

# EVIDENCE PAPER SUPPLEMENT: To Inform Non-Strategic Housing and Employment Site Allocations April 2016



**COTSWOLD**  
DISTRICT COUNCIL

# Contents

## Region

<b>1 Introduction</b> .....	<b>3</b>
<b>2 Methodology</b> .....	<b>4</b>
<b>3 Settlements</b> .....	<b>10</b>
3.1 Andoversford .....	11
3.2 Blockley .....	17
3.3 Bourton on the Water .....	24
3.4 Chipping Campden .....	32
3.5 Cirencester .....	42
3.6 Down Ampney .....	54
3.7 Fairford .....	61
3.8 Kemble .....	67
3.9 Lechlade on Thames .....	73
3.10 Mickleton .....	83
3.11 Moreton in Marsh .....	84
3.12 Northleach .....	94
3.13 South Cerney .....	99
3.14 Stow on the Wold .....	105
3.15 Tetbury .....	112
3.16 Upper Rissington .....	123
3.17 Willersey .....	124
<b>4 District-wide Summary of Recommendations</b> .....	<b>133</b>

## I Introduction

**1.1** This Document is a Supplement to the "Evidence Paper: To inform Non-Strategic Housing and Employment Allocations" which was published in November 2014 to inform the emerging Cotswold District Local Plan.

**1.2** During 2015, the emerging Local Plan was consulted upon in two parts. The documents published for consultation were:

1. Local Plan Regulation 18 Consultation: Development Strategy and Site Allocations (January 2015)
2. Local Plan Regulation 18 Consultation: Planning Policies (November 2015)

**1.3** This Supplement has been prepared to ensure that new evidence that has been gathered as part of the Local Plan process since the publication of the November 2014 Evidence Paper, and also evidence that has come forward through public consultation on the Local Plan, is taken into account in the site allocations assessment process.

**1.4** The November 2014 Evidence Paper set out the site selection criteria and methodology, and an updated version, which incorporates new evidence sources, is presented in Chapter 2 'Methodology'. An updated assessment of the potential housing and employment sites being considered for allocation in the emerging Local Plan is presented in Chapter 3 'Settlements'. The assessments build upon the November 2014 Evidence Paper and Appendices, and should be read in conjunction with those documents. A summary of recommendations is set out in Chapter 4.

**1.5** The findings set out in this Supplement Paper will inform the next iteration of the emerging Local Plan which will be the Regulation 19 Submission Draft Local Plan.

## 2 Methodology

### 2 Methodology

#### Settlement Selection

**2.1** As indicated in the November 2014 Evidence Paper, the Development Strategy of the emerging Local Plan was refined in light of the findings of the Site Allocations process. The resulting Development Strategy put forward for public consultation in January 2015 (*Local Plan Reg 18 Consultation: Development Strategy and Site Allocations*) identified 17 Settlements as suitable locations for focusing future sustainable development. This reduced from 18 Settlements being considered due to the removal of Siddington from the Development Strategy, based on the recommendation set out in the Evidence Paper.

#### Site selection methodology

**2.2** The detailed site selection methodology is set out in the November 2014 Evidence Paper. A brief summary of the main 3 phases are:

- **Phase 1** - Identifying a 'long list' of potential development sites and carrying out preliminary assessments of them;
- **Phase 2** - Evidence gathering and more detailed assessment of the 'long list' of potential development sites - including Community Engagement and Sustainability Appraisal;
- **Phase 3** - Officer analysis and evaluation of the evidence base relevant to each settlement and site (including the detailed outputs of Phase 2) in order to appraise the sites against selection criteria and make reasoned and justified recommendations.

**2.3** This Supplement revisits Phase 3, in order to incorporate new evidence that has emerged through the Phase 2 stage since the original site assessments took place. The Phase 1 stage has not been revisited as at this time it is not necessary to find more sites as the Council is confident that the sites identified through the site allocations process are sufficient to meet the objectively assessed needs for housing and employment (OAN) in District to 2031. Any new sites that have come forward have been put into the SHLAA/SELAA process (latest version January 2016), and this will continue to occur as new sites may be submitted at any time. The Phase 1 stage of site selection will be revisited in the first Review of the Local Plan or should the OAN increase to a point necessary for further sites to be selected.

#### New evidence that has been gathered since 30th September 2014

**2.4** Since the preparation of the November 2014 Evidence Paper the following evidence has become available and has been taken into account in this supplement:

- Infrastructure Delivery Plan IDP 2016 Update <sup>(1)</sup>

---

1 The IDP 2016 Update assessed the quantity of development proposed in January 2015 Regulation 18 Local Plan Consultation: Strategy and Site Allocations plus a proportion of anticipated windfall development. Therefore any suggested additional allocations in this evidence supplement paper

## Methodology 2

- Highway Capacity Assessment (Atkins) - Draft Final Report December 2015
- Detailed assessment of agricultural land classification where required
- Revised objectively assessed housing and employment needs
- Water Cycle Study (August 2015)
- Supplement to Economy Evidence Paper (November 2014)
- Strategic Housing and Employment Land Availability Assessment SHELAA (January 2016)
- Habitats Regulations Assessment Screening Report (LUC, 2015)
- Local Green Spaces Evidence Paper (2016)
- Cotswold District Council Whole Plan Viability Study - Draft (HDH, February 2016)
- Representations made to the Regulation 18 Local Plan consultation papers (January and November 2015) - NB: any new evidence that was put forward on sites proposed in the Regulation 18 Local Plan (January 2015) was fed into and assessed in the SHELAA (January 2016).

**2.5** The publication of the following studies is also awaited and will be taken into account in future iterations:

- Strategic Flood Risk Assessment (SFRA) - new map for Bourton
- Gloucestershire Gypsy and Traveller and Travelling Showpeople Accommodation Assessment (GTTSA) - refresh and any consequential review of site allocations
- Parking Study - Cirencester
- Green infrastructure strategy
- Refresh of Open Spaces, Sport and Recreation Study (this will be split into two studies - Sport & Recreation Facilities and Provision Study; and Open Spaces Study)

**2.6** To ensure a sound and robust site selection process underpins the site allocations in the emerging Local Plan, the evidence available as listed above and any substantive evidence put forward through public consultation has been incorporated into the updated Site Assessments RAG (Red-Amber-Green) Charts and Officer Analysis and Evaluation sections that have been pulled through from the November 2014 Evidence Paper.

**2.7** The table setting out the site selection criteria (along with a key explaining how the RAG evaluation has been applied to each criteria) presented in the November 2014 Evidence Paper has been updated below:

### Site Selection Criteria

Criterion	RED	AMBER	GREEN
<p><b>Community Engagement Feedback</b></p> <p><i>Source: Appendix A plus detailed Community Engagement Feedback</i></p> <p>Updates submitted by Parish/Town Councils in 2015.</p>	Not Suitable for Development (not ranked)	Suitable for development subject to Mitigation (Ranked medium)	Suitable for Development (ranked high)

will be assumed to be within this windfall category unless they are of such a significant size that they necessitate a review of the IDP.

## 2 Methodology

Criterion	RED	AMBER	GREEN
Representations submitted to January and November 2015 Regulation 18 Local Plan Consultations.			
<b>Sustainability Appraisal - 'Points of the Compass' Constraints Appraisal</b>  <i>Source: Appendix B - SA 'points of the compass' Analysis (URS, 2014)</i>	The Sustainability Appraisal does not exclude Broad Areas from potential development, therefore no sites are categorised as Red	Site situated in a Broad Area that has significant constraints identified.	Site situated in a Broad Area that has fewer or no constraints identified.
<b>Sustainability Appraisal - Site assessments</b>  <i>Source: Appendix B - SA of sites (URS, 2014)</i>	Site has at least one Sieve Level 1 constraint identified.	Site has no Sieve Level 1 constraints, but has at least one Sieve Level 2 constraint identified.	Site has no Sieve Level 1 or 2 constraints, but has at least one Sieve Level 3 constraint identified.
<b>Objective A - Communities</b>  <i>Source - Appendix C - Settlement Evidence Analysis (including Role and Function of Settlements Study 2012; SHLAA/SELAA 2014)</i>  SHELAA January 2016	At least 2 minor negative effects on objective or 1 severe negative effect on objective	Only 1 minor negative effect on objective	Positive contribution to objective or neutral effect on objective
<b>Objective B - Environmental Sustainability</b>  <i>Source - Appendix C - Settlement Evidence Analysis (including Role and Function of Settlements Study 2012; and Strategic Flood Risk Assessment Level 2 - Draft 2013; SHLAA/SELAA 2014)</i>  SHELAA January 2016	At least 2 minor negative effects on objective or 1 severe negative effect on objective	Only 1 minor negative effect on objective	Positive contribution to objective or neutral effect on objective
<b>Objective C - Economy, Employment and Retail</b>  <i>Source - Appendix C - Settlement Evidence Analysis (including Role and Function of Settlements Study 2012; SHLAA/SELAA 2014)</i>  SHELAA January 2016	At least 2 minor negative effects on objective or 1 severe negative effect on objective	Only 1 minor negative effect on objective	Positive contribution to objective or neutral effect on objective
<b>Objective D - Housing</b>  <i>Source - Appendix C - Settlement Evidence Analysis (including Role and Function of Settlements Study 2012; SHLAA/SELAA 2014))</i>  SHELAA January 2016	At least 2 minor negative effects on objective or 1 severe negative effect on objective	Only 1 minor negative effect on objective	Positive contribution to objective or neutral effect on objective

