

Fairford Neighbourhood Plan

Site Assessment Report

Fairford Town Council

February 2019

Quality information

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Executive summary

AECOM has been commissioned to undertake an independent site assessment for the Fairford Neighbourhood Plan (FNP) on behalf of Fairford Town Council (FTC). The Town Council has made good progress in undertaking the initial stages of preparation for the Neighbourhood Plan, and it is now looking to ensure that key aspects of its proposals will be robust and defensible. In this context, FTC has been awarded technical support from AECOM through the MHCLG Neighbourhood Planning programme to undertake an independent and objective assessment of the sites that are available for housing for inclusion in the Neighbourhood Plan.

The Local Planning Authority for the Neighbourhood Plan area is Cotswold District Council (CDC). The Cotswold District Local Plan (adopted 08 August 2018) is the key planning policy document for the District and is the framework for decisions on the use and development of land.

The Local Plan designates Fairford as a 'Principal Settlement'. Principal Settlements have been identified as the most appropriate locations to deliver future growth in the District, selected on the basis of their social and economic sustainability, including accessibility to services and facilities.

Policy S5 (Fairford) of the Local Plan allocates the following two sites to deliver a total of 61 new dwellings for Fairford:

- F_35B Land behind Milton Farm and Betterton's Close (49 dwellings); and
- F_44 Land to rear of Faulkner's Close, Horcott (12 dwellings).

Policy S5 also identifies the following existing employment sites which will be protected:

- Horcott Industrial Estate (EES26);
- London Road (EES27);
- Whelford Land Industrial Estate (EES28); and
- New Chapel Electronics (EES29).

FTC are keen to take a proactive approach to development in the Neighbourhood Plan area in order to secure additional community infrastructure, protect and enhance the natural environment and open spaces, and ultimately support the vitality of the town.

To help deliver these aspirations, FTC applied for technical support to consider potential sites within the FNP area which have been offered up by landowners as appropriate for development. This includes all promoted and available sites, including the two sites allocated through Policy S5 of the Local Plan, to ensure that an objective and comprehensive assessment has been carried out.

FTC submitted a first iteration of the FNP (Regulation 15) in 2017. This version of the FNP sought to deliver at least as much housing development as the emerging Local Plan, however proposed quite a different approach. This progressed to examination stage and was not recommended to go forward to referendum on the basis that it does not meet the necessary legal requirements. One of the issues that the Examiner had with the first iteration of the Neighbourhood Plan was that he was not satisfied with the level of detail in the Site Assessment report, and the key environmental matters had not been appropriately addressed. FTC are therefore now looking to ensure that this evidence is provided.

The Cotswold District Local Plan has since evolved, being adopted in August 2018. FTC are therefore now expected, in line with National Planning Policy Framework (NPPF) (2018) (Para. 16) to "develop a plan that support the strategic development needs set out in Local Plans, including policies for housing and economic development." To not do so would result in the Neighbourhood Plan not meeting the basic conditions set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004. FTC can nonetheless use the Neighbourhood Plan to plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan.

In this context, FTC are keen to take a proactive approach to development in the Neighbourhood Plan area to secure additional community infrastructure, protect and enhance the natural environment and open spaces, and ultimately support the vitality of the town. FTC are now in the process of carrying out further work to re-submit a Neighbourhood Plan in 2019.

Sites considered through the appraisal

Eleven sites have been considered through the site assessment, which were reviewed through a combination of desktop assessment and site visits. The location of the sites is presented in Figure 1.2.

Seven of the eleven sites are assessed as potentially suitable, and could be taken forward for the purposes of the Neighbourhood Plan if constraints identified in Chapter 4 can be overcome:

- Site 1: Land behind Milton Farm and Betterton's Close (SHELAA Ref F_35B);
- Site 3: Land to rear of Faulkner's Close, Horcott (SHELAA Ref F_44);
- The southern half of site 5: Land north of Crabtree Park & Land off Leaffield Road (SHELAA Ref F_51B & F_51C)
- Site 7: Jones' Field (SHELAA Ref F_15);
- Site 8: Land east of Beaumont Place (SHELAA Ref F_38);
- Site 10: F_39C Field south east of granted planning permission at London Road; and
- Site 11: Land west of Terminus Cottage and Station (F_52).

These sites are considered potentially suitable for development on account of:

- The location and accessibility and of the sites
- The environmental constraints present.

As discussed above, these constraints would need to be addressed through further investigation, as well as mitigation, including appropriate design and layout of development. The sites may then be suitable for allocation through the Neighbourhood Plan.

It should be noted that two of the seven potentially suitable sites identified are allocations within the adopted Cotswold District Local Plan (Policy S5 (Fairford)).

Overcoming constraints

It is recognised that the Site Assessment process has not been able to be conclusive in relation to the seven potentially suitable sites. Further investigation is needed into whether these sites could be suitable with appropriate mitigation, or whether they would be found unsuitable. Section 5.8 of this Report therefore includes suggestive mitigation to address the constraints identified.

Next steps

It is now for FTC to decide which of the potential sites is most appropriate to allocate to meet the identified needs of the Neighbourhood Plan area.

It is advised that FTC discuss the proposed sites for allocation and emerging policies with CDC to ensure that the identified sites and policies would be supported by CDC as the Local Planning Authority.

Sites to be taken forward for the purpose of the Neighbourhood Plan will be considered and chosen by FTC on the basis of:

- The findings of this site assessment;
- Responses received during consultation on proposed sites;
- The scope for the sites to meet identified infrastructure needs of the community;

- Viability studies; and
- The extent to which the sites support the vision and objectives for the Neighbourhood Plan.

If sites identified as potentially suitable are included in the Fairford Neighbourhood Plan, it is recommended that the policy approaches proposed by the Neighbourhood Plan should seek to address the potential constraints highlighted in this report and through the Strategic Environmental Assessment process soon to be undertaken for the plan. This can include targeted site-specific Neighbourhood Plan policies to address the elements raised relating to environmental constraints and accessibility.

It is recommended that the findings of this report and the steps above are incorporated within the next stages of development for the Neighbourhood Plan in conjunction with engagement with landowners, CDC and other stakeholders.

1. Introduction

Background

- 1.1 AECOM has been commissioned to undertake an independent site appraisal for the Fairford Neighbourhood Plan (FNP) on behalf of Fairford Town Council (FTC).
- 1.2 FTC submitted a first iteration of the FNP (Regulation 15) in 2017. This progressed to examination stage and was not recommended to go forward to referendum on the basis that it does not meet the necessary legal requirements (2017).¹
- 1.3 FTC have previously undertaken their own site assessment work. However, one of the issues that the Examiner raised with the evidence base was that he was not satisfied that the level of detail in the Sustainability Appraisal and the Site Assessment Report was appropriate for the Plan area. FTC are therefore now seeking to ensure that the evidence base is robust and defensible. To this end, FTC have sought technical support from AECOM to undertake an independent and objective assessment of the sites available for housing for potential inclusion in the Neighbourhood Plan.
- 1.4 The purpose of this site appraisal is therefore to produce a clear, independent assessment as to whether the identified sites are suitable, available and viable for housing development. In this context it is anticipated that the site selection process will then be robust and able to meet the Basic Conditions considered by the Independent Examiner, as well as any potential legal challenges by developers and other interested parties.
- 1.5 The Neighbourhood Plan, which will cover the parish area of Fairford (see Figure 1.1 below), is being prepared in the context of the Cotswold District Local Plan (adopted 08 August 2018).

¹ Andrew Ashcroft (2017) Fairford Neighbourhood Plan – Examiners Report

Local Plan context for the Neighbourhood Plan

- 1.6 The Neighbourhood Plan is being prepared in the context of the Cotswold District Local Plan (adopted 08 August 2018). The Local Plan, which covers the period up to 2031, is the key planning policy document for the District and guides decisions on the use and development of land.²
- 1.7 The Local Plan designates Fairford as a 'Principal Settlement' within Policy DS1 (Development Strategy). Principal Settlements are identified as the most appropriate locations to deliver future growth in the District, selected on the basis of their social and economic sustainability, including accessibility to services and facilities.
- 1.8 Policy S5 (Fairford) of the Local Plan allocates the following two sites to deliver a total of 61 new dwellings for Fairford:
- F_35B Land behind Milton Farm and Betterton's Close (49 dwellings); and
 - F_44 Land to rear of Faulkner's Close, Horcott (12 dwellings).
- 1.9 Policy S5 also identifies the following existing employment sites which will be protected:
- Horcott Industrial Estate (EES26);
 - London Road (EES27);
 - Whelford Land Industrial Estate (EES28); and
 - New Chapel Electronics (EES29).
- 1.10 FTC previously submitted Fairford Neighbourhood Plan to CDC in 2017. The Regulation 15 submission version of the Fairford Neighbourhood Plan sought to deliver at least as much housing development as the adopted Local Plan, however proposed quite a different approach.
- 1.11 The examination of the FNP concluded that the FNP did not meet the basic conditions test, and as such FTC are now in the process of carrying out further work to submit a revised Neighbourhood Plan and evidence later in 2019.
- 1.12 The Cotswold District Local Plan has since evolved, being adopted in August 2018. FTC are therefore now expected, in line with National Planning Policy Framework (NPPF) (2018) (Para. 16) to "*develop a plan that support the strategic development needs set out in Local Plans, including policies for housing and economic development.*" To not do so would result in the Neighbourhood Plan not meeting the basic conditions set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004. FTC can nonetheless use the Neighbourhood Plan to plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan.

Sites considered through the site appraisal

- 1.13 The site assessment work carried out by CDC through the Strategic Housing and Economic Land Availability Assessment³ (SHELAA) (2017) formed the basis for the identification of sites for further consideration through this report. Sites identified within the SHELAA as being included in error, withdrawn or duplicated; where development has been completed and/ or construction has started and that fall outside the Neighbourhood Plan area have not been carried forward for consideration through the site assessment process.

² Cotswold District Council Local Plan 2011-2031 Examination Documents [online] available to access via: <http://www.cotswold.gov.uk/residents/planning-building/planning-policy/emerging-local-plan/local-plan-examination/local-plan-examination-documents/> >

³ Wiltshire Council (2012) Strategic Housing and Land Availability Assessment [online] available at: http://consult.wiltshire.gov.uk/portal/spatial_planning/sites_dpd/draftwhsap?tab=files

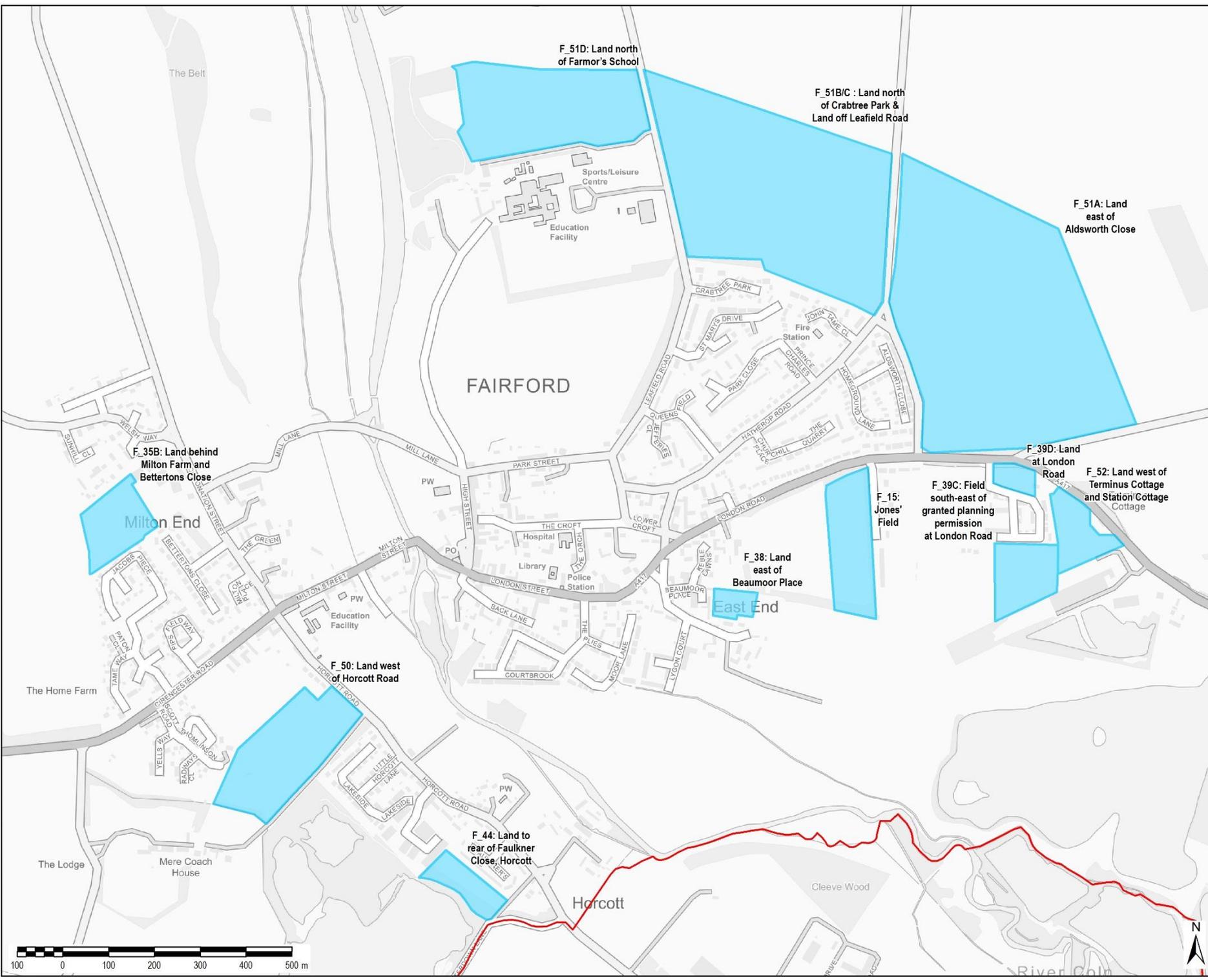
- 1.14 Appendix A lists the remaining sites identified through the SHELAA along with any additional sites proposed and provides justification for why they have been progressed for further detailed assessment and consideration through plan-making.
- 1.15 FTC are keen to take a proactive approach to development in the Neighbourhood Plan area in order to secure additional community infrastructure, protect and enhance the natural environment and open spaces, and ultimately support the vitality of the town. This reflects the outcomes of consultation initiated during earlier stages of development of the FNP, including feedback from working groups, paper/online questionnaire responses, and opinions gathered during public consultation open days.
- 1.16 To help deliver these aspirations, FTC applied for technical support to consider potential sites within the FNP area which have been offered up by landowners as appropriate for development. This includes all promoted and available sites, including the two sites allocated through Policy S5 of the Local Plan, to ensure that an objective and comprehensive assessment has been carried out.
- 1.17 The evidence available and consultation carried out by FTC (Appendix A) has resulted in eleven sites being taken forward for the purposes of the site appraisal process for the Neighbourhood Plan. These sites are listed in Table 1.1 below, with their location within the Neighbourhood Plan area shown in Figure 1.2 on the next page.

Table 1.1 Sites identified for assessment

Name	Size (ha)
Site 1: Land to rear of Faulkner's Close, Horcott (SHELAA Ref F_44)	1.14
Site 2: Land west of Horcott Road (SHELAA Ref F_50)	4.53
Site 3: Land Behind Milton Farm and Bettertons Close (SHELAA F_35B)	1.97
Site 4: Land north of Farmor's School (F_51D)	7.30
Site 5: Land north of Crabtree Park & Land off Leafield Road (SHELAA Ref F_51B & F_51C)	17.40
Site 6: Land east of Aldsworth Close (SHELAA Ref F_51A)	22.88
Site 7: Site 7: Jones' Field (SHELAA Ref F_15)	2.31
Site 8: Land east of Beaumont Place (SHELAA Ref F_38)	0.48
Site 9: Land at London Road (SHELAA Ref F_39D)	0.49
Site 10: Field south east of granted planning permission at London Road (SHELAA Ref F_39C)	1.31
Site 11: Land west of Terminus Cottage and Station (SHELAA Ref F_52)	1.40

LEGEND

- Fairford Neighbourhood Plan Area
- Site Option



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Purpose of Issue: **FINAL**

Client: **FAIRFORD NEIGHBOURHOOD PLAN STEERING GROUP**

Project Title: **SITE ASSESSMENT FOR THE FAIRFORD NEIGHBOURHOOD PLAN**

Drawing Title: **SITES CONSIDERED THROUGH THE SITE ASSESSMENT FOR THE FAIRFORD NEIGHBOURHOOD PLAN AREA**

Drawn	Checked	Approved	Date
SM	CN	RP	09/01/2019
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Drawing Number: **FIGURE 1.2** Rev: **01**

2. Methodology for the site appraisal

Introduction

- 2.1 Site selection and allocations is one of the most contentious aspects of planning, raising strong feelings amongst local people, landowners, builders and businesses. It is important that any selection process carried out is transparent, fair, robust and defensible and that the same criteria and thought process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties, so the approach is transparent and defensible.
- 2.2 The approach to the site assessment is based primarily on the Government's National Planning Practice Guidance. The relevant sections are Housing and economic land availability assessment (March 2015)⁴ and Neighbourhood Planning (updated Feb 2018)⁵. Supplementary guidance includes the Locality Neighbourhood Planning Site Assessment Toolkit⁶. These all encompass an approach to assessing whether a site is appropriate for allocation in a Development Plan based on whether it is suitable, available and achievable (or viable).
- 2.3 In this context, the methodology for carrying out the site appraisal is presented below.

Task 1: Development of site assessment pro-forma

- 2.4 Prior to carrying out the appraisal, site appraisal proformas were developed. The purpose of the pro-forma is to enable a consistent evaluation of each site through the consideration of an established set of parameters against which each site can then be appraised.
- 2.5 The pro-forma utilised for the assessment enables a range of information to be recorded, including the following:
- Background details on the site;
 - Existing land uses;
 - Surrounding land uses;
 - Site characteristics;
 - Site planning history;
 - Suitability;
 - Accessibility;
 - Environmental considerations;
 - Community facilities and services;
 - Heritage considerations;
 - Flood risk;
 - Existing infrastructure;
 - Land ownership; and
 - Site availability.
- 2.6 For environmental constraints/ features, distances have been measured approximately from the farthest point of the site to the centre of the constraint/feature. Distances from facilities have been measured from the farthest point of the site to the facility using Google Maps walking routes.

⁴ <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

⁵ <https://www.gov.uk/guidance/neighbourhood-planning--2>

⁶ <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

Task 2: Initial desk study

- 2.7 The second task involved conducting a desk study for each of the sites, obtaining the preliminary information needed to complete the proformas and highlighting areas which should be examined in more detail during the subsequent site visit (Task 3). Sources of information used include Defra – ‘Magic’ Map Application, Environment Agency – Flood Map for Planning and Historic England – Historic Environment Records (HER).

Task 3: Site visit

- 2.8 After the completion of the initial desk study, a site visit to the Neighbourhood Plan area was undertaken by two members of the AECOM Neighbourhood Planning team on 02nd July 2018. The purpose of the site visit was to evaluate the sites ‘on the ground’ to support the site appraisal, in addition to gaining a better understanding of the context and nature of the Neighbourhood Plan area.

Task 4: Consolidation of results

- 2.9 Following the site visit, further desk-based research was carried out to validate the findings of the visit and to enable the results of the site appraisal to be consolidated. Reports consulted at this stage included the Groundwater Monitoring and Review of Flood Risk at Fairford (WRA, 2018) and the Cotswold District Council Strategic Flood Risk Assessment (SRFA) (2014).
- 2.10 Chapter 4 of this report presents a summary of the site appraisals for each of the eleven sites in the Neighbourhood Plan Area, with the completed pro-forma for each site provided in Appendix B.

3. Indicative housing capacity

- 3.1 The indicative housing capacity for each of the sites has been calculated using the methodology outlined below. Where sites have been assessed through the SHELAA the capacity figure identified has been provided for comparison. An assumption has been made as to the percentage of developable area of land that is available for development once non-housing land use has been accounted for, e.g. open space, parking and community facilities (Table 3.1). A housing density of 30 dwellings per hectare has then been applied to the resulting net development area.

Table 3.1: Net Housing Density

Area	Percentage of site assumed developable	Net Housing Density
Up to 0.4 ha	90%	30
0.4 ha to 2 ha	80%	30
2 ha to 10 ha	75%	30
Over 10 ha	50%	30

The assumed housing density is indicative only and should be refined further before sites are proposed for allocation, in consultation with CDC and the site owner/promoter.

Table 3.2: Indicative number of dwellings for each site within the Neighbourhood Plan area

Name	Size (ha)	AECOM Indicative dwelling number	SHELAA indicative dwelling number
Site 1: Site 4: Land to rear of Faulkner's Close, Horcott (SHELAA Ref F_44)	1.14	27	12
Site 2: Land west of Horcott Road (SHELAA Ref F_50)	4.53	102	-
Site 3: Land Behind Milton Farm and Bettertons Close (SHELAA F_35B)	1.97	47	49
Site 4: Land north of Farmor's School (SHELAA Ref F_51D)	7.30	164	-
Site 5: Site 5: Land north of Crabtree Park & Land off Leafield Road (SHELAA Ref F_51B & F_51C)	17.40	261	-
Site 6: Land east of Aldsworth Close (SHELAA Ref F_51A)	22.88	343	-
Site 7: Jones' Field (SHELAA Ref F_15)	2.31	52	-
Site 8: Land east of Beaumont Place (SHELAA Ref F_38)	0.48	12	-
Site 9: Land at London Road (SHELAA Ref F_39D)	0.49	12	-
Site 10: F_39C Field south east of granted planning permission at London Road	1.31	31	32
Site 11: Land west of Terminus Cottage and Station (F_52)	1.40	34	17

4. Summary of site appraisals: Fairford

Site 1: Land to rear of Faulkner's Close, Horcott (SHELAA Ref F_44)



SHELAA findings

- 4.1 SHELAA concludes site is available, suitable and achievable, however a number of potential issues were identified. See Appendix A for further details.

Site assessment findings

Site development potential

- 4.2 Land to rear of Faulkner's Close is approximately 1.14 ha in size and based on this area has the potential to deliver around 27 dwellings. Currently, the site is unused greenfield scrubland and is located within the settlement boundary, to the south of the town. Topographically, the site is relatively flat, with some gentle sloping.
- 4.3 At this stage, the proposed access to the site is uncertain. The site is currently accessed by a narrow gravel track which is an extension of Totterdown Lane. Totterdown Lane is private, providing access only for the existing residential dwellings. Access may be sought via the removal of a bungalow on Faulkner's Close; however, it is not currently clear if this is achievable. There may also be potential access via the south-west corner of the site; however, it is again not clear if this is achievable.
- 4.4 It is recognised that the site is allocated within the adopted Cotswold Local Plan for 12 residential dwellings.

Key constraints

- 4.5 The site is notably constrained in terms of access to services and facilities. Of particular concern to local residents is that access to Fairford's local schools would involve crossing the A417 which is not seen to be desirable, with many roads lacking in pavements. It is likely that new residents would rely on the car for access to education, which would lead to knock-on effects relating to safety, parking, traffic, congestion and air quality.

- 4.6 Development of the site has the potential to lead to minor adverse effects on the landscape through localised visual impact and impact on local character and setting. The site is neighboured by low density single-storey housing to the north-east, Horcott Industrial Estate to the north-west, one of Horcott Lakes to the south-west (a former gravel pit and Key Wildlife Site (KWS) and open countryside to the south-east. New development may impact upon local views from the adjacent bungalows on Faulkner's Close and the footpath adjoining the southern border of the site.
- 4.7 These views currently include a natural area and the adjacent wooded Horcott Lake and may distract from its rural nature. However adverse effects are likely to be limited to the adjacent properties and are not expected to be significant considering the existing residential development and industrial estate present. Vegetation surrounding the site also provides a level of screening which may mitigate against adverse effects.
- 4.8 Although it may be argued that the site would be in keeping with the existing built form (bound by bungalows to the north and to the west by a fence/carpark for the Horcott Business Park) the setting of the site with the Horcott Lakes to the south and open countryside to the east is an integral part of the character of the area. Development has the potential to adversely impact upon the special characteristics (and views) of the lake which are integral to the character of the Neighbourhood Plan area.
- 4.9 The site is therefore also of community value. There are well-used paths running through the site, and four or five houses on adjoining land have access gates onto this plot. There is also a permissive footpath between the south of the site and the northern Horcott Lake. Views of the lake are highly valued by the local community; with access having a positive effect on residents' quality of life and overall neighbourhood satisfaction.
- 4.10 The site has numerous biodiversity constraints. The site is located within 1.4km of the Cotswold Water Park Site of Special Scientific Interest (SSSI) and subsequently is located within a SSSI Impact Risk Zone (IRZ) for 10+ residential units. IRZ zones have been developed by Natural England, and define zones around each SSSI which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts.⁷ Given the site has an indicative capacity of 27 residential units, it is thought that development has the potential to lead to adverse effects on the SSSI. However it is noted that CDC reduced the proposed number of dwellings to twelve predominately on ecological grounds. In this context, given the size of the site, the low level of development proposed, and the distance of the site from the SSSI, it is unlikely that any impact on the SSSI would be significant.
- 4.11 As discussed above, there is a Key Wildlife Site (KWS) located adjacent to the south-western site boundary, which coincides with Horcott Lakes, and is rich in biodiversity. This richness extends within the site; including a thick tree belt, grassland and scrubland, which includes BAP Priority Habitat (Deciduous Woodland) and National Forest (Broadleaved Woodland). These habitats are likely to host many different species, some of which may also be BAP protected. Additionally, there are likely to be numerous aquatic habitats and species present in close proximity to the site, given the nearby lake. This may include otters, which have been identified by FTC as potentially present given prevention measures being undertaken at the site (fishing club requesting permission to install fencing). If protected species were to be identified at the site then the impact of development would require further investigation and potential mitigation.
- 4.12 The extensive biodiversity present within and adjacent to the site (including within the KWS) is also likely to support connectivity.
- 4.13 The Groundwater Monitoring and Review of Flood Risk at Fairford (WRA, 2018) states that *"F_44 is low-lying and vulnerable to groundwater flooding"* and that *"No area can be considered suitable at this location."* The site is therefore of high risk of groundwater flooding. With the high ground water level and related run-off issues, development here would increase flood risk

⁷ Natural England (2018) Natural England's Impact Risk Zones for Sites of Special Scientific Interest: User Guidance [online] available at: https://magic.defra.gov.uk/Metadata_for_magic/SSSI%20IRZ%20User%20Guidance%20MAGIC.pdf

downstream with likely adverse impacts on the sensitive drainage system of the Fairford Air Base.

- 4.14 The site is located within flood zone 1 which is of low risk of fluvial flooding.
- 4.15 In terms of water quality, the Water Cycle Study carried out for the District (JBA, 2015) predicts that the waste water treatment works (WwTW) at Fairford will require some infrastructure upgrade to accommodate higher flows and/or to prevent a Water Framework Directive (WFD) deterioration.
- 4.16 The Study further concluded that Fairford Sewerage Treatment Works (STW) has limited spare capacity without the need for an upgrade. Development of sites greater than 15 units are identified as likely to require local network improvements. Given the indicative capacity for the site is 27 units it is thought that improvements would be necessary. Additionally, local knowledge indicates Faulkner's Close has recently documented issues of sewerage flooding. In December 2013 and for several weeks in January 2014 some houses in Faulkner's Close suffered from restricted toilet use and/or sewage flooding.
- 4.17 It is expected that infrastructure upgrades will be required to serve the planned growth within the settlement. Further modelling will be required to determine the scale of the water supply infrastructure upgrades that may be needed (JBA, 2015).
- 4.18 The site is also within Groundwater Source Protection Zone (SPZ) 1. This zone has a minimum radius of 50m where groundwater supplies are at risk from potentially polluting activities and accidental releases of pollutants. The Environment Agency's groundwater protection policy sets the tightest controls on human activity in this zone.

Recommendations

- 4.19 While the site holds a number of potential issues including access, landscape, community value, biodiversity, sewerage, groundwater flood risk, and access to education; none are considered sufficient to rule the site out for development. It is recognised that the Groundwater Monitoring and Review of Flood Risk at Fairford (WRA, 2018) concludes "*no area can be considered suitable at this location*", however it is not considered that mitigation measures have yet been explored.
- 4.20 The site is therefore potentially suitable, if the above issues can be resolved. If it can be demonstrated that the site's serious groundwater flooding issues cannot be mitigated, it would not be appropriate to allocate in the Neighbourhood Plan.
- 4.21 If protected species were identified at the site then the impact of development would require further investigation and potential mitigation. Mitigation is further discussed within Section 5.8 of this Report.

