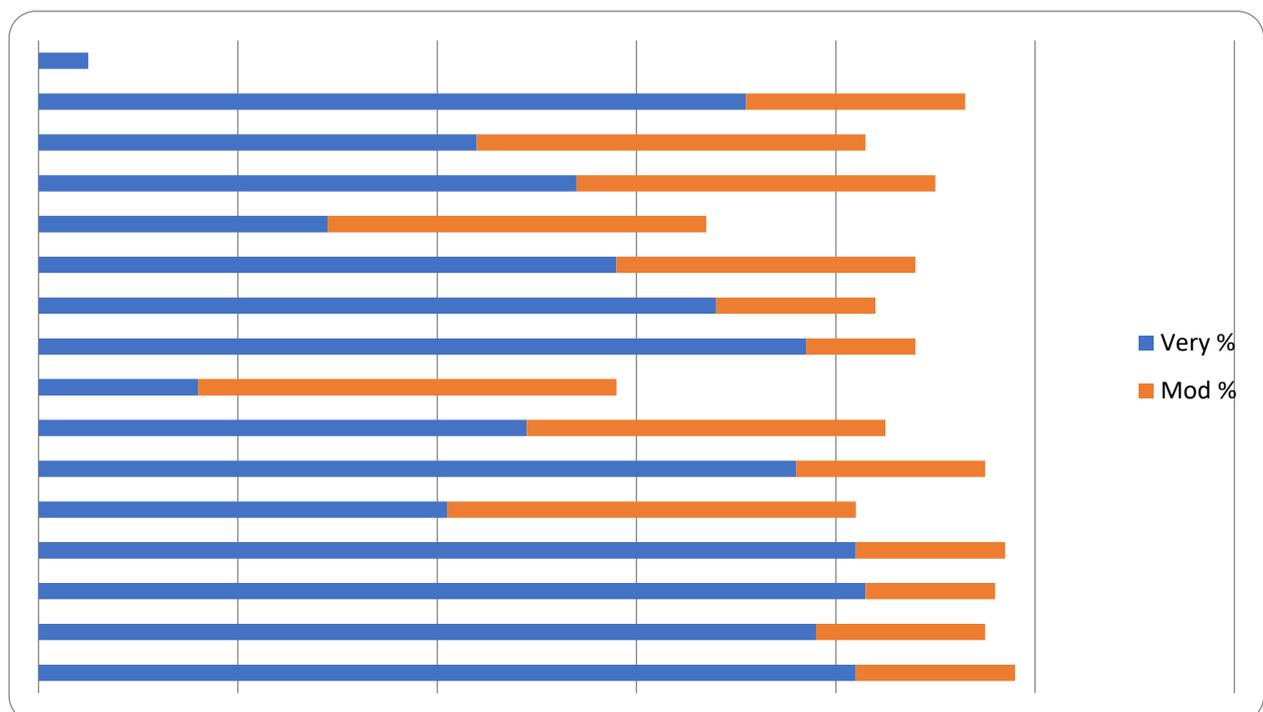
Analysis of the postcodes and ages of people in the households, compared against 2011 census data (as well as comparison of response percentages on a sample of questions), shows that the response gave good and fairly even demographic coverage overall, although the over 65 age group was relatively over-represented by up to 60% and certain areas (e.g. The Quarry) were under-represented.

Most people seem to identify with the main issues, and have views on other things, even where these may not impact them directly. This may be indicative of a stronger sense of community in Fairford than is sometimes acknowledged.

Responses to Individual Questions:

Q2 How much do you value the following characteristics of Fairford?

The percentages who ranked the various features as Very or Moderately Important are shown in the following bar chart.



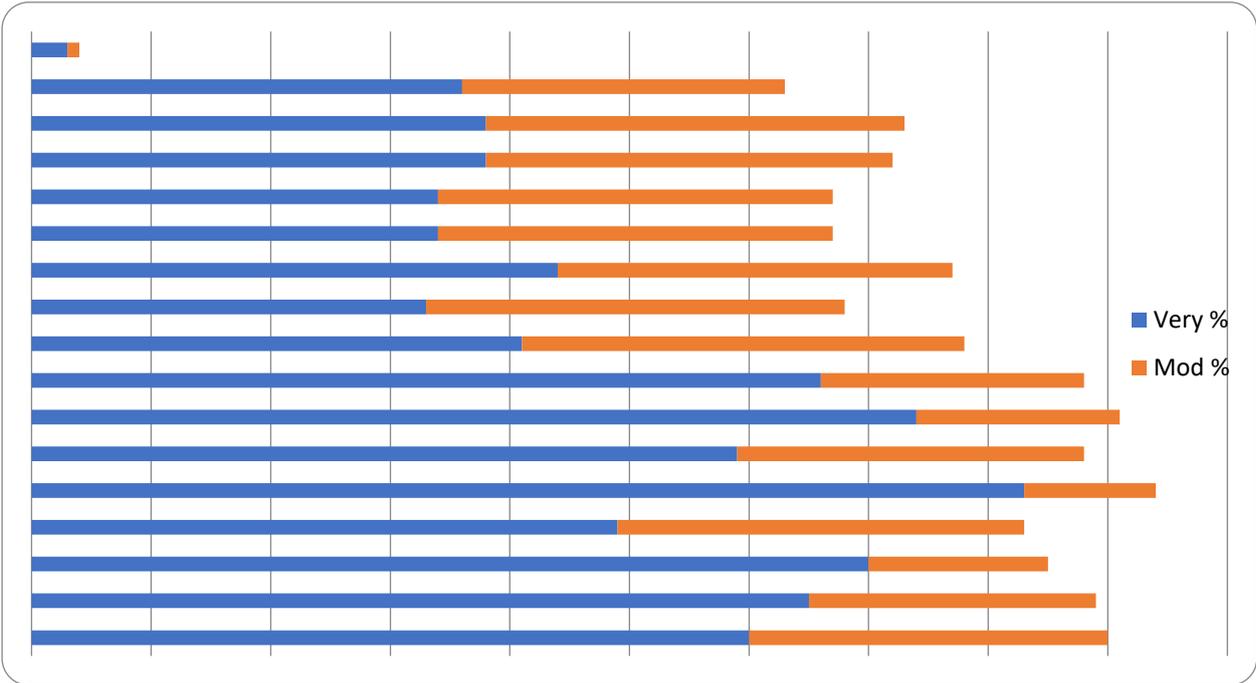
This gives a good indication of why people come here and like living here, but the exact ranking is likely to be a function of the response demographic profile. The majority of responses from people in the new developments ranked most of these things highly.

Q3 Are there any particular public open/green spaces you especially value and, if so, why?

154 people said they especially valued Walnut Tree field; 141 indicated rivers and lakes and a further 28 said Mill and/or Oxpens. 38 indicated ECT areas; 19 The green (Waterloo meadow) and 43 valued green spaces generally or all of them. In all, 15 different green spaces were mentioned. Although Fairford has no publicly-owned green space, it is clear that the existing spaces are widely valued.

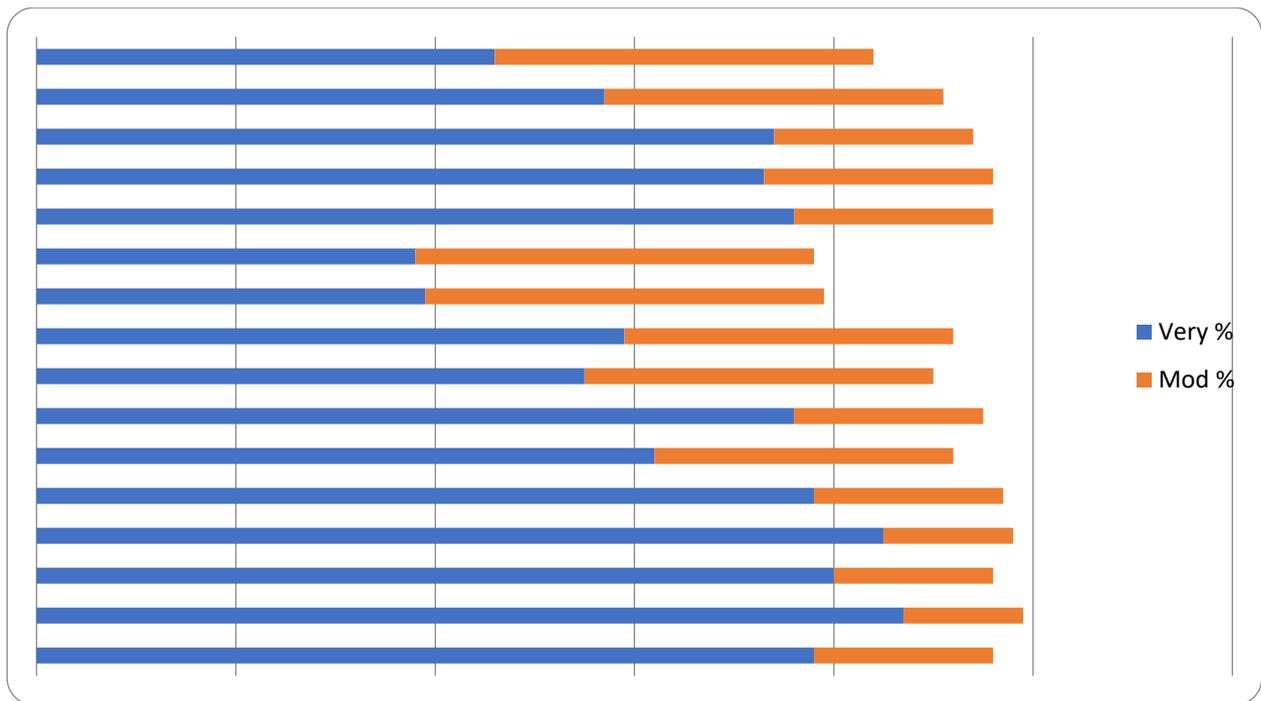
Q4 Key Issues

The percentages of people who were Very or Moderately Concerned about various issues are shown in the following bar chart.