## Methodology 2

Criterion	RED	AMBER	GREEN
<p><b>Accessibility</b> to facilities / services / employment / education etc by bus / walking / cycling /car and including <b>Objective E - Travel, Transport and Access;</b></p> <p><i>Source - Appendix C - Settlement Evidence Analysis (includes Community Feedback, IDP 2013; Role and Function of Settlements Study 2012; Open Spaces, Sport and Recreation Study 2011; SHLAA/SELAA 2014))</i></p>	<p>At least 2 minor negative effects on objective or 1 severe negative effect on objective</p>	<p>Only 1 minor negative effect on objective</p>	<p>Positive contribution to objective or neutral effect on objective</p>
<p><b>Historic Environment, including Objective F - Built Environment, Local Distinctiveness, Character and Special Qualities;</b></p> <p><i>Source - Appendix C - Settlement Evidence Analysis (includes Draft Historic Environment Topic Paper 2014; Land surrounding key settlements study - White Consultants, 2014; SHLAA/SELAA 2014))</i></p> <p>SHELAA January 2016</p> <p>Evidence that has emerged from planning application process (Andoversford; Chipping Campden)</p>	<p>At least 2 minor negative effects on objective or 1 severe negative effect on objective</p>	<p>Only 1 minor negative effect on objective</p>	<p>Positive contribution to objective or neutral effect on objective</p>
<p><b>Natural Environment, including Objective G - Natural Resources</b></p> <p><i>Source - Appendix C - Settlement Evidence Analysis (includes Habitat Regulations Assessment Report 2013; SFRA 2 - Draft 2013; Land surrounding key settlements study - White Consultants, 2014; SHLAA/SELAA 2014)</i></p> <p>SHELAA January 2016</p> <p>Evidence that has emerged from planning application process (Andoversford; Chipping Campden)</p>	<p>At least 2 minor negative effects on objective or 1 severe negative effect on objective</p>	<p>Only 1 minor negative effect on objective</p>	<p>Positive contribution to objective or neutral effect on objective</p>
<p><b>Infrastructure - impact and delivery, including Objective H - Infrastructure (excluding GI considerations)</b></p> <p><i>Source: Appendix D - Infrastructure and Community Benefits (including Infrastructure Delivery Plan - interim report 2013; Appendix A -Community Engagement Feedback; Appendix C - Settlement Evidence Analysis)</i></p> <p>IDP 2016 Update</p>	<p>Delivery of infrastructure unlikely within the plan period</p>	<p>Delivery of infrastructure may be an issue, but can be resolved within the plan period</p>	<p>Infrastructure can be delivered within the plan period</p>

## 2 Methodology

Criterion	RED	AMBER	GREEN
<p><b>Green infrastructure – impact and delivery, including Objective H - Infrastructure where it relates to GI</b></p> <p><i>Source: Evidence is being gathered relating to GI and the Open Spaces, Sport and Recreation Study 2012 is being updated.</i></p>	<i>Evidence not available yet</i>	<i>Evidence not available yet</i>	<i>Evidence not available yet</i>
<b>Objective I - Cirencester</b>	Negative effect on objective	Neutral effect on objective	Positive contribution to objective
<b>Objective J - Cotswold Water Park</b>	Negative effect on objective	Neutral effect on objective	Positive contribution to objective
<p><b>Delivering the Development Strategy (incl Settlement Strategy)</b></p> <p><i>Source - Appendix C - Settlement Evidence Analysis (including SHLAA/SELAA 2014 and accompanying viability reports)</i></p>	<p>No effect on Settlement strategy* <small>(*however, no sites will be categorised a 'red' as in effect this means no change will occur. All sites being considered are within the settlements identified in the Development Strategy. Therefore they will all have a positive effect on delivering the Development Strategy)</small></p>	Positive effect on Settlement strategy	Very Positive effect on Settlement strategy
<p><b>Traffic &amp; Highways</b></p> <p><i>Source - Appendix C - Settlement Evidence Analysis (Including Infrastructure Delivery Plan - interim report 2013; Appendix A:Community Feedback)</i></p> <p>Highway Capacity Assessment (Atkins) - Draft Final Report December 2015</p> <p>Evidence that has emerged from planning application process (Andoversford)</p>	Issue identified that has to be addressed for the development to take place but highly unlikely a solution can be found in the plan period.	Issue identified that has to be addressed for the development to take place but a solution has been time-tabled in or can be resolved within the plan period.	No issues identified or minor issues identified that can easily be resolved within the plan period.
<p><b>Flood Risk - sequential test (NPPF)</b></p> <p><i>Source - Cotswold District Council Sequential Test Report (JBA, Sept 2014)</i></p>	Significant area of site lies within Flood Zone 3a and 3b meaning that the site is at risk of not being able to deliver the amount of housing or employment proposed.	Small area of site lies within Flood Zone 3a, 3b, or 2, or flood risk from other sources has been identified.	No flooding constraints identified on site
<p><b>Water Environment</b></p> <p><i>Source - Water Cycle Study (JBA, August 2015)</i></p>	Highly unlikely that an issue identified (from the perspective of supplying water and wastewater services and preventing deterioration of water quality in receiving waters) can be overcome within the plan period to enable development to take place.	Issue identified (with regard to supplying water and wastewater services and preventing deterioration of water quality in receiving waters) can be overcome to enable development to take place.	No issues identified from the perspective of supplying water and wastewater services and preventing deterioration of water quality in receiving waters.

## Methodology 2

Criterion	RED	AMBER	GREEN
<b>AONB (NPPF)</b>  <i>Source - Land surrounding key settlements study (White Consultants, 2014)</i>	Site in AONB but considered to have a 'high' impact.	Site in AONB but considered to have a 'high/medium', or 'medium / low' impact.	Site not in AONB
<b>Other potential designations / uses / allocations?</b>  <i>Source - Appendix C - Settlement Evidence Analysis, (includes Local Green Space proposals, potential Minerals Site allocations, proposed Flood Storage Areas, previous Local Plan allocations e.g. Car parks, Cemeteries)</i>	Development of site would conflict with other potential designation / use being considered.	Development would be acceptable if mitigation measures were incorporated	Development would be acceptable - no conflict with other potential designation / use being considered at this time..
<b>Deliverability (NPPF)</b>  <i>Source: Cotswold District Council Whole Plan Viability Study Draft February 2016</i>	Site typology is not deliverable.	Site typology is deliverable but certain policy adjustments may need to be made to make the site viable.	Site typology is deliverable based on the policy assumptions in the emerging Local Plan.
<b>Agricultural Land Classification (NPPF)</b>  <i>Source - DEFRA, website maps</i>	Grade 1 and 2	Grade 3 a (also 3b where no detail is available)	Grade 4 and 5

**Table 1 Key for Site Selection Criteria RAG (Red, Amber, Green) Chart**

## 3 Settlements

### 3 Settlements

**3.1** The site assessments set out in the November 2014 should be read in conjunction with the updated site assessment RAG charts and Officer analysis and evaluation set out in this Chapter. The officer analysis and evaluation focuses on any changes or updates as a result of new evidence. The recommendations are updated accordingly.

**3.2** Since the Community Engagement work, the Objectively Assessed Need (OAN) for housing has increased from at least 7600 to at least 8400 dwellings. With regard to B class employment job growth, historic take up rates (including 5 year buffer) indicate that there is a need to plan for about 24 hectares of B class employment land over the plan period. The Local Plan Development Strategy directs new development to the 17 principal settlements and this uplift in housing numbers should be accommodated in these 17 settlements.

**3.3** Furthermore, as the Objectively Assessed Needs for housing and employment have been confirmed through the emerging Local Plan evidence base it is no longer necessary to have the 'Reserve Site' housing category. All recommendations will therefore be revised so that sites are either recommended as a Preferred Site or are Not Allocated.

## Settlements 3

## 3.1 Andoversford

Criteria	A_2 Land to Rear Templefields & Crossfields	A_3A Land to west of Station Road
Community Engagement Feedback	RED	RED
Sustainability Appraisal - 'Points of the Compass' constraints appraisal	GREEN	GREEN
Sustainability Appraisal - Site Assessments	AMBER	AMBER
Objective A - Communities	GREEN	GREEN
Objective B - Environmental Sustainability	GREEN	GREEN
Objective C - Economy, Employment and Retail	AMBER	RED
Objective D - Housing	GREEN	GREEN
Accessibility including Objective E - Travel, Transport and Access;	GREEN	GREEN
Historic Environment, including Objective F - Built Environment, Local Distinctiveness, Character and Special Qualities;  New Evidence: planning application process (14/05629/OUT - refusal);	AMBER	RED
Natural Environment, including Objective G - Natural Resources  New Evidence: planning application process (14/05629/OUT - refusal);	AMBER	RED
Infrastructure - impact and delivery, including Objective H - Infrastructure (excluding GI considerations)  New Evidence: IDP 2016 Update	AMBER Was GREEN	AMBER Was GREEN

## 3 Settlements

Criteria	A_2 Land to Rear Templefields & Crossfields	A_3A Land to west of Station Road
Green infrastructure – impact and delivery, including Objective H - Infrastructure where it relates to GI	Evidence not available	Evidence not available
Objective I - Cirencester	N/A	N/A
Objective J - Cotswold Water Park	N/A	N/A
Delivering the Development Strategy (incl Settlement Strategy)	GREEN	GREEN
<b>Traffic &amp; Highways</b> New Evidence: planning application process (14/05629/OUT - refusal); Highway Capacity Assessment (Atkins)- Draft Final Report December 2015	RED	RED
Flood Risk - sequential test (NPPF)	GREEN	GREEN
<b>Water Environment</b> New Evidence: Water Cycle Study (JBA, August 2015)	AMBER	AMBER
AONB (NPPF)	AMBER	AMBER
Other potential designations / uses / allocations?	GREEN	GREEN
<b>Deliverability (NPPF)</b> New Evidence: Whole Plan Viability Study (HDH, 2016)	GREEN	GREEN
Agricultural land classification (NPPF)	AMBER	AMBER
<i>Note: A_7 has planning permission</i>		

