

Cotswold District Gypsy & Traveller Identification of Potential Sites Update

July 2026



COTSWOLD
District Council

Contents

1. Introduction	1
2. The need for Traveller accommodation	2
3. Why prepare the study?	3
4. Methodology	4
Overview	4
Site identification	4
Assessment framework	5
<i>Availability</i>	5
<i>Suitability</i>	5
<i>Achievability</i>	6
Staged assessment process	6
<i>Stage 1: Initial sieve (high-level review) (Appendix 2)</i>	6
<i>Stage 2: Detailed site assessment (Appendix 3)</i>	7
<i>Stage 3: Categorisation and outcomes in Appendix 3</i>	7
Local considerations specific to Cotswold District	7
Limitations and role of the study	8
5. Assessment of sites	8
Existing Traveller sites	8
Findings of Stage 1 Assessment	11
Findings of Stage 2 Assessment	11
Vacant pitches on existing sites	12
Windfall allowance	12
6. Traveller Site Supply for Local Plan Period (2026-43)	15
7. Five-Year Supply of Deliverable Traveller Sites	16
Five-Year Supply (2026-31)	16
Five-Year Supply (2028-33)	17
8. Summary and Recommendations	18
Recommendations	19

Appendices

Appendix 1 – Cotswold Gypsy and Traveller Site Assessment Methodology

Appendix 2 – Stage 1 Assessments (Initial Sieve)

Appendix 3 – Stage 2 Assessments (Detailed)

1. Introduction

- 1.1 This report supports the preparation of the Cotswold District Local Plan (2026-43). It identifies, reviews and assesses land with potential to accommodate Gypsy and Traveller pitches within the District over the plan period.
- 1.2 The report should be read alongside the Gloucestershire Gypsy and Traveller Accommodation Needs Assessment (RRR, 2026) (the GTANA), which establishes the level of need for Traveller pitches in the District.
- 1.3 This report primarily assesses whether sufficient suitable, available and achievable sites exist to meet identified accommodation needs, in accordance with national planning policy. It identifies a supply of sites that are potentially deliverable within five years and, developable over a longer time horizon. In doing so, it provides an evidence base to inform future Local Plan site allocations and policy decisions relating to Traveller accommodation.
- 1.4 The assessment draws on a range of site sources, including Call for Sites submissions, existing and historic Traveller sites, planning application data, and publicly owned land. Each site has been subject to a proportionate appraisal of its availability, suitability and achievability, considering relevant planning constraints, infrastructure considerations and the requirements of national policy.
- 1.5 The findings of this report do not in themselves allocate sites for development or grant planning permission. Rather, they identify reasonable options for consideration through the plan-making process. Any future allocation of sites or decisions on planning applications should have regard to other material considerations, including more detailed site-specific evidence.
- 1.6 The study relates specifically to the provision of Gypsy and Traveller accommodation. Land for general housing and economic development is assessed separately through the Cotswold District Housing and Economic Land Availability Assessment (HELAA) (AECOM, 2026).

2. The need for Traveller accommodation

- 2.1 The GTANA identifies the level of need for additional Gypsy and Traveller pitches in Cotswold District over the period 2026–2043. The assessment provides the most up-to-date evidence of accommodation needs and forms the basis for establishing the District’s pitch targets.
- 2.2 The identified need is set out in Table 1 below.

Table 1: Traveller pitch needs in Cotswold District for the period 2026-2043

Assessment Period	Need (pitches)
2026-2031	12
2031-2036	8
2036-2041	8
2041-2043	4
Total 2026-43	32

- 2.3 The GTANA requirement of 32 pitches represents a residual need figure. In deriving this requirement, the GTANA has already taken account of existing sources of supply, including vacant pitches on existing authorised sites and pitches benefitting from extant planning permission. The purpose of this study is therefore to identify sufficient additional deliverable and developable sites capable of meeting the residual requirement and maintaining an adequate supply of Traveller accommodation throughout the Plan period.
- 2.4 The GTANA applies the definition of Gypsies and Travellers contained within Annex 1 of the Planning Policy for Traveller Sites (MHCLG, December 2024) (the PPTS). The identified need therefore relates to households that fall within the national planning definition and should be used as the basis for setting pitch targets through the Local Plan.
- 2.5 The need identified in the GTANA informs the Council’s approach to identifying a supply of specific deliverable and developable sites through the Local Plan. This includes the requirement to provide a five-year supply of deliverable sites and to identify developable sites, or broad locations for growth, for years 6-10 and, where possible, for years 11-15.
- 2.6 No requirement for Travelling Showpeople plots was identified for Cotswold District over the plan period.

- 2.7 In addition to permanent residential pitch requirements, the Gloucestershire GTANA considered the need for transit accommodation within Cotswold District. No unmet requirement for dedicated transit provision was identified during the plan period. Consequently, this report focuses on the identification of permanent residential pitches required to meet evidenced accommodation needs.

3. Why prepare the study?

- 3.1 National planning policy requires local planning authorities to assess and meet the development needs of their area, including the accommodation needs of Gypsies and Travellers (collectively referred to as Travellers for the purpose of this report). The National Planning Policy Framework (December 2024) (the NPPF) makes clear that the housing needs of different groups within the community, including Travellers, should be understood and reflected in planning policies. This includes the size, type and tenure of housing needed for Travellers.
- 3.2 The NPPF also requires authorities to maintain a clear understanding of the land available in their area and to identify a sufficient supply of suitable sites to meet identified needs. This includes considering the availability, suitability and achievability of land, consistent with the approach taken in housing and economic land availability assessments. These principles apply equally to the provision of Traveller sites.
- 3.3 The PPTS sets out specific national policy requirements for Traveller accommodation. Policy B includes the need for local planning authorities to produce policies in their Local Plan that:
- identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of pitches against locally identified targets
 - identify a supply of developable sites or broad locations for growth for the medium and longer term
 - encourage joint development plans across authorities to share targets and increase flexibility where local planning constraints exist, and
 - relate pitch numbers to size and location of a settlement's population and density; and protect local amenity and environment.
- 3.4 National policy requires local planning authorities to identify and maintain a supply of deliverable and developable Traveller sites, supported by fair criteria-

based policies where needs are identified. Site provision should promote sustainable development, provide access to services and facilities, support integration with local communities, and avoid unacceptable environmental impacts. Particular regard should be given to avoiding domination of nearby settled communities, protecting the Green Belt, and ensuring that sites are located in appropriate and sustainable locations. National policy also recognises the importance of meeting the accommodation needs of Travelling Showpeople and enabling mixed residential and business uses where appropriate.

- 3.5 In this context, this study provides a robust and proportionate assessment of potential Traveller sites in Cotswold District. Its purpose is to identify deliverable and developable sites capable of meeting identified accommodation needs over the plan period, supporting a plan-led approach to provision and reducing reliance on ad hoc decision-making through the development management process.

4. Methodology

- 4.1 The methodology is set out in detail in Appendix 1.

Overview

- 4.2 This study establishes a robust and proportionate methodology to identify and assess land with potential to accommodate Gypsy and Traveller pitches within Cotswold District. The methodology has been designed to ensure that the assessment is consistent with national policy and guidance, while reflecting the specific characteristics, constraints and settlement pattern of the District.
- 4.3 The approach aligns with:
- the Planning Practice Guidance on Housing and Economic Land Availability Assessment (PPG, last updated November 2025)
 - the NPPF (December 2024), and
 - the PPTS (December 2024).
- 4.4 It applies these principles in a locally specific way to ensure that site assessments are realistic, transparent and capable of withstanding scrutiny.

Site identification

- 4.5 A comprehensive and proactive approach has been used to identify a wide range of potential sites. Sources include:
- Existing HELAA sites that have been promoted for Traveller use (including strategic sites)
 - Review of previously assessed sites
 - One Public Estate Land
 - Call for Sites submissions (including historic and recent exercises)
 - Existing authorised, temporary and tolerated Traveller sites, including opportunities for extension, intensification and regularisation where appropriate.
- 4.6 This ensures that all reasonable options for meeting Traveller accommodation needs have been considered.

Assessment framework

- 4.7 All sites have been assessed using a policy-on approach, meaning that relevant planning policy constraints and designations have been considered from the outset. This reflects current PPG guidance and ensures that the assessment identifies sites that are realistically capable of development.
- 4.8 Each site has been appraised against three core criteria:

Availability

- whether the site is currently available or has a reasonable prospect of being available, and
- land ownership, developer/landowner intentions, and any known legal or operational constraints.

Suitability

- the appropriateness of the site for Traveller development, including:
 - national and local planning policy
 - accessibility to services, facilities and the road network
 - environmental constraints (including flood risk, heritage, biodiversity and landscape)
 - the Cotswolds National Landscape and its setting
 - potential impacts on residential amenity

- the character of the surrounding area, and
- the relationship between the scale of proposed Traveller site and the nearest settled community, including whether the site would dominate the character, appearance or population of the settlement.
- Site assessments also consider the economic, social and environmental sustainability of each location, including access to schools, healthcare facilities, community services, employment opportunities, public transport, environmental quality and flood risk. The assessment also considers the potential for peaceful and integrated co-existence with the settled community, the capacity of local infrastructure and services, and the extent to which traditional Traveller lifestyles may contribute to sustainable patterns of development.

Achievability

- the likelihood that the site could be delivered within the relevant timeframe, including:
 - physical and infrastructure constraints
 - viability considerations (where known)
 - market interest and demand from the Traveller community (where known), and
 - planning history and delivery track record.

Staged assessment process

4.9 The methodology follows a clear and proportionate staged process.

Stage 1: Initial sieve (high-level review) (Appendix 2)

4.10 A longlist of sites is initially sifted on the following basis to create a shortlist of sites to be assessed in Stage two. The shortlist can be found in the report, Table 3.

4.11 A desktop assessment is undertaken to filter out sites that are:

- clearly unsuitable (e.g. severe flood risk, significant environmental, heritage or safety constraints, or unsafe access)
- unavailable, or
- not achievable.

- 4.12 This ensures that further detailed assessment focuses only on realistic site options to be assessed in Stage two.

Stage 2: Detailed site assessment (Appendix 3)

- 4.13 The remaining sites from Stage 1 are subject to a more detailed appraisal in Stage 2, including:
- site visits (where necessary)
 - assessment of site-specific constraints and opportunities, including sustainability, infrastructure capacity and integration with the settled community
 - consideration of potential capacity (number of pitches), and
 - review of planning history and deliverability factors, assessment of site-specific constraints and opportunities, including sustainability, infrastructure capacity and integration with the settled community.
- 4.14 Professional judgement is applied to determine whether constraints could reasonably be mitigated.

Stage 3: Categorisation and outcomes in Appendix 3

- 4.15 Following detailed assessment, sites are categorised as:
- **Deliverable** – suitable, available and achievable within five years
 - **Developable** – suitable and with a reasonable prospect of coming forward in the medium to longer term, or
 - **Not currently deliverable or developable** – where constraints are such that development is unlikely to be appropriate.

Local considerations specific to Cotswold District

- 4.16 In applying this methodology, particular regard has been given to the distinctive characteristics of Cotswold District, including:
- the extensive coverage of the Cotswolds National Landscape
 - the rural settlement pattern and relative accessibility of services
 - landscape sensitivity and heritage considerations, and
 - the need to balance provision of Traveller sites with protection of the District's high-quality environment.

- 4.17 These factors are integral to the assessment of site suitability and ensure that the methodology reflects local circumstances.
- 4.18 No sites identified through this assessment are located within the Green Belt. Consequently, Policy E of the PPTS has not influenced the assessment outcomes.

Limitations and role of the study

- 4.19 This assessment is a proportionate high-level appraisal intended to inform plan-making. It does not represent a detailed design or planning application assessment.
- 4.20 The identification of a site as deliverable or developable:
- does not imply that planning permission will be granted, and
 - does not in itself allocate the site for development.
- 4.21 Further detailed assessment will be required through the Local Plan process and, where relevant, through the determination of planning applications.

5. Assessment of sites

Existing Traveller sites

- 5.1 This section establishes the baseline position for the provision of Traveller pitches within Cotswold District. It identifies all known authorised and unauthorised sites and provides an overview of the number, type and distribution of existing pitches at the base date of the assessment.
- 5.2 Understanding the existing supply of Traveller pitches is an important component of the evidence base. It:
- identifies sites that may benefit from policy protection,
 - provides a starting point for assessing future requirements,
 - enables the identification of any vacant or under-utilised pitches, and
 - informs consideration of whether existing sites have potential to contribute further to meeting identified needs, including through intensification, expansion or regularisation.
- 5.3 The baseline includes:

- local authority permanent sites,
- permanent authorised private sites (with planning permission),
- temporary authorised sites, where relevant, and
- tolerated or unauthorised sites, where these are known to be in ongoing use.

5.4 Table 2 summarises the existing provision of Traveller pitches in the District, including locations and pitch capacity.

Table 2: Existing Traveller sites in Cotswold District

Ref	Address	Site capacity (pitches)
Permanent local authority sites		
GT-001	Culkerton, Oaksey Road	4
Permanent private authorised sites		
GT-002/004	Coberley, Land adjacent to Cirencester Road, Seven Springs (Site 1)	2
GT-003	Coberley, Land adjacent to Cirencester Road, Seven Springs (Site 2 – 'the Norris site')	2
GT-012	South Cerney, Four Acres, Shorncote	32
GT-013	South Cerney, Quarry Farm, Cricklade Road	2
GT-014	South Cerney, Land off Cricklade Road, GL7 5QE	3
GT-015	South Cerney, Oakfields, Cricklade Road, GL7 5QE (Site 1)	5
GT-017	South Cerney, Oakfields, Cricklade Road, GL7 5QE (Site 2)	5
Temporary authorised private sites		
None		
Tolerated sites		
GT-005	Coln St Dennis, Hollow Fosse, Fosse Cross	8

5.5 In total, there are currently 55 permanent Traveller pitches either occupied or benefiting from planning permission across 8 authorised sites within the District. This figure includes 10 pitches at the Oakfields sites (GT-015 and GT-017) which have planning permission but are not yet completed. These sites form part of the existing authorised supply and are separately recognised within the GTANA as committed pitch supply.

- 5.6 Including long-term tolerated provision, the total rises to 63 pitches on 9 sites. The majority of authorised provision (93%) is delivered through permanent private sites, with only 7% provided on the single local authority site at Culkerton. There are no temporary authorised sites in the District.
- 5.7 Provision is characterised by a relatively large number of small-scale private sites, typically accommodating between 1 and 5 pitches, alongside one strategically significant larger site at Four Acres, South Cerney, which provides 32 pitches.
- 5.8 There is also a long-term tolerated site at Hollow Fosse, Coln St Dennis, comprising 8 pitches.
- 5.9 The spatial distribution of sites shows a degree of clustering in the south of the District, particularly in the South Cerney area and around Seven Springs/Coberley. This reflects the pattern of historic permissions and site availability, as well as the extent of the Cotswolds National Landscape.
- 5.10 The capacity figures presented reflect the number of pitches with planning permission (or known to be in use in the case of tolerated sites) at the base date. The extent to which these pitches contribute towards meeting identified need will depend on factors such as vacancy, occupancy and deliverability, which are assessed in Appendix 3.
- 5.11 Overall, the existing provision is characterised by a reliance on private sites, a concentration of pitches in a limited number of locations, and a mix of small-scale developments alongside a single large site. This has implications for the future spatial distribution of Traveller provision and the role of existing sites in meeting identified needs.
- 5.12 Existing authorised Traveller sites make an important contribution towards meeting accommodation needs within Cotswold District and provide a significant proportion of the available pitch supply. Retention of these sites will be important to maintaining the existing supply of pitches and reducing the need for additional site allocations.
- 5.13 Given the limited opportunities identified for new Traveller site provision, the continued retention of existing authorised Traveller sites is essential to maintaining the District's supply of Traveller accommodation. The Local Plan should therefore include a policy that safeguards existing authorised sites from redevelopment or alternative uses that would result in the loss of authorised pitches unless suitable replacement provision is secured.

- 5.14 The Local Plan should also support, in principle, proposals for the appropriate intensification, extension or regularisation of existing Traveller sites where these would not give rise to unacceptable impacts on landscape, heritage assets, residential amenity, highway safety, infrastructure capacity or the character of the surrounding area.

Findings of Stage 1 Assessment

- 5.15 A total of 47 sites were considered through the Stage 1 assessment process, drawing on a range of sources including previously assessed sites, HELAA sites, One Public Estate land, existing Traveller sites and strategic development locations. Of these, 29 sites were discounted at Stage 1 and were not taken forward for further consideration due to a combination of constraints relating to availability, flood risk, landscape and heritage sensitivities, physical limitations, access issues, site size or existing commitments to alternative uses.
- 5.16 Eighteen sites were progressed to Stage 2 for detailed assessment. These comprised existing authorised and tolerated Traveller sites, sites with potential for intensification, extension or regularisation, and several 'new' sites, including two strategic development locations.

Findings of Stage 2 Assessment

- 5.17 The 18 sites taken forward from the Stage 1 assessment were subject to detailed appraisal against a range of planning, environmental and deliverability criteria. These included planning history, site suitability, access arrangements, proximity to services and facilities, landscape and visual impacts, heritage and ecological constraints, flood risk, availability and deliverability.
- 5.18 The assessment confirmed that a number of existing authorised and tolerated Traveller sites continue to play an important role in meeting accommodation needs across the District. However, the majority of these sites were not considered capable of accommodating additional pitches due to a combination of physical, environmental and operational constraints. In many cases, sites were fully occupied and opportunities for expansion or intensification were constrained by factors such as landscape sensitivity, ecological designations, flood risk, access limitations, neighbouring land uses or the need to safeguard the character of the surrounding area.
- 5.19 A number of other sites were found to be unsuitable, unavailable or undeliverable for future Traveller accommodation. Some sites had benefited

from previous planning permissions that had subsequently lapsed, whilst others had reverted to alternative uses or were no longer available due to changes in ownership circumstances. Several sites were also constrained by significant issues relating to highway access, flood risk, heritage and ecological considerations, or legal and land ownership matters which would prevent or significantly restrict their delivery as Traveller sites.

- 5.20 Notwithstanding these constraints, the assessment identified a small number of sites that have the potential to contribute towards future Traveller pitch provision during the plan period. These comprise sites with extant planning permission, opportunities for expansion of existing Traveller sites, and larger strategic locations where Traveller accommodation could be incorporated through the masterplanning process. The most significant opportunities were identified within the South Cerney area, together with the strategic development locations at Land south of Driffield and Land south of The Steadings.
- 5.21 Overall, the Stage 2 assessment demonstrates that opportunities for additional Traveller pitch provision are relatively limited. Whilst many existing sites continue to provide valuable accommodation, few have scope for further growth and a number of potential sites are affected by constraints that limit their suitability, availability or deliverability. Consequently, the future supply of Traveller pitches is largely dependent on a small number of existing commitments, expansion opportunities and strategic site allocations.

Vacant pitches on existing sites

- 5.22 In addition to sites identified through the assessment process, the GTANA identifies a supply of 5 Traveller pitches arising from existing vacant pitches and households expected to vacate pitches during the plan period. These are to be delivered throughout the 2026-43 Plan period.

Windfall allowance

- 5.23 The Planning Policy for Traveller Sites (MHCLG, 2024) (PPTS) requires local planning authorities to identify and maintain a supply of deliverable and developable sites to meet identified accommodation needs. In addition to specific site allocations and existing commitments, it is appropriate to consider whether a windfall allowance should contribute towards the overall supply of Traveller pitches.

- 5.24 Windfall sites are sites which have not been specifically identified in the development plan process but subsequently come forward for development. National policy allows windfall allowances to be included where there is compelling evidence that such sites have consistently become available and will continue to provide a reliable source of supply.
- 5.25 There is clear evidence that windfall Traveller sites have contributed significantly towards pitch delivery in Cotswold District during the period covered by the adopted Local Plan 2011-2031. Table 3 identifies that since 2011, four windfall Traveller sites have been granted permission and completed, delivering a total of nine pitches. Collectively, these equate to an average delivery rate of approximately 0.6 pitches per annum over the 15-years period since the beginning of the Plan period, or 0.9 pitches per annum over the 10-year period since the completion of the first windfall site.

Table 3: Completed windfall Traveller pitches (2011-26)

Ref	Address	Site capacity (pitches)	Year completed
Permanent private authorised sites			
GT-002/004	Coberley, Land adjacent to Cirencester Road, Seven Springs (Site 1)	2	2016/17
GT-003	Coberley, Land adjacent to Cirencester Road, Seven Springs (Site 2 – ‘the Norris site’)	2	2017/18
GT-013	South Cerney, Quarry Farm, Cricklade Road	2	2016/17
GT-014	South Cerney, Land off Cricklade Road, GL7 5QE	3	2025/26
Total		9	

- 5.26 In addition, Table 4 shows there are currently two further windfall sites with planning permission that have yet to be completed, which are set to provide an additional 10 pitches. However, these pitches already form part of the committed supply identified in the Gloucestershire Gypsy and Traveller Accommodation Needs Assessment (RRR, 2026) (GTANA) and are therefore not included within the windfall allowance to avoid double counting.

Table 4: Committed windfall Traveller pitches

Ref	Address	Site capacity (pitches)	Year granted permission
GT-015	Oakfields, Cricklade Road, Cirencester, GL7 5QE (Site 1)	5	2025/26
GT-017	Oakfields, Cricklade Road, Cirencester, GL7 5QE (Site 2)	5	2026/27
Total		10	

- 5.27 The historic evidence also demonstrates that windfall permissions have been granted throughout the period covered by the adopted Local Plan, including permissions and completions in 2016/17, 2017/18, 2025/26 and 2026/27. This indicates an ongoing and continuing source of supply rather than a one-off occurrence and provides compelling evidence that suitable windfall sites are likely to continue coming forward during the emerging Local Plan period.
- 5.28 The Council has historically taken a positive and proactive approach towards Traveller accommodation proposals through the development management process. This approach is reflected in Policy H7 of the adopted Local Plan 2011-2031, which established a sequential approach that expressly supports the intensification and extension of existing Traveller sites and, where necessary, the provision of new sites. The emerging Local Plan continues this approach through Core Policy 41, which supports windfall Traveller sites that meet an identified need and accord with the policy's locational and environmental criteria.
- 5.29 The evidence demonstrates that Traveller windfall sites continue to come forward within the District, particularly through the expansion of existing sites and the development of previously unidentified parcels of land in locations where there is an established Traveller presence. It is therefore reasonable to conclude that additional windfall pitches are likely to come forward during the Plan period.
- 5.30 However, a cautious approach has been taken in establishing a windfall allowance. The allowance excludes:
- pitches already identified within the GTANA supply through vacant pitches and extant permissions,
 - pitches proposed through Local Plan allocations, and
 - sites currently subject to planning applications or otherwise known to be committed.

- 5.31 Having regard to the historic delivery of nine completed windfall pitches, the Council's positive approach to Traveller site provision, and the continuing prospect of additional windfall proposals coming forward, a windfall allowance of five pitches over the period 2026-2043 is considered realistic and justified. This represents a delivery rate significantly below historic performance and therefore provides a robust and conservative estimate of future supply.
- 5.32 For five-year supply purposes, this equates to an allowance of two windfall pitches during the periods 2026-2031 and 2028-2033. Given the established pattern of windfall delivery in the District and the continued support for suitable windfall proposals through Local Plan policy, there is compelling evidence that this level of delivery is achievable.