Site 2: Land west of Horcott Road (SHELAA Ref F_50)



SHELAA findings

4.23 SHELAA concludes site is unsuitable:

- The site prevents the coalescence of Horcott and Fairford and provides a green space that forms the setting of the Conservation Area and its relationship with the countryside, which would be removed by the site's development.
- There is also non-designated heritage assets within the western part of the site, which is a historic stone field shelter and enclosure. These structures and their field setting would be severely compromised by development, even if retained.
- There are also highways concerns at Horcott Road's junction with London Road.

4.24 See Appendix A for further details.

Site assessment findings

Site development potential

4.25 Land west of Horcott Road is approximately 4.53 ha in size and based on this area has the potential to deliver 102 dwellings. Currently, the site is in agricultural use (improved pasture) and is located adjacent to the settlement boundary, to the south of the town. Topographically, the site slopes from north to south.

4.26 There are concerns regarding the suitability of providing access via Horcott Road. Horcott Road is relatively narrow with an 18T weight limit from Totterdown Lane to the junction with the A417. There is restricted visibility on a section just north of the site and particularly at the A417 cross-roads junction, which could be a safety issue. This junction is already highly utilised and experiences traffic at peak times due to the access it provides to schools and amenities in the town. Additionally, it is noted that the former Coln House School building at the junction with the A417 is listed and therefore junction improvements (i.e. widening) would be unlikely to be achievable.

4.27 It is recognised that the site is being promoted for 92 dwellings and associated ancillary works.

Key constraints

- 4.28 The historic environment is a key constraint for the site. The site is surrounded by heritage, with the following being located within 250m of the site:
- Fairford Conservation Area adjacent to site
 - Grade II listed building 150m northwest of the site;
 - Grade II listed Burdocks 250m southwest of the site;
 - Grade II listed Pavilion to the south east of Burdocks 250m southwest of the site; and
 - Historic stone field shelter and enclosure non-designated heritage asset within the western part of the site.
- 4.29 These heritage assets and their settings would likely be adversely impacted by development, despite existing vegetation providing some level of screening. Notably, the site is an important part of the rural setting of this end of the Fairford Conservation Area. The Study of Surrounding Key Settlements in Cotswold District Update (2015) describes the edges of Fairford as recessive and indented with an incremental mix of traditional buildings to the north within the Conservation Area, linear development further south, and a small hedged field to the rear of properties.
- 4.30 In this context, it is noted that the “Character and appearance of the area and the setting of Fairford Conservation Area” was the main issue identified by the Inspector and agreed by the Secretary of State, dismissing the appeal and refusing planning permission at the site (2016).
- 4.31 To the north of the site is the edge of the settlement and a low stone wall with other low field boundaries allowing glimpsed and filtered views through maturing trees from the A417. A public footpath also runs along the northern edge of the site linking the settlement to the countryside to the south west, which may have views impacted by new development. Horcott Road to the north east is fenced with occasional trees within the site, and here there is also relatively clear views. The Study of Surrounding Key Settlements in Cotswold District Update (2015) states that when combined with the playing fields along the River Coln, the site provides a green gap between Fairford and Horcott. The Study concludes that the site is of high/medium landscape sensitivity.
- 4.32 In this context, development of the site may remove contact between the Conservation Area and the wider countryside on this side of the settlement which would be undesirable. New development would enclose fields to the north of the site that provide the setting to the western end of the Conservation Area, which features recessive but attractive traditional buildings which form a positive introduction to the old settlement. This would adversely impact the local character of the town which is highly valued by residents.
- 4.33 It is also noted that development would result in coalescence of the town with Horcott. Development would close the gap between Horcott and Fairford and effectively create a continuous belt of housing from Totterdown Lane to the A417. The site therefore functions as an important green gap between Horcott and Fairford.
- 4.34 It is recognised that there are pockets of development with planning permission in close proximity to the site, which may impact upon the existing character of the area. Development of the site in conjunction with recent development would further alter the existing settlement pattern, effectively creating ribbon development northwest-southeast along Horcott Road. Development of the site may also set precedent for supplementary development to the south of the A417 which would further encroach upon Horcott and significantly increase the built form of Fairford.
- 4.35 In terms of biodiversity designations, the site is located within 2km of Cotswold Water Park SSSI and is within a SSSI IRZ for 10 residential units. However, given the size of the site and the distance of the site from the SSSI, it is unlikely that any impact on the SSSI would be significant. There is a KWS located adjacent to the site to the south east which coincides with Horcott Lakes. This includes BAP Priority Habitat Inventory Deciduous Woodland and National Forest Inventory Broadleaved Woodland. These habitats are likely to host many different

- species, some of which may also be BAP protected. Development has the potential to lead to minor adverse effects on the KWS through disturbance and indirectly through pollution.
- 4.36 Development may also lead to adverse effects on protected bat species present in an old barn on the site and could also affect migration routes of other wildlife between town/river and countryside to the west. In terms of habitat connectivity, trees and hedgerow extend across the site in a linear formation, which may provide a corridor for connectivity with the wider countryside. Further to this, there are trees and hedgerows lining the site to the east and south which may also provide habitats for species and aid connectivity.
- 4.37 A significant part of the site is classed as best and most versatile agricultural land. Development of best and most and versatile land is seen as a key issue for the site due to the loss of natural resources.
- 4.38 The Groundwater Monitoring and Review of Flood Risk at Fairford (WRA, 2018) concludes that *“part of the site along the southern boundary and south-west boundary will experience high groundwater levels, where the area lies along the boundary with the valley of the Dudgrove Brook.”* This part of the site is therefore of high risk of groundwater flooding. The site is located within flood zone 1 which is of low risk of fluvial flooding, although the southern end of the site has been subject to significant surface water flooding in wet winters (as indicated on the Environment Agency surface water flood risk map).⁸
- 4.39 In terms of water quality, the Water Cycle Study carried out for the District (JBA, 2015) predicts that the waste water treatment works for Fairford will require some infrastructure upgrade to accommodate higher flows and/or to prevent a WFD deterioration. Sites larger than 40 units may require catchment improvements downstream towards the pumping stations as they are nearing capacity. Proposed development (in the region of 50-100 units) may trigger the need for larger upgrades at the STW. Without increased capacity, development may result in increased sewage pollution of the River Coln and areas downstream.
- 4.40 Given the indicative capacity for the site is 102 units it is expected that infrastructure upgrades will be required to serve the planned growth of the settlement. Further modelling will be required to determine the scale of the water supply infrastructure upgrades that may be needed (JBA, 2015). Further modelling is also needed to determine water supply upgrades required.
- 4.41 The site is also notably constrained in terms of access to services and facilities. Of particular concern to local residents is that the site is outside the primary school catchment.

Recommendations

- 4.42 The site is available; however, it is not considered suitable due to several significant constraints. These include landscape, rural character, risk of groundwater flooding, the setting of Fairford Conservation Area and the town itself, loss of agricultural land, and access via Horcott Road.

⁸ Gov.uk (2019) Flood Warning Information Service [online] available at: <<https://flood-warning-information.service.gov.uk/long-term-flood-risk/map?easting=415421.06&northing=201058.522>> last accessed 25/02/19

Site 3: Land Behind Milton Farm and Bettertons Close (SHELAA F_35B)



SHELAA findings

- 4.43 SHELAA concludes site is available, suitable and achievable, however a number of potential issues were identified. See Appendix A for further details.

Site assessment findings

Site development potential

- 4.44 Land behind Milton Farm and Bettertons Close is approximately 1.97 ha in size and based on this area has the potential to deliver around 47 dwellings. Currently, the site is in agricultural use (pasture/grazing as part of Milton Farm) and is located within the settlement boundary, to the west of the town. Topographically, the site slopes gently from north to south.
- 4.45 It is considered that the proposed access to this site may be via the retained link from the new housing development to the south, although there is understood to be a ransom strip which is not currently within the control of the landowner of this site. This could be overcome through an agreement with the landowner.
- 4.46 It is noted that the site currently provides a link between Milton Farm and its central operational base. Local knowledge suggests a fully operational service road across the site to link the farm buildings to the land to the west would most likely be required if the farm remained in operation. The continued operation of the farm (with its associated farm traffic) may impact on the sale value of any new housing. The impact of increased traffic on approach roads would also need to be considered, although an access link has been retained from the new housing development to the south.
- 4.47 It is recognised that the site is allocated in the adopted Cotswold District Local Plan for 49 residential units. While the landowner has stated that the site is currently not available, the Local Plan Inspector's Report (June 2018) states that "The site is in a suitable location for development, and it is quite possible that the landowner's intentions could change again over the next ten years or so. I therefore consider there to be a reasonable prospect of 49 dwellings being built on the site by 2031."

Key constraints

- 4.48 Development at the site may lead to minor impacts on the landscape due to visual impact and impact on setting. The site forms an integral part of the character of Milton Farm, which is a working farm with land to the west of the site, and currently provides a link between the farm and its central operational base. Local knowledge suggests a fully operational service road across the site to link the farm buildings to the land to the west would most likely be required if the farm remained in operation. It is noted that farms in and around the town form part of Fairford's uniqueness and contribute considerably to the local character, being valued highly by local residents. The site, together with the connected paddock on Coronation Street, currently forms part of a green corridor separating the area of development around Welsh Way from the rest of the housing at the western end of Fairford and linking the Conservation Area to the wider countryside to the west. However, given the site is sandwiched between two sizeable new residential development schemes it could be considered that additional residential development would be in keeping with surrounding built form.
- 4.49 The site is 140m west of a Special Landscape Area (SLA) (White Consultants, 2015) and provides a visual, rural and green space corridor between the new developments to the north and south of the site and views from the PRoW to the west. Local knowledge suggests there are doubts of the viability of Milton Farm if housing development were to take place at this location, and that the loss of farm buildings would lead to adverse effects on the views from the SLA. This area with the Mill, Oxpens, river and Pitham brook path with the church in the background is identified by residents as the most highly valued landscape in Fairford; notably the importance of Milton Farm providing the backdrop to the SLA and shielding the views of the recently developed housing estates.
- 4.50 In terms of the historic landscape, development may have a minor impact on the setting of Fairford Conservation Area, located to the south-east of the site. While not within the Conservation Area, the site does have a connection with the heritage of the Conservation Area and holds important views. However, as discussed above, the site is located between two new large residential development schemes. It is therefore considered that further additional residential development at this location would not lead to significant adverse effects on the Conservation Area or the wider historic landscape.
- 4.51 The site is also 270m southwest of Fairford Saxon Cemetery Scheduled Monument. However, existing built form screens the site from the Scheduled Monument and therefore any adverse effects on the setting of the Scheduled Monument are expected to be minor and possibly avoided if existing screening is maintained and enhanced.
- 4.52 The Water Cycle Study (JBA, 2015) carried out for the District predicts that the waste water treatment works (WwTW) at Fairford will require some infrastructure upgrade to accommodate higher flows and/or to prevent a WFD deterioration. Sites larger than 40 units may require catchment improvements downstream towards the pumping stations as they are nearing capacity. Without increased capacity, development may result in increased sewage pollution of the River Coln and areas downstream.
- 4.53 It is expected that infrastructure upgrades will be required to serve the planned growth within the settlement. Further modelling will be required to determine the scale of the water supply infrastructure upgrades that may be needed (JBA, 2015).
- 4.54 The Groundwater Monitoring and Review of Flood Risk at Fairford (WRA, 2018) concludes that the site "*should have reasonable freeboard during times of high groundwater*" (freeboard is the distance from the water level to the ground level). The site is therefore considered to be of low risk of groundwater flooding. The site is located within flood zone 1 which is of low risk of fluvial flooding.
- 4.55 The site is within Groundwater SPZ 1. This zone has a minimum radius of 50m where groundwater supplies are at risk from potentially polluting activities and accidental releases of pollutants. The Environment Agency's groundwater protection policy sets the tightest controls on human activity in this zone.

- 4.56 The site has medium biodiversity value; mature hedgerows surround the site and there is evidence of bird and mammal presence. Mature hedgerows are also expected to provide connectivity. The site is within SSSI IRZ for 50 residential units; however, it is noted that the indicative capacity for the site is 47 units which is marginally below the 50-dwelling threshold. Nonetheless potential adverse effects on the SSSI should be considered. In this context, it is recognised that there is a potential impact on SSSIs downstream due to a sewage system capacity issue.
- 4.57 The site is located on Grade 3 agricultural land. At this stage it is unknown if this is Grade 3a (best and most versatile) or 3b. Development of best and most versatile agricultural land would be a key issue for the site due to the loss of natural resources.
- 4.58 The site has poor accessibility to services and facilities, being located 1km from shops and the town centre. It is considered that dependent on site access secured, distance to the town centre may exceed this distance. Access to the town centre would likely be via a discontinuous footway and narrow carriageway along Mill Lane.

Recommendations

- 4.59 A number of potential issues have been identified for this site including access, loss of agricultural land, WwTW, landscape, character of the settlement, and heritage. The site could be suitable for development if these issues are resolved/ appropriately addressed.

Site 4: Land north of Farmor's School (Ref 51_D)



SHELAA findings

4.60 Site has not been assessed through the SHELAA process.

Site assessment findings

Site development potential

- 4.61 Land north of Farmor's School is approximately 6.30 ha in size and based on this area has the potential to deliver around 164 dwellings. Currently, the site is in agricultural use (pasture) and is located adjacent to the settlement boundary, to the north of the town. Topographically, the site is relatively flat with some gentle sloping.
- 4.62 The proposed access to this site is expected to be via Leafield Road. The site is located adjacent to Farmor's School, and as such parking and safety is an issue along Leafield Road at peak times (i.e. at the beginning and end of the school day). It is noted that Gloucestershire Highways had a scheme in place for road improvements at this location however this has been suspended. This has been addressed in a different way by the approved Fairford Primary School expansion scheme.
- 4.63 It is recognised that the site is being promoted for community space and some small-scale retirement/sheltered housing.

Key constraints

- 4.64 Development of the site would lead to significant landscape (and historic landscape) impacts. The site is located to the north of the settlement in the open countryside and holds characteristic long-distance views. The site also falls wholly within the SLA (White Consultants, 2015). While it is recognised that there are trees and woodland lining field boundaries, limiting characteristic views to some extent, it is nonetheless considered that development would adversely impact upon the features of the SLA, which give the area a sense of unity with the Cotswolds to the north.
- 4.65 The site is located adjacent to Farmor School and would extend the build form to the north if development were to take place, encroaching upon the open landscape/SLA. This may set precedent for further development to the north, which may impact upon the setting of the

- Cotswold AONB. However it is noted that the landscape to the north of the site is afforded a level of protection provided by Local Plan Policy EN6 (Special Landscape Area).
- 4.66 Being along the northern boundary, the site contributes to the historic setting of Fairford, which is valued highly by residents. Residents utilise the Pitham Brook permissive path located to the north of the site, which is valued as a community asset. The Pitham Brook Path is not a public footpath in the legal sense, but the public are able to use it when it is open. The path is closed every Tuesday.
- 4.67 The site also holds views of the Grade II Listed obelisk in Fairford Park (Votive Column Monument). The obelisk is a landscaping feature built in the 1750s, left from the original Fairford Park estate.
- 4.68 The site is in close proximity to the River Coln, which can be seen from the site itself. Again, the impact on views of this natural feature is a concern for development of the site. There is part of the site, in the triangle formed by the woods to the west and the line of conifers along the northern boundary of Farmor's School, which is effectively screened from view of the river. Additionally, an avenue of trees extends along the site which are characteristic of the area and an important feature of the landscaped Fairford Park. The main function of this avenue of trees is to provide a line of view from the old Fairford Park stables courtyard to the Grade II listed obelisk. These trees provide some minor screening for the site. However, allowing for retention of the avenue of trees referred to would leave relatively little space potentially suitable for development.
- 4.69 In terms of biodiversity, the site is approximately 2.1km northwest of Cotswold Water Park SSSI and is within a SSSI IRZ for 50 residential units. The River Coln is designated a KWS, which is 500m west of the site. Development has the potential to adversely impact upon the biodiversity value of the sites through disturbance and indirectly through pollution.
- 4.70 In terms of the biodiversity value of the site itself, the site is entirely Woodpasture and Parkland BAP Priority Habitat, and there is an avenue of trees and hedgerows which extends along the field boundary. These biodiversity features have the potential to support numerous species (notably birds) and provide connectivity to the wider countryside.
- 4.71 The Groundwater Monitoring and Review of Flood Risk at Fairford (WRA, 2018) concludes that the site *"is at a higher elevation and should achieve the required freeboard"* (freeboard is the distance from the water level to the ground level). The site is therefore considered to be of low risk of groundwater flooding. The site is located within flood zone 1 which is of low risk of fluvial flooding.
- 4.72 The Water Cycle Study carried out for the District (JBA, 2015) predicts that the WwTW at Fairford will require some infrastructure upgrade to accommodate higher flows and/or to prevent a WFD deterioration. Sites larger than 40 units may require catchment improvements downstream towards the pumping stations as they are nearing capacity. Proposed development (in the region of 50-100 units) may trigger the need for larger upgrades at the STW. While the indicative capacity of the site is 164 it is thought that this site would not be allocated for residential development. Nonetheless, without increased capacity, new built development may still result in increased sewage pollution of the River Coln and areas downstream.
- 4.73 It is expected that infrastructure upgrades will be required to serve the planned growth within the settlement. Further modelling will be required to determine the scale of the water supply infrastructure upgrades that may be needed (JBA, 2015).
- 4.74 The site is not connected with the existing settlement of Fairford, being over 1km from the town centre and shops, restricting accessibility for residents and increasing reliance on the car for access to day-to-day services. The site would therefore would not relate well to the settlement and would constitute isolated development and therefore would be contrary to NPPF (2018).

Recommendations

- 4.75 This site is available however has major constraints in terms of location, landscape and historic environment. While landscape and historic environment constraints may be mitigated, the location of the site is not suitable for housing development. The site is not connected with and would not relate well to the existing settlement and would be contrary to NPPF policies (2018).

Site 5: Land north of Crabtree Park & Land off Leaffield Road (SHELAA Ref F_51B & F_51C)



SHELAA findings

4.76 SHELAA concludes site is available and achievable but not suitable for development:

- The site is part of a field used for arable farming, which is generally flat and has long views.
- The site has no defined northern boundary.
- The site is adjacent to the Special Landscape Area to the west and the Conservation Area to the south-west.
- The site's development would be an intrusion into the open countryside, the scale of which would be too large in the context of the town. It would also compromise views of the town from Public Rights of Way.
- There are also concerns about how the site would be accessed and that the amount of development would require strategic level infrastructure upgrades.

4.77 See Appendix A for further details.

Site assessment findings

Site development potential

- 4.78 Land north of Crabtree Park & Land off Leaffield Road is approximately 17.40 ha in size and based on this area has the potential to deliver around 261 dwellings. Currently, the site is in agricultural use (arable) and is located adjacent to the settlement boundary, to the north of the town. Topographically, the site slopes gently from north to south.
- 4.79 The proposed access to this site is expected to be partly via Hatherop Road, with the eastern part of the site likely to be accessed from Leaffield Road. Local knowledge suggests that there would be various pedestrian/cycle access points, including to Lovers Walk and the estates to the south. However, access should nonetheless take into consideration infrastructure improvements given the scale of development proposed. For example, improvements to the junction at the end of Hatherop Road would ensure access to the school is maintained (i.e. road does not become significantly congested).
- 4.80 It is recognised that the site was being proposed in the SHELAA for up to 400 dwellings in combination with Site 6: Land east of Aldsworth Close (SHELAA Ref F_51A), but is currently only being promoted for about 130 in conjunction with landscaping and infrastructure benefits.
- 4.81 The site owner, The Ernest Cook Trust (ECT), has proposed a scheme on this site for a limited number of houses adjoining the existing town boundary with parkland, green spaces and tree screening which would mitigate effects on the landscape, and maintain the open setting.

Key constraints

- 4.82 Significant landscape constraints exist for this site. Located on the northern extent of the town, development of the site would act as an urban extension, extending the existing built form into the open countryside. The site has no definitive northern boundary and is adjacent to the Special Landscape Area (SLA) to the west. The scale of development proposed would be particularly large in the context of the town and may also set precedent for further development to the north. However it is noted that the landscape to the northwest of the site is afforded a level of protection by Local Plan Policy EN6 (Special Landscape Area).
- 4.83 However, the site slopes slightly to the south towards the town, limiting long distance views in to and out of the site to the wider landscape. From the south (along Lovers Walk) the site is screened entirely by dense vegetation which includes three groups of individual Tree Preservation Orders (TPOs). From other directions, mature trees and hedgerows restrict views into the site, for example from the PRoW along the southern boundary of the site.
- 4.84 In terms of the historic landscape, the site is adjacent to a corner of Fairford Conservation Area to the south-west. Development may impact upon the open setting of this heritage asset. The site is screened almost entirely from this by the primary school and adjacent belt of trees which may limit adverse effect on the setting of the Conservation Area. However development would still change the character of the rural area immediately to the east of the primary school.
- 4.85 Minor biodiversity constraints exist, given the arable field, trees and hedgerows extending along the sites boundaries and through the centre of the site. These habitats have the potential to support species and provide connectivity to the wider countryside.
- 4.86 The Groundwater Monitoring and Review of Flood Risk at Fairford (WRA, 2018) concludes that *“the low-lying parts of this area do not achieve the desired freeboard; and would be subject to groundwater flooding.”* (freeboard is the distance from the water level to the ground level). Part of the site is therefore of high risk of groundwater flooding. The site is located within flood zone 1 which is of low risk of fluvial flooding.
- 4.87 The Water Cycle Study carried out for the District (JBA, 2015) predicts that the waste water treatment works (WwTW) at Fairford will require some infrastructure upgrade to accommodate higher flows and/or to prevent a WFD deterioration. Sites larger than 40 units may require catchment improvements downstream towards the pumping stations as they are nearing

capacity. Proposed development (in the region of 50-100 units) may trigger the need for larger upgrades at the STW. The indicative capacity for this site is 261, significantly exceeding the 50-100-unit threshold. Without increased capacity, development may result in increased sewage pollution of the River Coln and areas downstream.

- 4.88 It is expected that infrastructure upgrades will be required to serve the planned growth within the settlement. Further modelling will be required to determine the scale of the water supply infrastructure upgrades that may be needed (JBA, 2015).
- 4.89 It is considered that while the south of the site is well connected to the settlement, as the site extends further to the north there is a level of disconnect from the settlement, with the northern extent of the site being particularly distant from the town (over 1km from the centre and shops). Therefore the further development extends north, the further walking distance to local services and facilities. This may restrict accessibility for some residents and could increase reliance on the car for access to day-to-day services.

Recommendations

- 4.90 The key issues for development at this site are landscape, risk of groundwater flooding, location in terms of distance to the settlement, and infrastructure capacity given the size and scale of the site in relation to the town. This site is therefore not suitable for development at the scale envisaged in the SHELAA.
- 4.91 However taking the above constraints into consideration, it is recognised that the southern half of the site could be taken forward for the purposes of the Neighbourhood Plan. The development of the south of the site in isolation coincides with the scheme proposed by Ernest Cook Trust (ECT). This includes the area south of the hedgerow running east-west through the site – see photos above.
- 4.92 As identified in Section 4.78, the ECT outline scheme is expected to include significant public open space and tree planting (potentially including a community orchard) providing screening from the wider landscape. However, it is noted that southern parts of the site close to ditches and Lovers Walk are subject to groundwater flooding risk. Development of the site would therefore need to take this into consideration, avoiding areas of flood risk where possible, and consider options for mitigation. Mitigation is further discussed within Section 5.7 of this Report.
- 4.93 Given the size and capacity of the site, and therefore depending on the scale of development proposed, wider infrastructure provision would also need to be planned for before the site was allocated to ensure the town has capacity for new development. This is of particular importance considering the high level of development recently seen in Fairford.

Site 6: Land east of Aldsworth Close (SHELAA Ref F_51A)



SHELAA findings

4.94 SHELAA concludes site is available and achievable but not suitable for development:

- The site is part of a field used for arable farming, which is generally flat and has long views.
- The site has no defined northern boundary.
- The site's development would be an intrusion into the open countryside, the scale of which would be too large in the context of the town. It would also compromise views of the town from Public Rights of Way.
- There are also concerns about how the site would be accessed and that the amount of development would require strategic level infrastructure upgrades.

4.95 See Appendix A for further details.

Site assessment findings

Site development potential

4.96 Land west of Aldsworth Close is approximately 22.88 ha in size and based on this area has the potential to deliver around 343 dwellings. Currently, the site is in agricultural use (arable) and is located adjacent to the settlement boundary, to the east of the town. Topographically, the site is relatively flat, rising slightly to the north.

4.97 The proposed access to this site may be via Hatherop Road or Hatherop Lane. Given the scale of development proposed infrastructure improvements will be required. For example, improvements to the junction at the end of Hatherop Road would ensure access to the school is maintained (i.e. road does not become significantly congested), and local knowledge suggests improvements to the junction of Hatherop Lane with the A1417 should also be considered

4.98 It is recognised that the site is being promoted for up to 400 dwellings in combination with Site 5: Land north of Crabtree Park & Land off Leaffield Road (SHELAA Ref F_51B & F_51C).

Key constraints

- 4.99 In terms of landscape, development of the site would likely be an intrusion into the open countryside, the scale which would be particularly large in the context of the town leading to adverse effects on the landscape character and wider landscape setting. This may also set precedent for further development to the east into the open landscape.
- 4.100 It is however noted that the site is screened to some extent by vegetation surrounding the site, limiting adverse effects on views from the PRow to the north of the site.
- 4.101 The site has minor biodiversity constraints. Arable field, trees/hedgerows extend along the field boundary particularly to the south of the site. These biodiversity assets have the potential to support protected species and provide connectivity to the wider countryside.
- 4.102 The Groundwater Monitoring and Review of Flood Risk at Fairford (WRA, 2018) concludes that *“the low-lying parts of this area do not achieve the desired freeboard; and would be subject to groundwater flooding”* (freeboard is the distance from the water level to the ground level). Part of the site is therefore at high risk of groundwater flooding. The site is located within flood zone 1 which is of low risk of fluvial flooding.
- 4.103 The Water Cycle Study carried out for the District (JBA, 2015) predicts that the waste water treatment works (WwTW) at Fairford will require some infrastructure upgrade to accommodate higher flows and/or to prevent a WFD deterioration. Sites larger than 40 units may require catchment improvements downstream towards the pumping stations as they are nearing capacity. Proposed development (in the region of 50-100 units) may trigger the need for larger upgrades at the STW. The indicative capacity for this site is 343, significantly exceeding the 50-100-unit threshold. Without increased capacity, development may result in increased sewage pollution of the River Coln and areas downstream.
- 4.104 It is expected that infrastructure upgrades will be required to serve the planned growth within the settlement. Further modelling will be required to determine the scale of the water supply infrastructure upgrades that may be needed (JBA, 2015).

Recommendations

- 4.105 The site is unsuitable for allocation in the Neighbourhood Plan as it has a number of major constraints including landscape (long distance views, intrusion into the open countryside, scale of the site in the context of the town), partial risk of groundwater flooding, and infrastructure capacity (particularly considering the high level of development recently seen in Fairford).

Site 7: Jones' Field (SHELAA Ref F_15)



SHELAA findings

4.106 Concludes site is available but is not achievable. Suitability is uncertain:

- Site forms part of Fairford's historic landscape and is an important green space within the Conservation Area, contributing to the town's setting, character and its well defined historic edge.
- Development of the site would have a detrimental impact (employment and housing) on the setting of Morgan Hall (a Listed Building) and on the setting of Fairford Conservation Area.
- The site contains several mature trees, which form part of an area protected by Fairford's Conservation Area and is a Wood-pasture and Parkland Biodiversity Action Plan Priority Habitat.

4.107 See Appendix A for further details.

Site assessment findings

Site development potential

4.108 Jones' Field is approximately 2.31 ha in size and based on this area has the potential to deliver around 52 dwellings. Currently, the site is in agricultural use and is located adjacent to the settlement boundary, to the southeast of the town. Topographically, the site is relatively flat.

4.109 The proposed access to this site is expected to be via the London Road (A417). However local knowledge suggests that the existing gate is not sufficiently wide and is on the inside of a bend near the entrance to Cinder Lane, with restricted visibility (particularly to the east). Creating a new access or widening the existing one would likely require demolition of part of a Cotswold stone wall (in the Conservation Area) and may also adversely impact upon another feature of the historic curtilage of Morgan Hall (the ha-ha). This is discussed further below.

