

# Cotswold District Local Plan

SA Report to accompany the  
Local Plan Submission Draft  
(as updated by Focussed Changes)

12 January 2017

## Quality information

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## Table of Contents

<b>1.</b>	<b>Introduction.....</b>	<b>2</b>
1.1	Background.....	2
1.2	Current stage of plan making.....	4
1.2.1	Recent consultations on the Cotswold District Local Plan.....	4
1.2.2	Current consultation on the Cotswold District Local Plan: Focussed Changes.....	4
1.2.4	This SA Report.....	5
1.2.5	SA Scoping.....	5
<b>2.</b>	<b>Overview of plan-making since 2007.....</b>	<b>14</b>
2.1	Core Strategy Issues and Options Paper (2007).....	14
2.2	Settlement Hierarchy Topic Paper (2008).....	14
2.3	Second Issues and Options Paper and supporting information (2010).....	15
2.4	Preferred Development Strategy (2013).....	15
2.5	Local Plan Regulation 18 Consultation: Development Strategy and Site Allocations (January 2015).....	15
2.6	Local Plan Regulation 18 Consultation: Planning Policies (November 2015).....	15
<b>3.</b>	<b>Appraisal of reasonable alternatives for the Local Plan.....</b>	<b>18</b>
3.1	Reasonable alternatives in SEA / SA.....	18
3.2	Housing numbers for the Cotswold District Local Plan.....	18
3.3	Appraisal of reasonable alternatives for the overall Local Plan development strategy.....	18
3.4	Appraisal of reasonable alternatives for strategic scale development.....	21
3.5	Appraisal of reasonable alternatives for sites of a non-strategic scale.....	34
<b>4.</b>	<b>Choice of non-strategic scale sites for the Local Plan.....</b>	<b>66</b>
4.1	Appraisal of reasonable alternatives for gypsy, traveller and travelling show people sites.....	68
4.2	Development of planning policies for the Local Plan.....	69
<b>5.</b>	<b>Appraisal of the policy approaches presented in the latest version of the Local Plan.....</b>	<b>72</b>
5.1	Purpose of this chapter.....	72
5.2	Approach to the appraisal.....	72
5.3	Environmental Quality.....	73
5.4	Biodiversity.....	74
5.5	Climate change.....	76
5.6	Historic Environment and Landscape.....	79
5.7	Land, Soil and Water Resources.....	84
5.8	Population and Communities.....	85
5.9	Health and Wellbeing.....	88
5.10	Economy and Enterprise.....	90
<b>6.</b>	<b>Next steps.....</b>	<b>96</b>
6.1	Next steps for plan making / SA process.....	96
6.2	Monitoring.....	96

## Appendices

- Appendix I: Scoping information
- Appendix II: Points of the compass appraisal
- Appendix III: Data used to undertake site appraisal
- Appendix IV: Appraisal of reasonable alternatives for gypsy, traveller and travelling show people sites

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# **Introduction**

# 1. Introduction

## 1.1 Background

AECOM has been commissioned to undertake an independent sustainability appraisal (SA) in support of Cotswold District Council's emerging Local Plan.

Cotswold District Council (CDC) is currently preparing a new Local Plan to replace the Cotswold District Local Plan 2001-2011. The new Local Plan, which will cover the period to 2031, will be the key planning policy document for the district and will guide decisions on the use and development of land. The Local Plan will be submitted to the Secretary of State and undergo an independent Examination in Public later in 2017.

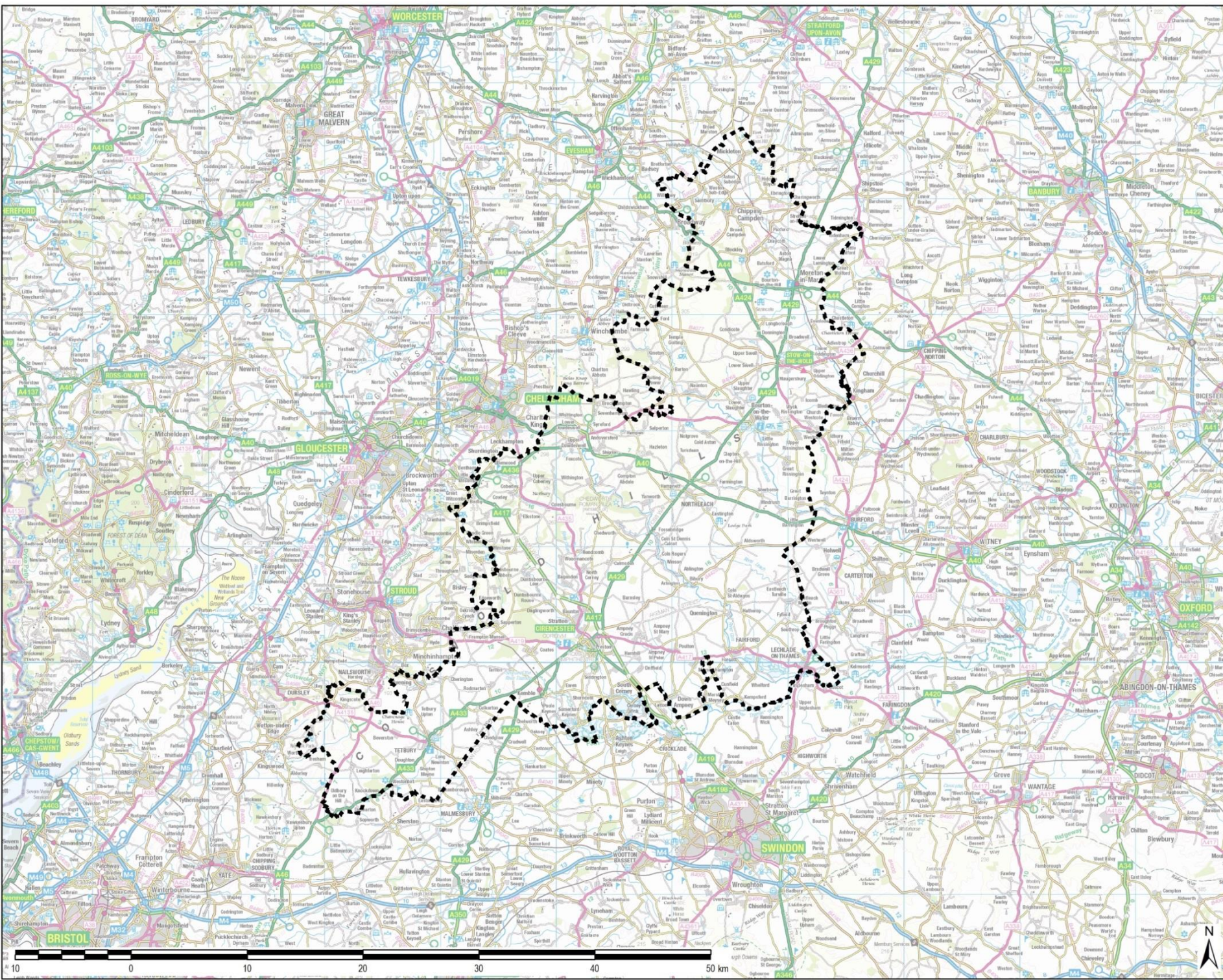
This SA Report accompanies the six-week period of consultation concentrating on Focussed Changes to the Local Plan Submission Draft, which is being undertaken from Monday 16<sup>th</sup> January to 27<sup>th</sup> February 2017. It updates the SA Report which accompanied Regulation 19 consultation on the Local Plan undertaken between June and August 2016.

Key information relating to the Local Plan is presented in Table 1.1.

**Table 1.1: Key facts relating to the Cotswold District Local Plan**

Name of Responsible Authority	Cotswold District Council
Title of Plan	Cotswold District Local Plan
Subject	Spatial plan
Purpose	The Cotswold District Local Plan will set out the strategy for the future growth within Cotswold District in the period to 2031. It will replace the saved policies of previous Cotswold District Local Plan, which was adopted in April 2006.
Timescale	To 2031
Area covered by the plan	Cotswold district (see map below)
Summary of content	The Cotswold District Local Plan will present the spatial vision for the district, strategic planning policies, development management policies, site specific allocations and proposals maps.
Plan contact point	Chris Vickery, Cotswold District Council, Trinity Road, Cirencester, GL7 1PX Email address: <a href="mailto:chris.vickery@cotswold.gov.uk">chris.vickery@cotswold.gov.uk</a> Telephone number: 01285 623544





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**LEGEND**

- District Boundary
- Cotswold District

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## 1.2 Current stage of plan making

### 1.2.1 Recent consultation on the Cotswold District Local Plan Submission Draft

The Local Plan (*Cotswold District Local Plan Submission Draft Reg. 19*) underwent consultation between June and August 2016. The Local Plan Submission Draft presented a development strategy, allocations and planning policies for Cotswold District and a proposed monitoring framework for the plan.

### 1.2.2 Current consultation on the Cotswold District Local Plan: Focussed Changes

During consultation on the Local Plan Submission Draft, a small number of issues were raised through representations. In response to these, CDC has undertaken updates to the plan, and taken the decision to undergo consultation on these in the form of 'Focussed Changes'. This consultation is being undertaken from Monday 16<sup>th</sup> January to 27<sup>th</sup> February 2017.

Following consultation, the Focussed Changes will be appended to the Local Plan Submission Draft and submitted to the Secretary of State / Planning Inspectorate for examination, with a view to both being examined at the same time.

This SA Report therefore accompanies the six-week period of consultation concentrating on Focussed Changes to the Local Plan Submission Draft. It updates the SA Report which accompanied Regulation 19 consultation on the Local Plan Submission Draft undertaken in summer 2016.

## 1.3 Sustainability appraisal explained

SA considers and communicates the likely significant effects of an emerging plan, and the *reasonable alternatives* considered during the plan making process, in terms of key sustainability issues. The aim of SA is to inform and influence the plan-making process with a view to avoiding or mitigating negative effects and maximising positive effects. Through this approach, the SA seeks to maximise the emerging Local Plan's contribution to sustainable development.

An SA is undertaken in line with the procedures prescribed by the Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations) which transpose into national law European Union Directive 2001/42/EC 'on the assessment of the effects of certain plans and programmes on the environment'. SA widens the scope of the assessment to also include social and economic issues.

The SEA Regulations require that an environmental report is published for consultation alongside the draft plan that '*identifies, describes and evaluates*' the likely significant effects of implementing 'the plan, and reasonable alternatives'. The environmental report must then be taken into account, alongside consultation responses, when finalising the plan. This SA Report serves that purpose.

The 'likely significant effects on the environment' include those indicated in Annex I of the SEA Directive as '*including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors*'. Reasonable alternatives to the plan need to take into consideration the objectives of the plan and its geographic scope. The choice of reasonable alternatives is determined by means of a case-by-case assessment<sup>1</sup>.

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<sup>1</sup> Commission of the European Communities (2009) Report from the Commission to the Council, The European Parliament, The European Economic and Social Committee and the Committee of the Regions on the application and effectiveness of the Directive on Strategic Environmental Assessment (Directive 2001/42/EC). (COMM 2009 469 final).

In line with the SEA Regulations this SA Report must answer the three questions:

1. What has plan-making / SA involved up to this point?
  - Including with regards to the consideration of 'reasonable alternatives'.
2. What are the appraisal findings at this current stage?
  - i.e. in relation to the policies currently proposed for the Local Plan, as presented in the Local Plan Submission Draft and accompanying Focussed Changes.
3. What happens next?
  - What are the next steps for plan making?

These questions are derived from Schedule 2 of the SEA Regulations, which set out 'the information to be provided within the [environmental] report'.

### 1.3.1 This SA Report

At the current stage of plan-making, Cotswold District Council is consulting on Focussed Changes for the Local Plan. This SA Report is produced with the intention of informing the consultation and subsequent Examination.

This SA Report has been structured in three Parts according to the three questions listed above.

### 1.3.2 SA Scoping

The SEA Regulations require that: 'When deciding on the scope and level of detail of the information that must be included in the report, the responsible authority shall consult the consultation bodies'. In England, the consultation bodies are Natural England, the Environment Agency and Historic England.<sup>2</sup> These authorities were consulted on the scope of the Local Plan SA in 2008.

The Scoping Report presented three elements, as follows:

#### *Context review and baseline data*

An important step when seeking to establish the appropriate scope of an SA involves reviewing the sustainability context from key policies, plans and programmes. From the SEA Regulations it is understood that there is a need to identify key international, regional and local objectives and issues.

The Scoping Report also included a detailed baseline review which aids understanding of the current and likely future situation in the plan area and therefore the identification and evaluation of 'likely significant effects' associated with the emerging plan and reasonable alternatives.

The context review and baseline information initially included in the SA Scoping Report has been periodically updated since 2008 and provides the information base for the appraisal. **Appendix I** presents a summary of the updated context review and the baseline data.

#### *SA Framework*

Drawing on the review of the sustainability context and baseline, the SA Scoping Report identified a range of sustainability problems / issues that should be a particular focus of SA, ensuring that it deals

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<sup>2</sup> In line with Article 6(3) of the SEA Directive, these consultation bodies were selected because 'by reason of their specific environmental responsibilities, [they] are likely to be concerned by the environmental effects of implementing plans and programmes'.

with the most important sustainability issues. These issues were then translated into an SA 'framework' of objectives and appraisal questions.

The SA Framework provides a benchmark or yardstick against which the sustainability effects of the Local Plan and alternatives can be identified and evaluated based on a structured and consistent approach. In this context, the objectives and decision making questions which comprise the SA Framework provide a methodological framework for the appraisal of likely significant effects on the baseline.

The SA Framework and the appraisal findings in this SA Report have been presented under eight 'SA themes', reflecting the range of information being considered through the SA process. These are:

- Environmental Quality
- Biodiversity
- Climate Change
- Historic Environment and Landscape
- Land, Soil and Water Resources
- Population and Communities
- Health and Wellbeing
- Economy and Enterprise

**Table 1.2 SA Framework of objectives and appraisal questions**

SA theme	SA Objectives	Appraisal questions: <i>Will the option/proposal help to...</i>
<b>Environmental Quality</b>	Improve air, soil and water quality	Maintain or improve local air quality? Promote remediation of contaminated land? Protect and improve the area's chemical & biological water quality to help meet the requirements of the Water Framework Directive?
<b>Biodiversity</b>	Ensure that the district's natural environment is conserved and enhanced, improve biodiversity and protect habitats	Protect and enhance semi-natural habitats? Protect and enhance priority habitats, and the habitat of priority species Achieve a net gain in biodiversity? Enhance biodiversity through the restoration and creation of well-connected multifunctional green infrastructure? Protect and enhance features of interest for geodiversity? Support access to, interpretation and understanding of biodiversity and geodiversity?
<b>Climate Change</b>	Cut down on domestic energy consumption, improve energy efficiency and increase renewable energy production	Promote building design that reduces energy consumption and enables an increase in renewable energy production, both at district and micro level? Encourage/enable improvements to the energy efficiency of the district's existing building stock? Reduce greenhouse gas emissions? Limit the increase in the carbon footprint of the district from population growth? Promote the use of sustainable modes of transport, including walking, cycling and public transport and reduce the need to travel?
	Reduce flood risk resulting from new developments	Ensure that no development takes place in areas at higher risk of flooding, taking into the likely effects of climate change into account? Ensure that flood risk is not increased by new development?

SA theme	SA Objectives	Appraisal questions: <i>Will the option/proposal help to...</i>
<b>Historic Environment and Landscape</b>	Protect, maintain and enhance the district's cultural heritage resource including its historic environment and archaeological assets	Sustainably manage surface water run-off, ensure that the risk of surface water flooding is not increased (either within the plan area or downstream) and where possible reduce flood risk?
		Improve green infrastructure networks in the plan area to support adaptation to the potential effects of climate change?
		Preserve and enhance buildings and structures of architectural or historic interest?
	Protect and enhance the character and quality of landscapes and townscapes	Protect the historic settlement pattern and distinctive character of the towns and villages in the district?
		Preserve and enhance the setting of cultural heritage assets?
		Support the integrity of the Cotswolds AONB?
		Contribute towards local and national landscape character objectives for the area?
		Promote the development of a high quality green infrastructure network?
		Protect and enhance landscape and townscape features?
		Help limit effects on tranquillity in the district?
<b>Land, Soil and Water Resources</b>	Minimise waste going to landfill sites and promote recycling and composting	Enable and promote further recycling activity and reduce the amount of waste produced in the district?
		Encourage local community recycling, including new developments?
		Promote minimisation, reuse and recycling of construction materials and waste, including in conjunction with the provisions of the Gloucestershire Waste Core Strategy?
	Prudent use of natural resources	Promote efficient use/reuse of water resources?
Promote/increase the use of sustainable building design?		

SA theme	SA Objectives	Appraisal questions: <i>Will the option/proposal help to...</i>
		Promote the use of previously developed land?
		Avoid the development of the best and most versatile agricultural land?
		In conjunction with the provisions of the Minerals Local Plan for Gloucestershire, avoid sterilising potentially viable minerals sites?
<b>Population and Communities</b>	Enable balanced, inclusive communities to develop; identify pockets of deprivation and social exclusion and tackle the problems in these areas	Enhance community cohesion and general well-being of the district?
		Promote social inclusion and community ownership?
		Provide sites for business and employment within communities?
		Promote mixed use, mixed housing type and mixed tenure developments?
		Provide sites for community services and facilities?
	Mitigate against the potentially negative impact if high numbers of second homes can have on local communities	Promote the development of affordable housing for local people?
	Help retain basic rural services?	
	Promote sustainable transport and minimise journeys by private car, especially long commuting journeys	Promote sustainable patterns of travel?
	Reduce the need to travel through more sustainable patterns of land use and development?	
	Increase the self-sufficiency of the district and reduce out-commuting?	
Ensure the district's economic growth is equally shared and promotes prosperity for all	Provide a wide range of employment opportunities?	
Provide affordable housing?		
Enable wide access to further education/training opportunities?		
Improve access to services, leisure/cultural opportunities (including play, recreation in open spaces, parks and the countryside), employment	Improve accessibility to the various services and facilities within the District, especially outside the market towns for those without access to a private car?	

SA theme	SA Objectives and training/FE	Appraisal questions: <i>Will the option/proposal help to...</i>
<b>Health and Wellbeing</b>	Provide an adequate supply of affordable decent housing of different types and tenures to meet local needs	Improve the provision of affordable decent homes at locations where there is a demonstrable need?
		Enable local residents/young people to remain within their communities?
	Make the most of, and enhance, the district's high standard of living in terms of health and low crime levels	Improve the area's overall health?
		Promote accessibility to a range of leisure, health and community facilities, for all age groups?
		Encourage healthy lifestyles and reduce health inequalities?
		Provide and enhance the provision of community access to green infrastructure, in accordance with national standards?
<b>Economy and Enterprise</b>	Create opportunities for the district's residents to find employment locally; for local skills levels to meet the needs of local employers	Allow the area's tourism industry to develop in a sustainable manner?
		Promote year-round working countryside?
		Support employment provision within local communities?
		Provide for the needs of businesses (range of premises, services, infrastructure, skilled workforce)?
		Provide live & work units?
		Enhance the vitality of local centres?
		Promote skills development and participation in further education?
	Create opportunities for a variety of businesses to	Provide workspace for locally appropriate businesses?



SA theme	SA Objectives	Appraisal questions: <i>Will the option/proposal help to...</i>
	flourish in the district; to widen the economic footprint of the district	<p>Encourage diversification into growth sectors, including the environmental sector?</p> <p>Enable larger businesses to locate in the area?</p> <p>Support local communities through employment provision?</p>
	Ensure vitality and viability of the district's market towns as local service centres, to combat the lure of larger surrounding service centres easily accessible for the local population with high car ownership levels	<p>Encourage the use of local services and purchasing of local products?</p> <p>Ensure local centres are accessible for all?</p> <p>Ensure local centres provide a variety of services?</p> <p>Encourage the establishment of Farmers' Markets and other initiatives to promote local produce?</p>
	Support the survival of the district's traditional industries, e.g. agriculture and tourism	<p>Protect agricultural land?</p> <p>Support the visitor economy?</p> <p>Protect and enhance the distinctive features and characteristics of the district?</p>

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**Part 1:**

**What has plan making / SA  
involved up to this point?**

## 2. Overview of plan-making since 2007

The following outline provides an overview of the key documents prepared as part of the development of the Cotswold District Local Plan to date. **Figure 2.1** presents an outline of the key documents prepared to date.

### 2.1 Core Strategy Issues and Options Paper (2007)

In November 2007 the *Core Strategy Issues and Option Paper* was released for consultation. The document sets out a series of questions, which were designed to elicit stakeholder views on the range of issues affecting Cotswold District. The Cotswold Sustainable Community Strategy and initial consultation events for the Core Strategy fed into the formulation of these questions.

In addition to these questions, the documents set out a number of spatial development options under the question 'where should development go?'. These options were as follows:

- to focus development within and around Cirencester;
- to place most development in the district's market towns and larger villages;
- to spread development across the market towns as well as larger and smaller villages;
- to use public transport routes and transport corridors as the main guiding factor in locating development; and
- to develop new settlements.

Consultees were asked to comment on which of these options they had preference for. The indicated preference from consultees was to place most development in Cirencester and the district's market towns.

### 2.2 Settlement Hierarchy Topic Paper (2008)

Following the completion of consultation on the *Core Strategy Issues and Option Paper*, the *Settlement Hierarchy Topic Paper* was released for consultation in late 2008. This set out a hierarchy of settlements for Cotswold District based on their current role and service provision, and set out the Council's approach to selecting those settlements that could, potentially, accommodate future development.

The document presented a 'settlement analysis matrix' which compared a range of settlements in the district through setting out scores of between 1 and 4 with respect to each service found within the settlement. These were tallied up to gain an overall score. From this a set of options for a district-wide settlement hierarchy were developed.

The majority of consultation responses received on the Settlement Hierarchy Topic Paper supported the option which identified four 'levels' of settlement as being most suitable for accommodating growth, as follows:

- Cirencester;
- market towns - Tetbury, Moreton-in-Marsh, Bourton-on-the-Water;
- small towns – Chipping Campden, Fairford, Lechlade, Northleach, Stow-on-the-Wold, South Cerney; and

- local service centres – Andoversford, Blockley, Kemble, (additional settlements considered in this category later in the process of spatial option development included, firstly: Siddington, Willersey and Mickleton; and secondly, Avening, Down Ampney and Kempsford).

## 2.3 Second Issues and Options Paper and supporting information (2010)

The *Second Issues and Options Paper* for the Core Strategy was released for consultation in 2010. The document drew on earlier consultation exercises and presented:

- a Vision and Objectives for Cotswold District to 2030;
- potential settlement strategies for the key towns and villages in the district; and
- policy options relating to: Climate Change; Housing; Economy; Environment; and Communities.

## 2.4 Preferred Development Strategy (2013)

Up until March 2013, CDC had been preparing a Local Development Framework (LDF) Core Strategy. This was being prepared within the framework of the emerging Regional Spatial Strategy for the South West 2006-2026.

Following changes to the planning system, including the introduction of the Localism Act in December 2011, the introduction of the National Planning Policy Framework in March 2012, and the revocation of Regional Spatial Strategies, CDC made the switch from preparing a Core Strategy to a comprehensive Local Plan.

To reflect this switch, the *Local Plan Preferred Development Strategy* was released in May 2013. The document presented a revised Vision for Cotswold District, and an updated distribution strategy for new development in the district, in terms of the proportionality and distribution of development.

## 2.5 Local Plan Regulation 18 Consultation: Development Strategy and Site Allocations (January 2015)

The Local Plan Regulation 18 Consultation: Development Strategy and Site Allocations was published in January 2015. This presented a preferred development strategy for the district to 2031 and included strategic policies and site allocations for housing, employment and other uses.

## 2.6 Local Plan Regulation 18 Consultation: Planning Policies (November 2015)

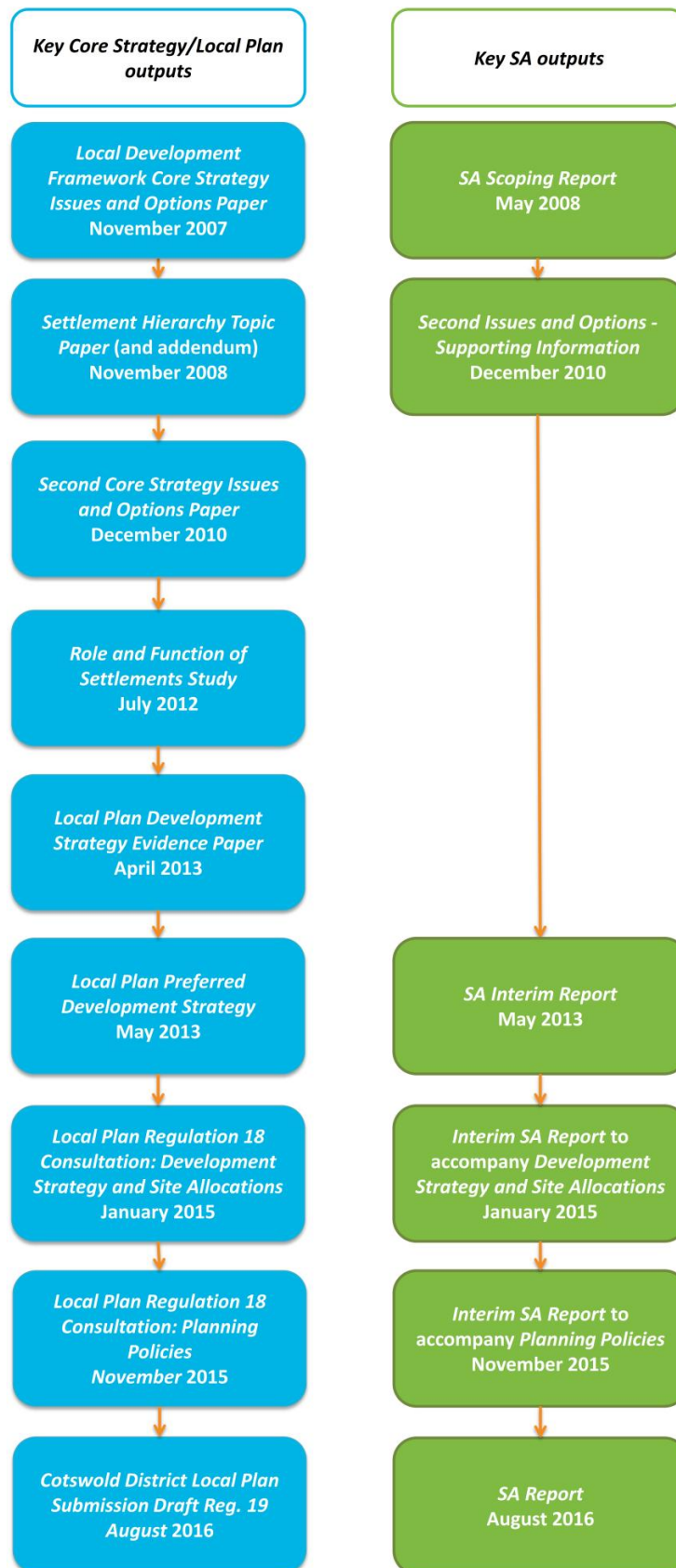
Consultation on the *Local Plan Regulation 18 Consultation: Planning Policies* document was undertaken in November 2015. This presented a series of development management and planning policies, setting criteria against which planning applications and site allocations would be considered and determined in the district.