6. Traveller Site Supply for Local Plan Period (2026-43)

- 6.1 This section brings together the various sources of Traveller pitch land supply to provide a total figure.
- 6.2 Taken together, there is a potential supply of 57 Traveller pitches across the Plan period. This comprises vacant pitches on existing sites, extant planning permissions, proposed Local Plan allocations and provision associated with strategic development locations. A summary of the identified supply is provided in Table 5.

Table 5: Existing and Future Sources of Traveller Pitch Supply

Site	Pitches	Timescale
Existing supply already accounted for within the GTANA		
Vacant pitches on existing sites		
Households on sites expected to leave the area	2	6-10 years
Households on sites expected to move into housing	1	11-15 years
GT-012: Four Acres, Shorncote, near South Cerney	2	0-5 years
Sites with extant planning permission yet to be completed		
GT-015: Oakfields, Cricklade Road, Cirencester, GL7 5QE (Site 1)	5	0-5 years
GT-017: Oakfields, Cricklade Road, Cirencester, GL7 5QE (Site 2)	5	0-5 years
Sub-total	15	
Additional supply identified through this assessment		
Sites suitable for allocation in the Local Plan		
GT-013: Quarry Farm, Cricklade Road, South Cerney	9	6-10 years
GT-016: Oakfields, Cricklade Road, GL7 5QE (Site 3)	8	6-10 years
GT-018: Strategic site at Land south of Driffield	10	6-10 years
GT-019: Strategic site at Land south of The Steadings	10	6-10 years
Windfall allowance		
Windfalls	2	0-5 years
Windfalls	2	6-10 years
Windfalls	1	11-15 years
Sub-total	42	

- 6.3 The 15 pitches arising from vacant pitches and extant permissions are already accounted for within the GTANA need calculation and therefore should not be counted again when assessing the ability of allocations to meet the residual requirement for 32 pitches.

7. Five-Year Supply of Deliverable Traveller Sites

Five-Year Supply (2026-31)

- 7.1 Policy B of the PPTS requires local planning authorities to identify and maintain a supply of specific deliverable sites sufficient to provide five years' worth of sites against locally identified targets.

- 7.2 The GTANA identifies a residual need for 12 additional pitches in the five year period from 2026-31, having already accounted for vacant pitches on existing sites (5 pitches) and the two sites with extant planning permission yet to be completed (10 pitches). There are currently no further identified 'deliverable' sites in 0-5 years that can count towards meeting the residual identified need for the 5 year period. However, Section 5 justifies the inclusion of a windfall allowance of 2 pitches for the 5-year period. The position as of July 2026 is summarised in Table 6.

Table 6: Five year land supply of Traveller pitches (2026-31)

Item	Pitches
Residual need 2026-31	12
Deliverable supply	2
Surplus / deficit	-10

- 7.3 As of July 2026, the District does not currently demonstrate a five-year supply of deliverable Traveller sites against the identified requirement. However, the Council expects the position to improve significantly prior to Local Plan adoption as additional sites progress through the planning process. The anticipated position at adoption is set out below.

Five-Year Supply (2028-33)

- 7.4 The Local Plan will also need to identify a 5 year supply of Traveller sites at the point of adoption of the Local Plan, which is anticipated to be in early 2028, and maintain this throughout the Plan period. A five year supply will therefore need to be demonstrated for the period 2028-33.
- 7.5 Prior to April 2028, it is anticipated that the 9 potential pitches at GT-013 can be regularised and the 8 potential pitches at GT-016, which are currently the subject of a planning application, can gain planning permission by 2028. Section 5 also provides justification for the inclusion of a windfall allowance of 2 pitches for the 5-year period. The anticipated position at April 2028 is summarised in Table 7.
- 7.6 The Council considers there to be a reasonable prospect that GT-013 and GT-016 will contribute towards the five-year supply position at the anticipated point of Local Plan adoption. GT-013 comprises an existing Traveller site with clear potential for regularisation and expansion, whilst GT-016 is currently the

subject of a planning application. Both sites are available, capable of accommodating Traveller pitches, and there are no known constraints that would prevent delivery within the anticipated timeframe. Accordingly, the Council considers that both sites have a realistic prospect of contributing towards the supply of deliverable Traveller pitches between 2028 and 2033.

Table 7: Anticipated five year land supply of Traveller pitches (2028-33)

Item	Pitches
Residual need 2026-31	10*
Deliverable supply	19
Surplus / deficit	9

*Figure extrapolated from the GTANA¹

- 7.7 The identified deliverable supply exceeds the five-year requirement by 9 pitches and therefore demonstrates a five-year supply of deliverable Traveller sites at the anticipated point of adoption of the 2026-43 Local Plan.

8. Summary and Recommendations

- 8.1 This study has identified and assessed potential Gypsy and Traveller sites capable of contributing towards meeting the accommodation needs identified in the Gloucestershire Gypsy and Traveller Accommodation Needs Assessment (RRR, 2026) (GTANA) for the period 2026-2043. The GTANA identifies a residual requirement for 32 additional Traveller pitches within Cotswold District over the Plan period.
- 8.2 A total of 47 sites were considered through the assessment process, drawing on a range of sources including existing Traveller sites, previously assessed sites, Call for Sites submissions, HELAA sites, One Public Estate land and strategic development locations. Of these, 18 sites were taken forward for detailed assessment. The assessment confirms that existing authorised and tolerated Traveller sites continue to make an important contribution towards meeting accommodation needs within the District. However, opportunities for intensification or expansion are generally limited due to landscape, environmental, highway, operational and other site-specific constraints.

¹ The 2028-33 need figure is calculated by taking the remaining three years of the 2026-31 requirement (7 pitches) and the first two years of the 2031-36 requirement (3 pitches), resulting in a total requirement of 10 pitches.

- 8.3 The assessment identified a limited number of realistic opportunities capable of contributing towards future Traveller pitch provision. These include existing vacant pitches, sites with extant planning permission, opportunities for regularisation and expansion at existing sites, and provision that could be incorporated within strategic development locations through the masterplanning process.
- 8.4 The GTANA already takes account of five vacant pitches and ten pitches benefitting from extant planning permission. In addition, this assessment identifies four sites that are suitable for allocation through the Local Plan, capable of delivering a further 37 pitches during the Plan period. A cautious windfall allowance of five pitches is also justified based on historic delivery trends and the Council's positive approach to supporting appropriate Traveller site proposals.
- 8.5 Taken together, these sources provide a potential supply of 57 pitches across the Plan period. Whilst 15 of these pitches are already accounted for within the GTANA need calculation, the remaining supply exceeds the identified residual requirement of 32 pitches and provides flexibility to respond to changing circumstances, delivery delays and future accommodation needs.
- 8.6 The assessment demonstrates that, as of July 2026, the District does not currently have a five-year supply of deliverable Traveller sites. Against a residual requirement of 12 pitches for the period 2026-2031, the identified deliverable supply comprises only the justified windfall allowance of two pitches, resulting in a deficit of 10 pitches. However, the assessment identifies a sufficient supply of developable sites to meet the District's identified Traveller accommodation needs over the wider Plan period and provides a clear strategy for future provision through Local Plan allocations and windfall opportunities.

Recommendations

- 8.7 It is recommended that the Local Plan:
- safeguards existing authorised Traveller sites from redevelopment or alternative uses that would result in the loss of authorised pitches unless suitable replacement provision is secured,
 - supports the appropriate intensification, extension or regularisation of existing Traveller sites where this can be achieved without unacceptable impacts on landscape, heritage, biodiversity, residential amenity, highway safety or infrastructure capacity,

- recognises vacant pitches and extant planning permissions as contributing towards the District's identified supply of Traveller accommodation,
- allocates the following sites for Traveller accommodation:
 - GT-013: Quarry Farm, Cricklade Road, South Cerney
 - GT-016: Oakfields, Cricklade Road, GL7 5QE (Site 3)
 - GT-018: Land south of Driffield
 - GT-019: Land south of The Steadings
- secures Traveller pitch provision through the masterplanning of strategic development locations where appropriate,
- supports suitable windfall Traveller site proposals that accord with Local Plan policy and contribute towards meeting identified accommodation needs, and
- monitors Traveller accommodation need, permissions, pitch delivery and the five-year supply position through the Authority Monitoring Report to ensure that an adequate supply of pitches is maintained throughout the Plan period.

8.8 Subject to these recommendations, the Council is well placed to meet the identified accommodation needs of Gypsies and Travellers through a plan-led approach that provides sufficient pitch capacity to meet identified needs over the period to 2043, and that there is a five-year supply of Traveller pitches on the anticipated date of adoption of the 2026-43 Local Plan, whilst ensuring that future development is directed to suitable and sustainable locations and respects the environmental, landscape and heritage qualities of the District.

Appendix 1 – Cotswold Gypsy and Traveller Site Assessment Methodology

1. Introduction

The Planning Policy for Traveller Sites (MHCLG, December 2024) (PPTS) requires Local Authorities to identify and update annually:

- A supply of specific deliverable sites sufficient to provide five years' worth of sites against their locally set targets, and
- A supply of specific, developable sites or broad locations for growth, for years six to ten and, where possible, for years 11-15.

To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that development will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example, they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.

To be considered developable, sites should be in a suitable location for Traveller site development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.

The Cotswold GTANA (RRR, 2026) identifies the level of need to be 20 additional Gypsy and Traveller (Traveller) pitches in Cotswold District over the period 2025–2043, with figures extrapolated for the 2026-2043 plan period.

The next stage in this process is to identify sites to meet need in the context of the above requirements. The Cotswold Gypsy and Traveller Site Assessment Study is a nuanced approach to site selection. This relates to both the type and location of sites, as well as their suitability and deliverability. To reflect this, the methodology is a stepped approach targeted at providing a realistic and deliverable list of potential sites for Traveller pitch provision.

The PPTS specifies that no sites should be identified for Traveller use that would not be appropriate for ordinary residential dwellings. As a result, and in the absence of a published Practice Guidance for a Gypsy and Traveller HELAA, this methodology has been based on the methodology set out in the HELAA: Practice Guidance (November 2025) published by CLG. It has also been informed by the National Planning Policy Framework (December 2024) (NPPF), Planning Policy for Traveller Sites (PPTS) and the CLG Designing Gypsy and Traveller Sites Good Practice Guide (this was cancelled by the government in August 2015, but was only a guidance document not policy, therefore is still useful guidance for the design of Traveller sites).

Appendix 1 – Cotswold Gypsy and Traveller Site Assessment Methodology

2. Methodology

The Cotswold Gypsy and Traveller Site Assessment Study will draw on the existing sites identified through the Cotswold District Housing and Economic Land Availability Assessment (HELAA). This is a comprehensive assessment of land across the district and includes sites from various different sources, as set out below.

i. Existing HELAA sites

Conduct a review of sites assessed in the HELAA that have been promoted for Traveller use. This includes:

Sites in the planning process:

- Land allocated in the Local Plan or with planning permission for housing, employment or other land uses which are no longer required for those purposes,
- Land with unimplemented/outstanding planning permissions, including sites with planning permission for Traveller accommodation, and
- Planning permissions for housing, including Traveller accommodation, that are under construction.
- Include live applications for Traveller pitches.
- Strategic sites that have capacity to include additional traveller pitches.

Sites not currently in the planning process:

- Vacant and derelict land,
- Surplus public sector land,
- Urban extensions, and
- Sites in rural settlements and rural exception sites.

ii. Review of previously assessed sites

Review all previously assessed sites in *Appendix 2: Short list of sites*, from the *Gypsy & Traveller Identification of Potential Sites (December 2017)*.

iii. One Public Estate Land

Review all One Public Estate Land sites – Ruston Planning produced a 'Action Plan for joint working by Gloucestershire authorities / One Public Estate Gloucestershire to increase accommodation provision for Travelling Communities'. This provided a joint Gloucestershire-

Appendix 1 – Cotswold Gypsy and Traveller Site Assessment Methodology

wide assessment of all One Public Estate Land to identify any land suitable for Traveller pitches. The One Public Estate sites were identified using a detailed site assessment.

iv. Call for sites

To inform this process, targeted Gypsy, Traveller and Travelling Showpeople 'Call for Sites' have been undertaken at each stage of Local Plan consultation since 2020 for the Cotswold District Local Plan (2026 to 2043). This has built on previous Call for Sites campaigns undertaken prior to 2020. The Call for Sites campaigns have invited landowners, agents and members of the community to submit sites for consideration of their potential to provide for permanent accommodation for Traveller communities.

v. Existing authorised, temporary and tolerated Traveller sites

The following sites will be considered through the process:

- Land that is used and unauthorised for Traveller accommodation but tolerated,
- Land that is used and unauthorised for Traveller accommodation but not tolerated,
- Possible extensions to existing sites that are authorised/temporarily authorised for Traveller accommodation, and land that accommodates caravans but is not restricted for use by Travellers only.
- This review will also consider opportunities for the extension, intensification or regularisation of existing Traveller sites, where appropriate.

3. Stage Assessment process

The methodology follows a clear staged process:

i. Stage one – desktop work

Sites from the Appendix 2: Longlist should be initially sifted on the following basis to create a shortlist of sites to be assessed in Stage two. The shortlist can be found in the report, Table 3:

Site size

The PPTS does not provide any guidance and the now withdrawn 'Designing Gypsy and Traveller Sites Good Practice Guide' (DCLG, 2008) also declines to offer any suggestions on a minimum area, instead stating that:

"There is no one ideal size of site or number of pitches although experience of site managers and residents alike suggest that a maximum of 15 pitches is conducive to providing a

Appendix 1 – Cotswold Gypsy and Traveller Site Assessment Methodology

comfortable environment which is easy to manage. However, smaller sites of 3-4 pitches can also be successful, particularly where designed for one extended family."

The guidance adds that a pitch should be able to accommodate "two touring caravans, two parking spaces and private amenities." In accordance with the 2008 guidance, it is often suggested that 0.2 ha has been used as a minimum size threshold as this can accommodate about 4 pitches and in those examples, any sites below this size threshold would not be considered for assessment.

However, such is the need for pitches within the District, sites potentially capable of accommodating a single residential pitch should be considered at this stage. Sites of over 0.05 ha will therefore be considered initially.

Given that sites might be found within a portion of a larger site, no upper limit is set. There is no one size fits all with some Travellers preferring smaller sites whilst others maybe seeking larger sites to allow extended family groups to live together. Any identified public land would be assessed considering land availability and optimum land usage balanced against future use.

Absolute constraints

The following designations are considered unsurmountable constraints and sites in these areas are therefore excluded from the search:

- Ancient Woodland
- Common Land
- Flood Zone 3b
- Health and Safety Executive Inner Zones
- International and national ecological designations, together with local ecological sites where significant adverse impacts could not reasonably be mitigated
- Open Access Land
- Mineral Safeguarded Sites
- Nationally Registered Parks and Gardens
- National Trust Inalienable Land
- Registered Battlefields
- Regionally Important Geological Sites
- Scheduled Monuments
- Working mineral sites

Appendix 1 – Cotswold Gypsy and Traveller Site Assessment Methodology

- Infrastructure / explosive safeguarding areas (E.g. gas pipeline / oil pipeline safeguarding area; Explosive safeguarding area)
- Designated cordon sanitaires

Other constraints

- For the initial sift of land, other constraints such as the Green Belt or National Landscape are not initially screened out given the level of need. This is supported by Policy E of the PPTS, which states that Traveller sites in the Green Belt constitute inappropriate development unless one of the exceptions identified in Chapter 13 of the NPPF applies.
- Sites in flood zone 2 and 3a are considered in the event of no land being available in flood zone 1.
- Whilst not being ruled out initially, listed buildings, Conservation areas, other heritage designations and non-designated heritage assets are considered at sites sifting stage.
- Planning appeal decisions will be a key indicator at this stage.

Locational sustainability

The PPTS anticipates that Traveller sites may be in rural locations, and gives a wider consideration of sustainability than just being in walking distance to services. However, sites should be situated in a suitable location in terms of access to local amenities, services and facilities, as referenced in Policy B paragraph 13 of the PPTS. In considering sustainability, regard will also be had to traditional Traveller lifestyles, including circumstances where people live and work from the same location, thereby reducing the need to travel. The assessment will consider whether sites provide reasonable access to education, healthcare, welfare services and employment opportunities, whilst recognising that Traveller sites are often located in rural locations and may not perform against the same accessibility measures commonly applied to conventional residential development. The assessment therefore considers the capacity of local infrastructure and services and whether development would place undue pressure on existing provision.

Site assessments must be realistic and should be 'policy on'. The Cotswold Local Plan does not say anything on the issue in H7. Importantly, nothing in any of these policies talks about needing to be within walking distance of services or immediately adjacent to settlements.

Further to this it should also be borne in mind that Policy D of PPTS states:

.15. If there is a lack of affordable land to meet local traveller needs, local planning authorities in rural areas, where viable and practical, should consider allocating and releasing sites solely for affordable traveller sites. This may include using a rural exception site policy for traveller

Appendix 1 – Cotswold Gypsy and Traveller Site Assessment Methodology

sites that should also be used to manage applications. A rural exception site policy enables small sites to be used, specifically for affordable traveller sites, in small rural communities, that would not normally be used for traveller sites. Rural exception sites should only be used for affordable traveller sites in perpetuity. A rural exception site policy should seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection, whilst also ensuring that rural areas continue to develop as sustainable, mixed, inclusive communities.

As such, potential sites in rural locations will be retained on a longlist and may be considered for Rural Exception Site use in future.

ii. Stage two – detailed site assessment

Once sites have been initially sifted, a more detailed approach should be undertaken. Assessing the sites in Table 3 of the report, using the site proformas in chapter 4. The detailed site assessments will include / take account of:

- Sustainability Appraisal
- Habitats Regulation Assessment
- Whether the site is deliverable / available
- Appropriate levels of services (including consideration of off grid developments)
- Potential to promote peaceful and integrated co-existence between the Traveller site and the settled community
- Advice of the Highway Authority
- The capacity of local infrastructure and services, including whether development would place undue pressure on existing provision
- Site visit to consider other planning issues (e.g. landscape impact and other site specific constraints)
- Where relevant, consideration of whether the site could appropriately accommodate mixed residential and business uses.

iii. Stage three - Categorisation and outcomes

Following detailed assessment, sites are categorised as and the assessment commentary can be found at the end of each proforma:

- Deliverable – suitable, available and achievable within five years
- Developable – suitable and with a reasonable prospect of coming forward in the medium to longer term, or

Appendix 1 – Cotswold Gypsy and Traveller Site Assessment Methodology

- Not currently deliverable or developable – where constraints are such that development is unlikely to be appropriate or achievable within the plan period.

Appendix 1 – Cotswold Gypsy and Traveller Site Assessment Methodology

4. Site Survey

Site Information	
Site reference	
Site name / address	
INSERT MAP	
Parish	
Grid reference	Easting: Northing:
Site area (ha)	
Current and past land use	Current: Past:
Relevant planning policy	
Relevant planning history	
Character of the surrounding area	
Surrounding land uses	
Physical constraints	
Are there any factors listed below that might limit development?	
Green Belt	
Flooding (i.e. Flood Zone 2 or 3)	
Contamination, Air quality, Noise	
Landscape designations (e.g. National Landscape, Special Landscape Area)	
Historic environment (e.g. Scheduled Monuments, Listed Building, Conservation Area, buried archaeology)	
Ecology (e.g. wildlife designations, protected species or habitats, etc.)	
Topography	
Cordon Sanitaire	
Other	
How easy is it to access the site in the ways listed below?	

Appendix 1 – Cotswold Gypsy and Traveller Site Assessment Methodology

Public transport services, including buses and trains	
Pedestrian and cycle links	
How suitable are the roads around the site for the proposed use? For example, could large vehicles and equipment used by Travelling Showpeople be accommodated?	
Please provide details of nearby services and facilities available to the site:	
Primary school	
Secondary school	
GP surgery and other health services	
Local shops/post office	
Other key local services and facilities	
Water supply, drainage, electricity, gas	
Please provide your initial assessment of the site:	
Suitable	
Available	
Achievable	
Conclusion	Deliverable Developable Not currently deliverable or developable
Likely timescale	0-5 years 6-10 years 11-15 years
How could the identified constraints be overcome?	

5. Assessment Parameters

Site information	
Site area	No size limit. Established through electronically mapping each site.
Current and past land use Character of surrounding area Surrounding uses Planning status	Desk based research and field survey work.
Relevant planning history	Desk based research to establish any significant planning history associated with the sites.
Physical constraints	Desk based research and field survey work to establish both physical and policy constraints to the future development of the site for GTTS.
Are there any factors listed below that might limit development?	
Green Belt	The assessment will be prepared having regard to the purposes of the Green Belt, and the approach in the NPPF to grey belt. No site will be initially sifted out due to the Green Belt issues.
Flood Zone	Technical Guidance to the NPPF classifies caravans, mobile homes and park homes intended for permanent residential use as being “highly vulnerable”. However, sites which are in flood zones 2 and 3 will not be initially sifted out due to the shortage of sites generally. Once the availability of land has been established the sequential test can be applied, followed by looking at the exception test is necessary.
Contamination Air quality Noise pollution	Sites should not be located within Air Quality Management Areas or on unstable or contaminated land which cannot be mitigated. Sites assessed as having a negative impact on air quality and noise which cannot be mitigated will be found unsuitable.
Landscape designations	Impact on local designations such as special landscape areas will be assessed. Sites within the National Landscape may be acceptable in principle, but conserving landscape, wildlife and cultural heritage are important considerations.
Historic environment	Sites which impact upon heritage assets will be considered unsuitable, unless the harm is less than substantial and there are wider public benefits which outweigh any harm.

Appendix 1 – Cotswold Gypsy and Traveller Site Assessment Methodology

Ecology	Impacts on designated biodiversity sites, protected species, priority habitats and ecological networks will be assessed. Sites which would result in significant adverse ecological effects that cannot be avoided or adequately mitigated will be found unsuitable.
Topography	Sites will be assessed as unsuitable if the topography of the site is steeply sloping or deemed a physical constraint on development.
Other	
How easy is it to access the site in the ways listed below?	
Vehicle access, including main roads and motorways	To be assessed through desk based research and field survey work.
Accessibility and frequency of public transport services, including buses and trains Pedestrian and cycle links	Sites should not be located immediately adjacent to major transport corridors unless noise, safety and air quality can be mitigated. Transit sites/temporary stopping places and Travelling Showpeople sites should be located very close to main transport routes.
Please provide details of nearby services and facilities available to the site:	
Primary school Secondary school GP surgery and other health services Local shops/post office Access to key local services and facilities	To be assessed through desk based research and field survey work. The purpose of this section is for information, sites will not necessarily be excluded due to distance to services. Planning Policy for Travellers sites does not require sites to be able to access services by sustainable means. • Ideally, sites should: • Provide reasonable access to local services, including health and welfare services and employment, and ensure that children can attend school on a regular basis; and • Provide access to water, electricity, drainage & sanitation, with electricity and sewerage for permanent sites, including considerations of renewables.
Please provide your initial assessment of the site:	
Suitability	A site is suitable for a Gypsy, Traveller and Travelling Showpeople site if it offers a suitable location for development. The following factors should be considered in the assessment of a site's suitability: • Policy constraints • Physical problems or limitations • Potential impacts, including the effect upon landscape features and conservation • Environmental conditions which would be experienced by prospective residents

Appendix 1 – Cotswold Gypsy and Traveller Site Assessment Methodology

	• Potential for peaceful and integrated co-existence between Traveller sites and the settled community
Availability	A site is considered available for development if it is available now or there is a reasonable prospect that the site will be available at the point envisaged. There should be confidence that there are no legal or ownership problems, such as multiple ownerships, ransom strips, tenancies or operational requirements of landowners. The land should be controlled by a developer who has expressed an intention to develop, or the landowner has expressed an intention to sell. Where problems have been identified then an assessment will need to be made of when they can realistically be overcome.
Achievability	A site is considered achievable where there is a realistic or reasonable prospect that a Gypsy and Traveller pitch or Traveller plot could be viable developed at the point envisaged. This is essentially a judgement about the economic viability of a site. It will be affected by: • Market factors • Cost factors • Delivery factors
Overcoming constraints	Where constraints have been identified, the assessment should consider what action would be needed to remove them. Actions might include the need for investment in new infrastructure, dealing with fragmented land ownerships, environmental improvement or a need to amend planning policy which is constraining development.