Q5 When considering the local environment, how important to you are the following?

The responses to this more detailed question about what particular features/aspects people want addressed/preserved are shown below.



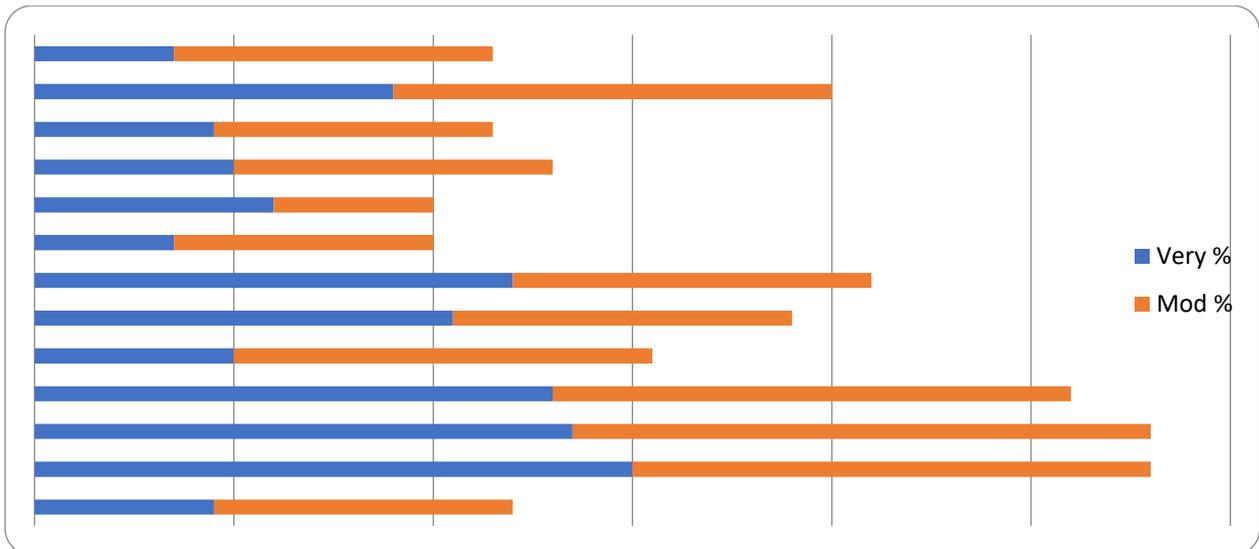
Q6 Typically, how often do you use the following local shops/services/facilities?

The most often used shops/facilities in the town centre are: the convenience stores (86% at least once a week), the chemist, the Post Office, the bank, the market, the butcher, the Hotel/pubs/restaurants, the charity shop and the Walnut Tree Field. These are the things that seem to bring people most often into the town centre, helping to maintain its vitality and viability, and are therefore the most important in generating 'footfall', although other facilities visited less often also contribute to this and are therefore also important (their visit schedules will typically be less often than other retail outlets).

Q7 Which products/services do you currently have to go elsewhere for, but would like to have available in Fairford?

The most frequently mentioned were: DIY/Hardware (84), Supermarket/greengrocers (58), Swimming pool (38), Bakery (32), cafe (25), restaurant (24), NHS dentist (23) and pubs (23). Clothes shop (19), haberdasher (12) and delicatessen (11) were also suggested. Where these facilities already exist in Fairford, maybe there is potential for meeting local needs better or improving awareness.

Q8 If you do not use existing shops/facilities in Fairford, how important are the following reasons?



These are factors which are detrimental to vitality/viability. The most cited reasons are perhaps what we would expect. Interestingly, walking distance, lack of awareness, attractiveness of street environment, pedestrian friendliness and limited opening hours were not generally considered particularly important (although the last 2 may be particularly relevant to certain types of people). However, there were clusters of people in more outlying parts of the town (e.g. Betterton's Close) who considered walking distance to be an important issue, probably reflecting the age profile there and suggesting a degree of social exclusion.

Q10 Would you support the provision of a convenience store within new housing developments?

(A: 253 (39%) Yes 209 (32%) No 137 (21%) No opinion)

This is supported by 50% of respondents from the new developments and about 70% of people living close to Park Close Stores (indicating that local stores are considered useful where they exist). In a number of the comments it is recognised that this should not be set up as a competitor to other local facilities but in order to complement them. Such facilities may also fulfil a 'social' function in less central parts of the town.

Q11 What is your opinion of the following services in Fairford?

In terms of setting priorities for projects and funding, the most important thing here is the services most often considered to be in need of improvement. These were: surface water drainage (55%), bus services (54%), the sewage system (53%), parking and mobile phone signal reliability (36%)

Q13-14 Do you support this decision ("that no further sites should be allocated for housing development in Fairford up to March 2031")?

(A: 553 (86%) Yes 66 (10%) No)

This shows a high level of support for the current emerging local plan policy, but many people realise that this may not be able to be maintained throughout the plan period,

and also that a trickle of much smaller scale **realistically affordable** development may be needed to meet the needs of younger people and new local employment. Out of 211 comments 97 (over 45%) referred to concerns about the capacity of infrastructure, particularly healthcare (48), schools/childcare (31), traffic/parking (26) and sewerage (23). There were also general concerns about the current rate of expansion and the impact on the social character of the town as well as its physical character and surroundings.

Q15-17 Type of Housing, Ownership and Number of bedrooms (Statistical information)

Q18 Do you currently have any intention of moving away from Fairford?

52 (8%) Yes **571 (89%)** No

Q19 Is anyone in your household looking for an 'affordable' home so that they can continue to live in Fairford?

63 (10%) Yes **546 (85%)** No

Analysis of the combined responses to these questions, including how many people, living in what size and type of property, want to move to what type and size of property or leave Fairford, gives a measure of housing supply and demand in each category arising from within the current population of the town. Assuming that the response sample is representative, this can be extrapolated to a 'total supply/demand' estimate for the various categories. Perhaps not surprisingly, given the ageing population, this data indicates a net over-supply of larger detached homes (35-40 4+ bed) and semi-detached/terraced homes (about 130 2, 3 and 4 bed) but a shortage of bungalows (about 25 3+ bed, allowing for the higher response rate in this age group) and smaller detached homes (about 25 3 bed). To this must be added(?) the demand for affordable homes: scaled, about 150 (although this may include people wanting to move away from Fairford) and potentially people who work in or around Fairford but do not currently live here. However, it is recognised that some properties occupied by older people (particularly 80+) will come available naturally, although not at as great a relative rate as in past decades. Detailed analysis of the data indicates many older people seeking to 'downsize' and also younger people having aspirations of more affordable detached property (wanting to move from semi-detached). The shortage of supply is arguably symptomatic of bungalows not being as profitable a use of land as what is currently being built, and the lack of release of more affordable older properties helps to perpetuate the age profile problem rather than addressing it.

Q21 What is your opinion of the following local facilities?

All the main 'community' facilities are considered to be good or adequate by a high percentage of those expressing an opinion. However, 12% of respondents consider that the Farmor's Sports Centre and other sports clubs facilities need improving.

Q23 How important are the following in the provision of healthcare services in Fairford?

ALL the listed provisions were considered very important (as the highest percentage) except for improved vehicle access and parking at the hospital. (This can, however, be an issue on market day and is considered an important issue by many elderly users.)

Q24 What is your opinion of the provision of facilities and activities in Fairford for the following age groups?

Perhaps as expected, the response shows that pre school and Primary school age children and the over 50s are generally considered well catered for, but a majority of those expressing an opinion say that the provision of facilities and activities for the 12-17 and 18-25 age groups needs improving.

Q25 What additional facilities would you like to see provided in Fairford?

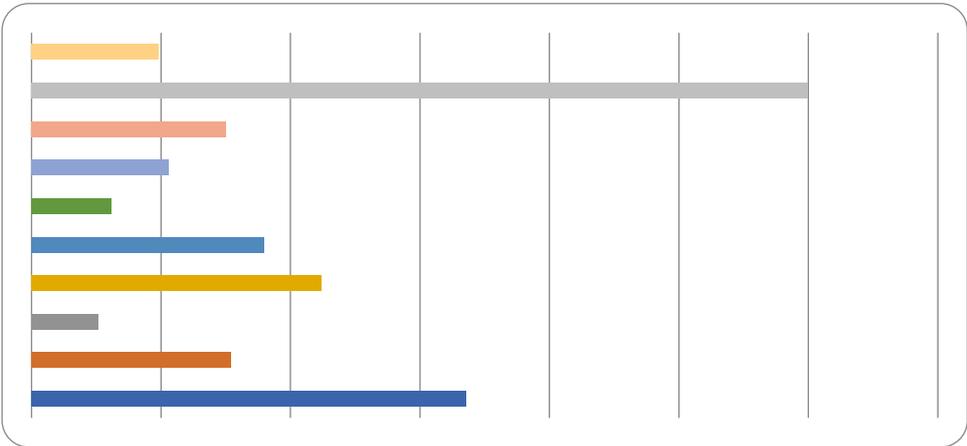
The highest number of suggestions (36) was on youth facilities, with a youth centre or cafe, social events such as discos and music, dance or drama being mentioned by a number of people. A swimming pool featured frequently (22).

Q26 Do you think that additional land should be set aside for business developments in Fairford to encourage local employment opportunities?

This was supported by 60% of respondents.

Q27 How many people in your household commute to the following work locations?

The answers to this question are potentially important as it may have a bearing on the preferred siting of any further housing developments as well as the need for improvements to the A417 or potentially a bypass/relief road.



Q28 How many cars/vans are there in your household?

Most households who responded have either 1 or 2 cars (in equal proportions). For the over-65's one car is more typical. This is useful to know for planning purposes.

Q29 Does anyone in your household run a business from home or work from home?

15% yes response.

Q30 If yes, what type of business is it?

Businesses mentioned included consultancy, IT/other services, builders, electricians, art, music and other tuition, accountancy, design, gardening, property services, carpentry and sales.

Q31 If suitable business facilities were available locally, would you consider moving/expanding into them?