## 2.7 Local Plan Regulation 19 Consultation: Local Plan Submission Draft (June 2016)

The Local Plan (*Cotswold District Local Plan Submission Draft Reg. 19*) underwent consultation between June and August 2016. The Local Plan Submission Draft presented a development strategy, allocations and planning policies for Cotswold District and a proposed monitoring framework for the plan.

The current SA Report accompanies the Focussed Changes to this document.

**Figure 2.1** below summarises the key documents prepared to date for the Local Plan and accompanying SA process to date.



**Figure 2.1: Key outputs of the Cotswold District Local Plan and accompanying SA process to date**

### 3. Appraisal of reasonable alternatives for the Local Plan

#### 3.1 Reasonable alternatives in SEA / SA

A key element of the SA process is the appraisal of 'reasonable alternatives' for the Local Plan. The SEA Regulations<sup>3</sup> are not prescriptive as to what constitutes a reasonable alternative, stating only that the SA Report should present an appraisal of the '*plan and reasonable alternatives taking into account the objectives and geographical scope of the plan*'.

This chapter therefore describes how the SA process to date has informed the preferred development strategy for Cotswold District and potential locations for proposed development. Specifically, this chapter explains how the Local Plan's development strategy has been developed in terms of housing numbers and distribution.

#### 3.2 Housing numbers for the Cotswold District Local Plan

In December 2016, an updated estimate of objectively assessed need (OAN) for Cotswold District was undertaken.<sup>4</sup>

The December 2016 OAN, which has had regard to relevant underlying trends (including the latest available demographic projections, anticipated economic growth and market signals), has established a need for 8,100 dwellings over the 20 year plan period. This comprises an average of 405 dwellings per annum.

The Local Plan seeks to deliver this number within the boundaries of Cotswold District. As agreed with Cotswold District Council's Duty to Co-operate partners in Gloucestershire, Wiltshire and Oxfordshire, there are currently no requests for Cotswold District to meet the unmet OAN of neighbouring authorities.

Given these factors, and that a range of figures has not been provided for OAN for the district, it has not been deemed appropriate to consider alternative housing numbers as reasonable alternatives through the SA process.

#### 3.3 Appraisal of reasonable alternatives for the overall Local Plan development strategy

The need to develop a broad growth strategy for the district was identified early on in the development of the Core Strategy / Local Plan. As such, it was recognised that this issue should be addressed via appraisal of 'reasonable alternatives' through the SA process.

The following sections describe how the SA process has informed to date the preferred development strategy for the district and potential locations for proposed allocations. This information is provided in light of the SEA Regulations' requirement to explain 'outline reasons for selecting the alternatives dealt with'.<sup>5</sup>

- Specifically, the following sections explain how the Local Plan's development strategy was developed following:

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<sup>3</sup> Environmental Assessment of Plans and Programmes Regulations 2004

<sup>4</sup> NMSS (December 2016) The Objectively Assessed Housing Needs of Cotswold District

<sup>5</sup> See Schedule 2 of the Environmental Assessment of Plans and Programmes Regulations



- Consideration of options for the preferred development strategy for the Local Plan, including which settlements in the district are appropriate for Local Plan allocations
- Consideration of strategic options for potential development areas in each settlement
- Detailed consideration (SA) of site options for strategic scale development in the district
- Detailed consideration (SA) of site options for non-strategic scale development in the district
- Detailed consideration (SA) of site options for gypsy and traveller accommodation

### 3.3.1 Development of the preferred development strategy for the Local Plan, including choice of settlements

Earlier work on the (then) Core Strategy had established a series of nine provisional 'Spatial Strategy Options' for the development strategy for the district. These were as follows:

- SS1: Focus development in and around Cirencester
- SS2: Locate development in Cirencester, Market Towns, Small Towns and Larger Local Service Centres
- SS3: Spread development to any settlement
- SS4: Spread development across Cirencester, Market Towns, Small Towns and those Local Service Centres with a reasonable level of facilities
- SS5: Use public transport routes and transport corridors as the main guiding factor when locating development
- SS6: New settlements or expanded settlements, e.g. large brownfield sites
- SS7: Areas outside of AONB to be prioritised
- SS8: Focus on settlements that welcome further development
- SS9: Development across Cirencester, Market Towns, Small Towns and those Local Service Centres with a reasonable level of facilities including Employment.

These Spatial Strategy Options were considered by the Local Development Framework Steering Group in relation to which towns and villages in the district were most suited to development in terms of their existing facilities and services. The options were also appraised through the SA process.

Following this evaluation, the following Spatial Strategy Options were taken forward in the Second Issues and Options Paper, December 2010:

- SS2: Locate development in Cirencester, Market Towns, Small Towns and Larger Local Service Centres
- SS3: Spread development to any settlement
- SS9: Development across Cirencester, Market Towns, Small Towns and those Local Service Centres with a reasonable level of facilities including Employment.

The full rationale for taking forward these Spatial Strategy Options over the remaining Spatial Strategy Options was presented in the *Second Issues and Options- Supporting Information* document (December 2010).

Once the broad spatial strategy for the district had been framed following consultation on the Second Issues and Options Paper, 31 settlements in the district were suggested for potential inclusion in the proposed development strategy. These settlements were then considered through the *Role and Function of Settlements Study* (July 2012).

In order to explore how different settlements ranked in terms of their overall social and economic sustainability, scores were applied to the conclusions from the *Role and Function of Settlements Study* in respect of the following categories:

- Employment
- Retailing
- Community facilities
- Sustainable travel

In addition, evidence related to flood risk, landscape, conservation areas, archaeological sites, public rights of way, wildlife sites and other environmental considerations was considered.

Likely capacities of the candidate settlements were also assessed, taking account of the Strategic Housing Land Availability Assessment (SHLAA). On this basis, it was decided that the development strategy would not take forward settlements where the SHLAA had demonstrated limited capacities (i.e. less than 40 housing units).

Following this process, 17 out of the 31 settlements were taken forward for the preferred development strategy for the district. The full justification for including these 17 settlements in the preferred development strategy is presented in the *Development Strategy Evidence Paper*.

Subsequent to the publication of the latest review of the SHLAA, Down Ampney was added to the settlements to take forward for the development strategy, giving a total of 18 settlements. The decision to include Down Ampney was taken by the Council in December 2013.

On the basis of the above process, the 18 settlements taken forward for the development strategy for the Local Plan were as follows:

Andoversford	Blockley
Bourton-on-the-Water	Chipping Campden
Cirencester	Down Ampney
Fairford	Kemble
Lechlade	Mickleton
Moreton-in-Marsh	Northleach
Siddington	South Cerney
Stow-on-the-Wold	Tetbury
Upper Rissington	Willersey

### 3.3.2 Consideration of reasonable alternatives for potential development areas in the vicinity of the chosen settlements

To support the process of considering where in each of the 18 settlements site allocations might be appropriate, the SA team considered the existing environmental constraints within a series of broad areas surrounding each settlement. Loosely reflecting the various 'points of the compass', these broad areas were considered by the SA process in order to inform analysis of potential locations for development in the vicinity of the 18 settlements.

The analysis evaluated the key environmental constraints present in each of the broad areas identified. These included biodiversity, flood risk, the historic environment, landscape quality, water and agricultural land quality.

**Appendix II** presents the appraisal of these broad 'points of the compass' in the vicinity of each of the 18 settlements.

Subsequent work on site allocations revealed that there were no realistic opportunities to deliver significant development at Siddington village over the remainder of the Plan period. Moreover, only a few dwellings have been built or committed since 2011. This led to the conclusion that Siddington should be deleted from the Development Strategy, thus reducing the number of named settlements from 18 to 17.

## 3.4 Appraisal of reasonable alternatives for strategic scale development

### 3.4.1 Strategic location in the context of Cotswold District

At the time of producing the Core Strategy, PPS12 (Local Spatial Planning) allowed for the identification of areas of strategic significance.<sup>6</sup> The Regional Spatial Strategy also presented a presumption that a concentration of growth on the periphery of 'Strategically Significant Cities and Towns' was the most sustainable solution to growth.

When considering locations for a 'strategic' scale of development, it was considered that Cirencester was the only location in the district with the capacity for such development. In this context, the principle of choosing Cirencester as the sole location in the district where strategic scale development is appropriate was based on the following considerations, as set out in the *Second Issues and Options Paper and Supporting Information (2010)*:

- Cirencester is the district's largest town by a significant margin and is home to almost a quarter of the district's population.
- The town has an extensive range of services, facilities and employment opportunities, and dominates much of the southern half of the district. Its service centre role extends beyond the district and county boundaries into neighbouring areas.
- Meeting housing requirements in the district would lead to an over-development of the main service centres if a significant proportion of the housing allocation were not directed to Cirencester. Sharing this amount of housing more equally between Cirencester and the other market towns would result in disproportionate growth in these smaller towns.

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<sup>6</sup> Paragraph 4.6 – "Core Strategies may allocate strategic sites for development. These should be those sites considered central to the achievement of the strategy. Progress on the Core Strategy should not be held up by the inclusion of non-strategic sites."

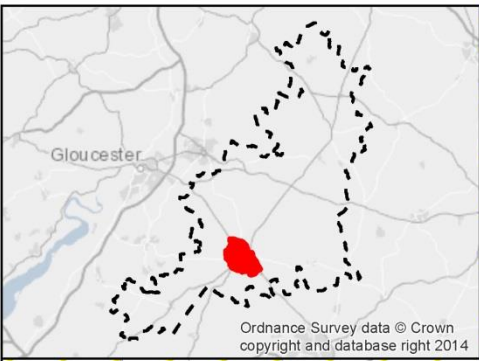
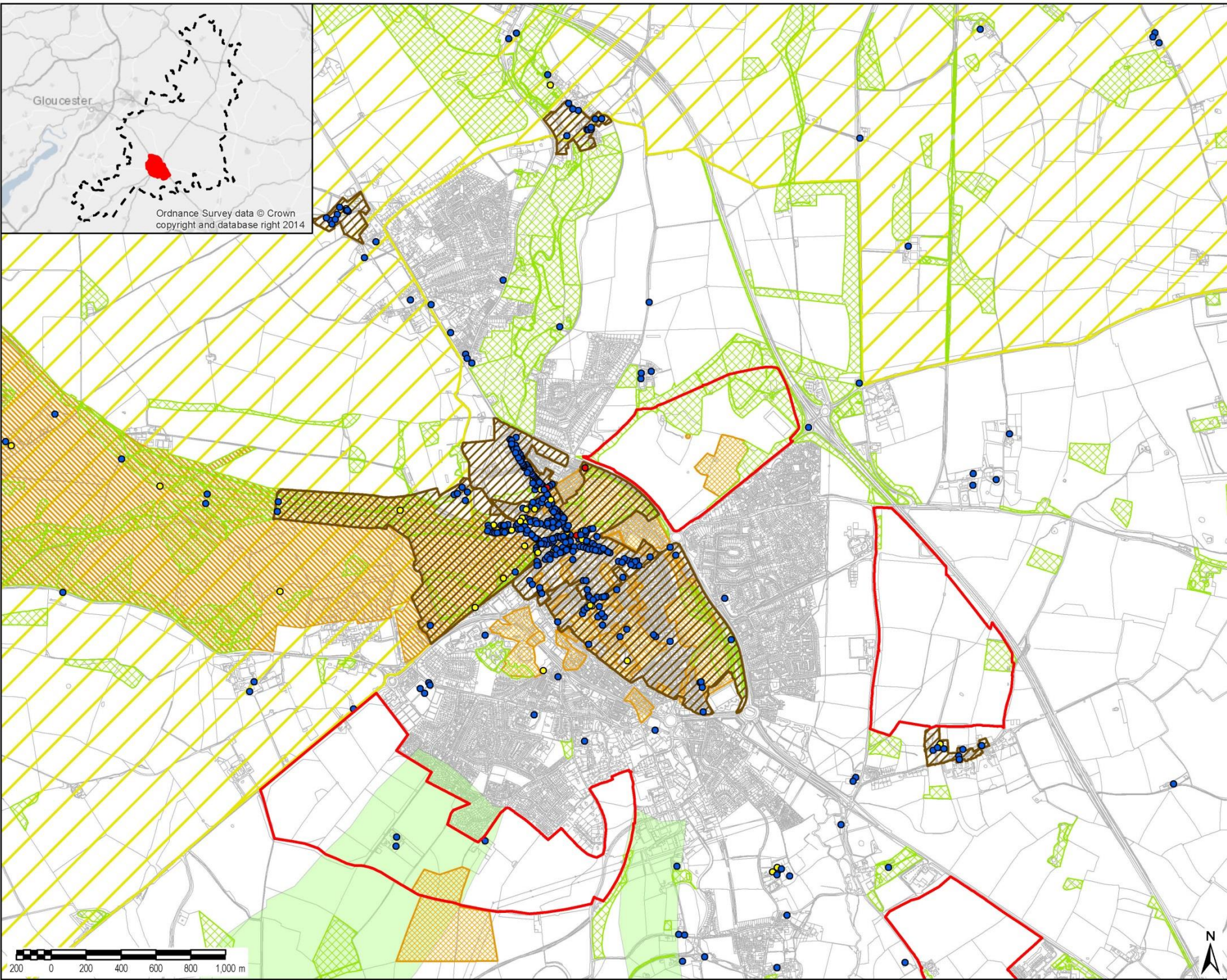
- Larger scale development is needed in the town to support the community and infrastructure projects included in the Cirencester Community Plan. These projects are of sufficient significance and scale to benefit large parts of the district.
- Strategic scale development would support the regeneration of Cirencester town centre. Larger scale development would enable a proportion of developer contributions to be used as match funding, and additional housing would further enable services, facilities and cultural opportunities to survive due to increased use of town centre services.

### 3.4.2 Appraisal of potential locations in Cirencester for strategic scale sites

An appraisal of strategic scale site options was carried out through the SA process, and the findings presented and consulted on in the *Sustainability Appraisal Interim Report, Local Plan* (May 2013). The principal options were:

- Land at Chesterton
- Hare Bushes
- Land east of Kingshill Lane
- Land at Worm's Farm

Key findings of the appraisal in relation to each site are presented below. This assessment was further refined having regard to the findings of the "points of the compass" appraisal (see **Section 3.3** and **Appendix II**). Full appraisal findings can be found in the *Sustainability Appraisal Interim Report* (May 2013).



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**LEGEND**

- Potential locations for strategic-scale allocations
- Cotswold District Boundary

**Constraints**

**Listed Buildings**

- Grade I
- Grade II
- Grade II\*

**Agricultural Land Classification**

- Grade 1
- Grade 2
- Area of Outstanding Natural Beauty
- BAP Priority Habitat
- Conservation
- Record Of Scheduled Monument
- Registered Parks and Gardens
- Site of Special Scientific Interest

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Project Title  
**SA FOR THE COTSWOLD LOCAL PLAN**

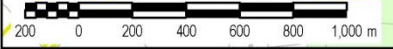
Drawing Title  
**POTENTIAL LOCATIONS FOR STRATEGIC ALLOCATIONS IN CIRENCESTER: ENVIRONMENTAL AND HERITAGE CONSTRAINTS**

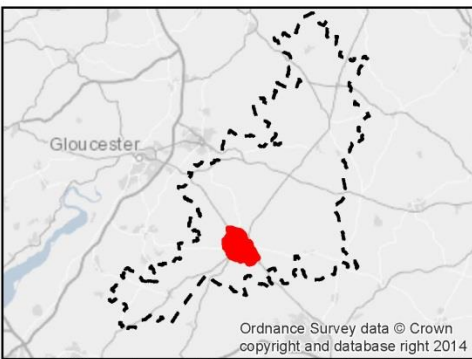
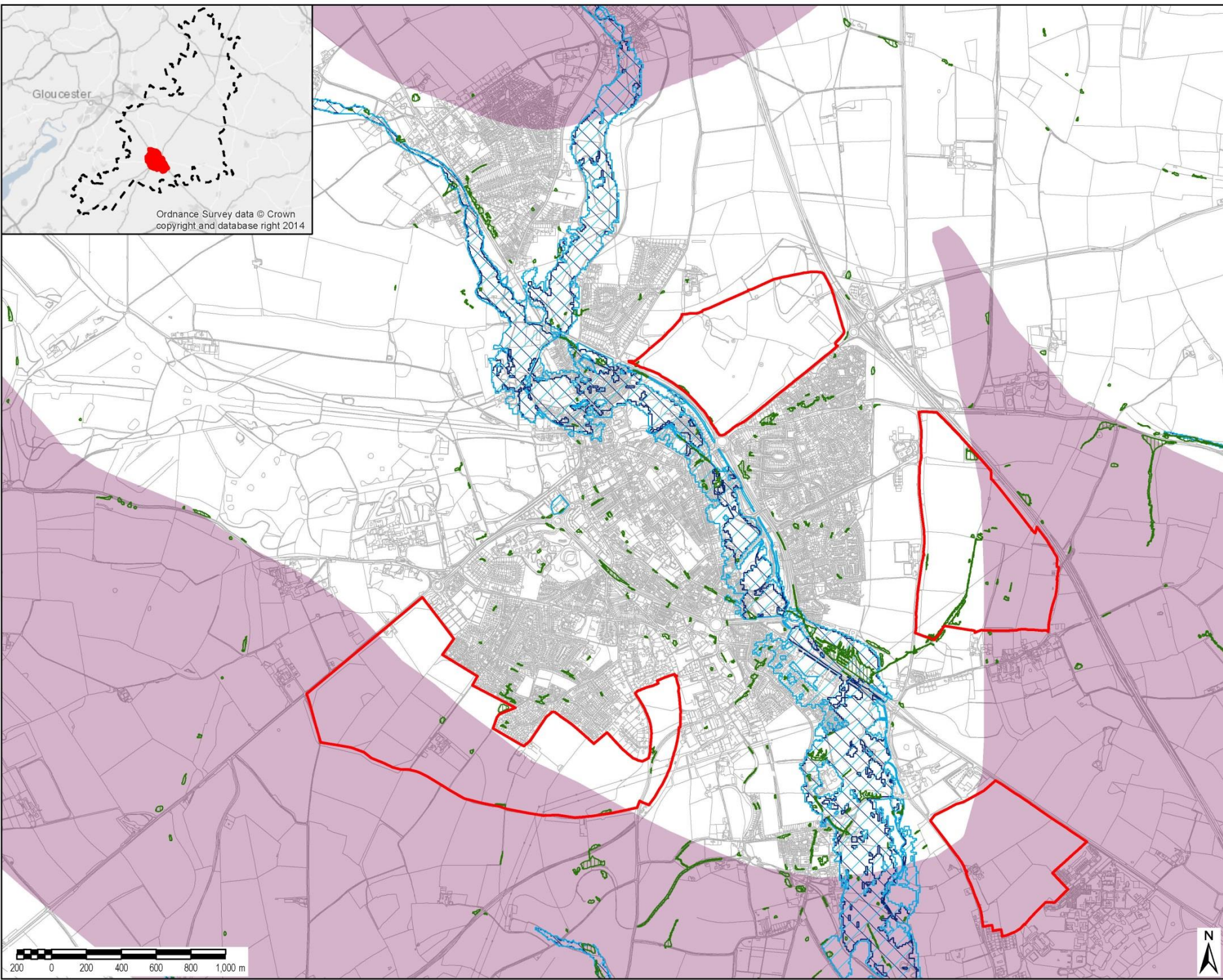
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**LEGEND**

- Potential locations for strategic-scale allocations
- Cotswold District Boundary

**Constraints**

- Surface Water Flood Zone (1 in 30)
- Flood Zone 2
- Flood Zone 3

**Groundwater Source Protection Zone**

- Zone 1
- Zone 2
- Zone 3

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Project Title  
**SA FOR THE COTSWOLD LOCAL PLAN**

Drawing Title  
**POTENTIAL LOCATIONS FOR STRATEGIC ALLOCATIONS IN CIRENCESTER: FLOODING AND GROUNDWATER CONSTRAINTS**

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## Land at Chesterton: Key findings

### *Positive elements:*

- The location has good accessibility to local facilities, with an Accessibility Rank of 200, which is the highest score of all four options. This will support the use of sustainable modes of transport.
- Development of the area will avoid coalescence with the village of Siddington.
- The site is not located within a flood risk zone.
- No conservation areas are present on or adjacent to the site.
- No known biodiversity constraints are present on the site.
- Whilst Biodiversity Action Plan Priority Habitats are located adjacent to the east of the site, there is significant potential for on-site biodiversity improvements to support the integrity of this habitat.
- No designated geological sites are present in the area.
- A scheduled monument lies only partly within the site, covering a small proportion of the area. As such effects on the site can be readily avoided.

### *Negative elements:*

- Strategic scale development at this location would result in the likely loss of areas of Grade 2 agricultural land.
- The area lies close (but not within) the Cotswold AONB.
- Long distance views may be affected from the west (i.e. from the AONB) and the east.
- The option may affect groundwater quality as it is located within a groundwater abstraction management area and a groundwater Source Protection Zone 3.
- A scheduled monument overlaps part of the area in the south (the citation for the scheduled monument is 'Settlement SE of Chesterton Farm, a Romano-British settlement').
- There would be potential effects on the setting and fabric of the two listed structures present at Chesterton Farm.
- An area of historic landfill is located within the area.

## Hare Bushes: Key findings

### *Positive elements:*

- The site is not located within the AONB.
- The site is not located on Grade 1 or 2 agricultural land.
- The site is not located on a groundwater Source Protection Zone.

### *Negative elements:*

- The site is located adjacent to a conservation area and a scheduled monument and as such has the potential to lead to adverse effects on the setting of the historic environment.

- A strategic scale of development at this location is likely to lead to significant effects on the historic setting of the core of the town.
- A number of areas of BAP Priority Habitat are located within the site.
- Development at the site has potential to lead to the loss of public open space.
- A strategic scale of development at this location may lead to effects on the visitor economy through effects on the setting of the core area of the town.

#### Land east of Kingshill Lane: Key findings

##### *Positive elements*

- The site is not located within the AONB.
- The site is not located on Grade 1 or 2 agricultural land.

##### *Negative elements*

- The site has the potential to lead to the coalescence of Cirencester with Preston.
- Located adjacent to the Preston conservation area, a strategic scale of development at this location has the potential to lead to significant adverse effects on the setting of the historic environment.
- The site is located partially within a groundwater Source Protection Zone.
- A number of areas of BAP Priority Habitat are located within and adjacent to the site.
- Development at the site has significant potential to lead to the loss of public open space.

#### Land at Worm's Farm: Key findings

##### *Positive elements*

- The site is not located on Grade 1 or 2 agricultural land.

##### *Negative elements*

- Development of a strategic scale at this location would lead to the coalescence of the Duke of Gloucester Barracks and Cirencester.
- The site is remote from the town, with potential implications for infrastructure provision.
- The site has an Accessibility Rank of 114.3, which is the lowest of the four sites considered.
- The location is not readily accessible to the town centre by foot.
- Whilst the site is not within the AONB, significant effects on landscape quality are likely to occur in relation to the important landscape feature of the River Churn corridor.
- The site is within an area of 'very high archaeological interest'.

#### Appraisal of 'combinations' of potential strategic locations in Cirencester (2014)

Following the receipt of consultation responses on the *Local Plan Preferred Development Strategy*, a further appraisal of potential 'combinations' of these site options was undertaken. Extending the appraisal previously carried out of the four alternative options for strategic sites in Cirencester, the appraisal comprised an assessment of different combinations of these sites.



The purpose of this appraisal was to provide additional sustainability context in relation to the four site options for delivering strategic scale allocations through considering the potential cumulative effects of taking forward potential combinations of the sites.

Eleven combinations of sites were considered through the appraisal. These combinations are presented in **Table 3.1** below.