Appendix 2: Stage 1 Assessments (Initial Sieve)

Site Ref	Source	Site Name	Size (Ha)	Summary	Conclusion
Ampney Crucis					
CDC3	Site identified in 2014 report	Land at Durncourt Cottages	0.1	Publicly owned land, the site is small and has a public right of way running along the western boundary, which reduces the developable area. The neighbouring properties on either side appear to have rights of way over the land to gain access to garages and back gardens, which reduces the developable area further still. The site is also overlooked by the adjoining properties. The site is too small to accommodate a Traveller pitch and it would be unsuitable even if it were large enough.	Not currently deliverable or developable
Andoversford					
A1	Site identified in 2014 report	Land adjacent to Andoversford Sewage Treatment Works	0.4	Most of the site is in Flood Zone 3b. It is also wooded. Being directly adjacent to a sewage treatment works, there is also likely to be an airborne particle odour constraint, which would further make this site unsuitable.	Not currently deliverable or developable
A6	Site identified in 2014 report	The Old Station House, Station Road	0.1	The site is garden land with poor access. It is within the built up area of Andoversford. Notwithstanding the site's already small size, there are also two large trees with Tree Protection Orders in the middle making the developable area even smaller - too small and unsuitable for a Traveller pitch.	Not currently deliverable or developable
Ashley					
GT-001	Authorised permanent site	Oaksey Road, Culkerton	0.3	See Stage 2 assessment (Appendix 3).	Progress to Stage 2 assessment
Avening					
CDC4	Site identified in 2014 report	Land at Sunground	0.2	This site has now been developed for 14 dwellings (ref: 19/04221/FUL) and is no longer available for Traveller pitch use.	Not currently deliverable or developable
Broadwell					
CDC14	Site identified in 2014 report	Verges and footpath at Wheat Close	0.1	Publicly owned land, although it cannot accommodate a Traveller pitch due to its linear shape.	Not currently deliverable or developable

Appendix 2: Stage 1 Assessments (Initial Sieve)

Site Ref	Source	Site Name	Size (Ha)	Summary	Conclusion
Chipping Campden					
CC68 and CC69	Site identified in 2014 report	Land at Aston Road	48.2	This site has been divided into CC68 and CC69. - CC68 - Part of CC68 is allocated in the 2011-31 Local Plan with an indicative capacity of 36 dwellings. A larger part of this site had planning permission for 76 dwellings (ref: 18/04768/OUT), although this has now lapsed. The whole site was subject to an EIA Screening Opinion for residential development of up to 150 dwellings, a new medical surgery, a new car/coach park and associated access and infrastructure (ref: 25/03689/SCR), which concluded no EIA was required. - CC69 - No planning applications have been made on this site. The site is located within the Cotswolds National Landscape and has 'High' sensitivity to development. CC68 is also being actively promoted for alternative uses.	Not currently deliverable or developable
CDC10	Site identified in 2014 report	Verges at Littleworth	0.1	Publicly owned land, which comprises a circular island in the centre of the road at the end of a quiet residential cul-de-sac. It is surrounded by housing on all sides, which face directly onto the island. The site is urban in character and is unsuitable for Traveller pitch use.	Not currently deliverable or developable
CDC15	Site identified in 2014 report	Land at Berrington Road	0.2	Publicly owned land, which comprises six smaller individual plots, which are separated from each other. They are currently used for car parking. The plots are surrounded by housing. Notwithstanding that the split nature of the site that makes it unsuitable for use as a Traveller pitch, the site is also highly overlooked and the car parking is needed to serve the surrounding housing.	Not currently deliverable or developable
GR136678	One Public Estate Site Assessment	Land on the north east side of Aston Road Chipping Campden	48.47	Gloucestershire County Council has not confirmed this site to be available for Traveller meaning there is no reasonable prospect for development.	Not currently deliverable or developable
Cirencester					

Appendix 2: Stage 1 Assessments (Initial Sieve)

Site Ref	Source	Site Name	Size (Ha)	Summary	Conclusion
C111	Site identified in 2014 report	Site at The Cranhams, Cranhams Lane	2.5	The site comprises 'The Cranhams', which is a Listed Building, and its domestic curtilage. It also incorporates an enclosed field in agricultural use to the south. The west of the site contains a pond and some scrub land, which are likely to have biodiversity value and where Great Crested Newts have been identified. The site is adjacent to a Scheduled Monument to the south, which is excluded from the developed area of the strategic planning permission at The Steadings (ref: 16/00054/OUT). Furthermore, the site forms the setting of the Listed Building and maintains views into the open countryside further to the south. The site's development as Traveller pitches would have a significant and unacceptable impact on the setting of the Listed Building. In the context of the The Steadings has an important function in providing a green swathe that links the existing built up area with the countryside to the south. The site's development would therefore have a negative impact on the wider landscape, particularly from the Public Right of Way at western and southern boundaries.	Not currently deliverable or developable
C143	Site identified in 2014 report	Playing field off Trinity Road	0.4	Publicly owned land, which is currently in active use as a playing field and is not available.	Not currently deliverable or developable
CDC1	Site identified in 2014 report	Picnic area between Old Cricklade Road and A419 Cricklade	1.6	Publicly owned land, although the whole of the site is located in Flood Zone 3b.	Not currently deliverable or developable
CDC13	Site identified in 2014 report	Verges on Beeches Estate	0.0	Publicly owned land, which comprises two grassed verges in a residential area, which are separated from each other. Both verges have overlooking issues and are unsuitable.	Not currently deliverable or developable
GT-019	Strategic site proposed in 2026-43 Local Plan	Land south of The Steadings (strategic extension of Cirencester)	117	See Stage 2 assessment (Appendix 3).	Progress to Stage 2 assessment
Coberley					

Appendix 2: Stage 1 Assessments (Initial Sieve)

Site Ref	Source	Site Name	Size (Ha)	Summary	Conclusion
GT-002 and GT-004	Authorised permanent site	Land adjacent to Cirencester Road, Seven Springs (Site 1)	0.3	See Stage 2 assessment (Appendix 3).	Progress to Stage 2 assessment
GT-003	Authorised permanent site	Land adjacent to Cirencester Road, Seven Springs (Site 2)	0.6	See Stage 2 assessment (Appendix 3).	Progress to Stage 2 assessment
Coln St Dennis					
GT-005	Tolerated site	Hollow Fosse, Fosse Cross	0.9	See Stage 2 assessment (Appendix 3).	Progress to Stage 2 assessment
Down Ampney					
CDC2	District Council owned land	Land adjacent to Down Ampney Football Club	0.5	Publicly owned land, which is allocated for residential allocation in the Cotswold District Local Plan (2011-31). The Council has resolved to permit 13 affordable homes on the site (ref: 24/01608/FUL), so the site is unavailable for Traveller pitch use.	Not currently deliverable or developable
Driffield					
GT-018	New settlement proposed in 2026-43 Local Plan	Land south of Driffield (new settlement)	199	See Stage 2 assessment (Appendix 3).	Progress to Stage 2 assessment
Fairford					
F42	Site identified in 2014 report	Fairford Ground, adjacent to Horcott	0.3	The site is not available for Traveller pitch use.	Not currently deliverable or developable
CDC9	Site identified in 2014 report	Verges at the Quarry	0.0	Publicly owned land, which comprises two linear verges, which are separated from each other. The verges are surrounded by housing and are overlooked. The site is urban in character is unsuitable for a Traveller pitch.	Not currently deliverable or developable
Great Rissington					
GT-006	District Council owned land	Land to the rear of Greens Close	0.1	See Stage 2 assessment (Appendix 3).	Not currently deliverable or developable
Icomb					

Appendix 2: Stage 1 Assessments (Initial Sieve)

Site Ref	Source	Site Name	Size (Ha)	Summary	Conclusion
GT-007	Authorised permanent site	Hill View	0.3	See Stage 2 assessment (Appendix 3).	Not currently deliverable or developable
Kempsford					
GT-008	Former tolerated site	Old Dairy, Dudgrove Lane	0.2	See Stage 2 assessment (Appendix 3).	Not currently deliverable or developable
Maugersbury					
GT-009	Authorised permanent site	Land parcel south of Meadow View, Stow Road	0.6	See Stage 2 assessment (Appendix 3).	Not currently deliverable or developable
Meysey Hampton					
R516	SHLAA identified site	Welsh Way, Sunhill	6.5	See Stage 2 assessment (Appendix 3).	Not currently deliverable or developable
Mickleton					
GR146598	One Public Estate Site Assessment	Land on the east side of a road leading from Pebworth to Mickleton	18.16	Gloucestershire County Council has not confirmed this site to be available for Traveller meaning there is no reasonable prospect for development.	Not currently deliverable or developable
Moreton-in-Marsh					
CDC5	Site identified in 2014 report	Land at Warneford Place	0.1	Publicly owned land, which is located in a residential area, but has no vehicular access.	Not currently deliverable or developable
Saintbury					
GT-011	SHLAA identified site	Pond House and Gardens, Lowerfields	1.5	See Stage 2 assessment (Appendix 3).	Not currently deliverable or developable

Appendix 2: Stage 1 Assessments (Initial Sieve)

Site Ref	Source	Site Name	Size (Ha)	Summary	Conclusion
GR2025	One Public Estate Site Assessment	Lower Farm and Middle Farm Saintbury	96.42	Gloucestershire County Council has not confirmed this site to be available for Traveller meaning there is no reasonable prospect for development.	Not currently deliverable or developable
Sapperton					
CDC7	Site identified in 2014 report	Land at The Glebe	0.1	Publicly owned land. However, the site is landlocked and there is no access from The Glebe. Access may be possible from the neighbouring property to the south.	Not currently deliverable or developable
Siddington					
CDC8	Site identified in 2014 report	Land at Pound Close	0.1	Publicly owned land, which is too narrow to be developed.	Not currently deliverable or developable
South Cerney					
GT-012	Authorised permanent site	Four Acres, Shorncliffe	2.0	See Stage 2 assessment (Appendix 3).	Progress to Stage 2 assessment
GT-013	Authorised permanent site	Quarry Farm, Cricklade Road	0.3	See Stage 2 assessment (Appendix 3).	Progress to Stage 2 assessment
GT-014	Authorised permanent site	Quarry Farm, Cricklade Road	0.9	See Stage 2 assessment (Appendix 3).	Progress to Stage 2 assessment
GT-015	Authorised permanent site	Oakfields, Cricklade Road, GL7 5QE	0.56	See Stage 2 assessment (Appendix 3).	Progress to Stage 2 assessment
GT-016	Planning application pending consideration	Oakfields, Cricklade Road, GL7 5QE	0.6	See Stage 2 assessment (Appendix 3).	Progress to Stage 2 assessment
GT-017	Authorised permanent site	Oakfields, Cricklade Road, GL7 5QE	0.61	See Stage 2 assessment (Appendix 3).	Progress to Stage 2 assessment
SC21	Site identified in 2014 report	Land east of Cirencester Road	8.8	Publicly owned land but is not available for Traveller use.	Not currently deliverable or developable

Appendix 2: Stage 1 Assessments (Initial Sieve)

Site Ref	Source	Site Name	Size (Ha)	Summary	Conclusion
GR147610	One Public Estate Site Assessment	Land at South Cerney	8.77	Gloucestershire County Council has not confirmed this site to be available for Traveller use meaning there is no reasonable prospect for development.	Not currently deliverable or developable
Stow-on-the-Wold					
S22B	Site identified in 2014 report	Land east of King George's Field	5.44	The site is unsuitable for Traveller pitch use. Its development would have a significant adverse impact on the character and appearance of the Cotswolds National Landscape and the setting of Stow-on-the-Wold.	Not currently deliverable or developable
S56	Site identified in 2014 report	Victoria House, Sheep Street	0.0	The site is located in the centre of Stow-on-the-Wold and is occupied by several buildings, which are located in the Conservation area. It is therefore unsuitable as a Traveller pitch.	Not currently deliverable or developable
CDC12	Site identified in 2014 report	Land at King Georges Field	0.1	Publicly owned land, which is two road-side verges within a residential estate. The verges are well overlooked by the surrounding properties and are unsuitable for use as Traveller pitches.	Not currently deliverable or developable
Tetbury					
T68	Site identified in 2014 report	Land adjacent to Brookside Cottage	0.2	The site is elevated in a sensitive part of the Conservation Area and is unsuitable for Traveller pitch use.	Not currently deliverable or developable
Willersey					
CDC11	Site identified in 2014 report	Land at Ley Orchard	0.2	Publicly owned land, which is a public green surrounded by with pedestrian access and residential properties. Any development of Traveller pitches would take away the amenity of the green for residents and is therefore unsuitable for Traveller pitch use.	Not currently deliverable or developable
W7A1 / W7A2 / W7C	Site identified in 2014 report	Land north of B4632 and east of employment estate	5.0	Mixed use (residential and employment) allocation in the Cotswold District Local Plan (2011-31). Planning application for 60 homes pending consideration on part of the site (ref: 25/02687/FUL) and planning permission granted for employment development on other part of site (ref: 22/03534/FUL).	Not currently deliverable or developable

Appendix 3: Stage 2 Assessments (Detailed)

Site Information	
Site reference	GT-001
Site name / address	Oaksey Road, Culkerton
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Parish	Ashley
Grid reference	Easting: 394311 Northing: 195508
Site area (ha)	0.26
Current and past land use	Current: Existing permanent Traveller site (4 pitches) Past: n/a
Relevant planning policy	Policy H7 – Gypsies and Traveller Site Policy EN5: National Landscape Policy SA1/SA2/SA3: South Cotswold Strategy Delivery Sub-area
Relevant planning history	No recent planning history
Character of the surrounding area	The site is located on the northern side of Oaksey Road within a densely wooded area known as Newbarn Covert. New Barn is located south of Oaksey Road approximately 40m south-west of the site.
Surrounding land uses	The site is surrounded by farmland and woodland in all directions.

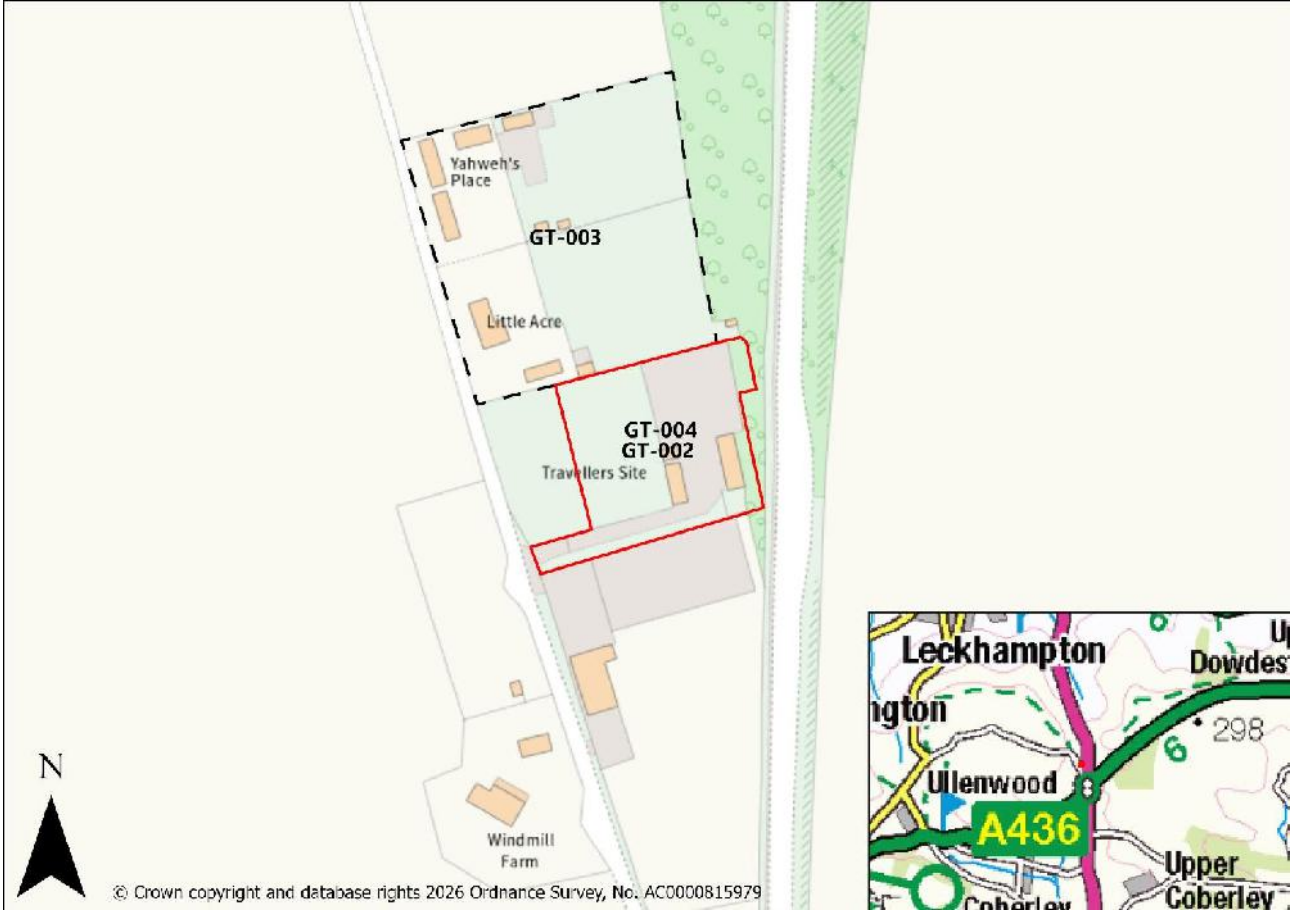
Appendix 3: Stage 2 Assessments (Detailed)

Physical constraints	Woodland surrounding the site.
Are there any factors listed below that might limit development?	
Green Belt	No
Flooding (i.e. Flood Zone 2 or 3)	The site is in Flood Zone 1.
Contamination, Air quality, Noise	No
Landscape designations (e.g. National Landscape, Special Landscape Area)	Cotswolds National Landscape.
Historic environment (e.g. Scheduled Monuments, Listed Building, Conservation Area, buried archaeology)	No
Ecology (e.g. wildlife designations, protected species or habitats, etc.)	Surrounded by woodland, which is a priority habitat.
Topography	The site gently slopes from north (122.9m AOD) to south (122.0m AOD).
Cordon Sanitaire	N/A
Other	N/A
How easy is it to access the site in the ways listed below?	
Vehicle access, including main roads	The site currently has access to a minor road at the southern boundary of the site.
Public transport services, including buses and trains	The closest bus stop is in Culkerton less than 1.5km away, running the 882 (Gloucester – Tetbury) and C60 (Cirencester – Wotton-under-edge).
Pedestrian and cycle links	N/A
How suitable are the roads around the site for the proposed use? For example, could large vehicles and equipment used by Travelling Showpeople be accommodated?	
The site has direct access to a minor road suitable	
Please provide details of nearby services and facilities available to the site:	
Primary school	The closest school to the site is Rodmarton Primary School which is approximately 2.5km north of the site within Rodmarton Village. Cudwell C of E Primary School is approximately 2.8km south of the site within Crudwell village.
Secondary school	The Sir William Romney School in Tetbury is approximately 5.5km from the site.

