



Fairford Town Council

Fairford Neighbourhood Plan 2016-2031



[reg 16 submission version]

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February 2017

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Foreword

The Localism Act 2011 introduced new powers for people to create Neighbourhood Plans. Communities now have the power to create their own plans for future development and Fairford Town Council has therefore taken this opportunity to work with the community to deliver the Fairford Neighbourhood Plan (FNP). Our partners in this venture have been Gloucestershire Rural Community Council (GRCC) and our planning consultants, rCOH Ltd.

We have been fortunate to be able to refer to earlier consultations carried out for the Fairford Health Check (2005), Fairford Horizon 2011-16 (2011) and Fairford Community Plan (2014). This information has been updated and augmented by a resident questionnaire (which was completed by around 40% of residents), a business questionnaire/meeting and discussions with residents, local clubs and societies, including open consultation days, over the past eighteen months. An independent Transport Appraisal report and a Town Centre report and workshop have been undertaken. We have also talked to planning professionals, landowners, developers, local organisations, local health professionals, neighbouring Town and Parish Councils, the District Council and the County Council. The resulting proposals are in this document.

We have had to ensure that our Neighbourhood Plan is consistent, where appropriate, with the saved policies of the 2001-11 Cotswold District Local Plan, the 2012 National Planning Policy Framework and subsequent updates and guidance notes. Once approved by the community in a referendum and endorsed ('made') by the District Council, it will become part of the development plan for the Cotswold District. The plan will direct future development at Fairford to meet the changing needs of the community over the next fifteen or so years. It indicates where and when that development should take place and what additional infrastructural and community facilities be put in place to meet the needs of these developments.

We believe that the Plan addresses all of the key issues which Fairford will face over the plan period and the introduction of the additional facilities and jobs to ensure its sustainability over the coming years. It also provides for homes suited to those in later life, growing families and those seeking lower cost homes. Provision has been made to review the plan every five years so that we can reflect changing needs over time.

Our sincere thanks go to all those who have worked so hard to bring this plan to fruition and to the whole community for the positive responses you have provided.

Malcolm Cutler, Chair, Fairford Neighbourhood Plan Steering Group

and

Cllr Jennie Sanford, Deputy-Chair, Fairford Neighbourhood Plan Steering Group and Town Mayor

List of Land Use Policies

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1. INTRODUCTION & BACKGROUND

1.1 Fairford Town Council (FTC) is preparing a Neighbourhood Plan for the area designated by the local planning authority, Cotswold District Council (CDC), on 20 November 2013, under the provisions of the Localism Act 2011 and of the Neighbourhood Planning (General) Regulations 2012. The designated area is shown in Plan A below.

1.2 The purpose of the Neighbourhood Plan is to set out a series of planning policies that will be used to determine planning applications in the area. Its policies will aim to plan for the growth of the town over the next 15 years, by ensuring that development is built in the most suitable place, protecting the special historic character of the town and of its surrounding landscape and by ensuring there are crucial improvements to local infrastructure.



Plan A: Fairford Parish Designated Neighbourhood Area

1.3 Neighbourhood plans provide local communities, like Fairford, with the chance to shape the future development of their areas. Once approved at a referendum, the Neighbourhood Plan becomes a statutory part of the development plan for the town and its policies will carry significant weight in how planning applications are decided, alongside other policies that apply across the District.

1.4 Neighbourhood plans can therefore only contain land use planning policies that can be used for this purpose. This often means that there are more important issues of interest to the local community that cannot be addressed in a Neighbourhood Plan if they are not directly related to planning.

1.5 Although there is considerable scope for the local community to decide on its planning policies, Neighbourhood Plans must meet some 'basic conditions'. These are:

- Is the Plan consistent with the National Planning Policy?
- Is the Plan consistent with local planning policy?
- Does the Plan promote the principles of sustainable development?
- Has the process of making of the plan met the requirements of the European environmental standards?

1.6 In addition, the Town Council must be able to show that it has properly consulted local people and other relevant organisations during the process of making the Plan and it has followed the 2012 Neighbourhood Planning Regulations.

1.7 These requirements will be tested by an independent examiner once the Neighbourhood Plan is finalised. If satisfied, the examiner will recommend that the plan goes to referendum of the local electorate. If a simple majority of the turnout votes for the Plan, then it becomes adopted as formal planning policy for the area.

1.8 The Town Council published a Pre-Submission version of the Plan for consultation during November 2016 – January 2017, in line with Regulation 14 of the 2012 Regulations. The comments received on that version have been considered and some changes have been made to this final version as a result. More details on this can be found in the Consultation Statement that is also part of the submission documentation.

1.9 The Town Council has also prepared a Sustainability Appraisal (incorporating a Strategic Environmental Assessment) (SA/SEA) of the Plan. A Scoping Report has been consulted on and a Draft SA/SEA Report accompanied the Pre-Submission Plan for consultation. The Final SEA Report is part of the submission documentation.

2. THE NEIGHBOURHOOD AREA

Introduction

2.1 The setting of the town, with the river running through it, the countryside interwoven into the built area and the presence of many buildings from the town's history makes Fairford one of the most beautiful towns of the Cotswolds. As the White Report says, 'This proximity of High Street and parkland is one of the town's most distinctive qualities.' All the older town is a Conservation Area and there are over 120 listed buildings. There are also three Scheduled Monuments in the Parish at Thornhill Farm (an extensive late Iron Age ranching/pastoral complex), Tanners Field (an Anglo-Saxon cemetery) and land South of Burdocks (a Bronze Age hengiform barrow mound and ring ditch). Fairford is ideally situated to offer numerous riverside and rural walks, and gives residents the ideal mix of a thriving town in a rural setting.

2.2 The Parish of Fairford currently has a population of around 4,000. The parish of Fairford consists of the town of Fairford and Horcott. For the purposes of this document, 'Fairford' should be taken to refer to the whole parish.

2.3 The town serves as a Local Service Centre for a wider rural area with the towns of Swindon, Cirencester and Lechlade some distance away. Although relatively small for a town, it benefits from a good range of local services, including a small but successful town centre, schools, health services, churches, sports facilities and many clubs and societies. Fairford is, therefore, a modern, thriving community which has been formed by long history. Its people, spirit and buildings still reflect that history, making it a very desirable place to live and work.

2.4 On the opposite side of the River Coln lies the much smaller but distinct settlement of Horcott on the edge of the Cotswold Water Park and RAF Fairford to the south east. Horcott comprises a small number of homes, an industrial estate and some recreational facilities. The other main employment areas lie on the A417 to the east of the town at the old station site and at Whelford Business Park.

A Brief History

2.5 Fairford is a unique rural settlement area dating from the meso/neolithic period. The existing settlement largely dates from the Tudor period, however, the earliest written record of Fairford is in AD 850 and it appears in the 1086 Domesday Book (VCH: Vol 7 p78 Ref 18). Fairford Mill is mentioned.

2.6 The town grew up at a crossing of the River Coln 13km east of Cirencester. Its ancient roots can clearly be seen in the layout of the roads and buildings, a web of important tracks which have developed over the centuries from Iron Age, Roman, Anglo-Saxon and medieval drove roads and salt routes. These tracks, now roads, are on the routes from Wales and the west, to Lechlade, the highest crossing place of the River Thames, and London.

2.7 By the 12th century the town was recorded as having ancient borough status and had been granted a market. It was, however, in the early 14th century that the town, positioned in an area of sheep farming, began to prosper. The late 15th century saw

a revival of its economic fortunes on the back of the wool trade, leading to a period of considerable growth.

2.8 John Tame's wealth was inherited by his son Edmund (1487-1534) who completed the work on the parish church. Most of the present fabric of the church is 15th century, but there is some 13th and 14th century work in the respond of the north arcade and the lower part of the tower. John Tame's splendid tomb still survives in the chancel of the church he had rebuilt and was later endowed with a wonderful set of late medieval stained glass windows, the only complete set still existing in any parish church in England. St Mary's Church and its windows attract an average of ten thousand visitors every year to the town, from all over the world (ref.PCC annual report 2015).

2.9 The building of Fairford Park was begun by Andrew Barker in 1661, the house being some 400 metres to the north of the town centre. The Park was further landscaped in the 1780s and two features still remain of that landscaping: the Votive Column (the Obelisk) which was a landscaping feature near the northern edge of Barker land, and the picturesque bridge to the north of the Mill Pond.



Gloucestershire Archives P141/MI/7/1 Map of the parish of Fairford 1834 NB: Horcott not shown as in Parish of Kempsford at this date.

2.10 Fairford Park was purchased by Ernest Cook in 1945 and in 1952 was formed into part of the Ernest Cook Trust, an education charity with extensive landholdings to the north of Fairford and elsewhere in the country.

2.11 RAF Fairford was established to the south of the town in 1943-44 and played a role in the airborne landings in Normandy. Post-war the airfield saw the testing flights of Concorde before becoming an important American air base, still used by the United States Air Force. It is also the venue for the annual Royal International Air Tattoo. This event is very important to the town as a tourist attraction as many personnel are needed to run the event; visitors come for the whole duration of the event and stay in local hotels, homes and camping sites.