4.110 It is recognised that the site is being promoted for 20 lifetime home houses, public realm improvements, and a social hub pavilion.

Key constraints

- 4.111 The site holds minor landscape constraints, being in a rural grassed field enclosed by a Cotswold stone wall to the north and mature trees and hedges to the east and south. Mature trees are protected by a blanket TPO and contribute towards the screening of the site. This vegetation screening is likely to limit adverse effects on views in and out of the site, including from the PRoW (Cinder Lane) which runs north to south along the east of the site, and the Fieldway ancient pathway to the south of the site. To the west the site adjoins onto the land behind Morgan Hall, which again is screened significantly by the dense vegetation and mature trees lining the site.
- 4.112 The site is located within Fairford Conservation Area, and the Grade II listed Morgan Hall is located 200m west. The site adjoins the grounds of Morgan Hall and contains part of the historic ha-ha which was part of Morgan Hall. Development has potential to impact on the setting of Morgan Hall, and of the Conservation Area. However, it is noted that the site is well screened by vegetation and mature trees, limiting adverse effects on setting and character.
- 4.113 In terms of biodiversity, the site is Woodpasture and Parkland BAP Priority Habitat. A number of mature trees (discussed above) form part of and are protected by Fairford's Conservation Area. The trees, and other vegetation present are likely to provide valuable habitats for species, and act as a wildlife corridor, providing connectivity with the wider area.
- 4.114 Looking at designated sites, the site is located 1km north-west of Cotswold Water Park SSSI. Potential impact on SSSIs downstream due to sewage system capacity issue. However, it is noted that the proposed Scheme Location Sketch Document (undated) states that *"a sewage treatment plant will be installed to prevent any pressure on the local drainage network."* The details of which have not been confirmed.
- 4.115 The Groundwater Monitoring and Review of Flood Risk at Fairford (WRA, 2018) concludes that *"data suggests that [the site] satisfies requirements and the development area could be larger."* The site is therefore considered to be of low risk of groundwater flooding. The site is located within flood zone 1 which is of low risk of fluvial flooding.
- 4.116 The Water Cycle Study carried out for the District (JBA, 2015) predicts that the waste water treatment works (WwTW) at Fairford will require some infrastructure upgrade to accommodate higher flows and/or to prevent a WFD deterioration.
- 4.117 Sites larger than 40 units may require catchment improvements downstream towards the pumping stations as they are nearing capacity. Proposed development (in the region of 50-100 units) may trigger the need for larger upgrades at the STW. The indicative capacity for this site is 52, which falls within the 50-100-unit threshold. However, it is noted that the site is promoted for only 20 specialist housing units. Nonetheless, without increased capacity, development may result in increased sewage pollution of the River Coln and areas downstream.
- 4.118 It is expected that infrastructure upgrades will be required to serve the planned growth within the settlement. Further modelling will be required to determine the scale of the water supply infrastructure upgrades that may be needed (JBA, 2015).
- 4.119 The site is located within best and most versatile agricultural land. Development of best and most and versatile land is seen as a key issue for the site due to the loss of natural resources.
- 4.120 Access to services and facilities in the town centre is poor and would involve crossing the A417. It is noted that local knowledge suggests that access (onto the A417) is not straightforward. The existing gate, which is considered to not be sufficiently wide, is on the inside of a bend near the entrance to Cinder Lane, with restricted visibility particularly to the east. Creating a new access or widening the existing one would likely require demolition of part of a Cotswold stone wall (which is located within the Conservation Area).

Recommendations

- 4.121 There are a number of potential issues identified for this site including being located within Fairford Conservation Area, within the original grounds of Grade II listed Morgan Hall, including

a part of that listed building's historic curtilage (the ha and boundary wall), potential impacts on several TPOs and views from the PRoW (also ancient pathway), and loss of best and most versatile agricultural land. Access is also currently an issue for the site, and should be confirmed on to the A417; taking into consideration road safety and the protection of heritage assets present.

- 4.122 Providing these constraints can be effectively mitigated, the site is considered to be potentially suitable to take forward for the purposes of the Neighbourhood Plan. Mitigation is further discussed within Section 5.7 of this Report.
- 4.123 It is recognised that national planning guidance requires that the benefits of high quality agricultural land are taken into account in planning decision-making and that soils are protected and enhanced where possible. Careful planning and soil management can reduce soil degradation.⁹

⁹ Natural England (2015) Natural England Access to Evidence Information Note EIN009 Summary of Evidence: Land Use [online] available at: publications.naturalengland.org.uk/file/5874576670064640

Site 8: Land east of Bea Moor Place (SHELAA Ref F_38)



SHELAA findings

4.124 Concludes site is not suitable:

- It is considered that the site's development would have unacceptable impact on setting of Morgan Hall and the Conservation Area.
- The site is also currently landlocked and has access issues, although it has been proposed that this would be overcome by the demolition of a dwelling (derelict mobile home) that is in the ownership of the landowner (this still needs to be confirmed with the landowner). CDC conclude that the demolition of a dwelling within the Conservation Area would require further consideration.

4.125 Availability and achievability of the site is unknown. See Appendix A for further details.

Site assessment findings

Site development potential

4.126 Land east of Bea Moor Place is approximately 0.48 ha in size and based on this area has the potential to deliver around 12 dwellings. Currently, the site is in agricultural use (fallow) and is located adjacent to the settlement boundary, to the south of the town. Topographically, the site is relatively flat.

4.127 Access to the site would involve demolishing a present dwelling (derelict mobile home) that is in the ownership of the landowner, which is situated close to the bowling club on East End Road. The landowner engaged developers to put forward an application using this access route, and it is noted that the dwelling was never a permanent fixture. The Examiner of the previous Fairford Neighbourhood Plan (2017) indicated that the removal of the dwelling would improve Fairford Conservation Area.

4.128 It is recognised that a proposal for the area is being developed to include parking for staff at the nearby doctors' surgery and a limited number of low level retirement bungalows.

- 4.129 Beaumont Place to East end is a narrow, quiet road which may not have capacity for a significant increase in vehicle use. However, it is thought that the increased use may not be detrimental to the road given the surgery car park would be for staff (therefore only busy at the beginning and end of the day), and only a small number of specialist housing is proposed.

Key constraints

- 4.130 The site holds minor landscape issues, being located in a rural grassed field, relatively enclosed by a Cotswold stone wall to the north, hedgerows to the east, hedgerows backing onto three bungalows on the South, and Beaumont retirement home to the west. Development would impact views from the bungalows on the south side of the site and Beaumont Place retirement homes adjacent to the west side of the site, as well as from the PRow through the north of the site. Some screening is provided by existing vegetation lining the site.
- 4.131 The site is located within Fairford Conservation Area. Development therefore has the potential to impact upon the integrity of the Conservation Area, and/ or its setting. Further heritage assets potentially affected by new development at this site include the Grade II listed Moor Farmhouse located 100m south of the site and the Grade II listed Morgan Hall, located 120m north of the site. Development of the site may impact upon the historic setting of these buildings; however, some on-site screening is provided by vegetation which limits adverse effects.
- 4.132 The Groundwater Monitoring and Review of Flood Risk at Fairford (2018) concludes that the site is close to a *“monitoring well at Riverdale which showed a risk of groundwater flooding in T200 conditions”* (T200 identifies 200-yr max groundwater level). This would suggest that raising the ground level would be required, which may increase the visual impact of the site, and therefore may further impact on the setting of Morgan Hall.
- 4.133 The site is located within flood zone 1 which is of low risk of flooding, however there are small areas of low risk of surface water flooding within the site.
- 4.134 A small section of the site is located within best and most versatile agricultural land; the development of which would lead to the loss of natural resources.
- 4.135 The site holds some community value, being regularly used by dog and other walkers, and has a PRow footpath running through it, connecting East End to the Cinder Track and the Horcott Lakes. However, potential use of the site as a surgery car park would benefit the local community by providing staff with alternative car parking space and avoiding on street parking in Keble Lawns which is detrimental to local access.
- 4.136 In terms of biodiversity, the area is bordered on the south and east by thick hedgerows and trees, which provide a natural habitat for nesting birds, insects, rabbits and other wildlife. These habitats may also provide connectivity with the wider area.
- 4.137 Looking at biodiversity designations, the site is located 1km north-west of the Cotswold Water Park SSSI and may impact the SSSI downstream due to sewage system capacity issues. Adjacent residential properties have historically experienced sewage issues.
- 4.138 The Water Cycle Study (JBA, 2015) carried out for the District predicts that the waste water treatment works (WwTW) at Fairford will require some infrastructure upgrade to accommodate higher flows and/or to prevent a WFD deterioration. Fairford STW has limited capacity without the need for an upgrade. Development sites greater than 15 units are likely to require local network improvements. The indicative capacity of the site is 12 residential units, and the proposal for the site will likely be for 8 specialist houses. However, it is noted that Beaumont Place is historically recognised for having sewage capacity/flooding issues. Local knowledge indicates that adjacent residential properties have recently experienced sewage issues.
- 4.139 Modelling will be required to determine the scale of the water supply infrastructure upgrades that may be needed (JBA, 2015).
- 4.140 A minor issue for the site is the poor access to the town centre. While the site is within 800m of the town centre, access would involve crossing the A417.

Recommendations

- 4.141 This site is available with a number of constraints; the most significant relating to, groundwater flooding, access and heritage. There is also the potential for loss of an area of best and most versatile agricultural land. Access is likely to be achievable once the demolition of the derelict dwelling is confirmed, and the impacts of increased vehicular use of East End are considered. However, this is not yet confirmed.
- 4.142 Providing the constraints identified can be effectively mitigated, the site is considered to be potentially suitable to take forward for the purposes of the Neighbourhood Plan. Mitigation is further discussed within Section 5.7 of this Report.
- 4.143 However, if it can be demonstrated that the groundwater flooding issue would entirely preclude development on the site, it would not be appropriate to allocate in the Neighbourhood Plan.
- 4.144 It is recognised that national planning guidance requires that the benefits of high quality agricultural land are taken into account in planning decision-making and that soils are protected and enhanced where possible. Careful planning and soil management can reduce soil degradation.
- 4.145 A proposal for the area to be developed to include parking for doctors/staff at the nearby surgery and limited numbers of low level retirement bungalows would be most suitable for the site given its constraints.

Site 9: Land at London Road (SHELAA Ref F_39D)



SHELAA findings

4.146 Site not assessed through the SHELAA for housing as the site has extant planning permission (Ref: 13/03793/OUT). Permission has now been granted for eight dwellings on this site (Application ref 18/02389/FUL).

Site assessment findings

Site development potential

4.147 Land at London Road is approximately 0.49 ha in size and based on this area has the potential to deliver around 12 dwellings. Currently, the site is vacant land and is located within the settlement boundary, to the south of the town. Topographically, the site is relatively flat.

4.148 The proposed access to this site is expected to be directly from 'June Lewis Way' located on the southern boundary of the site, and from a private highway constructed from 'Morecombe Way'. It should be noted that 'Morecombe Way' and 'June Lewis Way' were constructed recently as part of the Bovis development 'Keble Fields' located to the south of the site.

4.149 Permission has now been granted for eight dwellings on this site (Application ref 18/02389/FUL).

Key constraints

4.150 The site has minor landscape constraints. The site is bounded to the north by trees and an existing watercourse, to the south and west by existing roads, and to the east by an existing property and hedgerows. The site is screened from the A417 to the north by dense vegetation. The adjacent road to the south coincides with the new residential development named Keble Fields on land at London Road to the south and west. Keble Fields will comprise around 120 dwellings and is currently being constructed. It is therefore considered that the principle of residential development near the site is well established. As such, development of the site is expected to be in keeping with the surrounding residential development.

4.151 Vegetation along the site's boundaries will reduce effects on views into and out of the site, including views of the existing watercourse. Additionally, the landscape proposals provided for the proposed new development include detailed landscaping i.e. maintaining and enhancing tree cover and providing buffering.

- 4.152 Biodiversity constraints include the Cotswold Water Park KWS located 300m south-east of the site, and the Cotswold Water Park SSSI within 1km. Development has the potential to adversely impact upon these designated sites through habitat fragmentation/loss, and possible pollution during construction. However, given the scale of the development proposed and the current construction taking place at Keble Fields, any adverse effects are not expected to be significant.
- 4.153 On the site itself, there are several semi-mature/mature trees located along the northern/eastern boundaries of the site which are considered through the Ecology Survey carried out for the site (2018) to have moderate-low potential to support roosting bats. The site itself is also considered to provide moderate suitability for foraging and commuting bats due to boundary features comprising shrubs and trees. The site is also valuable for bird species and mammals such as hedgehogs and foxes. In addition to supporting species, these biodiversity features have the potential to aid connectivity with the wider area.
- 4.154 Flood risk drainage issues have been highlighted through the flood risk and drainage statement produced for the site (Calibro, 2018). This states that a small tributary watercourse is located close to the northern boundary of the site. The small tributary watercourse is part of the land drainage network that forms part of the River Thames catchment area. It is noted that Thornhill lakes are located approximately 350m to the south west of the site.
- 4.155 The Groundwater Monitoring and Review of Flood Risk at Fairford (WRA, 2018) concludes that *“data suggests that [the site] satisfies requirements and the development area could be larger.”* The site is therefore considered to be of low risk of groundwater flooding.
- 4.156 The site is located within flood zone 1 which is of low risk of fluvial flooding. In terms of surface water flooding, while the site itself is not at risk from surface water flooding, immediately adjacent to the site is an area of high surface water flood risk, along the sites northern boundary.
- 4.157 The site is located on best and most versatile land (Grade 2), although it is now a small isolated land parcel. The loss of this would have a negative effect on the areas natural resources.
- 4.158 A minor issue for the site is the limited access to the town centre. Residents would likely be reliant on the car for access.
- 4.159 A Water Cycle Study (JBA, 2015) carried out for the District predicts that the waste water treatment works (WwTW) at Fairford will require some infrastructure upgrade to accommodate higher flows and/or to prevent a WFD deterioration. Development sites greater than 15 units are likely to require local network improvements. The indicative capacity of the site is 12 residential units, and the proposal for the site will likely be for less than this, at 8 residential units. It is expected that infrastructure upgrades will be required to serve the planned growth within the settlement. Further modelling will be required to determine the scale of the water supply infrastructure upgrades that may be needed (JBA, 2015).

Recommendations

- 4.160 It is considered that with mitigation against loss of best and most versatile land, this site is suitable for development (as it is available and there are no further significant constraints). It is however noted that permission has now been granted at the site for eight dwellings (Application ref 18/02389/FUL).

Site 10: Field south east of granted planning permission at London Road (SHELAA Ref F_39C)¹⁰

SHELAA findings

- 4.161 Concludes site is developable, suitable and achievable (note for either limited housing (32 dwellings) or potentially employment development). See Appendix A for further details.

Site assessment findings

Site development potential

- 4.162 Field south east of granted planning permission at London Road is approximately 1.31 ha in size and based on this area has the potential to deliver around 31 dwellings. Currently, the site is in agricultural use (fallow field formally used for crop production), and is located adjacent to the settlement boundary, to the south east of the town. Topographically, the site is relatively flat.
- 4.163 The proposed access to the site is currently undetermined. Access may be possible through the employment estate/depot, but this is restricted due to present industrial activity and the road width. This would also need to be negotiated and is not in the landowners' control. There are concerns from the local community about intensification of access to the north. Another possible option for access would be via the adjacent Bovis home development.
- 4.164 It is recognised that the site is being promoted for residential or employment use.

Key constraints

- 4.165 Development of the site may lead to minor adverse effects on landscape due to visual impact and impact on setting, particularly from surrounding residential dwellings. However, the site is adjacent to an industrial area with no views in or out.
- 4.166 The site is located on best and most versatile agricultural land. The loss of this would have a negative effect on the areas natural resources.
- 4.167 In terms of the heritage value of the site, Cotswold District Council (CDC) indicate that an archaeological investigation would be needed at the site.
- 4.168 The site holds moderate biodiversity value, being surrounded by mature hedgerows and trees, and adjacent to the old railway embankment. This likely to be rich in biodiversity, including hedgerow birds, rabbits and insects. The railway embankment may also act as a habitat corridor, providing connectivity for wildlife throughout the area.
- 4.169 The site is also located 800m north of Cotswold Water Park SSSI, and 60m north of a KWS. Development has the potential to adversely impact upon these designated sites through habitat fragmentation and/or loss, and possible pollution during construction. However, considering the existing development surrounding the site it is thought that any adverse effects would not be significant.
- 4.170 Development of the site has the potential to impact on Cotswold Water Park SSSI downstream due to sewage system capacity issues, and water run off from the industrial site.
- 4.171 The Groundwater Monitoring and Review of Flood Risk at Fairford (WRA, 2018) concludes that *“part of the site is likely not to have sufficient freeboard”* (Freeboard is the distance from the water level to the ground level. Negative freeboard indicates water level above ground level). Part of the site is therefore at high risk of groundwater flooding. The site is located within flood

¹⁰ Photographs of this site not included as site was not accessible during site visit.

zone 1 which is of low risk of fluvial flooding. There are small areas of low risk of surface water flooding within the site (WRA, 2018).

- 4.172 The Water Cycle Study (JBA, 2015) carried out for the District predicts that the waste water treatment works (WwTW) at Fairford will require some infrastructure upgrade to accommodate higher flows and/or to prevent a WFD deterioration. Fairford STW has limited spare capacity without the need for an upgrade. Development sites greater than 15 units are likely to require local network improvements. The indicative capacity of this site is 32 units, exceeding the 15-unit threshold. Without increased capacity, development may result in increased sewage pollution of the River Coln and areas downstream.
- 4.173 It is expected that infrastructure upgrades will be required to serve the planned growth within the settlement. Further modelling will be required to determine the scale of the water supply infrastructure upgrades that may be needed (JBA, 2015).

Recommendations

- 4.174 The main constraint for development is access. Also of concern is that part of the site is at high risk of groundwater flooding and is also subject to surface water flooding, and development may lead to loss of best and most versatile agricultural land.
- 4.175 Providing these constraints can be effectively mitigated, the site is considered to be potentially suitable to take forward for the purposes of the Neighbourhood Plan. Mitigation is further discussed within Section 5.7 of this Report.
- 4.176 However if it can be demonstrated that the groundwater flooding issue would entirely preclude development on the site, it would not be appropriate to allocate in the Neighbourhood Plan

Site 11: Land west of Terminus Cottage (SHELAA Ref F_52)



SHELAA findings

4.177 Concludes site is developable, suitable and achievable. See Appendix A for further details.

Site assessment findings

Site development potential

4.178 Land west of Terminus Cottage is approximately 1.40 ha in size and based on this area has the potential to deliver around 34 dwellings. Currently, the site is in use as a horse paddock with some rough pasture and several outbuildings. The site is located adjacent to the settlement boundary, to the south east of the town.

4.179 The proposed access to the site would be directly from the A417, although there are concerns from the local community about intensification of access from the new housing development on London Road. This would particularly affect safety of pedestrian/cycle access. Alternative access would be from the employment estate, although this requires negotiation.

4.180 It is recognised that the site is being promoted for 65 residential units.

Key constraints

4.181 The site is neighbored by an employment estate to the south, new housing to the west and open countryside to the north and south-west. In terms of landscape, given the presence of new housing and the existing industrial estate, it is considered that the landscape is of low sensitivity to development. The site is well screened by vegetation with no views in or out; and would be in keeping with the built form to the south and west. However, the site currently acts as a green buffer between the A417 and the new housing. The 'green' approach to the town from the east is considered important to local residents, not least to limit the perception of ribbon development. Loss of this buffer has the potential to lead to minor adverse effects on the landscape to the east of the town.

4.182 The site is located on best and most versatile agricultural land. The loss of this would have a negative effect on the areas natural resources.

- 4.183 In terms of biodiversity designations, the site is 900m north of Cotswold Water Park SSSI and there is a KWS located 200m south of the site. Development has the potential to lead to minor adverse effects on these designated sites through disturbance and pollution.
- 4.184 There is rough pasture present on the site itself, and trees and hedgerows extend along the field boundaries particularly to the north, east, and west of the site. These biodiversity features have the potential to support species and provide connectivity to the wider countryside. Agricultural buildings may also have the potential to support protected species such as bats, however this is uncertain and may require further ecological survey work.
- 4.185 The Groundwater Monitoring and Review of Flood Risk at Fairford (WRA, 2018) concludes that *“part of the site is likely not to have sufficient freeboard”* (Freeboard is the distance from the water level to the ground level). Negative freeboard indicates water level above ground level). Part of the site is therefore at high risk of groundwater flooding. The site is located within flood zone 1 which is of low risk of fluvial flooding. There is an area of medium surface water flood risk to the north of the site.
- 4.186 The Water Cycle Study carried out for the District (JBA, 2015) predicts that the waste water treatment works (WwTW) at Fairford will require some infrastructure upgrade to accommodate higher flows and/or to prevent a WFD deterioration. Development sites greater than 15 units are likely to require local network improvements. The indicative capacity for the site is 34 residential units, exceeding this threshold. As such, without increased capacity, development may result in increased sewage pollution of the River Coln and areas downstream.
- 4.187 It is expected that infrastructure upgrades will be required to serve the planned growth within the settlement. Further modelling will be required to determine the scale of the water supply infrastructure upgrades that may be needed (JBA, 2015).
- 4.188 A significant issue for the site is the limited access, both on to the A417 and to the town centre. Notably, planning permission was recently refused for an additional dwelling at Station Cottage (17/03757/OUT) on grounds of inadequate visibility splays and access issues are similar, if not arguably greater at this location. Local knowledge suggests the developer at Station Cottage has been advised to discuss this issue with the highway authority and consider alternative access via the industrial estate or Site 10 (Field south east of granted planning permission at London Road) (which would need to be negotiated)).

Recommendations

- 4.189 The main constraint for development is access. Also of concern is that part of the site is at high risk of groundwater flooding and is also subject to surface water flooding, and development may lead to loss of best and most versatile agricultural land.
- 4.190 Providing these constraints can be effectively mitigated, the site is considered to be potentially suitable to take forward for the purposes of the Neighbourhood Plan. Mitigation is further discussed within Section 5.7 of this Report.
- 4.191 However if it can be demonstrated that the groundwater flooding issue would entirely preclude development on the site, it would not be appropriate to allocate in the Neighbourhood Plan.

5. Conclusions

Introduction

5.1 This site assessment has considered eleven potential sites for development within the Fairford Neighbourhood Plan area, listed below in Table 5.1. These have been evaluated utilising the consistent criteria presented in the pro-forma developed by AECOM.

Conclusions and recommendations

5.2 Eleven sites have been considered through the site assessment, which were reviewed through a combination of desktop assessment and site visits. The location of the sites is presented in Figure 1.2.

5.3 Seven of the eleven sites are assessed as potentially suitable, and could be taken forward for the purposes of the Neighbourhood Plan if constraints identified in Table 5.1 below can be overcome:

- Site 1: Land to rear of Faulkner's Close, Horcott (SHELAA Ref F_44);
- Site 3: Land behind Milton Farm and Betterton's Close (SHELAA Ref F_35B);
- Site 5: Land north of Crabtree Park & Land off Leafield Road (SHELAA Ref F_51B & F_51C)
- Site 7: Jones' Field (SHELAA Ref F_15);
- Site 8: Land east of Beaumont Place (SHELAA Ref F_38);
- Site 10: F_39C Field south east of granted planning permission at London Road; and
- Site 11: Land west of Terminus Cottage and Station (F_52).

5.4 These sites are considered potentially suitable for development on account of:

- The location and accessibility and of the sites; and
- The environmental constraints present.

5.5 As discussed above, these constraints would need to be addressed through further investigation, as well as mitigation, including appropriate design and layout of development. The sites may then be suitable for allocation through the Neighbourhood Plan.

5.6 It should be noted that two of the seven potentially suitable sites identified are allocations within the adopted Cotswold District Local Plan (Policy S5 (Fairford))¹¹.

¹¹ Cotswold District Council (2018) Cotswold District Local Plan (2011 – 2031) [online] available at: <https://www.cotswold.gov.uk/residents/planning-building/planning-policy/local-plan-2011-2031/>

Table 5.1 Suitability of sites for the purposes of the Fairford Neighbourhood Plan

Name	Size (ha)	Capacity (dwelling no.)¹²	SHELAA (2017) conclusion	AECOM Site Assessment conclusion (Appropriate for taking forward for the purposes of the Neighbourhood Plan?)
Site 1: Land to rear of Faulkner's Close, Horcott (SHELAA Ref F_44)	1.14	27	Site is available, suitable and achievable.	Potentially - the site could be suitable for development if numerous issues resolved. The site has serious ground water flooding issues which could rule development out if the risk cannot be mitigated. Other issues include access, surface water flooding, heritage and landscape.
Site 2: Land west of Horcott Road (SHELAA Ref F_50)	4.53	102	Site is unsuitable: <ul style="list-style-type: none"> • The site prevents the coalescence of Horcott and Fairford and provides a green space that forms the setting of the Conservation Area and its relationship with the countryside, which would be removed by the site's development. • There are also non-designated heritage assets within the western part of the site, which is a historic stone field shelter and enclosure. These structures and their field setting would be severely compromised by development, even if retained. • There are also highways concerns at Horcott Road's junction with London Road. 	No - the site is not considered a suitable development location due to several significant constraints including landscape, historic environment and access.
Site 3: Land Behind Milton Farm and Bettertons Close (SHELAA Ref F_35B)	1.97	47	Site is available, suitable and achievable.	Potentially - the site could be suitable for development if concerns regarding access, agricultural land, WwTW, and impact on landscape, settlement character and heritage are addressed. It is noted that the landowner has stated site is currently not available however the Local Plan Inspector's Report (June 2018) states that " <i>T=the site is in a suitable location for development, and it is quite possible that the landowner's intentions could change again over the next ten years or so. I</i>

¹² Indicative capacity calculated using AECOM's standard method; see Chapter 3 for further detail.

Name	Size (ha)	Capacity (dwelling no.) ¹²	SHELAA (2017) conclusion	AECOM Site Assessment conclusion (Appropriate for taking forward for the purposes of the Neighbourhood Plan?)
				<i>therefore consider there to be a reasonable prospect of 49 dwellings being built on the site by 2031."</i>
Site 4: Land north of Farmor's School	7.30	47	N/A	No - the site is not considered a suitable development location due to several significant constraints including landscape, historic environment and location.
Site 5: Land north of Crabtree Park & Land off Leafield Road (SHELAA Ref F_51B & F_51C)	17.40	261	<p>Site is available and achievable but not suitable for development:</p> <ul style="list-style-type: none"> • The site is part of a field used for arable farming, which is generally flat and has long views. • The site has no defined northern boundary. • The site is adjacent to the Special Landscape Area to the west and the Conservation Area to the south-west. • The site's development would be an intrusion into the open countryside, the scale of which would be too large in the context of the town. It would also compromise views of the town from Public Rights of Way. • There are also concerns about how the site would be accessed and that the amount of development would require strategic level infrastructure upgrades. 	Potentially - the southern half of the site is potentially suitable with no significant constraints (coinciding with the scheme proposed by ECT).
Site 6: Land east of Aldsworth Close (SHELAA Ref F_51A)	22.88	343	<p>Site is available and achievable but not suitable for development:</p> <ul style="list-style-type: none"> • The site is part of a field used for arable farming, which is generally flat and has long views. • The site has no defined northern boundary. • The site's development would be an intrusion into the open countryside, the scale which would be too large in the context of the town. It would also compromise views of the town from Public Right of Ways. 	No - the site is not considered a suitable development location at this time due to several significant constraints including landscape, groundwater flood risk and infrastructure capacity.

Name	Size (ha)	Capacity (dwelling no.) ¹²	SHELAA (2017) conclusion	AECOM Site Assessment conclusion (Appropriate for taking forward for the purposes of the Neighbourhood Plan?)
Site 7: Jones' Field (SHELAA Ref F_15)	2.31	52	<ul style="list-style-type: none"> There are also concerns about how the site would be accessed and that amount of development would require strategic level infrastructure upgrades. <p>Site is available but is not achievable. Suitability is uncertain:</p> <ul style="list-style-type: none"> Site forms part of Fairford's historic landscape and is an important green space within the Conservation Area, contributing to the town's setting, character and its well defined historic edge. Development of the site would have a detrimental impact on the setting of Morgan Hall (a Listed Building) and the Conservation Area. The site contains several mature trees, which form part of an area protected by Fairford's Conservation Area and is a Wood-pasture and Parkland Biodiversity Action Plan Priority Habitat. 	Potentially - the site could be a suitable development location if the issues relating to access, heritage, and loss of best and most versatile agricultural land are resolved.
Site 8: Land east of Beaumoor Place (SHELAA Ref F_38)	0.48	12	<p>Site is not suitable:</p> <ul style="list-style-type: none"> It is considered that the site's development would have unacceptable impact on setting of Morgan Hall and the Conservation Area. The site is also currently landlocked and has access issues, although it has been suggested that this could be overcome by the demolition of a dwelling (derelict mobile home) that is in the ownership of the landowner (this still needs to be confirmed with the landowner). CDC conclude that the demolition of a dwelling within the Conservation Area would require further consideration. 	Potentially - the site could be a suitable development location if numerous issues resolved; predominately access, heritage, amenity, ground water flood risk, and loss of best and most versatile agricultural land.
Site 9: Land at London Road (SHELAA Ref F_39D)	0.49	12	N/A	No - the site has planning permission and therefore it has been established that the site is suitable and available for development and does not need to be allocated.