**Table 3.1: Combinations of potential locations for strategic scale allocations in Cirencester**

Combination	Locations
Combination 1	Land at Chesterton and Hare Bushes
Combination 2	Land at Chesterton and Land east of Kingshill Lane
Combination 3	Land at Chesterton and Land at Worm's Farm
Combination 4	Land at Worm's Farm and Hare Bushes
Combination 5	Land at Worm's Farm and Land east of Kingshill Lane
Combination 6	Land east of Kingshill Lane and Hare Bushes
Combination 7	Land at Chesterton, Land at Worm's Farm, Land east of Kingshill Lane and Hare Bushes
Combination 8	Land at Chesterton, Land at Worm's Farm and Land east of Kingshill Lane
Combination 9	Land at Chesterton, Land at Worm's Farm and Hare Bushes
Combination 10	Land at Chesterton, Land east of Kingshill Lane and Hare Bushes
Combination 11	Land at Worm's Farm, Land east of Kingshill Lane and Hare Bushes

These combinations were appraised against the SA Framework of objectives and decision-making questions developed during scoping and subsequently refined. Summaries of the appraisal findings are presented in the tables below.

### Combination 1: Land at Chesterton and Hare Bushes

#### Appraisal findings

**Positive elements of this approach** The two sites put forward through this combination are those which are closest to the centre of Cirencester. As such, this combination has increased potential to promote accessibility, encourage the use of sustainable modes of transport such as walking, cycling and public transport and facilitate improvements to existing town-wide pedestrian, cycle and public transport networks.

The delivery of a strategic scale of development at Chesterton and Hare Bushes has the potential to limit concentrated and cumulative effects on air and noise quality through promoting a strategic level of development at opposite sides of the town. Air quality will also be supported by the accessibility of both locations by non-car modes.

In terms of historic environment and biodiversity assets, there are unlikely to be significant effects resulting from the combination of these sites.

A smaller scale of development at Chesterton as a result of two locations being taken forward for strategic scale allocations may reduce the need to develop the area of Grade 2 agricultural land at this location.

Both sites are at locations with low risk of fluvial and surface water flooding.

**Negative elements of this approach** In terms of landscape quality, whilst both locations are outside of the Cotswolds AONB, the sites are located adjacent to and close to the AONB. As such, the in-combination effects of the sites may have the potential to lead to cumulative and synergistic effects on the overall integrity of the AONB in the vicinity of Cirencester.

The provision of strategic scale allocations at two separate locations on different sides of Cirencester has the potential to, when compared to focusing development at one site, reduce the deliverability of strategic-level infrastructure.

### Combination 2: Land at Chesterton and Land east of Kingshill Lane

#### Appraisal findings

**Positive elements of this approach** Whilst development at these locations has the potential to lead to effects on the conservation areas and listed buildings present at both these sites (and the scheduled monument at the Land at Chesterton), the smaller scale of development likely to take place at each location (as a result of sharing the strategic level of allocation proposed) has the potential to limit effects on these key historic environment assets. Similarly, whilst development at the Land east of Kingshill Lane has the potential to lead to coalescence with Preston, a more limited scale of development is likely to reduce impacts.

A more limited scale of development at Chesterton may also reduce the need to develop the area of Grade 2 agricultural land present at this location.

**Negative elements of this approach** Both sites are partially located within a Source Protection Zone 3. This has the potential to lead to in-combination effects through contamination from any activities that might cause pollution at these locations.

The Land east of Kingshill Lane is separated from the rest of Cirencester by the school facilities and football club. In this context, a piecemeal scale of development at this location as a result of sharing the strategic allocations with the Land at Chesterton might lead to issues relating to the provision of new and enhanced sustainable transport links to the rest of the town. This might have implications for accessibility and, through encouraging of car use, have effects on air and noise quality, the quality of the public realm and greenhouse gas emissions.

### Combination 3: Land at Chesterton and Land at Worm's Farm

#### Appraisal findings

**Positive elements of this approach** A smaller scale of development at Chesterton may reduce the need to develop the area of Grade 2 agricultural land at this location.

**Negative elements of this approach** The Land at Worm's Farm is remote from the rest of Cirencester. In this context, a piecemeal scale of development at this location as a result of sharing strategic allocations with the Land at Chesterton might lead to issues relating to the deliverability of new and improved sustainable transport links. This has the potential to have implications for accessibility, and through an encouragement of car use, have effects on air and noise quality, the quality of the public realm and greenhouse gas emissions.

Both sites are partially located within a Source Protection Zone 3. This has the potential to lead to in-combination effects through contamination from any activities that might cause pollution at these locations.

### Combination 4: Land at Worm's Farm and Hare Bushes

#### Appraisal findings

**Positive elements of this approach** Whilst development at these locations has the potential to lead to effects on the Biodiversity Action Plan priority habitats present at both sites, this may be limited through the smaller scale of development that will be required at each location (as a result of dispersing the strategic level of allocation proposed). This increases opportunities for avoiding these sensitive areas and improving ecological connections through improved green infrastructure provision.

Neither site is located on Grade 1 or Grade 2 agricultural land. As such, taking forward this combination of sites will limit cumulative losses of the Best and Most Versatile Agricultural Land.

**Negative elements of this approach** The Land at Worm's Farm is remote from the rest of Cirencester. In this context a more piecemeal scale of development at this location as a result of dispersing the strategic allocations between the two sites may lead to issues relating to the deliverability of new and improved sustainable transport links. This has the potential to have implications for accessibility and, through an encouragement of car use, have effects on air and noise quality, the quality of the public realm and greenhouse gas emissions. Similarly the provision of infrastructure such as utilities, health and education facilities and other services may be more problematic at this more remote location with the strategic level of allocation dispersed between the two sites.

### Combination 5: Land at Worm's Farm and Land east of Kingshill Lane

#### Appraisal findings

<b>Positive elements of this approach</b>	<p>Out of the four locations considered, the two considered are those which are located at the furthest distance away from the Cotswolds AONB.</p> <p>Neither site is located on Grade 1 or Grade 2 agricultural land. As such, taking forward this combination of sites will limit cumulative losses of the Best and Most Versatile Agricultural Land.</p> <p>Whilst development at these locations has the potential to lead to effects on the Biodiversity Action Plan priority habitats present at both sites, this may be limited through the smaller scale of development that will be required at each location (as a result of dispersing the strategic level of allocation proposed). This increases opportunities for avoiding these sensitive areas and improving ecological connections.</p>
<b>Negative elements of this approach</b>	<p>Both locations are remote from the rest of Cirencester. This reduces accessibility to the services, amenities and facilities located in Cirencester town centre. Linked to this, a more piecemeal pattern of development at these locations as a result of sharing the strategic allocations between the two sites may also lead to issues relating the deliverability of new and improved sustainable transport links. This has the potential to have significant implications for accessibility, and through an encouragement of car use, have effects on air and noise quality, the quality of the public realm and greenhouse gas emissions. Similarly the provision of infrastructure such as utilities, health and education facilities and other services may be more problematic at these less cohesive locations.</p> <p>Both sites are partially located within a Source Protection Zone 3. This has the potential to lead to in-combination effects through contamination from any activities that might cause pollution at these locations.</p>

### Combination 6: Land east of Kingshill Lane and Hare Bushes

#### Appraisal findings

<b>Positive elements of this approach</b>	<p>Whilst development at these locations has the potential to lead to effects on the Biodiversity Action Plan priority habitats present at both sites, this may be limited through the smaller scale of development that will be required at each location (as a result of sharing the strategic level of allocation proposed). This increases opportunities for avoiding these sensitive areas and improving ecological connections through improved green infrastructure provision. Likewise, whilst development at these locations has the potential to lead to effects on the conservation areas and listed buildings present at and adjoining both of these locations, the smaller scale of development likely to take place at each location has the potential to limit effects on these designated historic environment features and areas.</p> <p>Neither site is located on Grade 1 or Grade 2 agricultural land. As such, taking forward this combination of sites will limit cumulative losses of the Best and Most Versatile Agricultural Land.</p>
<b>Negative elements of this approach</b>	<p>The Land at Worm's Farm is remote from the rest of Cirencester. In this context a more piecemeal development as a result of sharing the strategic allocations between the two sites may lead to issues relating the delivery of new and improved sustainable transport links. This has the potential to have implications for accessibility, and through an encouragement of car use, have effects on air and noise quality, the quality of the public realm and greenhouse gas emissions. Similarly the provision of infrastructure such as utilities, health and education facilities and other services may be more problematic at this more remote location with the strategic level of allocation shared between the two sites.</p>

### Combination 7: Land at Chesterton, Land at Worm's Farm, Land east of Kingshill Lane and Hare Bushes

#### Appraisal findings

**Positive elements of this approach** Dispersing strategic allocations between all four locations will provide increased opportunity for potential effects on biodiversity, heritage and landscape assets to be avoided. This includes through increasing opportunities for locating development areas away from sensitive sites and areas and increasing the space available for the provision of measures such as green infrastructure provision, landscaping and high quality design and layout.

**Negative elements of this approach** Whilst dispersing strategic scale allocations between all four locations has increased scope to enable the avoidance of effects on sensitive sites around Cirencester, this may undermine the deliverability of mitigation and enhancement measures which can be achieved through new strategic development areas around the town.

In this context, a more piecemeal approach to strategic scale allocations may reduce opportunities for the provision of a co-ordinated and comprehensive approach to mitigation measures and infrastructure provision in terms of deliverability. In this respect the provision of infrastructure such as utilities, health and education facilities, sustainable transport networks and green infrastructure provision may be more problematic with the strategic level of allocation shared between the four sites. This has the potential to lead to reduced potential for achieving sustainability gains through the provision of new strategic development areas in Cirencester.

In terms of landscape quality, whilst all of the locations are outside of the Cotswolds AONB, Hare Bushes and the Land at Chesterton are adjacent or close to the AONB. As such, the in-combination effects of the sites may have the potential to lead to some cumulative and synergistic effects on the overall integrity of the AONB in the vicinity of Cirencester. These effects are, however, likely to be limited by the dispersed nature of development likely to take place through this combination.

### Combination 8: Land at Chesterton, Land at Worm's Farm and Land east of Kings hill Lane

#### Appraisal findings

**Positive elements of this approach** A smaller scale of development at Chesterton as a result of three locations being taken forward for strategic scale allocations may reduce the need to develop the area of Grade 2 agricultural land at this location. The three locations have fewer and less extensive areas of Biodiversity Action Plan Habitats than at Hare Bushes. This increases the scope for avoiding potential effects on areas of biodiversity value present in the three areas.

**Negative elements of this approach** Whilst dispersing strategic-scale development between three locations has increased scope to enable the avoidance of effects on sensitive sites around Cirencester, this may undermine the deliverability of mitigation and enhancement measures which can be achieved through new strategic development areas around the town. This includes the delivery of new and enhanced sustainable transport infrastructure (such as walking, cycling and public transport routes), new health and leisure facilities, and green infrastructure provision. This has the potential to lead to a reduced potential for achieving sustainability gains through the provision of new strategic development areas in Cirencester.

In terms of landscape quality, whilst all of the locations are outside of the Cotswolds AONB, Hare Bushes and the Land at Chesterton are adjacent or close to the AONB. As such, the in-combination effects of the sites may have the potential to lead to some cumulative and synergistic effects on the overall integrity of the AONB in the vicinity of Cirencester. These effects are however likely to be limited by the more dispersed nature of development likely to take place through this combination.

All three locations are partially located within a Source Protection Zone 3. This has the potential to lead to in-combination effects through contamination from any activities that might cause pollution at these locations.

### Combination 9: Land at Chesterton, Land at Worm's Farm and Hare Bushes

#### Appraisal findings

**Positive elements of this approach** A more limited scale of development at Chesterton as a result of three locations being taken forward for strategic scale allocations may reduce the need to develop the area of Grade 2 agricultural land at this location.

**Negative elements of this approach** Whilst dispersing strategic-scale development between three locations has increased scope to enable the avoidance of effects on sensitive sites around Cirencester, this may undermine the deliverability of mitigation and enhancement measures which can be achieved through new strategic development areas around the town. This includes the delivery of new and enhanced sustainable transport infrastructure (such as walking, cycling and public transport routes), new health and leisure facilities, and green infrastructure provision.

In terms of landscape quality, whilst all of the locations are outside of the Cotswolds AONB, Hare Bushes and the Land at Chesterton are adjacent or close to the AONB. As such, the in-combination effects of these sites may have the potential to lead to some cumulative and synergistic effects on the overall integrity of the AONB in the vicinity of Cirencester. These effects are however likely to be limited by the more dispersed nature of development likely to take place through this option.

### Combination 10: Land at Chesterton, Land east of Kingshill Lane and Hare Bushes

#### Appraisal findings

**Positive elements of this approach** A more limited scale of development at Chesterton as a result of three locations being taken forward for strategic scale allocations may reduce the need to develop the area of Grade 2 agricultural land at this location.

**Negative elements of this approach** Whilst dispersing strategic scale development between three locations has increased scope to enable the avoidance of effects on sensitive sites around Cirencester, this may undermine the deliverability of mitigation and enhancement measures which can be achieved through new strategic development areas around the town. This includes the delivery of new and enhanced sustainable transport infrastructure (such as walking, cycling and public transport routes), new health and leisure facilities, and green infrastructure provision.

In terms of landscape quality, whilst all of the locations are outside of the Cotswolds AONB, Hare Bushes and the Land at Chesterton are adjacent or close to the AONB. As such, the in-combination effects of these sites may have the potential to lead to some cumulative and synergistic effects on the overall integrity of the AONB in the vicinity of Cirencester. These effects are however likely to be limited by the more dispersed nature of development likely to take place through this combination.

### Combination 11: Land at Worm's Farm, Land east of Kingshill Lane and Hare Bushes

#### Appraisal findings

<b>Positive elements of this approach</b>	The three sites are not located on Grade 1 or Grade 2 agricultural land. As such, taking forward this combination of sites will limit cumulative losses of the Best and Most Versatile Agricultural Land.
<b>Negative elements of this approach</b>	<p>The three locations promoted have been determined as the least accessible of the four areas considered.</p> <p>The option precludes the possibility of locating strategic scale allocations at Chesterton. This will limit the potential opportunities afforded by promoting strategic scale development at this location, including linked to the high degree of accessibility at this location. It also does not recognise the other positive elements of taking forward strategic scale development at Chesterton, including the negligible likelihood of coalescence with neighbouring settlements, the low flood risk present at this location and the lack of biodiversity constraints present within the potential development area.</p> <p>Whilst dispersing strategic-scale development between three locations has increased scope to enable the avoidance of effects on sensitive sites around Cirencester, such an approach may undermine the deliverability of the mitigation and enhancement measures which can be achieved through new strategic development areas around the town. This includes the delivery of new and enhanced sustainable transport infrastructure (such as walking, cycling and public transport routes), new health and leisure facilities, and green infrastructure provision.</p>

### 3.4.3 Conclusions of the appraisal of combinations of potential strategic locations in Cirencester

This element of the appraisal has considered a range of site packages for delivering strategic-scale allocations in the vicinity of Cirencester.

Whilst dispersing strategic-scale development areas between a broader range of locations has scope to enable the avoidance of direct effects on sensitive sites around Cirencester, it is likely that the deliverability of the mitigation and enhancement measures which can be achieved through new strategic development areas around the town may be undermined by such an approach.

In this context, a more piecemeal approach to strategic scale allocations in the vicinity of Cirencester has the potential to reduce opportunities for the provision of a co-ordinated and comprehensive approach to mitigation and enhancement measures and infrastructure provision. This includes through limiting the deliverability of infrastructure such as utilities, health and education facilities, sustainable transport networks and green infrastructure provision. This in turn reduces potential for achieving sustainability gains through the provision of new strategic development areas in Cirencester.

All of the options are likely to reduce the scale of development likely to take place at Chesterton. Whilst this will help limit effects on the scheduled monument present in the south of the site and the integrity of the AONB which lies adjacent to this location, and has the potential to limit landtake on the area of the site classified as Grade 2 agricultural land, it is also likely to limit the potential opportunities afforded by promoting a strategic-scale development at this location. This includes regarding the relatively good accessibility at this location and its proximity to facilities in southern part of the town. It also does not recognise the other positive elements of taking forward strategic-scale development at this location, including those associated with the negligible likelihood of coalescence with neighbouring settlements, the low flood risk present locally and the lack of biodiversity constraints present within the proposed development area.

### 3.4.4 Choice of strategic location

Following the appraisal of alternative options for sites which could accommodate a strategic scale of development in Cirencester, it was concluded by Cotswold District Council that the Land South of Chesterton option would be the most appropriate for taking forward for the purposes of the Local Plan.

## 3.5 Appraisal of reasonable alternatives for sites of a non-strategic scale

In early 2014, facilitated engagement was undertaken with communities from the 18 settlements identified for the preferred development strategy. Working groups from each of those settlements examined potential non-strategic SHLAA sites (including reasonable alternatives where they existed) and submitted views on these, taking account of local issues, infrastructure requirements and other factors. A number of additional sites were also put forward by communities where there were realistic chances of development.

Following this process, 125 potential sites of a non-strategic scale were considered in terms of their suitability for taking forward through the Local Plan. To support this process, an appraisal of each of these sites was undertaken with the aim of informing the proposed allocations of sites of a non-strategic scale.

The following tables present summary site appraisals for sites in the following 18 settlements:

- Andoversford;
- Bourton-on-the-Water;
- Blockley;
- Chipping Campden;
- Cirencester;
- Down Ampney;
- Fairford;
- Kemble;
- Lechlade;
- Mickleton;
- Moreton-in-Marsh;
- Northleach;
- Siddington;
- South Cerney;
- Stow-on-the-Wold;
- Tetbury;
- Upper Rissington; and
- Willersey.



The location of the 125 sites considered, in conjunction with the environmental constraints present in each settlement are highlighted in the maps presented in **Appendix II**.

Site appraisals are structured around the eleven sustainability 'themes' discussed in **Section 1.3.2**. For each settlement, a summary is presented of appraisal findings by theme, and possible mitigation measures to limit potential significant effects. The data used to conduct these appraisals is presented in **Appendix III**.

### 3.5.1 Andoversford

Two sites were appraised at Andoversford:

- A\_2, land to rear of Templefields and Crossfields; and
- A\_3A, lane to west of Station Road

The following table presents a summary of the appraisal findings.

SA Theme	Appraisal findings	Sites where significant constraints have been highlighted	Possible mitigation measures to limit potential significant effects
<b>Environmental Quality</b>	The two sites do not overlap with a sensitive groundwater location and are unlikely to affect air quality management areas.	None	N/A
<b>Biodiversity</b>	The two sites are not located in close proximity to a Natura 2000 site, an SSSI or a Key Wildlife Site. Site A_3A is within 13m of a Biodiversity Action Plan Priority Habitat.	A_3A	Existing habitats (i.e. features of biodiversity value) should be retained in-situ. Enhancement of ecological connections to and from sites and creation of buffer zones (in conjunction with improved green infrastructure provision).
<b>Climate Change</b>	Neither of the sites are located within Flood Zone 2 or 3 or intersect with a 1 in 30 or 1 in 100 year surface water flood zones.	None	N/A
<b>Historic Environment and Landscape</b>	The two sites do not intersect and are not located in close proximity to a Scheduled Monument, Registered Park or Garden, listed building or conservation area. The sites are located within the Cotswolds AONB.	A_2, A_3A	Integration of high quality design and layout which reflects the special characteristics of the AONB. Protection of key on-site landscape features and introduction of appropriate landscaping measures.
<b>Land, soil and water resources</b>	Both sites are located on greenfield land which has been established as Grade 3 agricultural land. It is uncertain whether this comprises the Best and Most Versatile Agricultural Land (i.e. comprises Grade 3a rather than Grade 3b land). The sites are located 11km from a Household Recycling Centre (this is not considered a significant constraint).	A_2, A_3A	Mitigation measures not possible if areas of the best and most versatile agricultural land are sterilised by development.

SA Theme	Appraisal findings	Sites where significant constraints have been highlighted	Possible mitigation measures to limit potential significant effects
<b>Population and Communities</b>	The two sites are located in a relatively deprived area (i.e. in the 20-40% most deprived in Cotswold District). In terms of accessibility, the sites are located 8km by public transport from Cheltenham train station (this is not considered a significant constraint).	None	N/A
<b>Health and Wellbeing</b>	Both sites are located over 500m from an area designated as a public open space. The sites are located in close proximity to an amenity footpath. A_3A has the potential to affect a Public Right of Way.	A_2, A_3A	Whilst development is not likely to lead to significant effects in relation to this theme, new and/or enhanced open space/green infrastructure provision should be considered to meet any deficits.
<b>Economy and Enterprise</b>	Whilst the two sites are located within 1km of an employment site, they are located approximately 10km from a designated town centre (this is not considered a significant constraint).	None	N/A

### 3.5.2 Bourton-on-the-Water

Five sites were appraised at Bourton-on-the-Water:

- BOW\_E1, land north of Bourton Business Park;
- BOW\_E3, Co-op/Countrywide/Arthur Webb dealership site, Station Road;
- BOW\_E4, Salmondsbury House;
- B\_20, Pulham's Bus Depot, Station Road; and
- B\_32, Countrywide Stores.

The following table presents a summary of the appraisal findings.

SA Theme	Appraisal findings	Sites where significant constraints have been highlighted	Possible mitigation measures to limit potential significant effects
<b>Environmental Quality</b>	None of the sites overlap with sensitive groundwater locations or are likely to affect air quality management areas.	None	N/A
<b>Biodiversity</b>	Four of the proposed sites (BOW_E1, BOW_E3, B_20 and B_32) are located within 800m of the Salmonsbury Meadows SSSI, which is an area of neutral lowland grassland deemed to be in 'unfavourable recovering' condition. BOW_E1 is located on an area of Priority Habitat.	BOW_E1, BOW_E3, B_20, B_32	Where development takes place within the Impact Risk Zone for the SSSI <sup>7</sup> , Natural England should be consulted for advice on the nature of any potential SSSI impacts and how they might be avoided or mitigated. Enhancement of ecological connections to and from the SSSI and creation of buffer zones should also be considered (in conjunction with improved green infrastructure provision). For BOW_E1, existing habitats (i.e. features of biodiversity value) should be retained in-situ.
<b>Climate Change</b>	Site BOW_E1 is located within a Flood Zone 3 and intersects with a 1 in 30 year surface water flood zone. B_32 intersects with a 1 in 100 year surface water flood zone	BOW_E1	Development at BOW_E1 should only be considered in conjunction with Environment Agency advice.
<b>Historic Environment and Landscape</b>	Site B_20 is located adjacent to the Salmonsbury Camp Scheduled Monument and is located within the conservation area. None of the sites are located adjacent to a Registered Historic Park or Garden or listed building. In common with the rest of the town, the sites are located within the Cotswold AONB.	B_20 (due to historic environment constraints) All (due to AONB)	In terms of Site B_20, new development should reflect the special and distinctive character of the conservation area in conjunction with the guidance presented in the <i>Bourton-on-the-Water Conservation Area Statement</i> . If appropriate, Scheduled Monument Consent should be gained if new development at this site has the potential to have effects on the site. For all sites: integration of high quality design and layout which reflects the special characteristics of the AONB and protection of key on-site landscape features and introduction of appropriate landscaping measures.

<sup>7</sup> See [http://www.naturalengland.org.uk/Images/irz-faq\\_tcm6-37927.pdf](http://www.naturalengland.org.uk/Images/irz-faq_tcm6-37927.pdf)

SA Theme	Appraisal findings	Sites where significant constraints have been highlighted	Possible mitigation measures to limit potential significant effects
<b>Land, soil and water resources</b>	All five sites are located on Grade 3 agricultural land. It is uncertain whether this comprises the Best and Most Versatile Agricultural Land (i.e. comprises Grade 3a rather than Grade 3b land). BOW_E1 is located on greenfield land, BOW_E3, B_20 and B_32 are located on brownfield land, and BOW_E4 is located on a mixture of brownfield and greenfield land. All sites are located over 16km from a Household Recycling Centre (this is not considered a significant constraint).	Potentially all greenfield sites (depending on agricultural land classification).	Mitigation measures not possible if areas of the best and most versatile agricultural land are sterilised by development.
<b>Population and Communities</b>	All five sites are located within an area determined as relatively deprived i.e. within the 20-40% most deprived in Cotswold District. In terms of accessibility, all five sites are located at some distance (over 8km) by public transport from Kingham train station (this is not considered a significant constraint).	None	N/A
<b>Health and Wellbeing</b>	BOW_E1, BOW_E3 and B_32 are located over 400m from an area of public open space. BOW_E4 and B_20 are located less than 250m from a public open space. However, all five sites are located in close proximity to an amenity footpath. No sites are likely to affect a Public Right of Way.	BOW_E1 BOW_E3 B_32 BOW_E4 B_20	Whilst development is not likely to lead to significant effects in relation to this theme, new and/or enhanced open space/green infrastructure provision should be considered to meet any deficits.
<b>Economy and Enterprise</b>	All five sites are located within 1km of a key employment site. Whilst sites BOW_E3 and E4 and B_20 and B_32 are located within 400m of Bourton town centre, BOW_E1 is less accessible and is situated over a kilometre from the town centre.	None	N/A

### 3.5.3 Blockley

Five sites were appraised at Blockley:

- BK\_11, land north-east of Blockley;
- BK\_5, land north of Sheafhouse Farm;
- BK\_8, land at Sheafhouse Farm;
- BK\_14A, The Limes, Station Road; and
- BK\_14B, The Limes, Draycott Lane.

The following table presents a summary of the appraisal findings.