5% yes response, i.e. about a third of the number of home based businesses. This gives a measure of likely demand for small business premises, although further information is needed to know exactly what is required.

Focus on Fairford photo competition

The closing date for receipt of entries into the Focus on Fairford photo competition is midnight on Thursday 31st March and judging will take place shortly afterwards. The independent judges are: Ian Mean of Business West; Peter Paredes of Paredes Photography and Cllr Jennie Sanford, Fairford Town Mayor.

The winners will be announced and prizes awarded at the Fairford Annual Town Meeting at 7pm on Thursday 26th May in Fairford Community Centre. Photographs will also be on display in the Community Centre.

Thanks to sponsorship from Business West, there are three prizes:

- Adult - £50
- Secondary School age children - £25
- Primary School age children - £25

Cllr Chris Roberts – 01285 712150
Chair, Tourism Group



Neighbourhood Development Plan

We would like to thank all Fairford residents who completed the Fairford Neighbourhood Plan Questionnaire. We have received 645 responses - which is fantastic, thank you!

You can view the analysis of the FNP Questionnaire results on the FNP website at www.fairfordneighbourhoodplan.org.uk. These are now being collated and analysed and a summary of the findings will be published shortly.

Congratulations to Kate Henwood, who won the prize draw!

Poster displayed in the town regarding the questionnaire



**There was a tremendous response
to the questionnaire.
Thank You! 😊**

The Neighbourhood Plan Team is now busy collating your answers and formulating policies which reflect your wishes for Fairford in the future.



**Look out for displays at
Fairford Festival
and other events.**

**Your views are still wanted.
To keep up-to-date and find out more visit
www.fairfordneighbourhoodplan.org.uk**

Publicity for and Handouts from the public consultation days.

Posters displayed around the town.



**Fairford Neighbourhood Plan
Consultation Days**

in Fairford Community Centre

Sunday 18th September 10.30am to 5.30pm
Courtyard/Walkway

Thursday 22nd September 11am to 8.00pm
Farmor Room

**Come along, see displays of the proposals, ask
questions and have your say on
the future of Fairford**

Your views are needed
www.fairfordneighbourhoodplan.org.uk

Leaflet delivered to every household

Fairford Neighbourhood Plan Steering Group

Fairford Neighbourhood Plan
Public Consultation Days

Fairford Community Centre

Sunday 18th September 10.30 -> 5.00pm
in the Courtyard and Glazed Walkway

Thursday 22nd September 11.00am -> 7.30pm
in the Farmor Room

**Come and tell us what you think
about the proposals for the future
of Fairford, make your choices and
add your suggestions**

Planning should be something Fairford does, not something
that is done to Fairford

**YOUR NEIGHBOURHOOD PLAN WILL BECOME THE MAIN
PLANNING DOCUMENT FOR FAIRFORD UP TO 2031 AND BEYOND**

We have based our proposals on your responses to the
questionnaire, which over 40% of you completed – many thanks.



Key Findings from the Questionnaire

You are most concerned about ...



- Pressure on public services eg. health and schools
- Overloaded sewers and poor drainage
- Rapid expansion of housing
- Loss of shops
- Traffic congestion, speeds and parking
- Poor public transport links
- Limited local employment opportunities
- Lack of facilities for younger people

You most value ...

- Historic town centre & buildings
- Rural feel and access to countryside
- River and lakeside walks
- Local shops
- Community facilities
- Good schools
- Community groups and activities
- Sense of community



To answer your concerns and protect what you most value about Fairford, we now wish to discuss with you some proposals and suggestions, which could be included in the Fairford Neighbourhood Plan.

Please come along to either of the Consultation Days where you can see our displays, talk to us about our ideas, share your views, and tell us what you think. If you can't attend, please comment via our web site, www.fairfordneighbourhoodplan.org.uk

Our displays will propose ...

- Alternative options to address the needs for future housing development in Fairford
- Conditions to ensure adequate infrastructure is in place e.g. drainage, sewage, before any further housing development
- Ways of improving parking facilities – for the primary school, Hilary Cottage Surgery and for the Town Centre
- Redevelopment of the Market Place to create a more attractive environment for shoppers and visitors
- Development of new industrial units to support local employment
- Protection for our green spaces and public rights of way

... but what do you think?

Handout given to attendees of the consultation days

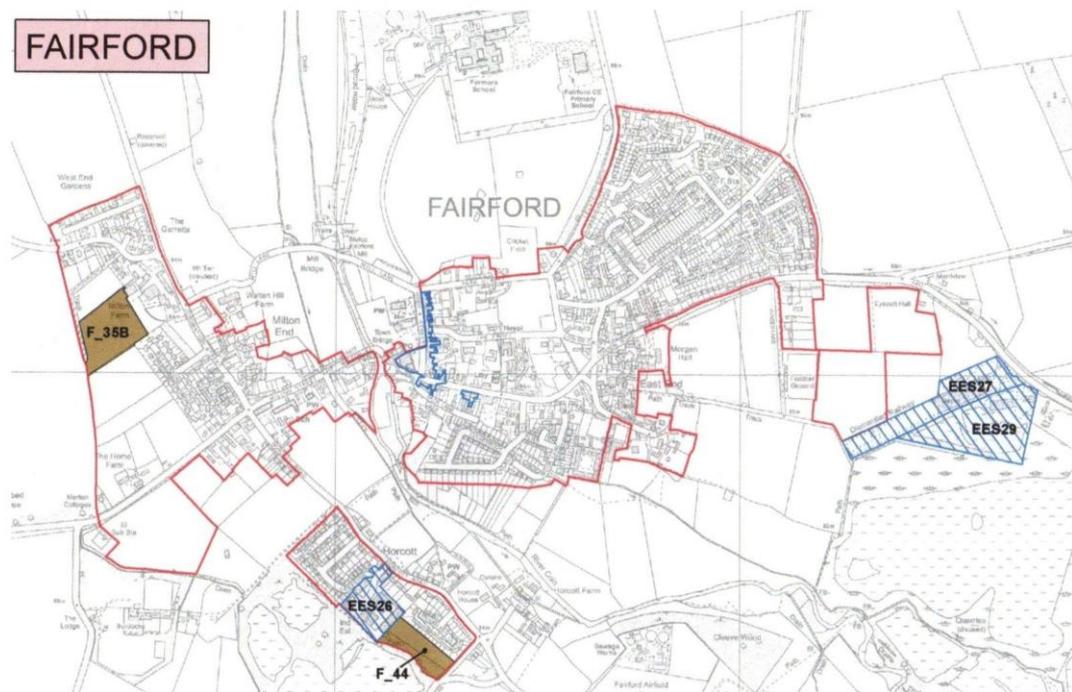
Fairford Neighbourhood Plan – We Need Your Views

HOUSING AND OTHER DEVELOPMENT

The choices ...

A) Cotswold District Local Plan

Despite previously agreeing that Fairford has already taken its fair share of new housing development, CDC has proposed two new sites in the draft Local Plan, for potential development later in the Plan Period (2021-2031) – Land behind Milton Farm (F_35B) and land behind Faulkners Close (F_44).



The purpose of these housing allocations is to contribute to Cotswold District's housing target for the Local Plan period. However, both of these sites have access and drainage issues, and have been opposed by the Town Council.

B) Speculative applications from developers

Despite the Local Plan proposal for a new Development Boundary, which would restrict further housing development around Fairford until after 2031, developers have continued to put forward proposals for other sites, such the recent one on the land to the west of Horcott Road which was refused by CDC but is still open to appeal.

Claimed benefits include provision of a mix of housing with walking/cycle access to the town centre, schools and other facilities. However, the proposed site to the west of Horcott Road is a key gap maintaining the physical separation of Horcott and Fairford and the setting of the town and the western part of the Conservation Area; it also has access and drainage issues.

None of the above sites are in the area which the CDC Local Plan Sustainability Appraisal says is most suitable for new development.

All new housing developments are generally required to make financial contributions (through Legal agreements) towards related highways improvements and schools capacity. However, these are often not spent in the best way for the sustainability of the community as a whole, and additional funding may be required from other sources to address existing issues with traffic, sewers etc. which will otherwise be made worse.

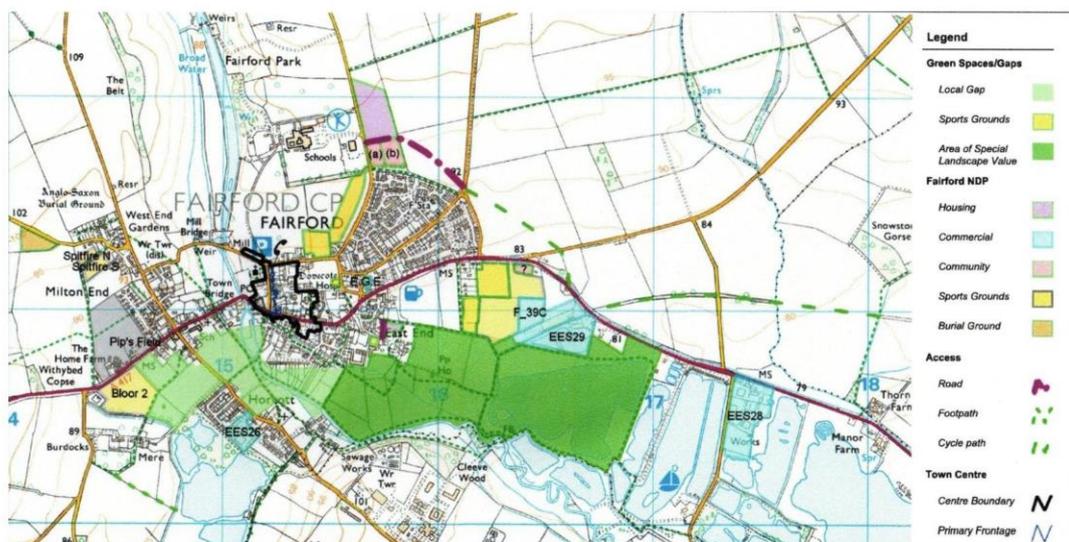
Currently the only general infrastructure/facilities improvements identified for Fairford in the Local Plan are:

- Improvement (unspecified) of the A417/Whelford Road junction;
- Improvements to the provision of footpath and cycle links between Fairford and the riverside, the Cotswold Water Park and canal route;
- The provision of suitable land for allotments; and
- The provision of suitable land for a burial ground.