2.12 Since 1945 there has been a steady flow of development. In the 1950s Prince Charles Road, and Queensfield; Aldsworth Close in the 1960s; 1970s saw Courtbrook, Betterton's Close, The Quarry together with Homeground Lane and Coln Gardens; Crabtree Park and St Mary's Drive were built in the 1980s; Lygon Court and The Orchard were built as retirement homes in the 1990s.

2.13 After 2000 there were a few small infill developments and it was only in 2012 that a major burst of housing altered the shape of Fairford, with the town growing by over 1/3rd in a very few years. Linden Homes and two Bloor Homes estates have been built on the western approach to the town, and Bovis has been building to the east.

2.14 The Ernest Cook Trust to the north and RAF Fairford to the south have been major influences in the development of the town encouraging east / west expansion which, in recent years, has had a detrimental effect on the richly historic, rural character of the town.

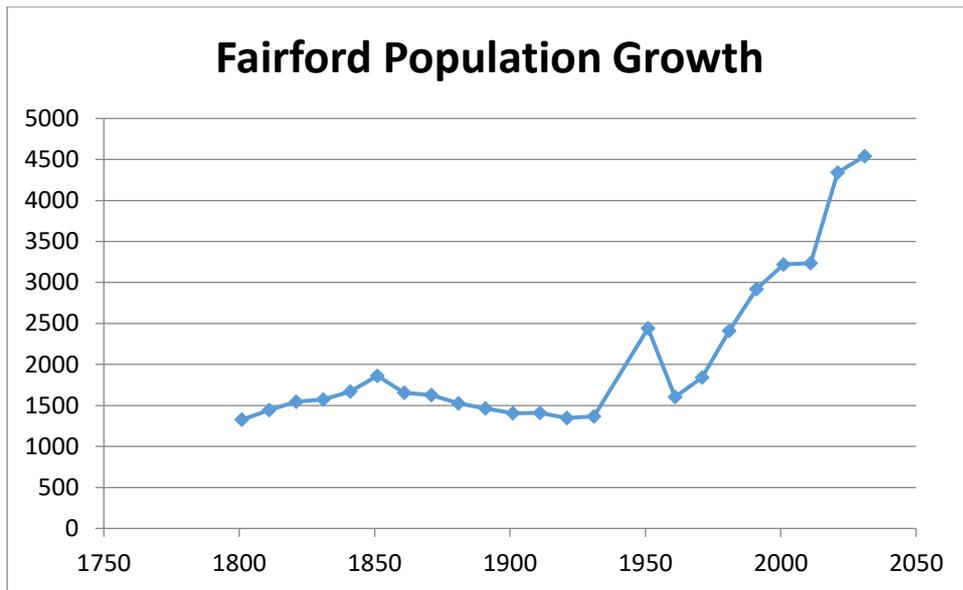
2.15 Horcott was in the parish of Kempsford, to the south, for centuries until the construction of RAF Fairford cut it off from the rest of the parish and closer links with Fairford developed. In 1987 it became part of the parish of Fairford, retaining its own ward town councillors on Fairford Town Council until 2015.



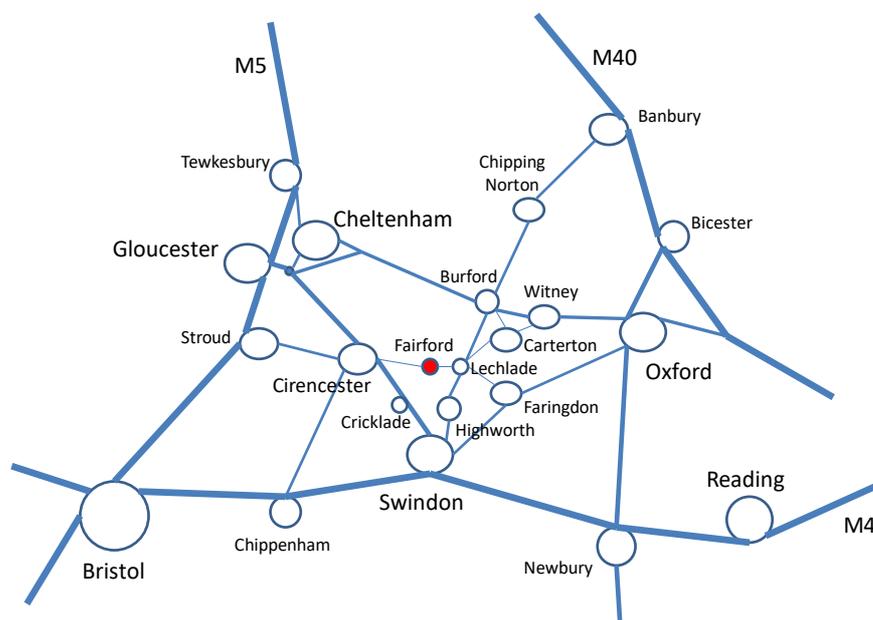
*Horcott: OS 25" Gloucestershire LII.16 (includes Fairford, Kempsford, 1877 [109728025]
Reproduced with permission of the National Library of Scotland.*

The Parish Today

2.16 The population has now grown to around 4,000 and will grow further to nearly 5000 when the major housing schemes of recent years have been completed and occupied.



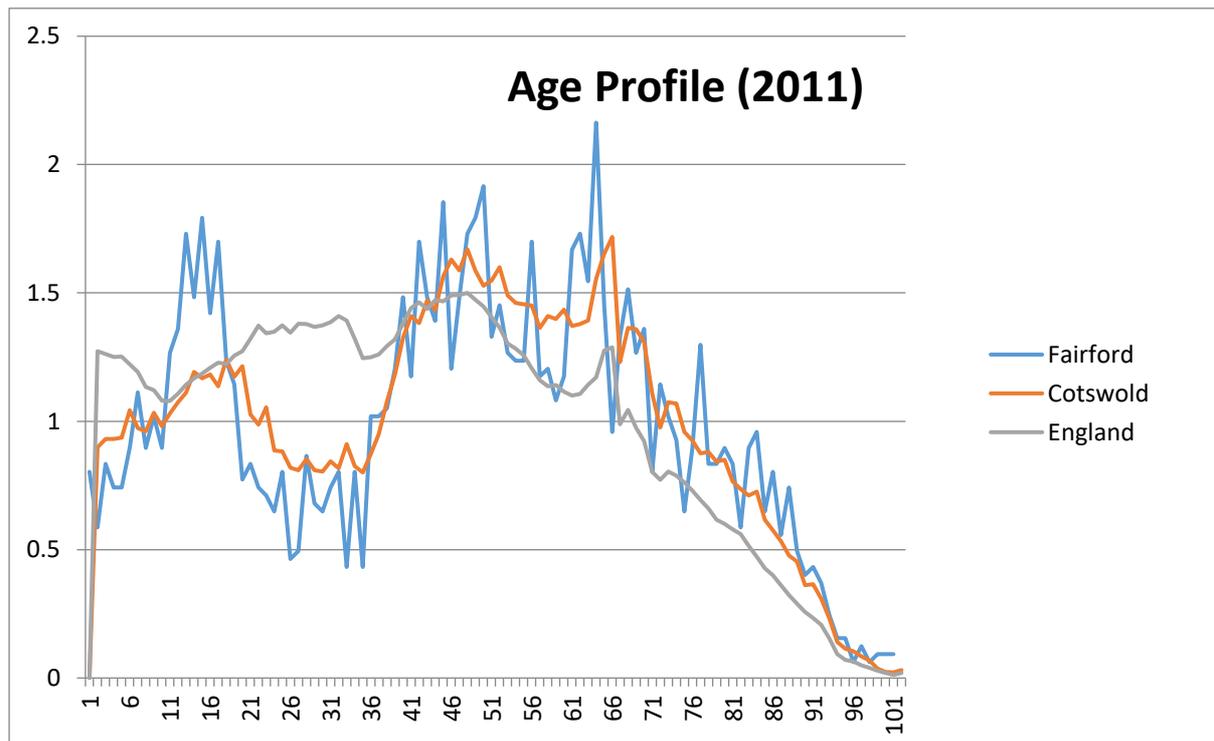
2.17 The town serves as a Local Service Centre for a wider rural area including the villages of Kempford, Whelford, Meysey Hampton, Quenington, Coln St Aldwyns, Southrop and Eastleach. The slightly smaller town of Lechlade is about 5 miles to the East, with the towns of Cirencester, Burford, Carterton, Faringdon, Highworth, Cricklade and Swindon also within 17 miles.