SA Theme	Appraisal findings	Sites where significant constraints have been highlighted	Possible mitigation measures to limit potential significant effects
<b>Environmental Quality</b>	The five sites do not overlap with a sensitive groundwater location and are unlikely to affect air quality management areas.	None	N/A
<b>Biodiversity</b>	The sites are not located in close proximity to a Natura 2000 site, an SSSI, a Key Wildlife Site or a Biodiversity Action Plan Priority Habitat.	None	N/A
<b>Climate Change</b>	Sites BK_14A, BK_14B and BK_5 are located within a Flood Zone 3 and intersect with a 1 in 30 year surface water flood zone. The other two sites are not located in flood risk areas.	BK_14A BK_14B BK_5	Development at BK_14A, BK_14B and BK_5 should only be considered in conjunction with Environment Agency advice.
<b>Historic Environment and Landscape</b>	No sites intersect or are located in close proximity to a Scheduled Monument, Registered Park or Garden, conservation area or listed building. All five sites are located within the Cotswolds Area of Outstanding Natural Beauty.	All (due to AONB)	Integration of high quality design and layout which reflects the special characteristics of the AONB. Protection of key on-site landscape features and introduction of appropriate landscaping measures.
<b>Land, soil and water resources</b>	All five sites are greenfield sites and are located on Grade 3 agricultural land. It is uncertain whether this comprises the Best and Most Versatile Agricultural Land (i.e. Grade 3a rather than Grade 3b land). The sites are located c.28km from a Household Recycling Centre (this is not considered a significant constraint).	Potentially all (depending on agricultural land classification).	Mitigation measures not possible if areas of the best and most versatile agricultural land are sterilised by development.
<b>Population and Communities</b>	The two sites are located in a relatively deprived area (i.e. in the 20-40% most deprived in Cotswold District). In terms of accessibility, the sites are located 5km by public transport from Moreton-in-Marsh train station.	None	N/A
<b>Health and Wellbeing</b>	All of the sites are located over 400m from an area of public open space. The sites are located within 400m of an amenity footpath and are unlikely to affect a Public Right of Way.	All	Whilst development is not likely to lead to significant effects in relation to this theme, new and/or enhanced open space/green infrastructure provision should be considered to meet any deficits.
<b>Economy and Enterprise</b>	The five sites are located within 1km of an employment site. They are located approximately 3-4km to the nearest town centre at Moreton-in-Marsh (this is not considered a significant constraint).	None	N/A

### 3.5.4 Chipping Campden

15 sites were appraised at Chipping Campden:

- CC\_23B, land at Aston Road;
- CC\_23C, land at Aston Road;
- CC\_23E, Aston Road Allotments;
- CC\_38A, land at the Hoo;
- CC\_40, Barrels Pitch wooden bungalow, Aston Road;
- CC\_41, Campden Cricket Club;
- CC\_43, Castle Gardens Packing Sheds;
- CC\_44, land west of Littleworth, "The Leasows";
- CC\_48, land adjacent to Chipping Campden School;
- CC\_51, land south-west of Whaddon Grange;
- CC\_52, land north of Cam and west of Station Road;
- CC\_53, land south-east of George Lane;
- R\_432, The Bathing Lake;
- R\_484, land north of Broad Campden;
- CCN\_E1, Battle Brook (extension);
- CCN\_E3A, Campden BRI (not in flood zone); and
- RUR\_E19, land at Westington Quarry.

The following table presents a summary of the appraisal findings.

SA Theme	Appraisal findings	Sites where significant constraints have been highlighted	Possible mitigation measures to limit potential significant effects
<b>Environmental Quality</b>	One site, RUR_E19, Land at Westington Quarry is located within a sensitive groundwater location. No sites are likely to affect air quality management areas.	RUR_E19	Development at RUR_E19 should take place in conjunction with Environment Agency advice.
<b>Biodiversity</b>	One proposed site, CC_44, is located within 250m of a Key Wildlife Site. All of the sites are located between 25m to 400m of a Priority Habitat, with six (CC_40, CC_41, CC_48, CC_51, CC_52 and RUR_E19) intersecting or within 25m.	CC_40, CC_41, CC_48, CC_51, CC_52, RUR_E19	Retaining of existing habitats (i.e. features of biodiversity value) in-situ. Enhancement of ecological connections to and from site and creation of buffer zones (in conjunction with improved green infrastructure provision).

SA Theme	Appraisal findings	Sites where significant constraints have been highlighted	Possible mitigation measures to limit potential significant effects
<b>Climate Change</b>	Site CCN_E3A is located within a Flood Zone 3. Sites CC_44, CC_48, CC_53, CCN_E1, and R_484 intersect with a 1 in 30 year surface water flood zone.	CCN_E3A CC_44, CC_48, CC_53, CCN_E1, R_484	Development at these sites should only be considered in conjunction with Environment Agency advice.
<b>Historic Environment and Landscape</b>	No sites overlap with a Scheduled Monument. One site (CC_48) is located within 10m of a listed building. CC_38A, CC_44 and CC_48 are located within a conservation area. In common with the rest of the town, all sites are located within the Cotswold AONB.	CC_38A, CC_44, CC_48  All (due to AONB)	In terms of CC_38A, CC_44 and CC_48, new development should reflect the special and distinctive character of the Chipping Campden conservation area. New development at CC_48 should seek to preserve and enhance the integrity of the listed structure at this location. For all sites: integration of high quality design and layout which reflects the special characteristics of the AONB and protection of key on-site landscape features and introduction of appropriate landscaping measures.
<b>Land, soil and water resources</b>	All sites, with the exception of three (CC_38A, CC_40, CC_48 and RUR_E19) are located within an area deemed as the Best and Most Versatile Agricultural Land (i.e. Grade 1 and Grade 2 land). All sites, with the exception of four (CC_43, CC_48, CCN_E1 and RUR_E19) are located wholly on greenfield land. All sites are located over 28km from a Household Recycling Centre (this is not considered a significant constraint).	All sites, with the exception of CC_38A, CC_40, CC_48 and RUR_E19.	Mitigation measures not possible if areas of the best and most versatile agricultural land are sterilised by development.
<b>Population and Communities</b>	No sites are deemed to be relatively deprived (i.e. in the 0-40% most deprived in Cotswold District). In terms of accessibility, all 15 sites are located at some distance (over 6km) by public transport from a train station (this is not considered a significant constraint).	None	N/A
<b>Health and Wellbeing</b>	Only sites CC_44 and CC_48 are located within 200m of an area designated as public open space, with only two further sites located within 400m (CC_38A and CC_40).  CC_38A, CC_43, CC_51 and RUR_E19 are located further than 200m from an amenity footpath. No sites are likely to affect a Public Right of Way.	CC_44, CC_48 CC_38A, CC_40  CC_38A, CC_43, CC_51, RUR_E19	Whilst development is not likely to lead to significant effects in relation to this theme, new and/or enhanced open space/green infrastructure provision should be considered to meet any deficits.

SA Theme	Appraisal findings	Sites where significant constraints have been highlighted	Possible mitigation measures to limit potential significant effects
<b>Economy and Enterprise</b>	All sites, with the exception of RUR_E19 and CC_23B are located within 1km of a key employment site. CCN_E1, CCN_E3A and RUR_E19 are situated over a kilometre from the town centre (this is not considered a significant constraint).	RUR_E19 (due to distance from both employment site and town centre)	Secure contributions to public transport or walking/cycling network enhancements.

### 3.5.5 Cirencester

22 sites were appraised at Cirencester:

- CIR\_E10, Forum Car Park;
- CIR\_E11, Cirencester Lorry Park;
- CIR\_E12, Old Memorial Hospital Site & Car Park;
- CIR\_E13, Sheep Street Island;
- CIR\_E14, Waterloo Car Park;
- CIR\_16A, Brewery Car Park;
- CIR\_E20, Metrik House;
- CIR\_E4A, land east of Wilkinson Road (not in Gas Pipe Buffer Zone);
- CIR\_E5, land at Chesterton Farm;
- CIR\_E6, land east of Royal Agricultural College;
- C\_101A, Magistrates Court;
- C\_111, site at The Cranhams, Cranhams Lane;
- C\_173, Social Club;
- C\_174, Paterson Road Flats;
- C\_17, 42-54 Querns Lane;
- C\_39, Austin Road Flats;
- C\_75, land at Chesterton Farm;
- C\_76, land at Chesterton Road, Somerford Road;
- C\_82, land at Paternoster House, Watermoor Road;
- C\_84B, field east of Somerford Road;
- C\_89, land off Purley Road; and
- C\_97, Memorial Hospital.



The following table presents a summary of the appraisal findings.

SA Theme	Appraisal findings	Sites where significant constraints have been highlighted	Possible mitigation measures to limit potential significant effects
<b>Environmental Quality</b>	None of the sites overlap with sensitive groundwater locations or are likely to affect air quality management areas.	None	N/A
<b>Bio diversity</b>	No sites are located in close proximity to a Natura 2000 site, an SSSI or a Key Wildlife Site. Six of the 21 sites overlap or are adjacent to a Biodiversity Action Plan Priority Habitat (CIR_E13, CIR_E14, CIR_E4A, CIR_E6, C_76 and C_89).	CIR_E13, CIR_E14, CIR_E4A, CIR_E6, C_76 and C_89	Retaining of existing habitats (i.e. features of biodiversity value) in-situ. Enhancement of ecological connections to and from site and creation of buffer zones (in conjunction with improved green infrastructure provision).
<b>Climate Change</b>	Sites CIR_E11, CIR_E14 and C_89 are located within a Flood Zone 3. Sites CIR_E14, CIR_E5, C_39, C_75 and C_84B intersect with a 1 in 30 year surface water flood zone.	CIR_E11, CIR_E14, C_89 CIR_E5, C_39, C_75, C_75, C_84B	Development at the sites located within or intersecting flood zones should only be considered in conjunction with Environment Agency advice.
<b>Historic Environment and Landscape</b>	Sites CIR_E10, CIR_E12, CIR_E13, CIR_E14, CIR_E5, CIR_E16A, C_111, C_17, C_173, C_75, C_82, C_89 and C_97 intersect a statutorily designated Scheduled Monument (including associated with Corinium Roman Town).  Sites CIR_5, CIR_E12, CIR_E16A, CIR_E13, C_75 and C_97 are located within 10m of a listed building and  CIR_E10, CIR_E12, CIR_E13, CIR_E14, CIR_E16A, C_101A, C_17, C_82, C_89 and C_97 are located within a conservation area.  Site CIR_E6 is located within the Cotswolds Area of Outstanding Natural Beauty.	CIR_E10, CIR_E12, CIR_E13, CIR_E14, CIR_E5, C_111, C_17, C_173, C_75, C_82, C_89, C_97  CIR_5, CIR_E12, CIR_E13, C_75, C_97  CIR_E10, CIR_E12, CIR_E13, CIR_E14, C_101A, C_17, C_82, C_89, C_97  CIR_E6	New development at sites within the four conservation areas in the town should reflect the special and distinctive character of the conservation area in conjunction with the guidance presented in the relevant conservation area appraisal. Where appropriate, Scheduled Monument Consent should be gained. New development at CIR_5, CIR_E12, CIR_E13, C_75 and C_97 should seek to preserve and enhance the integrity of the listed structure at these locations. Development at site CIR_E6 should integrate high quality design and layout which reflects the special characteristics of the AONB and protects key on-site landscape features.

SA Theme	Appraisal findings	Sites where significant constraints have been highlighted	Possible mitigation measures to limit potential significant effects
<b>Land, soil and water resources</b>	Five sites (CIR_E4A, CIR_E5, C_111, C_75 and C_84B) are located within an area deemed as the Best and Most Versatile Agricultural Land (i.e. Grade 2 land). 12 sites are located on brownfield land, eight sites are located on greenfield land and the remaining one site is located on a mixture of brownfield and greenfield land. All sites are located within 10km of a Household Recycling Centre.	CIR_E4A, CIR_E5, C_111, C_75 and C_84B Potentially 12 further greenfield sites (depending on agricultural land classification).	Mitigation measures not possible if areas of the best and most versatile agricultural land are sterilised by development.
<b>Population and Communities</b>	Nine sites (CIR_E11, CIR_E20, CIR_E4A, C_173, C_174, C_76, C_82, C_84B and C_89) are deemed to be located in the most deprived areas of the District (i.e. in the 0-20% most deprived in Cotswold District). In terms of accessibility, the sites are between 4-6km to Kemble train station (this is not considered a significant constraint).	None	N/A
<b>Health and Wellbeing</b>	Nine sites (CIR_E11, E12, E13, CIR_E20, CIR_E4A, CIR_E6, C_174, C_39 and C_97) are located over 400m from an area of designated public open space.  Ten sites (CIR_E10, E12, E13, CIR_E14, CIR_E4A, C_101A, C_17, C_174, C_89 and C_97) are located more than 200m from an amenity footpath. Three sites have the potential to affect a Public Right of Way.	CIR_E11, E12, E13, CIR_E20, CIR_E4A, CIR_E6, C_174, C_39, C_97 CIR_E10, E12, E13, CIR_E14, CIR_E4A, C_101A, C_17, C_174, C_89, C_97	Whilst development is not likely to lead to significant effects in relation to this theme, new and/or enhanced open space/green infrastructure provision should be considered to meet any deficits.
<b>Economy and Enterprise</b>	All sites are located within 1km of a key employment site. Sites CIR_E4A, CIR_E6, and C_111 are situated over 1.2km from the town centre (this is not considered a significant constraint).	None	N/A

### 3.5.6 Down Ampney

Six sites were appraised at Down Ampney:

- DA\_1A, Broadway Farm;
- DA\_2, Dukes Field;
- DA\_5A, buildings at Rooktree Farm;

- DA\_5C, land south of Rooktree Farm Buildings;
- DA\_8, land at Broadleaze; and
- DA\_9, land adjacent to Chestnut Close.

The following table presents a summary of the appraisal findings.

SA Theme	Appraisal findings	Sites where significant constraints have been highlighted	Possible mitigation measures to limit potential significant effects
<b>Environmental Quality</b>	Five of the six sites (DA_1A, DA_2, DA_5A, DA_5C) intersect a sensitive groundwater location (i.e. located within Source Protection Zone 1 (SPZ 1) and a principle aquifer).  The other site, DA_9 is located within an SPZ2.	DA_1A, DA_2, DA_5A, DA_5C and DA_8  DA_9	Development at these sites should take place in conjunction with Environment Agency advice.
<b>Biodiversity</b>	All of the sites are located within 3km of the North Meadow and Clattinger Farm Special Area of Conservation, designated for its lowland hay meadows. None are located within 2km however.	All sites	Mitigation measures, if required should be determined by the HRA process carried out for the Local Plan.
<b>Climate Change</b>	No sites are located within a Flood Zone 2 or 3 or a surface water flood zone	None	N/A
<b>Historic Environment and Landscape</b>	No sites intersect or are located in close proximity to a Scheduled Monument, Registered Park or Garden or conservation area. One site, DA_5c is located within 25m of a listed building.  None of the sites are located within the Cotswolds Area of Outstanding Natural Beauty.	DA_5c (due to historic environment constraints)	Development at DA_5c should seek to enhance the setting of the nearby listed building.
<b>Land, soil and water resources</b>	All sites, with the exception of DA_8, are located within an area deemed as the Best and Most Versatile Agricultural Land (i.e. Grade 1 and Grade 2 land).  All sites are located wholly on greenfield land. The sites are located over 12km from a Household Recycling Centre (this is not considered a significant constraint).	DA_1A, DA_2, DA_5A, DA_5C and DA_9	Mitigation measures not possible if areas of the best and most versatile agricultural land are sterilised by development.
<b>Population and Communities</b>	No sites are deemed to be relatively deprived (i.e. in the 0-40% most deprived in Cotswold District). In terms of accessibility, all six sites are located at some distance (over 6km) by public transport from a train station (this is not considered a significant constraint).	None	N/A
<b>Health and Wellbeing</b>	All of the sites are located over 400m from an area of public open space.  One site, DA_8, is located further than 200m from an amenity footpath and DA_5C may affect a Public Right of Way.	All Sites  DA_8	Whilst development is not likely to lead to significant effects in relation to this theme, new and/or enhanced open space/green infrastructure provision should be considered to meet any deficits.

SA Theme	Appraisal findings	Sites where significant constraints have been highlighted	Possible mitigation measures to limit potential significant effects
<b>Economy and Enterprise</b>	All sites are located over 2km from a key employment site and a town centre.	All (due to distance from both employment site and town centre)	Secure contributions to public transport or walking/cycling network enhancements.

### 3.5.7 Fairford

Four sites were appraised at Fairford:

- F\_32, Highgate, West End Gardens;
- F\_35B, land behind Milton Farm and Bettertons Close;
- F\_44, land to rear of Faulkner Close, Horcott; and
- F\_46, land between Horcott and Fairford.

The following table presents a summary of the appraisal findings.

SA Theme	Appraisal findings	Sites where significant constraints have been highlighted	Possible mitigation measures to limit potential significant effects
<b>Environmental Quality</b>	All four sites intersect a sensitive groundwater location (i.e. located within Source Protection Zone 1 (SPZ 1) and a principle aquifer).	All	Development at these sites should take place in conjunction with Environment Agency advice.
<b>Biodiversity</b>	One proposed site, F_44 is located on an area of Biodiversity Action Plan Priority Habitat. The site also is located within 10m of a Key Wildlife Site.  The three other sites are located within 400m of a Priority Habitat.	F_44  F_32, F_35B, F_46	Retaining of existing habitats (i.e. features of biodiversity value) in-situ. Enhancement of ecological connections to and from site and creation of buffer zones (in conjunction with improved green infrastructure provision).
<b>Climate Change</b>	None of the sites are located within a Flood Zone 2 or 3 or intersect a surface water flood zone.	None	N/A
<b>Historic Environment and Landscape</b>	No sites intersect or are located in close proximity to a Scheduled Monument, Registered Park or Garden, conservation area or listed building. None of the sites are located within the Cotswolds Area of Outstanding Natural Beauty.	None	N/A

SA Theme	Appraisal findings	Sites where significant constraints have been highlighted	Possible mitigation measures to limit potential significant effects
<b>Land, soil and water resources</b>	All sites, with the exception of site F_44 are located on Grade 3 agricultural land. It is uncertain whether this comprises the Best and Most Versatile Agricultural Land (i.e. Grade 3a rather than Grade 3b land). All sites are located wholly on greenfield land. The sites are located over 11km from a Household Recycling Centre (this is not considered a significant constraint).	Potentially all except F-44 (depending on agricultural land classification).	Mitigation measures not possible if areas of the best and most versatile agricultural land are sterilised by development.
<b>Population and Communities</b>	No sites are deemed to be relatively deprived (i.e. in the 0-40% most deprived in Cotswold District). In terms of accessibility, all four sites are located at significant distance (over 10km) by public transport from a train station (this is not considered a significant constraint).	None	N/A
<b>Health and Wellbeing</b>	All of the sites are located over 400m from an area of public open space. All sites are located within close proximity to an amenity footpath; however F_35B may affect a Public Right of Way.	All	Whilst development is not likely to lead to significant effects in relation to this theme, new and/or enhanced open space/green infrastructure provision should be considered to meet any deficits.
<b>Economy and Enterprise</b>	All sites are located within 1km of a key employment site and the town centre.	None	N/A

### 3.5.8 Kemble

Three sites were appraised at Kemble:

- K\_1B, land between Windmill Road and A429;
- K\_2, land at Station Road; and
- K\_5, land to north-west of Kemble Primary School, School Road.

The following table presents a summary of the appraisal findings.

SA Theme	Appraisal findings	Sites where significant constraints have been highlighted	Possible mitigation measures to limit potential significant effects
<b>Environmental Quality</b>	None of the sites overlap with sensitive groundwater locations or are likely to affect air quality management areas.	None	N/A
<b>Biodiversity</b>	All of the sites are located within 4.5km of the North Meadow and Clattinger Farm Special Area of Conservation, designated for its lowland hay meadows. None are located closer than 4km however. All of the proposed sites are located within 400m of the Kemble Railway Cuttings SSSI, which has been designated for its geodiversity. Due to the nature of the designation, development at these sites are unlikely to adversely affect the integrity of this nationally designated site. The sites are not located in close proximity to Biodiversity Action Plan Priority Habitat (within 25m).	None (due to nature of SSSI)	N/A
<b>Climate Change</b>	None of the sites are located within a Flood Zone 2 or 3. Site K_5 intersects with a 1 in 100 year surface water flood zone.	None	N/A
<b>Historic Environment and Landscape</b>	No sites intersect or are located in close proximity to a Scheduled Monument, Registered Park or Garden or listed buildings. Sites K_2 and K_5 intersect or are located within the Kemble and Kemble Station conservation area None of the sites are located within the Cotswolds Area of Outstanding Natural Beauty.	K_2 and K_5 (due to historic environment constraints)	In relation to K_2 and K_5, new development should support the character and distinctiveness of the Chipping Campden conservation area through high quality and sympathetic design.
<b>Land, soil and water resources</b>	All sites are located on Grade 3 agricultural land. It is uncertain whether this comprises the Best and Most Versatile Agricultural Land (i.e. Grade 3a rather than Grade 3b land). All sites are located wholly on greenfield land. The sites are located over 13km from a Household Recycling Centre (this is not considered a significant constraint).	Potentially all (depending on agricultural land classification).	Mitigation measures not possible if areas of the best and most versatile agricultural land are sterilised by development.
<b>Population and Communities</b>	No sites are deemed to be relatively deprived (i.e. in the 0-40% most deprived in Cotswold District). In terms of accessibility, all three sites are in close proximity to Kemble train station.	None	N/A
<b>Health and Wellbeing</b>	All of the sites are located over 400m from an area of public open space. All sites are located within close proximity to an amenity footpath and none are likely to affect a Public Right of Way.	All	Whilst development is not likely to lead to significant effects in relation to this theme, new and/or enhanced open space/green infrastructure provision should be considered to meet any deficits.

SA Theme	Appraisal findings	Sites where significant constraints have been highlighted	Possible mitigation measures to limit potential significant effects
<b>Economy and Enterprise</b>	Site K_1B and K_5 are located over 2km from a key employment site. All sites are located over 5km from a designated town centre (this is not considered a significant constraint).	K_1B and K_5 (due to distance from both employment site and town centre)	Secure contributions to public transport or walking/cycling network enhancements.

### 3.5.9 Lechlade

Four sites were appraised at Lechlade:

- L\_18B, land west of Orchard Close, Downington;
- L\_19, land south of Butler's Court;
- LEC\_E1, land north of Butlers Court; and
- LEC\_E2A, land at north Lechlade (Site B).

The following table presents a summary of the appraisal findings.

SA Theme	Appraisal findings	Sites where significant constraints have been highlighted	Possible mitigation measures to limit potential significant effects
<b>Environmental Quality</b>	None of the sites overlap with sensitive groundwater locations. Three of the four sites (L_18B, L_19, LEC_E1) are located within 1km of the Air Quality Management Area in the town (but not adjacent or within).	None	N/A
<b>Biodiversity</b>	L_19 and LEC_E1 are located within 700m of the Cotswold Water Park SSSI, which has been nationally designated for its water environment. The site is currently deemed to be in 'unfavourable declining' and as such is sensitive to impacts.  Site LEC_E2A is located adjacent to a Key Wildlife Site and within 6m of a Biodiversity Action Plan Priority Habitat.  The other sites are within 400m of a Priority Habitat.	L_19, LEC_E1 (due to sensitivity of SSSI)  LEC_E2A (due to location adjacent to a Priority Habitat)  All other sites	Where development takes place within the impact Risk Zone for the SSSI <sup>8</sup> , Natural England should be consulted for advice on the nature of any potential SSSI impacts and how they might be avoided or mitigated. Enhancement of ecological connections to and from the SSSI and creation of buffer zones should also be considered (in conjunction with improved green infrastructure provision).

<sup>8</sup> See [http://www.naturalengland.org.uk/Images/irz-faq\\_tcm6-37927.pdf](http://www.naturalengland.org.uk/Images/irz-faq_tcm6-37927.pdf)

SA Theme	Appraisal findings	Sites where significant constraints have been highlighted	Possible mitigation measures to limit potential significant effects
<b>Climate Change</b>	Site L_19 is located in a Flood Zone 3 and L_18B is located in a Flood Zone 2.  Sites L_19 and LEC_E1 intersect with a 1 in 100 year surface water flood zone.	L_19 L_18B  L_19, LEC_E1	Development at the sites located within or intersecting flood zones should only be considered in conjunction with Environment Agency advice.
<b>Historic Environment and Landscape</b>	No sites intersect or are located in close proximity to a Scheduled Monument or a Registered Park or Garden. LEC_E1 intersects with a listed building.  Site L_19 is located within the Lechlade conservation area, with L_18B located within 50m of the conservation area.  None of the sites are located within the Cotswolds Area of Outstanding Natural Beauty.	LEC_E1  L_19  L_18B	New development at sites within the Lechlade conservation area should support the setting of the townscape through high quality and sympathetic design. Development at LEC_E1 should seek to enhance the setting of the adjacent listed building.
<b>Land, soil and water resources</b>	All sites are located wholly on greenfield land. One site (L_19) is located on Grade 2 agricultural land, which designated as the Best and Most Versatile Agricultural Land. The remaining three sites are located on Grade 3 agricultural land. It is uncertain whether this comprises the Best and Most Versatile Agricultural Land (i.e. Grade 3a rather than Grade 3b land).  The sites are located over 17km from a Household Recycling Centre (this is not considered a significant constraint).	L_19	Mitigation measures not possible if areas of the best and most versatile agricultural land are sterilised by development.
<b>Population and Communities</b>	No sites are deemed to be relatively deprived (i.e. in the 0-40% most deprived in Cotswold District). In terms of accessibility, all four sites are located at significant distance (over 13km) by public transport from a train station (this is not considered a significant constraint).	None	N/A
<b>Health and Wellbeing</b>	Site LEC_E2A is located over 1.4km from an area of public open space and is located over 400m from an amenity footpath. No sites are likely to affect a Public Right of Way.	LEC_E2A	Whilst development is not likely to lead to significant effects in relation to this theme, new and/or enhanced open space/green infrastructure provision should be considered to meet any deficits.
<b>Economy and Enterprise</b>	None of the proposed sites in Lechlade are located over 2km from a key employment site or over 1.2km from a designated town centre.	None	N/A



### 3.5.10 Mickleton

One site was appraised at Mickleton:

- MK\_4, land at Granbrook Lane C.