**Table 2 Andoversford - Site appraisal RAG Chart**

## Settlements 3

## Officer Analysis and Evaluation

Additional Points to consider - from new evidence	Settlement Discussion: Andoversford
<b>Historic Environment &amp; Natural Environment criteria</b>	<p>A proposal for 57 dwellings on sites A_2 and A_3A (14/05629/OUT) was refused on 26/08/2015. Following detailed scrutiny of the proposal through the planning application process, the proposed development was refused because it was considered to represent a significant and unacceptable encroachment of development into the AONB landscape. It would also result in the loss of a greenfield site within the AONB that currently makes a positive contribution to the setting of the settlement to the detriment of its intrinsic character and appearance. Furthermore, the proposal was considered to harmfully erode the rural setting of two Grade 2 Listed Buildings, and would result in an overall loss of biodiversity on the site.</p> <p>Further advice from the Council's Heritage and Design Team indicates that site A_2 does have some potential for development with reduced numbers and a substantially landscaped buffer on the northern edge of the site. Detailed site design that incorporates appropriate landscaping, access and potential SUDs, will inform the capacity of the site. It is estimated that about 25 dwellings could be achieved. Therefore the grading of the Site A_2 remains Amber, as there is some potential for development.</p> <p>A_3A will stay flagged as 'Red' for both criteria.</p>
<b>Infrastructure - impact and delivery (excluding GI considerations)</b>	<p>The IDP 2016 Update has evaluated the community, education, emergency services, utilities, communications, healthcare and transport infrastructure that will be required to support the level of housing proposed in the Cotswold District Local Plan. The study has grouped settlements into distinct sub-areas interrelated in terms of services and employment to reflect that communities use services and facilities outside of their settlement. Although no settlement specific infrastructure requirements have been identified in the IDP 2016 Update for Andoversford, there are requirements identified within its sub area. Therefore it would be appropriate that development contributes to the provision of those infrastructure requirements. One of the infrastructure requirements is classed as Critical in the IDP, therefore the criterion should be flagged as 'Amber'.</p>
<b>Traffic and Highways</b>	<p>The Highway Capacity Assessment (Atkins, Draft Final Report December 2015) included the analysis of the impact of development proposed in Andoversford on the junction of the A40/ A436. No mitigation measures were required. However, the issue of direct access to the sites means that this criterion was flagged as 'Red' due to the potential severe impact on the landscape, and this has been confirmed through the planning application process.</p>

### 3 Settlements

Additional Points to consider - from new evidence	Settlement Discussion: Andoversford
	<p>Further advice from the Council's Heritage and Design Team indicates that the site A_2 has some potential for development. Access through the existing Templefields estate would be preferable to minimise landscape impact. However, it is unclear as to whether this would be a viable option. Therefore the criterion will remain flagged as 'Red'.</p>
<b>Water Environment</b>	<p>The Water Cycle Study WCS (JBA, August 2015) states that there are no issues which indicate that the planned development in the District is unachievable from the perspective of supplying water and wastewater services, and preventing deterioration of water quality in receiving waters. The WCS has identified where infrastructure upgrades and mitigation measures are expected to be required to accommodate planned growth. Primary responsibility for provision of water and wastewater services to new developments lies with Water Companies and Sewerage Undertakers. The Environment Agency is the primary environmental regulator. At Andoversford, the WCS predicts that the waste water treatment works (WwTW) will require some infrastructure upgrade. The study states that the required standard of treatment would be achievable using current Best Available Technology. With regard to sewerage infrastructure, it is anticipated that some infrastructure upgrades will be required. With regard to water supply, further modelling will be required to determine the scale of the water supply infrastructure upgrades that may be needed. As some upgrading of infrastructure for both sewerage and waste water treatment is likely to be required in order to accommodate new development in Andoversford then the criterion is flagged as 'Amber'.</p>
<b>Deliverability</b>	<p>The Cotswold District Council Whole Plan Viability Study (March 2016) looked at the viability of various types of site scenarios e.g. Brownfield, Greenfield, on-site contamination etc. The Study concluded that all site typologies were deliverable in Cotswold District based on the policy assumptions contained in the Study. Therefore the criterion is flagged as 'Green'.</p>
<b>Conclusion</b>	<p>As a result of new evidence that as emerged mainly through the detailed consideration of a planning application on sites A_2 and A_3A, it is concluded that only site A_2 has potential for some housing development, subject to an acceptable access being provided and also a substantial landscaping scheme being implemented on the north and north western side of the site in particular. SuDS may also be required. The capacity of site A_2 is estimated to be around 25 dwellings.</p> <p>Site A_3A is not considered suitable for development.</p>

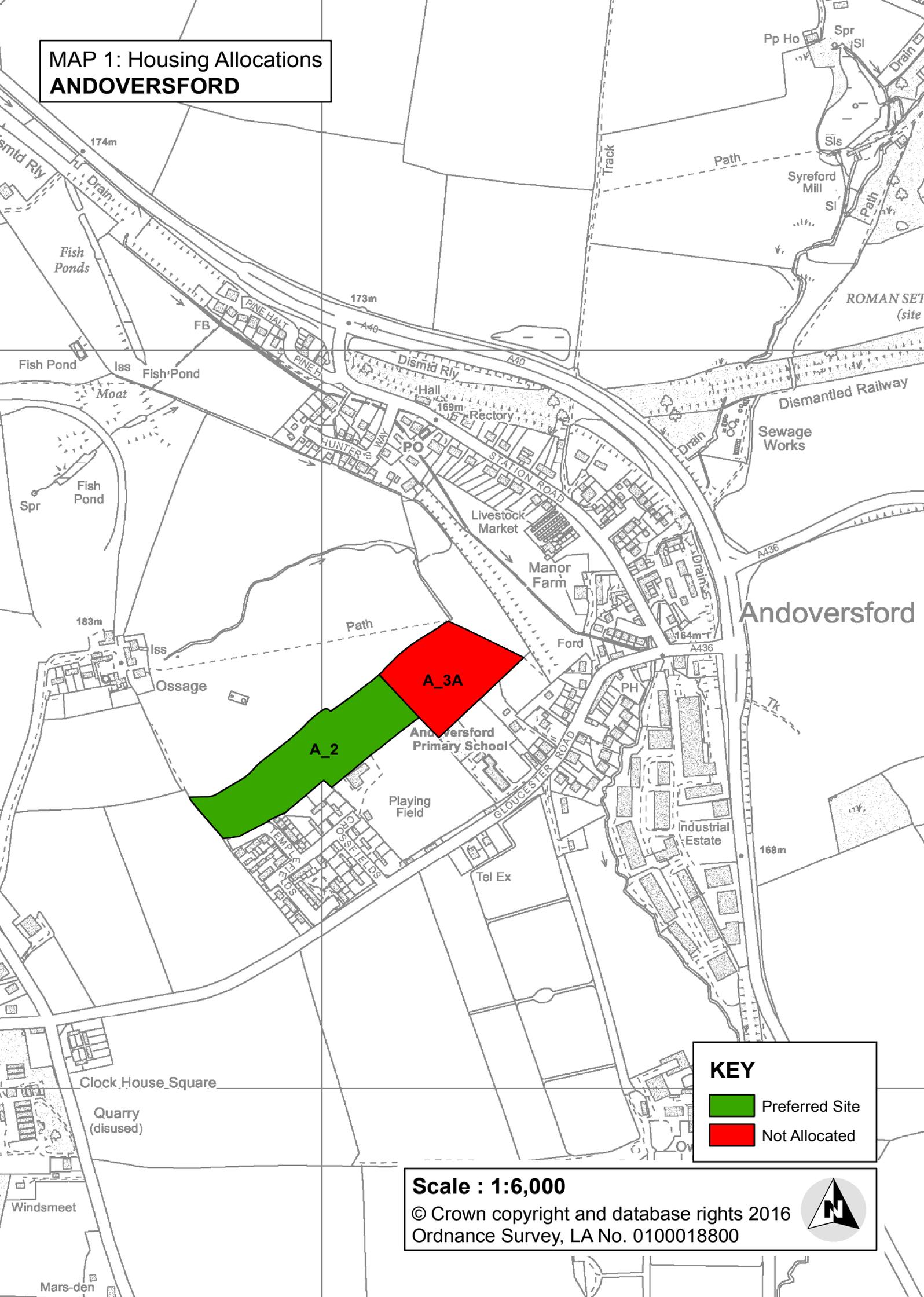
## Settlements 3

<b>Additional Points to consider - from new evidence</b>	<b>Settlement Discussion: Andoversford</b>
	This has implications for the Local Plan Development Strategy in that a number of dwellings will potentially need to be redistributed elsewhere.

**Recommendation**

<b>Site/Strategy</b>	<b>Recommendation</b>
A_2	Preferred site for Housing Development (capacity 25 dw)
A_3A	Not Allocated for Development
Development Strategy	The Development Strategy must consider whether to redistribute the under-provision of dwellings to sites in other sustainable settlements or whether further sites should be found in or adjacent to the village within the plan period.