There is no provision for road improvement within the town, or for water management.

c) Fairford Neighbourhood Plan

Although the emerging CDC Local Plan only sets a requirement for 77 more houses during the Plan period, it is likely that additional capacity will be demanded in the future. The Neighbourhood Plan provides the mechanism for the community (rather than outside authorities or developers) to identify the preferred location for such new development on the basis of sustainability. It will also allow Fairford to benefit from a larger share of the Community Infrastructure Levy when this is implemented by CDC.



There are a number of potential future housing development options which would be closely linked with particular provisions to address identified local issues/demands (including an appropriate mix of housing types).

- 1) The area north of Lovers Lane, adjacent to Leafield Road, which would be suitably landscaped with trees and include provision of a turning/drop-off area and parking for the Primary School, with a suitable crossing. This would enable expansion of the Primary School on its existing site while helping to relieve parking and traffic congestion issues on the approaches to the schools (see indicative sketch following). In the longer term the intention would be to link this to the A417 to the east via Hatherop Lane.



- 2) There has been a proposal for a small development in the field behind Beaumont Place, which might include provision of some staff/overflow car parking for the Hilary Cottage Surgery, helping to reduce current parking/congestion problems there.
- 3) Fairford Town Football Club has indicated that it has proposals for development of its ground together with the adjacent practice area, including provision for other community use (Details awaited).

Sites 2 and 3 are in an area known to be subject to high groundwater levels at times, so suitable surface water drainage solutions would need to be provided as part of any development there.

All the above would be conditional on upgrading of the town's sewage system capacity. Inclusion of these proposals in the Neighbourhood Plan would enable the necessary infrastructure improvements to be planned, financed and implemented in advance of the housing development.

There is also the possibility of a stand-alone 'eco-homes' development off Rhymes Lane, including its own sewage treatment plant independent of the main Fairford system, for which land could be allocated in return for the permanent acquisition of the northern Horcott lakes for the community. The Horcott Lakes restoration could include a floating 'solar park' on the most southerly lake (near the Air Base).

HIGHWAYS AND ACCESS

It is proposed that the Neighbourhood Plan will support:

- the immediate introduction of better signage and information to reinforce the need for HGVs to use the Eastern Spine Road and an effective weight limit through Fairford on the A417;
- the earliest possible upgrading of the Eastern Spine Rd (from the A417/Whelford Road junction through to the A719 near Latton);
- a scheme to reduce speeds and improve safety, for both pedestrians and road users, around the A417/Market Place junction;
- improved non-car access to the Town Centre through the upgrading of pavements, cycle paths and lighting, especially from the new developments;
- programmes to improve walking/cycling access between Fairford, surrounding villages, the Thames Path and the Cotswold Water Park;
- the improvement of footpaths (inc for disabled access) and promotion of existing walks in and around Fairford, as well as the redevelopment of the old Fairford-Lechlade railway line for walkers/cyclists.

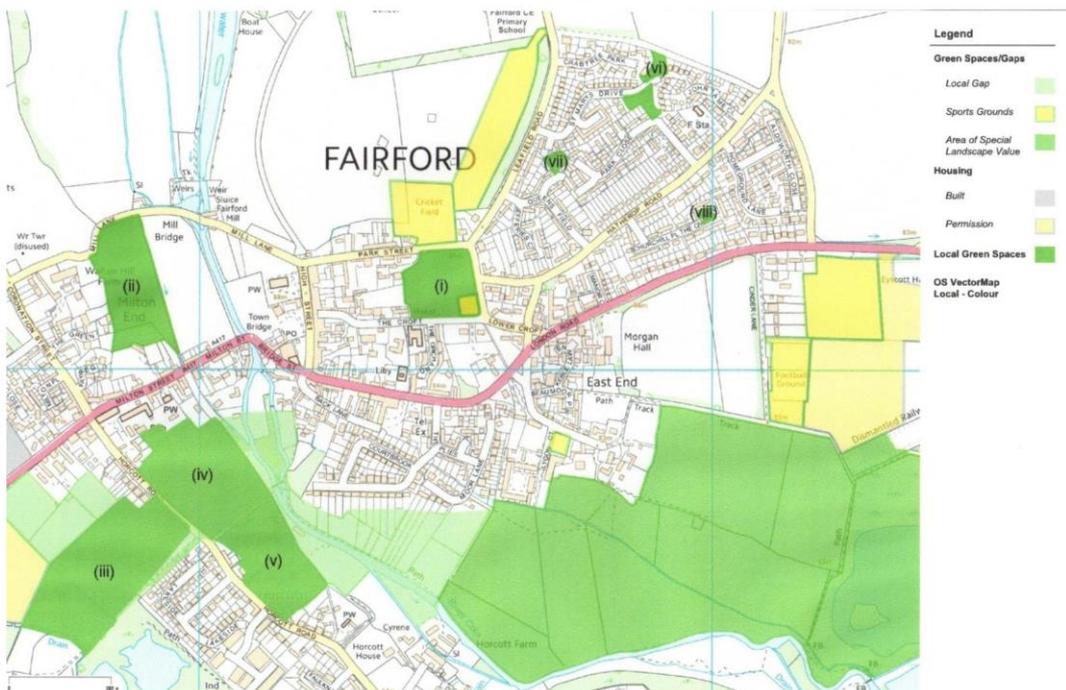
BUSINESS AND EMPLOYMENT

In order to maintain and improve the viability of businesses in Fairford and attract new businesses and employment, it is proposed that the Neighbourhood Plan will:

- discourage the conversion of further shops and business premises in the town centre to residential use, and ensure advertising is effectively targeted (locally) when any become vacant;
- propose enlarging the Town Centre boundary to facilitate new businesses and visitor accommodation;
- propose development of the Market Place to create a more attractive environment for shoppers and visitors – including expanding the pedestrian area in front of the Bull Hotel;
- identify where increased parking can be introduced which will also offset any parking lost through Market Place improvements;
- protect the Horcott, London Road, Whelford Road and other existing industrial sites, and support the development of additional sites to encourage new businesses as well as additional retail and/or office space within the town centre.

GREEN SPACES

It is intended that the Neighbourhood Plan will designate a number of key green areas within the town (numbered (i) to (viii) on the map below) as Local Green Spaces, because they are valued by local people or for other reasons such as landscape and/or heritage. Fields are also important for rainfall/flood water storage. **Please tell us why YOU value these.**



Please give us your comments on these proposals. More information will be available at our consultation events on 18 and 22 September and on our website: www.fairfordneighbourhoodplan.org.uk

Article in Town Council Newsletter

AUGUST 2016 PAGE 5

Fairford Library Special offer!!

SCHOOL HOLIDAY SUMMER SPECIAL OFFER

It's a Hire One Get One Free offer on all DVD's

Don't Miss It!

FAIRFORD & DISTRICT CHORAL SOCIETY

Autumn Programme

Conductor Marysia Gorska's first concert with the choir was a great success in May! Rehearsals resume on 7th September 7.30 – 9.30pm in the URC chapel for Dvorak's Mass in D and Morten Lauridsen's Lux Aeterna to be performed on December 4th.

New singers always welcome! For full details, visit www.fairford.org/choralsociety

A new bus route coming to Fairford from mid August!



Do you need help with transport to go shopping?

Concessionary Bus Passes Accepted!

A bus service that picks you up from your home and takes you into Cirencester every Thursday!

Covering the following areas:

Lechlade, Fairford, Kempsford, Quenington, Hatherop, Coin St Aldwyns, Sunhill, Whelford, Meysey Hampton, Poulton, Ampney St Mary, Ampney Crucis, Ampney St Peter

To book or to find out more call

0845 680 5029

info@communityconnexions.org.uk
www.communityconnexions.org.uk

Community Connexions operate throughout Chellenham, Cotswolds District, Gloucester, Stroud District & Tewkesbury Borough

Registered Offices: Sandford Park Offices, College Road, Chellenham, Gloucestershire GL53 7HX
Registered Charity No: 1119310 Company No: 0888008

Neighbourhood Development Plan

Following the results of the Fairford residents' questionnaire and meetings with local businesses, clubs, organisations and regional bodies, the FNP Steering Group has now identified professional consultants to assist in taking the Fairford Neighbourhood Plan forward to the next stage. The consultants are working with the Steering Group to develop draft plan policies to be included in the FNP. These policies, which include recommendations regarding housing and infrastructure development, will then be made available for consultation and comment through the FNP website, as electronic and hard copy and through public presentations and open meetings. The timing of the consultation release and meetings, are planned for September and will be finalised and widely publicised within the next month.