The following table presents a summary of the appraisal findings.

SA Theme	Appraisal findings	Sites where significant constraints have been highlighted	Possible mitigation measures to limit potential significant effects
<b>Environmental Quality</b>	The site does not overlap with a sensitive groundwater location and is unlikely to affect air quality management areas.	None	N/A
<b>Biodiversity</b>	The site is not located in close proximity, but is located within 400m of a Biodiversity Action Plan Priority Habitat. It is not located in close proximity to a European Site, SSSI or Key Wildlife Site.	None	N/A
<b>Climate Change</b>	The site is not located within a Flood Zone 2 or 3 and does not intersect a surface water flood zone.	None	N/A
<b>Historic Environment and Landscape</b>	The site does not intersect and is not located in close proximity to a Scheduled Monument, Registered Park or Garden, listed building or conservation area. The site intersects with the edge of the Cotswolds Area of Outstanding Natural Beauty.	MK_4 (due to AONB)	Development at the site should integrate high quality design and layout which reflects the special characteristics of the AONB and protects key on-site landscape features and introduces appropriate landscaping measures.
<b>Land, soil and water resources</b>	The site is located on a mix of greenfield and brownfield land and is located on Grade 2 agricultural land, which is designated as Best and Most Versatile Agricultural Land. The site is located over 36km from a Household Recycling Centre (this is not considered a significant constraint for the site).	MK_4	Mitigation measures not possible if areas of the best and most versatile agricultural land are sterilised by development.
<b>Population and Communities</b>	The site is not deemed to be within a relatively deprived area (i.e. in the 0-40% most deprived in Cotswold District). In terms of accessibility, the site is located at some distance (over 5km) by public transport from a train station (this is not considered a significant constraint for the site).	None	N/A
<b>Health and Wellbeing</b>	The site is located at significant distance from a designated area of public open space (over 4.5km). The site has the potential to affect a Public Right of Way, but is located within 200m of an amenity footpath.	MK_4	Whilst development is not likely to lead to significant effects in relation to this theme, new and/or enhanced open space/green infrastructure provision should be considered to meet any deficits.

SA Theme	Appraisal findings	Sites where significant constraints have been highlighted	Possible mitigation measures to limit potential significant effects
<b>Economy and Enterprise</b>	The site is located in good proximity to a key employment site; however it is located almost 5km from a designated town centre (this is not considered a significant constraint).	None	N/A

### 3.5.11 Moreton-in-Marsh

19 sites were appraised at Moreton-in-Marsh:

- M\_12A, land at Evanlode Road;
- M\_14A, land at Dulverton Place and Todenham Road;
- M\_14B, land at Dulverton Place and Todenham Road;
- M\_14C, land at Dulverton Place and Todenham Road;
- M\_19A, land south-east of Fossey Avenue;
- M\_19B, land south-east of Fossey Avenue;
- M\_21, land west of 7th Avenue and south of 5th Avenue, Fire Service College Campus (Site 1);
- M\_29, Social Club car park near Station Road;
- M\_51, land at New Road;
- M\_56, British Legion site;
- M\_57, 1-8 Charlton Terrace;
- M\_60, former Hospital site;
- MOR\_E11, land at Evenlode Road;
- MOR\_E4, land at Todenham Road;
- MOR\_E5, Fire Service College A;
- MOR\_E6, Fire Service College B;
- MOR\_E7, Fire Service College C;
- MOR\_E8, land at Fosse Way, and
- MOR\_E9A, land between garden centre and Moreton Hospital.

The following table presents a summary of the appraisal findings.

SA Theme	Appraisal findings	Sites where significant constraints have been highlighted	Possible mitigation measures to limit potential significant effects
<b>Environmental Quality</b>	None of the sites overlap with sensitive groundwater locations or are likely to affect air quality management areas.	None	N/A
<b>Biodiversity</b>	No sites are located in close proximity to an SSSI or a Natura 2000 site. Two sites, MOR_E5 and MOR_E7, overlap a Key Wildlife Site.  Nine of the 20 sites overlap or are adjacent to a Biodiversity Action Plan Priority Habitat (M_14A, M_14B, M_14C, M_21, M_60, MOR_E4, MOR_E5, MOR_E6 and MOR_E7).	MOR_E5, MOR_E7  M_14A, M_14B, M_14C, M_21, M_60, MOR_E4, MOR_E5, MOR_E6 and MOR_E7	Existing habitats (i.e. features of biodiversity value) should be retained in-situ. Enhancement of ecological connections to and from site and creation of buffer zones (in conjunction with improved green infrastructure provision).
<b>Climate Change</b>	Sites M_14C, M_19B, M_29, M_56 and MOR_E4 are located within a Flood Zone 3.  These sites, plus sites M_19A, M_21, M_60 and MOR_E5 intersect with a 1 in 30 year surface water flood zone.	M_14C, M_19B, M_29, M_56, MOR_E4  M_19A, M_21, M_60 and MOR_E5	Development at the sites located within or intersecting flood zones should only be considered in conjunction with Environment Agency advice.
<b>Historic Environment and Landscape</b>	No sites intersect or are located in close proximity to a Scheduled Monument or Registered Park or Garden Site M_60 is located 10m from a listed building and is located within a conservation area. The other sites are not located in close proximity to these features and area.  Part of six sites (M_29, M_51, M_56, M_60, MOR_E8 and MOR_E9A) intersect with the Cotswolds Area of Outstanding Natural Beauty.	M_60 (due to historic environment constraints)  M_29, M_51, M_56, M_60, MOR_E8 and MOR_E9A (due to AONB)	In terms of the sites intersecting with the AONB, high quality design and layout which reflects the special characteristics of the AONB and protects key on-site landscape features should be integrated, along with appropriate landscaping measures. Development at M_60 should seek to complement the setting of conservation area and the adjacent listed building.
<b>Land, soil and water resources</b>	All sites, with the exception of seven (M_21, M_29, M_51, M_56, M_60, MOR_E5 and MOR_E6) are located wholly on greenfield land. Five sites (M_12A, M_19A, M_19B, MOR_E8 and MOR_E11) are located within an area deemed as the Best and Most Versatile Agricultural Land (i.e. Grade 2 land). 12 sites are located on Grade 3 agricultural land. It is uncertain whether this comprises the Best and Most Versatile Agricultural Land (i.e. Grade 3a rather than Grade 3b land). All sites are located over 26km from a Household Recycling Centre (this is not considered a significant constraint).	M_12A, M_19A, M_19B, MOR_E8 and MOR_E11 and potentially 12 more (depending on agricultural land classification).  All other sites	Mitigation measures not possible if areas of the best and most versatile agricultural land are sterilised by development.

SA Theme	Appraisal findings	Sites where significant constraints have been highlighted	Possible mitigation measures to limit potential significant effects
<b>Population and Communities</b>	Nine sites (M_14A, M_14B, M_14C, M_21, M_29, M_51, M_56, M_60 and MOR_E4) are deemed to be located in the most deprived areas of the district (i.e. in the 0-20% most deprived in Cotswold District). In terms of accessibility, all sites with the exception of MOR_E7 are in close proximity to Moreton-in-Marsh train station	None	N/A
<b>Health and Wellbeing</b>	Only sites M_19A, M_19B and MOR_E8 are located within 200m of an area of public open space, with only three further sites located within 400m (M_29, M_51, M_56 and MOR_E9A). M_14B, M_21, MOR_E6, MOR_E7 and MOR_E8 are located further than 200m from an amenity footpath. Four sites have the potential to affect a Public Right of Way, M_12A, M_14A, M_19A, M_19B and MOR_E11.	All with the exception of M_29, M_51, M_56, M_19A, M_19B, MOR_E8 and MOR_E9A	Whilst development is not likely to lead to significant effects in relation to this theme, new and/or enhanced open space/green infrastructure provision should be considered to meet any deficits.
<b>Economy and Enterprise</b>	All sites, with the exception of MOR_E9A are located within 1km of a key employment site. MOR_E7 is the only site situated over 1.2km from the town centre (this is not considered a significant constraint).	None	N/A

### 3.5.12 Northleach

Four sites were appraised at Northleach:

- N\_14B, land adjoining East End and Nostle Road;
- N\_1A, land off Bassett Road;
- N\_8, Forety House; and
- NOR\_E3A, land off Bassett Road.

The following table presents a summary of the appraisal findings.

SA Theme	Appraisal findings	Sites where significant constraints have been highlighted	Possible mitigation measures to limit potential significant effects
<b>Environmental Quality</b>	None of the sites overlap with sensitive groundwater locations or are likely to affect air quality management areas.	None	N/A
<b>Biodiversity</b>	No sites are located in close proximity to an SSSI, a Natura 2000 site. No sites are in close proximity to a Key Wildlife site; however N_8 overlaps a Biodiversity Action Plan Priority Habitat	N_8	Existing habitats (i.e. features of biodiversity value) should be retained in-situ. Enhancement of ecological connections to and from site and creation of buffer zones (in conjunction with improved green infrastructure provision).
<b>Climate Change</b>	None of the sites are located within a Flood Zone 2 or 3. N_8 intersects with a 1 in 100 year surface water flood zone.	None	N/A
<b>Historic Environment and Landscape</b>	No sites intersect or are located in close proximity to a Scheduled Monument, a Registered Park or Garden, listed building or conservation area.  In common with the rest of Northleach, the sites are located within the Cotswold AONB.	None (due to historic environment constraints)  All (due to AONB)	For all sites: integration of high quality design and layout which reflects the special characteristics of the AONB and protection of key on-site landscape features and introduction of appropriate landscaping measures.
<b>Land, soil and water resources</b>	All sites (with the exception of N_8) are located wholly on greenfield land. All sites are located on Grade 3 agricultural land. It is uncertain whether this comprises the Best and Most Versatile Agricultural Land (i.e. Grade 3a rather than Grade 3b land). The sites are located over 8km from a Household Recycling Centre (this is not considered a significant constraint).	Potentially all (depending on agricultural land classification).	Mitigation measures not possible if areas of the best and most versatile agricultural land are sterilised by development.
<b>Population and Communities</b>	No sites are deemed to be relatively deprived (i.e. within the 0-40% most deprived in Cotswold District). In terms of accessibility, all four sites are located at significant distance (c. 16km) by public transport from a train station (this is not considered a significant constraint).	None	N/A
<b>Health and Wellbeing</b>	All of the sites are located over 400m from an area of public open space. All sites are located within close proximity to an amenity footpath and none are likely to affect a Public Right of Way.	All	Whilst development is not likely to lead to significant effects in relation to this theme, new and/or enhanced open space/green infrastructure provision should be considered to meet any deficits.
<b>Economy and Enterprise</b>	All sites are located within 1km of a key employment site and 1.2km of a designated town centre.	None	N/A

### 3.5.13 Siddington

One site was appraised at Siddington:

- SD\_3, land north of Nursery View and east of Ashton Road.

The following table presents a summary of the appraisal findings.

SA Theme	Appraisal findings	Sites where significant constraints have been highlighted	Possible mitigation measures to limit potential significant effects
<b>Environmental Quality</b>	The site does not overlap with a sensitive groundwater location and is unlikely to affect air quality management areas.	None	N/A
<b>Biodiversity</b>	The site is located adjacent to a Biodiversity Action Plan Priority Habitat and is within 400m of a Key Wildlife Site. It is not located in close proximity to a European Site or SSSI.	SD_3	Retaining of existing habitats (i.e. features of biodiversity value) in-situ. Enhancement of ecological connections to and from site and creation of buffer zones (in conjunction with improved green infrastructure provision).
<b>Climate Change</b>	The site is not located within a Flood Zone 2 or 3 but intersects with a 1 in 30 year surface water flood zone.	All	Development at the site should only be considered in conjunction with Environment Agency advice.
<b>Historic Environment and Landscape</b>	The site does not intersect and is not located in close proximity to a Scheduled Monument, Registered Park or Garden, listed building or conservation area and is not located within the Cotswolds Area of Outstanding Natural Beauty.	None	N/A
<b>Land, soil and water resources</b>	The site is located on greenfield land which has been identified as Grade 3 agricultural land. It is uncertain whether this comprises the Best and Most Versatile Agricultural Land (i.e. Grade 3a rather than Grade 3b land). The site is located just under 10km from a Household Recycling Centre.	Potentially all (depending on agricultural land classification).	Mitigation measures not possible if areas of the best and most versatile agricultural land are sterilised by development.
<b>Population and Communities</b>	The site is not deemed to be within a relatively deprived area (i.e. in the 40% most deprived in Cotswold District). In terms of accessibility, the site is located 5km by public transport from a train station.	None	N/A
<b>Health and Wellbeing</b>	The site is located at significant distance from a designated area of public open space (over 1.6km). The site is located under 200m from an amenity footpath and is unlikely to affect a Public Right of Way.	All	Whilst development is not likely to lead to significant effects in relation to this theme, new and/or enhanced open space/green infrastructure provision should be considered to meet any deficits.
<b>Economy and Enterprise</b>	The site is located in good proximity to a key employment site; however it is located 2.5km from a designated town centre (this is not considered a significant constraint).	None	N/A

### 3.5.14 South Cerney

Three sites were appraised at South Cerney:

- SC\_13A, land at rear of Berkely Close;
- RUR\_E12, land north of Broadway Lane; and
- RUR\_E13, Gateway Centre site.

The following table presents a summary of the appraisal findings.

SA Theme	Appraisal findings	Sites where significant constraints have been highlighted	Possible mitigation measures to limit potential significant effects
<b>Environmental Quality</b>	<p>Site RUR_E13 is located within a sensitive groundwater location (i.e. is located within Source Protection Zone 1 (SPZ 1) and a principle aquifer).</p> <p>The other two sites overlap with a SPZ 2. None of the sites are likely to affect air quality management areas</p>	<p>RUR_E13</p> <p>All other sites</p>	<p>Development at the three sites should take place in conjunction with Environment Agency advice regarding groundwater.</p>
<b>Biodiversity</b>	<p>All of the sites are located within 4.5km of the North Meadow and Clattinger Farm Special Area of Conservation (SAC), designated for its lowland hay meadows. No sites are within 2.5km however.</p> <p>RUR_E13 is located within 200m of the Wildmoorway Meadows SSSI, which has been designated for its unimproved neutral grassland. The current condition of the SSSI is deemed to be 'favourable'.</p> <p>Sites RUR_E12 and RUR_E13 are located adjacent to areas of Biodiversity Action Plan Priority Habitat. RUR_E12 is also located within 5m of a Key Wildlife Site.</p>	<p>All sites</p> <p>RUR_E13</p> <p>RUR_E12 and RUR_E13</p> <p>RUR_E12</p>	<p>In relation to potential effects on the SAC, mitigation measures, if required, should be determined by the HRA process carried out for the Local Plan.</p> <p>Where development takes place within the impact Risk Zone for the SSSI, Natural England should be consulted for advice on the nature of any potential SSSI impacts and how they might be avoided or mitigated.</p> <p>Enhancement of ecological connections to and from the SSSI and creation of buffer zones should also be considered (in conjunction with improved green infrastructure provision).</p> <p>Retaining of existing habitats (i.e. features of biodiversity value) in-situ. Enhancement of ecological connections to and from site and creation of buffer zones (in conjunction with improved green infrastructure provision).</p>

SA Theme	Appraisal findings	Sites where significant constraints have been highlighted	Possible mitigation measures to limit potential significant effects
<b>Climate Change</b>	All three sites are located in a Flood Zone 3.  RUR_E13 intersects with a 1 in 30 year surface water flood zone and RUR_E12 intersects with a 1 in 100 year surface water flood zone.	All  RUR_E13 RUR_E12	Development at the site should only be considered in conjunction with Environment Agency advice.
<b>Historic Environment and Landscape</b>	The sites do not intersect or are located in close proximity to a Scheduled Monument, Registered Park or Garden, listed building or conservation area. They are also not located within the Cotswolds Area of Outstanding Natural Beauty.	None	N/A
<b>Land, soil and water resources</b>	RUR_E12 and RUR_E13 are located on brownfield sites. Two of the sites site (SC_13A and RUR_E12) are located on Grade 2 agricultural land, which is designated as the Best and Most Versatile Agricultural Land. The remaining site (RUR_E13) is located on Grade 3 agricultural land. It is uncertain whether this comprises the Best and Most Versatile Agricultural Land (i.e. Grade 3a rather than Grade 3b land). The sites are located 12-13km from a Household Recycling Centre (this is not considered a significant constraint).	SC_13A, RUR_E12 RUR_E13 (depending on agricultural land classification).	Mitigation measures not possible if areas of the best and most versatile agricultural land are sterilised by development.
<b>Population and Communities</b>	No sites are deemed to be relatively deprived (i.e. in the 0-40% most deprived in Cotswold District). In terms of accessibility, all three sites are located 6-7km by public transport from a train station (this is not considered a significant constraint).	None	N/A
<b>Health and Wellbeing</b>	All three sites are located over 500m from an area designated as public open space.  Site RUR_E12 is located over 400m from an amenity footpath.  RUR_E13 has the potential to affect a Public Right of Way.	All  RUR_E12	Whilst development is not likely to lead to significant effects in relation to this theme, new and/or enhanced open space/green infrastructure provision should be considered to meet any deficits.
<b>Economy and Enterprise</b>	Site RUR_E13 is located over 2km from an employment site and a designated town centre. Site RUR_E12 is located over 1.2km from a designated town centre (this is not considered a significant constraint).	RUR_E13 RUR_E13 and RUR_E12	Secure contributions to public transport or walking/cycling network enhancements.



### 3.5.15 Stow-on-the-Wold

Ten sites were appraised at Stow-on-the-Wold:

- STW\_E1, land at Bartletts Park;
- STW\_E7, land at Fosse Way and Chamerlayne Close;
- STW\_E9, Triangle site north of Tesco store;
- S\_14, land adjacent to Griffin Court/playing field;
- S\_20, land at Bretton House;
- S\_22B, land east of King George's Field;
- S\_34A, north of Tesco store;
- S\_34B, north of Tesco store;
- S\_46, Ashton House, Union Street; and
- S\_8A, Stow Agricultural Services, Lower Swell Road., land at rear of Berkely Close.

The following table presents a summary of the appraisal findings.

SA Theme	Appraisal findings	Sites where significant constraints have been highlighted	Possible mitigation measures to limit potential significant effects
<b>Environmental Quality</b>	None of the sites overlap with sensitive groundwater locations or are likely to affect air quality management areas.	None	N/A
<b>Biodiversity</b>	No sites are located in close proximity to an SSSI or a Natura 2000 site and no sites are located in close proximity to a Key Wildlife Site. Six of the ten sites overlap or are adjacent to a Biodiversity Action Plan Priority Habitat (S_20, S_22B, S_34A, S_34B, STW_E7 and STW_E9).	S_20, S_22B, S_34A, S_34B, STW_E7 and STW_E9	Retaining of existing habitats (i.e. features of biodiversity value) in-situ. Enhancement of ecological connections to and from site and creation of buffer zones (in conjunction with improved green infrastructure provision).
<b>Climate Change</b>	No sites are located within a Flood Zone 2 or 3 and no sites intersect with a 1 in 30 or 1 in 100 year surface water flood zone.	None	N/A
<b>Historic Environment and Landscape</b>	No sites intersect or are located in close proximity to a Scheduled Monument, Registered Park or Garden or listed buildings.  Site S_46 and S_8A are located adjacent to and close to the conservation area respectively. The other sites are not located in close proximity to these features and area.  In common with the rest of the town, all sites are located within the Cotswold AONB.	S_46 and S_8A (due to historic environment constraints)  All (due to AONB)	In terms of sites S_46 and S_8A, new development should reflect the special and distinctive character of the conservation area. For all sites: integration of high quality design and layout which reflects the special characteristics of the AONB and protection of key on-site landscape features and introduction of appropriate landscaping measures.

SA Theme	Appraisal findings	Sites where significant constraints have been highlighted	Possible mitigation measures to limit potential significant effects
<b>Land, soil and water resources</b>	All sites are located on Grade 3 agricultural land. It is uncertain whether this comprises the Best and Most Versatile Agricultural Land (i.e. Grade 3a rather than Grade 3b land). All sites, with the exception of three (S_46, S_8A and STW_E9) are located wholly on greenfield land. The sites are located over 21km from a Household Recycling Centre (this is not considered a significant constraint).	Potentially all (depending on agricultural land classification).	Mitigation measures not possible if areas of the best and most versatile agricultural land are sterilised by development.
<b>Population and Communities</b>	No sites are deemed to be relatively deprived (i.e. in the 0-40% most deprived in Cotswold District). In terms of accessibility, all three sites are located 6-7km by public transport from a train station (this is not considered a significant constraint).	None	N/A
<b>Health and Wellbeing</b>	All of the sites are located over 400m from an area of designated public open space. Only one site, S_8A, is located within 100m an amenity footpath. No sites have the potential to affect a Public Right of Way.	All	Whilst development is not likely to lead to significant effects in relation to this theme, new and/or enhanced open space/green infrastructure provision should be considered to meet any deficits.
<b>Economy and Enterprise</b>	All sites are located over 3km from a key employment site. S_14 and S_22B are the only sites situated over 600m from the town centre.	None	N/A

### 3.5.16 Tetbury

Eight sites were appraised at Tetbury:

- TET\_E1, Priory Park, Priory Industrial Estate;
- TET\_E2, extension to Tetbury Industrial Estate;
- TET\_E4, land south-east of SIAC;
- T\_24B, former Matbro site;
- T\_31B, land adjacent to Blind Lane;
- T\_38, land at The Dormers, Cirencester Road;
- T\_51, Northfield Garage site, London Road; and
- T\_61, Autonumis site.
- RUR\_E13, Gateway Centre site.

The following table presents a summary of the appraisal findings.

SA Theme	Appraisal findings	Sites where significant constraints have been highlighted	Possible mitigation measures to limit potential significant effects
<b>Environmental Quality</b>	All of the sites are located within a Source Protection Zone 2. No locations are likely to affect air quality management areas.	None	N/A
<b>Biodiversity</b>	No sites are located in close proximity to an SSSI or a Natura 2000 site or overlap a Key Wildlife Site. One site, TET_E2, is located within 25m of a Biodiversity Action Plan Priority Habitat.	TET_E2	Enhancement of ecological connections to and from site and creation of buffer zones (in conjunction with improved green infrastructure provision).
<b>Climate Change</b>	No sites are located within a Flood Zone 2 or 3. Site T_51 intersects with a 1 in 30 year surface water flood zone  Site TET_E1 intersects with a 1 in 100 year surface water flood zone.	T_51  TET_E1	For site T_51, development at the site should only be considered in conjunction with Environment Agency advice.
<b>Historic Environment and Landscape</b>	The sites do not intersect or are located in close proximity to a Scheduled Monument, Registered Park or Garden, listed building or conservation area.  In common with the rest of the town, all sites are located within the Cotswold AONB.	All (due to AONB)	For all sites: integration of high quality design and layout which reflects the special characteristics of the AONB and protection of key on-site landscape features and introduction of appropriate landscaping measures.
<b>Land, soil and water resources</b>	All of the sites, with the exception of one (see below) are located within an area deemed as the Best and Most Versatile Agricultural Land (i.e. Grade 2 land). TET_E1 is located on Grade 3 agricultural land. It is uncertain whether this comprises the Best and Most Versatile Agricultural Land (i.e. Grade 3a rather than Grade 3b land). However only sites T_31B, T_31B and TET_E2 are located on greenfield land. All sites are located over 21km from a Household Recycling Centre (this is not considered a significant constraint).	TET_E1 All other sites	Mitigation measures not possible if areas of the best and most versatile agricultural land are sterilised by development.
<b>Population and Communities</b>	Two sites (T_31B and TET_E2) are deemed to be located in the most deprived areas of the district (i.e. in the 0-20% most deprived in Cotswold District). In terms of accessibility, all sites are over 8km from the nearest train station at Kemble (this is not considered a significant constraint).	None	N/A
<b>Health and Wellbeing</b>	Only site TET_E1 is located within 200m of an area of public open space, with only three further sites located within 400m (T_38, T_51 and T_61). T_24B and TET_E4 are located further than 200m from an amenity footpath. No sites have the potential to affect a Public Right of Way.	All, with the exception of TET_E1, T_38, T_51 and T_61	Whilst development is not likely to lead to significant effects in relation to this theme, new and/or enhanced open space/green infrastructure provision should be considered to meet any deficits.

SA Theme	Appraisal findings	Sites where significant constraints have been highlighted	Possible mitigation measures to limit potential significant effects
<b>Economy and Enterprise</b>	All sites are located in close proximity to a key employment site and within 1.2km of the town centre.	None	N/A

### 3.5.17 Upper Rissington

One site was appraised at Upper Rissington:

- UR\_2, land adjacent to South Gate Court.

The following table presents a summary of the appraisal findings.