# MAP 1: Housing Allocations ANDOVERSFORD



**KEY**

-  Preferred Site
-  Not Allocated

**Scale : 1:6,000**  
© Crown copyright and database rights 2016  
Ordnance Survey, LA No. 0100018800



Settlements 3

3.2 Blockley

Criteria	BK_8 Land at Sheafhouse Farm	BK_11 Land and north-east of Blockley	BK_14A The Limes, Station Rd	BK_14A The Limes, Draycott Lane (north-west segment)	BK_14B The Limes, Draycott Lane (north-west segment)	BK_14B The Limes, Draycott Lane (south east section)
Community Engagement Feedback	AMBER	RED	AMBER	AMBER	AMBER	RED
Sustainability Appraisal - 'Points of the Compass' constraints appraisal	AMBER	GREEN	GREEN	GREEN	GREEN	GREEN
Sustainability Appraisal - Site Assessments	AMBER	AMBER	RED	RED	RED	RED
Objective A - Communities	GREEN	AMBER	GREEN	GREEN	GREEN	GREEN
Objective B - Environmental Sustainability	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
Objective C - Economy, Employment and Retail	AMBER	RED	GREEN	GREEN	RED	RED
Objective D - Housing	GREEN	GREEN	GREEN	GREEN	AMBER	AMBER
Accessibility including Objective E - Travel, Transport and Access:	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
Historic Environment, including Objective F - Built Environment, Local Distinctiveness, Character and Special Qualities,	GREEN	RED	GREEN	GREEN	RED	RED
Natural Environment, including Objective G - Natural Resources	AMBER	RED	RED	RED	RED	RED



Settlements 3

Criteria	BK_8 Land at Sheafhouse Farm	BK_11 Land north-east of Blockley	BK_14A The Limes, Station Rd	BK_14A The Limes, Draycott Lane (north-west segment)	BK_14B The Limes, Draycott Lane (north-west segment)	BK_14B The Limes, Draycott Lane (south east section)
New Evidence: <a href="#">Water Cycle Study (JBA, August 2015)</a>						
<b>AONB (NPPF)</b>	AMBER	RED	AMBER	AMBER	AMBER	AMBER
<b>Other potential designations / uses / allocations?</b>	GREEN	RED	GREEN	GREEN	GREEN	GREEN
New Evidence: <a href="#">Local Green Space Evidence Paper (2016)</a>						
<b>Deliverability (NPPF)</b>	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
New Evidence: <a href="#">Whole Plan Viability Study (HDH, 2016)</a>						
<b>Agricultural Land Classification (NPPF)</b>	AMBER	AMBER	AMBER	AMBER	AMBER	AMBER
*Site BK_5 has a resolution to grant planning permission subject to S106 agreement, so is no longer included in the table.						

**Table 3 Blockley - Site appraisal RAG Chart**

### 3 Settlements

#### Officer Analysis and Evaluation

Additional Points to consider - from new evidence	Settlement Discussion: Blockley
<p><b>Infrastructure - impact and delivery (excluding GI considerations)</b></p>	<p>The IDP 2016 Update has evaluated the community, education, emergency services, utilities, communications, healthcare and transport infrastructure that will be required to support the level of housing proposed in the Cotswold District Local Plan. The study has grouped settlements into distinct sub-areas interrelated in terms of services and employment to reflect that communities use services and facilities outside of their settlement. Although no settlement specific infrastructure requirements have been identified in the IDP 2016 Update for Blockley, there are requirements identified within its sub area. Therefore it would be appropriate that development contributes to the provision of those infrastructure requirements. Some of the infrastructure requirements are classed as Critical in the IDP, therefore the criterion should be flagged as 'Amber'. NB the IDP has only assessed a moderate amount of windfalls (90 dwellings) in the north sub area, so any additional development above this quantum would need to be subject to a review of the IDP. Therefore any new allocations should be phased towards the latter stages of the Local Plan period to allow for this.</p>
<p><b>Traffic and Highways</b></p>	<p>The Highway Capacity Assessment (Atkins, Draft Final Report December 2015) analyses the potential impact of development proposed in the District on 14 junctions identified by Gloucestershire County Council. The analysis helps to identify current and future capacity constraints on the road network. With regard to Blockley, the nearest junctions assessed were the A44 (Fish Hill) / B4081 (Conduit Hill) and A44 (Five Mile Drive) / A424. No mitigation measures were identified as being required. Therefore there are no strategic traffic and highways constraints on development in Blockley.</p> <p>However, community feedback previously highlighted the large number of heavy goods vehicle journeys along Draycott Road and a substandard junction between Station Road and Draycott Road as a local traffic and highways issue. This potentially effects BK_8 and BK_14B but mitigation measures could be put in place. Consequently, the RAG status for each site on this criterion remains the same.</p>

## Settlements 3

Additional Points to consider - from new evidence	Settlement Discussion: Blockley
<b>Water Environment</b>	<p>The Water Cycle Study WCS (JBA, August 2015) states that there are no issues which indicate that the planned development in the District is unachievable from the perspective of supplying water and wastewater services, and preventing deterioration of water quality in receiving waters. The WCS has identified where infrastructure upgrades and mitigation measures are expected to be required to accommodate planned growth. Primary responsibility for provision of water and wastewater services to new developments lies with Water Companies and Sewerage Undertakers. The Environment Agency is the primary environmental regulator.</p> <p>At Blockley, the WCS reports that the waste water treatment works (WwTW) has capacity within its existing flow and quality consents to accommodate the proposed growth. Similarly, existing sewerage infrastructure is reported to be adequate to accommodate planned growth in Blockley. With regard to water supply, further modelling will be required to determine the scale of the water supply infrastructure upgrades that may be needed. As there is sufficient capacity in the existing sewerage and waste water treatment infrastructure in Blockley, then the criterion is flagged as 'Green'.</p>
<b>Other Potential designations / uses / allocations?</b>	<p>The Local Green Spaces Evidence Paper (2016) concludes the assessment process of the potential Local Green Spaces in the District in accordance with the NPPF. The conclusion for Site BK_11 is that it should be designated as a Local Green Space in the Local Plan. Therefore the criterion remains flagged as 'Red'.</p>
<b>Deliverability (NPPF)</b>	<p>The Cotswold District Council Whole Plan Viability Study (March 2016) looked at the viability of various types of site scenarios e.g. Brownfield, Greenfield, on-site contamination etc. The Study concluded that all site typologies were deliverable in Cotswold District based on the policy assumptions contained in the Study. Therefore the criterion is flagged as 'Green'.</p>
<b>Conclusion</b>	<p>Since the initial assessment of potential development sites in Blockley (November 2014), Site BK_5 has a resolution to grant planning permission for 23 dwellings, subject to S106 agreement. Therefore the site has not been considered further in the Local Plan process, as it will be accounted for in the commitments figure for Blockley.</p>

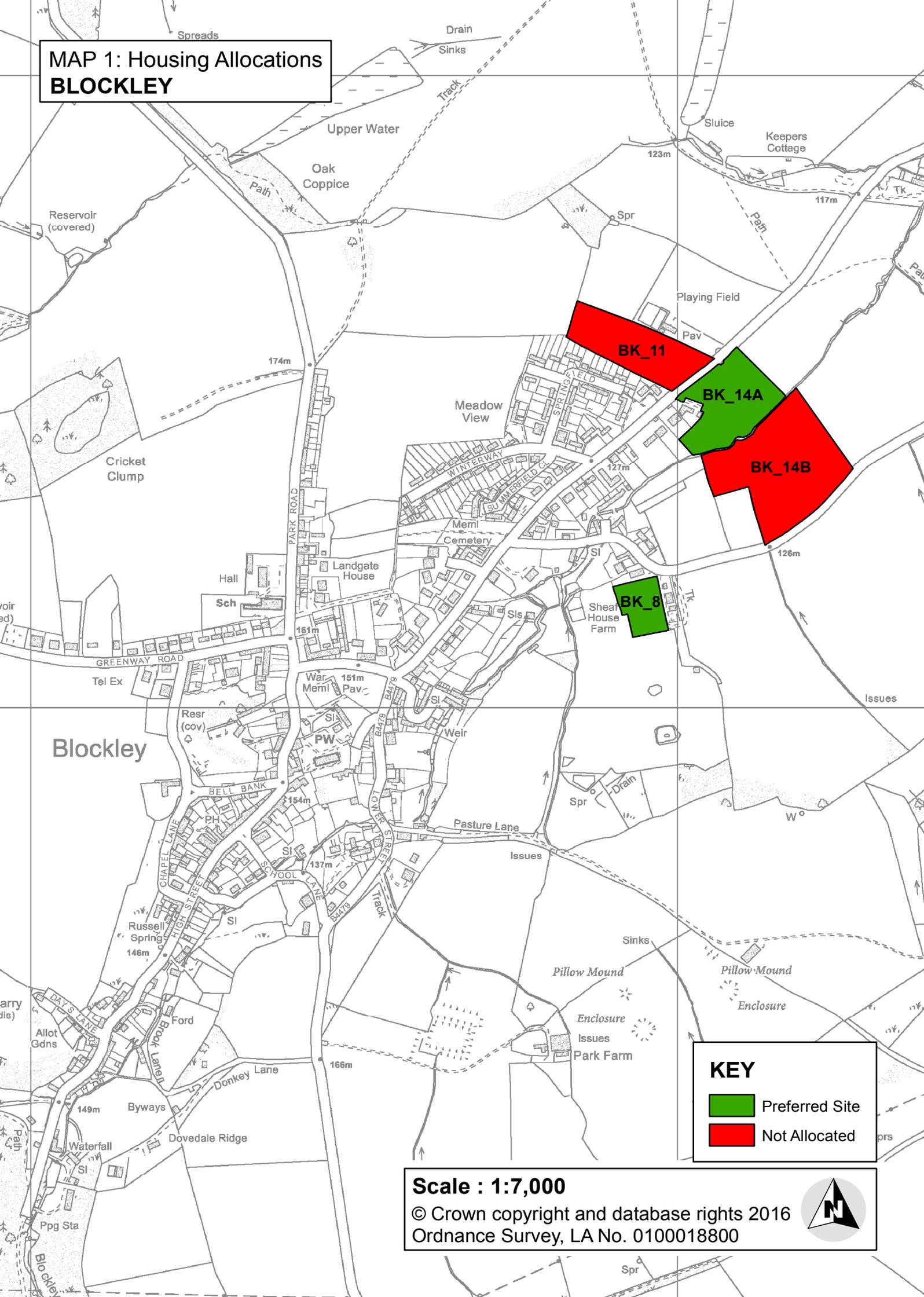
### 3 Settlements

Additional Points to consider - from new evidence	Settlement Discussion: Blockley
	<p>The remaining sites have been evaluated against any new evidence that has emerged since the original assessment. The only change to the conclusions for the sites is in relation to BK_11.</p> <p>As it is no longer necessary to have the 'Reserve Site' category in the assessment, given the increased certainty on the Objectively Assessed Needs for housing (as explained in paragraph 3.3) then the recommendation for Site BK_11 needs to be re-visited.</p> <p>Therefore as the site is recommended for designation as a Local Green Space and the housing needs earmarked for Blockley can be met on other more suitable sites, then it is considered that site BK_11 should <b>not be allocated</b> for development.</p> <p>The recommendations for the other sites stay the same.</p>

### Recommendation

Site/Strategy	Recommendation
BK_8	Preferred Site for Housing Development (capacity 13dw)
BK_11	Not allocated for development
BK_14A	Preferred Site for Housing Development (capacity 16dw)
BK_14B (north west)	Not Allocated for Development
BK_14B (south east)	Not allocated for development
Development Strategy	There are no changes to the implications on the Development Strategy, given that site BK_5 has increased the number of dwellings built or committed and the preferred sites remain recommended for allocation.