Appendix 3: Stage 2 Assessments (Detailed)

GP surgery and other health services	There are 3 GP surgeries within approximately 5km from the site, located in Tetbury and Kemble.
Local shops/post office	There are 4 post offices within 5km of the site. Tetbury has a high street of shops, a pharmacy and Tesco Superstore supermarket, approximately 5km from the site.
Other key local services and facilities	The closest public house is The Potting Shed Pub located in Crudwell, approximately 2.8km southeast of the site. St James's Church is located approximately 1.38km south-west of the site.
Water supply, drainage, electricity, gas	
Please provide your initial assessment of the site:	
Suitable	This is an authorised permanent Traveller site. The County Council has confirmed the site is fully occupied. However, there is no potential to expand or intensify uses within the existing site. Expansion would inevitably lead to harm to the surrounding woodland, which is a priority habitat. This would impact on biodiversity and could also potentially reduce the existing screening.
Available	The site is currently fully occupied and there are no vacant pitches.
Achievable	It is not likely the anymore pitches could be achievable on this site within 5 years. As the site has no vacant pitches or potential for expansion or intensification.
Conclusion	Not currently deliverable or developable
Likely timescale	N/A
How could the identified constraints be overcome?	N/A

Appendix 3: Stage 2 Assessments (Detailed)

Site Information	
Site reference	GT-002 / GT-004
Site name / address	Coberly (Site 1), Land adjacent to Cirencester Road, Seven Springs
	
Parish	Coberly
Grid reference	Easting: 396810 Northing: 217458
Site area (ha)	0.28
Current and past land use	Current: Part existing Traveller site (2 pitches), part greenfield land Past: Agriculture
Relevant planning policy	Policy EN5: National Landscape Policies SA1/SA2/SA3: South Cotswold Strategy Delivery Sub-area
Relevant planning history	18/04875/FUL - Gypsy pitch: stationing of caravans, additional hard-standing pitch, utility/day-room and day-room for existing pitch - Refused (14 Mar 2019); Allowed on appeal (05 Sep 2022) 17/03441/FUL - The use of land for the stationing of caravans for residential purposes for 1 no. gypsy pitch together with the formation of additional hard standing and utility/

Appendix 3: Stage 2 Assessments (Detailed)

	dayrooms ancillary to that use. Formation of a dayroom for an existing gypsy pitch. Refused 16/02140/FUL - Removal of Conditions 2 (temporary use and occupancy) and 3 (restoration of site) of planning permission - 12/04857/FUL to allow permanent retention of the site - Planning permission granted 12/04857/FUL - Formation of residential caravan site for one gypsy family with two caravans, including one static caravan/mobile home on existing equestrian site to create mixed use site - Planning permission granted on Appeal (Appeal A: APP/F1610/C/12/2190154, Appeal B: APP/F1610/C/12/2190155, Appeal C: APP/F1610/C/13/2191310, and Appeal D: APP/F1610/A/13/2192673 – all dated 7 August 2013).
Character of the surrounding area	The surrounding area reads as a working rural landscape. Open fields to the west and north, and woodland to the east between the site and the A435. Movement is via minor rural road to the west with limited pedestrian infrastructure and a Major A road to east.
Surrounding land uses	The site sits within a rural context surrounded by agricultural land on the east, south and west. A Traveller site adjoins the north of the site.
Physical constraints	The A435 is a physical constraint to the east of the site, with a hedgerow acting as natural buffer between.
Are there any factors listed below that might limit development?	
Green Belt	N/A
Flooding (i.e. Flood Zone 2 or 3)	The site is in Flood Zone 1.
Contamination, Air quality, Noise	N/A
Landscape designations (e.g. National Landscape, Special Landscape Area)	Cotswolds National Landscape.
Historic environment (e.g. Scheduled Monuments, Listed Building, Conservation Area, buried archaeology)	N/A
Ecology (e.g. wildlife designations, protected species or habitats, etc.)	Near woodland, which is a priority habitat.
Topography	The site has a 10m slope, sloping from north to south.
Cordon Sanitaire	N/A

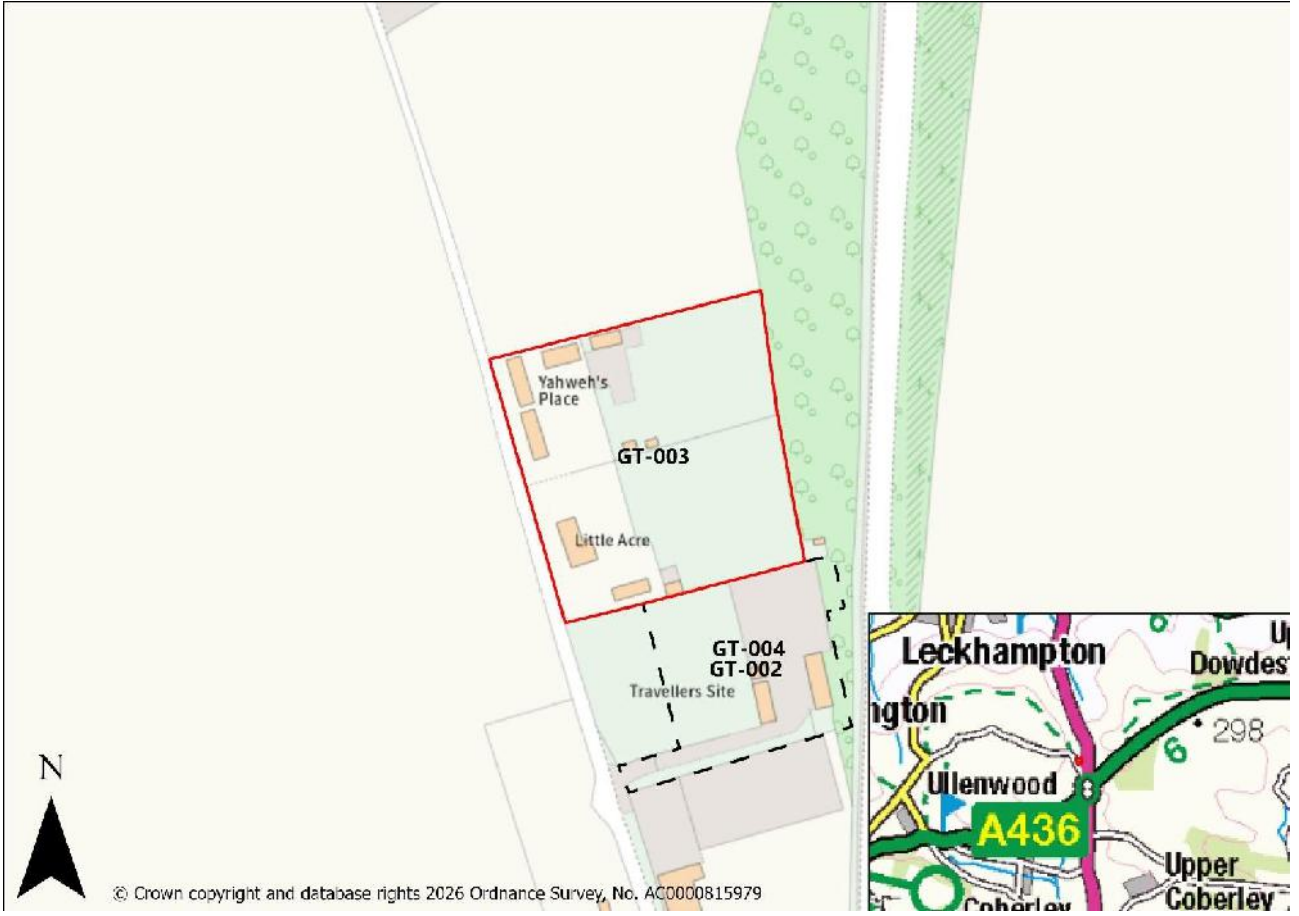
Appendix 3: Stage 2 Assessments (Detailed)

Other	N/A
How easy is it to access the site in the ways listed below?	
Vehicle access, including main roads	Vehicle access from Cotswolds Way to the west of the site.
Public transport services, including buses and trains	Bus stop less than 1km, running the 51 (Swindon – Cirencester) and C51 (Winchcombe - Cirencester).
Pedestrian and cycle links	No pedestrian paving along access road.
How suitable are the roads around the site for the proposed use? For example, could large vehicles and equipment used by Travelling Showpeople be accommodated?	
Suitable	
Please provide details of nearby services and facilities available to the site:	
Primary school	There is primary school 1km away in Coberly and multiple primary schools less than 5km away in Cheltenham.
Secondary school	There are 3 secondary schools within approximately 5km of the site, the closest being Balcarras School less than 3km from the site in Cheltenham.
GP surgery and other health services	The closest GP surgery is approximately 3.5km away in Cheltenham, there are 8 other GP surgeries within approximately 5km of the site in Cheltenham.
Local shops/post office	In Cheltenham there is a high street shops, pharmacy and supermarket less than 5 km from the site.
Other key local services and facilities	The closest facilities and services are in Cheltenham approximately 5km north of the site.
Water supply, drainage, electricity, gas	N/A
Please provide your initial assessment of the site:	
Suitable	Part of this site is authorised for two permanent Traveller pitches. This permission was granted on appeal in 2022. The appeal site was split in four parts. The applications for Traveller pitches on parts A, B and C were dismissed and only part D was allowed. The appeal decision indicates that Traveller pitches on all other parts of the site would cause significant harm to the Cotswolds National Landscape and that only on plot D would the benefits outweigh the harm. The site has no potential to expand or for an intensification of Traveller pitches within the existing permitted site.
Available	The site is currently fully occupied and there are no available pitches.
Achievable	It is not likely the anymore pitches could be achievable on this site within 5 years. Existing permanent Traveller site with no

Appendix 3: Stage 2 Assessments (Detailed)

	vacant pitches or potential for expansion or intensification. In line with the Inspector's comments on the appeal referenced above, Traveller pitches on parts A, B and C would cause significant harm to the National Landscape.
Conclusion	Not currently deliverable or developable
Likely timescale	N/A
How could the identified constraints be overcome?	N/A

Appendix 3: Stage 2 Assessments (Detailed)

Site Information	
Site reference	GT-003
Site name / address	Coberly (Site 2), Land adjacent to Cirencester Road, Seven Springs
	
Parish	Coberly
Grid reference	Easting: 396783 Northing: 217545
Site area (ha)	0.6
Current and past land use	Current: Permanent Traveller pitch (2 pitches) Past: Agricultural
Relevant planning policy	Policy EN5: National Landscape Policies SA1/SA2/SA3: South Cotswold Strategy Delivery Sub-area
Relevant planning history	19/02819/FUL, 20/01743/COMPLY: A single-storey day-room / store was permitted in 2019 and its materials approved in 2020. 17/03352/FUL, 18/02694/FUL.: Applications in 2017 and 2018 progressively lifted the original time-limited conditions, resulting in full, permanent planning permission for the gypsy & Traveller residential use on the site. In March 2016 a revised scheme was approved which included the substitution of a mobile home for a touring caravan and the reconfiguration of the site layout with an extended area of hard standing for parking. It was considered that the scheme would

Appendix 3: Stage 2 Assessments (Detailed)

	not pose any further landscape impact compared to the extant scheme provided the mitigation planting was fully implemented (15/04432/FUL). Permission was granted in 2014 (14/02614/FUL) for the change of use from agricultural to mixed use for keeping horses and for Traveller residential purposes for a temporary three-year period. While there was a landscape objection to this scheme it was considered at the time that the benefit of a new gypsy site would outweigh the landscape harm.
Character of the surrounding area	The surrounding area reads as a working rural landscape. Open fields to the west and north, with a belt of woodland between the site boundary and the A435. Movement is via minor rural road to the west with limited pedestrian infrastructure and a Major A road to east.
Surrounding land uses	The site sits within a rural context surrounded by agricultural land on the west, north and east. A Traveller site adjoins the south of the site.
Physical constraints	The A435 is a physical constraint to the east of the site, with a hedgerow acting as natural buffer between.
Are there any factors listed below that might limit development?	
Green Belt	N/A
Flooding (i.e. Flood Zone 2 or 3)	Within Flood Zone 1.
Contamination, Air quality, Noise	N/A
Landscape designations (e.g. National Landscape, Special Landscape Area)	Within the Cotswolds National Landscape.
Historic environment (e.g. Scheduled Monuments, Listed Building, Conservation Area, buried archaeology)	
Ecology (e.g. wildlife designations, protected species or habitats, etc.)	Near woodland, which is a priority habitat.
Topography	The site has a 10m slope, sloping from north to south.
Cordon Sanitaire	N/A
Other	N/A
How easy is it to access the site in the ways listed below?	
Vehicle access, including main roads	Vehicle access from Cotswold Way minor road to the west.

Appendix 3: Stage 2 Assessments (Detailed)

Public transport services, including buses and trains	Bus stop less than 1km, running the 51 (Swindon – Cirencester) and C51 (Winchcombe - Cirencester).
Pedestrian and cycle links	No pedestrian paving along access road.
How suitable are the roads around the site for the proposed use? For example, could large vehicles and equipment used by Travelling Showpeople be accommodated?	
Suitable	
Please provide details of nearby services and facilities available to the site:	
Primary school	There is primary school 1km away in Coberly and multiple primary schools less than 5km away in Cheltenham.
Secondary school	There are 3 secondary schools within approximately 5km of the site, the closest being Balcarras School less than 3km from the site in Cheltenham.
GP surgery and other health services	The closest GP surgery is approximately 3.5km away in Cheltenham, there are 8 other GP surgeries within approximately 5km of the site in Cheltenham.
Local shops/post office	In Cheltenham there is a high street shops, pharmacy and supermarket less than 5 km from the site.
Other key local services and facilities	The closest facilities and services are in Cheltenham approximately 5km north of the site.
Water supply, drainage, electricity, gas	N/A
Please provide your initial assessment of the site:	
Suitable	Although the GT-003 pitch has permanent planning permission (secured in 2017–18) and a small day-room/store approved in 2019-20, the fundamental landscape considerations identified by the 2013 appeal decisions on the adjoining land continue to apply. The site occupies an elevated, sloping position within the Cotswolds National Landscape, next to a priority woodland, immediately adjacent to the Cotswold Way, and is prominent in long-distance views across the valley. Consequently, while the existing pitches are now lawful, any proposal for additional Traveller pitches or further built development would still be likely to cause unacceptable harm to the National Landscape and face strong policy and appeal-level resistance. Intensification or expansion would therefore be unsuitable.
Available	The site is currently fully occupied and there are no vacant pitches.
Achievable	It is not likely the anymore pitches could be achievable on this site within 5 years. Existing permanent Traveller site with no vacant pitches or potential for expansion or intensification.

Appendix 3: Stage 2 Assessments (Detailed)

Conclusion	Not currently deliverable or developable
Likely timescale	N/A
How could the identified constraints be overcome?	N/A

Appendix 3: Stage 2 Assessments (Detailed)

Site Information	
Site reference	GT-005
Site name / address	Hollow Fosse, Fosse Cross
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Parish	Coln St Dennis
Grid reference	Easting: 406108 Northing: 208314
Site area (ha)	0.88
Current and past land use	Current: Existing tolerated Traveller site (8 pitches) on highway land Past: Highway land
Relevant planning policy	Policy EN5: National Landscape Policies SA1/SA2/SA3: South Cotswold Strategy Delivery Sub-area
Relevant planning history	No relevant planning history
Character of the surrounding area	The surrounding area reads as a working rural landscape. Open fields surrounding the site, with a small area of woodland creating an immediate barrier around the site. Movement is via a Major A429 Fosse Way road to north-west with no pedestrian infrastructure.
Surrounding land uses	The site sits within a rural context surrounded by agricultural land on all sides.

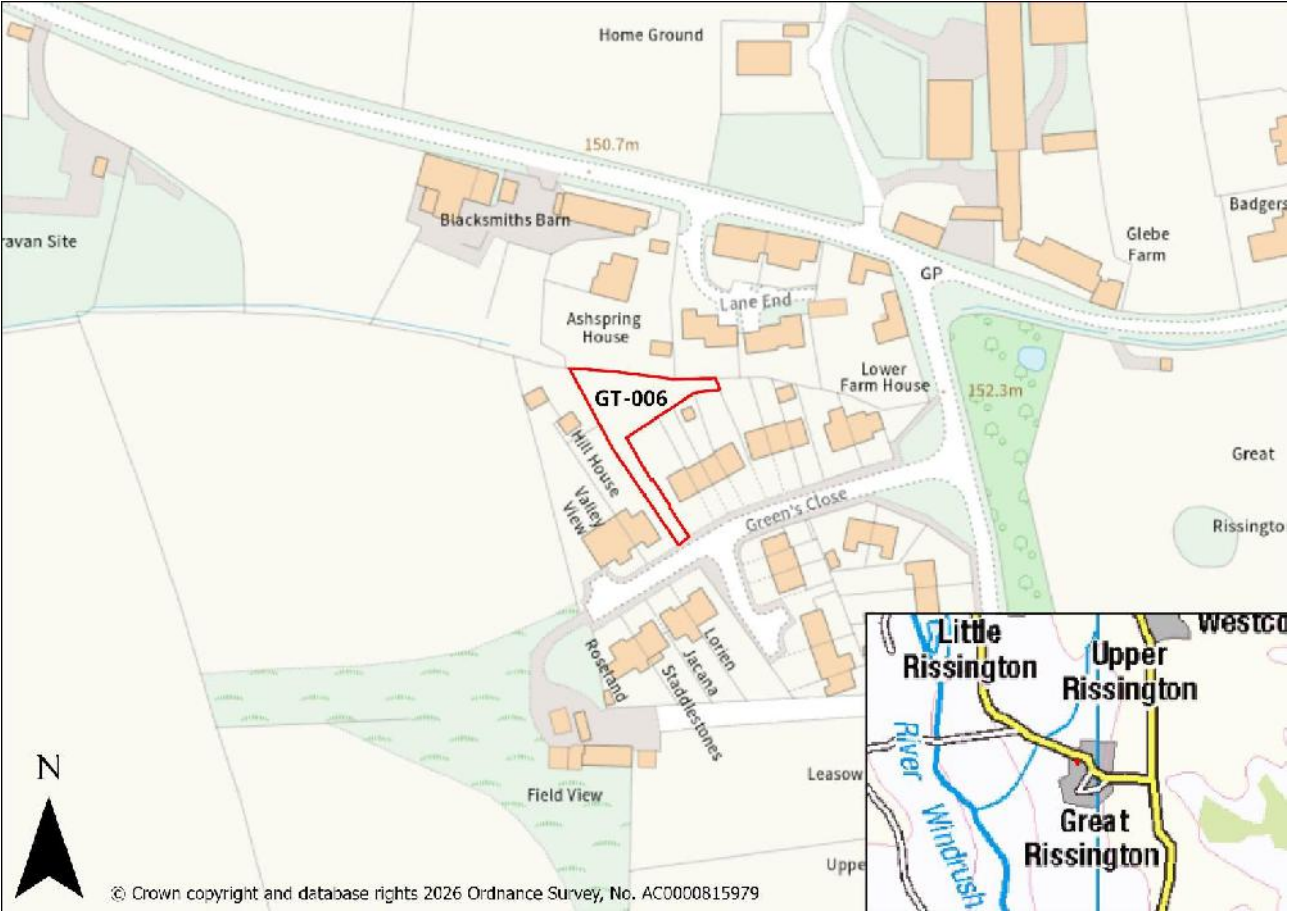
Appendix 3: Stage 2 Assessments (Detailed)

Physical constraints	The A429 is a physical constraint to the north-west of the site, with a hedgerow acting as natural buffer between. The site is constrained on all sides by a priority habitat (deciduous woodland).
Are there any factors listed below that might limit development?	
Green Belt	N/A
Flooding (i.e. Flood Zone 2 or 3)	Flood Zone 1
Contamination, Air quality, Noise	N/A
Landscape designations (e.g. National Landscape, Special Landscape Area)	Cotswolds National Landscape, and a SSSI (Barnsley Warren) is located around 500 metres to the west of the site.
Historic environment (e.g. Scheduled Monuments, Listed Building, Conservation Area, buried archaeology)	There is Grade II listed milestone on the A429 adjacent to the site and two scheduled monuments are located around 750 meters to the north-east of the site.
Ecology (e.g. wildlife designations, protected species or habitats, etc.)	Surrounded by woodland, which is a priority habitat
Topography	Flat
Cordon Sanitaire	N/A
Other	N/A
How easy is it to access the site in the ways listed below?	
Vehicle access, including main roads	Vehicle access from A429 to the north-west of the site.
Public transport services, including buses and trains	Bus stop less than 1km, running the 2 services.
Pedestrian and cycle links	No pedestrian paving along access road
How suitable are the roads around the site for the proposed use? For example, could large vehicles and equipment used by Travelling Showpeople be accommodated?	
Suitable	
Please provide details of nearby services and facilities available to the site:	
Primary school	There are 2 primary schools within approximately 5km of the site, the closest (St Andrew's CE Primary School) is approximately 3km from the site.
Secondary school	Closest secondary school (Cirencester Kingshill School) is approximately 6.5km from the site.
GP surgery and other health services	The Rendcomb GP surgery within approximately 4km of the site.

Appendix 3: Stage 2 Assessments (Detailed)

Local shops/post office	In Cirencester there is a high street shops, pharmacy and supermarket less than 7km from the site.
Other key local services and facilities	The closest facilities and services are in Cirencester approximately 5km south of the site.
Water supply, drainage, electricity, gas	It is thought that the site does not have access to services. The occupants have received some gas bottle (welfare) support.
Please provide your initial assessment of the site:	
Suitable	This has been a tolerated Traveller site since at least 2006, and potentially for a longer period. Opportunities to regularise the site have been explored; however, the land forms part of the public highway. Should the highway be formally stopped up, ownership of the land would revert to the former landowner. There is no certainty that the landowner would support the continued use of the site for Traveller accommodation, which could ultimately worsen the position of existing occupants. As the site is located on highway land, regularisation through a planning application or a Certificate of Lawful Existing Use or Development would not provide a practical or effective solution. Consequently, no clear mechanism has been identified through which the site could be formally regularised. The site is also located in an isolated position within the Cotswolds National Landscape, with nearby ecological and heritage constraints adding further complexity to any attempt at regularisation. There is also limited utility or service provision. Notwithstanding these issues, the site continues to operate as a long-established tolerated Traveller site.
Available	The site is highway land and is not available for permanent Traveller pitches.
Achievable	It is not likely the anymore pitches could be achievable on this site within 5 years. Regularisation is not possible. The site remains a long-term tolerated Traveller site.
Conclusion	Not currently deliverable or developable
Likely timescale	N/A
How could the identified constraints be overcome?	N/A

Appendix 3: Stage 2 Assessments (Detailed)

Site Information	
Site reference	GT-006
Site name / address	Land to the rear of Greens Close, Great Rissington
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Parish	Great Rissington
Grid reference	Easting: 419715 Northing: 217541
Site area (ha)	0.06
Current and past land use	Current: Greenfield Past: Greenfield
Relevant planning policy	Policy EN5: National Landscape Policy EN11: Conservation Areas Policy SA1/SA2/SA3: Mid Cotswold Strategy Delivery Sub-area
Relevant planning history	No planning history
Character of the surrounding area	The site is located within a modest modern residential development of 2-5 storey houses, within which a Travellers' site may seem incongruent. There are likely to be residential amenity issues from the adjoining properties.
Surrounding land uses	Residential
Physical constraints	The access point is too narrow to accommodate large vehicles such as caravans and trailers. The access point also slopes into

Appendix 3: Stage 2 Assessments (Detailed)

	the site and there is an electricity mast at the entrance, which would make turning very challenging. There is also a brook that runs along the northern boundary of the site could pose a surface water flood risk.
Are there any factors listed below that might limit development?	
Green Belt	No
Flooding (i.e. Flood Zone 2 or 3)	Flood Zone 1
Contamination, Air quality, Noise	No
Landscape designations (e.g. National Landscape, Special Landscape Area)	Within Cotswolds National Landscape.
Historic environment (e.g. Scheduled Monuments, Listed Building, Conservation Area, buried archaeology)	Adjacent to the Great Rissington Conservation Area.
Ecology (e.g. wildlife designations, protected species or habitats, etc.)	No major ecology constraints
Topography	The site gently slopes from the site access in the south (153.3m AOD) to the north (152.7m AOD).
Cordon Sanitaire	No
Other	N/A
How easy is it to access the site in the ways listed below?	
Vehicle access, including main roads	Gloucestershire County Highways have previously identified that a safe access cannot be achieved for Traveller use due to a lack of inter-visibility at the access and the narrow access width, which cannot be widened to accommodate pedestrians and vehicles passing.
Public transport services, including buses and trains	There is an 802 bus that connects Bourton-on-the-Water, Little Rissington, Upper Rissington less than 100m from the site.
Pedestrian and cycle links	N/A
How suitable are the roads around the site for the proposed use? For example, could large vehicles and equipment used by Travelling Showpeople be accommodated?	
The access point is narrow from Green Close and unsuitable for large vehicle access.	
Please provide details of nearby services and facilities available to the site:	
Primary school	The Rissington Primary School is in Great Rissington and is approximately 350m from the site.