SA Theme	Appraisal findings	Sites where significant constraints have been highlighted	Possible mitigation measures to limit potential significant effects
<b>Environmental Quality</b>	The site does not overlap with a sensitive groundwater location and is unlikely to affect air quality management areas.	None	N/A
<b>Biodiversity</b>	The site is located within close proximity (less than 15m) to a Biodiversity Action Plan Priority Habitat. It is not located in close proximity to a European site, SSSI or Key Wildlife Site.	UR_2	Enhancement of ecological connections to and from site and creation of buffer zones (in conjunction with improved green infrastructure provision).
<b>Climate Change</b>	The site is not located within a Flood Zone 2 or 3 and does not intersect a surface water flood zone.	None	N/A
<b>Historic Environment and Landscape</b>	The site does not intersect and is not located in close proximity to a Scheduled Monument, Registered Park or Garden, listed building or conservation area. The site is located within the Cotswolds Area of Outstanding Natural Beauty.	UR_2 (due to AONB)	Integration of high quality design and layout which reflects the special characteristics of the AONB. Protection of key on-site landscape features and introduction of appropriate landscaping measures.
<b>Land, soil and water resources</b>	The site is located on greenfield land which is not designated as an area of the Best and Most Versatile Agricultural Land. The site is located 18km from a Household Recycling Centre (this is not considered a significant constraint).	None	N/A
<b>Population and Communities</b>	The site is not deemed to be within a relatively deprived area (i.e. in the 0-40% most deprived in Cotswold District). In terms of accessibility, the site is located at some distance (over 6km) by public transport from a train station (this is not considered a significant constraint).	None	N/A

SA Theme	Appraisal findings	Sites where significant constraints have been highlighted	Possible mitigation measures to limit potential significant effects
<b>Health and Wellbeing</b>	The site is located at significant distance from a designated area of public open space (over 3km). The site will not affect Public Rights of Way, but is located over 400m from an amenity footpath.	UR_2	Whilst development is not likely to lead to significant effects in relation to this theme, new and/or enhanced open space/green infrastructure provision should be considered to meet any deficits.
<b>Economy and Enterprise</b>	The site is located in close proximity to a key employment site; however it is located over 3.5km from a designated town centre (this is not considered a significant constraint).	None	N/A

### 3.5.18 Willersey

Eleven sites were appraised at Willersey:

- W\_1A, garden workshop behind The Nook, Main Street;
- W\_1B, garden, behind The Nook, Main Street;
- W\_4, land adjacent to Harvest Piece, Collin Lane;
- W\_4B, land between W\_4A and future heritage railway;
- W\_5, land at Broadway Road;
- W\_7A, land north of B4632 and east of employment estate;
- W\_8A, land between Collin Close and Collin Lane;
- W\_8B, land west of Field Close and north of B4632;
- W\_9, Goodigore Orchard;
- W\_10, land north of Chipping Lane; and
- WL\_E1C, land north of B4632 and adjacent to industrial estate.

The following table presents a summary of the appraisal findings.

SA Theme	Appraisal findings	Sites where significant constraints have been highlighted	Possible mitigation measures to limit potential significant effects
<b>Environmental Quality</b>	None of the sites overlap with sensitive groundwater locations or are likely to affect air quality management areas.	None	N/A
<b>Biodiversity</b>	No sites are located in close proximity to an SSSI or a Natura 2000 site or overlap a Key Wildlife Site.  Two sites, W_4B and W_10, are adjacent to a Biodiversity Action Plan Priority Habitat.	W_4B and W_10	Retaining of existing habitats (i.e. features of biodiversity value) in-situ. Enhancement of ecological connections to and from site and creation of buffer zones (in conjunction with improved green infrastructure provision).
<b>Climate Change</b>	No sites are located within a Flood Zone 2 or 3.  Six sites, W_4, W_7A, W_8A, W_8B, W_9 and WIL_E1C intersect with a 1 in 30 year surface water flood zone.  Sites W_10 and W_4B intersect with a 1 in 100 year surface water flood zone.	W_4, W_7A, W_8A, W_8B, W_9 and WIL_E1C	Development at sites W_4, W_7A, W_8A, W_8B, W_9 and WIL_E1C should only be considered in conjunction with Environment Agency advice.
<b>Historic Environment and Landscape</b>	No sites intersect or are located in close proximity to a Scheduled Monument or Registered Park or Garden. Site W1_A is located 10m from a listed building and is located within a conservation area. Site W_1B is also located in a conservation area.  Sites W_10, W_1A, W_1B, W_5, W_8A, W_8B intersect with the Cotswolds Area of Outstanding Natural Beauty.	W_1A W1_A and W_1B (due to historic environment constraints)  W_10, W_1A, W_1B, W_5, W_8A, W_8B (due to location within AONB)	In terms of sites W_1A and W_1B, new development should reflect the special and distinctive character of the Willersey Conservation Area. Development at W_1A should consider the setting of the nearby listed building. For all sites: integration of high quality design and layout which reflects the special characteristics of the AONB and protection of key on-site landscape features and introduction of appropriate landscaping measures.
<b>Land, soil and water resources</b>	All sites, with the exception of W_1A, are located wholly on greenfield land. All of these sites are located on Grade 3 agricultural land. It is uncertain whether this comprises the Best and Most Versatile Agricultural Land (i.e. Grade 3a rather than Grade 3b land). All sites are located over 30km from a Household Recycling Centre.	Potentially all sites (depending on agricultural land classification), with the exception of W_1A.	Mitigation measures not possible if areas of the best and most versatile agricultural land are sterilised by development.
<b>Population and Communities</b>	No sites are deemed to be relatively deprived (i.e. in the 0-40% most deprived in Cotswold District). In terms of accessibility, all three sites are located 4-5km by public transport from the train station at Honeybourne.	None	N/A

SA Theme	Appraisal findings	Sites where significant constraints have been highlighted	Possible mitigation measures to limit potential significant effects
<b>Health and Wellbeing</b>	All of the sites are located over 400m from an area of designated public open space. All sites are located within 100m of an amenity footpath. Two sites, W_8B and W_9, have the potential to affect a Public Right of Way.	All	Whilst development is not likely to lead to significant effects in relation to this theme, new and/or enhanced open space/green infrastructure provision should be considered to meet any deficits.
<b>Economy and Enterprise</b>	All sites are located within 1km of a key employment site. The sites are all over 4km from a designated town centre.	None	N/A

### 3.5.19 Recommendations following the appraisal of reasonable alternatives for sites

To support plan making at this stage of development of the Local Plan, a number of possible mitigation measures were recommended through the SA process. These were designed to limit potential significant effects that had the potential to arise as a result of the allocation of sites in the district.

These recommendations can be summarised as follows:

- **Environmental quality:** Development at sites located within a sensitive groundwater location should take place in taking into account Environment Agency advice.
- **Biodiversity:** Where development takes place within the Impact Risk Zone for a SSSI, Natural England should be consulted for advice on the nature of any potential SSSI impacts and how they might be avoided or mitigated. Enhancement of ecological connections to and from the SSSI and creation of buffer zones should also be considered (in conjunction with improved green infrastructure provision). In relation to potential effects on a SAC, mitigation measures, if required, should be determined through the HRA process carried out for the Local Plan. Existing habitats (i.e. features of biodiversity value) should be retained in-situ, ecological connections to and from sites should be enhanced, and buffer zones should be created (in conjunction with improved green infrastructure provision).
- **Green infrastructure:** the Draft Local Plan should clarify how new or improved open space provision can be delivered through a coordinated approach to green infrastructure planning in the district. This includes in conjunction with existing green infrastructure work being carried out by Gloucestershire County Council, Natural England and other organisations.
- **Climate change:** Development at sites located within or intersecting flood zones should only be considered taking into account Environment Agency advice.
- **Historic environment and landscape:** New development within the Cotswold AONB should protect key on-site landscape features, introduce appropriate landscaping, and integrate high quality design and layout which reflect the special characteristics of the AONB. New development at sites within conservation areas in the district should reflect the special and distinctive character of the conservation area in conjunction with the guidance presented in the relevant conservation area appraisal. If appropriate, Scheduled Monument Consent should be gained, and development should seek to enhance the setting of any nearby listed buildings.

- Population and communities: Contributions to public transport or walking/cycling network enhancements should be secured where accessibility deficits occur.
- Health and wellbeing: Whilst development is not likely to lead to significant effects in relation to this theme, new and/or enhanced open space/green infrastructure provision should be considered to meet any deficits. This should be carried out in conjunction with a coordinated approach to green infrastructure provision (see above).

## 4. Choice of non-strategic scale sites for the Local Plan

Following the consideration of the 125 sites (informed by the SA process), it was decided to take forward 67 proposed housing and employment sites through Regulation 18 consultation on the *Development Strategy and Site Allocations* document (January 2015). These included:

- 'Preferred Sites' for the Local Plan; and
- 'Reserve Sites' designed to deliver district-wide allocations if current housing or employment requirements increased.

In this context, consultation undertaken on the *Development Strategy and Site Allocations* document presented 28 preferred sites for housing allocations, six preferred sites for employment allocations, and two sites for mixed use development.

Subsequent to the completion of consultation on the *Development Strategy and Site Allocations* document and subsequent *Planning Policies* document undertaken later in 2015, these sites were further refined to:

- 23 Preferred Sites for housing allocations;
- 7 Preferred Sites for employment allocations; and
- 2 Preferred Sites for mixed use (in addition to the strategic scale site at Cirencester)

These sites are as follows.

**Table 4.1: Housing sites taken forward for the purposes of the Local Plan**

Site	Location
A_2 Land to rear of Templefields and Crossfields (25 dwellings)	Andoversford
BK_8 Land at Sheafhouse Farm (13 dwellings)	Blockley
BK_14A The Limes, Station Road (16 dwellings)	Blockley
C_17 42-54 Querns Lane (6 dwellings)	Cirencester
C_39 Austin Road Flats (9 dwellings)	Cirencester
C_101A Magistrates Court (5 dwellings)	Cirencester
C_97 Memorial Hospital (11 dwellings)	Cirencester
CC_23B Land at Aston Road (34 dwellings)	Chipping Campden
CC_23C Land at Aston Road (80 dwellings)	Chipping Campden
CC_40A Barrells Pitch and Land north of Cherry Trees, Aston Road (6 dwellings)	Chipping Campden
DA_2 Dukes Field (10 dwellings)	Down Ampney
DA_5A Buildings at Rooktree Farm (8 dwellings)	Down Ampney
DA_8 Land at Broadleaze (10 dwellings)	Down Ampney
K_2 Land at Station Road (12 dwellings)	Kemble
L_18B Land west of Orchard Close, Downington (9 dwellings);	Lechlade-on-Thames



Site	Location
L_19 Land south of Butler's Court (9 dwellings).	Lechlade-on-Thames
M_60 Former Hospital site (21 dwellings)	Moreton-in-Marsh
N_13B Land north west of Hammond Drive and Midwinter Road (5 dwellings)	Northleach
N_14B Land adjoining East End and Nostle Road (17 dwellings)	Northleach
S_8A Stow Agricultural Services, Lower Swell Road (10 dwellings)	Stow-on-the-Wold
T_24B Former Matbro Site (9 dwellings)	Tetbury
T_51 Northfield Garage (18 dwellings)	Tetbury
W_1A and W_1B Garage Workshop and Garden behind the Nook, Main Street (5 dwellings)	Willersey

**Table 4.2: Employment sites taken forward for the purposes of the Local Plan**

Site	Location
BOW_E1 Land north of Bourton Industrial Estate / Business Park (3.38 ha)	Bourton-on-the-Water
CCN_E1 Battle Brook / Extension to Campden Business Park (0.67 ha)	Chipping Campden
CIR_13B Sheep Street Island (0.96 ha)	Cirencester
CIR_E10 Forum Car park (0.54 ha)	Cirencester
CIR_E16A Brewery Car Park	Cirencester
LEC_E1 Land north of Butler's Court (1.25 ha)	Lechlade-on-Thames
MOR_E6 Fire Service College B (7.13 ha)	Moreton-in-Marsh

**Table 4.3: Mixed use sites taken forward for the purposes of the Local Plan**

Site	Location
CIR_E14 Waterloo car park (0.67 ha) - mixed car parking and office provision;	Cirencester
W_7A/WL_E1C - Land north of B4632 and east of employment estate (49 dwellings, 1.97 ha for B1, B2 and/or B8 use class employment land)	Willersey

The sites outlined above have been assessed as part of the appraisal of the current version of the Local Plan presented below in **Part 2** of this SA Report.

## 4.1 Appraisal of reasonable alternatives for gypsy, traveller and travelling show people sites

As part of the development of the Local Plan, in 2014/15 Cotswold District Council identified ten potential sites for allocating gypsy, traveler and travelling showpeople pitches. These sites were as follows:

- Shorncote, South Cerney
- Hill View, Icomb
- Land adjacent to Cirencester Road, Seven Springs, Coberley (x2 sites)
- Old Dairy, Dudgrove Lane, Kempsford
- Meadowland Caravan Site, Fosseway, Bourton-on-the-Water
- Land at Aston Road, Chipping Campden
- Land East of Cirencester Road, South Cerney
- Land adjacent to Down Ampney Football Club, Down Ampney
- Land to the rear of Green's Close, Great Rissington, Cheltenham

The potential sites for allocating gypsy, traveller and travelling show people pitches were considered in terms of their suitability for taking forward through the Local Plan. To support this process, an appraisal was undertaken for each of these sites, with the aim of informing the proposed allocation of pitches.

The appraisal of these sites is presented in **Appendix IV**.

Following the consideration of the ten potential sites (including as informed by the SA process), the pitches at the following sites were allocated in the latest version of the Local Plan:

- Shorncote, South Cerney – 2 pitches
- Seven Springs, Coberley – 1 pitch
- Meadowland Caravan Site, Fosseway, Bourton-on-the-Water – 4 pitches
- Land to the rear of Green's Close, Great Rissington – 2 pitches

In addition, the latest version of the Local Plan allocates the following reserve site if any shortfall is identified in the supply of gypsies and traveller accommodation:

- Seven Springs, Coberley (second site) – 2 pitches.

## 4.2 Development of planning policies for the Local Plan

### 4.2.1 Local Plan planning policies

As highlighted above, the *Local Plan Regulation 18 Consultation: Planning Policies* document was released for consultation in November 2015. The *Planning Policies* document set out a series of proposed criteria by which planning applications and site allocations would be considered and determined in the district. These were developed to reflect the various evidence studies prepared to support the development of the Local Plan to date and also to reflect the findings of the appraisal of the preferred development strategy and reasonable alternatives through the SA process.

### 4.2.2 Appraisal of draft planning policies

The *Planning Policies* consultation was accompanied by an Interim SA Report. This was designed to inform the consultation through presenting an appraisal of the proposed planning policies presented in the *Planning Policies* document.

In addition to presenting an appraisal of the draft planning policies for the Local Plan, the Interim SA Report presented a series of recommendations for consideration during the preparation of the Regulation 19 consultation version of the Local Plan. These included:

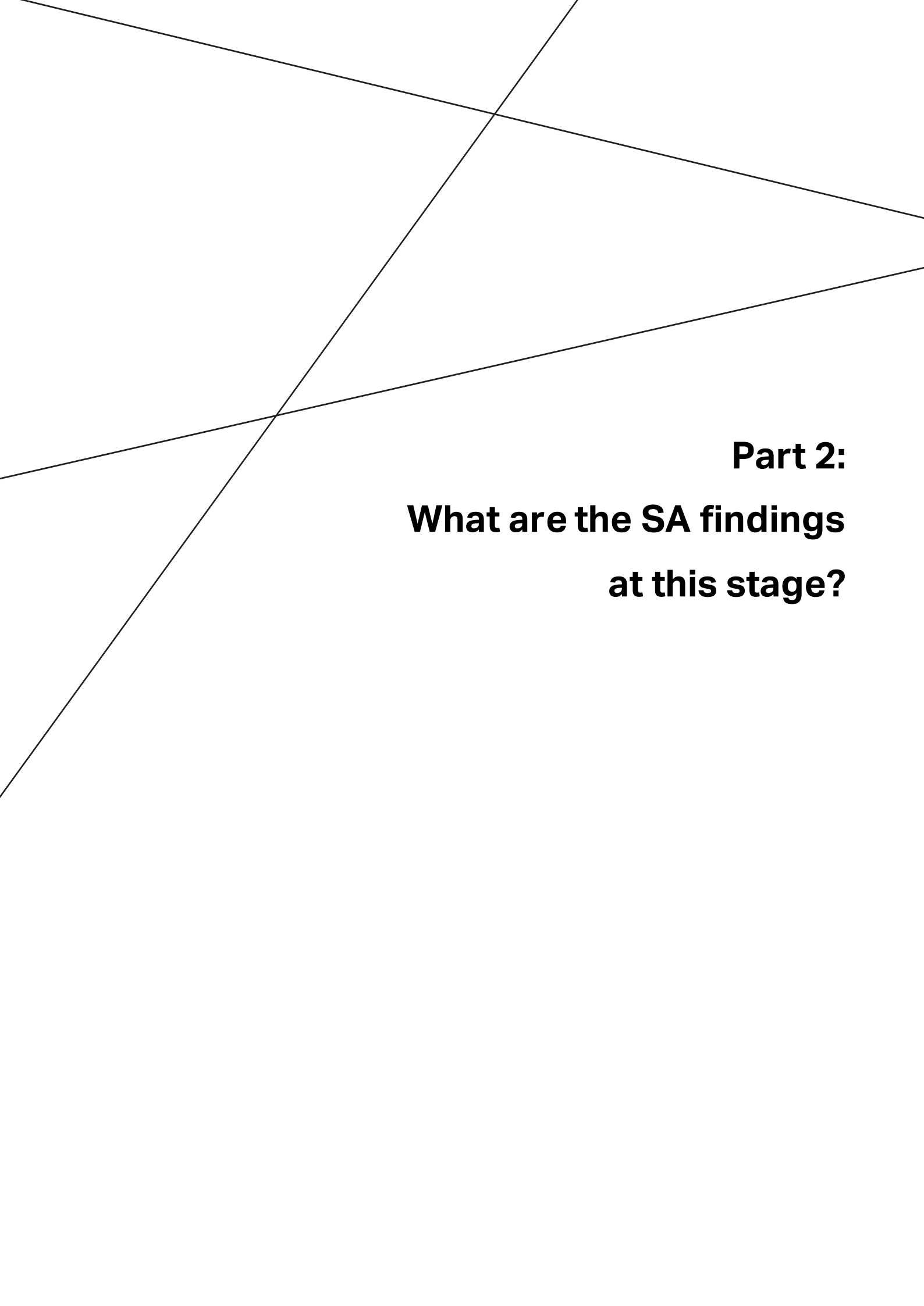
- There is further potential for the planning policies to set out how the delivery of improved green infrastructure provision can be delivered through a coordinated green infrastructure approach linked to sub-regional work being undertaken.
- In relation to biodiversity, there is potential for the policies to define the mechanisms by which the elements related to 'overriding public interest' and 'no alternative acceptable solution' are defined or decided from a Local Plan perspective, and the approaches which should be implemented in terms of the replacement of habitat, compensation or other mechanisms.
- Include a carbon reduction target for residential developments and provide further explanation of the fit with Buildings Regulations in the supporting text.
- Woodland creation and the links to biomass/biofuel use should be given greater policy prominence as part of the Trees, Hedgerows and Woodland policy.
- The policies should seek to support the adaptability of landscape to the likely effects of climate change over longer timescales than that of the plan.
- There is potential for the planning policies to be modified to encourage the sustainability of new housing development in the district with respect to water efficiency and water reuse.
- Expand the policies to specifically address provision of housing designed to meet the needs of older people.

### 4.2.3 Appraisal of the latest version of the planning policies

The planning policies have been updated to reflect responses on the consultation on the *Local Plan Regulation 18 Consultation: Planning Policies* document and subsequent consultation on the Local Plan Submission Draft.

The latest version of the planning policies presented through the Local Plan Submission Draft (as updated by the Focussed Changes) has been appraised alongside the proposed development strategy for the Local Plan in **Part 2** of this SA Report.

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**Part 2:**  
**What are the SA findings  
at this stage?**

## 5. Appraisal of the policy approaches presented in the latest version of the Local Plan

### 5.1 Purpose of this chapter

This chapter presents appraisal findings in relation to the Local Plan Submission Draft, as updated by the Focussed Changes.

### 5.2 Approach to the appraisal

The appraisal of the policies in the current version of the Local Plan has been presented through the eight SA Themes. In undertaking the appraisal, the proposed policies were reviewed to determine which are likely to have a positive or negative environmental effect under each SA Theme. For example, Policy H6 (Removal of Occupancy Conditions) is unlikely to have any effect on biodiversity in the district and therefore has not been considered under this theme.

Where a causal link between policies and SA Themes is established, significant effects are identified through the judgement of the consultants with reference to the evidence base (i.e. the scoping information). The appraisal uses the criteria in Schedule 1 of the SEA Regulations, that is:

- the probability, duration, frequency and reversibility of the effects;
- the cumulative nature of the effects;
- the transboundary nature of the effects;
- the risks to human health or the environment (for example, due to accidents);
- the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);
- the value and vulnerability of the area likely to be affected due to-
  - special natural characteristics or cultural heritage;
  - exceeded environmental quality standards or limit values; or
  - intensive land-use; and
  - the effects on areas or landscapes which have a recognised national, community or international protection status.

Where likely significant effects have been identified, these are described in summary tables for each SA Theme.

Every effort is made to predict effects accurately; however, this is inherently challenging given the strategic nature of the Local Plan document. The ability to predict effects accurately is also affected by the limitations of the baseline data. Because of the uncertainties involved, there is a need to exercise caution when identifying and evaluating significant effects and ensure assumptions are explained in full.<sup>9</sup> In many instances it is not possible to predict significant effects, but it is possible to comment on merits (or otherwise) in more general terms.

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<sup>9</sup> As stated by Government Guidance (The Plan Making Manual, see <http://www.pas.gov.uk/pas/core/page.do?pageId=156210>): "Ultimately, the significance of an effect is a matter of judgment and should require no more than a clear and reasonable justification."

For each SA theme, the appraisal has been presented two-fold.

- Commentary on the proposed Local Plan development strategy; and
- Commentary on the draft plan as a whole.

## 5.3 Environmental Quality

### 5.3.1 Commentary on development strategy

Air quality in the district is generally good, with few significant issues. Air quality monitoring has shown that only one location in the district, the Air Balloon junction at Birdlip exceeds the national objective for nitrogen dioxide. As such an AQMA has been declared at this location.

The exceedance of nitrogen dioxide at this location is largely related to longer distance traffic using the strategic road network (in particular the A417). Exceedances also only affect a small number of properties. The development strategy for the Local Plan directs new development to the 18 larger settlements in the district. Of these settlements, only the allocations at Cirencester are likely to lead to tangible increases in traffic flows at this junction. The junction has also been earmarked for improvement, with a realigned road and junction enhancements. Given these elements, the development strategy is unlikely to lead to significant effects on air quality at this location.

In terms of water quality, the effect of new development on water quality in the district will depend on the implementation of measures to protect and enhance water quality and sustainable water management. This is not directly related to the development strategy.

### 5.3.2 Commentary on Local Plan Submission Draft (as updated by Focussed Changes) as a whole

In relation to the topics covered by the Environmental Quality SA Theme, Policy EN15 (Pollution, Contaminated Land and Hazardous Substances) seeks to ensure that development is not permitted that would "...result in unacceptable levels of pollution of the air, land, surface water, or ground water sources" or which is likely to cause "...significant problems or unacceptable light levels (pollution), or other disturbance such as spillage, flicker, vibration, dust or smell." The policy also states that permission would not be granted to development on land "...that is suspected of being contaminated or containing a potential hazardous substance" and which results in unacceptable risk to future occupiers of the development, neighbouring uses or the environment "from the contamination or potential hazardous substance, including ground gas migrating from landfill sites." The policy also places responsibility with the developer to undertake the necessary remedial works. This will be further supported by Policy EN1 (Built, Natural and Historic Environment) which seeks to "...improve air, soil and water quality where feasible."

Whilst air quality is generally good in the district, with only one Air Quality Management Area declared (encompassing the junction of the A417 and A436 at the Birdlip Roundabout and nearby properties), road transport is a key input into existing issues locally. Road transport is also a significant input into noise pollution issues in some parts of the district. In this context a number of the policies will support the measures implemented through the Gloucestershire Local Transport Plan to improve air and noise quality county-wide. This includes Policy INF3 (Sustainable Transport), Policy INF4 (Highway Safety) and Policy INF6 (Vale of Evesham Heavy Goods Vehicle Control Zone), which seek to promote modal shift from the private car and limit the effects of transport on the built and natural environment.

The Cotswold Design Code implemented through Policy EN2 of the Local Plan sets out provisions for sustainable design, including the use of sustainable drainage systems (SuDS). This will support environmental quality in the district.

The policies which promote enhancements to green infrastructure (including specifically Policy EN2, EN3 and INF7, supported by policies EN1 and EN4, EN7-9, INF1, INF3 and SP3-5) will support air quality through facilitating increased absorption and dissipation of nitrogen dioxide and other pollutants, improve noise quality through increasing absorption of noise and promoting enhancements to water quality through managing pollutants in water run-off. Enhancements to green infrastructure will also promote modal shift (and as such help limit the effects of traffic growth on environmental quality in the district) through improving opportunities for walking and cycling and enhancing sustainable transport networks.

Policy INF8 (Water Management Infrastructure) sets out provisions for the incorporating SuDS and protecting groundwater resources. This will be supported by Policy EN15 (Pollution and Contaminated Land) also seeks to ensure that water supply is protection from contamination.

In relation to the policy for the Fire Services College Special Policy Area (Policy EC4), this requires that investigations into land contamination are undertaken prior to the granting of any planning permission and appropriate remediation undertaken. It also seeks to ensure that proposals for the site demonstrate that a thorough investigation of noise, fumes and smells has been carried out in relation to the use of the operational area, and identify any appropriate safeguarding measures required to satisfactorily address potential impacts on residential areas. This will help limit the impacts of activities from the Fire Services College on air and noise quality.