Name	Size (ha)	Capacity (dwelling no.) ¹²	SHELAA (2017) conclusion	AECOM Site Assessment conclusion (Appropriate for taking forward for the purposes of the Neighbourhood Plan?)
Site 10: F_39C Field south east of granted planning permission at London Road	1.31	31	Site is developable, suitable and achievable (note for either limited housing (32 dwellings) or potentially employment development).	Potentially - the site could be a suitable development location if the access and ground and surface water flooding issues are resolved.
Site 11: Land west of Terminus Cottage and Station (F_52)	1.40	34	Site is available, suitable and achievable.	Potentially - the site could be a suitable development location if the access and ground and surface water flooding issues are resolved.

Overcoming constraints

5.7 It is recognised that the Site Assessment process has not been able to be conclusive in relation to the seven potentially suitable sites. Further investigation is needed into whether these sites could be suitable with appropriate mitigation, or whether they would be found unsuitable.

5.8 The following mitigation is suggested to address the constraints identified throughout Chapter 4 of this report:

- **Access:** Deliver measures designed to achieve access. This may include new vehicular access, alterations, or widening of existing access roads. Where safety is a concern, new developments could be required to provide on-site footways and pedestrian safety measures to facilitate pedestrian access to the town centre and community facilities (i.e. schools).
- **Flood risk:** The NPPF (2018)(para 155) states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.
- Sites in Flood Zone 2 and 3 would require sequential testing to demonstrate there are no suitable sites outside of high flood risk areas. Sites with surface water or ground water flooding issues would need further investigation to understand whether there are measures that could reduce the risk of flooding to allow them to be acceptable for development.
- Specific flood risk mitigation includes providing detailed designs for sites including water management measures. Sustainable Drainage Systems (SuDS) are often used to manage surface water drainage, being incorporated into open space and parking areas, in addition to green roofs and attenuation tanks in constrained areas. Government policies and the Water Framework Directive (WFD) provide further requirements related to surface water management and the impact housing development has on surface water drainage and water quality of local environments.¹³
- Specific mitigation measures need to take account of the revised Cotswold District SFRA (2016) and the guidance it contains, particularly in relation to surface water, groundwater and flooding from sewers.
- **Historic Environment:** The NPPF (2018) (Para 190) requires that the significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) should be identified and assessed, taking account of the available evidence and any necessary expertise. This should be taken into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
- Early appraisals, a conservation plan or targeted specialist investigation can help to identify constraints and opportunities arising from the asset at an early stage. Such studies can reveal alternative development options, for example more sensitive designs or different orientations, that will deliver public benefits in a more sustainable and appropriate way.
- A design and access statement may be used to demonstrate how the proposed design has responded to the historic environment through including the necessary heritage assessment.¹⁴ Planning Practice Guidance (PPG) (2014) and the NPPF (2018) recognise that securing high quality design is an integral part of sustainable development.
- In terms of specific mitigation measures, particular attention should be paid to the approaches to heritage assets and views from heritage assets. Screening measures should be in place in these areas to ensure any visual harm is reduced. Screening may be visual or acoustic, and is often provided through planting. Note that screening requires careful consideration with regards to the impact of the screening on the heritage asset.

¹³ The EU Water Framework Directive (updated 2016) [online] available at: http://ec.europa.eu/environment/water/water-framework/index_en.html

¹⁴ Planning Portal (2019) What is a Design and Access Statement? [online] available at: https://www.planningportal.co.uk/faqs/faq/51/what_is_a_design_and_access_statement

Screening may have as intrusive an effect on the setting as the development it seeks to mitigate, so where it is necessary, it too merits careful design.

- For some developments affecting setting, the design of a development may not be capable of sufficient adjustment to avoid or significantly reduce the harm, for example where impacts are caused by fundamental issues such as the proximity, location, scale, prominence or noisiness of a development. In other cases, good design may reduce or remove the harm, or provide enhancement. The design quality may be an important consideration in determining the balance of harm and benefit. Further guidance is provided by Historic England (2015) *The Setting of Heritage Assets*.¹⁵
- All development in and adjacent to a Conservation Area should be carried out in conjunction with the Conservation Area Appraisal and Management Plan prepared for the Conservation Area. However, an appraisal has not been carried out for Fairford Conservation Area. It is recommended that this is further investigated by FTC, and is supported by CDC and Historic England. This will provide an appropriate basis for the protection and enhancement of the Conservation Area, and provide guidance for proposed development. An example is the locally prepared Kemble Conservation Area Appraisal and Management Guidance (2014).¹⁶
- **Landscape:** The NPPF (2018) (para. 127) requires that development be sympathetic to local character, including the surrounding built environment and landscape setting. As discussed for the Historic Environment above, mitigation of adverse effects will be proposed through design and layout, requiring development to take account of important views through screening and landscaping.
- The rural character and setting of the town could be protected by incorporating vegetated landscape buffers (of an appropriate depth) to take account of the topography of a site and/or its location within the town to include local native trees and hedging, around the outer edge where development meets and connects with the rural landscape.
- Landscaping may also include the retention of substantial connected networks of green space in urban, urban fringe and adjacent countryside areas. Connected networks of green space will contribute towards maintaining adequate open landscape space, avoiding coalescence and ensuring the perception and experience of the settlement is separate, distinct and rural. Developer contributions may also be utilised in this respect to facilitate improvements to the quality and robustness of green space.
- **Biodiversity:** mitigation may include requiring a commitment to 'biodiversity net gain'. This seeks to enhance the biodiversity value of a site through incorporating enhancements to habitats and ecological networks through new development.
- Development proposals should maintain and enhance existing on-site biodiversity assets, delivering 'net gain' in line with Policy 8 (Biodiversity and Geodiversity: Features, Habitats and Species) of the Cotswold Local Plan, and provide for wildlife needs on site, where possible. On-site biodiversity enhancements include new roosting features for bats or nesting features for birds, and should be incorporated into the fabric of the development. For small sites, a contribution to biodiversity enhancement elsewhere in the parish may be made.
- **BMV agricultural land:** It is recognised that national planning guidance requires that the benefits of high quality agricultural land are taken into account in planning decision-making and that soils are protected and enhanced where possible. Careful planning and soil management can reduce soil degradation.¹⁷

¹⁵ Historic England (2015) *The Setting of Heritage Assets* [online] available at: <https://content.historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/heaq180-gpa3-setting-heritage-assets.pdf/>

¹⁶ Montagu Evans (2016) *Kemble Conservation Area Appraisal and Management Guidance* [online] available at: <https://www.cotswold.gov.uk/residents/planning-building/historic-buildings-conservation-areas/conservation-area-maps-and-appraisals/>

¹⁷ Natural England (2015) *Natural England Access to Evidence Information Note EIN009 Summary of Evidence: Land Use* [online] available at: publications.naturalengland.org.uk/file/5874576670064640

Next steps

- 5.9 It is now for FTC to decide which of the potential sites is most appropriate to allocate to meet the identified needs of the Neighbourhood Plan area.
- 5.10 It is advised that FTC discuss the proposed sites for allocation and emerging policies with CDC to ensure that the identified sites and policies would be supported by CDC as the Local Planning Authority.
- 5.11 Sites to be taken forward for the purpose of the Neighbourhood Plan will be considered and chosen by FTC on the basis of:
- The findings of this site assessment;
 - Responses received during consultation on proposed sites;
 - The scope for the sites to meet identified infrastructure needs of the community;
 - Viability studies; and
 - The extent to which the sites support the vision and objectives for the Neighbourhood Plan.
- 5.12 If sites identified as uncertain are included in the Fairford Neighbourhood Plan, it is recommended that the policy approaches proposed by the Neighbourhood Plan should seek to address the potential constraints highlighted in this report and through the Strategic Environmental Assessment process soon to be undertaken for the plan. This can include targeted site-specific Neighbourhood Plan policies to address the elements raised relating to environmental constraints and accessibility.
- 5.13 It is recommended that the findings of this report and the steps above are incorporated within the next stages of development for the Neighbourhood Plan in conjunction with engagement with landowners, CDC and other stakeholders.

Appendix A Identification of sites for assessment

Table A.1 Identification of sites for assessment

SHELAA Ref	Site Name	SHELAA comment	SHELAA deliverability	Fairford Town Council comment	Detailed assessment?
F_1	Telephone exchange, London Road	Below 5 dwelling threshold	Discounted	Site falls within the development boundary of Fairford but could only deliver small scale (less than 5 dwellings) residential development and offers no opportunity to deliver any social infrastructure in line the vision and objectives for the Neighbourhood Plan.	No
F_2	East Gos. Engineering Co., Lower Croft	Below 5 dwelling threshold	Discounted	Site falls within the development boundary of Fairford but could only deliver small scale (less than 5 dwellings) residential development and offers no opportunity to deliver any social infrastructure in line the vision and objectives for the Neighbourhood Plan.	No
F_3	3 Cinder Lane	Below 5 dwelling threshold	Discounted	Site falls within the development boundary of Fairford but could only deliver small scale (less than 5 dwellings) residential development and offers no opportunity to deliver any social infrastructure in line the vision and objectives for the Neighbourhood Plan.	No
F_5	Applestone House	Unavailable - landowner confirms that the site is not available for residential or economic development. The site may be realised in future, although there is no reasonable prospect or certainty that new residential units or economic development will be delivered within the plan period. However, if the site were to become available in future, it may be suitable for a residential and / or office (Class B1) conversion, subject to a full investigation of constraints.	Not currently developable	Site falls within the development boundary of Fairford. Site is not currently available for residential or economic development. If circumstances change then it may be a suitable site in the future.	No
F_8	Coln House School	Unavailable - landowner confirms that the site is not available for residential or economic development. However, if the site	Not currently developable	Site falls within the development boundary of Fairford. Site is not currently available for	No

SHELAA Ref	Site Name	SHELAA comment	SHELAA deliverability	Fairford Town Council comment	Detailed assessment?
		were to become available in future, it may be suitable for a residential and / or office (Class B1) conversion, subject to a full investigation of constraints.		residential or economic development. If circumstances change then it may be a suitable site in the future.	
F_14	Former Arc Concrete Works	Site at Whelford Road (part of protected existing employment site EES28). Not within or adjacent to Fairford's Development Boundary in the emerging Cotswold District Local Plan.	Discounted	Site does not fall within the development boundary of Fairford. Remote from the town.	No
F_15/ FDD_E2	Jones' Field, London Road	Unsuitable - site forms part of Fairford's historic landscape and is an important green space within the Conservation Area, contributing to the town's setting, character and its well defined historic edge. Its development would also have a detrimental impact employment and housing) on the setting of Morgan Hall (a Listed Building) and the Conservation Area. The site also contains several mature trees, which form part of an area protected by Fairford's Conservation Area and is a Wood-pasture and Parkland Biodiversity Action Plan Priority Habitat.	Not currently developable	Site is adjacent to the development boundary of Fairford. The site falls within the Conservation Area and provides important local open/green space. Development is likely to have a significant adverse effect on the setting on the Conservation Area as well as Listed Buildings.	No
F_20A/ FFD_E3	Land south-east of Fairford	Unsuitable - site is currently 'land locked' with access being a major issue preventing development. Detailed survey shows site is predominantly Grade 3a agricultural land. Development would also break away from existing settlement pattern into open countryside. CDC landscape assessment on the recent East End application would seem to have a significant bearing on F_20A (as well as F_45 and F_38). This field has been identified as a major flow route into lake 104 and should be reserved for "safeguarding land from development that is required for current and future flood management".	Not currently developable	Site is adjacent to the development boundary of Fairford. The site is land locked. CDC landscape assessment states "This field has been identified as a major flow route into lake 104 and should be reserved for "safeguarding land from development that is required for current and future flood management"."	No
F_20B	Land south-east of Fairford	Not within or adjacent to Fairford's Development Boundary in the emerging Cotswold District Local Plan. The site is also mostly in Flood Zone 3a (SFRA Level 2) and its development would be unsuitable.	Discounted	Site does not fall within the development boundary of Fairford. The majority of the site is within Flood Zone 3 and there are a sufficient number of alternative sites in areas of lower flood risk.	No
F_21	Moor Lane	Flood Zone 3b (SFRA Level 2)	Discounted	Site partially falls within the development boundary of Fairford. The site falls within Flood Zone 3 and there are a sufficient number of alternative sites in areas of lower flood risk.	No
F_24	Former Fairford Railway Station	Unavailable - site comprises the former railway station, which has been demolished and now partly contains some naturally	Not currently developable	Site is adjacent to the development boundary of Fairford. The site is part of an Established	No

SHELAA Ref	Site Name	SHELAA comment	SHELAA deliverability	Fairford Town Council comment	Detailed assessment?
		reoccurring scrubland and the hardstanding of the adjacent employment units. The site is part of an 'Established Employment Site' in the emerging Local Plan and is therefore unsuitable for residential use. The linear shape would have design implications for any further employment development. The site is remote from the main settlement and the scrubland may have ecological value, which would require further investigation and potential mitigation. There may be potential for an extension of the existing employment facilities, although the site has not been confirmed as being available for further development.		Employment Site (EES27) in Policy S5 of the emerging Local Plan.	
F_26	Rear of Hatherop Road	Unsuitable and unachievable - backland site comprising 14 gardens in multiple ownership. Former Urban Capacity Study site with no expression of developer interest. The site is 'land locked' and access is unachievable.	Not currently developable	Site falls within the development boundary of Fairford. Site is land locked, under multiple ownership and there is no expression of developer interest.	No
F_29	The Tan House, Back Lane	Part of site has planning for a residential unit, which is now complete. The remaining site area is within Flood Zone 3b (SFRA Level 2).	Discounted	Site falls within the development boundary of Fairford. The site falls within Flood Zone 3 and there are a sufficient number of alternative sites in areas of lower flood risk.	No
F_32	Highgate, West End Gardens	Extant planning permission (Ref: 14/04847/REM)	Extant planning permission	Site falls within the development boundary of Fairford. The site has now been built out.	No
F_34	Bloor 2	Extant planning permission for 120 dwellings (Ref: 15/02707/REM)	Extant planning permission	Site falls within the development boundary of Fairford. The site has now been built out.	No
F_35B	Land Behind Milton Farm and Bettertons Close	The site is a field in agricultural use forming part of Milton Farm. Milton Farm is tenanted but the site has potential to deliver a residential development within 15 years. The site currently provides a link between Milton Farm and its central operational base. A fully operational service road across the site to link the farm buildings to the land to the west would most likely be required if the farm remained in operation. The continued operation of the farm (with its associated farm traffic) may impact on the sale value of any new housing. The impact of increased traffic on approach roads would also need to be considered, although an access link has retained from the new housing development to the south. The site has few development constraints and is suitable for further residential development. However, given the amount of	49 dwellings in 11-15 years	Site falls within the development boundary of Fairford. Site is included as an allocation within Policy S5 of the emerging Local Plan. This site is near to the Special Landscape Area to the east and the Conservation Area to the south-east. Development of this site in conjunction with redevelopment of Milton Farm could have an impact on the setting of this, as referred to in the October 2014 update of the Study of land surrounding Key Settlements in Cotswold District (p64).	Yes

SHELAA Ref	Site Name	SHELAA comment	SHELAA deliverability	Fairford Town Council comment	Detailed assessment?
		development that has occurred in Fairford in recent years, the town's infrastructure may need time expand before further development occurs. This is likely to prevent the site from being developed straight away. Archaeological investigation would also be needed if the site were to come forward.		Also the agricultural buildings must be retained to prevent adverse visual impact from the Mill and Oxpens.	
F_36B	Land south of Cirencester Road	Unsuitable - the site is a field used for arable farming located on the south-western edge of Fairford. The site is visible from the A417 and there are long views out to the west. A planning application for 92 dwellings was refused on part of the site (Ref:16/01766/OUT). Refusal reasons included the encroachment into the countryside that would have infilled the important rural buffer between Fairford and Horcott. The site was said to be a valued landscape with a number of landscape and visual qualities that contribute to Fairford's attractive rural setting that could be appreciated from a number of local visual receptors. The site's development was also said to be harmful to the setting of Fairford's Conservation Area, its settlement character as a small rural market town, and the strongly rural character of this particular area. Appeal decision awaiting.	Not currently developable	This site overlaps with F_50 and is subject to the same constraints. The site is adjacent to the development boundary of Fairford. The site is important as a rural buffer between Fairford and Horcott and there is no developer interest. Appeal refused.	No
F_38	Land east of Beaumont Place	Unsuitable - although the site is considered to be suitable for a development of up to 10 dwellings in the pre-submission Fairford Neighbourhood Plan (2016-31), it is considered that the site's development would have unacceptable impact on setting of Morgan Hall and the Conservation Area. The site is also currently landlocked and has access issues, although it has been suggested that this could be overcome by the demolition of a dwelling (derelict mobile home) that is in the ownership of the landowner (this still needs to be confirmed with the landowner). However, the landowner engaged developers to put forward an application using the access route proposed, and it is noted that the dwelling was never a permanent fixture. The dwelling only had temporary consent and the Examiner of the previous FNP indicated that its removal would improve the Conservation area. Nonetheless, CDC conclude that the demolition of a dwelling within the Conservation Area would require further consideration.	Not currently developable	The site is adjacent to the development boundary of Fairford. Development at this site could provide community infrastructure, in the form of additional parking for the adjacent Doctor surgery. It was felt by FTC that community benefit outweighed possible impact on the setting of Morgan Hall if mitigated by small number of low rise houses and green space adjacent to PRoW. Given this, it is considered appropriate to take this site forward for more detailed consideration.	Yes

SHELAA Ref	Site Name	SHELAA comment	SHELAA deliverability	Fairford Town Council comment	Detailed assessment?
F_39A/ FFD_E1 A	Field north-west of granted planning permission at London Road (13/03793/OUT)	Unsuitable - site comprises a sports pitch, which is an important local facility that should be retained. There are concerns about how a safe access could be achieved. A number of hedges and trees within the site have ecological value and there is some species rich grassland, much of which would also need to be retained. There are also indications that an old badger set may be located close by.	Not currently developable	The site is adjacent to the development boundary of Fairford. The sports pitch is an important local recreational facility.	No
F_39B/ FFD_E1 A	Fairford Town Football Club	Unsuitable - site occupied by Fairford Town Football Club. Concerns about how the relocation of the football club to a suitable alternative site in the town can be achieved. There are also concerns about the suitability of access to the site from Cinder Lane or London Road. The site also has important trees and hedge on its southern edge.	Not currently developable	The site is adjacent to the development boundary of Fairford. The site is occupied by Fairford Town Football Club and there are currently no suitable alternatives for relocation.	No
F_39C/ FFD_E1 A	Field south-east of granted planning permission at London Road (13/03793/OUT)	The site is a fallow field formally used for crop production, which is Grade 3a best and most versatile land. It is a proposed 'business' allocation in the pre-submission Fairford Neighbourhood Plan (2016-31). The site is adjacent to a new residential development to the north and west and an employment estate to the south-east. Access may be possible through the employment estate, although this would need to be negotiated and is not in the landowners' control. There are concerns from the local community about intensification of access to the north. The noise impact from adjacent employment uses may also constrain development and there are concerns about the distance to Fairford's services and facilities. Any hedges and trees buffers surrounding the site, which are likely to have biodiversity value, should be retained. However, the site is considered suitable for a residential or potentially an employment development, subject to achieving an acceptable access and overcoming the groundwater flood risk issue. Given the amount of development that has occurred in Fairford in recent years, the town's infrastructure may need time expand before further development occurs. This is likely to prevent the site from being developed straight away. Archaeological investigation would also be needed.	32 dwellings or some B Class employment development in 11-15 years	The site is adjacent to the development boundary of Fairford. The site is identified through the CDC's SHELAA process as being available, suitable and achievable so has therefore been carried forward for detailed assessment.	Yes
F_39D	Land at London Road (community facilities area)	Extant planning permission (Ref: 13/03793/OUT). Remaining part of the outline permission that will be used for community / healthcare facility.	Extant planning permission	Site falls within the development boundary of Fairford. The site has extant planning permission.	Yes

SHELAA Ref	Site Name	SHELAA comment	SHELAA deliverability	Fairford Town Council comment	Detailed assessment?
				There is however now developer interest for a few houses on this site.	
F_40	Land east of Lygon Court	Unsuitable - the site is a field in active agricultural use that has flat topography and is bound by mature trees and hedges. The site is neighboured by housing to the north, the bowling club to the west and fields to the south and east. The site experiences high flood risk with Flood Zone 3a and 2 (SFRA Level 2) across whole site. The site is also Grade 3a best and most versatile land and its development would lose productive agricultural land. The site's development would urbanise the southern approach to the town, particularly from the footpath that runs across the site, and would comprise an intrusion into open countryside. It also forms an important green space in the setting of the Conservation Area. A local network electricity line is located to the south of the site. Access may also be an issue as the road approaching the site appears to be in private ownership. There is also a Strategic Nature Area adjacent to southern boundary.	Not currently developable	The site is adjacent to the development boundary of Fairford. Entire site falls within Flood Zone 3 and there are a sufficient number of alternative sites in areas of lower flood risk.	No
F_41	Land east of Morgan Hall	Unsuitable - site contributes an important part in the heritage landscape and the town's setting. Development would have an adverse impact on the Conservation Area and the setting of Morgan Hall, a Listed Building. The site is also Wood-pasture and Parkland Biodiversity Action Plan Priority Habitat.	Not currently developable	The site is adjacent to the development boundary of Fairford. The site falls within the Conservation Area and provides important open/green space. Development would have a significant adverse effect on the setting on the Conservation Area as well as Listed Buildings.	No
F_42	Land known as Fairford Ground, adjacent to Horcott	Below 5 dwelling threshold - the development of five or more dwellings would not be suitable on this particular site	Discounted	The site is adjacent to the development boundary of Fairford. Site could only deliver small scale (less than 5 dwellings) residential development and offers no opportunity to deliver any social infrastructure in line the vision and objectives for the Neighbourhood Plan.	No
F_44	Land to rear of Faulkner's Close, Horcott	The site is currently scrubland with a belt of trees along the south-west boundary, which may have been planted to screen the original minerals workings to the south. It is neighboured by low density single-storey housing to the north-east (whose character should be respected in any new development), Horcott Industrial Estate to the north-west, a lake to the south-west (a former gravel pit and KWS) and open countryside to the	12 dwellings in 11-15 years	Site falls within the development boundary of Fairford. Site is included as an allocation within Policy S5 of the emerging Local Plan.	Yes

SHELAA Ref	Site Name	SHELAA comment	SHELAA deliverability	Fairford Town Council comment	Detailed assessment?
		south-east. The site is proposed as a new visitor facility and parking area in the pre-submission Fairford Neighbourhood Plan (2016-31), although it is submitted for consideration for residential use in the SHELAA. The site is accessed by a narrow gravel track and a suitable access may be difficult to achieve, although access may be possible from the south-west corner. The distance to the town's services and facilities is a concern. There are also power lines / pylons, a thick tree belt and a footpath along the southern boundary. There is potential for currently unknown heritage assets due to the density of known sites in the near vicinity and the lack of previous archaeological investigation of this site. The site has some ecological value and is adjacent to a lake and the impact of development would require further investigation and potential mitigation. The trees along the south would need to be retained, although there may be potential for a limited single storey development within the north of the site, subject to overcoming the access and landscape issues. Given the amount of development that has occurred in Fairford in recent years, the town's infrastructure is likely to need time expand before further development occurs. This may prevent the site from being developed straight away			
F_45	Land to rear of the Bull Pens	Unsuitable - site is a green space sandwiched between two Listed Buildings (Morgan hall and Moor farm). Development would have an adverse impact on the setting of Morgan Hall and the Conservation Area adjacent. The site is also currently 'landlocked' with access issues.	Not currently developable	The site is adjacent to the development boundary of Fairford. Development would have a significant adverse effect on the setting on the Conservation Area as well as the setting of Listed Buildings. Site also landlocked, with access issues.	No
F_46	Land south-west of Saxon Way, West End	Extant planning permission (Ref: 14/04847/REM)	Extant planning permission	Site falls within the development boundary of Fairford. The site has now been built out.	No
F_49	Land at Waiten Hill Farm	Extant planning permission (Ref: 15/02817/FUL)	Extant planning permission	The site falls within the development boundary for Fairford. The site has extant planning permission.	No
F_50	Land west of Horcott Road	Unsuitable - the site prevents the coalescence of Horcott and Fairford and provides a green space that forms the setting of the Conservation Area and its relationship with the countryside, which would be removed by the site's development. There are also non-designated heritage assets within the western part of	Not currently developable	The site is adjacent to the development boundary of Fairford. Despite the importance of the site as a rural buffer between Fairford and Horcott, given developer interest it is considered appropriate to	Yes

SHELAA Ref	Site Name	SHELAA comment	SHELAA deliverability	Fairford Town Council comment	Detailed assessment?
		the site, which are a historic stone field shelter and enclosure. These structures and their field setting would be severely compromised by development, even if retained. There are also highways concerns at Horcott Road's junction with London Road. A planning application for 92 dwellings was refused on the site (Ref: 16/01766/OUT). Appeal decision awaited.		carry this site forward for further detailed consideration.	
F_51A	Land east of Aldsworth Close	Unsuitable - the site is part of a field used for arable farming, which is generally flat and has long views. The site has no defined northern boundary. The site's development would be an intrusion into the open countryside, the scale which would be too large in the context of the town. It would also compromise views of the town from Public Rights of Way. There are also concerns about how the site would be accessed and that the amount of development would require strategic level infrastructure upgrades.	Not currently developable	<p>The site is adjacent to the development boundary of Fairford. While development at this site has no defined northern boundary, and would be an intrusion into the open countryside, the SA for the emerging Local Plan (Submission SA Report, Appendix II) identified the area to the North East of Fairford as being the least constrained for development.</p> <p>The landowner has requested that this site be considered further as part of the plan-making process. As a result, it is considered appropriate to carry this site forward for further detailed consideration.</p>	Yes
F_51B	Land north of Crabtree Park	Unsuitable - see comments for F_51A - same comments apply, although the site is also adjacent to the Special Landscape Area adjacent to the western boundary.	Not currently developable	<p>The site is adjacent to the development boundary of Fairford. While development at this site has no defined northern boundary, and would be an intrusion into the open countryside, the SA for the emerging Local Plan (Submission SA Report, Appendix II) identified the area to the North East of Fairford as being the least constrained for development.</p> <p>The landowner has requested that this site be considered further as part of the plan-making process and together with F_51C as a larger single site. As a result, it is considered appropriate to carry this site forward in-combination with F_51C for further detailed consideration.</p>	Yes

SHELAA Ref	Site Name	SHELAA comment	SHELAA deliverability	Fairford Town Council comment	Detailed assessment?
F_51C	Land off Leaffield Road	Unsuitable - the site is part of a field used for arable farming, which is generally flat and has long views. The site has no defined northern boundary. The site is adjacent to the Special Landscape Area to the west and the Conservation Area to the south-west. The site is neighboured by housing to the south and Farmor's School to the west. Open countryside extends in all other directions. However, there are concerns that the site's development would be an intrusion into open countryside and that an 80-dwelling development would be inappropriate in this location. There are also concerns about how a suitable access could be achieved. Please note, the pre-submission Fairford Neighbourhood Plan (2016-31) proposes a housing development of up to 80 homes and other uses in conjunction with the school on F_51C.	Not currently developable	The site is adjacent to the development boundary of Fairford. While this site is adjacent to the Special Landscape Area and would result in an extension to the development boundary of Fairford, there is an opportunity for development to enable the release of sufficient land within the site on its frontage to assist with the long-term expansion of the adjacent school. This is a particular issue given all the recently completed and extant planning permissions. The landowner has requested that this site be considered further as part of the plan-making process and together with F_51B as a larger single site. As a result, it is considered appropriate to carry this site forward in combination with F_51B for further detailed consideration.	Yes
F_52	Land west of Terminus Cottage and Station Cottage	The site is a horse paddock with some rough pasture and several outbuildings. It is neighboured by an employment estate to the south, new housing to the west and open countryside to the north and south-west. The site currently acts as a green buffer between the A417 and the new housing development to the west. Access directly from the A417 would be difficult to achieve and would be unpreferable. There are also concerns from the local community about intensification of access from the new housing development on F_39 / FFD_E1B. A more suitable access is from the employment estate, although this requires negotiation. The site has limited accessibility to the town centre. Notwithstanding this, a low-density development that respects the site's character at the entrance to the town may be possible, subject to achieving a suitable access and retaining the green infrastructure and boundary treatments. Given the amount of development that has occurred in Fairford in recent years, the town's infrastructure needs time to expand before further development occurs. This is likely to prevent the site from being developed straight away.	17 dwellings in 11-15 years	The site is adjacent to the development boundary of Fairford. The site is identified through the CDC's SHELAA process as being available, suitable and achievable so has therefore been carried forward for detailed assessment.	Yes
F_54	Land at Horcott Lakes	The site is part of a series of former sand and gravel extraction pits that are now lakes with associated maturing landscaping on	Discounted	Site does not fall within the development boundary for Fairford. The site is not considered suitable for	No