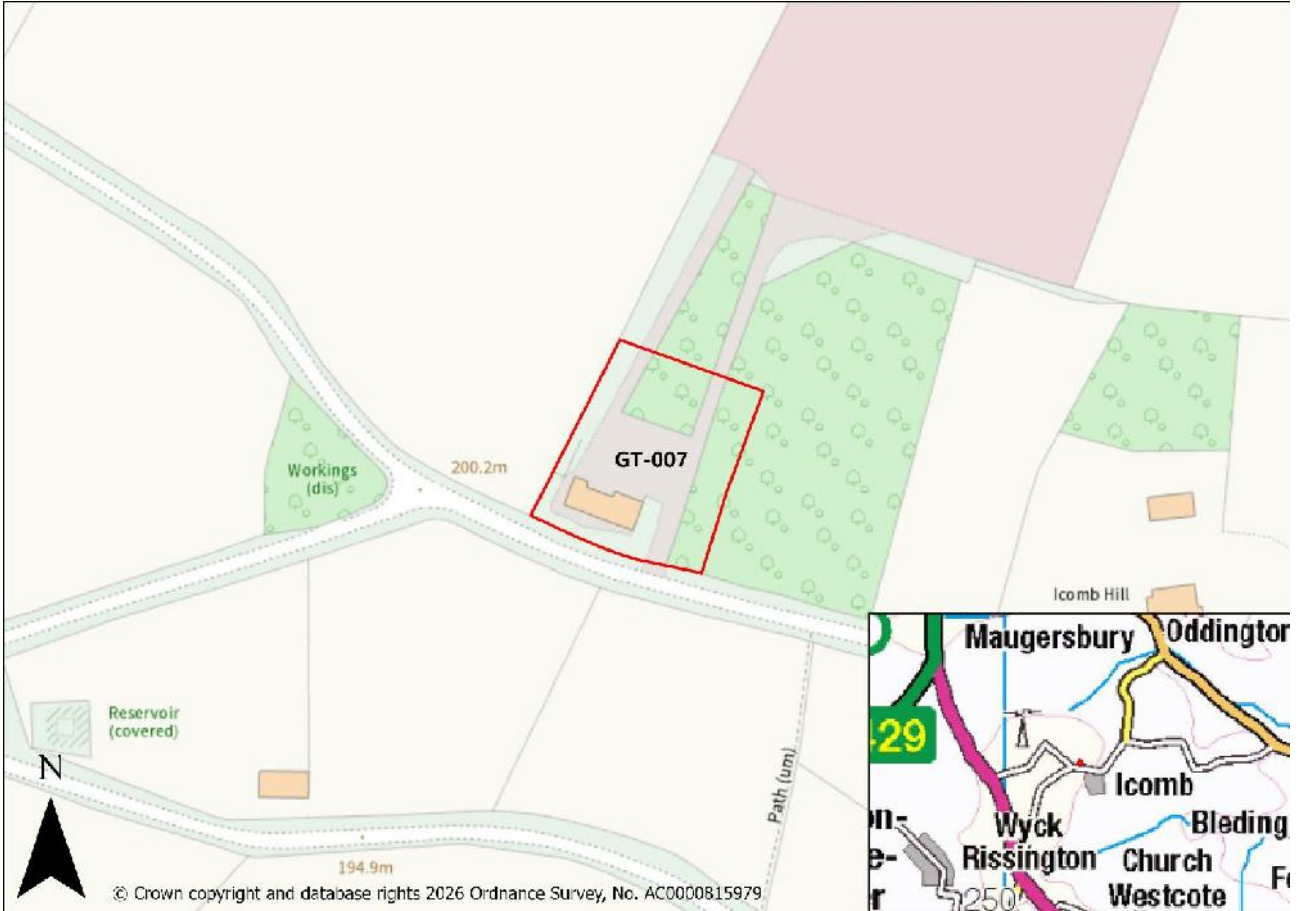
Appendix 3: Stage 2 Assessments (Detailed)

Secondary school	The Cotswolds School is less than 2km from the site in Bourton-on-the-Water.
GP surgery and other health services	The Moore Health Centre is less than 2km from the site in Bourton-on-the-Water.
Local shops/post office	There is a local supermarket less than 2km from the site on Mitchell Way, Upper Rissington. Bourton-on-the-Water has a selection of high street shops, two supermarkets and a pharmacy with 5km of the site.
Other key local services and facilities	The Lamb Inn public house is located approximately 260m southeast of the site. Great Rissington Cricket Club is located approximately 560m southeast of the site. St John the Baptist Church is located approximately 415m south-west of the site.
Water supply, drainage, electricity, gas	No information available
Please provide your initial assessment of the site:	
Suitable	Gloucestershire County Highways have identified that a safe access cannot be achieved for Traveller use due to a lack of inter-visibility at the access and the narrow access width, which cannot be widened to accommodate pedestrians and vehicles passing. The site is located within a modest modern residential development, within which a Travellers' site may seem incongruent. There are likely to be residential amenity issues from the adjoining properties. Despite being partially screened, the site's development could have a detrimental impact on the National Landscape and the Conservation Area. The scale of the impact would be dependent on the details of the development. There is sufficient access to local services and facilities with schools, GP surgery and shops all within driving a short driving or bus journey from the site. The works needed to level the site to enable a Traveller pitch to be provided would impact upon the viability of such a development. Furthermore, the Traveller pitch would need to be located a sufficient distance from site boundaries for fire safety. As a result, there may be insufficient space to safely manoeuvre vehicles on the site.
Available	The land is owned by Cotswold District Council, although has not been made available. However, there has been no interest from the Traveller community, which calls into question the site's viability for Traveller use.
Achievable	It is not likely the anymore pitches could be achievable on this site within 5 years. Due to unsuitable access, location within the

Appendix 3: Stage 2 Assessments (Detailed)

	settlement, impact on the National Landscape and Conservation area, and lack of interest from the traveller community.
Conclusion	Not currently deliverable or developable
Likely timescale	N/A
How could the identified constraints be overcome?	N/A

Appendix 3: Stage 2 Assessments (Detailed)

Site Information	
Site reference	GT-007
Site name / address	Hill View, Icomb
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Parish	Icomb
Grid reference	Easting: 421026 Northing: 222931
Site area (ha)	0.27
Current and past land use	Current: Residential Past: Permanent Traveller site
Relevant planning policy	Policy EN5: National Landscape Policy EN11: Icomb Conservation Area Policy SA1/SA2/SA3: Mid Cotswold Strategy Delivery Sub-area
Relevant planning history	18/02796/FUL - Erection of a new dwelling to replace an existing static caravan. Allowed at appeal July 2018 18/02796/FUL - Erection of a new dwelling to replace an existing static caravan. Permission refused 14/01319/FUL - Erection of a two-bedroomed house to replace static caravan. Permission refused 13/04155/FUL - Erection of a dwelling to replace a static caravan. Permission refused

Appendix 3: Stage 2 Assessments (Detailed)

	08/01749/FUL - Change of use of land and the retention of the mobile home as a single private gypsy site. Permission granted on Appeal
Character of the surrounding area	The surrounding area reads as a working rural landscape. Open fields to the east and north. Movement is via minor rural road to the south with limited pedestrian infrastructure.
Surrounding land uses	The site sits within a rural context surrounded by agricultural land on all sides, with hedgerow boundaries. To the west is a residence and large garden.
Physical constraints	The site is relatively flat from the sloping ground north of the boundary.
Are there any factors listed below that might limit development?	
Green Belt	N/A
Flooding (i.e. Flood Zone 2 or 3)	Within Flood Zone 1.
Contamination, Air quality, Noise	N/A
Landscape designations (e.g. National Landscape, Special Landscape Area)	Within Cotswolds National Landscape.
Historic environment (e.g. Scheduled Monuments, Listed Building, Conservation Area, buried archaeology)	Icomb Conservation Area lies approximately 100m east of the site. Multiple Grade II listed buildings in Icomb, including grade II listed buildings on the western side of the Conservation Area.
Ecology (e.g. wildlife designations, protected species or habitats, etc.)	The site is grassland and a hedgerow running alongside the site.
Topography	Moderate slope across the site 10m fall south to south-east.
Cordon Sanitaire	N/A
Other	N/A
How easy is it to access the site in the ways listed below?	
Vehicle access, including main roads	Vehicle access from the minor rural road to the south.
Public transport services, including buses and trains	Bus stop in Icomb village less than 1km, running the V9 bus service Lower Oddington to Chipping Norton.
Pedestrian and cycle links	No pedestrian paving along access road.
How suitable are the roads around the site for the proposed use? For example, could large vehicles and equipment used by Travelling Showpeople be accommodated?	
Suitable	

Appendix 3: Stage 2 Assessments (Detailed)

Please provide details of nearby services and facilities available to the site:	
Primary school	There are 4 primary schools within approximately 5km of the site. The closest is The Rissington School, located approximately 3.5km south of the site, in Upper Rissington.
Secondary school	The Cotswold School is the closest secondary school to the site, located within Bourton-on-the-Water, 5km south-west of the site.
GP surgery and other health services	There are 2 GP surgeries located in Bourton-on-the-Water, approximately 5km west of the site.
Local shops/post office	In Stow-on-the-Wold there is a high street shops, pharmacy and supermarket less than 5 km from the site.
Other key local services and facilities	The closest facilities and services are located in Stow-on-the-Wold approximately 5km north of the site.
Water supply, drainage, electricity, gas	N/A
Please provide your initial assessment of the site:	
Suitable	The site does not have potential to expand, particularly given the sensitive location in the Cotswolds National Landscape. The site entrance is along a very rural lane, which leads into the Conservation Area and the existing access already adds some urbanising effect and further expansion would exacerbate that. The sloping nature of the site increases its prominence and there are potentially wider views. Expansion of the existing Gypsy provision at this site would be harmful to the National Landscape and potentially harmful to the Conservation Area.
Available	The site had an application to change the use to C3 residential unit won at appeal in July 2018.
Achievable	It is not likely the anymore pitches could be achievable on this site within 5 years. The application for a permanent residence was accepted at appeal. There is no indication the site is suitable or available to come forward as a potential Traveller site.
Conclusion	Not currently deliverable or developable:
Likely timescale	N/A
How could the identified constraints be overcome?	N/A

Appendix 3: Stage 2 Assessments (Detailed)

Site Information	
Site reference	GT-008
Site name / address	Old Dairy, Dudgrove Lane, near Kempford
	
Parish	Kempford
Grid reference	Easting: 417761 Northing: 199238
Site area (ha)	0.22
Current and past land use	Current: Disused Past: Formerly a tolerated Traveller site
Relevant planning policy	Policy SP5: Cotswold Lakes (Mineral Extraction after use) Policies SA1/SA2/SA3: South Cotswold Strategy Delivery Sub-area
Relevant planning history	10/02399/CLEUD - Certificate of Lawful Existing Use or Development under Section 191 of the Town and Country Planning Act 1990 for the partial use of mixed site for the stationing and residential occupation of mobile residential accommodation units. Refused 10/00891/CLEUD - Certificate of Lawful Existing Use or Development under Section 191 of the Town and Country Planning Act 1990 for the use of yard as salvage/scrap metal and associated items store in association with use of building as vehicle repair workshop & store (B2 + B8 use). Refused

Appendix 3: Stage 2 Assessments (Detailed)

	10/00890/CLEUD - Certificate of Lawful Existing Use or Development under Section 191 of the Town and Country Planning Act 1990 for the use of land to station residential accommodation. Refused
Character of the surrounding area	The site lies on the rural outskirts of Fairford, surrounded chiefly by open farmland and rough grassland. Built development is minimal: just two small single-storey dwellings and minor hardstanding areas within 100 m. The prevailing character is therefore agricultural and undeveloped countryside with a very low density, edge-of-village feel.
Surrounding land uses	The site sits within a rural context surrounded by agricultural land on all sides.
Physical constraints	Constrained by lakes to the north and east of the site, a minor road to the south, and a hedgerow followed by agricultural land to the west.
Are there any factors listed below that might limit development?	
Green Belt	N/A
Flooding (i.e. Flood Zone 2 or 3)	The entire site is in Flood Zone 2 and/or 3.
Contamination, Air quality, Noise	N/A
Landscape designations (e.g. National Landscape, Special Landscape Area)	The site is adjacent to Cotswold Water Park SSSI to the north and east.
Historic environment (e.g. Scheduled Monuments, Listed Building, Conservation Area, buried archaeology)	
Ecology (e.g. wildlife designations, protected species or habitats, etc.)	The site is adjacent to Cotswold Water Park SSSI and a Floodplain wetland mosaic.
Topography	N/A
Cordon Sanitaire	N/A
Other	N/A
How easy is it to access the site in the ways listed below?	
Vehicle access, including main roads	Vehicle access from minor road to the South.
Public transport services, including buses and trains	Bus stop less than 1km, running the 76 bus service.
Pedestrian and cycle links	No pedestrian paving along access road.

Appendix 3: Stage 2 Assessments (Detailed)

How suitable are the roads around the site for the proposed use? For example, could large vehicles and equipment used by Travelling Showpeople be accommodated?	
Suitable	
Please provide details of nearby services and facilities available to the site:	
Primary school	There are 4 primary schools within 5km of the site. The closest primary school is Kempsford CE Primary School is approximately 3km south-west from the site.
Secondary school	There is 1 secondary school (Farmor's School) within 3.5km north-west of the site.
GP surgery and other health services	There are 2 GP surgeries within 5km of the site, the closest is Hilary Cottage Surgery less than 3km from the site.
Local shops/post office	In Fairford there is a high street shops, pharmacy and supermarket less than 3km from the site.
Other key local services and facilities	The closest facilities and services are in Fairford approximately 3km north-west of the site.
Water supply, drainage, electricity, gas	N/A
Please provide your initial assessment of the site:	
Suitable	Given the high flood risk in this location, there is no potential to expand the site or allocate it for permanent Traveller pitches. Further expansion would likely to lead to harm to biodiversity interests in the vicinity (i.e. the priority habitats and the adjoining Site of Special Scientific Interest).
Available	The site was previously a tolerated Traveller site, although the availability for permanent use is unknown.
Achievable	It is not likely the anymore pitches could be achievable on this site within 5 years. This is a former tolerated Traveller site, which has fallen out of use. Given the site's flooding and other constraints, it is unsuitable for permanent Traveller pitches.
Conclusion	Not currently deliverable or developable:
Likely timescale	N/A
How could the identified constraints be overcome?	N/A

Appendix 3: Stage 2 Assessments (Detailed)

Site Information	
Site reference	GT-009
Site name / address	Land parcel south of Meadow View, Stow Road
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Parish	Bourton-on-the-water
Grid reference	Easting: 418212 Northing: 223289
Site area (ha)	0.55
Current and past land use	Current: Residential Past: Formerly had planning permission for a permanent Traveller site (4 pitches)
Relevant planning policy	Policy EN5: National Landscape Policies SA1/SA2/SA3: Mid Cotswold Strategy Delivery Sub-area
Relevant planning history	26/01371/FUL – Phased development comprising hard-standing (Phase 1) and conversion of an existing barn to one dwelling (Phase 2). Permitted 23/03536/FUL – Variation of Condition 2 attached to permission 22/03763/FUL 3 to exclude Pitch 4 from the Traveller-pitch occupation restriction. Withdrawn 23/01543/FUL – Conversion of a barn to form one dwelling with associated works. Permitted

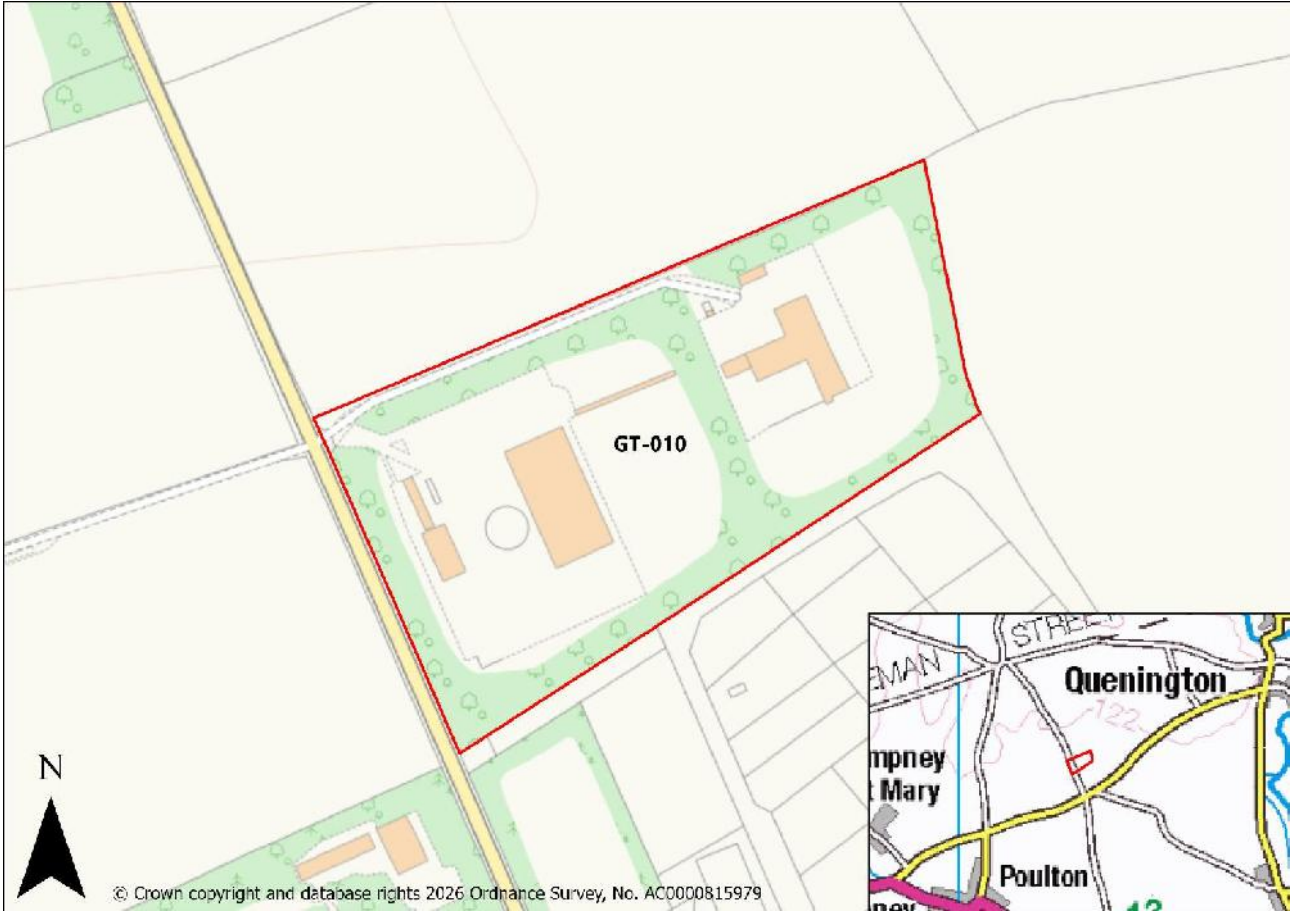
Appendix 3: Stage 2 Assessments (Detailed)

	22/03763/FUL – Change of use of land from equestrian to residential caravan site with the retention of one mobile home and three additional Traveller pitches (part-retrospective). Permitted 14/02189/FUL - Four residential plots for residential Travellers at caravan site. Permitted (temporary permission for 3 years, valid until 12/03/2018).
Character of the surrounding area	The surrounding area reads as a working rural landscape. Open fields surrounding the site, and two residential farmhouses and farm buildings to the North. Movement is via minor rural road (Roman Road) to the west with limited pedestrian infrastructure.
Surrounding land uses	The site sits within a rural context surrounded by agricultural land on the west, north and east.
Physical constraints	The minor rural road to the west is a physical constraint, with a hedgerow acting as natural buffer between.
Are there any factors listed below that might limit development?	
Green Belt	N/A
Flooding (i.e. Flood Zone 2 or 3)	Within Flood Zone 1
Contamination, Air quality, Noise	N/A
Landscape designations (e.g. National Landscape, Special Landscape Area)	Within Cotswolds National Landscape
Historic environment (e.g. Scheduled Monuments, Listed Building, Conservation Area, buried archaeology)	N/A
Ecology (e.g. wildlife designations, protected species or habitats, etc.)	The site is grassland and a hedgerows running alongside the site.
Topography	There is a 10m slope, sloping from north to south.
Cordon Sanitaire	N/A
Other	N/A
How easy is it to access the site in the ways listed below?	
Vehicle access, including main roads	Suitable vehicle access from the A429 to the west.
Public transport services, including buses and trains	Bus stop less than 50m, running the 5 different bus services.
Pedestrian and cycle links	No pedestrian paving along access road

Appendix 3: Stage 2 Assessments (Detailed)

How suitable are the roads around the site for the proposed use? For example, could large vehicles and equipment used by Travelling Showpeople be accommodated?	
Suitable	
Please provide details of nearby services and facilities available to the site:	
Primary school	There are 4 primary schools within 5km of the site. The closest school is Swell CE Primary School approximately 2km north of the site.
Secondary school	The closest school to the site is the Cotswold School 2.7km south-west of the site.
GP surgery and other health services	There are 2 GP surgeries within 5km of the site.
Local shops/post office	In Bourton-on-the-Water and Stow-on-the-Wold there is a high street shops, pharmacy and supermarket less than 2 km from the site.
Other key local services and facilities	The closest facilities and services are in Bourton-on-the-Water approximately 5km south-west of the site.
Water supply, drainage, electricity, gas	N/A
Please provide your initial assessment of the site:	
Suitable	The site has had planning permission for Traveller pitches, and was allocated in the 2011-31 Local Plan. The site access has been widened to be suitable for large vehicles associated with this site. It is considered to continue to be suitable.
Available	The site has been sold to the owner of a nearby farm. It is no longer available for Traveller pitches, and the former planning permission has lapsed.
Achievable	It is not likely the anymore pitches could be achievable on this site within 5 years. As the site is no longer available for development.
Conclusion	Not currently deliverable or developable
Likely timescale	N/A
How could the identified constraints be overcome?	N/A

Appendix 3: Stage 2 Assessments (Detailed)

Site Information	
Site reference	GT-010
Site name / address	Welsh Way, Sunhill, near Meysey Hampton
	
Parish	Maiseyhampton
Grid reference	Easting: 411695 Northing: 203056
Site area (ha)	6.53
Current and past land use	Current: Vehicle workshop Past: Vacant former mushroom composting plant
Relevant planning policy	Policies SA1/SA2/SA3: South Cotswold Strategy Delivery Sub-area
Relevant planning history	24/00260/FUL 1 – Change of use of former mushroom-composting facility to a Class B2 vehicle workshop with ancillary office and storage (approx. 1.64 ha of the western part of the site). Permitted 22/00887/FUL 2 – Proposed “exceptional-quality” mixed-use redevelopment (20 homes plus commercial space) with solar-thermal and PV array across the whole site. Refused 20/01883/FUL 3 – Demolition of part of a building and retention of the remainder for Class B8 storage of equipment, machinery and vehicles (northeastern 0.81 ha). Granted