**Table 5.1 Likely significant effects and recommendations: Environmental Quality**

<i>Likely significant effect</i>	<i>Effect dimensions</i>	<i>Recommendations / mitigation</i>
Enhancements to air quality in the district	Direct, long-term, permanent and positive.	None proposed.
Enhancements to noise quality in the district	Direct, long-term, permanent and positive.	None proposed.
Enhancements to water quality in the district	Direct, long-term, permanent and positive.	None proposed.

## 5.4 Biodiversity

### 5.4.1 Commentary on development strategy

SSSI Impact Risk Zones are a GIS tool/dataset which maps zones around each SSSI according to the particular sensitivities of the features for which it is notified. They specify the types of development that have the potential to have adverse impacts at a given location. Natural England is a statutory consultee on development proposals that might impact on SSSIs.

In relation to the residential allocations proposed through the Local Plan, none of the proposed allocations are within SSSI Impact Risk Zones for the types of development proposed. Whilst the sites in the vicinity of Lechlade-on-Thames are relatively close to the Cotswold Water Park SSSI, they are not within the SSSI Impact Risk Zones for the scale of residential development proposed.

In terms of employment sites, one proposed allocation is within an SSSI Impact Risk Zone. This relates to the 3.38ha BOW\_E1 (Land north of Bourton Industrial Estate / Business Park) allocation, which is within the Impact Risk Zone for Salmonsbury Meadows SSSI for "Large non-residential developments outside existing settlements/urban areas where net additional gross internal floorspace is > 1,000m<sup>2</sup> or footprint exceeds 0.2ha." Whilst the allocation is on the edge of the settlement, there is a need to



ensure that employment provision at this location avoids effects on the SSSI, particularly given this area of neutral lowland grassland is currently deemed to be in 'unfavourable recovering' condition

In relation to effects on other sites and areas of biodiversity interest, the following sites overlap or are adjacent with Biodiversity Action Plan Priority Habitats.

- M\_60 Former Hospital site (Moreton-in-Marsh)
- MOR\_E6 Fire Service College B (Moreton-in-Marsh)
- CIR\_E14 Waterloo car park (Cirencester)
- CIR\_13B Sheep Street Island (Cirencester)
- F\_44 Land to rear of Faulkner Close, Horcott (Fairford)

In terms of the proposed strategic scale allocation proposed at Chesterton, the allocation is unlikely to have any significant effects on biodiversity. Whilst Biodiversity Action Plan Priority Habitats are located adjacent to the east of the site, there is significant potential for on-site biodiversity improvements to support the integrity of this habitat.

Potential effects of Local Plan allocations on European designated nature conservation sites have been considered through the Habitats Regulations Assessment (HRA) undertaken for the Local Plan. This has highlighted that none of the proposed allocations are likely to have effects on these sites.

#### 5.4.2 Commentary on Local Plan Submission Draft (as updated by Focussed Changes) as a whole

Four key policies provide the main focus for the Local Plan's approach to biodiversity in Cotswold District.

Policy EN8 (Biodiversity and Geodiversity: Features, Habitats and Species) provides an overarching approach to biodiversity in the district, and presents a robust basis for the protection and enhancement of habitats, species and ecological connections. This includes through establishing an expectation that habitat fragmentation and loss of ecological connectivity is not permitted and favouring proposals that conserve and enhance biodiversity and geodiversity and support ecological networks. It also supports a landscape-scale approach to biodiversity enhancements, reflecting current initiatives in the district including relating to Nature Improvement Areas and the delivery of the Gloucestershire Nature Map.

In terms of designated sites, Policy EN9 (Biodiversity and Geodiversity: Designated Sites) sets out the approach to development management relating to national and locally designated sites in the district and sets out a hierarchy of sites of biodiversity value and a policy approach for each. It also acknowledges the importance of local geological sites for geodiversity through setting out provisions for their protection. This is broadly in line with the NPPF and other planning / conservation legislation. Policy EN9 also provides a robust approach to the protection of internationally designated sites in the district, which has been reflected by the findings of the Habitats Regulations Assessment undertaken to date for the Local Plan.

Policy EN7 (Trees, Hedgerows and Woodland) seeks to ensure that trees, hedgerows and woodland of ecological value are conserved and enhanced, with compensatory planting initiated where there is loss of such features. Policies EN2 (The Built Environment) and INF7 (Green Infrastructure) seek to ensure that all new development in the district contributes to the protection and enhancement of existing green infrastructure and the delivery of new green infrastructure, both on and off-site and links to the wider strategic green infrastructure network. In relation to the current version of the plan, it also acknowledges how the delivery of improved green infrastructure provision can be delivered through a

coordinated green infrastructure approach linked to sub-regional work being undertaken (including by Gloucestershire County Council). This will be further supported by Policy EN1 (Built, Natural and Historic Environment) which seeks to address “*climate change, habitat loss and fragmentation through creating new habitats and the better management of existing habitats*”. These policies will therefore support district-wide and sub-regional ecological networks.

A number of the policies support the main biodiversity policies. For example the policy for the three ‘Special Policy Areas’ (Royal Agricultural University, Campden BRI and Fire Services College, Policy EC4) seeks to ensure the completion of ecological surveys and monitoring prior to the commencement of construction, and seeks to ensure that biodiversity strategies are prepared to accompany masterplans for the three sites which establish which areas will be protected and enhanced, and appropriate mitigation measures. Policy EN4 (The Wider Natural and Historic Landscape) is also likely to indirectly maintain the connectivity of ecological systems within the district through supporting a landscape-scale approach to environmental enhancements. The policy for the Thames and Severn Canal (SP3) and the policy for former minerals workings in the Cotswold Water Park (SP5) also seek to enhance the biodiversity value of these key features of importance for habitats and species in the district.

**Table 5.2 Likely significant effects and recommendations: Biodiversity**

<i>Likely significant effect</i>	<i>Effect dimensions</i>	<i>Recommendations / mitigation</i>
Improved ecological connectivity	Direct, long-term, permanent and positive.	None proposed.
Improved ecological resilience	Direct, long-term, permanent and positive.	None proposed.
‘Wider’ ecological benefits	Direct, long-term, permanent and positive.	None proposed.
Increased habitat and greenspace through green infrastructure enhancements	Indirect, long-term, permanent and positive.	None proposed.

## 5.5 Climate change

### 5.5.1 Commentary on development strategy

#### Climate change mitigation

The development strategy taken forward through the Local Plan seeks to direct an increased level of housing provision to the 17 larger settlements in the district. This has the potential to encourage the use of lower carbon modes of transport, including walking and cycling and public transport through directing housing to the settlements with the broadest range of services and facilities and promoting accessibility. In terms of the other aspects relating to climate change mitigation, the sustainability performance of the options depends on elements such as the integration of energy efficient design within new development and the provision of renewable energy.

#### Climate change adaptation

In terms of the proposed allocations for housing and employment put forward through the Local Plan, parts of three sites are within a Flood Zone 2 or 3, as follows:

- CIR\_E14 Waterloo car park
- L\_18B Land west of Orchard Close, Downington
- L\_19 Land south of Butler's Court
- M\_19B Land south-east of Fossey Avenue

A number of sites also intersect with a 1 in 30 year surface water flood zone:

- CCN\_E1 Battle Brook / Extension to Campden Business Park
- M\_60 Former Hospital site
- W\_7A/WIL\_E1C - Land north of B4632 and east of employment estate
- C\_39 Austin Road Flats
- T\_51 Northfield Garage
- M\_19A Land south-east of Fossey Avenue
- M\_19B Land south-east of Fossey Avenue

### 5.5.2 Commentary on Local Plan Submission Draft (as updated by Focussed Changes) as a whole

#### Climate change mitigation

A key SA objective is to address the causes of climate change through reducing emissions of greenhouse gases. In terms of the provision of low carbon energy, Policy INF10 (Renewable and Low Carbon Energy Development) seeks to support the generation of energy from renewable or low carbon sources 'wherever possible' provided potential impacts from such provision are avoided. The policy also seeks to encourage developers to demonstrate how renewable energy and low carbon technologies will be incorporated into new developments. The policy explicitly excludes wind power however.

The policies relating to sustainable transport and green infrastructure (e.g. Policy EN2, EN3 and INF7, supported by policies EN1, EN4, EN7-9, INF1, INF3 and SP3-5) will help to reduce the growth in emissions relating to car use through supporting modal shift from the private car. This will be supported by Policy EC7 (Retail), Policy EC8 (Main Town Centre Uses) and the Cirencester Town Centre Strategy (Policy S3), which will enhance accessibility by sustainable transport modes and reduce the need to travel by focusing services, facilities and amenities in the town centres of the larger settlements.

The Local Plan presents a Design Code for the district (Policy EN2, The Built Environment). A key element of the Cotswold Design Code is sustainable design, which seeks to encourage enhanced energy efficiency and the integration of renewable energy provision within development. The Code highlights that this should be implemented both through new build developments and by altering existing buildings.

With regard to residential developments, the scope to set standards for residential building performance has been recently and radically curtailed by the Government's Housing Standards Review. The Ministerial Statement published in March 2015 outlines the Government's national planning policy on the setting of technical standards for new dwellings and Local Plan making. The Code for Sustainable Homes has been formally withdrawn so targets against this should no longer be set in policy. Energy performance standards that exceed the energy requirements of Building

Regulations can still be set in Local Plans until commencement of amendments to the Planning and Energy Act 2008 in the Deregulation Bill 2015. However, given that the energy performance requirements in Building Regulations will be set at a level equivalent to the (outgoing) Code for Sustainable Homes Level 4, the Ministerial Statement advises that *'we would expect local planning authorities to take this statement of the government's intention into account in applying existing policies and not set conditions with requirements above a Code level 4 equivalent.'* As such it is recognized that the scope for the Cotswold District Local Plan to include energy efficiency and sustainability standards is limited.

The policies presented in the Local Plan do not refer to the benefits of extending wood planting for carbon storage and woodfuel provision. Given the scope for local sourcing of biomass from local woodland, as well as significant carbon storage, it is recommended that this issue should be given greater policy prominence, perhaps as part of Policy EN7, Trees, Hedgerows and Woodlands.

### Climate Change Adaptation

The district's geography and its environmental sensitivities highlight the requirement for it to adapt to a changing climate over the next 50-100 years, including extreme weather events.

The Natural Environment White Paper recognises that green infrastructure is *'one of the most effective tools available'* to manage *'environmental risks such as flooding and heat waves.'* In this context Policy INF7 (Green Infrastructure) seeks to ensure that all new development in the district contributes to the protection and enhancement of existing green infrastructure and the delivery of new green infrastructure, both on and off-site, and links to the wider strategic green infrastructure network. This is supported by the proposed Cotswold Design Code (implemented through Policy EN2), which sets out a range of detailed and comprehensive provisions for green infrastructure provision in the district. Green infrastructure networks will also be supported by Policy EN7 (Trees, Hedgerows and Woodland), which seeks to ensure that trees, hedgerows and woodland of ecological value are conserved and enhanced, with compensatory planting initiated where there is loss of such features and the two biodiversity policies (EN8 and EN9). EN8 also supports a landscape-scale approach to biodiversity enhancements, reflecting current initiatives in the district including relating to Nature Improvement Areas and the delivery of the Gloucestershire Nature Map, and Policy EN1 (Built, Natural and Historic Environment) also seeks to support climate change adaptation through *'addressing climate change, habitat loss and fragmentation through creating new habitats and the better management of existing habitats'*. This will support the resilience of ecological networks to the effects of climate change.

Policy EN14 (Managing Flood Risk) sets out the Local Plan's approach to flood risk. Whilst the policy is far reaching, and sets out the key evidence base documents which should be considered and addresses the main elements related to flood risk, it is considered that this approach is broadly in line with the National Planning Policy Framework (NPPF) and as such is not likely to have significant effects beyond the baseline (i.e. in addition to the NPPF).

In relation to water supply, it is anticipated that the Water Resources Management Plans prepared by water supply companies will address long-term water supply issues associated with growth. In this context the Cotswold Water Cycle Study<sup>10</sup> is clear that water supply is a matter for the water supply companies rather than the Local Planning Authority.

### 5.5.3 Recommendations

Given the scope for local sourcing of biomass from local woodland, as well as significant carbon storage, it is recommended that the benefits of extending wood planting for carbon storage and woodfuel provision is given greater policy prominence in the Local Plan policies, perhaps as part of Policy EN7 (Trees, Hedgerows and Woodlands).

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<sup>10</sup> Cotswold District Council and Environment Agency (2015) Cotswold Water Cycle Study

**Table 5.3 Likely significant effects and recommendations: Climate change**

<i>Likely significant effect</i>	<i>Effect dimensions</i>	<i>Recommendations / mitigation</i>
Reduction in greenhouse gas emissions through reducing need to travel and modal shift.	Direct, long-term, permanent and positive.	None proposed.
Reduction in greenhouse gas emissions from development of renewable energy installations.	Direct, long-term, permanent and positive.	None proposed.
Carbon sequestration and provision of woodfuel through extension of wood planting.	Uncertain.	Level of significance uncertain at this stage. Woodland creation and the links to biomass/biofuel use should be given greater policy prominence, perhaps as part of Policy EN7 (Trees, Hedgerows and Woodland).

## 5.6 Historic Environment and Landscape

### 5.6.1 Commentary on development strategy

Given the aim to support the vitality and viability of a broader range of settlements in the district, and to support the quality of life of residents, the development strategy for the Local Plan allocates a number of sites within or immediately adjacent to the Cotswold AONB. These include as follows in the settlements of Andoversford, Blockley, Chipping Campden, Cirencester, Moreton-in-Marsh, Northleach, Stow-on-the-Wold, Tetbury and Willersey:

- A\_2 Land to rear of Templefields and Crossfields
- N\_13B Land north west of Hammond Drive and Midwinter Road
- N\_14B Land adjoining East End and Nostle Road (17 dwellings)
- S\_8A Stow Agricultural Services, Lower Swell Road
- BK\_8 Land at Sheafhouse Farm
- BK\_14A The Limes, Station Road
- CC\_23B Land at Aston Road
- CC\_23C Land at Aston Road
- CC\_40A Barrells Pitch and Land north of Cherry Trees, Aston Road
- CCN\_E1 Battle Brook / Extension to Campden Business Park
- M\_60 Former Hospital site

- W\_1A and W\_1B Garage Workshop and Garden behind the Nook, Main Street
- T\_24B Former Matbro Site
- T\_31B Land adjacent to Blind Lane
- T\_51 Northfield Garage
- Strategic scale site at Chesterton

A number of proposed allocations are also located within or adjacent to conservation areas in the district. The sites, and the conservation areas they are within or adjacent, include:

- M\_60 Former Hospital site (Moreton-in-Marsh Conservation Area)
- W\_1A and W\_1B Garage Workshop and Garden behind the Nook, Main Street (Willersey Conservation Area)
- C\_17 42-54 Querns Lane (Cirencester South Conservation Area)
- C\_101A Magistrates Court (Cirencester Town Centre Conservation Area)
- C\_97 Memorial Hospital (Cirencester Town Centre Conservation Area)
- CIR\_E14 Waterloo car park (Cirencester Town Centre Conservation Area)
- CIR\_13B Sheep Street Island (Cirencester Town Centre Conservation Area)
- CIR\_E16A Brewery Car Park (Cirencester Town Centre Conservation Area)
- CIR\_E10 Forum Car park (Cirencester Town Centre Conservation Area)
- K\_2 Land at Station Road (Kemble and Kemble Station Conservation Area)
- K\_5 Land to North West of Kemble Primary School (Kemble and Kemble Station Conservation Area)
- L\_19 Land south of Butler's Court (Lechlade Conservation Area)

Large areas of Cirencester are covered by scheduled monuments reflecting the town's historic resource relating to the Roman period. On this basis, six of the proposed allocated in the town intersect or are adjacent to scheduled monuments, including as follows:

- C\_17 42-54 Querns Lane
- C\_97 Memorial Hospital
- CIR\_E14 Waterloo car park
- CIR\_13B Sheep Street Island
- CIR\_E16A Brewery Car Park
- CIR\_E10 Forum Car park.

Similarly, in relation to the strategic scale allocation proposed for Chesterton, a scheduled monument overlaps part of the area in the south (the citation for the scheduled monument is '*Settlement SE of Chesterton Farm, a Romano-British settlement*').

## 5.6.2 Commentary on Local Plan Submission Draft (as updated by Focussed Changes) as a whole

Cotswold District has a rich historic environment and high quality landscapes and townscapes that should be conserved, enhanced and enjoyed. This is reflected by the planning policies proposed for the Local Plan, which have a strong focus on protecting and enhancing landscape and townscape quality in the district and conserving and enhancing the fabric and setting of the historic environment.

The Cotswold AONB covers approximately 80% of the district. The key planning policy relating to the AONB is presented through Policy EN5 (Cotswolds Area of Outstanding Natural Beauty). This highlights that for proposals within the AONB, *'the conservation and enhancement of the natural beauty of the landscape, its character and special qualities will be given great weight'*. This is supported by the background text for the policy which both recognises the prominence of the AONB Management Plan for guiding new development in the area of the district covered by the AONB, and reproduces the key AONB 'Special Qualities'. This will support a coordinated approach between the provisions of the Local Plan and the provisions of the AONB Management Plan.

In terms of 'major development' in the AONB, this will not be permitted *'unless it satisfies the exceptions set out in national policy.'* 'Major development' is subsequently defined in the background text.

In terms of other policies, Policy EC4 (Special Policy Areas) seeks to ensure that development at the Royal Agricultural College and Campden BRI both recognise the sensitivity of these locations within the Cotswolds AONB and seek to safeguard and enhance the character of the AONB. Policy EC10 (Development of Tourist Facilities and Visitor Attractions) also seeks to ensure new tourism development is effectively and appropriately controlled to protect the high quality natural and built environment in the AONB.

As such it is considered that potential effects on the AONB from the 15 proposed allocations within this nationally designated landscape will be minimized, with potential enhancements to landscape character supported.

More broadly in relation to the SA theme, Policy EN4 (The Wider Natural and Historic Landscape) sets out a range of provisions for the protection and enhancement of the historic and natural landscape in the district. In this context it states that the new development will only be permitted where it does not have an effect on landscape character or tranquillity- both within the district or surrounding areas- and *'enhance, restore and better manage'* key features and areas. For areas outside of the AONB and with high landscape sensitivity, Policy EN6 (Special Landscape Areas) offers protection for the landscape character in these areas.

Landscape and townscape character and local distinctiveness will be supported by the provisions of a number of further Local Plan policies. A key policy in this regard will be the built environment policy (EN2). Through seeking to ensure that new development accords in full to the Cotswold Design Code, this will promote a coherent approach to new design which directly reflects local character areas. This will be further supported by the recent inclusion of landscape and green infrastructure design elements within the Design Code. In addition to seeking to ensure that design quality *'respects the character and distinctive appearance of the locality'*, the policy also seeks to encourage innovative design which raises design standards.

Landscape and townscape character, and the setting of the historic environment will also be supported by the green infrastructure policies. Policy INF7 (Green Infrastructure) seeks to ensure that all new development in the district contributes to the protection and enhancement of existing green infrastructure and the delivery of new green infrastructure, both on and off-site and links to the wider strategic green infrastructure network. Green infrastructure networks will also be supported by Policy

EN7 (Trees, Hedgerows and Woodland) which seeks to ensure that trees, hedgerows and woodland of landscape value are conserved and enhanced, with compensatory planting initiated where there is loss of such features. The two biodiversity policies (EN8 and EN9) will further support landscape character through augmenting the link between biodiversity and the character of the countryside and landscape. The Local Green Spaces policy (Policy EN3) will designate 13 Local Green Spaces in the district. The Green Belt policy (Policy SP1) also will support landscape character within the small area of the district areas covered by the Gloucester and Cheltenham Green Belt, and the policy for former minerals workings in the Cotswolds Water Park (SP5) will support landscape quality at these locations through seeking to enhance landscape character and local distinctiveness.

In relation to other policies, the Main Town Centre Uses policy (EC8) seeks to ensure that town centre uses '*...contribute to the quality, attractiveness and character of the settlements, including the centre and the street frontage within which the site is located*', the tourism policies (including EC10-11) seek to ensure that landscape/townscape character and the quality of the public realm is enhanced by new tourism provision, and the transport policies (Policies INF3-5) seek to help limit the impacts of transport infrastructure on the public realm. Landscape/townscape character and visual amenity in the vicinities of the Royal Agricultural University, the Campden BRI and the Fire Services College are supported by the policy for the three Significant Employment Sites (Policy EC4). The provisions of the Vale of Evesham Heavy Goods Vehicle Control Zone policy (INF6) will also help limit effects on landscape and townscape quality in the area covered by the Control Zone. DS2 (Development within Development Boundaries), DS3 (Residential Development Outside Cirencester and the Principal Settlements), INF9 (Telecommunications Infrastructure) and H4 (Specialist Accommodation for Older People) set out provisions for the protection and enhancement of landscape and townscape quality in the district relating to these land uses.

The Local Plan presents detailed policies which seek to protect and enhance the key features and areas of historic environment interest. Policy EN10 (Designated Heritage Assets) sets out a range of provisions for ensuring that development proposals protect and enhance designate heritage assets, and ensuring that any development proposals do not lead to harm to the significance of a designated asset or its setting unless in exceptional circumstances of public benefit. Similarly, Policy EN12 (Non-Designated Heritage Assets) sets out provisions for non-designated assets, and promotes proposals which will enhance the character of such an asset. Policy EN13 (The Conversion of Non-Domestic Historic Buildings) presents a series of provisions for the conversion of heritage assets in the district. In particular it focuses on: the rejuvenation of underutilised assets; the suitability of the asset being converted in relation to its proposed use; and protecting and enhancing the fabric and setting of the asset.

The integrity of the conservation areas in the district is supported by Policy EN11 (Designated Heritage Assets-Conservation Areas) which sets out a range of provisions for protecting and enhancing these key areas of historic environment interest. Central provisions of the policy include related to character, design and materials; the setting of the conservation areas, including green spaces; views in and out of the conservation areas; and signage. The policy also seeks to ensure that all development takes place in conjunction with the relevant Conservation Area Appraisal. In this respect the policy provides a robust focus for the protection and enhancement of local distinctiveness in conservation areas in the district and will help ensure that the allocations highlighted above within conservation areas will provide an appropriate degree of protection for the conservation areas' integrity.

Cirencester town centre has a rich historic environment, incorporating the town's historic evolution from the Roman period to the current day. This is reflected by the presence of numerous historic environment designations, including the conservation area, listed building and scheduled monument designations in the town centre. The town's historic environment resource is mirrored by the Cirencester Town Centre Strategy (Policy S3a to S3f), which has a close focus on protecting and



enhancing the quality of the built environment, townscape character and historic environment of the town centre.

The Thames and Severn Canal is a key historic environment asset in the district. The eastern part of the canal within the district is currently being restored, with a view to re-establishing the link to the River Thames from the River Severn in western Gloucestershire. In addition to restoring key sections of the canal which had previously been in decline, enhancements to the canal will support the rejuvenation of the canal as a key recreational and visitor asset, and enhance accessibility to this important heritage feature. In this context, Policy SP3 fully supports the restoration of the canal corridor, seeks to promote access to the canal and resists the loss of key features of importance for the fabric and setting of the canal. This will support the rejuvenation of this key cultural heritage asset for the district.

The setting of the historic environment of the district and local distinctiveness will also be supported by the policies which seek to protect and enhance landscape character and visual amenity discussed above.

The policies relating to sustainable transport and green infrastructure (e.g. Policies INF3-7) will help to reduce the growth in car use through supporting modal shift from the private car. This will be supported by Policy EC7 (Retail) and Policy EC8 (Main Town Centre Uses) which will enhance accessibility by sustainable transport modes and reduce the need to travel by focusing services, facilities and amenities in the town centres of the larger settlements. As such, through limiting traffic growth and promoting the use of sustainable transport, these policies will support landscape and townscape character and the setting of the historic environment.

**Table 5.4 Likely significant effects and recommendations: Historic Environment and Landscape**

<i>Likely significant effect</i>	<i>Effect dimensions</i>	<i>Recommendations / mitigation</i>
Enhanced landscape and townscape character	Direct and indirect, long-term, permanent and positive	None proposed.
Protection and enhancement of heritage assets, including repair and reuse where appropriate	Direct, long-term, permanent and positive.	None proposed.
Protection and enhancement of Cirencester town centre, a key historic environment resource	Direct, long-term, permanent and positive.	None proposed.
Increased accessibility of heritage assets through promotion of sustainable transport improvements	Direct, long-term, permanent and positive.	None proposed.

## 5.7 Land, Soil and Water Resources

### 5.7.1 Commentary on development strategy

A number of the proposed allocations are located on greenfield land, and have the potential to lead to the loss of higher quality agricultural land.

In this context the strategic scale development at Chesterton would result in the loss of areas of Grade 2 agricultural land, which is land classified as the 'Best and Most Versatile' agricultural land. Other allocations with the potential to lead to the loss of the Best and Most Versatile land (i.e. land classified as Grade 1, Grade 2 or Grade 3a agricultural land) include at the following sites:

- CC 23B Land at Aston Road
- CC\_23C Land at Aston Road
- CCN\_E1 Battle Brook / Extension to Campden Business Park
- DA\_2 Dukes Field
- DA\_5A Buildings at Rooktree Farm
- L\_19 Land south of Butler's Court
- M\_12A Land at Evenlode Road
- M\_19A (MOR\_E8) and M\_19B Land south-east of Fossey Avenue

In addition a number of sites have been allocated on land which has not recently been classified, but were classified as Grade 3 land prior to 1988. These are as follows:

- A\_2 Land to rear of Templefields and Crossfields
- N\_13B Land north west of Hammond Drive and Midwinter Road
- BK\_8 Land at Sheafhouse Farm
- K\_2 Land at Station Road
- K\_1B Land between Windmill Road and A429
- K\_5 Land to North West of Kemble Primary School
- L\_18B Land west of Orchard Close, Downington
- T\_31B Land adjacent to Blind Lane

Whilst it is uncertain whether this land can be classified as the Best and Most Versatile Land (i.e. land classified as Grade 3a land), or not classified as such (i.e. Grade 3b land), it is appropriate to note that development at these locations has the potential to lead to the loss of higher quality agricultural land.