SHELAA Ref	Site Name	SHELAA comment	SHELAA deliverability	Fairford Town Council comment	Detailed assessment?
		the margins of the lakes. It is a proposed mixed allocation (including renewable energy, flood risk management, residential, community and leisure uses) in the pre-submission Fairford Neighbourhood Plan (2016-31). However, the site is not within or adjacent to the Development Boundary of a Principal Settlement identified within the emerging Cotswold District Local Plan and is therefore a location that would not be allocated in the Cotswold District Local Plan.		residential uses given its separation from Fairford Town.	
New site	Land north of Farmor's school	Not considered through the SHELAA	N/A	Site does not fall within the development boundary for Fairford. Landowner recently proposed the site as being available for development and could deliver employment and educational opportunities with links to Farmor's School and the Primary School. There may also be the opportunity for community space and some small-scale retirement/sheltered housing. While the site falls within the Special Landscape Area given the landowner interest and potential to deliver community infrastructure the site carried forward for further detailed consideration.	Yes

Appendix B Completed site appraisal proformas

Site 1: Land to rear of Faulkner's Close, Horcott (SHELAA Ref F_44)



General information

Site Reference / name	Land to rear of Faulkner's Close, Horcott (SHELAA Ref F_44)
Site Address (or brief description of broad location)	Behind Faulkner's Close, Horcott
Current use	Greenfield scrubland and BAP Woodland.
Proposed use (in Neighbourhood Plan)	The draft Fairford Neighbourhood Plan identified the site for a potential new visitor facility and parking area. Possibility for some residential dwellings subject to constraints (site assessed in SHELAA for 12 net).
Gross area (Ha) Total area of the site in hectares	1.14
SHLAA site reference (if applicable)	F_44
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	SHELAA

Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Yes. Site being promoted by Hanson for residential dwellings. Assessed in SHELAA for 12 residential dwellings.
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Context

<p>Is the site: Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	Greenfield	Brownfield	Mixture	Unknown
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?</p>	N/A			

1.0. Suitability

Suitability

<p>Is the site:</p> <ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	Within	Adjacent	Outside	Unknown
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Does the site have suitable access, or could a suitable access be provided? (Yes/No) (provide details of any constraints)</p>	<p>No</p> <p>The site is accessed by a narrow gravel track and a suitable access may be difficult to achieve, possibly involving the removal of a bungalow on Faulkner's Close. The SHELAA (2017) identifies potential access to the south-west corner of the site. It is noted that Totterdown lane is private, with private access for existing residential dwellings only.</p>			
<p>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Yes/No) (provide details)</p>	<p>Yes</p> <p>Site is included as an allocation for 12 net dwellings within Policy S5 of the adopted Local Plan.</p>			

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p>	Within	<p style="text-align: center;">Adjacent/nearby</p> <p>The site is approx. 4.2km from the Cotswold AONB.</p>

<ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European designated nature conservation site (i.e. Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Key Wildlife Site • Site of Geological Importance • Flood Zones 2 or 3 • Drainage • Water quality/ supply 		<p>The site is approx. 1.3km west of the Cotswold Water Park SSSI, and 1.7km west of Whelford Meadow SSSI. The site is within IRZ for 10 residential units – indicative capacity of the site 27. Potential impact on SSSIs downstream due to sewage system capacity issue.</p> <p>Site located approx. 80m from Horcott Lakes KWS – adjacent to the south-west boundary. Development has the potential to adversely impact upon the biodiversity value of nationally and locally designated sites through disturbance and indirectly through pollution.</p> <p>Site within Flood Zone 1. There is an area of medium surface water flood risk in the south-east of the site.</p> <p>The Groundwater Monitoring and Review of Flood Risk at Fairford (WRA, 2018) concludes that the site “would be vulnerable to groundwater emergence from the alluvial deposits.” The site is therefore of high risk of groundwater flooding. The report (para 6-1-3) states that “F_44 is low-lying and vulnerable to groundwater flooding” and that “No area can be considered suitable at this location.” Water Cycle Study (JBA, 2015) predicts that the waste water treatment works (WwTW) at Fairford will require some infrastructure upgrade to accommodate higher flows and/or to prevent a WFD deterioration. Fairford STW limited spare capacity without the need for an upgrade. Development sites greater than 15 units are likely to require local network improvements. While the indicative capacity of site is 27 units it is recognised that the site is proposed for 12 units.</p>
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		It is expected that infrastructure upgrades will be required to serve the planned growth within the settlement. Further modelling will be required to determine the scale of the water supply infrastructure upgrades that may be needed (JBA, 2015).
<p>Landscape and townscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape character?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained.</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location.</p> <p>High sensitivity: development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p>Low sensitivity to development</p> <p>Medium sensitivity to development</p> <p>High sensitivity to development</p>	<p>Medium sensitivity to development</p> <p>The site is neighbored by low density single-storey housing to the north-east, Horcott Industrial Estate to the north-west, one of Horcott Lakes to the south-west (a former gravel pit and KWS) and open countryside to the south-east. New development would directly impact on the views from the bungalows on Faulkner's Close. Views currently include a natural area and the adjacent wooded Horcott Lake area. While vegetation does provide some screening, it is likely that any development would directly impact on the rural nature of the Horcott Lakes and views from the footpath adjoining the southern border of the site.</p> <p>Although the site is bordered to the north by bungalows and to the west by a fence/carpark for the Horcott Business Park, the local setting (with the Horcott Lakes to the south and countryside to the east) is an integral part of the character of the area. Development has the potential to lead to minor adverse effects on the landscape character/setting.</p>
<p>Agricultural Land</p> <p>Land classified as the best and most versatile agricultural land (Grade 1,2 or 3a)</p>	<p>No loss</p> <p>Some loss</p>	<p>No loss</p>

Heritage considerations

Question	Assessment guidelines	Comments
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<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation</p>	<p>Some impact, and/or mitigation possible</p> <p>There is potential for the presence of currently unknown heritage assets due to the density of known sites in the near vicinity and the lack of previous archaeological investigation of this site.</p>
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Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<p><400m 400-800m >800m</p>	<p>>800m</p>
Bus Stop	<p><400m 400-800m >800m</p>	<p><400m</p>
Primary School	<p><400m 400-800m >800m</p>	<p>>800m</p> <p>School route would not be practical, would require crossing the A417.</p>
Secondary School	<p><1600m 1600-3900m >3900m</p>	<p>1600-3900m</p> <p>School route would not be practical, would require crossing the A417.</p>
Open Space / recreation facilities	<p><400m 400-800m >800m</p>	<p>400-800m</p> <p>Fairford Town Youth Football Club pitches and Coln House School playing fields (not currently public) are within 800m.</p>
GP / Hospital / Pharmacy	<p><400m 400-800m >800m</p>	<p>>800m</p>
Cycle route	<p><400m 400-800m >800m</p>	<p>>800m</p> <p>There are no National Cycle network routes within the Neighbourhood Plan area. However, a branch of the Cotswold District Council Cycle Route 4 goes through the Fairford Neighbourhood Plan area.</p>
Footpath	<p><400m 400-800m >800m</p>	<p><400m</p>

		There is a public access footpath between the south of the site and the Northern Horcott lake.
Key employment site	<p><400m</p> <p>400-800m</p> <p>>800m</p>	<p>400-800m</p> <p>400-800mm from Horcott Industrial Estate.</p>

Other key considerations

Are there any known Tree Preservation Orders on the site?	<p>Several</p> <p>Few</p> <p>None</p> <p>Unknown</p>	<p>None</p>	
Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	<p>High/Medium/Low/Unknown</p>	<p>Medium</p> <p>The site includes a thick tree belt, grassland and scrubland, which includes BAP Priority Habitat Inventory Deciduous Woodland and National Forest Inventory Broadleaved Woodland. These habitats are likely to host many different species, some of which may also be BAP protected.</p> <p>The SHELAA (2017) highlights that the site is located adjacent to a lake and therefore development could impact upon aquatic habitats and species. This may include otters, which have been identified by FTC as potentially present given prevention measures being undertaken at the site (fishing club requesting permission to install fencing). If protected species were evidenced at the site the assessment may be updated to “high” risk of loss of key biodiversity. The impact of development would require further investigation and potential mitigation.</p>	
Public Right of Way	<p>Yes/No</p>	<p>No</p> <p>None within the site but clear and well-used paths running through the site. Four or five houses on adjoining land have access gates onto this plot. Whilst not a PRow land clearing has been allowed. There is a permissive footpath between the south of the site and the lake.</p>	
Existing social or community value (provide details)	<p>Yes/No</p>	<p>Yes</p> <p>There are clear and well used footpaths through the site from the Bungalows to the north and Horcott Lakes to the south. Views of the lakes are also valued by the community. The Town Council also leases a footpath around the Horcott lakes for public use.</p>	
Is the site likely to be affected by any of the following?	<p>Yes</p>	<p>No</p>	<p>Comments</p>

Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input type="checkbox"/>	Unknown.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or near hazardous installations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	There are power lines / pylons running across the site.

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Site slopes in part.
Coalescence Development would contribute in neighbouring settlements merging into one another (Yes/No)	No
Scale and nature of development would be large enough to significantly change size and character of settlement (Yes/No)	No
Other (provide details)	

3.0. Availability

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Hanson have informed FTC that they only have right of vehicular access to Totterdown Lane (and the temporary spur road just to the south of it) for the purpose of quarrying, and road access for residential development on the site would need to be negotiated.

<p>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>The site is essentially available now, subject to resolving access and other infrastructure constraints.</p>
<p>Any other comments?</p>			

4.0. Summary

Conclusions

Please tick a box

<p>The site is suitable and available for development ('accept')</p>	<input checked="" type="checkbox"/>
<p>This site has minor constraints</p>	<input checked="" type="checkbox"/>
<p>The site has significant constraints</p>	<input checked="" type="checkbox"/>
<p>The site is unsuitable for development / no evidence of availability ('reject')</p>	<input type="checkbox"/>

<p>Potential housing development capacity (estimated as a development of 30 homes per Ha):</p>	<p>27 (AECOM indicative capacity – however it is recognised through the SHELAA that only part of the site may be developable).</p>
<p>Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.</p>	<p>The site is available for development however has several constraints which would need to be resolved prior to development. These include:</p> <ul style="list-style-type: none"> • The site has serious ground water flood issues which could rule development out if the risk cannot be mitigated. • Uncertainty regarding access. Access may be difficult to achieve, possibly involving the removal of a bungalow on Faulkner's Close, if access cannot be established to the south-west of the site. • Poor access to local schools. • Potential landscape visual impact from the bungalows on Faulkner's Close. Likely impact on the rural character of the Horcott Lakes and views of the lake. • Potential impact on the Cotswold Water Park SSSI and the KWS located adjacent to the south-western site boundary. Also, potential impact on the ecological value of Horcott Lakes, including potential protected species present). • Site is located within a Source Protection Zone and there is evidence of sewerage flooding at existing properties on Faulkner's Close. • Site holds community value as there are well-used paths running through the site, and there is also a PRoW footpath between the south of the site and the northern Horcott lake. Also, four or five houses on adjoining land have access gates onto this plot. Views of the lake are highly valued by the local community.

	<p>The site is therefore potentially suitable, if the above issues can be resolved. If it can be demonstrated that the site's serious groundwater flooding issues cannot be mitigated, it would not be appropriate to allocate in the Neighbourhood Plan.</p>
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Additional mitigation against the above constraints may include delivering measures designed to achieve access, high quality design and layout including landscaping and screening, maintaining and enhancing existing on site biodiversity assets, and providing for wildlife needs on site, and the delivery of SuDS.

Site 2: Land west of Horcott Road (SHELAA Ref F_50)



General information

Site Reference / name	Land west of Horcott Road (SHELAA Ref F_50)
Site Address (or brief description of broad location)	Land west of Horcott Road
Current use	Agricultural use.
Proposed use (in Neighbourhood Plan)	Local green gap
Gross area (Ha) Total area of the site in hectares	4.53
SHLAA site reference (if applicable)	F_50
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	SHELAA
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Not at present. See site planning history below.

Context

<p>Is the site: Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<p>Greenfield</p> <p><input checked="" type="checkbox"/></p>	<p>Brownfield</p> <p><input type="checkbox"/></p>	<p>Mixture</p> <p><input type="checkbox"/></p>	<p>Unknown</p> <p><input type="checkbox"/></p>
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?</p>	<p>Application by Gladman Developments (ref: 16/01766/OUT) for 92 dwellings (including up to 50% affordable housing), landscaping, public open space and children's play area, surface water attenuation, vehicular access from Horcott Road and associated ancillary works (April 2016).</p> <p>Application was refused (August 2016) but appealed.</p> <p>The appeal was recovered by the Secretary of State, who supported the Inspector's recommendation to dismiss the appeal. (Sept 2017)</p>			

1.0. Suitability

Suitability				
<p>Is the site:</p> <ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	<p>Within</p> <p><input type="checkbox"/></p>	<p>Adjacent</p> <p><input checked="" type="checkbox"/></p>	<p>Outside</p> <p><input type="checkbox"/></p>	<p>Unknown</p> <p><input type="checkbox"/></p>
<p>Does the site have suitable access, or could a suitable access be provided? (Yes/No) (provide details of any constraints)</p>	<p>No</p> <p>Access to the site would be from Horcott Road. Horcott Road is relatively narrow with an 18T weight limit from Totterdown Lane to the junction with the A417. There is restricted visibility on a section just north of the site and particularly at the A417 cross-roads junction, which means that a significant increase in traffic is highly undesirable. This junction is already highly used and experiences traffic at peak times, due to the access provided to the schools and amenities in the town. Additionally, it is noted that buildings at the junction, including the Coln House School building immediately adjacent, are listed and therefore junction improvements (i.e. widening) would not be achievable.</p>			
<p>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Yes/No) (provide details)</p>	<p>No</p>			

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European designated nature conservation site (i.e. Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Key Wildlife Site • Site of Geological Importance • Flood Zones 2 or 3 • Drainage • Water quality/ supply 	<p style="text-align: center;">Within</p> <p style="text-align: center;">Adjacent/nearby</p> <p style="text-align: center;">No</p>	<p style="text-align: center;">Within</p> <p>The site is approx. 4km from the Cotswolds AONB.</p> <p>The site is approx. 1.8km west of Cotswold Water Park SSSI, and within an IRZ for 10 residential units – indicative capacity 102. Potential impact on SSSI downstream due to sewage system capacity issue.</p> <p>KWS located adjacent to the site to the south east.</p> <p>Development has the potential to adversely impact upon the biodiversity value of nationally and locally designated sites through disturbance and indirectly through pollution.</p> <p>The site is within Flood Zone 1. Area of medium/ high surface water flood risk in the south-east of the site. This is of a semi-fluvial nature, related to the adjacent ordinary watercourse (the ditch which feeds into the Horcott lakes and ultimately the Dudgrove brook).</p> <p>The Groundwater Monitoring and Review of Flood Risk at Fairford (2018) concludes that “part of the site along the southern boundary and south-west boundary will experience high groundwater levels, where the area lies along the boundary with the valley of the Dudgrove Brook.” This part of the site is therefore of high risk of groundwater flooding.</p> <p>The Water Cycle Study (JBA, 2015) predicts that the waste water treatment works (WwTW) at Fairford will require some infrastructure upgrade to accommodate higher flows and/or to prevent a WFD deterioration.</p>

		<p>Sites larger than 40 units may require catchment improvements downstream towards the pumping stations as they are nearing capacity. Proposed development (in the region of 50-100 units) may trigger the need for larger upgrades at the STW – site indicative capacity 102. Without increased capacity, development may result in increased sewage pollution of the River Coln and areas downstream.</p> <p>It is expected that infrastructure upgrades will be required to serve the planned growth within the settlement. Further modelling will be required to determine the scale of the water supply infrastructure upgrades that may be needed (JBA, 2015).</p>
<p>Landscape and townscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape character?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained.</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location.</p> <p>High sensitivity: development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p>Low sensitivity to development</p> <p>Medium sensitivity to development</p> <p>High sensitivity to development</p>	<p>Medium sensitivity to development</p> <p>The site lies on the south-western edge of Fairford. It is in an area of open old fields which previously extended into open countryside to the west and is now screened by trees from a group of houses at The Mere.</p> <p>Development would severely impact views to the west from this part of Horcott Road, the adjacent playing fields and footpath on the western side of the River Coln; also views to the South and West from the PRoW running to the north of the site, the Old Piggery, other houses in the Conservation Area, Cirencester Road and properties in Lakeside.</p> <p>The Study of Surrounding Key Settlements in Cotswold District Update (2015) concludes that the site is of high/medium landscape sensitivity. The updated Study states that when</p>

		<p>combined with the playing fields along the River Coln, the site provides a green gap between Fairford and Horcott. In this context, the Study also concludes that development of the site would remove contact between the Conservation Area and the wider countryside on this side of the settlement which would be undesirable.</p> <p>The Study of Surrounding Key Settlements in Cotswold District Update (2015) further states that development would enclose fields to the north of the site which provide the setting to the western end of the Conservation Area which features recessive but attractive traditional buildings which form a positive introduction to the old settlement. This would adversely impact the local character of the town which is highly valued by residents. It is also recognised that there are pockets of development with planning permission in this location, which may impact upon the existing character of the area.</p>
<p>Agricultural Land Land classified as the best and most versatile agricultural land (Grade 1,2 or 3a)</p>	<p>No loss Some loss</p>	<p>Some loss</p> <p>A significant part of the site is classed as best and most versatile agricultural land.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation</p>	<p>Directly impact and/or mitigation not possible</p> <p>Site is located adjacent to Fairford Conservation Area, to the east of the site. The site is an important part of the rural setting of this end of the Fairford Conservation Area. This has been discussed in the Study of Surrounding Key Settlements in Cotswold District</p>

		<p>Update (2015) which concluded that the site is of high/medium landscape sensitivity. The Update states that new development of the site would remove contact between the Conservation Area and the wider countryside on this side of the settlement which would be undesirable.</p> <p>There is a Grade II listed building 150m north west of the site (built form between the site and the listed building so development unlikely to cause adverse effect).</p> <p>There is the Grade II listed Burdocks, and Pavilion to south east of Burdocks 250m to the southwest of the site. May impact upon the setting of the Burdocks, however existing vegetation provides some level of screening.</p> <p>There is also a non-designated heritage asset within the western part of the site, which is a historic stone field shelter and enclosure. These structures and their field setting would be severely compromised by development, even if retained.</p>
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Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<p><400m</p> <p>400-800m</p> <p>>800m</p>	<p>>800m</p> <p>Average walking distance to the town centre, via footpaths crossing the river (unlit), is just over 800m.</p>
Bus Stop	<p><400m</p> <p>400-800m</p> <p>>800m</p>	<p><400m</p>
Primary School	<p><400m</p> <p>400-800m</p> <p>>800m</p>	<p>>800m</p> <p>The site is remote from the town's Primary and Secondary Schools, to which cycle access would require crossing the A417.</p>
Secondary School	<p><1600m</p> <p>1600-3900m</p> <p>>3900m</p>	<p>1600-3900m</p>

		The site is remote from the town's Primary and Secondary Schools, to which cycle access would require crossing of the A417.
Open Space / recreation facilities	<p><400m 400-800m >800m</p>	<p><400m</p> <p>The site itself provides a green space that forms the setting of the Conservation Area and its relationship with the countryside. However, local knowledge indicates that there is no public access at present. Playing fields at Coln House and Fairford Town Youth Football Club (FTYFC) are in close proximity to the site but access is currently restricted (lease to clubs) [although public access is being sought]</p>
GP / Hospital / Pharmacy	<p><400m 400-800m >800m</p>	>800m
Cycle route	<p><400m 400-800m >800m</p>	>800m
Footpath	<p><400m 400-800m >800m</p>	<p><400m</p> <p>Footpath located along north-eastern boundary of the site.</p>
Key employment site	<p><400m 400-800m >800m</p>	<p><400m</p> <p>0-400m from Horcott Industrial Estate.</p>

Other key considerations

Are there any known Tree Preservation Orders on the site?	<p>Several Few None Unknown</p>	<p>Few</p> <p>There are individual TPOs along Horcott Road.</p>
Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	<p>High/medium/Low/ Unknown</p>	<p>High</p> <p>Potential impact on protected bat species in old barn and migration routes of other wildlife between town/river and countryside to the west.</p> <p>Trees/hedgerow extend across the site in a linear formation, which may provide connectivity for biodiversity. There are also trees/hedgerows lining the site to the east and south which may provide habitats for species and aid connectivity.</p>

Public Right of Way	Yes/No	Yes PRoW along north-eastern boundary of the site.	
Existing social or community value (provide details)	Yes/No	Yes The main social/community value of this site is visual – from the PRoW to the north and as a connection between the Conservation Area and the wider countryside.	
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input type="checkbox"/>	Unknown.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Power lines cross the site.

Characteristics	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Site is gently sloping.
Coalescence Development would contribute in neighbouring settlements merging into one another (Yes/No).	Yes Development would close the gap between Horcott and Fairford and effectively create a continuous belt of housing from Totterdown Lane to the A417. Site functions as an important green gap between Horcott and Fairford.
Scale and nature of development would be large enough to significantly change size and character of settlement (Yes/No).	Yes Development of the site would alter the existing settlement pattern, losing the ribbon development currently seen along the A417. Development of the site may also set precedent for further development to the south of the A417 which would further encroach upon Horcott.
Other (provide details)	

3.0. Availability

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Subject of appeal on refused application.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Any other comments?			

4.0. Summary

Conclusions

Please tick a box

The site is suitable and available for development ('accept')	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input checked="" type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha):	102
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<p>The site is available however is not considered suitable due to several significant constraints. These include:</p> <ul style="list-style-type: none"> Landscape and rural character, notably the coalescence of the town with Horcott and impacts on the setting of Fairford Conservation Area. It is noted that the "Character and appearance of the area and the setting of Fairford Conservation Area" was the main issue identified by the Inspector and agreed by the Secretary of State, dismissing the appeal and refusing planning permission at the site (2016).

	<ul style="list-style-type: none">• Impact upon other heritage assets within close proximity of the site.• Access via Horcott Road given restricted visibility and safety concerns.• Impact on the Cotswold Water Park SSSI and the KWS located adjacent to the site to the south east. Possible presence of protected species at the site.• Loss of best and most and versatile land.• Groundwater/surface water flood risks• Poor access to facilities and services.
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Site 3: Land behind Milton Farm and Bettertons Close (SHELAA Ref F_35B)



General information

Site Reference / name	Land behind Milton Farm and Bettertons Close (SHELAA Ref F_35B)
Site Address (or brief description of broad location)	Field located behind Milton Farm (however forms part of Milton Farm) and is also behind Bettertons Close.
Current use	Agricultural use – pasture/grazing as part of Milton Farm.
Proposed use (in Neighbourhood Plan)	Approx. 49 dwellings
Gross area (Ha) Total area of the site in hectares	1.97
SHLAA site reference (if applicable)	F_35B
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	SHELAA – Site is included as an allocation within Policy S5 of the adopted Cotswold Local Plan.
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Site not currently promoted for development.

Context

<p>Is the site: Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<p>Greenfield</p> <input checked="" type="checkbox"/>	<p>Brownfield</p> <input type="checkbox"/>	<p>Mixture</p> <input type="checkbox"/>	<p>Unknown</p> <input type="checkbox"/>
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?</p>	N/A			

1.0. Suitability**Suitability**

<p>Is the site:</p> <ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	<p>Within</p> <input type="checkbox"/>	<p>Adjacent</p> <input checked="" type="checkbox"/>	<p>Outside</p> <input type="checkbox"/>	<p>Unknown</p> <input type="checkbox"/>
<p>Does the site have suitable access, or could a suitable access be provided? ((Yes/No) (provide details of any constraints)</p>	<p>Yes</p> <p>It is possible that an access link could be retained from the new housing development to the south. This may be confirmed through an agreement with ECT, however this is not certain at present.</p> <p>It is noted that the site currently provides a link between Milton Farm and its central operational base. A fully operational service road across the site to link the farm buildings to the land to the west would most likely be required if the farm remained in operation. The continued operation of the farm (with its associated farm traffic) may impact on the sale value of any new housing. The impact of increased traffic on approach roads would also need to be considered, although an access link has been retained from the new housing development to the south.</p>			
<p>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Yes/No) (provide details)</p>	<p>Yes</p> <p>Site is included as an allocation within Policy S5 of the Cotswold Local Plan for 49 dwellings.</p>			

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p>	<p>Within</p>	<p>Adjacent/nearby</p>

<ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European designated nature conservation site (i.e. Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Key Wildlife Sites • Site of Geological Importance • Flood Zones 2 or 3 • Drainage • Water quality/ supply 	<p>Adjacent/nearby</p> <p>No</p>	<p>The site is approx. 3.4km south of the Cotswold AONB</p> <p>The site is almost adjacent to Fairford Conservation Area to the south-east.</p> <p>The site is located approx. 2.2km from Cotswold Water Park SSSI, and within SSSI IRZ for 50 residential units – indicative capacity for the site is 47 units. Potential impact on SSSIs downstream due to sewage system capacity issue.</p> <p>The site is located within Flood Zone 1.</p> <p>The Groundwater Monitoring and Review of Flood Risk at Fairford (WRA, 2018) concludes that the site “<i>should have reasonable freeboard during times of high groundwater</i>”. The site is therefore not considered to be at high risk of groundwater flooding.</p> <p>Water Cycle Study (JBA, 2015) predicts that the waste water treatment works (WwTW) at Fairford will require some infrastructure upgrade to accommodate higher flows and/or to prevent a WFD deterioration. Sites larger than 40 units may require catchment improvements downstream towards the pumping stations as they are nearing capacity. Without increased capacity, development may result in increased sewage pollution of the River Coln and areas downstream.</p> <p>It is expected that infrastructure upgrades will be required to serve the planned growth within the settlement. Further modelling will be required to determine the scale of the water supply infrastructure upgrades that may be needed (JBA, 2015).</p>
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<p>Landscape and townscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape character?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained.</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location.</p> <p>High sensitivity: development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p>Low sensitivity to development</p> <p>Medium sensitivity to development</p> <p>High sensitivity to development</p>	<p>Medium sensitivity to development</p> <p>The site is relatively enclosed, with established hedgerows to the north, west & south, with hedgerow/farm buildings/garden to the east.</p> <p>The site forms an integral part of the character of Milton Farm, which is a working farm with land to the west of the site, and currently provides a link between the farm and its central operational base.</p> <p>The site is 140m west of a Special Landscape Area (SLA) (White Consultants, 2015) and provides a visual, rural and green space corridor between the new developments to the north and south of the site and views from the PRoW to the west. Local knowledge suggests there are doubts of the viability of Milton Farm if housing development were to take place at this location, and that the loss of farm buildings would lead to adverse effects on the views from the SLA.</p>
<p>Agricultural Land</p> <p>Land classified as the best and most versatile agricultural land (Grade 1,2 or 3a)</p>	<p>No loss</p> <p>Some loss</p>	<p>Some loss</p> <p>Site within Grade 3 agricultural land (best and most versatile if found to be Grade 3a). Potentially some loss.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Directly impact and/or mitigation not possible</p> <p>Some impact, and/or mitigation possible</p> <p>Limited or no impact or no requirement for mitigation</p>	<p>Some impact, and/or mitigation possible</p> <p>Site is 270m southwest of Fairford Saxon Cemetery Scheduled Monument. Existing built form screens the site from the Scheduled Monument and therefore significant adverse effects on the setting of the Scheduled Monument are not predicted.</p>

		<p>While not within the Fairford Conservation Area, the site does have a connection with the heritage of the Conservation Area and holds important views.</p> <p>Archaeological investigation would be needed if the site were to come forward (SHELAA 2017).</p>
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Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<p><400m</p> <p>400-800m</p> <p>>800m</p>	<p>>800m</p> <p>Distance to the shops and town centre may be significantly greater than if access were to be via the housing development to the south.</p>
Bus Stop	<p><400m</p> <p>400-800m</p> <p>>800m</p>	<400m
Primary School	<p><400m</p> <p>400-800m</p> <p>>800m</p>	>800m
Secondary School	<p><1600m</p> <p>1600-3900m</p> <p>>3900m</p>	1600-3900m
Open Space / recreation facilities	<p><400m</p> <p>400-800m</p> <p>>800m</p>	<p>400-800m</p> <p>Coln House playing field within 800m.</p>
GP / Hospital / Pharmacy	<p><400m</p> <p>400-800m</p> <p>>800m</p>	>800m
Cycle route	<p><400m</p> <p>400-800m</p> <p>>800m</p>	<p><400m</p> <p>There are no National Cycle network routes within the Neighbourhood Plan area. However, a branch of the Cotswold District Council Cycle Route 4 goes through the Fairford Neighbourhood Plan area, to the northeast of the site.</p>
Footpath	<p><400m</p> <p>400-800m</p> <p>>800m</p>	<p><400m</p> <p>Footpath runs along the western boundary of the site.</p>

Key employment site	<p style="text-align: center;"><400m 400-800m >800m</p>	>800m
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Other key considerations

Are there any known Tree Preservation Orders on the site?	<p style="text-align: center;">Several Few None Unknown</p>	None	
Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	<p style="text-align: center;">High/Medium/Low/Unknown</p>	Medium	
Public Right of Way	<p style="text-align: center;">Yes/No</p>	Yes	
Existing social or community value (provide details)	<p style="text-align: center;">Yes/No</p>	No	
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input type="checkbox"/>	Unknown.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Site slopes north to south.
Coalescence Development would contribute in neighbouring settlements merging into one another (Yes/No).	No
Scale and nature of development would be large enough to	No

significantly change size and character of settlement (Yes/No).	
Other (provide details)	

3.0. Availability

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Landowner has stated site is currently not available however the Local Plan Inspector's Report (June 2018) states that "The site is in a suitable location for development, and it is quite possible that the landowner's intentions could change again over the next ten years or so. I therefore consider there to be a reasonable prospect of 49 dwellings being built on the site by 2031."
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Planning application 12/02133/FUL Erection of 124 dwellings (72 market & 52 Affordable Housing units) and new vehicular access, public and private open space and car parking, with landscaping and associated servicing on Land Parcel West of Pips Field, Cirencester Road is adjacent to the site boundary. Local knowledge suggests there is a potential ownership issue regarding strip of land bordering both sites. It is presumed that there is a ransom strip, which is usual in such cases. The Design and Access statement shown the relevant piece of land as public open space/private driveways.
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	11-15 years
Any other comments?	Site is included as an allocation within Policy S5 of the adopted Cotswold Local Plan.		