2.18 Although relatively small for a town, it benefits from a good range of local services, including a small but reasonably successful town centre (albeit there has been a loss of shops to residential conversions over the years and Lloyd's Bank has recently announced the closure of the only local bank branch in November 2016). Current shops/facilities include two convenience stores, a Post Office, a chemist, a butcher, a hotel, cafes, a restaurant, hairdressers, beauticians and several take-

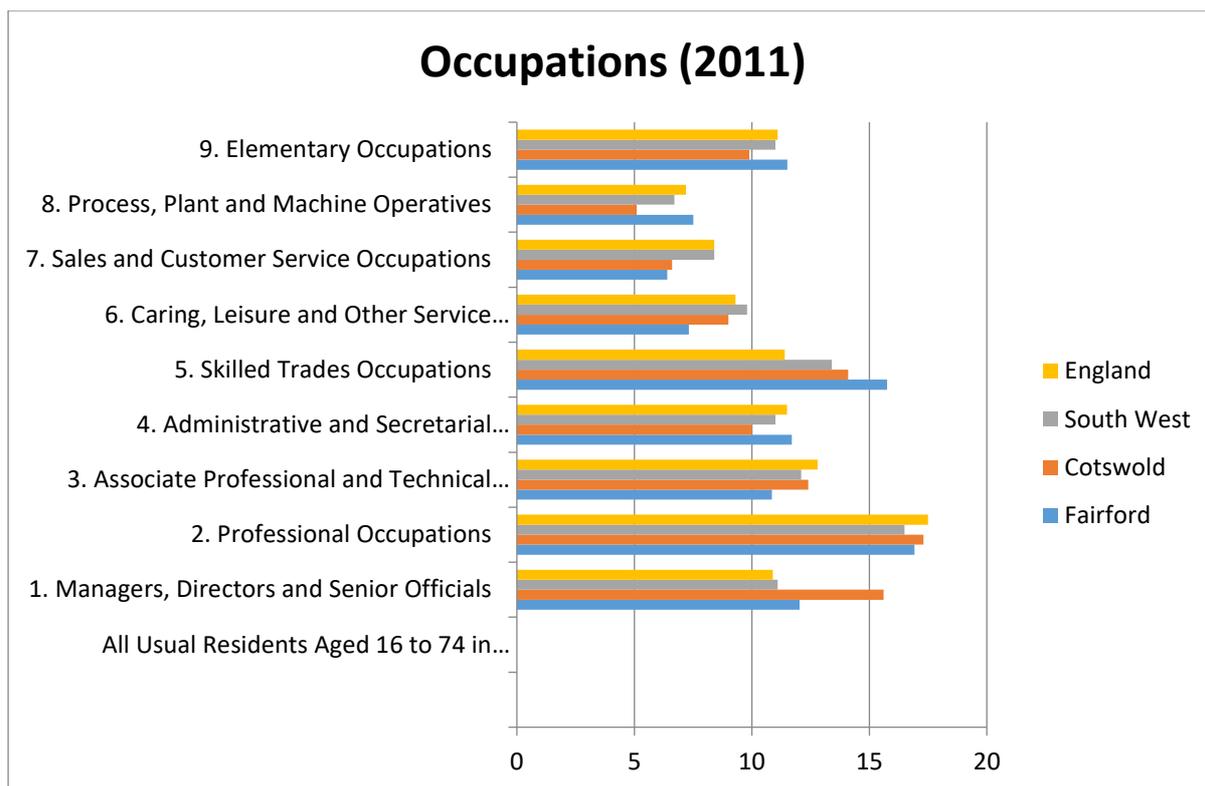
aways. There are also a Community Centre, a library/Children's Centre, Primary and Secondary schools, health services, churches, sports facilities and many clubs and societies.

2.19 Mineral extraction (mainly sand and gravel) has been an important activity in the area for a long time, but this has increased significantly since World War 2. This has led to the creation of a great number of lakes in the Cotswold Water Park, many of which are now managed for recreational and wildlife purposes, as part of restoration programmes. These now play a significant part in the area's recreation and tourism.



2.20 The age profile (2011) is generally similar to that for Cotswold District as a whole, with a higher percentage of older people than the national average. However, there are relatively more young people of Secondary school age (reflecting the presence of Farmor's School) and less in their 20s and 30s, reflecting a tendency to move away for employment as well as housing cost issues.

2.21 Comparison of employment occupations with figures for Cotswold District as a whole, shows a higher number in elementary, manual and administrative/secretarial occupations and skilled trades, and significantly fewer in higher level managerial and official roles, probably reflecting a small business focus and proximity to industrial employers in Swindon as well as the local area.



Geology, Topography and Hydrology

2.22 Fairford is situated at a crossing point in the valley of the River Coln where the limestone of the Cotswold escarpment meets the gravel beds of the Upper Thames valley. The Coln headwaters rise from the inferior oolites and then flow over great oolite, forest marble, cornbrash and oxford clay. The upper part of the catchment is predominantly permeable, absorbing much rain water which then slowly discharges into the river. Fairford is located just upstream of the boundary between the great oolites and the forest marble and cornbrash, where the great oolites become confined. Springs issue from the oolites at this point and contribute to groundwater and flow/levels at Fairford. (E.A., Report on the 2007 floods, Fairford 2008).

2.23 The floodplain around Fairford has large gravel beds and soils containing clay. Some areas have a thick bed of permeable gravel over impermeable clay, which can contribute to considerable variations in groundwater levels between dry summer and wet winter conditions, sometimes with groundwater flooding in wet seasons. Fairford also has several lakes that have been formed by gravel extraction. The flow routes into the lakes are fed by ground and surface water, and occasionally river overspill. The catchment drains to the south east where a series of interlinked lakes act as Fairford's flood reservoir. The Court Brook, a minor watercourse, runs close to the River Coln. It is usually dry except in wet seasons when it collects overflow from the river, which is then channelled into the lakes. (TW Fairford drainage strategy 2015; section 2.1). Due to the impermeable character of clay the river responds quickly to high rainfall run-off. The Coln valley is relatively steep and narrow which means that rain reaches the river very quickly. In addition, once the flood waters from the rainfall move downstream of Fairford, they are very likely to be followed by additional waters from the permeable section of the catchment upstream.

2.24 The town is located in the lower part of the catchment and in addition to local run-off it has to cope with headwaters from the upper catchment. The narrow floodplain in the upper catchment widens at Fairford, posing significant risk of flooding, and, as Fairford is surrounded by hills, the run-off rate is very high. Catchment shape influences the speed at which the run-off reaches a river. The River Coln catchment is very long and narrow and therefore slow to drain and water levels stay high for a long time. This is very typical for the Fairford area. Size helps to determine the amount of water reaching the river, as the larger the catchment the greater the potential for flooding. The Coln catchment is 130km² and has no major tributaries. Land use contributes to the volume of water reaching the river. The flood plain at Fairford is significantly urbanized and rainfall on roofs, pavements and roads is collected by the Coln with almost no absorption into the ground. (E.A., Report on the 2007 floods, Fairford 2008; section 1.3.3)

2.25 Extended periods of wet weather result in lower than average soil moisture deficit (SMD) - a measure of the saturation of the soil. This means that less rainfall is needed for the soils to become fully saturated, increasing the potential for flooding. A wetter than average winter leads to higher than average groundwater recharge rates – that is ground water contributes additional water to the lakes and rivers. Areas with gravel beds over a clay base will drain quickly in dry seasons when the SMD is high, but will fill up from the base in wet seasons, causing the groundwater level to rise rapidly. This gives rise to the winterbourne streams which are characteristic of the area. Groundwater levels can respond at very different time scales to rainfall, depending on the geology. Rain falling on the oolites in the Coln catchment takes very little time to percolate through to the aquifer, meaning levels respond quickly to any substantial rainfall. (GCC Groundwater Intermediate Assessment – South Cotswold).

2.26 All the above factors contribute to flood risk, and when there is high intensity and volume of rainfall, rapid run off inundates ditches, rivers, sewers, highway drains and highways and is likely to cause flooding. There is evidence of swales and drainage ditches from very ancient times; water management has always been and remains a very important issue for Fairford.

2.27 In 2013-14 the Environment Agency installed various flood alleviation measures to avoid a repeat of the 2007 flooding. However, these only addressed riparian flooding from River Coln. Flooding from highways and surface water was not addressed and has continued to be an issue every year. The extensive new housing development will only exacerbate the problem. A full hydrological / hydrogeological study is required to assess the current flood risks. In the absence of such a study the best strategy for Fairford is to plan all future development away from the flood plain and areas subject to groundwater flooding.

2.28 The flood plain is our most important asset in managing flood risk and should be safe-guarded from inappropriate development. Maintaining, and in some places enhancing, the capacity of the natural flood plain to retain water, combined with maintaining conveyance of watercourses in urban areas will reduce the risk of flooding and benefit the natural environment.

3. THE PLANNING POLICY CONTEXT

3.1 The Neighbourhood Area lies within Cotswold District in the County of Gloucestershire.

3.2 The National Planning Policy Framework (NPPF) published by the Government in 2012 is an important guide in the preparation of local plans and neighbourhood plans. The Neighbourhood Plan must demonstrate that it is consistent with the provisions of the NPPF. The following paragraphs of the NPPF are considered especially relevant:

- Supporting a prosperous rural economy (paragraph 28).
- Good design (paragraph 58).
- Protecting healthy communities (paragraph 70).
- Protecting local green spaces (paragraph 76).
- Conserving and enhancing the natural environment (paragraph 109).
- Conserving and enhancing the historic environment (paragraph 126).
- Neighbourhood planning (paragraph 185).
- Ensuring the vitality of town centres (paragraph 23).
- Meeting the challenge of climate change, flooding ... (paragraph 100-103).