# MAP 1: Housing Allocations BLOCKLEY



**KEY**

- Preferred Site
- Not Allocated

**Scale : 1:7,000**  
© Crown copyright and database rights 2016  
Ordnance Survey, LA No. 0100018800



## 3 Settlements

### 3.3 Bourton on the Water

Criteria	B_32 Countrywide Stores	BOW_E1 Land north of Bourton Business Park	BOW_E3 Co-op/ Countrywide/ Arthur Webb Dealership, Station Road
Community Engagement Feedback	AMBER	N/A	N/A
Sustainability Appraisal - 'Points of the Compass' constraints appraisal	N/A	AMBER	N/A
Sustainability Appraisal - Site Assessments	RED	RED	RED
Objective A - Communities	GREEN	GREEN	GREEN
Objective B - Environmental Sustainability	GREEN	GREEN	GREEN
Objective C - Economy, Employment and Retail	GREEN	GREEN	GREEN
Objective D - Housing	GREEN	N/A	N/A
Accessibility including Objective E - Travel, Transport and Access;	GREEN	GREEN	GREEN
Historic Environment, including Objective F - Built Environment, Local Distinctiveness, Character and Special Qualities;	GREEN	GREEN	GREEN
Natural Environment, including Objective G - Natural Resources	GREEN	GREEN	GREEN

## Settlements 3

Criteria	B_32 Countrywide Stores	BOW_E1 Land north of Bourton Business Park	BOW_E3 Co-op/ Countrywide/ Arthur Webb Dealership, Station Road
<b>Infrastructure - impact and delivery, including Objective H - Infrastructure (excluding GI considerations)</b>  IDP 2016 Update	AMBER (was GREEN)	AMBER (was GREEN)	AMBER (was GREEN)
<b>Green infrastructure – impact and delivery, including Objective H - Infrastructure where it relates to GI</b>	Evidence not available	Evidence not available	Evidence not available
<b>Objective I - Cirencester</b>	N/A	N/A	N/A
<b>Objective J - Cotswold Water Park</b>	N/A	N/A	N/A
<b>Delivering the Development Strategy (incl Settlement Strategy)</b>	GREEN	AMBER*	GREEN
<b>Traffic &amp; Highways</b>  New Evidence: Highway Capacity Assessment (Atkins)- Draft Final Report December 2015	AMBER	GREEN	AMBER
<b>Flood Risk - sequential test (NPPF)</b>	AMBER	AMBER	AMBER
<b>Water Environment</b>  New Evidence: Water Cycle Study (JBA, August 2015)	AMBER	AMBER	AMBER
<b>AONB (NPPF)</b>	AMBER	AMBER	AMBER
<b>Other potential designations / uses / allocations?</b>	GREEN	GREEN	GREEN

### 3 Settlements

Criteria	B_32 Countrywide Stores	BOW_E1 Land north of Bourton Business Park	BOW_E3 Co-op/ Countrywide/ Arthur Webb Dealership, Station Road
<b>Deliverability (NPPF)</b>  New Evidence: Whole Plan Viability Study (HDH, 2016)	GREEN	AMBER	AMBER
<b>Agricultural land classification (NPPF)</b>	N/A	AMBER	N/A
<p><i>*BOW_E1 is proposed for employment use and a food retail store. RAG status represents larger employment use.</i></p> <p><i>B_32 and BOW_E3 are the same site</i></p> <p><i>Site BOW_E4 has planning permission and has therefore not been carried forward through the site allocations process.</i></p> <p><i>B_20 has planning permission for 20 retirement apartments (Ref: 14/03208/FUL), so is no longer included in the table.</i></p>			

**Table 4 Bourton-on-the-Water - Site Appraisal RAG Chart**

## Settlements 3

## Officer Analysis and Evaluation

Additional Points to consider - from new evidence	Settlement Discussion: Bourton-on-the-Water
<b>Infrastructure - impact and delivery (excluding GI considerations)</b>	<p>The IDP 2016 Update has evaluated the community, education, emergency services, utilities, communications, healthcare and transport infrastructure that will be required to support the level of housing proposed in the Cotswold District Local Plan. The study has grouped settlements into distinct sub-areas interrelated in terms of services and employment to reflect that communities use services and facilities outside of their settlement. Although no settlement specific infrastructure requirements have been identified in the IDP 2016 Update for Bourton-on-the-Water, there are requirements identified within its sub area. Therefore it would be appropriate that development contributes to the provision of those infrastructure requirements. One of the infrastructure requirements is classed as Critical in the IDP, therefore the criterion should be flagged as 'Amber'.</p>
<b>Traffic and Highways</b>	<p>The Highway Capacity Assessment (Atkins, Draft Final Report December 2015) analyses the potential impact of development proposed in the District on 14 junctions identified by Gloucestershire County Council. The analysis helps to identify current and future capacity constraints on the road network. With regard to Bourton on the Water, the junction assessed was A429 (Roman Road) / A436 (Old Gloucester Road). No mitigation measures were identified as being required. Therefore there are no strategic traffic and highways constraints on development in Bourton.</p> <p>However, community feedback previously highlighted a localised issue with Site B_32 (also known as BOW_E3). The site functions as a car park during school drop off/pick up times. The loss of this function and lack of on street parking could become an issue. There may be scope for a solution to be incorporated as part of any proposed development of the site. Consequently, the RAG status for each site on this criterion remains the same.</p>
<b>Water Environment</b>	<p>The Water Cycle Study WCS (JBA, August 2015) states that there are no issues which indicate that the planned development in the District is unachievable from the perspective of supplying water and wastewater services, and preventing deterioration of water quality in receiving waters. The WCS has identified where infrastructure upgrades and mitigation measures are expected to be required to accommodate planned growth. Primary responsibility for provision of water and wastewater services to new developments lies with Water Companies and Sewerage Undertakers. The Environment Agency is the primary environmental regulator.</p>

### 3 Settlements

Additional Points to consider - from new evidence	Settlement Discussion: Bourton-on-the-Water
	<p>At Bourton, the WCS predicts that the waste water treatment works (WwTW) will require some infrastructure upgrade. The study states that the requirement standard of treatment would be achievable using current Best Available Technology. With regard to sewerage infrastructure, it is anticipated that some infrastructure upgrades will be required. With regard to water supply, further modelling will be required to determine the scale of the water supply infrastructure upgrades that may be needed. As some upgrading of infrastructure for both sewerage and waste water treatment is likely to be required in order to accommodate new development in Bourton then the criterion is flagged as 'Amber'.</p>
<p><b>Deliverability (NPPF)</b></p>	<p>The Cotswold District Council Whole Plan Viability Study (March 2016) looked at the viability of various types of site scenarios e.g. Brownfield, Greenfield, on-site contamination etc. The Study concluded that all housing site typologies were deliverable in Cotswold District based on the policy assumptions contained in the Study. Therefore the criterion for housing is flagged as 'Green'.</p> <p>However, office and industrial/distribution development on both greenfield and brownfield are shown as being unviable, nationwide such development is only being brought forward to a limited extent on a speculative basis by the development industry. Where development is coming forward, it tends to be from existing businesses for operational reasons – rather than to make a return through property development. BOW_E1 is located adjacent to an existing employment site, so has potential to fit this rationale. This criterion should be flagged amber.</p>
<p><b>Conclusion</b></p>	<p>Since the initial assessment of potential development sites in Bourton (November 2014), Site B_20 has gained planning permission for retirement apartments. Therefore the site has not been considered further in the Local Plan process.</p> <p>The remaining sites have been evaluated against any new evidence that has emerged since the original assessment. The evidence does not indicate that a change is necessary in the recommendations. However, as it is no longer necessary to have the 'Reserve Site' category in the assessment, given the increased certainty on the Objectively Assessed Needs for housing (as explained in paragraph 3.3) then the recommendation for Site B_32 (also known as BOW_E3) needs to be re-visited.</p> <p>The conclusions from the site assessment for Site B_32 set out in the November 2014 Evidence Paper considered that the site was suitable for housing development given its location within the built up area of Bourton. It was only categorised as a 'reserve site' because the current retail facility on the site needed to be relocated</p>