4.0. Summary

Conclusions

Please tick a box

The site is suitable and available for development ('accept')	<input checked="" type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha):	47
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<p>The site is available and has predominately minor constraints which are thought to be overcome through appropriate mitigation. Access is the significant constraint the site. This needs to be confirmed, alongside assurance that Milton Farm (access to and the setting of) is considered.</p> <p>Other constraints include:</p> <ul style="list-style-type: none"> • Landscape visual impacts, particularly to the east and from the existing PRow. • Impact on the setting of Fairford Conservation Area located to the south-east of the site. • Potential impact on the Cotswold Water Park SSSI. • The site is located on Grade 3 agricultural land. At this stage it is unknown if this is Grade 3a (best and most versatile) or 3b. • Limited access to shops and the town centre. <p>The site is therefore potentially suitable. Mitigation against the above constraints may include delivering measures designed to achieve access, high quality design and layout including landscaping and screening, delivering biodiversity net gain, and ensuring planning decision making considers the benefits of high quality agricultural land.</p>

Site 4: Land north of Farmor's School



General information

Site Reference / name	Land north of Farmor's School
Site Address (or brief description of broad location)	Land north of Farmor's School and east of Leaffield Road.
Current use	Agriculture – pasture
Proposed use (in Neighbourhood Plan)	Community infrastructure
Gross area (Ha) Total area of the site in hectares	7.30
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	ECT contacted the Neighbourhood Plan group.
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Yes. Landowner proposed the site as being available for development and could deliver employment and educational opportunities with links to Farmor's School and the Primary School. There may also be the opportunity for community space and some small-scale retirement/sheltered housing.

Context				
<p>Is the site: Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	Greenfield	Brownfield	Mixture	Unknown
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?</p>	N/A			

1.0. Suitability

Suitability				
<p>Is the site:</p> <ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	Within	Adjacent	Outside	Unknown
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Does the site have suitable access, or could a suitable access be provided? (Yes/No) (provide details of any constraints)</p>	Yes			
	Access via Leaffield Road. It is noted that parking and safety is an issue along Leaffield Road at peak times (i.e. at the beginning and end of the school day).			
<p>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Yes/No) (provide details)</p>	No			

Environmental Considerations		
Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European designated nature conservation site (i.e. Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Key Wildlife Site • Site of Geological Importance • Flood Zones 2 or 3 • Drainage 	<p>Within</p> <p>Adjacent/nearby</p> <p>No</p>	<p style="text-align: center;">Adjacent/nearby</p> <p>Site is approx. 2.5km from Cotswold AONB.</p> <p>Site is approx. 2.1km north-west of Cotswold Water Park SSSI. Site within a SSSI IRZ for 50 residential units – indicative capacity 164.</p> <p>The River Coln is designated a Key Wildlife Site (KWS), which is 200m east of the site.</p>

<ul style="list-style-type: none"> Water quality/ supply 		<p>Development has the potential to adversely impact upon the biodiversity value of nationally and locally designated sites through disturbance and indirectly through pollution.</p> <p>The Groundwater Monitoring and Review of Flood Risk at Fairford (WRA, 2018) concludes that the site <i>“is at a higher elevation and should achieve the required freeboard.”</i> The site is therefore not considered to be at high risk of groundwater flooding.</p> <p>Site is within Flood Zone 1.</p> <p>Water Cycle Study (JBA, 2015) predicts that the waste water treatment works (WwTW) at Fairford will require some infrastructure upgrade to accommodate higher flows and/or to prevent a WFD deterioration. Sites larger than 40 units may require catchment improvements downstream towards the pumping stations as they are nearing capacity. Proposed development (in the region of 50-100 units) may trigger the need for larger upgrades at the STW – site indicative capacity 164. Without increased capacity, development may result in increased sewage pollution of the River Coln and areas downstream.</p> <p>It is expected that infrastructure upgrades will be required to serve the planned growth within the settlement. Further modelling will be required to determine the scale of the water supply infrastructure upgrades that may be needed (JBA, 2015).</p>
<p>Landscape and townscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape character?</p>	<p>Low sensitivity to development</p> <p>Medium sensitivity to development</p>	<p>High sensitivity to development</p>

<p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained.</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location.</p> <p>High sensitivity: development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p>High sensitivity to development</p>	<p>The site is located to the north of the settlement in the open countryside and holds characteristic long-distance views. However, it is noted that these views are limited to an extent by lines of trees and woodlands around field boundaries.</p> <p>The site falls wholly within the Special Landscape Area (SLA) (White Consultants, 2015). Development would therefore adversely impact upon the characteristics of the SLA, which give the area a sense of unity with the Cotswolds to the north.</p> <p>The site contributes to the historic setting of Fairford, along the town's northern boundary, and is valued highly by residents. Residents utilise the Pitham Brook permissive path located to the north of the site and there is concern that the special character of the path will be lost.</p> <p>The site holds views of the Grade II listed obelisk in Fairford Park. The obelisk is a landscaping feature built in the 1750s, left from the original Fairford Park estate.</p> <p>The site is located adjacent to Farmor School and would extend the build form to the north if development were to take place, encroaching upon the open landscape. This may set precedent for further development to the north, which may impact upon the setting of the Cotswold AONB. However it is noted that the landscape to the north of the site is afforded a level of protection by the Local Plan Policy EN6 (Special Landscape Area).</p> <p>The site is in close proximity to the River Coln which the site currently holds open views of. An avenue of trees extends along the site which are also characteristic of the area. These trees also provide</p>
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		some minor screening of the site. The main function of this avenue of trees is to provide a line of view from the old Fairford Park stables courtyard to the Grade II listed obelisk.
Agricultural Land Land classified as the best and most versatile agricultural land (Grade 1,2 or 3a)	No loss Some loss	No loss

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation</p>	<p>Some impact, and/or mitigation possible</p> <p>The site contributes significantly to the historic setting of Fairford, notably the setting of the Grade II Listed Obelisk (discussed above under landscape).</p>

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<400m 400-800m >800m	>800m
Bus Stop	<400m 400-800m >800m	<400m This distance relates to the school bus(es). The nearest other bus stop is in Park Street, which is 400-800m away.
Primary School	<400m 400-800m >800m	<400m
Secondary School	<1600m 1600-3900m >3900m	<1600m Site located adjacent to Farmor's School, to the south.
Open Space / recreation facilities	<400m 400-800m >800m	<400m Site adjacent to Farmor's sports centre.

GP / Hospital / Pharmacy	<p><400m 400-800m >800m</p>	>800m
Cycle route	<p><400m 400-800m >800m</p>	<p><400m</p> <p>There are no National Cycle network routes within the Neighbourhood Plan area. However, a branch of the Cotswold District Council Cycle Route 4 goes through the Fairford Neighbourhood Plan area, along the eastern boundary of the site.</p>
Footpath	<p><400m 400-800m >800m</p>	<400m
Key employment site	<p><400m 400-800m >800m</p>	<p>>800m</p> <p>It is noted that the schools (located adjacent to the site) are also a major employer in the town, although not an 'employment site' as such.</p>

Other key considerations

Are there any known Tree Preservation Orders on the site?	<p>Several Few None Unknown</p>	None	
Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	<p>High/Medium/Low/ Unknown</p>	<p>High</p> <p>The site is entirely Woodpasture and Parkland BAP Priority Habitat, and there is an avenue of trees and hedgerows which extends along the field boundary. Potential to support numerous species (notably birds) and provide connectivity to the wider countryside.</p>	
Public Right of Way	<p>Yes/No</p>	<p>No</p> <p>Pitham Brook permissive path located to the west on the far side of the river.</p>	
Existing social or community value (provide details)	<p>Yes/No</p>	<p>Yes</p> <p>The site contributes to the historic setting of Fairford, along the town's northern boundary. Residents utilise the Pitham Brook permissive path located adjacent to the site and there is concern that the special character of the path will be lost.</p>	
Is the site likely to be affected by any of the following?	Yes	No	Comments

Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input type="checkbox"/>	Unknown.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Site predominately flat with some gentle sloping.
Coalescence Development would contribute in neighbouring settlements merging into one another (Yes/No).	No
Scale and nature of development would be large enough to significantly change size and character of settlement (Yes/No).	No
Other (provide details)	

3.0. Availability

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Landowner recently proposed the site as being available for development and could deliver employment and educational opportunities with links to Farmor's School and the Primary School. There may also be the opportunity for community space and some small-scale retirement/sheltered housing.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

<p>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p>Any other comments?</p>			

4.0. Summary

Conclusions

Please tick a box

<p>The site is suitable and available for development ('accept')</p>	<input type="checkbox"/>
<p>This site has minor constraints</p>	<input type="checkbox"/>
<p>The site has significant constraints</p>	<input checked="" type="checkbox"/>
<p>The site is unsuitable for development / no evidence of availability ('reject')</p>	<input checked="" type="checkbox"/>
<p>Potential housing development capacity (estimated as a development of 30 homes per Ha):</p>	<p>164.</p>
<p>Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.</p>	<p>Site is available but has significant constraints and is therefore unsuitable for development. Significant constraints include:</p> <ul style="list-style-type: none"> • The site is not well connected with the settlement and would constitute isolated development. • Potential adverse effects on the landscape as the site is located within the SLA, and on the northern extent of the town in the open countryside. • The site contributes to the historic setting of Fairford. Site is therefore unsuitable for development.

Site 5: Land north of Crabtree Park & Land off Leaffield Road (SHELAA Ref F_51B & F_51C)



General information

Site Reference / name	Land north of Crabtree Park & Land off Leaffield Road (SHELAA Ref F_51B & F_51C)
Site Address (or brief description of broad location)	Land north of Crabtree Park & Land off Leaffield Road
Current use	Agricultural – arable farming
Proposed use (in Neighbourhood Plan)	The pre-submission Fairford Neighbourhood Plan (2016-31) proposes a housing development of up to 80 homes and other uses in conjunction with the school on F_51C.
Gross area (Ha) Total area of the site in hectares	17.40
SHLAA site reference (if applicable)	F_51B and F_51C
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	SHELAA
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	The landowner has requested that this site be considered further as part of the plan-making process. Proposal submitted for up to 400 dwellings in combination with F_51A. Scheme proposed includes only the southern half of the site, south of the thick hedgerow which runs through the middle of the site.

Context				
<p>Is the site: Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	Greenfield	Brownfield	Mixture	Unknown
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?</p>	N/A			

1.0. Suitability

Suitability				
<p>Is the site:</p> <ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	Within	Adjacent	Outside	Unknown
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Does the site have suitable access, or could a suitable access be provided? (Yes/No) (provide details of any constraints)</p>	Yes			
	The site could be accessed along Hatherop Road and/or Leafield Road. Infrastructure improvements should be considered given the scale of development proposed. For example, improvements to the junctions at both ends of Hatherop Lane would facilitate easy access to the schools is maintained (i.e. avoid congestion).			
<p>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Yes/No) (provide details)</p>	No			

Environmental Considerations		
Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European designated nature conservation site (i.e. Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone 	<p>Within</p> <p>Adjacent/nearby</p> <p>No</p>	<p style="text-align: center;">Adjacent/nearby</p> <p>The site is approx. 2.3km from the Cotswold AONB (to the north).</p> <p>The site is approx. 1.8km north-west of Cotswold Water Park SSSI and is within a SSSI IRZ for 50 residential</p>

<ul style="list-style-type: none"> • Key Wildlife Site • Site of Geological Importance • Flood Zones 2 or 3 • Drainage • Water quality/ supply 		<p>units – indicative capacity 261.</p> <p>Development has the potential to adversely impact upon the biodiversity value of the SSSI through disturbance and indirectly through pollution.</p> <p>The site located within Flood Zone 1. Site contains areas of medium/high surface water flood risk along the southern site boundary and around the ditch running north-south through the site.</p> <p>The Groundwater Monitoring and Review of Flood Risk at Fairford (WRA, 2018) concludes that <i>“at this site, groundwater levels are artesian and close to the surface during winter at several locations. The low-lying parts of this area do not achieve the desired freeboard; and would be subject to groundwater flooding.”</i> Part of the site is therefore at high risk of groundwater flooding.</p> <p>Water Cycle Study (JBA, 2015) predicts that the waste water treatment works (WwTW) at Fairford will require some infrastructure upgrade to accommodate higher flows and/or to prevent a WFD deterioration. Sites larger than 40 units may require catchment improvements downstream towards the pumping stations as they are nearing capacity. Proposed development (in the region of 50-100 units) may trigger the need for larger upgrades at the STW – site indicative capacity 261. Without increased capacity, development may result in increased sewage pollution of the River Coln and areas downstream.</p> <p>It is expected that infrastructure upgrades will be required to serve the planned</p>
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		growth within the settlement. Further modelling will be required to determine the scale of the water supply infrastructure upgrades that may be needed (JBA, 2015).
<p>Landscape and townscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape character?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained.</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location.</p> <p>High sensitivity: development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p>Low sensitivity to development</p> <p>Medium sensitivity to development</p> <p>High sensitivity to development</p>	<p>Medium sensitivity to development</p> <p>The site is on the northern extent of the town, and would act as an urban extension, extending the built form into the open countryside. The site is adjacent to the Special Landscape Area (SLA) to the west. Development of the site would arguably be too large in the context of the town and may also set precedent for further development to the north.</p> <p>The site's development would be an intrusion into the open countryside, impacting upon the SLA to the west. The scale of development would be particularly large in the context of the town leading to adverse effects on the landscape character and wider landscape setting. However, the site slopes slightly to the south towards the town, limiting long distance views in to and out of the site to the wider landscape. The site is screened by dense vegetation/ trees/ hedgerows, which restricts views into the site, for example from the PRow along the southern boundary of the site.</p>
<p>Agricultural Land Land classified as the best and most versatile agricultural land (Grade 1,2 or 3a)</p>	<p>No loss Some loss</p>	<p>No loss</p>

Heritage considerations

Question	Assessment guidelines	Comments
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<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation</p>	<p>Some impact, and/or mitigation possible</p> <p>The site is adjacent to Fairford Conservation Area to the south-west. Development would likely have minor impact upon the setting of this heritage asset. The site is screened almost entirely from this by dense belts of trees which may limit adverse impact on setting.</p>
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Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<p><400m 400-800m >800m</p>	<p>>800m</p>
Bus Stop	<p><400m 400-800m >800m</p>	<p>400-800m</p>
Primary School	<p><400m 400-800m >800m</p>	<p><400m</p>
Secondary School	<p><1600m 1600-3900m >3900m</p>	<p><1600m</p> <p>Site located adjacent to Farmor's School, to the west.</p>
Open Space / recreation facilities	<p><400m 400-800m >800m</p>	<p><400m</p> <p>Farmor's sports centre is located to the west of the site.</p>
GP / Hospital / Pharmacy	<p><400m 400-800m >800m</p>	<p>>800m</p>
Cycle route	<p><400m 400-800m >800m</p>	<p>400-800m</p> <p>There are no National Cycle network routes within the Neighbourhood Plan area. However, a branch of the Cotswold District Council Cycle Route 4 goes through the Fairford Neighbourhood Plan area.</p>
Footpath	<p><400m 400-800m >800m</p>	<p><400m</p> <p>Footpath along the site's southern boundary.</p>

Key employment site	<p><400m</p> <p>400-800m</p> <p>>800m</p>	<p>>800m</p> <p>It is noted that the schools (located adjacent to the site) are also a major employer in the town, although not an 'employment site' as such.</p>
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Other key considerations

Are there any known Tree Preservation Orders on the site?	<p>Several</p> <p>Few</p> <p>None</p> <p>Unknown</p>	<p>Several</p> <p>There are three groups of individual TPOs along the southern site boundary (Lovers Walk).</p>	
Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	<p>High/Medium/Low/Unknown</p>	<p>Medium</p> <p>Arable field, trees/hedgerows extend along the field boundary particularly to the south of the site. There is also a linear corridor of hedgerows/scrub running through the centre of the site dividing the fields. These biodiversity features have the potential to support species and provide connectivity to the wider countryside.</p>	
Public Right of Way	<p>Yes/No</p>	<p>Yes</p> <p>PRoW adjacent to the site's southern boundary.</p>	
Existing social or community value (provide details)	<p>Yes/No</p>	<p>No</p>	
Is the site likely to be affected by any of the following?	<p>Yes</p>	<p>No</p>	<p>Comments</p>
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input type="checkbox"/>	<p>Unknown.</p>
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Power line running along the boundary of the site.</p>

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Site is generally flat with some gentle sloping from east to west.
Coalescence Development would contribute in neighbouring settlements	No

merging into one another(Yes/No).	
Scale and nature of development would be large enough to significantly change size and character of settlement(Yes/No).	Yes The site has no defined northern boundary on the ground, and its development would be an intrusion into the open countryside to the north of the town. The ECT/Gleasons proposal map shows the boundary is defined by the power line crossing the fields, and that in practice this would be defined by new trees and hedge planting. If fully developed, the scale would be significantly large in the context of the town, substantially increasing the size of the town. However it is recognised that there is a level of development currently proposed on the western side of the town.
Other (provide details)	

3.0. Availability

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Any other comments?	Fairford Town Council recognise that there is an opportunity for development to enable the release of sufficient land within the site on its frontage to plan for the long-term expansion of the adjacent school. This is a particular issue given all the recently completed and extant planning permissions.		

4.0. Summary

Conclusions

Please tick a box

The site is suitable and available for development ('accept')	<input checked="" type="checkbox"/>
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This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha):	261 (based on AECOM indicative capacity – however it is noted that the landowner has stated that the proposal is for about half this number (130), although the feasibility of this would depend on the constraints.)
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<p>The site is available for development however has several potentially significant constraints given its size and scale in relation to the town. Constraints include:</p> <ul style="list-style-type: none"> • Impact on landscape character and wider landscape setting. • Minor impact upon the setting of Fairford Conservation Area. • Adverse effect on/loss of biodiversity (loss of fields). • Part of the site is at high risk of groundwater flooding. • The northern extent of the site is not well connected with the settlement which may restrict accessibility for some residents. • Need for infrastructure delivery (this could provide positive effects in the long-term). <p>Taking the above constraints into consideration the site is considered potentially suitable for development. It is recommended that the southern half of the site is taken forward for consideration through the Neighbourhood Plan, coinciding with the scheme proposed by ECT.</p> <p>Mitigation against the above constraints may include delivering measures designed to improve access, high quality design and layout including landscaping and screening, delivering SuDS, delivering biodiversity net gain, maintaining and enhancing existing on site biodiversity assets, and providing for wildlife needs on site.</p>

Site 6: Land east of Aldsworth Close (SHELAA Ref F_51A)



General information

Site Reference / name	Land east of Aldsworth Close (SHELAA Ref F_51A)
Site Address (or brief description of broad location)	Land east of Aldsworth Close
Current use	Agricultural – arable farming
Proposed use (in Neighbourhood Plan)	343 residential dwellings
Gross area (Ha) Total area of the site in hectares	22.88
SHLAA site reference (if applicable)	F_51A
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	SHELAA
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Yes. Proposal submitted for up to 400 dwellings in combination with F_51B and F_51C.

Context

<p>Is the site: Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<p>Greenfield</p> <input type="checkbox"/>	<p>Brownfield</p> <input type="checkbox"/>	<p>Mixture</p> <input type="checkbox"/>	<p>Unknown</p> <input type="checkbox"/>
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?</p>	N/A			

1.0. Suitability

<i>Suitability</i>				
<p>Is the site:</p> <ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	<p>Within</p> <input type="checkbox"/>	<p>Adjacent</p> <input checked="" type="checkbox"/>	<p>Outside</p> <input type="checkbox"/>	<p>Unknown</p> <input type="checkbox"/>
<p>Does the site have suitable access, or could a suitable access be provided? (Yes/No) (provide details of any constraints)</p>	<p>Yes</p> <p>The site would be accessed along Hatherop Lane. Infrastructure improvements should be considered given the scale of development proposed.</p>			
<p>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Yes/No) (provide details)</p>	<p>No</p>			

<i>Environmental Considerations</i>		
Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European designated nature conservation site (i.e. Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Key Wildlife Site • Site of Geological Importance • Flood Zones 2 or 3 • Drainage • Water quality/supply 	<p>Within</p> <p>Adjacent/nearby</p> <p>No</p>	<p>Adjacent/nearby</p> <p>Site is approx. 2.5km from the Cotswolds AONB.</p> <p>Site is approx. 1.6km north-west of Cotswold Water Park SSSI. Site within SSSI IRZ for 50 residential units – indicative capacity 343.</p> <p>Development has the potential to adversely impact upon the biodiversity value of the SSSI</p>

		<p>through disturbance and indirectly through pollution.</p> <p>Site within Flood Zone 1. Site contains areas of medium/high surface water flood risk along the site boundary (south/eastern/western).</p> <p>The Groundwater Monitoring and Review of Flood Risk at Fairford (WRA, 2018) concludes that <i>“the low-lying parts of this area do not achieve the desired freeboard; and would be subject to groundwater flooding.”</i> Part of the site is therefore at high risk of groundwater flooding. The site is located within flood zone 1 which is of low risk of fluvial flooding.</p> <p>Water Cycle Study (JBA, 2015) predicts that the waste water treatment works (WwTW) at Fairford will require some infrastructure upgrade to accommodate higher flows and/or to prevent a WFD deterioration. Sites larger than 40 units may require catchment improvements downstream towards the pumping stations as they are nearing capacity. Proposed development (in the region of 50-100 units) may trigger the need for larger upgrades at the STW – site indicative capacity 343. Without increased capacity, development may result in increased sewage pollution of the River Coln and areas downstream.</p> <p>It is expected that infrastructure upgrades will be required to serve the planned growth within the settlement. Further modelling will be required to determine the scale of the water supply infrastructure upgrades that may be needed (JBA, 2015).</p>
<p>Landscape and townscape</p>	<p>Low sensitivity to development</p>	<p>High sensitivity to development</p>

<p>Is the site low, medium or high sensitivity in terms of landscape character?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained.</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location.</p> <p>High sensitivity: development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p>Medium sensitivity to development High sensitivity to development</p>	<p>The site is on the eastern extent of the town, and would act as an urban extension, extending the built form into the open countryside. The site itself is part of a field used for arable farming, which slopes slightly. The site has no defined northern boundary on the ground.</p> <p>The site's development would be an intrusion into the open countryside, the scale which would be particularly large in the context of the town and may also set precedent for further development to the east of the town.</p> <p>The site is screened to some extent by vegetation surrounding the site, limiting adverse effects on views from the PRoW to the north of the site. The site slopes in part towards the housing development to the west.</p>
<p>Agricultural Land Land classified as the best and most versatile agricultural land (Grade 1,2 or 3a)</p>	<p>No loss Some loss</p>	<p>No loss</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation</p>	<p>Limited or no impact or no requirement for mitigation</p>

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<400m	>800m

	400-800m >800m	
Bus Stop	<400m 400-800m >800m	400-800m
Primary School	<400m 400-800m >800m	>800m
Secondary School	<1600m 1600-3900m >3900m	<1600m
Open Space / recreation facilities	<400m 400-800m >800m	>800m
GP / Hospital / Pharmacy	<400m 400-800m >800m	>800m
Cycle route	<400m 400-800m >800m	<400m There are no National Cycle network routes within the Neighbourhood Plan area. However, a branch of the Cotswold District Council Cycle Route 4 goes through the Fairford Neighbourhood Plan area, along the London Road to the south of the site.
Footpath	<400m 400-800m >800m	<400m
Key employment site	<400m 400-800m >800m	>800m

Other key considerations

Are there any known Tree Preservation Orders on the site?	Several Few None Unknown	None
Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees,	High/Medium/Low/ Unknown	Low Arable field, trees/hedgerows extend along the field boundary particularly to the south of the site.

woodland, hedgerows and waterbodies?		Potential to support species and provide connectivity to the wider countryside.	
Public Right of Way	Yes/No	Yes	
Existing social or community value (provide details)	Yes/No	No	
<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input type="checkbox"/>	Unknown.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Site is relatively flat, rising slightly to the north.
Coalescence Development would contribute in neighbouring settlements merging into one another (Yes/No).	No
Scale and nature of development would be large enough to significantly change size and character of settlement (Yes/No).	Yes The site has no defined northern boundary, and its development would be an intrusion into the open countryside to the north of the town. The scale which would be significantly large in the context of the town, substantially increasing the size of the town and altering the characteristic settlement pattern.
Other (provide details)	

3.0. Availability

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Please provide supporting evidence.			
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Any other comments?			