3.3 The Neighbourhood Plan must also be able to show that its policies are in general conformity with the strategic policies of the development plan, which currently comprises saved policies of the Cotswold District Local Plan 2001 – 2011, of the Gloucestershire Minerals Local Plan 1997 – 2006 and of the Gloucestershire Waste Core Strategy 2012 - 2027. Although the first two documents are in the process of being replaced, it is not expected that either will have been adopted before the examination and referendum of the Fairford Neighbourhood Plan (FNP). The Core Strategy remains up-to-date.

3.4 In which case, the FNP policies will have regard to the relevant saved policies of the adopted plans and will be informed by the relevant strategies, policies and evidence base of the new plans, i.e. the Cotswold District Local Plan to 2031 and the Gloucestershire Minerals Local Plan to 2030. The new Local Plan is currently at its Regulation 19 consultation stage. The new Minerals Local Plan is currently being prepared for pre submission consultation. Both plans are therefore expected to be adopted within the next year.

3.5 The adopted Local Plan contains a number of saved policies (see below) that will be relevant to the FNP, notably those on protecting the natural environment, on protecting heritage, on development inside and outside of defined development boundaries, and on promoting rural economic development and good design. The Policies Map (see Plan B) shows the development boundary and areas of protected open space, a special landscape area, the conservation area and the town centre boundary. A large part of the southern half of the Parish, including Horcott, are shown as lying within the Cotswold Water Park area (Policy UT2) and subject to constraints as settlements to be protected from the other leisure and tourism policies promoted for the Water Park.

3.6 Fairford is defined as a Principal Settlement in the district and has a development boundary (Policy 18), but the remainder of the plan proposals for the town are now well out of date. The strategy envisaged for the town in 2001 has been very much

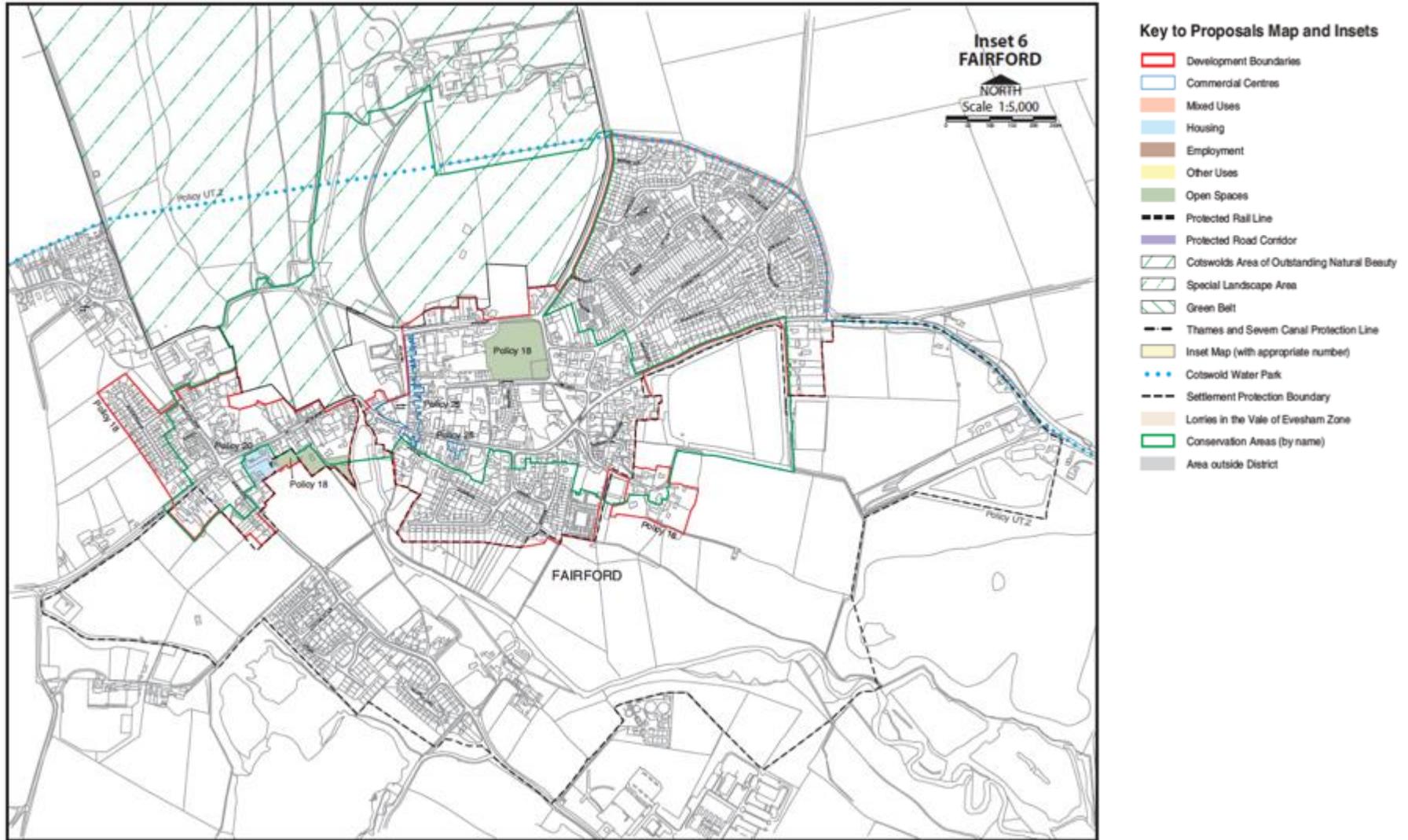
different, with very significant levels of housing growth in the last decade and especially since 2012.

The Cotswold District Local Plan (CDLP)

3.7 As the Neighbourhood Plan may be examined prior to the adoption of the emerging Local Plan, it needs to be in conformity with the strategic 'saved policies' of the adopted CDLP. Those that have a specific relevance to Fairford and these are listed below:

- Policy 15: Conservation Areas – including managing development affecting the Fairford Conservation Area, which covers a large part of the town
- Policies 18 and 19: Development Boundaries – defining Fairford as a Principal Settlement and defining a boundary to distinguish the built up area from the surrounding countryside for managing development proposals
- Policy 24: Employment Uses – protecting existing employment uses from unnecessary loss and managing proposals for new uses
- Policy 25: Vitality and Viability of Settlements – defining a commercial centre at Fairford town centre for managing a healthy mix of town centres uses
- Policy 26: Tourism – managing proposals for hotel and other types of accommodation and the development of visitor attractions
- Policy 32: Community Facilities – protecting existing facilities from unnecessary loss and encouraging their improvement
- Policy 42: Cotswold District Design Code – requiring proposals to have regard to the Code's design guidance





Plan B: Cotswold District Local Plan 2006 Proposals Map: Fairford Extract

The Emerging Cotswold Local Plan 2016

3.8 In June 2016, the District Council published its Submission Draft Local Plan 2011 – 2031. Following earlier consultation, this draft presents the development strategy for the district, and the district's proposed site allocations, as well as planning policies. A submission draft of this plan will be published in early 2017, and will proceed to examination. Upon its adoption, its policies will provide part of the framework, within which the general conformity of the FNP with the development plan will be assessed. Relevant policies include:

- Policies DS2 & DS3: Development Boundaries – to update the current defined development boundaries with the same intent.
- Policy SA1: Infrastructure Delivery Cotswolds principal settlements
- Policy H1 & H2: Housing Mix & Tenure and Affordable Housing – requiring schemes to provide a mix of types and tenures
- Policy EC1: Existing Employment Sites – allowing for the managed expansion of existing facilities and protecting against their unnecessary loss
- Policy EC2: Safeguarding employment sites
- Policy EC3: Employment Generating Uses – offering qualified support for new employment uses in Principal Settlements like Fairford
- Policies EC7 & EC8: Town Centres and Uses – defining Fairford as a 'Key Local Service Centre' to encourage the provision of new local shops and to manage the mix of retail and other uses.
- Policy D1: Design – requiring proposals to have regard to the new Cotswold Design Code
- Policy EN1: Historic & Natural Environment – including managing development in the Cotswold Area of Outstanding Natural Beauty
- Policy EN2, EN3 & EN4: Landscape in the Cotswold principle areas
- Policy EN8: Designated Heritage Assets – Conservation Areas
- Policy EN10: Non-Designated Heritage Assets
- Policy INF2: Social and Community Infrastructure
- Policy INF7: Green Infrastructure
- Policy INF8: Managing Flood Risk

3.9 The most important policy is S5 specifically on Fairford (see below). It proposes two site allocations – at Milton Farm and Faulkners Close – for a total of 77 homes, as well as protecting the town's key employment sites and setting out a series of local infrastructure projects. It also requires that development schemes contribute to the delivery of infrastructure projects across the South Cotswolds Sub-Area set out in its Policy SA1. Those projects contain only one specifically in Fairford - improvements to the junction of the A417 and Whelford Road. However, this does not preclude other projects being funded by either S106 or CiL in the future.

3.10 The Town Council strongly disagrees with elements of both policies S5 and SA1. It considers that the proposed housing allocations of Policy S5 do not provide any means to directly address the need for improvements in local infrastructure, compared to the available alternatives. And Policy SA1 contains only one proposed local infrastructure project in the town and fails to recognise the effects that the rapid and major growth of the town in the last few years have already had are very likely to have on local infrastructure and the character of the town. The two alternative approaches are compared and contrasted in the Draft SA/SEA report.