**Complete list of communications sent
RE: Neighbourhood Plan Pre-submission**

1. psmith@swindon.gov.uk
2. Joseph.walker@cotswold.gov.uk
3. planning@whitehorsedc.gov.uk
4. Chris.hargraves@westoxon.gov.uk
5. Mark.Murphy@gloucestershire.pnn.police.uk
6. Richard.GRAY@gloucestershire.gov.uk
7. consultations@naturalengland.org.uk
8. David.stuart@english-heritage.org.uk
9. Robert.niblett@gloucestershire.gov.uk'
10. planning-wallingford@environment-agency.gov.uk
11. info@gfirst.co.uk
12. Colin.studholme@gloucestershirewildlifetrust.co.uk
13. Andrew.lord@cotswoldsaonb.org.uk
14. Matthew.Millett@waterpark.org
15. georgina.clampitt-dix@wiltshire.gov.uk
16. townplanningpolicy@thameswater.co.uk
17. tonyhester@icloud.com (Marston Meysey Parish Council)
18. jane_skinner928@yahoo.co.uk (Hatherop Parish Council)
19. teresagriffin@tesco.net (Kempsford Parish Council)
20. clerk@lechladeonthames.co.uk (Lechlade Town Council)
21. clerkmhpc@hotmail.com (Meysey Hampton Parish Council)
22. queningtonpc@gmail.com (Quenington Parish Council)
23. Ernest Cook Trust (Landowner)
24. Gladman (developer)
25. Kensington & Edinburgh (developer)
26. Grassroots Planning (developer)
27. Bloor Homes (developer)
28. Bovis Homes (developer)
29. Corylus (developer)
30. Pegasus (developer)
31. Mike Tanner (Fairford Football Club)

Summary of consultation responses

Commentator	Comment
Gleeson Strategic Land	<ul style="list-style-type: none"> Gleeson Strategic Land has responded on behalf of the Ernest Cook Trust, a major landowner around the town, which includes land allocated in policies FNP2 and 18. It generally supports these policies but has suggested improvements to make their intent and delivery clearer. Importantly, it proposes that FNP18 does not seek to hinder the earlier delivery of the housing scheme if the provision of new waste water treatment capacity is delivered earlier than 2026 (as already provided for by Policy FNP8). However, it confirms that the requirement for the earlier provision of land to implement Policy FNP2 is supported. It is also noted that as the owner of the Local Plan site allocation proposal at Milton Farm (Site F35B), it has not objected to the exclusion of the land from Development Boundary of Policy FNP1 and of that land allocation in the Plan
Cotswold District Council	<ul style="list-style-type: none"> Policy FNP2, FNP4 and FNP18 – it does not believe sufficient evidence has been provided to justify these proposals; Policy FNP11 – requires greater clarity on its intent and scope and how proposals for renewable energy elsewhere in the Parish will be considered Policy FNP12 – further evidence is required to justify some Local Green Space proposals Policy FN14 - further evidence is required to justify these proposals Policy FNP15 – consider the policy is unnecessary as the topic is covered by other development plan policies Policy FNP17 – suggest showing the proposed buildings on the Policies Map and modifying the policy wording to be in line with the NPPF Policy FNP19 – this should be deleted as it is not in line with the NPPF Policy FNP25 – this proposal contradicts the proposed housing allocation by the Local Plan Draft SA SEA Report – consider that some policy assessments have been either under-played or over-played
Environment Agency	<ul style="list-style-type: none"> “Have no detailed comments to make.” “Pleased to see that the proposed allocations have been directed to the areas at the lowest probability of fluvial flooding.”
Natural England	<ul style="list-style-type: none"> Note that the plan proposes housing land allocations which have the potential impact on the Cotswold Water Park Special Scientific Interest (SSSI).

	<ul style="list-style-type: none"> • Scope of FNP18 to be widened to include any potential development, before development is permitted, to demonstrate adequate waste water capacity. • Wording should be included to require measure to reduce discharges of phosphates and microbial pollution from ant new development with a septic tank or stand-alone package. • Policy wording to require that any proposal to re-use septic tanks or package treatment should be supported by evidence to show that existing arrangements have sufficient capacity and are to modern standards. • Policy wording to require SUDS for new development... with a requirement for surface water to be kept separate from waste water to prevent sewage flooding during heavy rainfall.
Historic England	<ul style="list-style-type: none"> • broadly supports the Plan and its considerable attention to heritage matters. It has suggested some further analysis of effects on heritage assets in the site assessments report (and then the SA SEA report) to show more clearly that such effects have been understood and taken into account in the allocation policies.
Swindon Borough Council	<ul style="list-style-type: none"> • No comment to make.
Thames Water	<ul style="list-style-type: none"> • Thames Water supports policies FNP 7 and 8 but requires some changes to reflect the agreed drainage strategy in their supporting text, to be agreed with the Town Council. The Environmental Agency has made no detailed comments on the Plan but is pleased to see that the proposed allocations are well away from areas of flood risk.
Quenington Parish Council	<ul style="list-style-type: none"> • "Supports the proposals in the Pre Submission Fairford Neighbourhood Plan and highlights that the development of the infrastructure is vital to support current and future growth."
Gallagher Estates	<ul style="list-style-type: none"> • "we suggest that the best course of action would be to wait until the emerging Local Plan has been.....adopted" <p>NB. Gallagher Estates has a land interest at Horcott Hill, which adjoins the Parish boundary but no part falls within the boundary. It is therefore not a matter that can be addressed in the Plan.</p>
Pegasus	<ul style="list-style-type: none"> • The Pegasus Group has responded on behalf of Hansons plc that controls the land at Horcott lakes. It supports the Plan's provisions but has suggested some changes to policy wording, notably identifying the whole of the Lakes in the policy boundary on the Policies Map (which may in turn require the amalgamation of the current distinct policies for that area being brought into one

	<p>policy). It has suggested that Policy FNP19 specifies a quantum of homes as a guide to the scale of the scheme and makes clearer the proposed community benefits that will arise from the scheme. It is noted that the Group has not objected to Policy FNP25 conflicting with the emerging Local Plan housing allocation.</p>
Gladman	<ul style="list-style-type: none"> • Gladman Ltd has made a number of objections to the Plan, notably in respect of the use of a settlement boundary in FNP1 to constrain development beyond the boundary; the proposal of FNP12 to designate Short Piece (which Gladman controls) as a Local Green Space; and the proposal of FNP13 to designate a Local Gap. It has questioned the confusion between the two Plans in respect of site allocations and of the validity of the allocation of FNP18. It also objects to the lack of site scoring and assessment of reasonable alternatives in the SA SEA report.
Mango	<ul style="list-style-type: none"> • Mango Planning Ltd has responded on behalf of Kensington & Edinburgh Estates Ltd, the controller of land to the east of the town off London Road. It has objected to the exclusion of some of the land it controls from the Settlement Boundary in Policy FNP1. It has submitted a masterplan demonstrating how the redevelopment of the existing football club site may help realise better sports facilities. It also objects to the allocation of land it controls (ref F39C) for business uses by Policy FNP21 rather than residential use, to extend the recent housing scheme on the adjoining land. It considers the proposed housing allocations of policies FNP18 and 19 to be inadequate to meet local housing demand.
Moore Allen & Innocent (on behalf of Cole Family)	<ul style="list-style-type: none"> • Moore Allen Ltd has responded on behalf of the Cole Family that owns the land at East End subject to Policy FNP4. It supports that policy and its provisions but also requests that additional land is allocated (SHLAA refs 045 and 020A) and objects to Policy FNP21 allocating land at ref F39C for business rather than new homes.
Grassroots	<ul style="list-style-type: none"> • FNP4 – agree that the site should provide parking to support the surgery – however request that the policy is amended to allow occupation of the first 3 dwellings prior to the first use of the car park. • Suggests that the development boundary line is moved as it currently cuts through the area allocated for parking and a path as part of this development. • Amend the current wording from “the housing scheme comprises single storey retirement bungalows only” to wording that allows for the proposed scheme of a mix of dwellings.

<p>Gloucestershire County Council</p>	<p>The County Council is generally supportive, but has made a number of suggestions for how the Plan may be improved for submission:</p> <ul style="list-style-type: none"> • Add references to nature conservation designations in the Parish • Amend the wording of FNP15 to have better effect • Consult the HERS and add a requirement for allocation proposals to have regard to archaeological interest where relevant • No objection to FNP19 at Horcott Lakes but suggested wording changes and concern that part of the policy may relate to 'excluded development' • Policy FNP4 cannot itself justify providing a public car park • Policy FNP5 requires more evidence to justify car parking standards • The route proposed by FNP18 should be defined and protected in the Plan
<p>Cotswold Water Park</p>	<ul style="list-style-type: none"> • FNP10 - The CWPT strongly supports this policy. • FNP11 – The CWPT agrees that any solar panels should be designed and installed in such a way to minimise and effects on the landscape. • FNP25 – The CWPT strongly supports the proposals at para 5.60 in which FTC acquires land at Horcott Lakes for community benefit. The Trust is willing to support FTC in realising this ambition as this will directly contribute to the delivery of the CWP Strategic Review and Implementation Plan.

Appendix E

Regulation 14 Report – June 2015

FAIRFORD NEIGHBOURHOOD PLAN

REGULATION 14 REPORT: JANUARY 2017

FAIRFORD NEIGHBOURHOOD PLAN

REGULATION 14 REPORT: JANUARY 2017

Purpose

1. The purpose of this report is to summarise part of the outcome of the consultation period on the Pre Submission Fairford Neighbourhood Plan held from November to December 2016. The report reviews the representations made by the statutory consultees, including the local planning authority – Cotswold District Council (CDC) – and by developers/landowners. It then makes recommendations for minor modifications to the Plan for its submission.

2. The report will be published by Fairford Town Council and it will be appended to the Consultation Statement that will accompany the submitted Plan in due course, in line with the Neighbourhood Planning (General) Regulations 2012.

Consultation Analysis

3. During the consultation period there were representations made by local people and by developers/landowners and by other local and interested organisations. Officers of the District Council have also provided comments.

4. The District Council has made a significant number of comments – some highlight matters of fundamental differences of opinion on the principles of neighbourhood planning. The most fundamental matter is that of the role of the neighbourhood plan to make site allocations in preference to the emerging Local Plan. The District Council maintains that it will continue to propose its allocations, which are different to those proposed in the Plan.