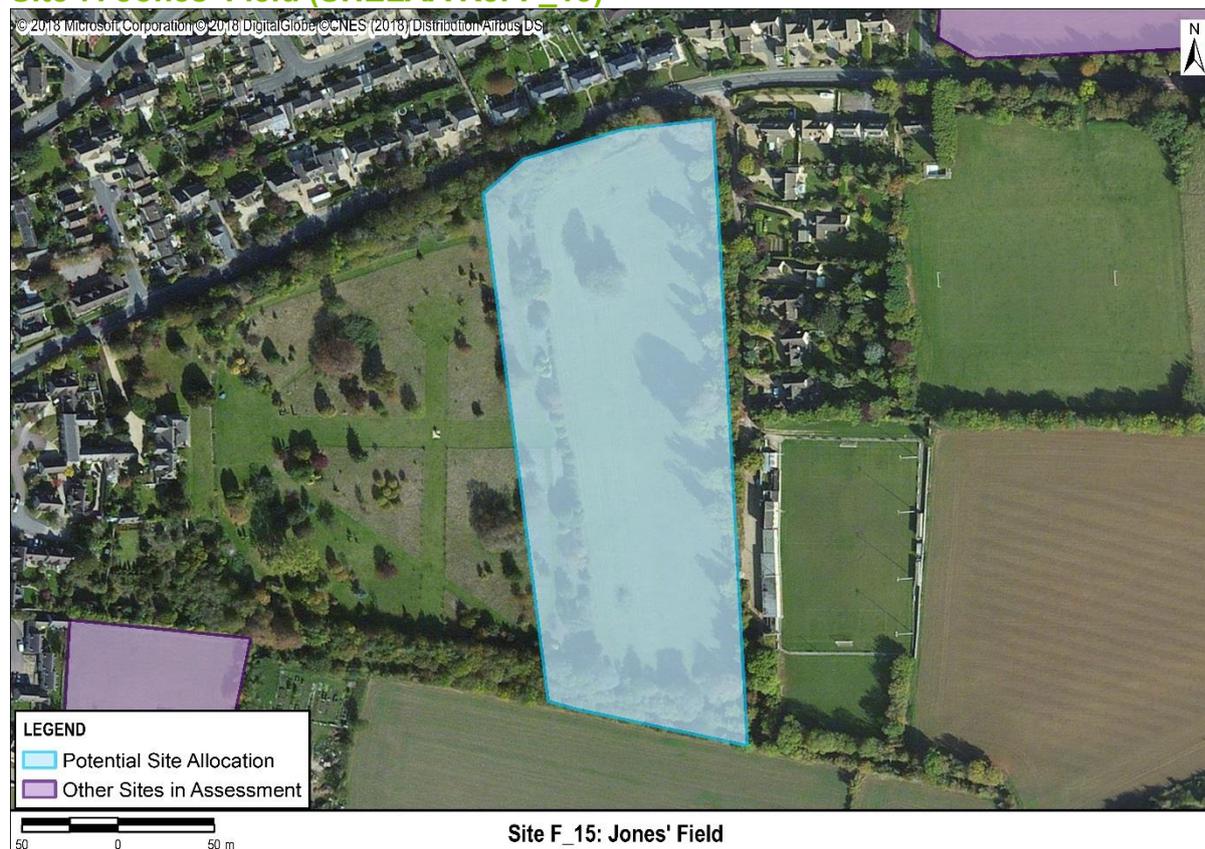
4.0. Summary

Conclusions

Please tick a box

The site is suitable and available for development ('accept')	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input checked="" type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha):	343
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<p>The site is available but has a number of significant constraints. Site is therefore not considered suitable for development.</p> <ul style="list-style-type: none"> • Groundwater flood risk • Landscape given its size and scale in relation to the town. The site would extend the built form into the open countryside and adversely impacting long distance views. • There is an identified infrastructure requirement for the site to serve the planned growth within the settlement.

Site 7: Jones' Field (SHELAA Ref F_15)



General information

Site Reference / name	Jones' Field (SHELAA Ref F_15)
Site Address (or brief description of broad location)	Jones' Field, south of London Road
Current use	Agricultural
Proposed use (in Neighbourhood Plan)	Residential dwellings – possibly specialist housing
Gross area (Ha) Total area of the site in hectares	2.31
SHLAA site reference (if applicable)	F_15
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	SHELAA
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Site being actively promoted for 20 lifetime home houses, public realm improvements, a social hub pavilion (serving as a gym and a hall for classes and social events)

Context

<p>Is the site: Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<p>Greenfield</p> <p><input checked="" type="checkbox"/></p>	<p>Brownfield</p> <p><input type="checkbox"/></p>	<p>Mixture</p> <p><input type="checkbox"/></p>	<p>Unknown</p> <p><input type="checkbox"/></p>
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?</p>	N/A			

1.0. Suitability

<i>Suitability</i>				
<p>Is the site:</p> <ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	<p>Within</p> <p><input type="checkbox"/></p>	<p>Adjacent</p> <p><input checked="" type="checkbox"/></p>	<p>Outside</p> <p><input type="checkbox"/></p>	<p>Unknown</p> <p><input type="checkbox"/></p>
<p>Does the site have suitable access, or could a suitable access be provided? (Yes/No) (provide details of any constraints)</p>	<p>Yes</p> <p>The proposed access to this site is expected to be via the London Road (A417). However local knowledge suggests that the existing gate is not sufficiently wide and is on the inside of a bend near the entrance to Cinder Lane, with restricted visibility (particularly to the east). Creating a new access or widening the existing one would likely require demolition of part of a Cotswold stone wall (in the Conservation Area) and may also adversely impact upon the historic ha-ha (discussed further below).</p>			
<p>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Yes/No) (provide details)</p>	<p>No</p>			

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European designated nature conservation site (i.e. Special Area of Conservation or Special Protection Area) 	<p>Within</p> <p>Adjacent/nearby</p> <p>No</p>	<p style="text-align: center;">Yes</p> <p>The site is approx. 3.3m south of the Cotswold AONB.</p> <p>Site is located approx. 900m north-west of Cotswold Water Park SSSI, and 1.4km north</p>

<ul style="list-style-type: none"> • SSSI Impact Risk Zone • Key Wildlife Site • Site of Geological Importance • Flood Zones 2 or 3 • Drainage • Water quality/ supply 		<p>west of Whelford Meadow SSSI.</p> <p>Site is within SSSI IRZ for 50 residential units – indicative capacity for the site is 52 units. Note site being promoted for 20 specialist houses.</p> <p>Development has the potential to adversely impact upon the biodiversity value of the SSSI through disturbance and indirectly through pollution.</p> <p>Potential impact on SSSIs downstream due to sewage system capacity issue.</p> <p>Site located within Flood Zone 1. The southern extent of the site is at low-medium risk of ground water flooding and is below the level of surrounding land, making sustainable drainage difficult – high water table makes drainage difficult.</p> <p>The Groundwater Monitoring and Review of Flood Risk at Fairford (WRA, 2018) concludes that <i>“data suggests that [the site] satisfies requirements and the development area could be larger.”</i> The site is therefore considered to be of low risk of groundwater flooding.</p> <p>Water Cycle Study (JBA, 2015) predicts that the waste water treatment works (WwTW) at Fairford will require some infrastructure upgrade to accommodate higher flows and/or to prevent a WFD deterioration. Sites larger than 40 units may require catchment improvements downstream towards the pumping stations as they are nearing capacity. Proposed development (in the region of 50-100 units) may trigger the need for larger upgrades at the STW – site indicative capacity 52. Without increased capacity, development may result in</p>
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		<p>increased sewage pollution of the River Coln and areas downstream. Note site promoted for only 20 specialist housing units.</p> <p>It is expected that infrastructure upgrades will be required to serve the planned growth within the settlement. Further modelling will be required to determine the scale of the water supply infrastructure upgrades that may be needed (JBA, 2015).</p>
<p>Landscape and townscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape character?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained.</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location.</p> <p>High sensitivity: development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p>Low sensitivity to development</p> <p>Medium sensitivity to development</p> <p>High sensitivity to development</p>	<p>High sensitivity to development</p> <p>The site is in a rural grassed field enclosed by a Cotswold stone wall to the north and mature trees and hedges to the east and south. This vegetation screening is likely to limit adverse effects on views in and out of the site, including from the PRow (Cinder Lane) which runs north to south along the east of the site, and the Fieldway ancient pathway to the south of the site. To the west the site adjoins onto the land behind Morgan Hall, which again is screened significantly by the dense vegetation and mature trees lining the site.</p>
<p>Agricultural Land</p> <p>Land classified as the best and most versatile agricultural land (Grade 1,2 or 3a)</p>	<p>No loss</p> <p>Some loss</p>	<p>Some loss</p> <p>Site is located within best and most versatile agricultural land.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument 	<p>Directly impact and/or mitigation not possible</p> <p>Some impact, and/or mitigation possible</p>	<p>Some impact, and/or mitigation possible</p> <p>The site is located within Fairford Conservation Area, and the line of trees along London Road is specifically</p>

<ul style="list-style-type: none"> Registered Park and Garden Registered Battlefield Listed building Known archaeology Locally listed building 	<p>Limited or no impact or no requirement for mitigation</p>	<p>referred to in the 1971 CA policy statement. The Grade II listed Morgan Hall is located 200m west of the site. The site adjoins the grounds of Morgan Hall and contains part of the historic ha-ha which was part of Morgan Hall. Development has potential to impact on the setting of Morgan Hall, however vegetation screening at the site is likely to limit any adverse effects.</p>
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Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<p><400m 400-800m >800m</p>	<p>>800m Involves crossing the A417</p>
Bus Stop	<p><400m 400-800m >800m</p>	<p><400m</p>
Primary School	<p><400m 400-800m >800m</p>	<p>>800m</p>
Secondary School	<p><1600m 1600-3900m >3900m</p>	<p><1600m</p>
Open Space / recreation facilities	<p><400m 400-800m >800m</p>	<p><400m 0-400m from Fairford Football Club on Cinder Lane.</p>
GP / Hospital / Pharmacy	<p><400m 400-800m >800m</p>	<p><400m</p>
Cycle route	<p><400m 400-800m >800m</p>	<p>400-800m There are no National Cycle network routes within the Neighbourhood Plan area. However, a branch of the Cotswold District Council Cycle Route 4 goes through the Fairford Neighbourhood Plan area.</p>
Footpath	<p><400m 400-800m >800m</p>	<p><400m PRoW exists along the east and south of the site.</p>

Key employment site	<p style="text-align: center;"><400m</p> <p style="text-align: center;">400-800m</p> <p style="text-align: center;">>800m</p>	>800m
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Other key considerations

Are there any known Tree Preservation Orders on the site?	<p style="text-align: center;">Several</p> <p style="text-align: center;">Few</p> <p style="text-align: center;">None</p> <p style="text-align: center;">Unknown</p>	Several	
		There is a group TPO – Areas Groups Woodlands – affecting the whole of Morgan Hall and Jones’ Field.	
Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	<p style="text-align: center;">High/Medium/Low/</p> <p style="text-align: center;">Unknown</p>	Medium	
		<p>The site includes Woodpasture and Parkland BAP Priority Habitat. The site boundaries are defined by a low park wall and a belt of mature nineteenth century trees, planted on a raised bank above the road.</p> <p>A number of mature trees within the site are protected by a blanket TPO and those along London Road are specifically identified as a feature of Fairford’s Conservation Area. The site also contains overgrown hedgerow and shrub species. There is a dense belt of tree planting with mature trees along the southern and eastern site boundary. These belts of vegetation are likely to provide habitat for a range of species, and also act as a wildlife corridor providing connectivity between the site and the wider area. There are also mature trees to the west of the site – which again may provide valuable habitats for species.</p>	
Public Right of Way	<p style="text-align: center;">Yes/No</p>	Yes	
		PRoW exists along the east and south of the site.	
Existing social or community value (provide details)	<p style="text-align: center;">Yes/No</p>	No	
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input type="checkbox"/>	Unknown.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Site is relatively flat.
Coalescence Development would contribute in neighbouring settlements merging into one another(Yes/No)	No
Scale and nature of development would be large enough to significantly change size and character of settlement(Yes/No)	No
Other (provide details)	

3.0. Availability

Availability

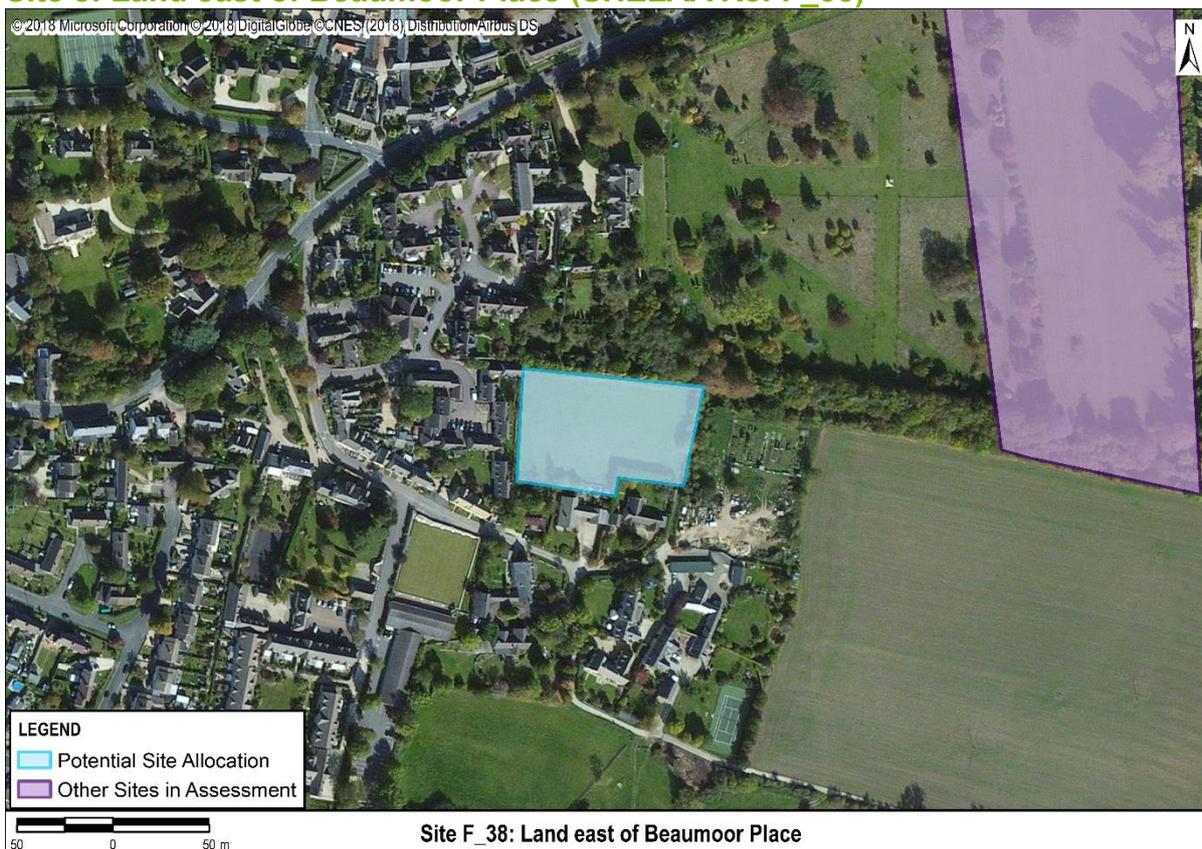
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site potentially available now subject to infrastructure constraints.
Any other comments?			

4.0. Summary

Conclusions

Please tick a box	
The site is suitable and available for development ('accept')	<input checked="" type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha):	52
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<p>This site is available with the following constraints:</p> <ul style="list-style-type: none"> • The site is located within Fairford Conservation Area, and the Grade II listed Morgan Hall is located 200m west of the site. Potential impact on the town's historic landscape and/or townscape character. Possible impact on the setting of, and views of/from, Morgan Hall, and PRoW. • The site contains a number of mature trees which are protected by a blanket TPO and form part of and are protected by Fairford's Conservation Area. • Potential adverse effect on Cotswold Water Park SSSI. • Potential impact on the landscape and/or townscape character. Possible impact on the setting of, and views of/from, Morgan Hall and Cinder Lane PRoW. • Possible loss of best and most versatile agricultural land. • Access onto the A417 is an issue, owing to cars currently parking on the verge around the suggested entrance, and the road configuration (There is potential for the development to help provide a solution to this problem, which would also improve the look of this part of the Conservation Area) • Access to the town centre is less than adequate, involving crossing the A417. <p>Providing these constraints can be effectively mitigated, the site is considered to be potentially suitable to take forward for the purposes of the Neighbourhood Plan. Mitigation measures may include delivering measures designed to achieve better access, high quality design and layout including landscaping and screening, delivering biodiversity net gain, and ensuring planning decision making considers the benefits of high quality agricultural land.</p>

Site 8: Land east of Beaumont Place (SHELAA Ref F_38)



Site F_38: Land east of Beaumont Place

General information

Site Reference / name	Land east of Beaumont Place (SHELAA Ref F_38)
Site Address (or brief description of broad location)	Land east of Beaumont Place, East End
Current use	Fallow
Proposed use (in Neighbourhood Plan)	Parking for doctors' surgery and a limited number of specialist housing.
Gross area (Ha) Total area of the site in hectares	0.48
SHLAA site reference (if applicable)	F_38
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	SHELAA
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Owner willing to work with Fairford Town Council. A proposal for the area is to be developed to include parking for doctors/staff at the nearby surgery and limited numbers of low level retirement bungalows could be considered and has been included in the pre-submission Fairford Neighbourhood Plan FNP 2016-2031, if the sites issues could be resolved.

Context				
<p>Is the site: Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	Greenfield	Brownfield	Mixture	Unknown
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?</p>	Blue Cedar Homes submitted an application (17/05185/FUL) December 2017 for the demolition of 1 no. dwelling and the erection of 9 no. dwellings (Use Class C3) and a car park for use by the Doctor's Surgery, together with access, landscaping and associated infrastructure. Application withdrawn April 2018 (Reason not stated).			

1.0. Suitability

Suitability				
<p>Is the site:</p> <ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	Within	Adjacent	Outside	Unknown
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Does the site have suitable access, or could a suitable access be provided? (Yes/No) (provide details of any constraints)</p>	Yes			
	<p>Access to the site would involve demolishing a present dwelling (derelict mobile home) that is in the ownership of the landowner, which is situated close to the bowling club on East End road.</p> <p>The landowner engaged developers to put forward an application using this access route, and it is noted that the dwelling was never a permanent fixture. The Examiner of the previous FNP indicated that its removal would improve Fairford Conservation Area.</p> <p>It is noted that Beaumont Place to East End is a narrow, quiet road which may not have capacity for a significant increase in vehicle use. However, it is thought that the increased use may not be detrimental to the road given the surgery car park would be for staff (therefore only busy at the beginning and end of the day), and only a small number of specialist housing is proposed.</p>			
<p>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Yes/No) (provide details)</p>	No			

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European designated nature conservation site (i.e. Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Key Wildlife Sites • Site of Geological Importance • Flood Zones 2 or 3 • Drainage • Water quality/ supply 	<p style="text-align: center;">Within</p> <p style="text-align: center;">Adjacent/nearby</p> <p style="text-align: center;">No</p>	<p style="text-align: center;">Yes</p> <p>The site is approx. 3.4km south of the Cotswold AONB.</p> <p>The site is located approx. 1km north-west of Cotswold Water Park SSSI, and 1.4km north west of Whelford Meadow SSSI.</p> <p>Site is within SSSI IRZ for 50 residential units –indicative capacity for the site is 12 units and therefore is not expected to lead to adverse effects on the designated site.</p> <p>Development has the potential to adversely impact upon the SSSI's through disturbance and indirectly through pollution.</p> <p>Potential impact on SSSIs downstream due to sewage system capacity issue. Adjacent residential properties have historically experienced sewage issues.</p> <p>The site located within Flood Zone 1. There are small areas of low risk of surface water flooding within the site.</p> <p>The Groundwater Monitoring and Review of Flood Risk at Fairford (WRA, 2018) concludes that the site is close to a “<i>monitoring well at Riverdale which showed a risk of groundwater flooding in T200 conditions</i>” (T200 identifies 200-yr max groundwater level). The site is therefore considered to be of risk of groundwater flooding. It is suggested that raising the ground level would be required, which would inevitably increase the visual impact and therefore the impact on the setting of Morgan Hall.</p>

		<p>Water Cycle Study (JBA, 2015) predicts that the waste water treatment works (WwTW) at Fairford will require some infrastructure upgrade to accommodate higher flows and/or to prevent a WFD deterioration. Fairford STW limited spare capacity without the need for an upgrade. Development sites greater than 15 units are likely to require local network improvements – indicative capacity of site is 12 units therefore unlikely to cause significant effect on the STW.</p> <p>It is expected that infrastructure upgrades will be required to serve the planned growth within the settlement. Further modelling will be required to determine the scale of the water supply infrastructure upgrades that may be needed (JBA, 2015).</p>
<p>Landscape and townscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape character?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained.</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location.</p> <p>High sensitivity: development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p>Low sensitivity to development</p> <p>Medium sensitivity to development</p> <p>High sensitivity to development</p>	<p>Medium sensitivity to development</p> <p>The site is in a rural grassed field, relatively enclosed by a Cotswold stone wall to the south, hedgerows to the east, hedgerows backing onto three bungalows on the South and Beaumont retirement home to the west.</p> <p>Development would impact views from the bungalows on the south side of the site and Beaumont Place retirement homes adjacent to the west side of the site, as well as from the PRoW through the north of the site.</p> <p>Potential impact on character/setting of Morgan Hall and it is noted that the site is within Fairford Conservation Area.</p> <p>Some screening provided by vegetation.</p>

Agricultural Land Land classified as the best and most versatile agricultural land (Grade 1,2 or 3a)	<p style="text-align: center;">No loss Some loss</p>	<p style="text-align: center;">Some loss</p> Small section of the site is located within best and most versatile agricultural land (Grade 2)
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Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p style="text-align: center;">Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation</p>	<p style="text-align: center;">Directly impact and/or mitigation not possible</p> <p>The site is located within Fairford Conservation Area and therefore new development may impact upon the integrity of the Conservation Area, and/or its setting.</p> <p>The Grade II listed Moor Farmhouse is 100m south of the site and the Grade II listed Morgan Hall is 120m north of the site. Development of the site may impact upon the setting of these heritage assets. However, some screening is provided by vegetation which limits adverse effects.</p>

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<p style="text-align: center;"><400m 400-800m >800m</p>	400-800m
Bus Stop	<p style="text-align: center;"><400m 400-800m >800m</p>	400-800m
Primary School	<p style="text-align: center;"><400m 400-800m >800m</p>	>800m
Secondary School	<p style="text-align: center;"><1600m 1600-3900m >3900m</p>	<1600m
Open Space / recreation facilities	<p style="text-align: center;"><400m 400-800m >800m</p>	<400m

		0-400m from Fairford Bowling Club at East End and 400-800m (or less) from Fairford Football Club on Cinder Lane.
GP / Hospital / Pharmacy	<p><400m</p> <p>400-800m</p> <p>>800m</p>	<400m
Cycle route	<p><400m</p> <p>400-800m</p> <p>>800m</p>	<p>>800m</p> <p>There are no National Cycle network routes within the Neighbourhood Plan area. However, a branch of the Cotswold District Council Cycle Route 4 goes through the Fairford Neighbourhood Plan area.</p>
Footpath	<p><400m</p> <p>400-800m</p> <p>>800m</p>	<p><400m</p> <p>PRoW running through the northern part of the site and adjacent to the eastern boundary of the site.</p>
Key employment site	<p><400m</p> <p>400-800m</p> <p>>800m</p>	>800m

Other key considerations

Are there any known Tree Preservation Orders on the site?	<p>Several</p> <p>Few</p> <p>None</p> <p>Unknown</p>	None	
Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	<p>High/Medium/Low/Unknown</p>	<p>Medium</p> <p>The area is bordered on the south and east by thick hedgerows and trees, which provide a natural habitat for nesting birds, insects, rabbits and other wildlife. These biodiversity features may also provide connectivity with the wider area.</p>	
Public Right of Way	<p>Yes/No</p>	<p>Yes</p> <p>A PRoW exists through the north of the site.</p>	
Existing social or community value (provide details)	<p>Yes/No</p>	<p>Yes</p> <p>The site is regularly used by dog and other walkers, connecting East End to Fieldway (eventually reaching the Horcott Lakes).</p>	
Is the site likely to be affected by any of the following?	<p>Yes</p>	<p>No</p>	<p>Comments</p>
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input type="checkbox"/>	<p>Unknown.</p>

Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Relatively flat.
Coalescence Development would contribute in neighbouring settlements merging into one another (Yes/No)	No
Scale and nature of development would be large enough to significantly change size and character of settlement (Yes/No)	No
Other (provide details)	

3.0. Availability

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site owner willing to work with Fairford Town Council.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Any other comments?			

4.0. Summary

Conclusions

Please tick a box	
The site is suitable and available for development ('accept')	<input checked="" type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha):	12
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<p>This site is available and may be suitable for development. There are a number of minor-major constraints which need addressing. The most significant of these constraints relate to heritage and access.</p> <p>Constraints include:</p> <ul style="list-style-type: none"> • Location of the site within Fairford Conservation Area and close to Grade II listed building (Morgan Hall). • Potential impact on views from the bungalows on the south side of the site and Beaumont Place retirement homes adjacent to the west side of the site, as well as from the PRoW through the north of the site. • Access to the site would involve demolishing a present dwelling (derelict mobile home) that is in the ownership of the landowner, which is situated close to the bowling club on East End Road. • Community value of the PRoW which provides community value (recreation/dog walking). • The area is bordered by biodiversity features which may provide connectivity with the wider area. • Small section of Grade 2 agricultural land present on site. • Groundwater flooding risk. • Potential impact on the Cotswold Water Park SSSI. • There are small areas of low risk of surface water flooding within the site. • Access to the town centre would involve crossing the A417. <p>Site potentially suitable. Mitigation against the above constraints may include delivering measures designed to achieve access, high quality design and layout including landscaping and screening, the delivery of SuDS, delivering biodiversity net gain,</p>

	<p>maintaining and enhancing existing on site biodiversity assets, and providing for wildlife needs on site, and ensuring planning decision making considers the benefits of the area of high quality agricultural land.</p>
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However, if it can be demonstrated that the groundwater flooding issue would entirely preclude development on the site, it would not be appropriate to allocate in the Neighbourhood Plan

Site 9: Land at London Road (SHELAA Ref F_39D)



General information

Site Reference / name	Land at London Road (SHELAA Ref F_39D)
Site Address (or brief description of broad location)	Land West of Eyscott Hall, London Road (A417)
Current use	None – vacant land.
Proposed use (in Neighbourhood Plan)	8 residential dwellings
Gross area (Ha) Total area of the site in hectares	0.49
SHLAA site reference (if applicable)	F_39D
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	SHELAA
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Yes. Promoted for development by Pegasus Group for the construction of 8 dwellings, means of access, landscaping and associated works.