3.11 The Town Council hopes that the District Council will be persuaded by the proposals of the Neighbourhood Plan and will agree to adopting a different approach to plan making for the town in its submitted Local Plan in due course. There is no need for the Local Plan to duplicate the Neighbourhood Plan in making non-strategic housing site allocations (and the NPPF and PGG discourage this). At the very least, the Town Council expects the housing allocations of Policy S5 are deleted and are replaced by the provisions of the Neighbourhood Plan.

Policy S5

FAIRFORD

Housing

Allocated housing development sites:

- F_35B Land behind Milton Farm and Bettertons Close (49 dwellings); and
- F_44 Land to rear of Faulkner Close, Horcott (28 dwellings)

Employment

Protected existing employment sites:

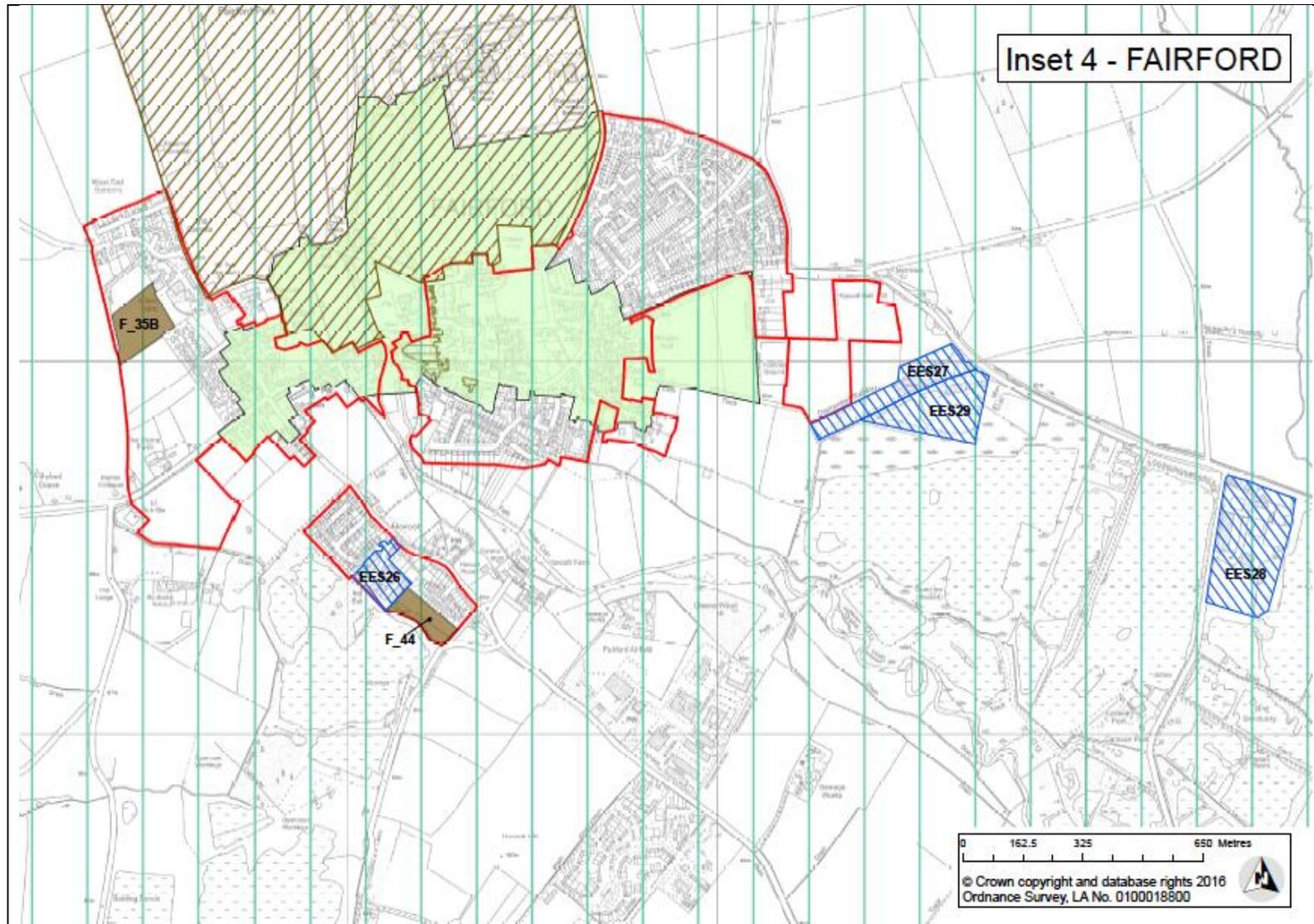
- Horcott Industrial Estate (EES26);
- London Road (EES27);
- Whelford Lane Industrial Estate (EES28); and
- New Chapel Electronics (EES29).

Infrastructure

The route for the multi-use path from Fairford to Lechlade along the line of the former railway will be safeguarded and, as part of any development proposal, contributions will be sought for the improvement of this link.

Once contributions to delivery of infrastructure required in the South Cotswolds Sub Area (Policy SA1) have been made, development proposals will, subject to viability, be expected to help deliver or make appropriate contributions towards:

- a. Improvements to the provision of footpath and cycle links between Fairford and the riverside, the Cotswold Water Park and canal route;
- b. The provision of suitable land for allotments; and
- c. The provision of suitable land for a burial ground.



Plan C: Cotswold District Submission Draft Local Plan 2016 Proposals Map: Fairford Extract

4. COMMUNITY VIEWS

4.1 The FNP is based upon the results of wide consultation with the local community. This process has included leaflets, meetings, workshops, questionnaires, discussions and public consultation drop-in days, and there have been invitations throughout to participate and to make comments.

Background

4.2 There have been three previous consultations resulting in the comprehensive Fairford Health Check (2005), Fairford Horizon 2011-16 (2011) and Fairford Community Plan (2014).

4.3 The first stage was to identify the issues - all known community organisations were consulted, and a letter was delivered to every household in Fairford raising awareness of the FNP and its purpose and inviting their participation. A website was set up,

www.fairfordneighbourhoodplan.org.uk

aiming to attract, inform and invoke response, and an email address and mobile phone number were provided for contact. Working groups were then set up,

rationalised into four groups – Housing; Infrastructure and Environment (including Heritage); Business and Employment, and Community Services and Facilities. There was a general invitation for anyone interested to join any of the groups. An independent Transport Appraisal report and a Town Centre report and workshop were commissioned. Evidence gathering and research into existing conditions continued and there was a display about the aims and activities of the steering group at the Fairford Festival.



4.4 In the second stage - a six-page questionnaire (31 questions) was prepared, with help from GRCC, and this was delivered to every household within the parish boundary. It was also put onto the website and people encouraged to reply online. The response was very good - 645 in total, including around 60 online (just over 40% of households). After discussions with business and tradespeople a separate business questionnaire was produced and businesses, tradespeople and retailers invited to participate. Thames Water held a drop-in day to get feedback on sewage flooding problems and at the event there was a display about the Neighbourhood Plan with hand-out leaflets. GRCC also carried out community facility audits and an assessment of future infrastructure needs. GRCC collated the responses of the questionnaire using specialist software. This identified key themes regarding what people want, and their concerns. Bearing these in mind, and after discussions with planning professionals, landowners, developers, local organisations, health

professionals, schools, neighbouring Town and Parish Councils, the District Council and the County Council, various sites were considered and plans and options drawn up.

4.5 In the third stage - wide publicity was given to two public consultation days held on Sunday 18th and Thursday 22nd September. People were invited to come and see the proposals and give us their opinion. Maps and plans were displayed and options presented. Members of the team were present to explain and answer questions. The attendance was good - 330 visitors over the two days and nearly 90 comment sheets completed.



4.6 The key findings from public consultation were:

- **Strengths of the Town** - Community spirit, attractive historic market town, rural feel and access to countryside, green spaces, river and lakeside areas.
- **Problems** - River, surface water and sewer flooding. Traffic congestion and HGV's on A417 and in town centre. Dangerous road junctions. Parking, especially in Market Place, London Road and at Doctor's Surgery. Town has grown too quickly and infrastructure has not kept up causing pressure on public services e.g. schools and surgery. Poor public transport with bus services decreasing. Lack of facilities for young people. Loss of shops.
- **Concerns** - Keeping Fairford green, protecting the heritage, improving infrastructure especially sewage system. Reserving areas with high groundwater for water storage. Protection from inappropriate development proposals.
- **Support** - for FNP policy recommending future new housing developments to be built off Leafield Road. Facilities to encourage new employment/businesses. Improvements to the town centre, to walks and Public Rights Of Way. Provision of safe routes to school.

Themes identified at the consultations

4.7 The following themes were identified during the consultations:

- The impact of the recent/current major expansion of housing in the Parish.
- Residual flood risks (following the 2007 floods and the flood alleviation scheme) - including the possibility of more extreme flood events due to climate change.
- Issues with the sewer system capacity and suspected surface/ground water infiltration, exacerbated by the additional housing development.
- Increases in traffic and congestion on the narrow road through the town, exacerbated by the new housing and Cotswold Water Park tourist developments.
- Further loss of shops and services.
- Surgery waiting times, parking.
- School place availability, especially in the primary school.