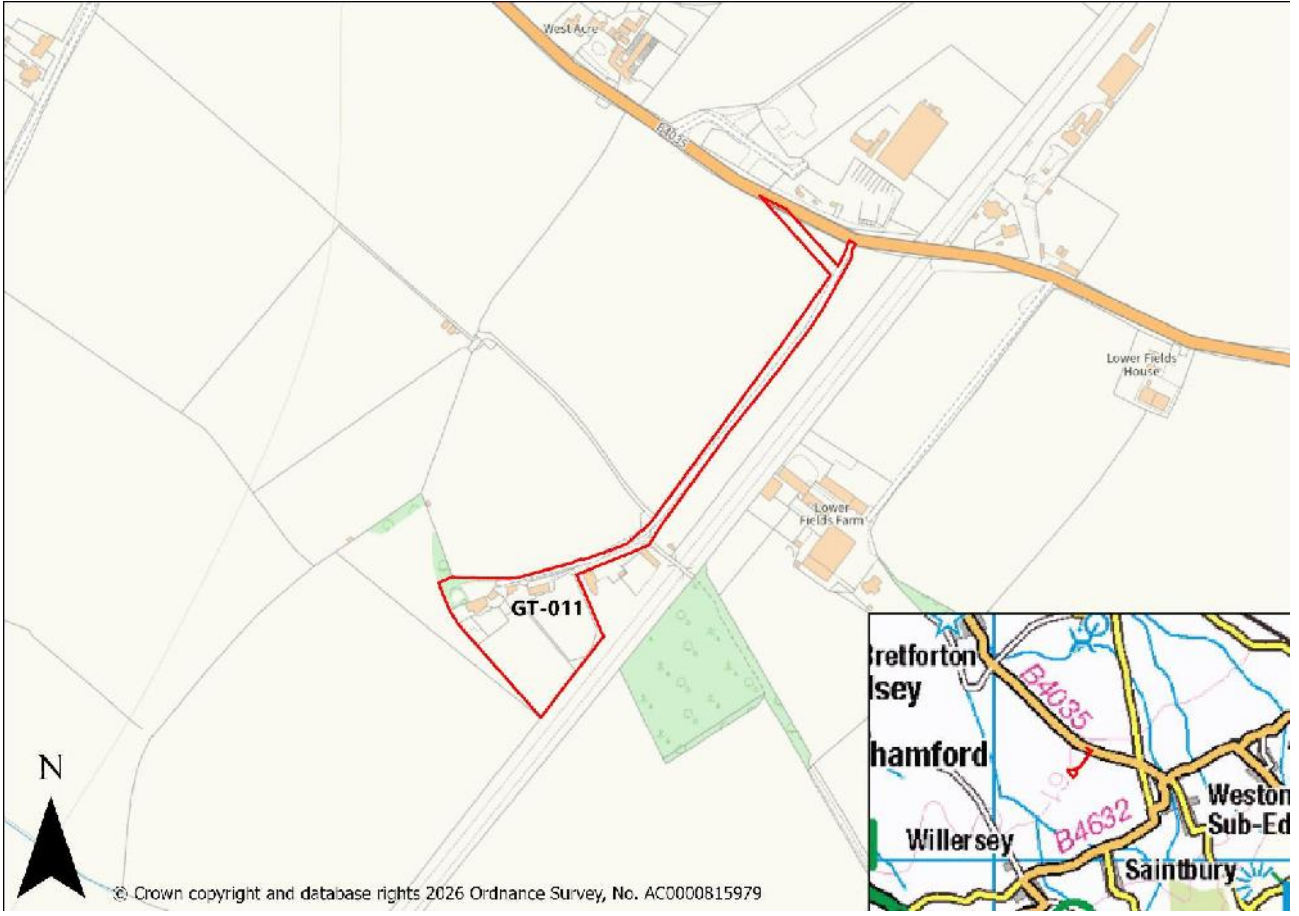
Appendix 3: Stage 2 Assessments (Detailed)

	16/00906/FUL - Change of use for 15 Traveller accommodation pitches. Refused
Character of the surrounding area	The immediate setting feels open and sparsely built-up with a distinctly countryside character owing to the minimal urban influence. The site itself is however very well screened from view on the south, west and east due to the established vegetation from its previous industrial use.
Surrounding land uses	The immediate setting is predominantly agricultural countryside: about three-quarters of the land within the closest buffer consists of working arable fields, with the rest split between rough fallow ground and unmanaged natural grassland. No residential, commercial or industrial uses are present, so the overall character remains open, undeveloped and rural.
Physical constraints	The minor rural road to the north-east is a physical constraint. To the west a disused nursery.
Are there any factors listed below that might limit development?	
Green Belt	N/A
Flooding (i.e. Flood Zone 2 or 3)	Within Flood Zone 1.
Contamination, Air quality, Noise	N/A
Landscape designations (e.g. National Landscape, Special Landscape Area)	N/A
Historic environment (e.g. Scheduled Monuments, Listed Building, Conservation Area, buried archaeology)	N/A
Ecology (e.g. wildlife designations, protected species or habitats, etc.)	Woodland within the site, a protected habitat
Topography	N/A
Cordon Sanitaire	N/A
Other	N/A
How easy is it to access the site in the ways listed below?	
Vehicle access, including main roads	Vehicle access from Welsh Way to the west of the site.
Public transport services, including buses and trains	Bus stop over 1km away, running the 77 bus service.
Pedestrian and cycle links	No pedestrian paving along access road.

Appendix 3: Stage 2 Assessments (Detailed)

How suitable are the roads around the site for the proposed use? For example, could large vehicles and equipment used by Travelling Showpeople be accommodated?	
Suitable	
Please provide details of nearby services and facilities available to the site:	
Primary school	There are 6 primary schools within 5km of the site. The closest school (Meysey Hampton C of E Primary) is 3km from the site.
Secondary school	There is 1 secondary school (Farmor's School) approximately 3.7km from the site.
GP surgery and other health services	There are 1 GP surgery approximately 4.5km of the site in Fairford.
Local shops/post office	In Fairford there are high street shops, a pharmacy and a supermarket less than 5 km from the site.
Other key local services and facilities	Fairford has 4 public houses, 4 churches, and a hospital approximately 4km from the site.
Water supply, drainage, electricity, gas	N/A
Please provide your initial assessment of the site:	
Suitable	The refusal reasons for the application for 15 Traveller pitches included that the proposed development would have dominated the nearest settlement, which is Sunhill. The site is remote from services and facilities and has limited opportunities for sustainable travel, and a previous application for Traveller pitches was refused, in part because the development was considered to dominate the nearby settlement of Sunhill. Consequently, the site is not considered a suitable, available or achievable option for Traveller accommodation at the present time.
Available	Availability for Traveller pitches has not been reconfirmed, with the site being made available for alternative uses.
Achievable	It is not likely the anymore pitches could be achievable on this site within 5 years. Due a historic refusal of an application for traveller site.
Conclusion	Not currently deliverable or developable
Likely timescale	N/A
How could the identified constraints be overcome?	N/A

Appendix 3: Stage 2 Assessments (Detailed)

Site Information	
Site reference	GT-011
Site name / address	Pond House and Gardens, Lowerfields, near Saintbury
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Parish	Saintbury
Grid reference	Easting: 411160 Northing: 241333
Site area (ha)	1.50
Current and past land use	Current: Greenfield Past: Greenfield
Relevant planning policy	Policy INF6: Lorries in the Vale of Evesham Zone Policies SA1/SA2/SA3: North Cotswold Strategy Delivery Sub-area
Relevant planning history	No recent planning history
Character of the surrounding area	Open countryside. It is characterised by agricultural land, equestrian activity and a scattering of dwellings converted from farming operations.
Surrounding land uses	The immediate setting is predominantly agricultural countryside. There are industrial uses to the north, separated by the B4035.
Physical constraints	The site has some agricultural associated buildings to the east of the site followed by some woodland area to the east and south. A

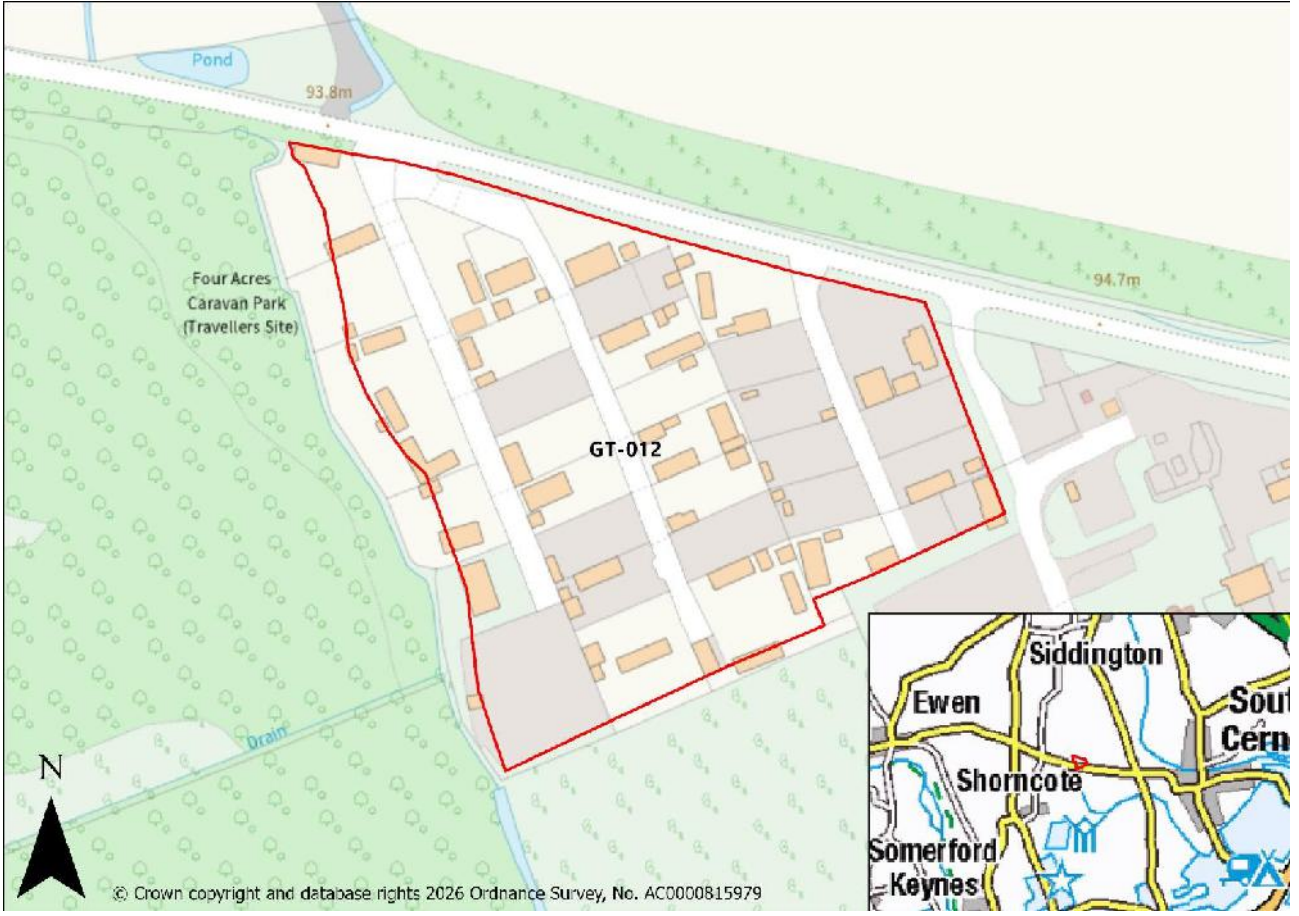
Appendix 3: Stage 2 Assessments (Detailed)

	PRoW runs alongside the access track to the site. Largely unconstrained.
Are there any factors listed below that might limit development?	
Green Belt	N/A
Flooding (i.e. Flood Zone 2 or 3)	Within Flood Zone 1.
Contamination, Air quality, Noise	N/A
Landscape designations (e.g. National Landscape, Special Landscape Area)	N/A
Historic environment (e.g. Scheduled Monuments, Listed Building, Conservation Area, buried archaeology)	N/A
Ecology (e.g. wildlife designations, protected species or habitats, etc.)	The site is on grassland and there are hedgerows adjacent to the site.
Topography	N/A
Cordon Sanitaire	N/A
Other	N/A
How easy is it to access the site in the ways listed below?	
Vehicle access, including main roads	Vehicle access from B4035 to the north-east of the site.
Public transport services, including buses and trains	Bus stop over 1km away, running the 6 bus services.
Pedestrian and cycle links	No pedestrian paving along access road.
How suitable are the roads around the site for the proposed use? For example, could large vehicles and equipment used by Travelling Showpeople be accommodated?	
Suitable	
Please provide details of nearby services and facilities available to the site:	
Primary school	There are 9 primary schools within 5km of the site. The nearest primary school is Willersey C of E Primary 1.6 km from the site.
Secondary school	There is 1 secondary school (Chipping Campden School) 4.4 km from the site.
GP surgery and other health services	There is 1 GP surgery within 5km of the site in Chipping Campden.
Local shops/post office	In Honeybourne there is a small supermarket less than 3 km from the site.

Appendix 3: Stage 2 Assessments (Detailed)

Other key local services and facilities	Chipping Campden has public houses, a pharmacy and places of worship approximately 4.5km from the site.
Water supply, drainage, electricity, gas	Not known
Please provide your initial assessment of the site:	
Suitable	The physical character of the site itself remains largely as described in 2017: it is well screened by hedgerows but would benefit from supplementary planting along the public right of way that doubles as the access track. The site is in a remote location with limited access to services and facilities. That access, however, is still the decisive constraint. Weston Road carries the national speed limit and the humped-back bridge continues to limit visibility to about 65 m, far short of the 215 m stopping-sight distance required by Gloucestershire County Council's 2025 Standing Advice for 60 mph rural roads. No works have been undertaken to lower the speed limit, re-profile the bridge or provide signal-controlled priority. In the absence of such mitigation, the Highway Authority's position of non-support is expected to remain.
Available	The site is available for different uses, including Traveller pitches.
Achievable	It is not likely the anymore pitches could be achievable on this site within 5 years. Due to a lack of suitable access to the site and lack of support from the Highway's Authority.
Conclusion	Not currently deliverable or developable
Likely timescale	N/A
How could the identified constraints be overcome?	N/A

Appendix 3: Stage 2 Assessments (Detailed)

Site Information	
Site reference	GT-012
Site name / address	Four Acres, Shorncote, South Cerney
	
Parish	Somerford Keynes
Grid reference	Easting: 403173 Northing: 197189
Site area (ha)	2.02
Current and past land use	Current: Existing permanent Traveller site (32 pitches) Past: Unknown
Relevant planning policy	Policy SP5: Cotswold Lakes (Mineral Extraction After Use) Policy SA1/SA2/SA3: South Cotswold Strategy Delivery Sub-area
Relevant planning history	07/01339/FUL - Retention of an extension to a residential gypsy caravan site, comprising 11 additional pitches, access road, amenity units, and landscaping - Planning permission granted 04/02815/FUL - Variation of condition 2 of permission 03/00981/FUL to increase pitch numbers from 17 up to 21 and retention of ancillary outbuildings - Planning permission granted

Appendix 3: Stage 2 Assessments (Detailed)

	03/00981/FUL - Residential gypsy caravan site; access road; 17 hardstandings and temporary cesspools plus low level lighting - Planning permission granted
Character of the surrounding area	The surrounding area reads as a working rural landscape with utility and mineral sites. Open fields to the north and woodland to the west. Movement is via minor rural road to the north with limited pedestrian infrastructure. A water recycling centre is directly adjacent to the eastern boundary of the site. The Cotswold Lakes SSSI lies approximately 175m south of the site.
Surrounding land uses	The site sits within a rural context. To the east, a sewage treatment works introduces utility operations with associated vehicle movements and potential odour/noise sources. To the south, the land is greenfield in agricultural use with hedgerow boundaries. To the west, a woodland block provides enclosure, beyond which lies a quarry potential HGV haul route. To the north, open agricultural land continues the rural setting.
Physical constraints	The site is enclosed by a woodland to the west. On the East of the site a Sewage treatment works and a small area of flood risk 2 and 3 are constraints.
Are there any factors listed below that might limit development?	
Green Belt	N/A
Flooding (i.e. Flood Zone 2 or 3)	Small area of flood risk 2 and 3 on the East of the site.
Contamination, Air quality, Noise	N/A
Landscape designations (e.g. National Landscape, Special Landscape Area)	Cotswold Lakes SSSI 175m south of the site.
Historic environment (e.g. Scheduled Monuments, Listed Building, Conservation Area, buried archaeology)	N/A
Ecology (e.g. wildlife designations, protected species or habitats, etc.)	The site is surrounded by Floodplain wetland mosaic and CFGM, woodland and, Heathland and shrub.
Topography	Flat topography.
Cordon Sanitaire	N/A
Other	N/A
How easy is it to access the site in the ways listed below?	

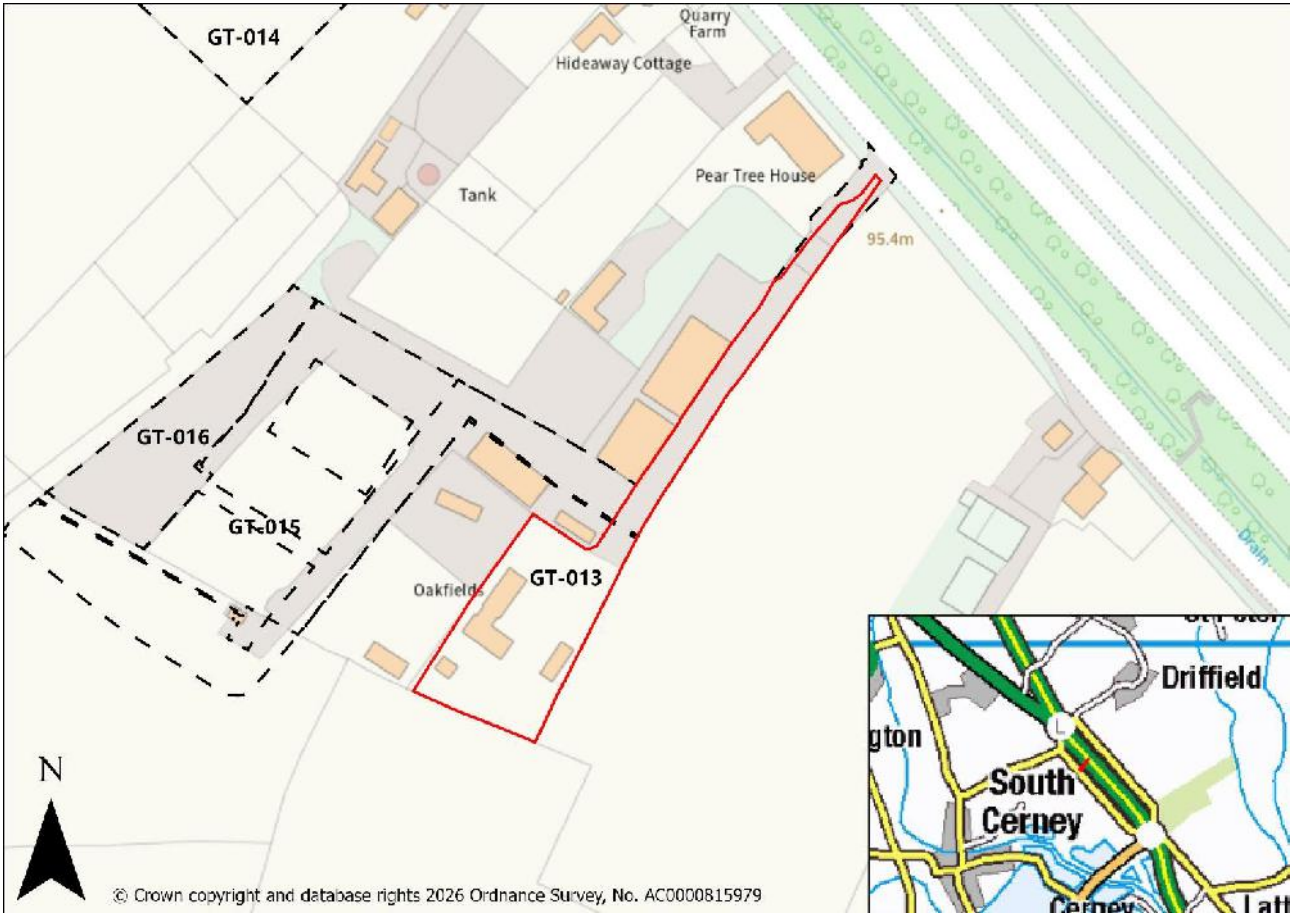
Appendix 3: Stage 2 Assessments (Detailed)

Vehicle access, including main roads	Vehicle access via Ewen Road already used by existing caravans on site.
Public transport services, including buses and trains	Bus stop less than 1km from the site, running the 51-bus route to Swindon.
Pedestrian and cycle links	No pavement along Ewen Road for pedestrians to walk safely.
How suitable are the roads around the site for the proposed use? For example, could large vehicles and equipment used by Travelling Showpeople be accommodated?	
Suitable	
Please provide details of nearby services and facilities available to the site:	
Primary school	There are 8 primary schools within approximately 5km of the site. The closest primary school is Ann Edwards C of E Primary School, which is located approximately 1.31km east of the site within South Cerney.
Secondary school	The closest secondary schools are Deer Park School and Kingshill Secondary School approximately 5km north of the site in Cirencester.
GP surgery and other health services	The closest GP surgery is located within South Cerney and is approximately 1.6km east of the site. There is also health centres located in Kemble, Cirencester and Cricklade.
Local shops/post office	The closest supermarket is located on high street in South Cerney less than 2km from the site.
Other key local services and facilities	There are several public houses within South Cerney located approximately 1.4km east of the Site. All Saints' Church is located approximately 700m south-west of the site. Fenton's Community Centre is located approximately 2km east of the site in South Cerney.
Water supply, drainage, electricity, gas	N/A
Please provide your initial assessment of the site:	
Suitable	This is an authorised permanent Traveller site. However, there is no potential to expand and provide further Traveller pitches outside the extent of the existing site boundary, or intensify pitches within the site. Expansion would likely lead to harm to biodiversity interests in the vicinity (there are both priority habitats and Local Wildlife Sites near Four Acres). There are also other constraining adjacent land uses such as the sewage works.
Available	As of June 2026, there are 2 vacant pitches at this site.

Appendix 3: Stage 2 Assessments (Detailed)

Achievable	It is not likely the anymore pitches could be achievable on this site within 5 years. Existing permanent Traveller site with no vacant pitches or potential for expansion or intensification.
Conclusion	Not currently deliverable or developable
Likely timescale	N/A
How could the identified constraints be overcome?	N/A

Appendix 3: Stage 2 Assessments (Detailed)

Site Information	
Site reference	GT-013
Site name / address	Quarry Farm, Cricklade Road
	
Parish	South Cerney
Grid reference	Easting: 406558 Northing: 198268
Site area (ha)	0.3
Current and past land use	Current: Existing permanent Traveller site (2 pitches) Past: Greenfield
Relevant planning policy	Policy SP5: Cotswold Lakes (Mineral Extraction after use) Policies SA1/SA2/SA3: South Cotswold Strategy Delivery Sub-area
Relevant planning history	15/05501/FUL - Change of use of land for 2 No. Gypsy/Traveller pitches for 2 No. families to accommodate 2 No. static caravans, 2 No. touring caravans, 2 No. utility/day rooms with car parking. Granted
Character of the surrounding area	The site sits outside of the village of South Cerney, in the rural fringe that includes nurseries, stables and open farmland. The Cirencester Road and A419 to the north are a dominated feature.