5. Its other major comments are as follows:

- Policy FNP1 – it has incorrectly identified only one of its proposed housing site allocations as lying outside of the proposed Development Boundary, when in fact, both sites lie outside the Boundary
- Policy FNP2, FNP4 and FNP18 – it does not believe sufficient evidence has been provided to justify these proposals; in doing so, it expects the proposals to pass the equivalent 'tests of soundness' as Local Plan proposals (and qualified professionals and not local people to undertake the various assessments)
- Policy FNP11 – requires greater clarity on its intent and scope and how proposals for renewable energy elsewhere in the Parish will be considered
- Policy FNP12 – further evidence is required to justify some Local Green Space proposals
- Policy FN14 - further evidence is required to justify these proposals

- Policy FNP15 – consider the policy is unnecessary as the topic is covered by other development plan policies
- Policy FNP17 – suggest showing the proposed buildings on the Policies Map and modifying the policy wording to be in line with the NPPF
- Policy FNP19 – this should be deleted as it is not in line with the NPPF
- Policy FNP25 – this proposal contradicts the proposed housing allocation by the Local Plan
- Draft SA SEA Report – consider that some policy assessments have been either under-played or over-played

6. Natural England has made suggestions on how the Plan may be improved for submission:

- To avoid impacts on the Cotswold Water Park SSSI, the scope of the requirement of Policy FNP18 should be widened from the Leaffield Road housing allocation in isolation, to include any potential development, before development is permitted, to reinforce the requirement identified in the emerging Cotswold District Local Plan to demonstrate adequate waste water capacity for new development.
- Policy wording should be included to require measures to reduce discharges of phosphates and microbial pollution from any new development with a septic tank or stand alone package treatment plant; for example the use of reed bed systems, or adequate soak away provision to prevent impacts on the Cotswold Water Park SSSI and to require that any proposal to re-use existing septic tanks or package treatment should be supported by evidence to show that existing arrangements have sufficient capacity and are to modern standards.
- Policy wording to require sustainable urban drainage schemes (SUDS) for new development, supporting the emerging Cotswold District Local Plan, with a requirement for surface water to be kept separate from waste water to prevent sewage flooding during heavy rainfall.
- In addition to the policies relating directly to the Cotswold Water Park, a new policy requiring green infrastructure creation and preservation for new developments, including the retention of existing hedgerows, trees, and priority habitat, biodiversity enhancements, such as the inclusion of bat and bird boxes and planting for pollinators, to supplement policy INF7 of the emerging Cotswold District Local Plan.

7. Historic England also broadly supports the Plan and its considerable attention to heritage matters. It has suggested some further analysis of effects on heritage assets in the site assessments report (and then the SA SEA report) to show more clearly that such effects have been understood and taken into account in the allocation policies.

8. The County Council is generally supportive, but has made a number of suggestions for how the Plan may be improved for submission:

- Add references to nature conservation designations in the Parish
- Amend the wording of FNP15 to have better effect
- Consult the HERS and add a requirement for allocation proposals to have regard to archaeological interest where relevant

- No objection to FNP19 at Horcott Lakes but suggested wording changes and concern that part of the policy may relate to 'excluded development'
- Policy FNP4 cannot itself justify providing a public car park
- Policy FNP5 requires more evidence to justify car parking standards
- The route proposed by FNP18 should be defined and protected in the Plan

9. Thames Water supports policies FNP 7 and 8 but requires some changes to reflect the agreed drainage strategy in their supporting text, to be agreed with the Town Council. The Environmental Agency has made no detailed comments on the Plan but is pleased to see that the proposed allocations are well away from areas of flood risk.

10. The Pegasus Group has responded on behalf of Hansons plc that controls the land at Horcott lakes. It supports the Plan's provisions but has suggested some changes to policy wording, notably identifying the whole of the Lakes in the policy boundary on the Policies Map (which may in turn require the amalgamation of the current distinct policies for that area being brought into one policy). It has suggested that Policy FNP19 specifies a quantum of homes as a guide to the scale of the scheme and makes clearer the proposed community benefits that will arise from the scheme. It is noted that the Group has not objected to Policy FNP25 conflicting with the emerging Local Plan housing allocation.

11. Gleeson Strategic Land has responded on behalf of the Ernest Cook Trust, a major landowner around the town, which includes land allocated in policies FNP2 and 18. It generally supports these policies but has suggested improvements to make their intent and delivery clearer. Importantly, it proposes that FNP18 does not seek to hinder the earlier delivery of the housing scheme if the provision of new waste water treatment capacity is delivered earlier than 2026 (as already provided for by Policy FNP8). However, it confirms that the requirement for the earlier provision of land to implement Policy FNP2 is supported. It is also noted that as the owner of the Local Plan site allocation proposal at Milton Farm (Site F35B), it has not objected to the exclusion of the land from Development Boundary of Policy FNP1 and of that land allocation in the Plan.

12. Mango Planning Ltd has responded on behalf of Kensington & Edinburgh Estates Ltd, the controller of land to the east of the town off London Road. It has objected to the exclusion of some of the land it controls from the Settlement Boundary in Policy FNP1. It has submitted a masterplan demonstrating how the redevelopment of the existing football club site may help realise better sports facilities. It also objects to the allocation of land it controls (ref F39C) for business uses by Policy FNP21 rather than residential use, to extend the recent housing scheme on the adjoining land. It considers the proposed housing allocations of policies FNP18 and 19 to be inadequate to meet local housing demand.

13. Moore Allen Ltd has responded on behalf of the Cole Family that owns the land at East End subject to Policy FNP4. It supports that policy and its provisions but also

requests that additional land is allocated (SHLAA refs 045 and 020A) and objects to Policy FNP21 allocating land at ref F39C for business rather than new homes.

14. Gallagher Estates has a land interest at Horcott Hill, which adjoins the Parish boundary but no part falls within the boundary. It is therefore not a matter that can be addressed in the Plan.

15. Gladman Ltd has made a number of objections to the Plan, notably in respect of the use of a settlement boundary in FNP1 to constrain development beyond the boundary; the proposal of FNP12 to designate Short Piece (which Gladman controls) as a Local Green Space; and the proposal of FNP13 to designate a Local Gap. It has questioned the confusion between the two Plans in respect of site allocations and of the validity of the allocation of FNP18. It also objects to the lack of site scoring and assessment of reasonable alternatives in the SA SEA report.

Modifying the Submission Plan

16. The consultation exercise has raised few objections or other issues that were not anticipated. Those land interests that are not favoured by the Plan have made objections and have sought to promote the greater benefits of the development of their land. In each case, it is possible to successfully counter the nature of those objections, either through some tighter policy wording and/or a greater explanation in the final SA SEA report and Basic Conditions Statement.

17. Importantly, the three main land interests that have been favoured by the Plan – the Ernest Cook Trust (FNP2 and FNP18), Hansons plc (FNP11, FNP19 and FNP25) and the Cole Family (FNP4) – have generally supported the proposals, though have made some suggestions for modifying the policy wording. In addressing the points raised by the Trust, it will be easier if the two separate policy elements are brought together in one policy. Provided Policy FNP8 remains, it seems reasonable to allow for the housing scheme to come forward at any time after the utilities infrastructure is upgraded, rather than impose a later time period. Importantly, the land interest has agreed to the earlier release of the land to implement the provisions of Policy FNP2. In addition, it may be helpful if the land interest is requested to assist in demonstrating there will be no harmful landscape or heritage effects.

18. Similarly, the three proposals for Horcott Lakes will also benefit from being brought together in policy to aid the explanation of the inter-related tourism and environmental benefits of the proposals and why they justify an exception to development beyond the Development Boundary of Policy FNP1. In doing so, the policy can be clearer about the quantum of housing development provided for – c.20 homes – and how this will enable the delivery of the proposed community benefits. The land interest may also be requested to help provide additional evidence on how the landscape and other environmental effects may be mitigated by the scheme.

19. The Cole Family has supported Policy FNP4 but has also requested that other land they control is allocated. It is not necessary or appropriate to allocate the additional land as it is all more sensitive to development in the landscape and setting to the Conservation Area than the proposed land. As above, the land interest may also be requested to help provide additional evidence on mitigating landscape and heritage effects.

20. The statutory consultees have all made representations, almost all of which have been favourable, albeit with a series of suggestions for how the wording of policy or supporting text may be improved. None have raised fundamental issues in respect of the Plan meeting the basic conditions. In one case – Policy FNP4 at East End – the County Council has misunderstood the intention and rationale of the policy, which can be addressed with clearer wording in the supporting text. More generally, it will be a good idea to check again the Historic Environment Record to show that any known heritage interests have been considered.

21. More problematic is how to address the issues raised by the District Council, which remain at odds with the spirit and letter of the NPPF and PPG in respect of the role and nature of neighbourhood planning. Many of its minor comments can be addressed through some rewording of the Plan itself, or in the SA SEA report and basic conditions statement especially. But there remain two more fundamental problems: the role of the Plan to make housing site allocations instead of the Local Plan, and the proportionate nature of the evidence base to support the Plan's proposals.

22. The NPPF is clear about the role of neighbourhood planning in the development plan system, notably (in §16) that "*neighbourhoods should develop plans that support the strategic development needs set out in Local Plans ... and ... plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan.*" There is no question that the Plan here is seeking to make or modify strategic allocations, nor to bring forward a scale of development that is less than that expected of the emerging Local Plan over its full plan period.

23. The PPG is then clear about the process by which neighbourhood plans can fulfil this function by stating (in §41-009) "*the local planning authority should work with the qualifying body to produce complementary neighbourhood and Local Plans. It is important to minimise any conflicts between policies in the neighbourhood plan and those in the emerging Local Plan, including housing supply policies. This can help minimise potential conflicts and ensure that policies in the neighbourhood plan are not overridden by a new Local Plan.*"

24. In its §41-044, the PPG goes on to state that "*a neighbourhood plan can propose allocating alternative sites to those in a Local Plan, but a qualifying body should discuss with the local planning authority why it considers the Local Plan allocations no longer appropriate.*" The Town Council has sought to do just that in meetings and

correspondence with officers, when it became clear in the final stages of the Local Plan process that the District Council had changed its strategy for Fairford and intended to make housing allocations. As has been shown by the consultation exercise, one of the land interests (Hansons) has not objected to the alternative sites proposed by the neighbourhood plan and the other (site F35B) has not objected to the exclusion of that land from the proposed allocations. Neither is surprising, as the Town Council's own engagement with these land interests over recent months indicated that this would be the case and that the Local Plan strategy for Fairford was undeliverable.