Key issues identified that the FNP will address

4.8 The FNP has identified the following key issues that this Plan will seek to address:

- The population of Fairford will have increased by around 1/3 since 2012 which has created a strain on all aspects of local infrastructure including schools and health services, which will need addressing by increasing school places, developing the right housing mix and protecting community facilities.
- The geographical setting of Fairford is unique in the Cotswolds, situated as it is in the Coln Valley river basin with high ground water levels, which require consideration when placing development within the town. Traffic has increased because of the rise in population in the town as has congestion particularly on the very constrained A417.
- The historical setting of Fairford with parkland and green spaces interwoven into the town and the mix of buildings from six centuries is unique within the area and greatly valued by residents.
- Fairford has a population age profile that is relatively elderly but distinctive from other areas in the Cotswold in that the population has more teens and fewer people in their 20s & 30s. There is also a considerable number of younger people living in Fairford who are unable to buy a house.
- Fairford has increased in size but must offer better employment opportunities as well as enhancing the attractiveness of the town centre shops and services to encourage use by current residents and visitors and remain sustainable. Currently the rate of commuting out of the town for work is high which adds to traffic movement.



5. OBJECTIVES, VISION AND POLICIES

5.1 The issues outlined above will be addressed by the following objectives.

- Ensuring infrastructure and services are in place as a pre-requisite of development including: schools, transport links, health services, community facilities and communication - broadband, mobile phone signal.
- Ensuring that new housing and business developments are designed appropriately, have robust sewer and drainage systems and are positioned reasonably close to local schools, shops/services and in areas of low flood risk.
- Ensuring that development seeks to enhance and protect the existing natural environment and historical setting of Fairford.
- Ensuring that developments provide the right housing mix for the existing and projected future demographic in Fairford.
- Improving local employment opportunities and the attractiveness of the town centre, range of shops/services and sports/culture facilities.

Vision

5.2 As a result of addressing these issues, the vision of Fairford in 2031 is:

“Fairford has become an example as to how, with good forward planning and cooperation between planners, developers and the local community, the sustainable development of an historic market town can be achieved for the benefits of both existing and new residents.

New houses are being erected on a planned forward schedule which recognises local housing need and design and are positioned where they complement the town and are close to services. An upgraded sewage treatment works and pumping station has ensured that adequate infrastructural services are in place to support this housing growth. Revised speed/weight limits have been put in place on the A417 which, together with better signage to and upgrading of the Eastern Spine Road, have led to reduced traffic disruption and improved safety, especially by limiting the number of HGVs transiting through the town. The new primary school, and access road to the school site, have made the Leafield Road development very popular with young families.

The Market Square and High Street have been modified to include an expanded ‘pedestrian only’ area in front of the Bull Hotel which is now used not only by the weekly market, but by community groups and a growing café culture. The re-designated parking areas on the northern section of the High Street and an enlarged free car park have also improved parking availability and it is now safer to cross at the southern end of the High Street/Market Place following the redesign of this area. These relatively low cost changes have made the Town Centre more attractive for local residents and visitors, resulting in more people shopping and spending time in Fairford, with the consequent introduction of more shops and services.

Following the active marketing by the Fairford Town Council of Fairford’s opportunities for small business development, new business facilities have been

introduced on the Whelford Road industrial site and at the more central business office centre. Coordination with local landowners and university has also resulted in the promotion of Fairford as a rural skills centre.

Fairford's large number of active societies and clubs catering for more mature residents have continued to grow, but the improved sports facilities, including the upgraded cricket, rugby and football clubs and the introduction of more youth facilities at the Palmer Hall and Community Centres, has widened its appeal to families. Through the protection given to Fairford's historical buildings, green spaces and landscape, and the upgrading of country walks/cycle paths into and around the Cotswold Water Park, including the new foot/cycle path to Lechlade along the old railway line, Fairford has greatly increased its attractiveness for both residents and visitors."

The way in which this vision will be achieved is set out in the policies below.

Land Use Planning Policies

The policies are grouped under the following headings:

- Improving our social infrastructure
- Improving our utilities & transport infrastructure
- Protecting our local environment
- Meeting our housing need
- Growing our local economy

5.3 Land use policies are used to determine planning applications made for development proposals. They can establish the principles for retaining or changing the use of land in settlements and in the countryside. They can also set out the conditions against which development proposals will be judged in terms of their design, access etc.

5.4 The purpose of these policies is to either encourage planning applications to be made for things the local community wants to see happen or to discourage applications for developments that they do not want to happen. Policies must be clearly written so they can be easily applied when considering planning applications.

5.5 The Plan deliberately avoids repeating existing national or local planning policies. The proposed policies, therefore, focus on a relatively small number of key development issues in the area. For all other planning matters, the national and local policies of other planning documents will continue to be used.

5.6 Set out below are the proposed policies of the Plan. Each policy has a number and title and the policy itself is written in bold italics for ease of reference. There is also a short statement explaining the intention of the policy and any other relevant background information. At the end of this document is the Policies Map – where a policy refers to a specific site or area then it is shown on the Map.

FNP1 THE FAIRFORD AND HORCOTT DEVELOPMENT BOUNDARIES

The Neighbourhood Plan defines Development Boundaries at Fairford and Horcott, as shown on the Policies Map, for the purpose of applying other development plan policies relating to appropriate development within the built up area and in the countryside.

5.7 This policy defines the development boundaries at Fairford and Horcott, to enable the application of the relevant settlement and countryside policies of the Local Plan in this area (notably policies DS1 and DS2 of the CDLP).

5.8 The boundaries have been drawn to reflect the existing urban edge and the consented schemes of the last few years that have not yet been built out. It also makes provision for the site allocations of the Neighbourhood Plan.

5.9 The policy will have the effect of focussing future housing and economic development on the existing urban area, where there will continue to be opportunities for appropriate infill and redevelopment over the plan period. The CDLP countryside policies do not rule out development outside settlements, but they do seek to confine proposals that are either necessary or especially suited to a countryside location. Other policies of the Neighbourhood Plan make provision for growing the town in the right place and at the right time, so the mistakes of the past in terms of lagging infrastructure investment are not repeated.



FNP2 CREATING NEW COMMUNITY FACILITIES ON LONDON ROAD

The Neighbourhood Plan allocates land off London Road, as shown on the Policies Map, for community uses. Proposals for new buildings and ancillary structures will be supported, provided they are well designed to meet the needs of the local community and make proper provision for on-site car parking.

5.10 This policy allocates land as part of the large housing scheme being built on London Road to enable an expansion of local community facilities to meet the increasing demands of the growing population. Provision has been made in the planning consent for the adjoining Keble Fields (Bovis) housing scheme for this proposal as a condition of the scheme. The policy is intended to reinforce the proposal, as it has not yet been implemented.

5.11 Although there are no specific plans, the local community considers it important that the Plan secures land now to enable future expansion of a number of different types of community, sports, recreation or leisure facility in the town.

5.12 The original intention was to provide a new doctor's surgery together with associated parking capacity. However, there are issues with the ownership of the existing surgery at Keble Lawns, the additional travelling distance for residents in Fairford and the likelihood that under NHS funding principles a move to the new site would require a rationalisation of health facilities in the area and potential loss of the existing surgeries at both Fairford and Lechlade.

5.13 The alternative would be to utilise this land for a new community building, maybe with facilities for youth.

FNP3 BUILDING NEW RETIREMENT HOMES & A CAR PARK AT EAST END

The Neighbourhood Plan allocates land at East End, as shown on the Policies Map, for a mix of residential and car parking uses.

Proposals for a housing development will be supported, provided:

- i. the scheme delivers, prior to the occupation of more than three dwellings, a car park for surgery use with a minimum of 20 spaces and pedestrian access to the public footpath leading to the surgery;***
- ii. the housing scheme comprises up to 10 dwellings, with a mix of retirement flats and lifetime home compliant 1.5 storey dwellings; and***
- iii. a new vehicular access is made from East End with the demolition of the existing dwelling;***
- iv. any developments must deal satisfactorily with issues of surface and groundwater without increasing flooding risks elsewhere; and***
- v. design, scale and layout are appropriate to the location in the Conservation Area.***

5.14 This policy allocates land at East End for a development scheme to serve two purposes: to deliver a car park for surgery use, to help serve users of the nearby health centre and to deliver new retirement homes to meet local housing needs.

5.15 The health centre is increasingly popular, as it serves the growing population of the town and smaller villages around Fairford. Although this is within the town, which will encourage some to walk, the location of major new housing schemes on the edges of the town, will result in many residents having to drive to the centre. The present car parking facilities are 'woefully' inadequate to accommodate this level of demand and East End is not well designed for on-street car parking.

5.16 To resolve this situation, the Town Council has identified a plot of vacant land at the end of East End, from which direct access can be achieved by footpath to the health centre. Although currently outside the development boundary, this privately-owned site is bounded on three sides by existing development and is therefore capable of a small housing scheme that will facilitate the delivery of the car park, preferably for doctors and surgery staff. Given the demand for retirement homes in the town, it is considered this form of housing on a site close to the town centre and other services is more appropriate than other forms of open market and affordable housing.