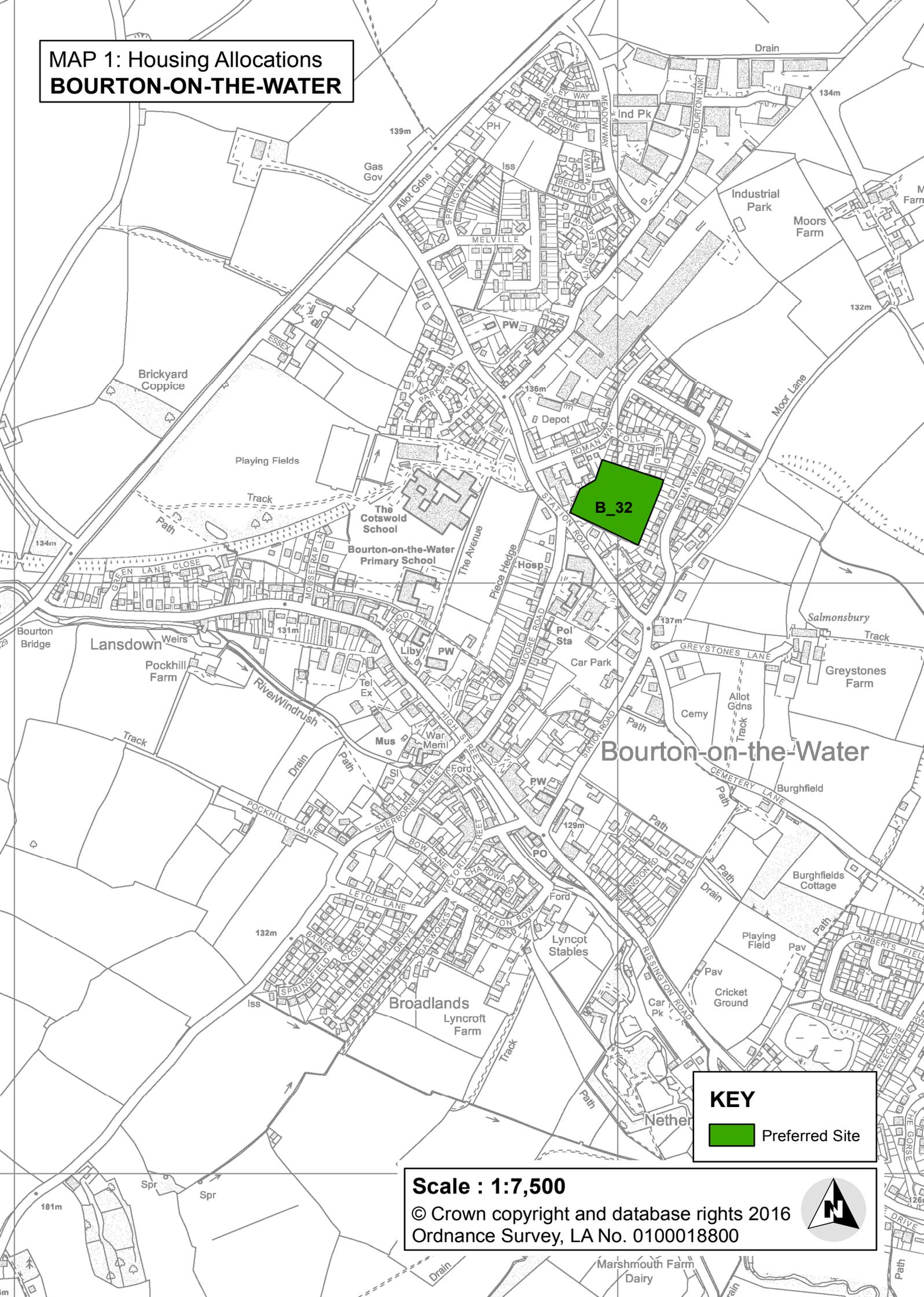
## Settlements 3

Additional Points to consider - from new evidence	Settlement Discussion: Bourton-on-the-Water
	<p>first. Therefore it is considered appropriate to recommend allocating the site for housing, subject to the relocation of the retail facility. This may even stimulate the retail development to occur and subsequently achieve an improvement to the visual impact of the site on the surrounding residential area.</p>

### Recommendation

Site/Strategy	Recommendation
B_32 (BOW_E3)	Preferred Site for Housing Development, subject to relocation of retail facility (capacity 32)
BOW_E1	Preferred Site for Employment Development (capacity 3.38ha)
Development Strategy	<p>There are no significant changes to the implications on the Development Strategy, given that built and committed development in Bourton-on-the-Water already exceeds the number initially envisaged for the village. Site B_32 would make an additional contribution to the supply of housing in the District. The employment allocation of Site BOW_E1 is retained and makes an important contribution towards meeting the District-wide requirement for B class employment land.</p>

# MAP 1: Housing Allocations BOURTON-ON-THE-WATER



**B\_32**

**KEY**

 Preferred Site

**Scale : 1:7,500**

© Crown copyright and database rights 2016  
Ordnance Survey, LA No. 0100018800



# MAP 2: Employment Allocations BOURTON-ON-THE-WATER



**KEY**

 Preferred Site

**Scale : 1:7,500**

© Crown copyright and database rights 2016  
Ordnance Survey, LA No. 0100018800





## Settlements 3

Criteria	CC_23B Land at Aston Road	CC_23C Land at Aston Road	CC_23E Aston Road Allotments	CC_38A Land at the Hoo	CC_40** Barrels Pitch, Aston Road	CC_41 Campden Cricket Club	CC_43 Castle Gardens Packing Sheds	CC_44 Land west of Littleworth "The Leasows"	CC_51 Land south-west of Whaddon Grange	CC_52 Land north of Cam and west of Station Road	CC_53 Land south-east of George Lane
New Evidence: Water Cycle Study (JBA, August 2015)	AMBER	AMBER	AMBER	AMBER	AMBER	AMBER	AMBER	AMBER	AMBER	AMBER	AMBER
AONB (NPPF)	AMBER	AMBER	AMBER	AMBER	AMBER	AMBER	AMBER	AMBER	AMBER	AMBER	RED
Other potential designations / uses / allocations?	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
Deliverability (NPPF)	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
New Evidence: Whole Plan Viability Study (HDH, 2016)	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
Agricultural Land Classification (NPPF)	RED	RED	RED	RED	AMBER	RED	N/A	RED	AMBER	AMBER	AMBER

\* Feedback from the Town Council and the Public Meeting differed. The Town Council considered the site unsuitable, the Public Meeting majority found it suitable or suitable with mitigation. Therefore graded as Amber.

\*\*Site CC\_40 has been split into CC\_40A and B. CC\_40A remains deliverable in the SHLAA. CC\_40B is not currently deliverable due to access constraints as a result of a tree roots from a tree with a TPO (refer to SHLAA 2016).

CC\_48 has planning permission (14/024/22/OUT) so is no longer included in the table

**Table 5 Chipping Campden - Site Appraisal RAG Chart (Housing Sites)**

## 3 Settlements

Criteria	CCN_E1 Battle Brook	CCN_E3A Campden BRI
Community Engagement Feedback	N/A	N/A
Sustainability Appraisal - 'Points of the Compass' constraints appraisal	N/A	N/A
Sustainability Appraisal - Site Assessments	RED	RED
Objective A - Communities	GREEN	GREEN
Objective B - Environmental Sustainability	GREEN	GREEN
Objective C - Economy, Employment and Retail	GREEN	GREEN
Objective D - Housing	N/A	N/A
Accessibility including Objective E - Travel, Transport and Access;	AMBER	AMBER
Historic Environment, including Objective F - Built Environment, Local Distinctiveness, Character and Special Qualities;	GREEN	GREEN
Natural Environment, including Objective G - Natural Resources	GREEN	GREEN
Infrastructure - impact and delivery, including Objective H - Infrastructure (excluding GI considerations)	GREEN	GREEN
Green infrastructure – impact and delivery, including Objective H - Infrastructure where it relates to GI	Evidence not available	Evidence not available
Objective I - Cirencester	N/A	N/A
Objective J - Cotswold Water Park	N/A	N/A

## Settlements 3

Criteria	CCN_E1 Battle Brook	CCN_E3A Campden BRI
Delivering the Development Strategy (incl Settlement Strategy)	GREEN	GREEN
Traffic & Highways  New Evidence: Highway Capacity Assessment (Atkins)- Draft Final Report December 2015	GREEN	GREEN
Flood Risk - sequential test (NPPF)	AMBER	AMBER
Water Environment  New Evidence: Water Cycle Study (JBA, August 2015)	AMBER	AMBER
Landscape / AONB (NPPF)	AMBER	AMBER
Other potential designations / uses / allocations?	GREEN	GREEN
Deliverability (NPPF)  New Evidence: Whole Plan Viability Study (HDH, 2016)	AMBER	AMBER
Agricultural Land Classification (NPPF)	RED	AMBER

Table 6 Chipping Campden - Site Appraisal RAG Chart (Employment Sites)

## 3 Settlements

### Officer Analysis and Evaluation

Additional Points to consider - from new evidence	Settlement Discussion: Chipping Campden
<p><b>Historic Environment &amp; Natural Environment criteria</b></p>	<p>A proposal for 90 dwellings on sites CC_23B and CC_23C (15/00419/OUT) was refused on 09/07/2015. Following detailed scrutiny of the proposal through the planning application process, the proposed development was refused because at the time there were no exceptional circumstances demonstrated which would enable the release of greenfield land in the AONB for a major development due to the Council being able to demonstrate the requisite 5 year supply of deliverable housing land.</p> <p>The Local Plan takes a longer term approach to planning than the Development Management (DM) process is able to and looking to the future the Plan needs to take a strategic view of the settlement as a whole and identify the most suitable sites that could accommodate development needs. The settlement is highly constrained. Further advice from the Council's DM officers indicates that the sites do have potential for development but the detailed design and layout of the development must be acceptable in landscape terms. Site CC_23B is more sensitive than CC_23C. A less intrusive development on CC_23B, such as a one storey community facility (such as a doctor's surgery) for example, would be more acceptable.</p> <p>Therefore in terms of the Historic Environment and Natural Environment criteria the grading should remain the same.</p>
<p><b>Infrastructure - impact and delivery (excluding GI considerations)</b></p>	<p>The IDP 2016 Update has evaluated the community, education, emergency services, utilities, communications, healthcare and transport infrastructure that will be required to support the level of housing proposed in the Cotswold District Local Plan. The study has grouped settlements into distinct sub-areas interrelated in terms of services and employment to reflect that communities use services and facilities outside of their settlement. Whilst the IDP has identified that there are two 'Essential' pieces of infrastructure in Chipping Campden, there are also items of 'Critical' infrastructure that will require funding identified in the wider sub area. It is appropriate that development within the sub area contributes to their provision within the plan period. The infrastructure criterion should be flagged as 'Amber'. NB the IDP has only assessed a moderate amount of windfalls (90 dwellings) in the north sub area, so any additional development above this quantum would need to be subject to a review of the IDP. Therefore any new allocations should be phased towards the latter stages of the Local Plan period to allow for this.</p>