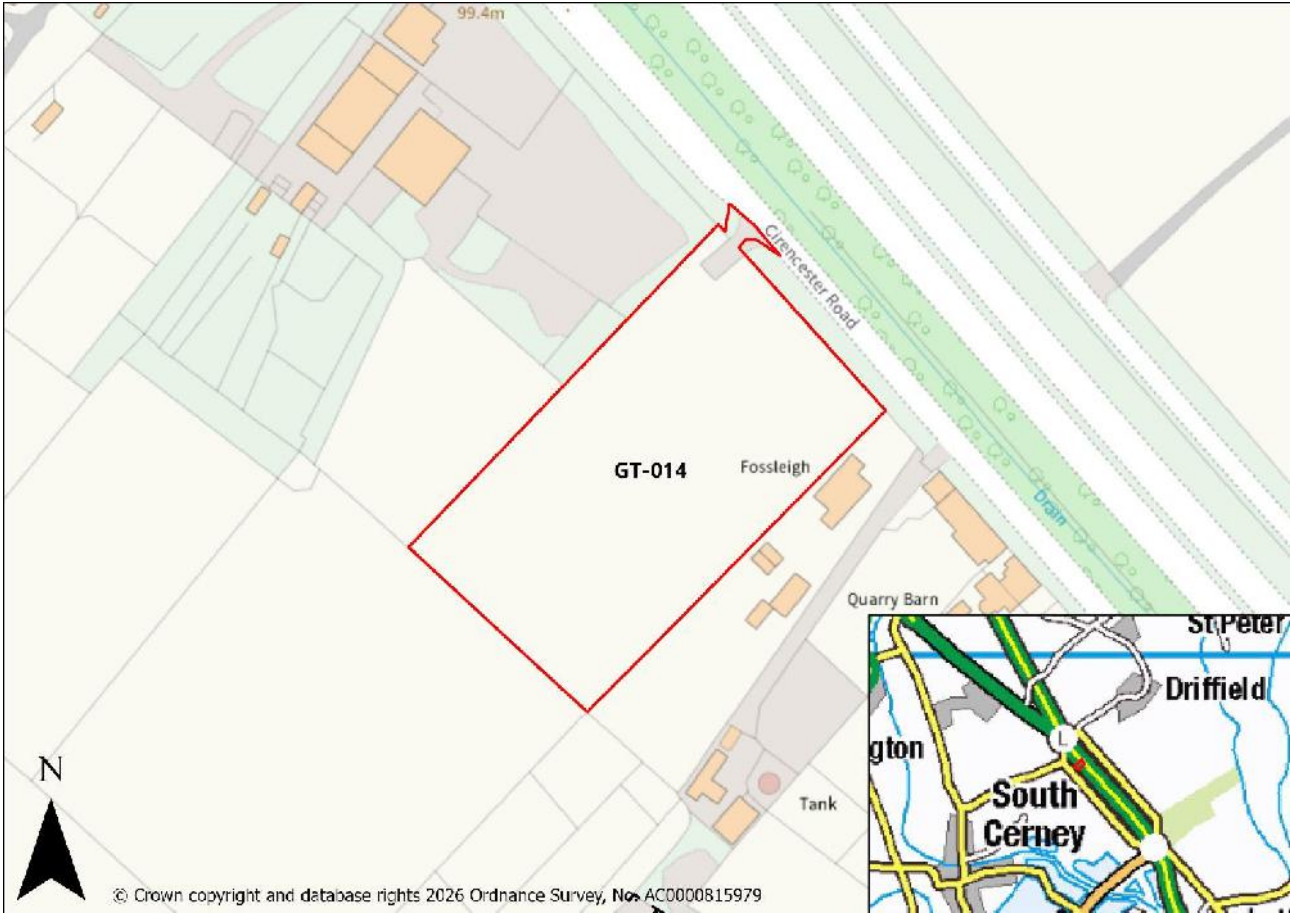
Appendix 3: Stage 2 Assessments (Detailed)

Surrounding land uses	The site sits on a rural village edge where open farmland and disused nursery hard-standing wrap around a large residential garden, with South Cerney's housing beginning just to the north.
Physical constraints	The minor rural road to the north-east is a physical constraint. To the west a disused nursery.
Are there any factors listed below that might limit development?	
Green Belt	N/A
Flooding (i.e. Flood Zone 2 or 3)	Within Flood Zone 1. Some surface water flooding in the access to the site.
Contamination, Air quality, Noise	N/A
Landscape designations (e.g. National Landscape, Special Landscape Area)	N/A
Historic environment (e.g. Scheduled Monuments, Listed Building, Conservation Area, buried archaeology)	N/A
Ecology (e.g. wildlife designations, protected species or habitats, etc.)	Hedgerows run adjacent to the site.
Topography	N/A
Cordon Sanitaire	N/A
Other	N/A
How easy is it to access the site in the ways listed below?	
Vehicle access, including main roads	Vehicle access from Cirencester Road to the north-east of the site.
Public transport services, including buses and trains	Bus stop over 1km away, running the 51 bus service.
Pedestrian and cycle links	No pedestrian paving along access road.
How suitable are the roads around the site for the proposed use? For example, could large vehicles and equipment used by Travelling Showpeople be accommodated?	
Suitable	
Please provide details of nearby services and facilities available to the site:	
Primary school	There are 8 primary schools within 5km of the site. Ann Edwards CE Primary School is the closest to the site approximately 2.5km to the south-west.
Secondary school	There is 1 secondary school (Cirencester Kingshill School) within 5km of the site in Cirencester.

Appendix 3: Stage 2 Assessments (Detailed)

GP surgery and other health services	There are 4 GP surgeries within 5km of the site. The closest is South Cerney Surgery 2km west of the site.
Local shops/post office	In Cirencester and South Cerney there are high street shops, pharmacies and supermarkets less than 5 km from the site.
Other key local services and facilities	The closest facilities and services are in South Cerney approximately 2km south-west of the site.
Water supply, drainage, electricity, gas	Not known.
Please provide your initial assessment of the site:	
Suitable	This is an authorised permanent Traveller site. However, there are no vacant pitches, and there is no potential for expansion or intensification.
Available	The site is currently fully occupied and there are no available pitches.
Achievable	It is not likely the anymore pitches could be achievable on this site within 5 years. Existing permanent Traveller site with no vacant pitches or potential for expansion or intensification.
Conclusion	Not currently deliverable or developable
Likely timescale	N/A
How could the identified constraints be overcome?	N/A

Appendix 3: Stage 2 Assessments (Detailed)

Site Information	
Site reference	GT-014
Site name / address	Land off Cricklade Road, GL7 5QE
	
Parish	South Cerney
Grid reference	Easting: 406499 Northing: 198485
Site area (ha)	0.9
Current and past land use	Current: Existing permanent Gypsy and Traveller site (3 pitches) with further unauthorised development (9 pitches believed to have commenced without planning permission) Past: Agricultural
Relevant planning policy	Policy SP5: Cotswold Lakes (Mineral Extraction after use) Policies SA1/SA2/SA3: South Cotswold Strategy Delivery Sub-area
Relevant planning history	21/04539/FUL – Full application for change of use to 3 Gypsy & Traveller pitches with day rooms, mobile homes, touring caravans and hard-standing. Permitted 20/04505/FUL – Agricultural development to widen existing access on the site's western edge. Permitted

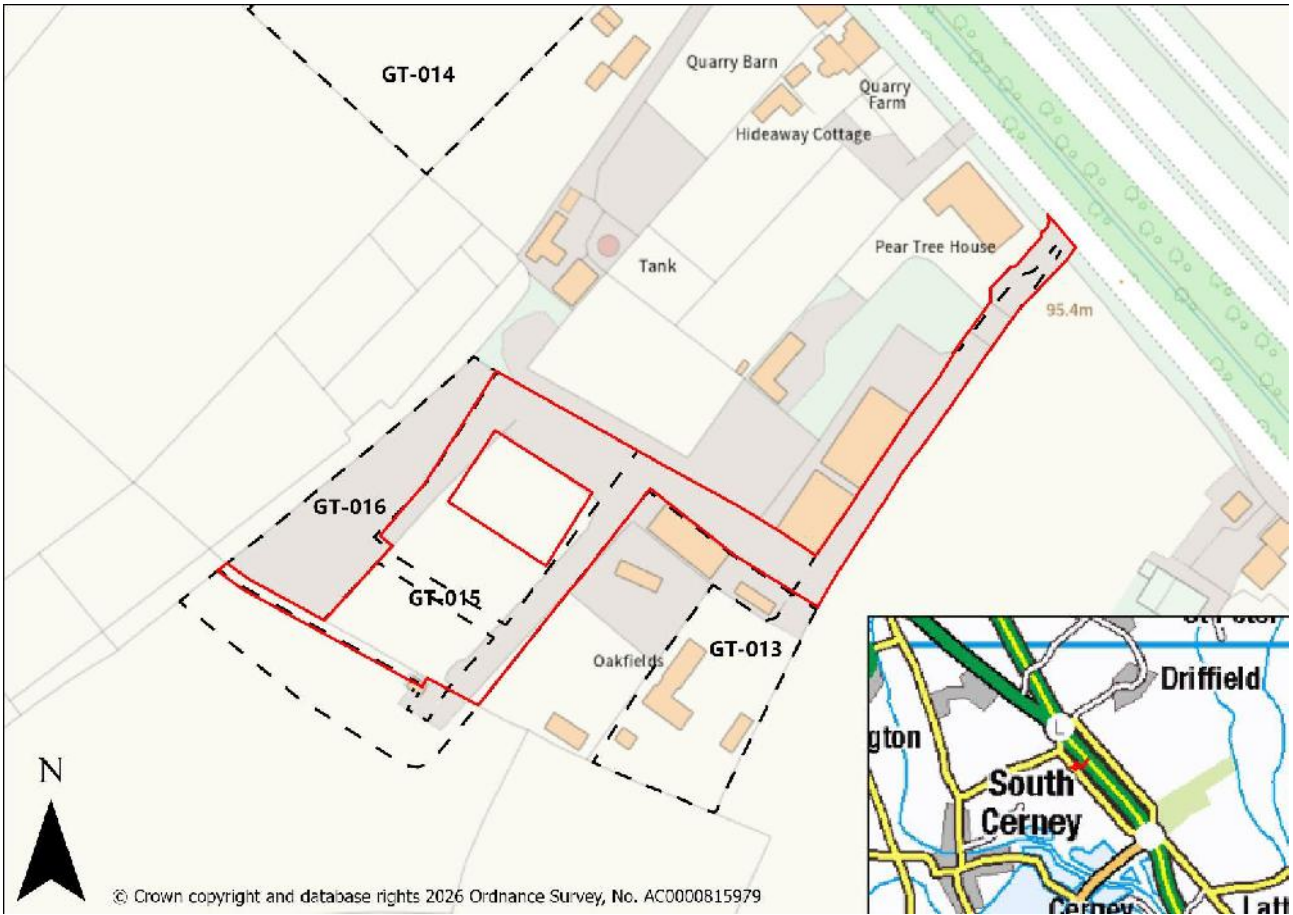
Appendix 3: Stage 2 Assessments (Detailed)

Character of the surrounding area	The site sits outside of the village of South Cerney, in the rural fringe that includes nurseries, stables and open farmland. The Cirencester Road and A419 to the north are a dominated feature.
Surrounding land uses	The site is enveloped mainly by open arable farmland, with a small line of low-density village housing immediately to the north of Lowerfields.
Physical constraints	The site is free from major statutory or environmental constraints.
Are there any factors listed below that might limit development?	
Green Belt	N/A
Flooding (i.e. Flood Zone 2 or 3)	Within Flood Zone 1.
Contamination, Air quality, Noise	N/A
Landscape designations (e.g. National Landscape, Special Landscape Area)	N/A
Historic environment (e.g. Scheduled Monuments, Listed Building, Conservation Area, buried archaeology)	N/A
Ecology (e.g. wildlife designations, protected species or habitats, etc.)	Hedgerows run adjacent to the site.
Topography	N/A
Cordon Sanitaire	N/A
Other	N/A
How easy is it to access the site in the ways listed below?	
Vehicle access, including main roads	Vehicle access from Cirencester road to the north-east of the site.
Public transport services, including buses and trains	Bus stop over 1km away, running the 51 bus service.
Pedestrian and cycle links	No pedestrian paving along access road.
How suitable are the roads around the site for the proposed use? For example, could large vehicles and equipment used by Travelling Showpeople be accommodated?	
Suitable	
Please provide details of nearby services and facilities available to the site:	
Primary school	There are 8 primary schools within 5km of the site. Ann Edwards CE Primary School is the closest to the site approximately 2.5km to the south-west.

Appendix 3: Stage 2 Assessments (Detailed)

Secondary school	There is 1 secondary school (Cirencester Kingshill School) within 5km of the site in Cirencester.
GP surgery and other health services	There are 4 GP surgeries within 5km of the site. The closest is South Cerney Surgery 2km west of the site.
Local shops/post office	In Cirencester and South Cerney there are high street shops, pharmacies and supermarkets less than 5 km from the site.
Other key local services and facilities	The closest facilities and services are in South Cerney approximately 2km south-west of the site.
Water supply, drainage, electricity, gas	N/A
Please provide your initial assessment of the site:	
Suitable	The site is free of all major statutory constraints. Three Traveller pitches have already been completed. The site has potential to accommodate a further 9 pitches and is suitable for allocation in the Local Plan. The plot fronts directly onto the A419, benefiting from an already-approved widened access and a bus stop within 1km, which together offer safe vehicular and public-transport connectivity. Overall, the absence of environmental barriers, the flat topography, established access, and positive planning precedent collectively confirm the site's strong suitability for further Traveller-site expansion.
Available	Freehold owner actively progressing current permission indicates willingness/ability, with potential for a further 9 pitches on this site.
Achievable	The site is likely achievable within the relevant timescale. The Existing permanent Traveller site with potential for expansion or intensification. Flat, unconstrained land and established access make a further 9 pitches technically and financially deliverable. It is suitable for allocation in the Local Plan.
Conclusion	Developable
Likely timescale	6-10 years
How could the identified constraints be overcome?	A planning application needs to be submitted for the unauthorised Traveller pitches.

Appendix 3: Stage 2 Assessments (Detailed)

Site Information	
Site reference	GT-015
Site name / address	Oakfields, Cricklade Road, GL7 5QE (Site 1)
	
Parish	South Cerney
Grid reference	Easting: 406498 Northing: 198310
Site area (ha)	0.56
Current and past land use	Current: Permitted to become a permanent Gypsy and Traveller site (5 pitches) Past: Nursery buildings
Relevant planning policy	Policy SP5: Cotswold Lakes (Mineral Extraction after use) Policies SA1/SA2/SA3: South Cotswold Strategy Delivery Sub-area
Relevant planning history	25/01079/FUL – Change of use of land for 5 No. Traveller pitches with car parking, hardstanding and associated works. Permitted
Character of the surrounding area	The site sits outside of the village of South Cerney, in the rural fringe that includes nurseries, stables and open farmland. The Cirencester Road and A419 to the north are a dominated feature.
Surrounding land uses	The site is enveloped mainly by open arable farmland, with a small line of low-density village housing immediately to the north along Cirencester Road.

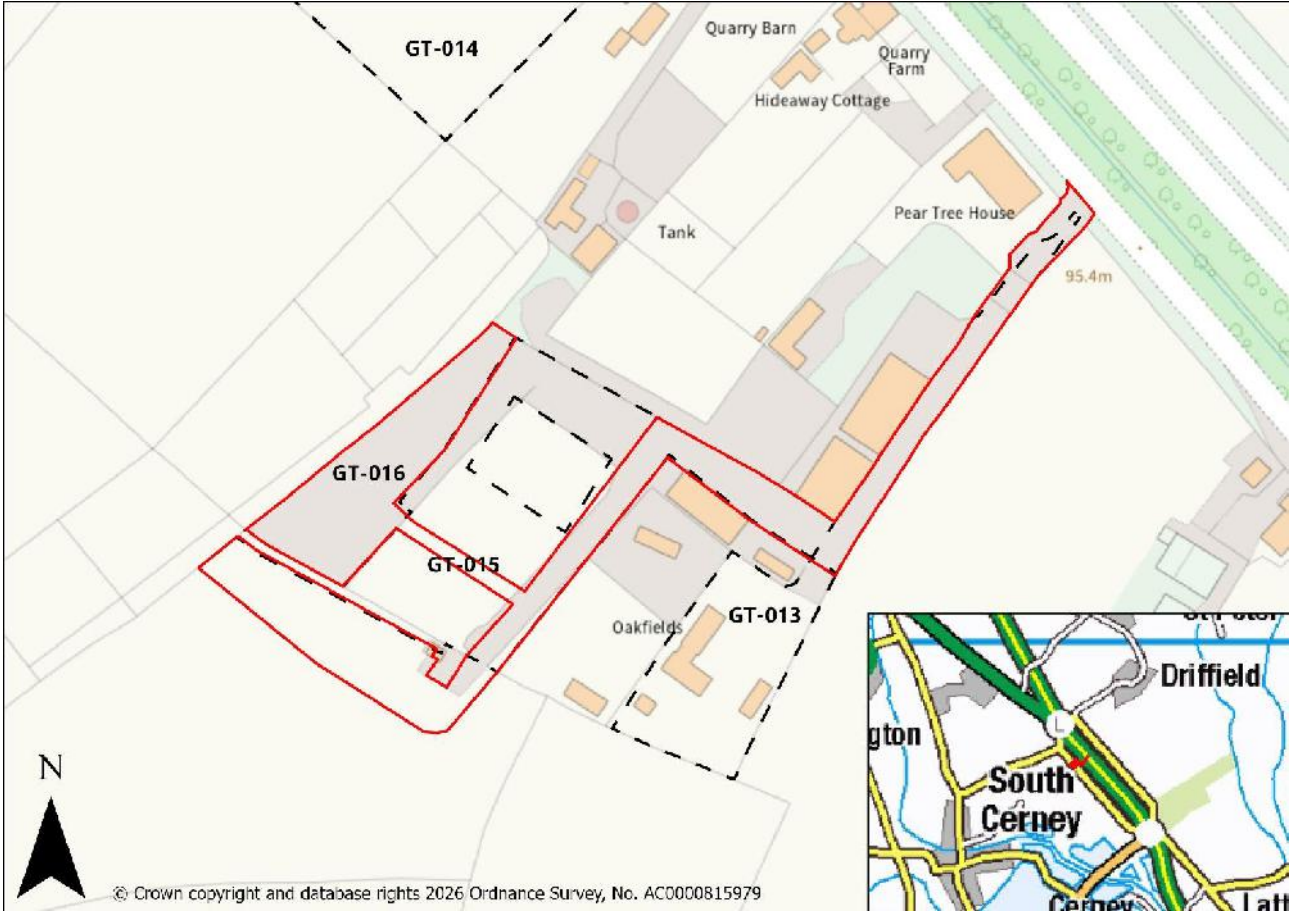
Appendix 3: Stage 2 Assessments (Detailed)

Physical constraints	The site is free from major statutory or environmental constraints.
Are there any factors listed below that might limit development?	
Green Belt	N/A
Flooding (i.e. Flood Zone 2 or 3)	Within Flood Zone 1.
Contamination, Air quality, Noise	N/A
Landscape designations (e.g. National Landscape, Special Landscape Area)	N/A
Historic environment (e.g. Scheduled Monuments, Listed Building, Conservation Area, buried archaeology)	N/A
Ecology (e.g. wildlife designations, protected species or habitats, etc.)	Hedgerows run adjacent to the site.
Topography	N/A
Cordon Sanitaire	N/A
Other	N/A
How easy is it to access the site in the ways listed below?	
Vehicle access, including main roads	Vehicle access from Cirencester road to the north-east of the site.
Public transport services, including buses and trains	Bus stop over 1km away, running the 51 bus service.
Pedestrian and cycle links	No pedestrian paving along access road.
How suitable are the roads around the site for the proposed use? For example, could large vehicles and equipment used by Travelling Showpeople be accommodated?	
Suitable	
Please provide details of nearby services and facilities available to the site:	
Primary school	There are 8 primary schools within 5km of the site. Ann Edwards CE Primary School is the closest to the site approximately 2.5km to the south-west.
Secondary school	There is 1 secondary school (Cirencester Kingshill School) within 5km of the site in Cirencester.
GP surgery and other health services	There are 4 GP surgeries within 5km of the site. The closest is South Cerney Surgery 2km west of the site.
Local shops/post office	In Cirencester and South Cerney there are high street shops, pharmacies and supermarkets less than 5 km from the site.

Appendix 3: Stage 2 Assessments (Detailed)

Other key local services and facilities	The closest facilities and services are in South Cerney approximately 2km south-west of the site.
Water supply, drainage, electricity, gas	N/A
Please provide your initial assessment of the site:	
Suitable	The site has planning permission for 5 Traveller pitches, and has been demonstrated to be a suitable location for Traveller pitches. It has good road access from the A419, and no overriding environmental constraints.
Available	Site has permission for the development of 5 residential mobile homes.
Achievable	The site is likely achievable within the relevant timescale. Permitted permanent Traveller site with no potential for expansion or intensification. Given the existing planning consent, clear freehold ownership and absence of major technical constraints.
Conclusion	Deliverable: the site is realistically deliverable for the permitted 5 pitches.
Likely timescale	0-5 years
How could the identified constraints be overcome?	N/A

Appendix 3: Stage 2 Assessments (Detailed)

Site Information	
Site reference	GT-016
Site name / address	Oakfields, Cricklade Road, GL7 5QE (Site 3)
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Parish	South Cerney
Grid reference	Easting: 406983 Northing: 198330
Site area (ha)	0.6
Current and past land use	Current: Nursery buildings Past: Nursery buildings
Relevant planning policy	Policy SP5: Cotswold Lakes (Mineral Extraction after use) Policies SA1/SA2/SA3: South Cotswold Strategy Delivery Sub-area
Relevant planning history	26/01377/FUL – Change of use of land for 8 No. Traveller pitches with car parking, hardstanding and associated works. Decision pending.
Character of the surrounding area	The site sits outside of the village of South Cerney, in the rural fringe that includes nurseries, stables and open farmland. The Cirencester Road and A419 to the north are a dominated feature.
Surrounding land uses	The site is enveloped mainly by open arable farmland, with a small line of low-density village housing immediately to the north along Cirencester Road.