5.17 The site lies within the Conservation Area, is adjacent to the grounds of Morgan Hall (grade II listed), although screened by established trees, and is in an area known to be at high risk of groundwater flooding. The policy therefore also requires that the scheme specifically addresses these matters in terms of its design. The policy makes it a requirement that the car park must be delivered by the scheme before more than three dwellings on the site are occupied.

FNP4 PROVIDING A NEW BURIAL GROUND

Proposals for a new burial ground will be supported, provided:

- i. any ancillary buildings and structures are kept to a minimum for the operations of the use and are designed to minimise their effects on the landscape; and***
- ii. they provide sufficient off-street car parking spaces.***
- iii. The location is suitable in terms of ground condition and flood risk***

5.18 This policy allocates land to increase the capacity of local burial facilities. The existing burial ground has very little remaining capacity.

5.19 The need for a new burial ground has been recognised for some time and is supported by both the Fairford Community Plan and the emerging Local Plan.

FNP5 MAINTAINING VIABLE COMMUNITY FACILITIES

The Neighbourhood Plan identifies the following land and buildings as community facilities:

- i. Fairford Community Centre**
- ii. Palmer Hall**
- iii. Fairford Library**
- iv. The Fairford Town Football Club ground and adjacent practice playing field**
- v. Fairford Bowling Club**
- vi. Fairford Cricket Club Ground**
- vii. The Fairford Junior Rugby Club pitches**
- viii. Fairford Youth Football Club pitches**
- ix. Fairford Tennis Club**

Proposals to improve the viability of a community facility, by way of the extension or partial redevelopment of existing buildings, will be supported, provided that the scheme does not have a harmful impact on the street scene, and that any resulting increase in use will not harm the amenity of neighbouring properties.

Proposals that will result in either the loss of, or significant harm to a facility listed above will be resisted, unless it can be clearly demonstrated that the operation of the facility, or the ongoing delivery of the community value of the facility, is no longer financially viable.

5.20 This policy acknowledges the invaluable role that the existing community facilities in the town play in community life. On the one hand, therefore, it seeks to protect them from unnecessary loss or from proposals that will undermine their function. On the other, it encourages proposals that will enable them to remain viable, modern facilities to meet changing community needs. Should a facility be constrained as a heritage asset, for example, then the relevant policies of the development plan will continue to apply. But this policy is intended to allow for the community benefits of a proposal to carry weight in the planning balance.



Fairford Community Centre

5.21 As part owners of Fairford Community Centre, with St. Mary's Church, the Town Council has a responsibility for maintaining the fabric of the building, and wishes to ensure its long-term success for community activities. Part of the building serves as

Council and Parish offices, and part provides Village Hall facilities. Fairford Community Centre Ltd., a registered charity, manages the lettable space in the building for community activities with special regard to the needs of the young, the elderly, the disadvantaged and the disabled. A Management Committee has been appointed to supervise maintenance of the fabric of the building and allocate costs between users and includes Town Council and Church representatives. However, the building is Grade 2 listed and it is important that the Council remains prepared for exceptional maintenance costs.

Palmer Hall

5.22 Fairford has a second community hall, the Palmer Hall, which includes a small stage for theatrical productions, and is run by a committee. It is not a new building, and does require regular upkeep and improvement. Fairford Town Council, as Custodian Trustees, has regularly provided grants to the Palmer Hall and will continue to do so for appropriate projects.

Fairford Library (including Children's Centre)

5.23 It has a well-stocked library containing audio, video and books. Computers are available with internet access and computer buddies to help with the inexperienced operators. Free public Wi Fi. Story Time, Baby Bounce and Rhyme, Bookstart, Home Library Service and Home Club are the facilities which the library provides.

Community Sports Facilities

5.24 Fairford is well served by community sports facilities all of which play an integral part in retaining the viability of the town as an attractive place to live and work.

Fairford Town Football Club: The club consists of a clubhouse and 2 pitches off Cinder Lane to the East of Fairford town. The Clubhouse comprises: two bars (main bar and tea-bar), function hall including stage and skittle alley, home and away changing rooms, match and female officials room, boardroom.

Bowling Club at East End. Formed in 1914 Fairford Bowling Club has a six-rink outdoor green, two rink indoor surface, licensed bar with dance floor and large indoor viewing area that can be adapted into a large dining/function hall.

Fairford Cricket Club: The site consists of a pavilion and one cricket pitch. The club was formed in 1889, and is known to be one of the oldest in the county. There are two Saturday league sides: one playing in Division Four of the Gloucestershire County Cricket League (GCCCL); the other competing in Division Three of the Cotswold District Cricket Association (CDCA) Cricket League. They also have a Friendly XI playing on Sunday afternoons.

Fairford Rugby Club: The Fairford Rugby Club shares the clubhouse of Fairford Cricket Club. The Senior Rugby team play on the Coln House School pitches and the junior teams now have their own pitches off Leafield Road on Ernest Cook Trust land. This pitch was new in 2015.

Fairford Town Youth Football Club. The club was founded in 1976 and its purpose is to provide and promote the playing of football for young people aged between 6-18, and girls under 13 of Fairford and the surrounding towns and villages. Efforts to improve the facilities, equipment and quality of coaching are ongoing. All coaches are qualified to a minimum of FA coaching level 1, are first aid trained, qualified in the

safeguarding of children and all managers and coaches have an enhanced CRB check. The club is a FA Charter Standard Development Club.

Fairford Tennis Club: The site consists of two outdoor floodlit hard tennis courts and a small wooden clubhouse. There is no onsite parking provided. The club is open to players of all ages and abilities and has just under 150 members. There is a varied offer of activities including social tennis, coaching, competitive league team tennis and a summer tournament.

IMPROVING OUR UTILITIES & TRANSPORT INFRASTRUCTURE

FNP6 MANAGING FLOOD RISK

Proposals to develop land defined by the Environment Agency as lying within either Flood Zone 2 or 3, or in areas of Flood Zone that have flooding from sources other than fluvial e.g. groundwater or surface water, will be resisted.

Land in Flood Zone 1 that has high groundwater levels and holds large amounts of water in wet seasons will be safeguarded for water storage purposes. Proposals for development of this land will only be supported if they are compatible with, and do not compromise, this function.

Proposals in other Flood Zone 1 areas will be supported provided they include appropriate measures to address surface and ground water issues (which are specific to the area) and can demonstrate, using calculations based on the highest recorded groundwater levels for the area, that flooding risks (including sewer flooding) are not increased elsewhere.

5.25 This policy is intended to manage all types of flood risk, to which the town is especially vulnerable, given its location and geology. In the Neighbourhood Survey, 88% of local people were concerned about the risk of flooding and 91% of respondents were concerned about overloaded sewers. There is therefore a strong expectation that the Neighbourhood Plan will require future development proposals to have greater regard to the individual and cumulative impacts of these.

5.26 High ground water levels are frequently experienced in parts of Fairford (as indicated by ground water flood risk maps). The water table is known to be significantly variable and close to (or above) the surface in wet seasons which means that pluvial/surface water cannot be dealt with by soak-away methods and the consequential run-off is likely to exacerbate flood risk elsewhere.

5.27 The natural floodplains of river valleys and minor watercourses are important features in terms of flood risk management. Future development sites should be guided away from these areas using the Sequential Test, in line with recommended policies, and should be safeguarded for the future. Development in these areas would have detrimental effect on flood risk in the immediate vicinity and downstream, by displacing groundwater, and/or causing surface water to run-off onto neighbouring properties instead of soaking into the ground.

5.28 Maximum ground water levels should therefore be considered for all developments and sufficient attenuation storage capacity provided and

appropriately managed. This could include the management of levels and flows in and out of lakes at Horcott and to the south-east of Fairford.

FNP7 INVESTING IN UTILITIES INFRASTRUCTURE IMPROVEMENTS

Development proposals must demonstrate that they include provisions which ensure any additional capacity required of the local utilities infrastructure will be delivered in time to service the development.

Houses must not be occupied until it can be demonstrated that the sewage system has adequate capacity to accommodate the additional flow generated by the development.

5.29 Fairford Town Council has been concerned for several years that further development would lead to overloading of existing sewage infrastructure, since the population for the catchment has already exceeded the design horizon of the 2006 upgrade. Ground and surface water ingress into the foul sewers adds to the problem, leading to sewage overspill in storm conditions and flooding of properties following prolonged and heavy rainfall.

The provider, Thames Water, has acknowledged the problems of sewer and surface water flooding and is working on a drainage strategy for Fairford. Stage 1 of this Fairford Drainage Strategy called Initialise/Prepare, Published in 2016, states:

"In recent years, the foul sewerage system in Fairford has become overwhelmed in some locations following prolonged and heavy rainfall. This has resulted in properties suffering from sewer flooding and restricted toilet use. The foul sewerage system is recorded as a separate foul system rather than a combined network. We believe that the system has surcharged due to of a combination of groundwater infiltration to public sewers and private drainage, significant volumes of surface water run-off from surrounding saturated fields, inundation from highways and public spaces, surface water misconnections (i.e. downpipes from roofs), and river water overflowing from the River Coln. The root causes of sewer surcharges are therefore numerous and the resolution of the issues complex, requiring all stakeholders responsible for drainage in the catchment to work together to resolve them."