### 5.7.2 Commentary on Local Plan Submission Draft (as updated by Focussed Changes) as a whole

In terms of soils resources, with the exception of the Renewable Energy Policy (INF10, which seeks to preclude the loss of 'high quality agricultural land' for renewable energy installations), the Local Plan policies do not seek to protect areas of the best and most versatile agricultural land (i.e. land classified

as Grade 1, Grade 2 and Grade 3a agricultural land). However, the NPPF will provide an element of protection to such land in this regard, and given the lack of reliable categorisation of the best and most versatile agricultural land, it is considered that national policy provides sufficient guidance in this regard. Policy EC5 Rural Diversification also seeks to ensure that agricultural uses will not be undermined by diversification of farms, and that continued operation of the agricultural and/or other land-based rural business is supported.

The Cotswold Design Code (implemented through Policy EN2) sets out provisions for the sustainable design of new development. In addition to setting out basic provisions in relation to resource efficiency this signposts design guides available elsewhere. In terms of water supply, a number of the settlement strategies seek to ensure that new development demonstrates that there is adequate water supply capacity. Policy INF8 (Water Management Infrastructure) sets out a range of provisions for supporting demand management of water resources, the reduction of leakages, the incorporating SuDS and protecting groundwater resources. In relation to demand management, *'new development will be required to be designed to Building Regulations water consumption standard for water scarce areas (currently 110 litres per person per day). It will also be expected to accord with demand management measures set out in the Water Resource Management Plans of the water utility company in the area of the proposed development.'* This will be supported by Policy EN15 (Pollution and Contaminated Land) also seeks to ensure that water supply is protection from contamination.

**Table 5.5 Likely significant effects and recommendation: Land, Soil and Water resources**

<i>Likely significant effect</i>	<i>Effect dimensions</i>	<i>Recommendations / mitigation</i>
Enhancements to water quality in the district	Direct, long-term, permanent and positive.	None proposed.
Sustainable water management.	Direct, long-term, permanent and positive. Uncertain effects however.	None proposed.

## 5.8 Population and Communities

### 5.8.1 Commentary on development strategy

The development strategy for the Local Plan seeks to focus development in the larger settlements of the district. Good accessibility to services and facilities is central to the quality of life of residents, for sustaining vital communities and for social inclusion. In this context the development strategy will reduce the need to travel and enhance accessibility for residents by focusing housing and employment provision in the settlements with the broader range of services, facilities and amenities in the larger settlements.

Social inclusion is also closely linked to the vitality of settlements, and the provision of services, facilities and amenities. In this context whilst the preferred development strategy focuses development in 17 settlements in the district, it also seeks to support the vitality of a wider range of settlements through facilitating the provision of new housing in smaller settlements which have an appropriate range of services and facilities. In this context the viability of services and facilities in these settlements will be supported through increasing the ability of the local population to support these amenities. However, it should also be noted that in certain settlements, an increase in population may increase pressures on existing services and facilities without an improvement in the capacity of such amenities.

The vitality of settlements is also closely linked to the demographic make-up of residents. For example younger people are increasingly likely to be priced out of smaller settlements without a degree of housing provision. This will have effects on community vitality by limiting the diversity of age ranges present in a settlement and reducing the viability of facilities such as local schools. The vitality of settlements is also supported by housing development through increasing the local market for goods and services. In this context, the development strategy therefore provides appropriate balance between supporting accessibility in the larger settlements of the district whilst also supporting social inclusion in smaller settlements.

## 5.8.2 Commentary on Local Plan Submission Draft (as updated by Focussed Changes) as a whole

The Local Plan (through Policy DS1) enables the provision of 8,400 dwellings in Cotswold District during the plan period. Given that this figure is based on recent assessments of objectively assessed need, it is considered that this level of provision will be appropriate to meet housing requirements in the district.

Policy DS2 augments the proposed development strategy for the district by setting out the principle of development within the settlement boundaries, with Policy DS3 setting out the principle of development outside Cirencester and the Principal Settlements of the district.

Key housing challenges in Cotswold District include housing affordability. Policy H2 sets out the approach to affordable housing in the district, presenting a series of criteria. This focuses on on-site provision of affordable housing of net dwellings on schemes of a size of eleven or more units, or having a combined gross floorspace of over 1,000 square metres. This will comprise up to 30% on brownfield sites and 40% on other sites. It also seeks to ensure that smaller developments of less than 0.3ha will be expected to contribute towards affordable housing provision to meet the identified need in the district. Policy H3 (Rural Exception Sites) sets out provisions for rural exception schemes, and the expectation for these to provide 100% affordable housing for local needs. These policies should have a positive effect on affordable housing provision in the district, including by ensuring that the size of many sites does not preclude on-site provision of affordable housing without further policy interventions and that rural exception schemes are geared towards affordable housing delivery.

In terms of the type and tenure of new housing, Policy H1 (Housing Mix and Tenure to Meet Local Needs) seeks to ensure that all housing developments '*...provide a suitable mix and range of housing in terms of size, type and tenure to reflect local housing need and demand in both the market and affordable housing sectors*'. In this respect the policy seeks to ensure the provision of a range of housing in the district including self-build, starter homes and, instead of flats for smaller properties, houses / bungalows. The policy also seeks to require developers to '*comply with the Nationally Described Space Standard*', which will support the quality of new housing in the district.

The availability of housing for local people will also be supported by Policy H5 (Dwellings for Rural Workers Outside Settlements) and Policy H6 (Removal of Occupancy Conditions), which will help support the availability of housing for those working in agricultural, forestry or other land management-centred occupations.

Policy H7 relates to the provision of sites to meet the accommodation needs of gypsies, travellers and travelling showpeople. It provides safeguarding of existing sites and also allocates 9 pitches and 2 reserve pitches across four locations. The policy also sets out a hierarchy for considering new pitches in relation to existing and new sites.

In terms of the provision of housing for older people, Policy H4 (Specialist Accommodation for Older People) presents a set of provisions for residential care accommodation. This includes relating to appropriate design of such provision '*...to meet the particular requirements of residents with social,*

*physical, mental and/or health care needs*', accessibility provisions, and the integration of a mix of tenures and affordable housing within such provision. This will help support the availability of appropriate housing provision for older people in the district, which is particularly relevant given the increasing trend of an ageing population in Cotswold District.

Good accessibility to services and facilities is central to the quality of life of residents, for sustaining vital communities and to health and wellbeing as well as for reducing noise and air pollution, carbon emissions and traffic congestion related to heavy dependence on car travel. However accessibility to services and facilities is limited in many parts of the district due to the dispersed nature of settlements and limited public transport provision. In this context accessibility in the district will be supported by INF1 (Infrastructure Delivery) and INF2 (Social and Community Infrastructure) which will support the provision of services, facilities and amenities, and Policy EC7 (Retail), Policy EC8 (Main Town Centre Uses) and the policy for the Cirencester Town Strategy (Policy S1-S3), which will enhance accessibility by sustainable transport modes and reduce the need to travel by focusing services, facilities and amenities in the town centres of the larger settlements. However whilst town centres are the most accessible locations in the district, rural accessibility is a key issue for many in the district, due in part to elements relating to the viability of services. As such, Policy DS3 (Residential Development Outside Cirencester and the Principal Settlements) facilitates the provision of new housing in smaller settlements which have an appropriate range of services and facilities.

Accessibility will be further supported by the policies relating to sustainable transport, which will enhance transport options by non-car modes. In this context a key policy is Policy INF3 (Sustainable Transport), which seeks to promote the use of non-car modes through supporting travel choice, enhance pedestrian and cycle links and green infrastructure networks, support enhancements to public transport networks and promote accessibility for those with disabilities. This will be further supported by Policy INF4 (Highway Safety), which focuses on road safety for vulnerable road users, the policies facilitating enhancements to the district's green infrastructure networks (including EN2, EN3 and INF7, supported by policies EN1, EN4, EN7-9, INF1 and INF3, the policy promoting the restoration of the Thames and Severn Canal (SP3) and the policy supporting the recreational offer of the River Thames (SP4). These policies will therefore support the provisions of the recently updated Gloucestershire Local Transport Plan.

In terms of educational facilities, the Social and Community Infrastructure policy (Policy INF2) facilitates the provision of new educational facilities in the district.

**Table 5.6 Likely significant effects and recommendations: Population and Communities**

<i>Likely significant effect</i>	<i>Effect dimensions</i>	<i>Recommendations / mitigation</i>
Housing provision takes full account of housing need.	Direct, long-term, permanent and positive overall.	None proposed.
Increased delivery of affordable housing.	Direct, long-term, permanent and positive.	None proposed.
Provide for gypsy and traveller sites to meet projected need.	Direct, long-term, permanent (?) and positive.	None proposed.
Improved access to services and facilities.	Direct, long-term, permanent and positive.	None proposed.

Increased use of sustainable transport modes, including public transport and walking and cycling.	Direct, long-term, permanent and positive.	None proposed.
Increased provision of community infrastructure.	Direct, long-term, permanent and positive.	None proposed.
Provision of improved accessibility to multi-functional open spaces.	Direct, long-term, permanent and positive.	None proposed.
Reduced dependency on the private car.	Direct, long-term, permanent and positive.	None proposed.

## 5.9 Health and Wellbeing

### 5.9.1 Commentary on development strategy

The development strategy for the Local Plan focuses residential provision in the 17 larger settlements in the districts.

Good accessibility to services and facilities is a key influence on health and wellbeing through enhancing access to health and leisure facilities and recreational opportunities. In this context the development strategy will reduce the need to travel and enhance accessibility for residents by focusing housing and employment provision in the settlements with the broader range of services, facilities and amenities in the larger settlements.

### 5.9.2 Commentary on Local Plan Submission Draft (as updated by Focussed Changes) as a whole

Health and wellbeing in the district is closely related to a number of factors, including accessibility to services and facilities, the use of healthier modes of travel, access to high quality green infrastructure provision, the quality of housing, levels of crime and security and optimising the benefits that the natural environment offers to the health-and wellbeing of residents.

A central impact of the policies on health and wellbeing will be through protecting and enhancing the district's high quality environment. This provides space - including natural green space - for recreation and relaxation, as well as air and water quality benefits. There is now robust evidence that access to nature improves people's health and wellbeing through encouraging healthy outdoor recreation and relaxation. In this context a number of the policies protect landscape character (see Section 5.6) and the policies supporting enhancements to green infrastructure networks (including specifically Policy EN2, EN3 and INF7, supported by policies EN1 and EN4, EN7-9, INF1 and SP3-5) will help deliver the multi-functional environmental and social benefits and accessibility of existing open spaces to underpin the health, enjoyment and wellbeing of the community. Policy EC4 (Proposals for All Types Of Employment-Generating Uses) will further support this through seeking to ensure that there is no net loss of playing pitch provision and other outdoor sporting facilities.

Policies INF3, INF4, INF7, EN2 and EN3 will help indirectly promote health and wellbeing improvements by supporting more sustainable modes of transport and road safety, with benefits for air and noise quality and encouraging more active travel (though given the dispersed nature of settlement and facilities existing dependence on private cars in many parts of the district is likely to remain relatively high). The Local Plan policies will also promote the health and wellbeing in the district by promoting accessibility to services and facilities. In this context Policies INF1 (Infrastructure Delivery) and INF2 (Social and Community Infrastructure) will support the provision of amenities in the district. Likewise Policy EC7 (Retail), Policy EC8 (Main Town Centre Uses) and the policy for the Cirencester Town Strategy (Policy S1 -S3) will enhance accessibility to health services and leisure / recreational opportunities by sustainable transport modes and reduce the need to travel to such facilities by focusing services, facilities and amenities in the town centres of the larger settlements.

The policy for the Thames and the Severn Canal (SP3) and the River Thames (SP4) will also support the rejuvenation of the canal and river as a key recreational asset promoting the health and wellbeing of residents and visitors, and the policy for former minerals workings at the Cotswolds Water Park (SP5) will similarly promote the remediation of such workings for leisure and recreation purposes.

Crime and the fear of crime can undermine health and wellbeing by causing stress and anxiety. There are very few explicit references to crime in the Local Plan document but there is clear evidence of the ability to 'design out' crime through high quality design. The issue however is addressed through Policy EN2's application of the Cotswold Design Code, including through the elements addressed through 'inclusive design'. Alongside, the National Planning Practice Guidance provides direction on the issue in its Design guidance. As such further guidance is not anticipated to be required in the Local Plan on this issue.

In terms of the indirect effects on health from the Local Plan policies, the housing policies (see Section 5.8) refers to provision of housing to meet local needs, including extra care housing for older people and the Policy EN2 seeks to promote sustainable design. Access to decent housing is an important wider determinant of health so these policies have the potential to indirectly support improved health outcomes and reduced health inequalities. The policies which will support improved environmental quality (Section 5.3) will also support health and wellbeing through reducing effects on health from noise and air quality issues.

**Table 5.7: Likely significant effects and recommendations: Health and wellbeing**

<i>Likely significant effect</i>	<i>Effect dimensions</i>	<i>Recommendations / mitigation</i>
Improvements in mental and physical health through enhancement of the quality of the built environment and public realm	Indirect, long-term, permanent and positive.	None proposed
Improvements to mental and physical health through prioritising transport modes other than cars and improving accessibility to services and facilities.	Indirect, long-term, permanent and positive.	None proposed

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Enhancements to strategic and local green infrastructure networks, helping to address existing deficiencies in the district.	Indirect, long-term, permanent(?) and positive.	None proposed.
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## 5.10 Economy and Enterprise

### 5.10.1 Commentary on development strategy

The Local Plan development strategy identifies a need to plan for in excess of 24 hectares of B class employment land over the plan period. This is based on an anticipated total job growth of between 10,500 and 11,900 jobs, which is based on economic forecasts, historic rates, of business development, market signals and labour supply. In addition to recognizing the anticipated employment needs for the district, it also recognizes GFirst's Strategic Economic Plan, which does not consider Cotswold District to be the key focus for economic growth in Gloucestershire. It also acknowledges the recognition of the competitive advantage of larger surrounding towns, such as Swindon, Cheltenham and Gloucester, and their identification in other Strategic Economic Plans as key locations for growth.

The Local Plan seeks to deliver at least 27 hectares of employment land through specific allocations in:

- Cirencester
- Bourton-on-the-Water
- Chipping Campden
- Lechlade
- Moreton in Marsh
- Tetbury
- Willersey

In this context, the development strategy will support the continued and proportionate growth of employment in the district through the provision of an appropriate level of employment land, whilst also offering the flexibility for further employment provision to be delivered in addition to the proposed allocations.

More broadly the development strategy for the Local Plan seeks to focus residential development in the 17 Principal Settlements in the district. However, the Local Plan does not preclude development in smaller settlements where deemed appropriate. The development strategy therefore provides a balance between supporting the economic vitality of the larger settlements in the district, whilst also supporting the vitality and viability of smaller settlements.



### 5.10.2 Commentary on Local Plan Submission Draft (as updated by Focussed Changes) as a whole

Policy EC1 (Employment Development) puts forward a number of provisions designed to promote the economic vitality of Cotswold District. This includes through supporting the creation of high quality jobs which capitalize on the district's existing academic and training institutions and research organisations, employment opportunities which meet local and rural needs and supporting sustainable working practices.

This will be supported by Policy EC2 (Safeguarding Employment Sites). This sets out provisions for existing employment sites in the district, and provides the framework for enabling such sites to expand and intensify. It also precludes the loss of existing uses and change of use. The policy's focus on existing employment locations also reflects the importance of existing sites in the district for the economy, as highlighted by the Employment Land Review<sup>11</sup> (Cotswold Economy Study, PBA 2012).

The policies for Cirencester town centre (Policy S3a to S3f) provide a range of provisions for enhancing the vitality and viability of Cirencester town centre. This includes the provision of 5,600m<sup>2</sup> of comparison retail floorspace and 1,300m<sup>2</sup> of net convenience floorspace in the plan period, resistance to the loss of town centre uses at appropriate locations, the delivery and implementation of a Transport and Parking Strategy, promotion of the town's tourism economy and enhancements to the public realm. Policy S3f also sets out provisions for town centre sites, including through seeking to ensure masterplans are prepared for the comprehensive redevelopment of key sites and seeking to ensure such sites provide for B1 office provision and (potentially) start-up space. These policies therefore recognise the importance of the town centre for the district's economic vitality and the central role Cirencester has in providing employment opportunities.

Policy EC4 sets out a range of provisions for three key employment sites which have been designated as 'Special Policy Areas'. These are: the Royal Agricultural University, Cirencester; Campden BRI, Chipping Campden; and the Fire Services College, Moreton-in-Marsh. The policy's focus on these three locations will support key sectors for the local economy and help ensure that these economic assets will continue to expand and thrive. Economic vitality will be further supported by the policy's other provisions, including the protection and enhancement of landscape character and environmental quality and promoting accessibility to these key locations. Existing employment uses within the safeguarded area at Kemble Airfield will also be supported by the Kemble Airfield policy's (SP2) focus on current aerodrome uses, and, outside of the safeguarded area, the permitting of classes B1, B2 and B8. This will support the vitality of the location.

The rural economy of the district is a key economic driver and an important source of employment and vitality for rural areas. Recognising this, Policy EC1 (Employment Development) seeks to support the vitality of the rural economy, and Policy EC3 (Proposals for All Types of Employment-Generating Uses) facilitates small-scale employment provision outside settlement boundaries and established employment sites which facilitates the retention or growth of a local employment opportunity and is supported by a business case. The rural economy will also be supported by Policy EC5 (Rural Diversification), which supports agricultural diversification whilst seeking to ensure that the continued operation of the agricultural and/or other land-based rural business is supported. As such the policy will support the existing agricultural economy whilst facilitating diversification which promotes the development of new sectors of the rural economy.

Policy H1 and H3 sets out a range of provisions relating to the size, type and tenure of housing to be provided through the Local Plan, including outside of the Principal Settlements (Policy H3). This will support the delivery of housing which meets the requirements of local people, supporting local economic vitality. The availability of housing for local people will also be supported by Policy H5

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<sup>11</sup> PBA (October 2012) Cotswold Economy Study

(Dwellings for Rural Workers Outside Settlements) and Policy H6 (Removal of Occupancy Conditions), which will help support the availability of housing for those working in agricultural, forestry or other land management-centred occupations. As such, these policies would be expected to have a positive effect on the rural economy in terms of providing accommodation for rural workers.

The district is a significant resource for recreation and tourism, which plays a significant role in the local economy. There are number of policies within the Local Plan which will encourage increased engagement in cultural activity by the community and promote sustainable tourism. For example, the policies relating to the protection of landscape character (EN1-6), the historic environment (EN10-13), biodiversity (EN7-9) and green infrastructure (INF7, EN2, EN3, EN4 and EN5) will conserve and enhance the key assets in the district (including relating to the AONB's Special Qualities) which draw tourists to the area, while improvements to public transport will indirectly facilitate engagement in cultural activity through increasing accessibility (INF3 and INF4). The policies for the Thames and the Severn Canal (SP3) and River Thames will also support the rejuvenation of the canal and promote the River Thames as key assets for the tourism sector and visitor economy, and the policies for Cirencester (in particular Policy S3c) presents a series of provisions for enhancing the visitor and tourism sector in the town. The policy for Lechlade-on-Thames (Policy S7) also supports proposals for a hotel or similar tourist accommodation in the town, the policy for Northleach (Policy S12) supports a series of tourism initiatives in the town, and the policy for Stow-on-the-Wold (Policy S13) supports the development of a new town museum. These policies will be reinforced by Policy EC1 (Employment Development), which seeks to 'support sustainable tourism in ways that enable the District to attract higher numbers of longer-stay visitors.' and the rural diversification policy (Policy EC5).

Other policies seek to provide for the necessary infrastructure to support sustainable tourism as well as discouraging negative impacts such as increased traffic congestion. Policy EC10 (Development of Tourist Facilities and Visitor Attractions) sets out criteria relating to the development of visitor attractions and Policy EC10 does the same for visitor accommodation. Overall there is a presumption in favour of encouraging new accommodation within existing settlements rather than open countryside and the reuse and rejuvenation of existing buildings. This will help secure the potential benefits from tourism for existing settlements.

In relation to other elements linked to the Economy and Enterprise theme, Policy EC7 (Retail) should have a positive impact on the vitality of communities by seeking to protect the vitality and viability of specific town and village centres, supported by policy and Policy EC8 (Main Town Centre Uses) which establishes criteria for development proposals for town and village centre development. INF 1 (Infrastructure Delivery) and INF2 (Social and Community Infrastructure) will also help to support the vitality of communities by securing the delivery of community infrastructure to meet local needs and securing the infrastructure investment required to support new development.

**Table 5.8 Likely significant effects and recommendations: Economy and enterprise**

<i>Likely significant effect</i>	<i>Effect dimensions</i>	<i>Recommendations / mitigation</i>
Enhancement of landscape character and other key attributes of the district will support tourism growth	Indirect, long-term, permanent and positive.	None proposed.

Increase in tourism through a well-planned approach, including provision of supporting infrastructure	Direct, long-term, permanent, positive and negative.	None proposed.
Maintain and enhance the vitality of communities by securing the delivery of community infrastructure.	Direct, long-term, permanent and positive.	None proposed.
Maintain and enhance the vitality of communities by securing supporting infrastructure as part of new development.	Direct, long-term, permanent and positive.	None proposed.
Employment in rural areas.	Direct, long-term, temporary and positive.	None proposed.

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**Part 3:**  
**What are the next steps?**

## 6. Next steps

### 6.1 Next steps for plan making / SA process

This SA Report accompanies the current consultation on the Focussed Changes for the Cotswold District Local Plan.

Once the period for representations on the Focussed Changes concludes, the main issues raised will be identified and summarised by Cotswold District Council. The Local Plan will then be submitted for Examination, alongside a statement setting out the main issues raised during the consultation. The Council will also submit the SA Report.

At Examination, the Inspector will consider representations (alongside the SA Report) before then either reporting back on the Local Plan's soundness or identifying the need for modifications. If the Inspector identifies the need for modifications to the Plan these will be prepared (and undergo SA) and then be subject to consultation (with an SA Report Addendum published alongside).

Once found to be 'sound', the Local Plan will be formally adopted by the Council. At the time of Adoption, a SA 'Statement' must be published that sets out (amongst other elements) 'the measures decided concerning monitoring'.

### 6.2 Monitoring

#### 6.2.1 Monitoring in SA

The SEA Directive states that '*member states shall monitor the significant environmental effects of the implementation of plans and programmes...in order, inter alia, to identify at an early stage unforeseen adverse effects, and to be able to undertake appropriate remedial action*' (Article 10.1). In addition, the Environmental Report (or SA Report) should provide information on a '*description of the measures envisaged concerning monitoring*' (Annex I (i)). To limit the potential burdens related to monitoring associated with the SA process, monitoring should be undertaken smartly. For this reason, the proposed monitoring framework should focus on those aspects of the environment that are likely to be negatively impacted upon, where the impact is uncertain or where particular opportunities for improvement might arise.

#### 6.2.2 Proposed monitoring programme

**Table 6.1** outlines suggestions for a monitoring programme for measuring the Local Plan's implementation in relation to the areas where the SA has identified significant opportunities for an improvement in sustainability performance to arise. It also seeks to monitor where uncertainties relating to the appraisal findings arose and suggests where monitoring is required to help ensure that the benefits of the Local Plan are achieved through the planning process.

The purpose of monitoring is to measure the significant sustainability effects of a plan, as well as to measure success against the plan's objectives. It is therefore beneficial if the monitoring strategy builds on monitoring systems which are already in place. To this end, many of the indicators of progress chosen for the SA require data that is already being routinely collected at a local level by Cotswold District Council and its partner organisations. It should also be noted that monitoring can provide useful information to inform the development of future plans and programmes, including future iterations of the Local Plan.

**Table 6.1: Proposed SA monitoring programme for the Cotswold District Local Plan**

<i>Area to be monitored</i>	<i>Indicator</i>	<i>Data source</i>	<i>Frequency of monitoring</i>
Use of land	Percentage of development taking place on previously developed land	Cotswold District Council	Annual
Loss of the best and most versatile agricultural land	Number of hectares of land classified as Grade 1, 2 or 3a land sterilised by new development	Cotswold District Council	Annual
Effect of housing, employment and infrastructure provision on greenhouse gas emissions.	Carbon footprint of Cotswold District	Cotswold District Council	Annual
Effect on the delivery of renewable energy	Renewable energy installation capacity in MW	Cotswold District Council	Annual
Effects on landscape and townscape character	Percentage of new developments which are informed by detailed characterisation studies	Cotswold District Council	Annual
Sustainable waste management	Percentage of household waste recycled	Cotswold District Council	Annual
Employment in the traditional sectors of Cotswold District's economy	Number of people employed in agriculture and tourism	Cotswold District Council	Annual
Employment in emerging sectors of Cotswold District's economy	Number of people employed in emerging economic sectors	Cotswold District Council	Annual
Car use	Proportion of people travelling to work by public transport or walking and cycling	Cotswold District Council	Annual