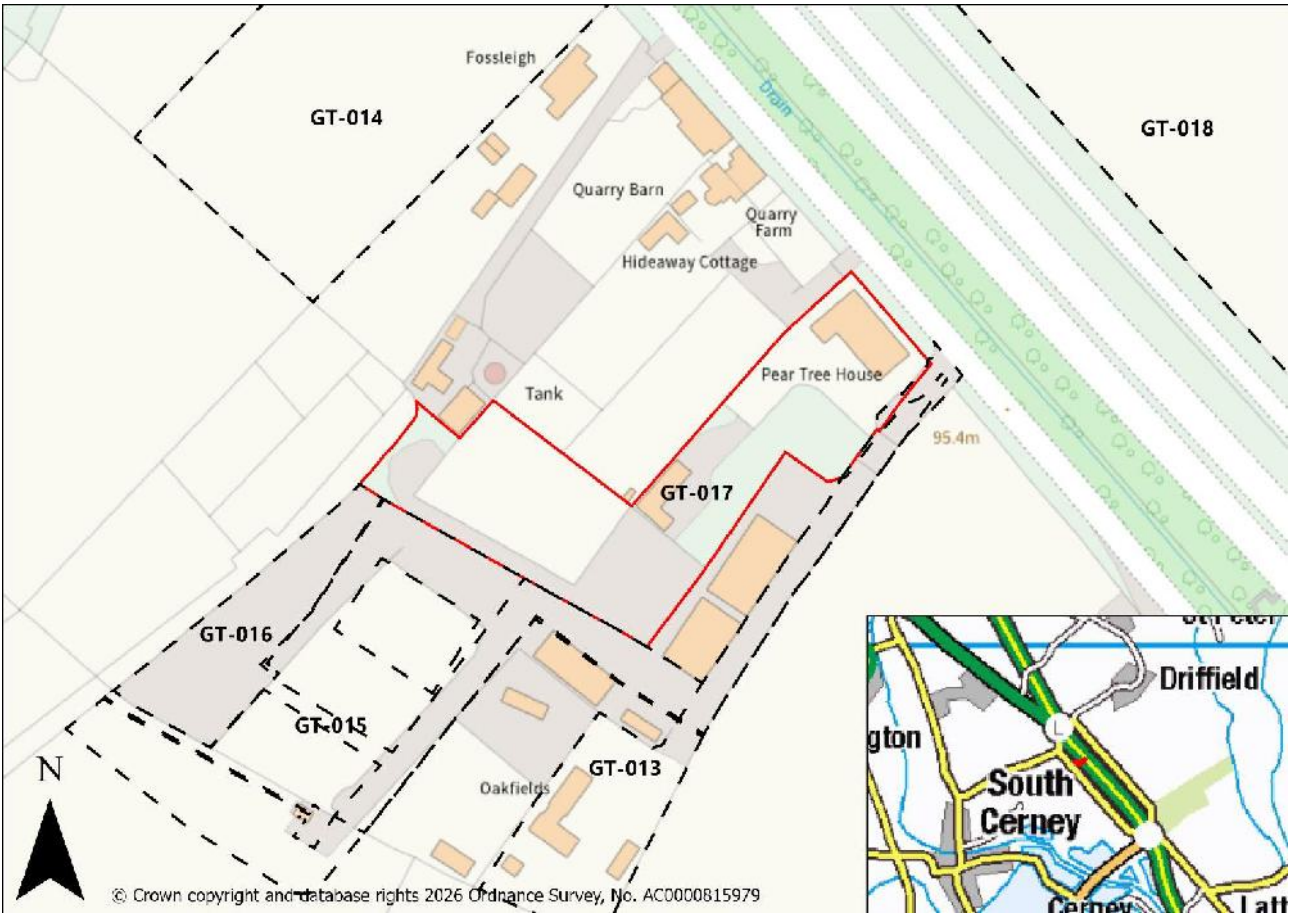
Appendix 3: Stage 2 Assessments (Detailed)

Physical constraints	The site is free from major statutory or environmental constraints.
Are there any factors listed below that might limit development?	
Green Belt	N/A
Flooding (i.e. Flood Zone 2 or 3)	Within Flood Zone 1.
Contamination, Air quality, Noise	N/A
Landscape designations (e.g. National Landscape, Special Landscape Area)	N/A
Historic environment (e.g. Scheduled Monuments, Listed Building, Conservation Area, buried archaeology)	N/A
Ecology (e.g. wildlife designations, protected species or habitats, etc.)	Hedgerows run adjacent to the site.
Topography	N/A
Cordon Sanitaire	N/A
Other	N/A
How easy is it to access the site in the ways listed below?	
Vehicle access, including main roads	Vehicle access from Cirencester road to the north-east of the site.
Public transport services, including buses and trains	Bus stop over 1km away, running the 51 bus service.
Pedestrian and cycle links	No pedestrian paving along access road.
How suitable are the roads around the site for the proposed use? For example, could large vehicles and equipment used by Travelling Showpeople be accommodated?	
Suitable	
Please provide details of nearby services and facilities available to the site:	
Primary school	There are 8 primary schools within 5km of the site. Ann Edwards CE Primary School is the closest to the site approximately 2.5km to the south-west.
Secondary school	There is 1 secondary school (Cirencester Kingshill School) within 5km of the site in Cirencester.
GP surgery and other health services	There are 4 GP surgeries within 5km of the site. The closest is South Cerney Surgery 2km west of the site.

Appendix 3: Stage 2 Assessments (Detailed)

Local shops/post office	In Cirencester and South Cerney there are high street shops, pharmacies and supermarkets less than 5 km from the site.
Other key local services and facilities	The closest facilities and services are in South Cerney approximately 2km south-west of the site.
Water supply, drainage, electricity, gas	N/A
Please provide your initial assessment of the site:	
Suitable	The neighbouring sites have been granted planning permission for Traveller pitches, and this area been demonstrated to be a suitable location for Traveller pitches. The site, being a previously developed rural parcel with existing and consented Gypsy/Traveller use, good road access from the A419, and no overriding environmental constraints, is well-suited in principle for the further provision of Traveller pitches subject to compliance with landscaping, biodiversity and amenity conditions already secured by recent permissions.
Available	Site is pending permission for development of 8 pitches with car parking, hardstanding and associated works.
Achievable	The site is likely achievable within the relevant timescale. Given the pending planning application, clear freehold ownership and absence of major technical constraints.
Conclusion	Developable: the site is realistically developable for a further 8 pitches and is suitable for allocation in the Local Plan.
Likely timescale	6-10 years
How could the identified constraints be overcome?	Planning application in progress

Appendix 3: Stage 2 Assessments (Detailed)

Site Information	
Site reference	GT-017
Site name / address	Oakfields, Cricklade Road, GL7 5QE (Site 2)
	
Parish	South Cerney
Grid reference	Easting: 406549 Northing: 198351
Site area (ha)	0.61
Current and past land use	Current: Permitted to become a permanent Gypsy and Traveller site (5 pitches) Past: Agricultural
Relevant planning policy	Policy SP5: Cotswold Lakes (Mineral Extraction after use) Policies SA1/SA2/SA3: South Cotswold Strategy Delivery Sub-area
Relevant planning history	26/00190/FUL – Change of use and installation of 5 residential mobile homes. Permitted
Character of the surrounding area	The site sits outside of the village of South Cerney, in the rural fringe that includes nurseries, stables and open farmland. The Cirencester Road and A419 to the north are a dominated feature.

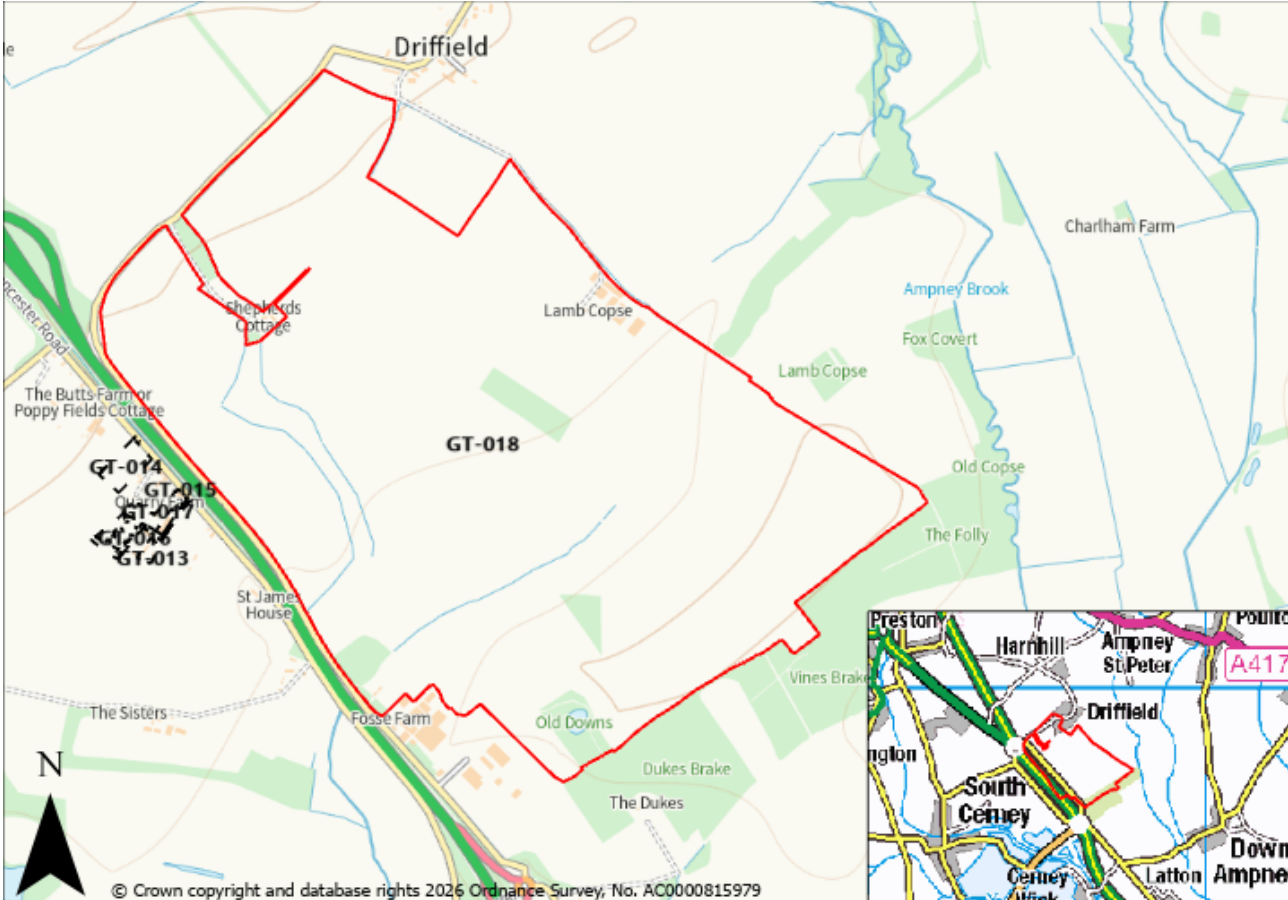
Appendix 3: Stage 2 Assessments (Detailed)

Surrounding land uses	The site is enveloped mainly by open arable farmland, with a small line of low-density village housing immediately to the north along Cirencester Road.
Physical constraints	The site is free from major statutory or environmental constraints.
Are there any factors listed below that might limit development?	
Green Belt	N/A
Flooding (i.e. Flood Zone 2 or 3)	Within Flood Zone 1 and a small portion of the south-east of the site has surface water flood risk.
Contamination, Air quality, Noise	N/A
Landscape designations (e.g. National Landscape, Special Landscape Area)	N/A
Historic environment (e.g. Scheduled Monuments, Listed Building, Conservation Area, buried archaeology)	N/A
Ecology (e.g. wildlife designations, protected species or habitats, etc.)	Hedgerows run adjacent to the site.
Topography	N/A
Cordon Sanitaire	N/A
Other	N/A
How easy is it to access the site in the ways listed below?	
Vehicle access, including main roads	Vehicle access from Cirencester road to the north-east of the site.
Public transport services, including buses and trains	Bus stop over 1km away, running the 51 bus service.
Pedestrian and cycle links	No pedestrian paving along access road.
How suitable are the roads around the site for the proposed use? For example, could large vehicles and equipment used by Travelling Showpeople be accommodated?	
Suitable	
Please provide details of nearby services and facilities available to the site:	
Primary school	There are 8 primary schools within 5km of the site. Ann Edwards CE Primary School is the closest to the site approximately 2.5km to the south-west.
Secondary school	There is 1 secondary school (Cirencester Kingshill School) within 5km of the site in Cirencester.

Appendix 3: Stage 2 Assessments (Detailed)

GP surgery and other health services	There are 4 GP surgeries within 5km of the site. The closest is South Cerney Surgery 2km west of the site.
Local shops/post office	In Cirencester and South Cerney there are high street shops, pharmacies and supermarkets less than 5 km from the site.
Other key local services and facilities	The closest facilities and services are in South Cerney approximately 2km south-west of the site.
Water supply, drainage, electricity, gas	N/A
Please provide your initial assessment of the site:	
Suitable	The site has planning permission for 5 Traveller pitches, and has been demonstrated to be a suitable location for Traveller pitches.
Available	The land is in private freehold ownership with no current evidence of sale or promotion, meaning any further Traveller-pitch expansion would rely on first securing the owner's agreement.
Achievable	The delivery of Traveller pitches at Quarry Farm is achievable, as recent permissions demonstrate the council's willingness to grant residential-mobile-home uses on the site, and no significant physical or infrastructure constraints appear to hinder timely delivery once ownership agreement and detailed design are secured.
Conclusion	Deliverable: Permitted permanent Traveller site with no potential for expansion or intensification.
Likely timescale	0-5 years
How could the identified constraints be overcome?	

Appendix 3: Stage 2 Assessments (Detailed)

Site Information	
Site reference	GT-018
Site name / address	Land south of Driffield
	
Parish	Driffield
Grid reference	Easting: 406776 Northing: 198474
Site area (ha)	199
Current and past land use	Current: Greenfield (Agricultural) - This is one of only two potential strategic development locations in the District with the potential to accommodate development beyond the current Local Plan period. As the remaining strategic allocations are required to meet identified housing and other development needs, the scale of this site and the availability of land beyond the plan period provide an opportunity to consider alternative uses, including Gypsy and Traveller accommodation. The site has therefore been assessed for its suitability and potential to deliver Traveller pitches. Past: Greenfield
Relevant planning policy	Policy SP5: Cotswold Lakes (Mineral Extraction after use) Policies SA1/SA2/SA3: South Cotswold Strategy Delivery Sub-area
Relevant planning history	No recent planning history

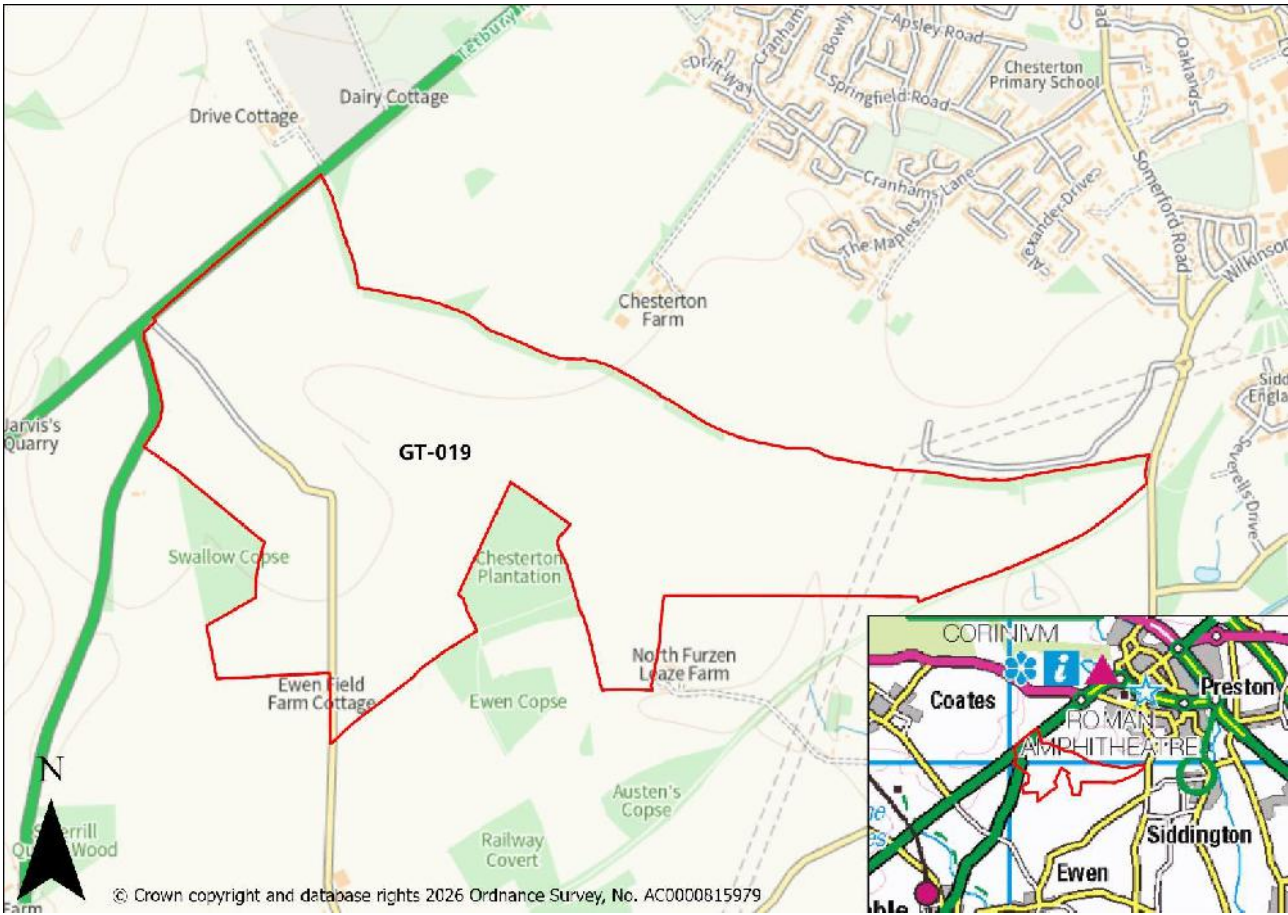
Appendix 3: Stage 2 Assessments (Detailed)

Character of the surrounding area	The site lies to the south of the village of Driffield and north-east of the A419. It sits within a rural landscape context.
Surrounding land uses	The site is surrounded by open fields for agricultural use, with Driffield made up residential properties to the north-east, and an industrial site to the south-east.
Physical constraints	A PRow looping through the middle of the site.
Are there any factors listed below that might limit development?	
Green Belt	N/A
Flooding (i.e. Flood Zone 2 or 3)	Small area of Flood Zone 2 and 3 in the south-east of the site.
Contamination, Air quality, Noise	N/A
Landscape designations (e.g. National Landscape, Special Landscape Area)	N/A
Historic environment (e.g. Scheduled Monuments, Listed Building, Conservation Area, buried archaeology)	N/A
Ecology (e.g. wildlife designations, protected species or habitats, etc.)	Patches of woodland within the site, which are priority habitats.
Topography	N/A
Cordon Sanitaire	N/A
Other	N/A
How easy is it to access the site in the ways listed below?	
Vehicle access, including main roads	Vehicle access from Cirencester Road to the west of the site.
Public transport services, including buses and trains	Bus stop over 1km away, running the 51 bus service.
Pedestrian and cycle links	No pedestrian paving along access road.
How suitable are the roads around the site for the proposed use? For example, could large vehicles and equipment used by Travelling Showpeople be accommodated?	
Suitable	
Please provide details of nearby services and facilities available to the site:	
Primary school	There are 8 primary schools within 5km of the site. Ann Edwards CE Primary School is the closest to the site approximately 2.5km to the south-west.

Appendix 3: Stage 2 Assessments (Detailed)

Secondary school	There is 1 secondary school (Cirencester Kingshill School) within 5km of the site in Cirencester.
GP surgery and other health services	There are 4 GP surgeries within 5km of the site. The closest is South Cerney Surgery 2km west of the site.
Local shops/post office	In Cirencester and South Cerney there are high street shops, pharmacies and supermarkets less than 5 km from the site.
Other key local services and facilities	The closest facilities and services are in South Cerney approximately 2km south-west of the site.
Water supply, drainage, electricity, gas	N/A
Please provide your initial assessment of the site:	
Suitable	The site forms part of a wider strategic site and offers ample flat land with direct A-class road access and reasonable proximity to schools, health care and shops.
Available	Available for strategic growth.
Achievable	The site is likely achievable within the relevant timescale. Due to its flat topography, relatively unconstrained land and established access.
Conclusion	Developable: for a 10 pitch Traveller site
Likely timescale	6-10 years
How could the identified constraints be overcome?	The site should be masterplanned as part of the strategic site.

Appendix 3: Stage 2 Assessments (Detailed)

Site Information	
Site reference	GT-019
Site name / address	Land south of The Steadings
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Parish	Cirencester, Kemble and Siddington
Grid reference	Easting: 400666 Northing: 200591
Site area (ha)	117
Current and past land use	Current: Agricultural: This is one of only two potential strategic development locations in the District with the potential to accommodate development beyond the current Local Plan period. As the remaining strategic allocations are required to meet identified housing and other development needs, the scale of this site and the availability of land beyond the plan period provide an opportunity to consider alternative uses, including Gypsy and Traveller accommodation. The site has therefore been assessed for its suitability and potential to deliver Traveller pitches. Past: Agricultural
Relevant planning policy	S2: Strategic Site – South of Chesterton DS2: Cirencester Development Boundary SA1/SA2/SA3: South Cotswold Strategy Delivery Sub-area

Appendix 3: Stage 2 Assessments (Detailed)

Relevant planning history	No planning history
Character of the surrounding area	The land immediately around the site is dominated by open arable farmland with small patches of unmanaged natural vegetation. Land to the north of the site has outline planning permission for a mixed-use development, including up to 2,350 homes.
Surrounding land uses	Surrounded by agricultural land
Physical constraints	A protected scheduled monument in the eastern portion, a strategic 400 kV overhead line corridor on the eastern edge, four PRowWs cutting through the site, scattered medium-risk surface-water flow paths, localised TPO trees along the northern edge of the site and a moderate radon classification.
Are there any factors listed below that might limit development?	
Green Belt	N/A
Flooding (i.e. Flood Zone 2 or 3)	Flood Zone 1. A few small areas of surface water flooding across the site.
Contamination, Air quality, Noise	N/A
Landscape designations (e.g. National Landscape, Special Landscape Area)	N/A
Historic environment (e.g. Scheduled Monuments, Listed Building, Conservation Area, buried archaeology)	Scheduled Monument: Settlement SE of Chesterton Farm.
Ecology (e.g. wildlife designations, protected species or habitats, etc.)	There is a small portion of woodland which is a priority habitat within the site and on the edges of the site there are multiple small portions of woodland.
Topography	N/A
Cordon Sanitaire	N/A
Other	N/A
How easy is it to access the site in the ways listed below?	
Vehicle access, including main roads	Tetbury Road (A433) - a classified single-carriageway route linking Cirencester town centre to Tetbury. It runs along the site's north-west boundary and provides the obvious point of access for any future development.
Public transport services, including buses and trains	Bus stop less than 1km away, running the 4 bus services.
Pedestrian and cycle links	No pedestrian paving along access road.

Appendix 3: Stage 2 Assessments (Detailed)

How suitable are the roads around the site for the proposed use? For example, could large vehicles and equipment used by Travelling Showpeople be accommodated?	
Suitable	
Please provide details of nearby services and facilities available to the site:	
Primary school	There are 9 primary schools within 5km of the site. Siddington CE Primary School is 0.45km from the site.
Secondary school	There are 2 secondary schools within 5km of the site. Cirencester Deer Park School is 0.95km from the site.
GP surgery and other health services	There are 4 GP surgeries within 5km of the site, in Cirencester and Kemble.
Local shops/post office	In Cirencester there are high street shops, a pharmacy and a supermarket less than 5 km from the site.
Other key local services and facilities	In Cirencester there are key local services and facilities less than 5 km from the site.
Water supply, drainage, electricity, gas	N/A
Please provide your initial assessment of the site:	
Suitable	The site's flat terrain, good accessibility and absence of flood risk make it technically capable of accommodating Traveller pitches, although careful layout would be needed to avoid the scheduled monument in the east and the 400 kV overhead-line easement along the eastern boundary.
Available	Available for strategic growth. The land is held in a single freehold ownership and, with no existing tenancies recorded on the title, is readily available for promotion or disposal subject only to the heritage and utility constraints identified.
Achievable	The site is likely achievable within the relevant timescale. With flat topography, good highway access via Tetbury Road, manageable heritage and utility constraints, and no known legal or ownership impediments.
Conclusion	Developable: for a 10 pitch Traveller site subject to appropriate mitigation of the scheduled-monument area and overhead-line easements.
Likely timescale	6-10 years
How could the identified constraints be overcome?	The site should be masterplanned as part of the strategic site.