## Settlements 3

Additional Points to consider - from new evidence	Settlement Discussion: Chipping Campden
<b>Traffic and Highways</b>	<p>The Highway Capacity Assessment (Atkins, Draft Final Report December 2015) analyses the potential impact of development proposed in the District on 14 junctions identified by Gloucestershire County Council. The analysis helps to identify current and future capacity constraints on the road network. With regard to Chipping Campden, the nearest junctions assessed were the A44 (Fish Hill) / B4081 (Conduit Hill) and A44 (Five Mile Drive) / A424. No mitigation measures were identified as being required. Therefore there are no strategic traffic and highways constraints on development in Chipping Campden. All sites therefore retain a 'green' RAG status for this criterion.</p>
<b>Water Environment</b>	<p>The Water Cycle Study WCS (JBA, August 2015) states that there are no issues which indicate that the planned development in the District is unachievable from the perspective of supplying water and wastewater services, and preventing deterioration of water quality in receiving waters. The WCS has identified where infrastructure upgrades and mitigation measures are expected to be required to accommodate planned growth. Primary responsibility for provision of water and wastewater services to new developments lies with Water Companies and Sewerage Undertakers. The Environment Agency is the primary environmental regulator.</p> <p>At Chipping Campden, the WCS reports that the waste water treatment works (WwTW) has capacity within its existing flow and quality consents to accommodate the proposed growth. With regard to sewerage infrastructure is anticipated that some infrastructure upgrades will be required. With regard to water supply, further modelling will be required to determine the scale of the water supply infrastructure upgrades that may be needed. As some upgrading of infrastructure for sewerage is likely to be required in order to accommodate new development in Chipping Campden then the criterion is flagged as 'Amber'.</p>
<b>Deliverability (NPPF)</b>	<p>The Cotswold District Council Whole Plan Viability Study (March 2016) looked at the viability of various types of site scenarios e.g. brownfield, greenfield, on-site contamination etc. The Study concluded that all housing site typologies were deliverable in Cotswold District based on the policy assumptions contained in the Study. Therefore the criterion for housing is flagged as 'Green'.</p> <p>However, office and industrial/distribution development on both greenfield and brownfield are shown as being unviable, nationwide such development is only being brought forward to a limited extent on a speculative basis by the development industry. Where development is coming forward, it tends to be from existing businesses for operational reasons – rather than to make a return through property</p>

### 3 Settlements

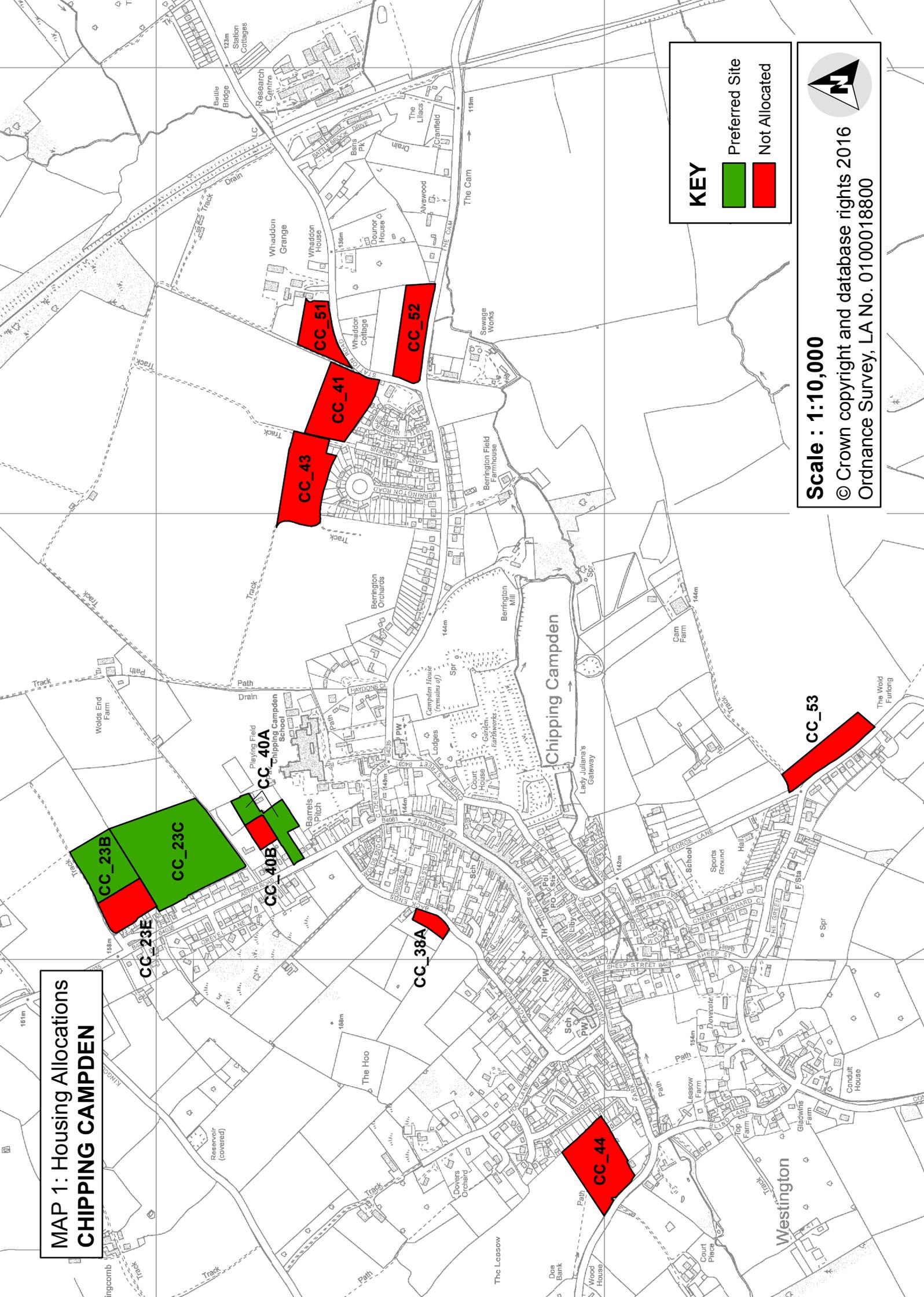
Additional Points to consider - from new evidence	Settlement Discussion: Chipping Campden
	<p>development. CCN_E1 and CCN_E3 are both located adjacent to existing employment sites, so have potential to fit this rationale. This criterion should be flagged amber.</p>
<p><b>Conclusion</b></p>	<p>Since the initial assessment of potential development sites in Chipping Campden (November 2014), Site CC_48 has gained planning permission. Therefore the site has not been considered further in the Local Plan process. New evidence emerged through the SHLAA process to indicate that only part of Site CC_40 was developable. Consequently, the site has been split into A and B. Site CC_40A is identified as suitable for housing development with a capacity of about 6 dwellings. Site CC_40B is classed in the SHLAA as 'not currently developable', as the roots of a protected tree prevent access to the site.</p> <p>The remaining sites have been evaluated against any new evidence that has emerged since the original assessment. The evidence does not indicate that a change is necessary to the original recommendations apart from CC_23B. CC_23B should have a note attached to the recommendation indicating that the capacity is likely to reduce if an acceptable design in landscape terms cannot be achieved and/or if a community facility was incorporated into the site.</p> <p>Also, as it is no longer necessary to have the 'Reserve Site' category in the assessment, given the increased certainty on the Objectively Assessed Needs for housing (as explained in paragraphs 3.1-3.3) then the recommendation for Site CC_41 needs to be re-visited.</p> <p>The conclusions from the site assessment for Site CC_41 set out in the November 2014 Evidence Paper considered that the site was potentially suitable for housing development but the cricket club would have to relocate to a suitable alternative site. Also the SHLAA process ascertained that the site was not currently available. The situation remains the same, and given that sufficient sites are identified to accommodate the level of development earmarked for Chipping Campden in the emerging Local Plan, it is therefore concluded that the site should <b>not be allocated</b> for housing development.</p>

## Settlements 3

## Recommendation

Site/Strategy	Recommendation
CC_23B	Preferred Site for Housing Development (capacity 34dw subject to an acceptable design being achieved in landscape terms, and / or if a community facility is included on the site)
CC_23C	Preferred Site for Housing Development (capacity 80dw)
CC_23E	Not Allocated for Development
CC_38A	Not Allocated for Development
CC_40A	Preferred Site for Housing Development (capacity of revised site 6dw)
CC_40B	Not Allocated for Development
CC_41	Not Allocated for Development
CC_43	Not Allocated for Development
CC_44	Not Allocated for Development
CC_51	Not Allocated for Development
CC_52	Not Allocated for Development
CC_53	Not Allocated for Development
CCN_E1	Preferred Site for Employment Development (capacity 0.67ha)
CCN_E3A	Preferred Site for Employment Development for Campden BRI expansion, plus wider site (defined through master planning process) to be the focus of a 'Special Policy' approach in the Local Plan to enable Campden BRI redevelopment, subject to Flood Risk constraint being resolved with the Environment Agency. (capacity 1.09ha).
Development Strategy	There are no significant changes to the implications on the Development Strategy, given that built and committed development and the recommended preferred sites for housing development slightly exceeds the level of development earmarked for the town through the emerging Local Plan. The employment allocation of Site CCN_E1 is retained and makes an appropriate contribution towards meeting the District-wide requirement for B class employment land. Support should be provided, in principle, to the redevelopment plans for Campden BRI in order to help retain one of the District's larger employers within the District.