25. The District Council's explanation of its position in this respect (in commenting on §3.11 of the Plan) is difficult to follow. It considers that it is simply not possible for it to abandon its proposed allocations and it therefore will not do so. It expects the allocations to be made unless the Inspector of its Local Plan proposes otherwise and thereby raises the prospect of all the sites being allocated. It makes no reference to the provisions of the NPPF or PPG and to why it considers its position compatible with those provisions.

26. Crucial to its argument is that both of its proposed allocations are viable and deliverable, i.e. that both sites will contribute to meeting its five year housing supply position. It contends that the Plan must effectively match the 'tests of soundness' of the Local Plan in respect of the evidence provided to support the allocations. In this regard, the PPG (in §§10-005) states that the "*development of plan policies should be iterative – with draft policies tested against evidence of the likely ability of the market to deliver the plan's policies, and revised as part of a dynamic process ... evidence should be proportionate to ensure plans are underpinned by a broad understanding of viability.*"

27. Whilst there is no obligation to meet the NPPF 'tests of soundness', the Town Council has ensured that the relevant land interests of its allocations have been properly engaged in the formulation of its allocation policies. Neither of the land interests have raised issues of viability or other matters that question the developable nature of their sites. Both should be invited to make this clearer in the evidence base of the submitted documentation in due course.

28. By contrast, there are now significant question marks over the availability of both the sites proposed by the Local Plan, irrespective of their hypothetical viability. Of interest, the District Council made no comments on Policy FNP8 in respect of the effect of the future provision of essential utilities infrastructure on the timing of new housing schemes. That policy, which is supported by the statutory bodies, and acknowledged as reasonable by the land interests at Leafield Road and Horcott Lakes, has the effect of ruling out any new housing development that will contribute to meeting the five year housing land supply needs, as the required improvements will not be delivered in the next two years.

29. On the assumption that these question marks over the assumptions underlying the District Council's proposals will be made clear to the Local Plan Inspector at the

Examination in Public, there would seem to be little risk that the Inspector will support the retention of those sites. More likely is that he will come to the same conclusion of the Inspector of the South Oxfordshire Core Strategy of 2013 in proposing similar matters were left to the Thames Neighbourhood Plan, especially as the Fairford Neighbourhood Plan more than replaces the District Council's housing supply for the town, and delivers significant community benefits that are entirely absent from the Local Plan proposals. It is therefore unfortunate that the District Council has chosen this position.

30. More generally, the District Council appears to question the professional standing of those in the neighbourhood planning team that have prepared the evidence base reports. The implication is that the absence of professional credentials compromises the quality of the analysis undertaken. This is not true, nor is this a requirement of the PPG or regulations. RCOH Ltd has reviewed the reports and considers them to meet or exceed the quality of many other such reports that have evidenced successfully-examined neighbourhood plans elsewhere. However, given the District Council's stance, it may be helpful if the final evidence base reports are validated by further specialist professionals, notably landscape (for policies FNP12 – 15) and heritage (for policies FNP16-17).

31. In respect of modifications to the policies, these are summarised below:

- FNP1 – no change
- FNP2 – combine into one policy with FNP18, amend the wording to allow for delivery subject to FNP8 on timely infrastructure provision and provide additional evidence to address concerns of CDC in so far as is necessary
- FNP3 – no change
- FNP4 – no change
- FNP5 – no change but seek to bolster evidence to support the proposed parking standards
- FNP6 – no change
- FNP7 – amend wording to be agreed with Thames Water
- FNP8 - amend wording to be agreed with Thames Water
- FNP9 – no change
- FNP10 – no change
- FNP11 – combine into one policy with FNP19 and FNP25, make clearer the justification for housing development as an exception to FNP1 and provide additional evidence to address concerns of CDC in so far as is necessary
- FNP12 – no change but seek to bolster evidence to support the proposed designations
- FNP13 – no change but seek to bolster evidence to support the proposed designation
- FNP14 – no change but seek to bolster evidence to support the proposed designation
- FNP15 – no change but clarify how the policy is intended to be implemented
- FNP16 – remove existing bullets and instead cross reference to a new Fairford Design Guide (as supplementary planning guidance) and clarify how the policy is intended to be implemented alongside the Cotswold Design Guide

- FNP17 – modify wording to reflect NPPF §135 and either show each proposed asset on the Policies Map or provide an address so that it is clear to which property the policy relates, and consider removing the details to an Appendix to allow for a more detailed description of the local heritage value of each asset
- FNP18 – see FNP2 above
- FNP19 – see FNP11 above
- FNP20 – no change
- FNP21 – no change but add greater justification to need for new employment land and the suitability of the location
- FNP22 – no change
- FNP23 – no change
- FNP24 – no change
- FNP25 – see FNP11 above

32. It is not considered necessary to fundamentally change the approach taken in the SA SEA report. The statutory bodies have not raised objections to the approach and those objectors that have, are all misguided in their interpretation of the Directive and Regulations, and of the relevance of recent judicial review cases. However, the points raised can and should be answered for clarity and transparency in the final report. Some will be addressed in any event through the modifications to the Plan itself; others through a clearer explanation of how the assessment has been undertaken to ensure that a) the potential for significant environmental effects of the Plan has been properly considered and b) the reasonable alternatives were selected, assessed and discarded.

Recommendations

33. It is recommended that:

- The policies and supporting text of the Neighbourhood Plan are changed with only minor modifications as described above
- There are no other sites allocated
- The SA SEA report is modified as described above
- The Neighbourhood Plan is finalised for submission for examination, subject to the completion of their respective Basic Conditions Statements and Consultation Statements and to the approval of the Town Council

66 responses were received from the public. Their comments are set out below.

Support for the Objectives and Vision of the draft plan:

- Yes, exciting opportunities for local business, education, tourism and improving quality of life.
- Fairford needs a balanced development of housing, infrastructure and business.
- The school is already under strain, children in the Bloor site did not gain places, more houses will put the town under greater strain. Unless school, parking healthcare, etc are addressed first. A larger town would defiantly need more amenities and a better public transport service.
- Infrastructure must come first. Doctors surgery, schools, roads & sewer systems as all have reached capacity
- fully support
- 5.2 - We feel that there are more and more HGV's transiting the town - not fewer
- It is essential that new developments are tailored to the needs of the area and that the issue of the infrastructure is addressed and actioned first.
- I would like to voice my objections to the proposals stated in policy S5 with regards to housing and improvements to the town. Having read the Neighbourhood Plan it implies that the District Council intend to build a further 77 homes with very little added to the community. I understand that rural communities need to expand, however the infrastructure improvements suggested within S5 seem woefully inadequate. I would suggest that Fairford would need more improvements than simply 'provision of a footpath', 'land for allotments' and 'a burial ground' before it could further increase its population. As a resident I highlight my top 3 concerns below: Pressure placed on the NHS: The local surgery, despite the superb work by the staff, currently experience large waiting times for patients and no parking. As we have a young child this causes me some concern for his health and have at times had to use Cirencester Hospital to seek medical care when no appointments are available at the surgery. We have also had extreme difficulty finding local NHS dentists willing to take on new patients. No local dentists are accepting new patients on the NHS due to large waiting lists, again a problem that is not going to be solved anytime soon. Availability of school places: Within the town and local area schools will not be able to cope with a further increase in numbers of families. Provision of suitable fast internet is currently well behind other areas. I am someone who utilises the internet to occasionally work from home and am now increasingly reliant on the internet for services such as banking as Lloyds Bank is due to close. There currently does not seem to be any plan to provide affordable, reliable and fast internet to families.
- Unqualified support, the town should not grow faster than the infrastructure and needs to cope with current growth in housing before further development which would change the character of this market town entirely. Thought needs to be given to employment or the notion of sustainability is invalidated as Fairford becomes a commuter town.

- We support the neighbourhood plan. Particularly we support the emphasis on developing the infrastructure before any further housing development is permitted. Fairford has taken more than its fair share of the Cirencester district council's development commitments since 2012 and now the infrastructure and character of this small Cotswold town are at risk. We support that no further housing development should be permitted until key infrastructure is addressed (particularly sewage and drainage, healthcare and schools) and the full impact of the existing development can be seen. Fairford is a beautiful Cotswold town with an amazing, engaged community. This makes it an attractive place to develop. Please support this development plan to make sure this is sustainable.
- We must ensure that the infrastructure is in place before further development is permitted. Future developers must be made to provide for the community as a whole by way of contributing towards infrastructural developments
- More should be done to reduce HGV transit through the town centre, we have witnessed regular convoys of 2-3 gravel trucks proceeding along the A417. The signage for entering Fairford from the west does not include the new development and with a 40mph limit up to the existing sign does not warn traffic they are driving in a residential area.
- More should be done to limit the transit of HGV vehicles through the town and provision made for alternative routes, if possible. Vehicles transiting through the town should be forced to reduce their speed to the outskirts of the town which now extend to the edge of the new developments. The 40mph limit at the edges of the town in both directions is too fast given the entrance to the football club and the new developments both east and west of the town.
- The A417 now feels dangerous to pedestrians, with HGVs wing mirrors and wide negotiation of bends alarmingly close. The development of an alternative route is becoming urgent.
- A clear, well thought out and supported concept for the future of Fairford
- it is vital that infrastructure and services are in place before building takes place. Also future developments should address existing needs, not produce further needs.
- it is vital that infrastructure and services are in place before development begins. Developers should not be able to side-step this. Perhaps there should be financial penalties
- including provision for parking
- A 20mph speed limit along parts of A417 should be considered.
- Yes, having the infrastructure in place, absolutely BEFORE, any build commences is essential to avoid any, even small, disruption to existing residents
- This is however, no indication of importance and priority. Believe that we need some emphasis on addressing the drainage and sewage issue, and the relief of the A417 through the town.