Context

<p>Is the site: Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<p>Greenfield</p> <input type="checkbox"/>	<p>Brownfield</p> <input type="checkbox"/>	<p>Mixture</p> <input type="checkbox"/>	<p>Unknown</p> <input type="checkbox"/>
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?</p>	<p>18/02389/FUL – June 2018 – Construction of 8 dwellings, means of access, landscaping and associated works – permitted.</p> <p>16/03785/FUL – November 2016 – Overflow car parking for up to 30 cars associated with adjoining rugby club – temporary. Planning Permission not implemented, and permission expired on 7th November 2017.</p> <p>13/03793/O – July 2014 – Erection of up to 120 dwellings, community facilities and provision of public open space. Now known as ‘Keble Fields’. Reserved Matters for residential element of development (not including the Application Site) approved in March 2016 (ref: 15/04461/REM).</p> <p>Note - as part of planning application 13/03793/OUT the site was consented for healthcare/community use. In the preliminary discussions the developer made an offer to transfer this site to the Town Council for community use, however this failed to translate into a legal commitment.</p> <p>The adopted Local Plan includes the site within the Development Boundary and the site has now received planning consent for 8 dwellings (application 18/02389/FUL).”</p>			

1.0. Suitability

Suitability				
<p>Is the site:</p> <ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	<p>Within</p> <input type="checkbox"/>	<p>Adjacent</p> <input checked="" type="checkbox"/>	<p>Outside</p> <input type="checkbox"/>	<p>Unknown</p> <input type="checkbox"/>
<p>Does the site have suitable access, or could a suitable access be provided? (Yes/No) (provide details of any constraints)</p>	<p>Yes</p> <p>Access is to be provided directly from ‘June Lewis Way’ located on the southern boundary of the site, and from a private highway constructed from ‘Morecombe Way’. It should be noted that ‘Morecombe Way’ and ‘June Lewis Way’ were constructed recently as part of the Bovis development ‘Keble Fields’ located to the south of the site.</p>			
<p>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Yes/No) (provide details)</p>	<p>No</p>			

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European designated nature conservation site (i.e. Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Key Wildlife Site • Site of Geological Importance • Flood Zones 2 or 3 • Drainage • Water quality/supply 	<p>Within</p> <p>Adjacent/nearby</p> <p>No</p>	<p style="text-align: center;">Adjacent/nearby</p> <p>Site within 2.9km of Cotswold AONB.</p> <p>Site 900m north of Cotswold Water Park SSSI and 1.3km north-west of Whelford Meadow SSSI. Site is within a SSSI IRZ for 50 residential units – however indicative capacity for the site is less than this at 12.</p> <p>Cotswold Water Park KWS Site located 300m south-east of the site.</p> <p>Development has the potential to adversely impact upon the biodiversity value of nationally and locally designated sites through disturbance and indirectly through pollution.</p> <p>Calibro published a flood risk and drainage statement for the site (WRA, 2018). This states that a small tributary watercourse is located approximately on the northern boundary of the site. The small tributary watercourse is part of the land drainage network that forms part of the River Thames catchment area. Thames Water sewer records identify a rising main located in London Road to the north of the site.</p> <p>Site located within Flood Zone 1 and is of very low risk of surface water flooding. However, area of high surface water flood risk is located along the northern boundary of the site. Due to the good infiltration rates on site, the discharge of surface water run-off will be achieved by</p>

		<p>infiltration, utilising permeable paving and individual plot soakaways.</p> <p>The Groundwater Monitoring and Review of Flood Risk at Fairford (2018) concludes that <i>“data suggests that [the site] satisfies requirements and the development area could be larger.”</i> The site is therefore considered to be of low risk of groundwater flooding.</p> <p>Water Cycle Study (JBA, 2015) predicts that the waste water treatment works (WwTW) at Fairford will require some infrastructure upgrade to accommodate higher flows and/or to prevent a WFD deterioration.</p> <p>Development sites greater than 15 units are likely to require local network improvements. Site indicative capacity is less than this at 12. Site is being put forward for 8 residential units.</p> <p>It is expected that infrastructure upgrades will be required to serve the planned growth within the settlement.</p> <p>Further modelling will be required to determine the scale of the water supply infrastructure upgrades that may be needed (JBA, 2015).</p>
<p>Landscape and townscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape character?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained.</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location.</p> <p>High sensitivity: development would be within an area of high quality landscape or townscape character, and/or would significantly detract from</p>	<p>Low sensitivity to development</p> <p>Medium sensitivity to development</p> <p>High sensitivity to development</p>	<p>Low sensitivity to development</p> <p>The site is bounded to the north by trees and an existing watercourse, to the south and west by existing roads, and to the east by an existing property and hedgerows. The site is screened from the A417 to the north by dense vegetation. The adjacent road to the south coincides with the new residential development named Keble Fields on land at London Road to the south and west. Keble Fields will comprise around 120 dwellings and is currently being</p>

<p>local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>		<p>constructed. It is therefore considered that the principle of residential development in the vicinity of the site is well established. As such, development of the site is expected to be in keeping with the surrounding residential development.</p> <p>However, views of the existing watercourse, for example, may be adversely impacted. Vegetation along the site's boundaries may reduce these effects. Additionally, the landscape proposals provided for the proposed new development include detailed landscaping i.e. maintaining and enhancing tree cover and providing buffering.</p>
<p>Agricultural Land Land classified as the best and most versatile agricultural land (Grade 1,2 or 3a)</p>	<p>No loss Some loss</p>	<p>Some loss Site located in Grade 2 Agricultural Land.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation</p>	<p>Limited or no impact or no requirement for mitigation</p>

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<p><400m 400-800m >800m</p>	<p>>800m</p>
Bus Stop	<p><400m 400-800m</p>	<p><400m</p>

	>800m	
Primary School	<400m 400-800m >800m	>800m
Secondary School	<1600m 1600-3900m >3900m	<1600m
Open Space / recreation facilities	<400m 400-800m >800m	400-800m 400-800m from Fairford Football Club on Cinder Lane
GP / Hospital / Pharmacy	<400m 400-800m >800m	>800m
Cycle route	<400m 400-800m >800m	<400m There are no National Cycle network routes within the Neighbourhood Plan area. However, a branch of the Cotswold District Council Cycle Route 4 goes through the Fairford Neighbourhood Plan area, adjacent to the north eastern boundary of the site.
Footpath	<400m 400-800m >800m	<400m
Key employment site	<400m 400-800m >800m	<400m Site adjacent to London Road employment site and Newchapel Electronics.

Other key considerations

Are there any known Tree Preservation Orders on the site?	<p style="text-align: center;">Few</p> <p style="text-align: center;">Several Few None Unknown</p>	<p style="text-align: center;">Few</p> <p>Barton Hyett Arboriculture Consultants carried out an arboriculture survey, impact assessment and protection plan for the site (2018). There is a large group of trees forming a shelter belt that runs between the site and London Road (A417), and between the site and neighbouring property of Eyscott Halt. This large group was surveyed by selecting the larger and more established trees within this group as individual trees, with the remainder comprising of a group of common ash and also the understorey trees. Of the sixteen individual trees surveyed six were recorded as being of low quality because of an obvious decline in physiological condition due to disease, or due to obvious defects in their structural condition. The groups that were surveyed are</p>
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		<p>considered to be of low quality and with an estimated remaining life expectancy of at least ten years. The significance of proposed tree removals in relation to the arboricultural resource of the site is considered very minimal.</p> <p>The arboriculture survey, impact assessment and protection plan (2018) considers that the outline landscape proposals for the site will provide sufficient potential for considered tree planting to take place as part of detailed landscaping proposals.</p>	
<p>Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?</p>	<p>High/Medium/Low/Unknown</p>	<p>Medium</p> <p>In terms of biodiversity, the site contains species-poor semi-improved grassland, a tree and shrub belt along the eastern and northern site boundaries, and there is a small brook immediately north of the site.</p> <p>There are several semi-mature/mature trees located along the northern/eastern boundaries of the site which are considered through the Ecology Survey (2018) to have moderate-low potential to support roosting bats. The site itself is also considered to provide moderate suitability for foraging and commuting bats due to boundary features comprising shrubs and trees. Note one bat record was identified within a 1km search area.</p> <p>The site is valuable for a number of common bird species, including the song thrush which is currently a Red List bird of conservation concern.</p> <p>There have also been hedgehogs, foxes, otters and water voles recorded within 1km of the site. These are expected to utilise the site.</p>	
<p>Public Right of Way</p>	<p>Yes/No</p>	<p>No</p>	
<p>Existing social or community value (provide details)</p>	<p>Yes/No</p>	<p>No</p>	
<p><i>Is the site likely to be affected by any of the following?</i></p>	<p>Yes</p>	<p>No</p>	<p>Comments</p>
<p>Ground Contamination (Y/N/Unknown)</p>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Unknown.</p>
<p>Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Site relatively flat.
Coalescence Development would contribute in neighbouring settlements merging into one another (Yes/No)	No
Scale and nature of development would be large enough to significantly change size and character of settlement (Yes/No)	No
Other (provide details)	

3.0. Availability

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	0-5 years
Any other comments?			

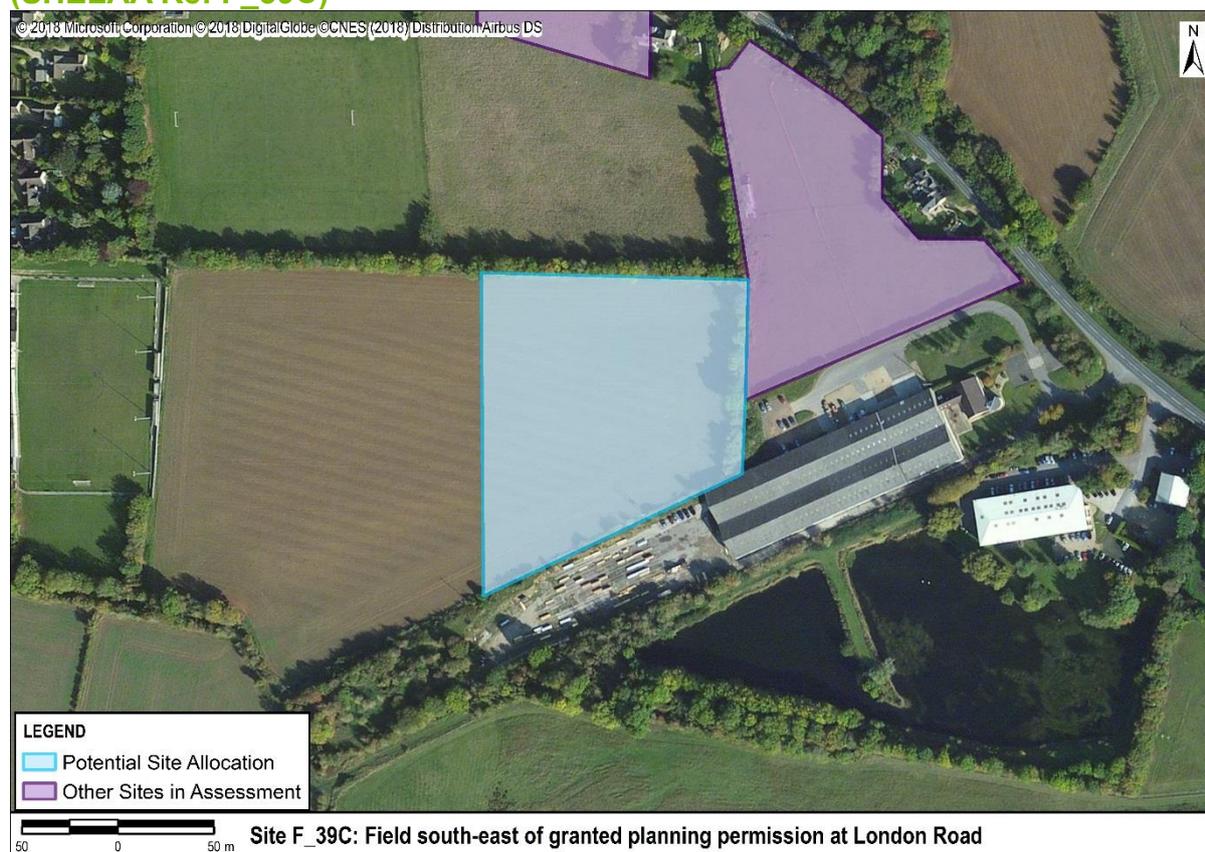
4.0. Summary

Conclusions

Please tick a box

The site is suitable and available for development ('accept')	<input checked="" type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha):	12
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<p>Site is available with only minor constraints, except for the potential loss of best and most versatile land. Mitigation in this respect should include ensuring planning decision making considers the benefits of the area of high quality agricultural land.</p> <p>Other minor constraints for the site include:</p> <ul style="list-style-type: none"> • Impact on the Cotswold Water Park SSSI and the KWS 300m south-east of the site. • Potential surface water flood risk issues. • The site has limited accessibility to the town centre. <p>However site has planning permission so there is no need for allocation through the Neighbourhood Plan.</p>

Site 10: Field south-east of granted planning permission at London Road (SHELAA Ref F_39C)



General information

Site Reference / name	Field south-east of granted planning permission at London Road (SHELAA Ref F_39C)
Site Address (or brief description of broad location)	Field south-east of Keble Field/ Bovis at London Road
Current use	Agricultural/fallow field formally used for crop production
Proposed use (in Neighbourhood Plan)	32 dwellings or some B-class employment. Proposed 'business' allocation – expansion of London Road industrial estate in the pre-submission Fairford Neighbourhood Plan 2016-2031
Gross area (Ha) Total area of the site in hectares	1.31
SHLAA site reference (if applicable)	F_39C
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	SHELAA
Is the site being actively promoted for development by a landowner/developer/agent? If so,	No.

provide details here (land use/amount)	
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Context

Is the site: Greenfield: land (farmland, or open space) that has not previously been developed Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield <input checked="" type="checkbox"/>	Brownfield <input type="checkbox"/>	Mixture <input type="checkbox"/>	Unknown <input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	N/A			

1.0. Suitability

Suitability

Is the site: - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area	Within <input type="checkbox"/>	Adjacent <input checked="" type="checkbox"/>	Outside <input type="checkbox"/>	Unknown <input type="checkbox"/>
Does the site have suitable access, or could a suitable access be provided? (Yes/No) (provide details of any constraints)	No Access currently undetermined. Access may be possible through the employment estate/depot, but this is restricted due to present industrial activity and the road width. This would also need to be negotiated and is not in the landowners' control. Another option for access would be via the adjacent Keble Fields development, but there are concerns about intensification of access onto this stretch of the A417.			
Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Yes/No) (provide details)	No			

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: • Green Belt	Within Adjacent/nearby	Within Site is approx. 2.7km from the Cotswolds AONB.

<ul style="list-style-type: none"> • Area of Outstanding Natural Beauty (AONB) • National Park • European designated nature conservation site (i.e. Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Key Wildlife Site • Site of Geological Importance • Flood Zones 2 or 3 • Drainage • Water quality/ supply 	<p>No</p>	<p>Site is located approx. 700m north of Cotswold Water Park SSSI, and 1.1km northwest of Whelford Meadow SSSI. Site within IRZ for 50 residential units – indicative capacity for the site is 31 dwellings. However, there is also potential impact on SSSIs downstream due to sewage system capacity issue and water run off issues from an industrial site.</p> <p>KWS 60m south of the site.</p> <p>Development has the potential to adversely impact upon the biodiversity value of nationally and locally designated sites through disturbance and indirectly through pollution.</p> <p>Site located within Flood Zone 1. There are small areas of low risk of surface water flooding within the site. Southern half of site located within ground water flood risk zone.</p> <p>The Groundwater Monitoring and Review of Flood Risk at Fairford (WRA, 2018) concludes that “<i>part of the site is likely not to have sufficient freeboard.</i>” Part of the site is therefore at high risk of groundwater flooding.</p> <p>Water Cycle Study (JBA, 2015) predicts that the waste water treatment works (WwTW) at Fairford will require some infrastructure upgrade to accommodate higher flows and/or to prevent a WFD deterioration. Fairford STW limited spare capacity without the need for an upgrade. Development sites greater than 15 units are likely to require local network improvements – indicative capacity of site is 32 units. Without increased capacity, development may result in increased sewage pollution of</p>
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		<p>the River Coln and areas downstream.</p> <p>It is expected that infrastructure upgrades will be required to serve the planned growth within the settlement. Further modelling will be required to determine the scale of the water supply infrastructure upgrades that may be needed (JBA, 2015).</p>
<p>Landscape and townscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape character?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained.</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location.</p> <p>High sensitivity: development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p>Low sensitivity to development</p> <p>Medium sensitivity to development</p> <p>High sensitivity to development</p>	<p>Low sensitivity to development</p> <p>The site is presently in a semi-rural setting (housing to the north and west and the embankment to the south) but is adjacent to the industrial area to the east. As such, development would likely have a minor impact on landscape, as the openness of the wider landscape has already been compromised by the industrial estate and adjacent housing development. Nonetheless, a localised visual impact is expected as views from the adjacent housing development would no longer be onto greenfield land.</p>
<p>Agricultural Land</p> <p>Land classified as the best and most versatile agricultural land (Grade 1,2 or 3a)</p>	<p>No loss</p> <p>Some loss</p>	<p>Some loss</p> <p>The site is Grade 3a best and most versatile agricultural land. Potential loss.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Directly impact and/or mitigation not possible</p> <p>Some impact, and/or mitigation possible</p> <p>Limited or no impact or no requirement for mitigation</p>	<p>Limited or no impact or no requirement for mitigation</p> <p>Note CDC indicate that an archaeological investigation would be needed at the site.</p>

Community facilities and services		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<400m 400-800m >800m	>800m
Bus Stop	<400m 400-800m >800m	<400m
Primary School	<400m 400-800m >800m	>800m
Secondary School	<1600m 1600-3900m >3900m	1600-3900m
Open Space / recreation facilities	<400m 400-800m >800m	400-800m Site is 400-800m from Fairford Football Club on Cinder Lane, and 400-800m from Fairford Bowling Club at East End.
GP / Hospital / Pharmacy	<400m 400-800m >800m	>800m
Cycle route	<400m 400-800m >800m	400-800m There are no National Cycle network routes within the Neighbourhood Plan area. However, a branch of the Cotswold District Council Cycle Route 4 goes through the Fairford Neighbourhood Plan area, to the north east of the site.
Footpath	<400m 400-800m >800m	<400m
Key employment site	<400m 400-800m >800m	<400m Site is 0-400m of London Road employment site.
Other key considerations		
Are there any known Tree Preservation Orders on the site?	Several Few None Unknown	None

Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	High/Medium/Low/Unknown	Medium	
		The site is surrounded by mature hedgerows/trees and adjacent to the old railway embankment which is likely to be rich in biodiversity, including hedgerow birds, rabbits and insects. This may also act as a habitat corridor, providing connectivity for wildlife throughout the area.	
Public Right of Way	Yes/No	Yes	
		Along the southern boundary of the site.	
Existing social or community value (provide details)	Yes/No	No	
		Currently no public access to this site despite its open nature.	
<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input type="checkbox"/>	Unknown.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Site is relatively flat.
Coalescence Development would contribute in neighbouring settlements merging into one another (Yes/No)	No
Scale and nature of development would be large enough to significantly change size and character of settlement (Yes/No)	No
Other (provide details)	Local knowledge suggests a potential issue for the site is noise from the adjacent timber factory (This required acoustic screening from the adjacent housing development – Ref application 18/00692/COMPLY).

3.0. Availability

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 / 6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	11-15 years.
Any other comments?			

4.0. Summary

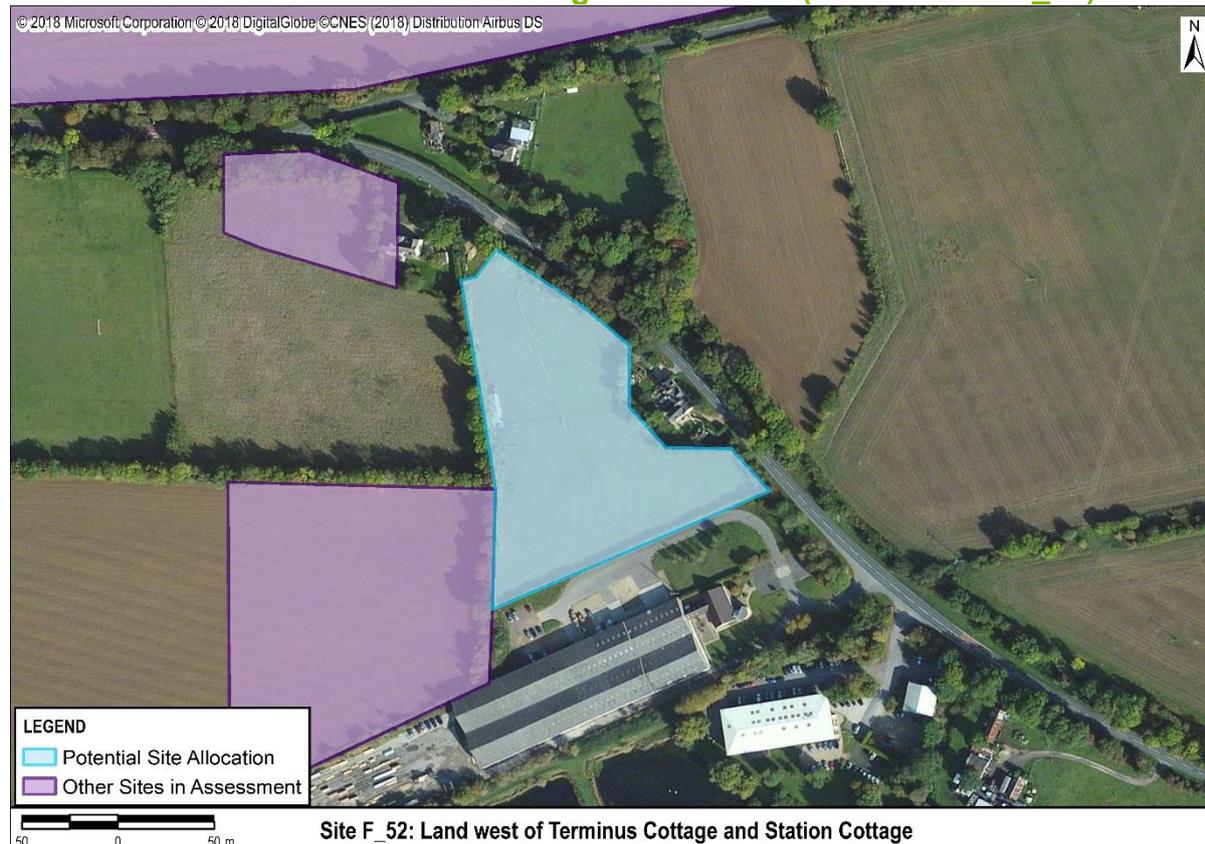
Conclusions	
Please tick a box	
The site is suitable and available for development ('accept')	<input checked="" type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha):	
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<p>This site is available however a key issue for the site is access which would need to be provided through the adjacent employment estate/depot or via the Bovis Homes development. This would need to be resolved prior to development.</p> <p>Other minor constraints include:</p>

- Landscape visual impact and impact on setting, particularly from surrounding residential dwellings.
- Possible loss of best and most versatile agricultural land.
- Impact on the biodiverse old railway embankment and surrounding vegetation.
- Potential impact on the Cotswold Water Park SSSI, and KWS located 60m north of the site.
- Small areas of low risk of Surface Water flooding are located within the site.
- Part of the site is at high risk of groundwater flooding.

The site is therefore potentially suitable for development. Mitigation against the above constraints may include delivering high quality design and layout including landscaping and screening, delivering SuDS, delivering biodiversity net gain, maintaining and enhancing existing on site biodiversity assets, and providing for wildlife needs on site, and ensuring planning decision making considers the benefits of high quality agricultural land.

However if it can be demonstrated that the groundwater flooding issue would entirely preclude development on the site, it would not be appropriate to allocate in the Neighbourhood Plan.

Site 11: Land west of Terminus Cottage and Station (SHELAA Ref F_52)



General information

Site Reference / name	Land west of Terminus Cottage and Station (SHELAA Ref F_52)
Site Address (or brief description of broad location)	Land west of Terminus Cottage
Current use	Site in use as a horse paddock with some rough pasture and several outbuildings.
Proposed use (in Neighbourhood Plan)	Site assessed in the SHELAA 2017 as suitable for 17 dwellings. Given its location, could also potentially be suitable for employment use.
Gross area (Ha) Total area of the site in hectares	1.40
SHLAA site reference (if applicable)	F_52
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	SHELAA
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Proposal submitted to the SHELAA call for sites for 65 dwellings. No formal planning application yet. A new proposal may be for less.

Context

<p>Is the site: Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	Greenfield <input type="checkbox"/>	Brownfield <input type="checkbox"/>	Mixture <input checked="" type="checkbox"/>	Unknown <input type="checkbox"/>
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?</p>	Proposal submitted for 65 dwellings.			

1.0. Suitability

Suitability				
<p>Is the site:</p> <ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	Within <input type="checkbox"/>	Adjacent <input checked="" type="checkbox"/>	Outside <input type="checkbox"/>	Unknown <input type="checkbox"/>
<p>Does the site have suitable access, or could a suitable access be provided? (Yes/No) (provide details of any constraints)</p>	<p>Yes</p> <p>The proposed access is directly from the A417, although there are concerns from the local community about intensification of access from the new housing development on London Road, particularly the safety of pedestrian/cycle access. The SHELAA assessment states that "Access directly from the A417 would be difficult to achieve and would be unpreferable". Alternative access would be from the employment estate or via site 10 (F_39C), although either would require negotiation.</p>			
<p>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Yes/No) (provide details)</p>	<p>No</p>			

Environmental Considerations		
Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European designated nature conservation site (i.e. Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone 	<p>Within</p> <p>Adjacent/nearby</p> <p>No</p>	<p>Adjacent/nearby</p> <p>Site approx. 2.5km from Cotswold AONB.</p> <p>Site 800m north of Cotswold Water Park SSSI and 1.2km north-west of Whelford Meadow SSSI. Site is within a SSSI IRZ for 50 residential</p>

<ul style="list-style-type: none"> • Key Wildlife Site • Site of Geological Importance • Flood Zones 2 or 3 • Drainage • Water quality/ supply 		<p>units – however indicative capacity for the site is less than this at 34.</p> <p>KWS located 200m south of the site.</p> <p>Development has the potential to adversely impact upon the biodiversity value of nationally and locally designated sites through disturbance and indirectly through pollution.</p> <p>Site located within Flood Zone 1. There is an area of medium surface water flood risk to the north of the site.</p> <p>The Groundwater Monitoring and Review of Flood Risk at Fairford (WRA, 2018) concludes that <i>“part of the site is likely not to have sufficient freeboard.”</i> Part of the site is therefore at high risk of groundwater flooding.</p> <p>Water Cycle Study (JBA, 2015) predicts that the waste water treatment works (WwTW) at Fairford will require some infrastructure upgrade to accommodate higher flows and/or to prevent a WFD deterioration.</p> <p>Development sites greater than 15 units are likely to require local network improvements. Without increased capacity, development may result in increased sewage pollution of the River Coln and areas downstream.</p> <p>It is expected that infrastructure upgrades will be required to serve the planned growth within the settlement. Further modelling will be required to determine the scale of the water supply infrastructure upgrades that may be needed (JBA, 2015).</p>
<p>Landscape and townscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape character?</p>	<p>Low sensitivity to development</p> <p>Medium sensitivity to development</p>	<p>Medium sensitivity to development</p>

<p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained.</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location.</p> <p>High sensitivity: development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p>High sensitivity to development</p>	<p>The site is neighbored by an employment estate to the south, new housing and (currently) an agricultural field to the west and a couple of isolated houses and open countryside to the north and east. However, the site currently acts as a green buffer between the A417 and the new housing and therefore loss of this buffer may alter the landscape character to the east of the town, and impact upon local views. This is considered important to local residents. However, site is screened to some extent by vegetation.</p>
<p>Agricultural Land Land classified as the best and most versatile agricultural land (Grade 1,2 or 3a)</p>	<p>No loss Some loss</p>	<p style="text-align: center;">Some loss</p> <p>Site located within Grade 2 Agricultural Land.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Directly impact and/or mitigation not possible</p> <p>Some impact, and/or mitigation possible</p> <p>Limited or no impact or no requirement for mitigation</p>	<p>Limited or no impact or no requirement for mitigation</p>

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<p><400m</p> <p>400-800m</p> <p>>800m</p>	<p>>800m</p>
Bus Stop	<p><400m</p> <p>400-800m</p> <p>>800m</p>	<p>400-800m</p>
Primary School	<p><400m</p>	<p>>800m</p>

	400-800m >800m	
Secondary School	<1600m 1600-3900m >3900m	1600-3900m
Open Space / recreation facilities	<400m 400-800m >800m	400-800m 400-800m from Fairford Football Club on Cinder Lane.
GP / Hospital / Pharmacy	<400m 400-800m >800m	>800m
Cycle route	<400m 400-800m >800m	<400m There are no National Cycle network routes within the Neighbourhood Plan area. However, a branch of the Cotswold District Council Cycle Route 4 goes through the Fairford Neighbourhood Plan area, to the north of the site.
Footpath	<400m 400-800m >800m	<400m
Key employment site	<400m 400-800m >800m	<400m Site adjacent to London Road employment site and Newchapel Electronics.

Other key considerations

Are there any known Tree Preservation Orders on the site?	Several Few None Unknown	None
Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	High/Medium/Low/ Unknown	Medium Rough pasture present, and trees/hedgerows extend along the field boundaries particularly to the north/east/west of the site. Potential to support species and provide connectivity to the wider countryside. Agricultural buildings may also have the potential to support protected species such as bats, however this is uncertain and may require further ecological survey work.
Public Right of Way	Yes/No	No

Existing social or community value (provide details)	Yes/No	No	
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input type="checkbox"/>	Unknown.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Site relatively flat.
Coalescence Development would contribute in neighbouring settlements merging into one another (Yes/No).	No
Scale and nature of development would be large enough to significantly change size and character of settlement (Yes/No)	No
Other (provide details)	

3.0. Availability

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Local knowledge suggests there may be issues with access option via the industrial estate or the Keble Fields estate. This needs to be confirmed.

requirements of landowners?			
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	11-15 years.
Any other comments?			

4.0. Summary

Conclusions

Please tick a box

The site is suitable and available for development ('accept')	<input checked="" type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha):	34
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<p>Site is available and suitable for development, however there are significant concerns regarding safe access to the site and impact on the rural approach to the town from the east. These would need to be resolved prior to allocation of the site or development.</p> <p>Other minor constraints include:</p> <ul style="list-style-type: none"> • Loss of best and most versatile land. • Impact on the Cotswold Water Park SSSI and the KWS located 200m south of site. • Area of medium surface water flood risk to the north of the site. • Part of the site at high risk of groundwater flooding. • The site has limited accessibility to the town centre. • Potential infrastructure requirements. <p>The site is therefore potentially suitable for development. Mitigation against the above constraints may include delivering measures designed to improve access, delivering SuDS, high quality design and layout including landscaping and screening, delivering biodiversity net gain, and ensuring planning decision making considers the benefits of high quality agricultural land.</p> <p>However if it can be demonstrated that the groundwater flooding issue would entirely preclude development on</p>

	the site, or that access directly on to the A417 is unsuitable, it would not be appropriate to allocate in the Neighbourhood Plan.
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