**MAP 1: Housing Allocations  
CHIPPING CAMPDEN**



**KEY**

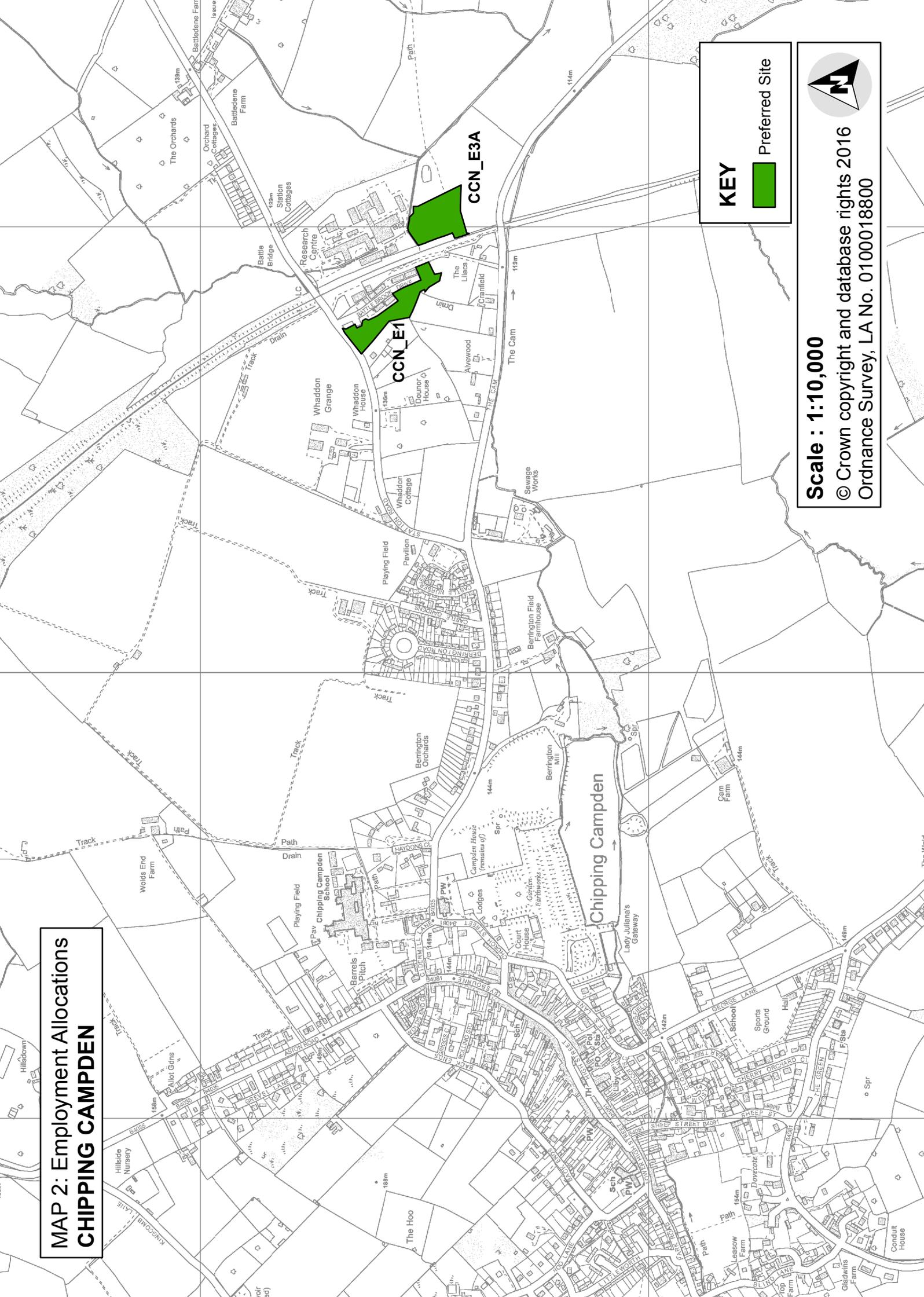
<span style="color: green;">■</span>	Preferred Site
<span style="color: red;">■</span>	Not Allocated

**Scale : 1:10,000**

© Crown copyright and database rights 2016  
Ordnance Survey, LA No. 0100018800



**MAP 2: Employment Allocations  
CHIPPING CAMPDEN**



**KEY**

 Preferred Site

**Scale : 1:10,000**

© Crown copyright and database rights 2016  
Ordnance Survey, LA No. 0100018800



### 3 Settlements

## 3.5 Cirencester

Criteria	C_17 42-54 Querns Lane	C_39 Austin Road Flats	C_76 Land at Chesterton Road, Somerford Road	C_82 Land at Paternoster House, Watermoor Road	C_89 Land off Purley Road	C_97 Memorial Hospital	C_101a Magistrates Court
Community Engagement Feedback	GREEN	GREEN	AMBER	AMBER	RED	GREEN	AMBER
Sustainability Appraisal - 'Points of the Compass' constraints appraisal	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Sustainability Appraisal - Site Assessments	RED	RED	AMBER	RED	RED	AMBER	GREEN
Objective A - Communities	GREEN	GREEN	AMBER	AMBER	AMBER	GREEN	AMBER
Objective B - Environmental Sustainability	GREEN	RED	AMBER	GREEN	RED	GREEN	GREEN
Objective C - Economy, Employment and Retail	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
Objective D - Housing	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
Accessibility including Objective E - Travel, Transport and Access;	GREEN	AMBER	GREEN	GREEN	GREEN	GREEN	GREEN
Historic Environment, including Objective F - Built Environment, Local Distinctiveness, Character and Special Qualities;	GREEN	GREEN	AMBER	AMBER	RED	AMBER	AMBER



### 3 Settlements

Criteria	C_17 42-54 Querns Lane	C_39 Austin Road Flats	C_76 Land at Chesterton Road, Somerford Road	C_82 Land at Paternoster House, Watermoor Road	C_89 Land off Purley Road	C_97 Memorial Hospital	C_101a Magistrates Court
New Evidence: Water Cycle Study (JBA August 2015)							
AONB (NPPF)	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
Other potential designations / uses / allocations?	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
Deliverability (NPPF)	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
New Evidence: Whole Plan Viability Study (HDH 2016)							
Agricultural Land Classification (NPPF)	N/A	N/A	N/A	N/A	N/A	N/A	N/A
C_174 Paternoster Road Flats has been removed from the SHLAA as it is no longer available, so has been removed from the RAG Chart							

**Table 7 Cirencester - Site Appraisal RAG Chart (Housing Sites)**

Settlements 3

Criteria	CIR_E6 Land east of Royal Agricultural College	CIR_E10 Forum Car Park	CIR_E12 Old Memorial Hospital Site and Car Park	CIR_E13B Sheep Street Island	CIR_E14 Waterloo Car Park	CIR_E20 Metrik House
Community Engagement Feedback	N/A	N/A	N/A	N/A	N/A	N/A
Sustainability Appraisal - 'Points of the Compass' constraints appraisal	AMBER	N/A	N/A	N/A	N/A	N/A
Sustainability Appraisal - Site Assessments	AMBER	RED	RED	RED	RED	GREEN
Objective A - Communities	GREEN	AMBER	GREEN	AMBER	AMBER	GREEN
Objective B - Environmental Sustainability	AMBER	GREEN	GREEN	GREEN	RED	GREEN
Objective C - Economy, Employment and Retail	RED	GREEN	GREEN	GREEN	GREEN	GREEN
Objective D - Housing	N/A	N/A	N/A	N/A	N/A	N/A
Accessibility including Objective E - Travel, Transport and Access;	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
Historic Environment, including Objective F - Built Environment, Local Distinctiveness, Character and Special Qualities;	RED	AMBER	AMBER	AMBER	AMBER	GREEN
Natural Environment, including Objective G - Natural Resources	RED	AMBER	AMBER	AMBER	RED	AMBER

### 3 Settlements

Criteria	CIR_E6 Land east of Royal Agricultural College	CIR_E10 Forum Car Park	CIR_E12 Old Memorial Hospital Site and Car Park	CIR_E13B Sheep Street Island	CIR_E14 Waterloo Car Park	CIR_E20 Metrik House
Infrastructure - impact and delivery, including Objective H - Infrastructure (excluding GI considerations)	GREEN	RED	GREEN	RED	RED	GREEN
Green infrastructure – impact and delivery, including Objective H - Infrastructure where it relates to GI	TBC	TBC	TBC	TBC	TBC	TBC
Objective I - Cirencester	RED	RED	AMBER	AMBER	RED	AMBER
Objective J - Cotswold Water Park	N/A	N/A	N/A	N/A	N/A	N/A
Delivering the Development Strategy (incl Settlement Strategy)	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
Traffic & Highways New Evidence: Highway Capacity Assessment (Atkins) - Draft Final Report December 2015	GREEN	RED	GREEN	RED	RED	GREEN
Flood Risk - sequential test (NPPF)	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN
Water Environment New Evidence: Water Cycle Study (JBA August 2015)	AMBER	AMBER	AMBER	AMBER	AMBER	AMBER
AONB (NPPF)	AMBER	GREEN	GREEN	GREEN	GREEN	GREEN