- The objectives and vision look to a well-rounded community providing for all age groups. With more employment, services & social opportunities in the town there will be less need for travel. Fairford will, therefore, be much more sustainable.
- Yes, the majority of issues. Parking in High Street should be amended. Parallel instead of diagonal would enable two-way traffic which doesn't happen now.
- Yes, I strongly support the objectives and the vision of the Neighbourhood Plan. However, I was surprised to see little mention of enhanced broadband connection to encourage working from home – there seems to be no recognition that this could aid some of the out-commuting and traffic problems. The fact that new homes were built without a connection to fast broadband was a real oversight. If the town and district councils could work more constructively and cleverly, as suggested by the objectives, perhaps they might ensure that even in the event of an unwanted consent (in the face, say, of objections or an appeal inquiry) a level of control over conditions for building materials, detailed design, infrastructure and planning gain/CIL/Section 106 contributions to local services might be retained?
- Yes, this is a sound plan which balances the needs of residents, the heritage of the town, whilst recognising the responsibility to provide for future development.
- Objectives are reasonable and sensible. Infrastructure improvements need to go hand in hand with new development and sustainability should be central to planning being approved.

Support for the allocation of land at Leaffield Road for housing in preference to the land allocated in the CDC Local plan:

- Yes, well thought out and practical proposals.
- Pupils and parents will be able to access school and associated facilities more easily.
- Improvement for the for the future children is vital and Fairford is very developed at the Cirencester end of the town. Bigger school admissions and parking can assist in the towns development
- Fairford is a beautiful place, let's not spoil it by all this developing within the town centre. Let's expand Fairford with well-developed/planned houses
- What is the point - either would put strain on a town with existing problems
- fully support
- This would be more useful for young families using the school
- Access from the A417 to the Eastern side of the Leaffield Road site should be a priority. (by access - proper vehicular).
- It seems a logical step – away from the flood plain, easy walking distance from schools to avoid congestion at peak times, a more sustainable option.

- On the proviso that even this use should not be permitted until infrastructure improvements are made and the full impact of existing development is assessed.
- we do not want further developments, but support the site suggested
- Yes, I support the proposal, this seems a very sensible area for new houses to be built.
- Development near to schools in an area where there is not recent development
- We need to maintain green field separation between Horcott
- The Leaffield Road site would provide housing and much needed car-parking near to both Fairford schools. Less road and walking miles for people, less pollution from traffic. Other site offer no real gain for the town.
- We certainly need proper provision for school parking and drop-off facilities. We do not, at present, need further housing at Horcott Lakes or Milton Farm. Certainly, we don't have sewage and drainage systems to support these.
- This does seem a more sensible suggestion
- Yes, because the Horcott Lake area is more likely to flood.
- Yes, young families would prefer to be near schools, parking and delivery off road is urgently needed as the current safety of children is compromised on a daily basis. Also, the school needs the room to expand to meet local needs as they occur. Every effort should be made to ensure all children can be educated in their town of residence i.e. within their community.
- if more building is to go ahead then a reluctant yes. Need more assurances about the infrastructure being able to cope. If no improvement for things like doctors, then I'm against development.
- Strongly support these proposals, on the basis that there has been plenty of development on the west side and we should avoid stressing the road and drainage infrastructure on this side. Good principle to maintain and develop the schools provision.
- This makes a great deal of sense in solving impact of school traffic and improving access for children.
- Yes, despite the potential for community benefit associated with a visitor's centre, residential development at the Horcott Lakes seems poorly connected to the town.
- Yes, the plan for development is more appropriate than the site already nominated by the District Council. The proposed sites avoid significant loss of amenity and increased traffic in areas of the town which are already stressed. Further attention needs to be paid to increasing services such as GP capacity however, to cope with an increasing population.

- Without a doubt. Residents in Horcott have lost views and increase in traffic is dreadful, especially at the crossroads.
- Takes development away from one end of town, reduces traffic congestion at Marlborough Arms junction, presents less of a flood risk.
- This is more sensible and would have less potential impact on flood risk.
- The CDC proposals for Horcott Lakes are dishonest. This is not necessary housing except for rich people.....and it means the loss of yet more footpaths, leisure facilities and the destruction of more trees and bushes – wildlife habitat and countryside.
- A development at Leaffield Road is by far the best for future houses as children can walk to school thus negating the necessity for traffic & pollution engendering school runs.
- The proposed Leaffield Road site is in a much better situation than the above and there is scope for additional facilities.

Support for the proposals to designate a number of areas as local green spaces, a Fairford-Horcott Gap and an Area of Special Landscape Value:

- It is essential that these areas are preserved.
- we need green spaces to be able to relax, play, exercise and just enjoy the countryside - that's why we chose Fairford to live.
- definitely
- fully support - especially the maintenance of the Fairford-Horcott Gap
- Green spaces should be preserved to help maintain the nature of the town and as amenities for all
- Fairford - Horcott Road is already busy and dangerous for pedestrians & cyclists. No building should be allowed along that road.
- Strongly in favour. Not only should the two communities of Fairford and Horcott be separate as they have been since Middle Ages, archaeology in this area needs to be considered.
- thoroughly do so. It's a big part of why Fairford is a nice place to live
- Yes, I support the proposal, green spaces are very important
- Vitally important to sporting clubs in the community.
- We are losing too many green spaces already
- The Fairford/Horcott parish gap is historical and needs to be maintained & green spaces & landscape areas should be retained for amenity use & value. "green lungs" are important to small towns as well as large cities.

- Also, need to support the sports facilities in the town
- Yes, green space is visually highly regarded and existing sites support the character of the town. They provide a natural and pleasing natural border between settlements and within existing housing and are essential to support sport and other community activity and recreation.
- Strongly supportive. There is a definite need to maintain these internal green barriers to prevent the town becoming a total, continuous urban area.
- Yes, and the Landscape and Local Green Space Study is generally supported, although it is not entirely clear what defines the identity of Horcott, how it differs to Fairford and why their characters need to be kept separate. The character of the Short Piece also seems poorly defined, it is possibly less well defined than Carter's Field, and why is it important as a Green Space other than in providing a gap? – views from Horcott Road could be important here. I see the importance of the open space between Fairford and Lake 104, but I'm not sure the character is strong or special enough to warrant SPLV designation. Perhaps a better description of the landscape and visual qualities of the area would better support this aspiration.
- With all the development currently in Fairford, it is important to maintain green spaces for the enjoyment of the community.
- Essential. Would like to see land opposite Coln House Playing Field designated as a protected green space.
- Yes Most definitely, I think this is very important and have been against the development of the land near Horcott Road.
- I support these proposals very strongly. These green areas are essential to maintain Fairford's special character.
- Green spaces are an important feature of a rural town.
- Without these necessary areas Fairford will become one massive housing estate for commuters who bring little value to the town.

Support for the proposals to designate a number of Local Heritage Assets:

- This will preserve the "character" of Fairford.
- Lets keep Fairford looking like Fairford. All new developments must be in keeping with the town and surroundings
- Essential to preserve the character of the town
- Agree and the list could include many more assets.
- more would be welcome
- Yes, this seems like a good way to preserve the character of the town.
- It will avoid Fairford becoming a dormitory town

- We need to maintain the character of Fairford
- Fairford is an historic settlement and heritage assets should be protected to protect its past activities and development. Fairford has a distinct character and that should be retained.
- Although the preservation of the bus shelter in Milton Street is questionable as it is rather an eyesore and no longer used as bus shelter.
- Yes, absolutely, as a resident living in a new build we are disgusted with our false chimneys, causing us to have to have a separate, not aesthetically pleasing, flue, for our wood-burner. We are concerned that weathering will bring about a need for expensive replacement of our false chimneys. Bin storage is difficult and access to our own back garden is cluttered with necessary re-cycling receptacles.... Inadequate parking on the site causes people to park ...onto the footpaths....some driveways are so narrow that you can't park in them and get out of the car on both sides. Children cannot be put into car seats on some driveways as the space is so narrow.....
- Not sure about this one. An interesting concept, as it is a good principle to preserve the "little gems", but at some point pragmatism has to come in, particularly with residential properties.
- Fairford is an historic town which has managed to retain a lot of the feel of its past. It must not standstill but its heritage assets are worthy of protection.
- The list seems fairly comprehensive.
- Fairford is a beautiful old Cotswold town, we don't want to lose that.
- Anything which protects the identity and character of Fairford for now and future generations.
- Definitely. We have many features that should be safeguarded and are important to the history of the town.
- I support these proposals very strongly. These green areas are essential to maintain Fairford's special character.
- Yes, this is vital to maintaining the heritage of Fairford.

Support for the other proposals and policies:

- Yes, support other proposals and policies, this plan has been developed by the town for the town, with the vision to benefit Fairford in practical ways.
- This is a blueprint for Fairford's future.
- Except I would allow "fake" chimneys (FNP16). Nowadays you cannot have real chimneys and meet the building requirements of new homes for energy efficiency, but chimneys are an important part of the visual aesthetics of a building. Nowadays the "fake" chimneys can look authentic.
- Yes I do, it's based on the wishes of Fairford residents - I was one that came to consultation days

- This town already struggles daily with traffic, sewage issues, doctors overcrowded - notice to go to Cirencester for blood tests - schools too big for size of village.
- This is a carefully thought through document that must be recognised by CDC
- The plan reflects the direct wishes and thoughts of Fairford residents and should be fully taken into account in the local (CDC) district plan for the future of the whole area "for the people, by the people"!
- I support most of the proposals - not sure about further expansion of the pedestrian area in the market square - but this is envisioned for some future date and not imminent, I'm sure.
- Considerable thought and work has evidently gone into this and it seems utterly sensible and forward looking. Should be adopted as a whole.
- The right housing mix is essential to a balanced community - as well as the opportunity to work locally. I fully support the call for more 2 bed accommodation. This would be in line with the governments call for older householders to downsize.
- Yes, thanks to the Council for their considerable work in liaising with the community to produce the comprehensive plan we see now.
- We hope that this plan can be speedily finalised and used to defend us against any more speculative planning applications.
- No. Too much traffic going through Fairford especially lorries. Not enough shops, banks etc. to cater for residents living here and the surrounding area.
- Too many houses in Fairford now. I am against.
- Yes - I feel with the Bloor, Bovis and Spitfire developments the town is at capacity and has done its fair share for local house building. I think the town needs a break from new developments.