The 2006 upgrade was expected to provide adequately until after 2021, since the then Local Plan allowed a maximum of 260 additional houses in that period. However, actual growth has been significantly greater than this – 320 houses by 2015 and 120 more consented since, so that the sewer, pumping and treatment systems are working at the limit of capacity. Fairford is not included in the Thames Water Capital works programme 2015-2020, hence the requirement for FNP7. Thames Water has suggested that the CDC Local Plan should include *"When there is a capacity constraint and improvements in off-site infrastructure are not programmed, the developer should set out how the infrastructure improvements will be completed prior to occupation of the development.*

5.30 To avoid sewage flooding, the Fairford sewage treatment works operates a fully-compliant permanent storm overflow system which permits discharge of highly diluted sewage into local watercourses during storm events. To meet changing performance requirements and regulatory measures the works has undergone upgrades over the years. Thames Water has stated that *"the capacity of the sewage treatment works is being reviewed due to the amount of new development now proposed within the catchment. Assessments will be undertaken to understand the phasing of the*

proposed future development and growth, and the operational implications for the existing sewage works."

The Water Integrated with Local Delivery (WILD) group, a partnership project in the Cotswold Water Park working to improve the water environment, has reported (WILD project Rivers Management Plan for Fairford Parish May 2016) that the water quality of the River Coln has deteriorated in recent years.

5.31 Therefore, further housing developments in Fairford must wait until sufficient sewage capacity has been provided to accommodate the additional flows they will produce, before they can connect to the system. Hence the requirement in Policy FNP16 that the future development proposed at Leaffield Road awaits an upgrade to the foul water system before the development can take place.

Where capacity constraints are identified, Thames Water will work with the developer to ensure any necessary infrastructure upgrades are delivered ahead of occupation.

FNP8 MANAGING TRAFFIC IN THE TOWN

Proposals for the management of vehicular traffic within the Development Boundary to improve highway safety for road users and pedestrians and cyclists will be supported.

All development proposals must demonstrate that they are able to successfully meet the development plan car parking standards on site, taking account of any additional requirement considered appropriate to the poor level of public transport provision in Fairford and any specific provision made in respect of town centre facilities, and to mitigate any harmful effects of additional road traffic on the Town Centre and on heritage assets in the Parish.

Proposals to create new and upgrade existing, safe, off-road pedestrian and cycle routes within the Development Boundary to connect residential areas to the Town Centre will be supported.

5.32 This policy identifies three ways in which the effects of traffic on this historic town can be better managed in the future, especially in the light of the major new housing developments consented on the edges of the town in recent years.

5.33 The policy fits into a wider strategy for managing traffic beyond Fairford, notably in respect of the upgrading of the Eastern Spine Road (and the introduction of better signage and information to reinforce the need for HGVs to use the Eastern Spine Road). There should also be a programme to improve the A417/Market Place junction to reduce speeds, limit numbers of HGVs and improve safety for both pedestrians and road users.



5.34 There are opportunities for improved 'non-car' access to the Town Centre through the upgrading of pavements, cycle paths and lighting, especially from the new developments. It is also possible to improve and promote (via signage) existing walking routes in and around Fairford, including for disabled access. Additional Parking may also be possible through the expansion of the existing car park (North of the High Street) and the redesign of parking on the High Street north of Market Place.

5.35 In respect of car parking provision of new development, the policy allows for the county standards to be adjusted to enable development proposals to take account of the lower public transport availability and the constrained nature of some roads in the town.

5.36 With the A417 running through Fairford, the town is subject to considerable congestion due to the weight of traffic, especially HGVs, and in particular because, in places, the road is effectively single track due to restrictions and parking. The A417/Market Place junction is of particular safety concern due to lack of visibility and poor definition of pedestrian and vehicle areas. Additional parking to meet the needs of the growing population and decreasing levels of public transport, is also required.

FNP9 IMPROVING ACCESS TO NEARBY VISITOR ATTRACTIONS

Proposals to improve pedestrian and cycle access between Fairford and the Cotswold Water Park, Lechlade, the Thames and Severn Canal route and the Thames Path will be supported.

5.37 This policy encourages proposals to improve pedestrian and cycle access from the town to nearby visitor attractions. There are opportunities to develop the old railway line between Fairford and Lechlade (north of the A417) as a walking and cycle path and to upgrade existing walks and the introduction of new walks between Fairford, Cotswold Water Park lakes, Lechlade (southern route – south of the A417 through the Water Park) and surrounding villages. It is also possible to extend and create new walks to link Fairford with the Thames and Severn Canal route and the Thames Path.

5.38 Fairford has an existing number of walks into the surrounding countryside, but many are in need of rehabilitation or improvement and better signage, especially for

disabled users and for visitors. The development of the old railway line as a foot/cycle path will also create an Eastern link with Lechlade, the Thames and the marina for use by locals, schoolchildren and visitors.

PROTECTING OUR LOCAL ENVIRONMENT

FNP10 PROTECTING LOCAL GREEN SPACES

The Neighbourhood Plan designates the following land as Local Green Spaces, as shown on the Policies Map:

- i. The Walnut Tree Field;***
- ii. Upper Green;***
- iii. The Short Piece;***
- iv. Coln House Playing Field.***

New development will not be permitted on land designated as Local Green Space except in very special circumstances.

5.39 This policy proposes four important green spaces in and on the edge of the town are protected from development by their designation as Local Green Spaces in accordance with §76 and §77 of the NPPF. The policy has the effect of managing development proposals in line with the NPPF provisions in the Green Belt.

5.40 In each case, the green spaces play an integral part in the enjoyment of the town and are therefore special to the local community. A fuller description of each site, and the justification for its designation, is provided in the Landscape & Local Green Space Study report in the Evidence Base.

FNP11 PROTECTING THE FAIRFORD – HORCOTT LOCAL GAP

The Neighbourhood Plan defines the Fairford to Horcott Local Gap on the Policies Map, for the purpose of preventing the coalescence of the two settlements.

Development proposals within the Local Gap will only be supported if they do not harm, individually or cumulatively, its function and open character.

5.41 This policy identifies the open land between the main settlement of Fairford and its smaller neighbour, Horcott, as a local gap preventing the visual coalescence of the two settlements. The defined land is considered to be essential to the integrity of the gap and, although much of it also lies within Flood Zone 2, proposals that may otherwise be acceptable outside a Settlement Boundary defined in Policy FNP1 will not be supported if they do not maintain its open character. A fuller justification is provided in the Landscape & Local Green Space Study report in the Evidence Base.

5.42 The Fairford-Horcott Local Gap includes Old Piggery Paddock; two fields south of Old Piggery Paddock; the Mere fields of Carters Ground and The Short Piece (also proposed as a distinctive Local Green Space); Coln House School playing fields (also proposed as a distinctive Local Green Space); Fairford &

Lechlade Youth Football Club ground; and other land on either side of the River Coln to the south and east of the town centre. Thereafter, the land to the east is defined as an Area of Special Landscape Value, as it lies beyond the gap between the two settlements.

FNP12 PROTECTING THE AREA OF SPECIAL LANDSCAPE VALUE

The Neighbourhood Plan designates an Area of Special Landscape Value between the River Coln and London Road, as shown on the Policies Map and in Appendix B.

Development proposals in the Area of Special Landscape Value, that may otherwise be suited to a countryside location, will only be supported if they will maintain the essential open character of the land.

5.43 This policy defines an Area of Special Landscape Value around the River Coln and eastern edges of Fairford to manage development proposals that are appropriate to the countryside but risk undermining the special character of the landscape. (This is in addition to the Special Landscape Area as designated in the Local Plan).

5.44 This is a local designation and complements the growth strategy provided for by other policies of the Neighbourhood Plan and other policy designations. A fuller description of the land, and the justification for its designation, is provided in the Landscape & Local Green Space Study report in the Evidence Base.

5.45 The designation complements the proposed Local Gap to its west and together they are intended to maintain the special landscape character and visual integrity of the land to the south of the town. This constraint will not prevent the longer-term growth of the town, as explained in Policy FNP1.

FNP 13 VALUING OUR TREES AND HEDGEROWS

Development proposals that require the removal of a tree should make provision for its replacement with two trees of native species of equivalent height and girth within the site boundary.

Development proposals that require the removal of all or part of a hedgerow should make provision in the landscape scheme:

- ***either for its replacement within the site of hedgerow of a similar length, height and form, and of similar or greater density of native species to match existing or nearby hedging;***
- ***or to deliver biodiversity value of the equivalent to that lost with additional hedgerow or other shrub or tree planting elsewhere;***

Proposals for new planting should link existing landscape features such as patches of woodland to watercourses or ponds. Hedgerows should be integrated into the development boundary features or be part of the open space provision to ensure their long-term management and retention.

Development proposals adjoining the Development Boundary should make provision in their landscape schemes for trees and/or hedge planting to the site boundaries.

5.46 This policy provides some detailed design guidance for managing the effects of development proposals on the trees and hedgerows of the Parish. It sets a valid replacement ratio for the unavoidable loss of these important features, as guided by the County Council.

5.47 Fairford is unusual in that most of the green planting throughout the town is within the curtilage of private properties, with Cotswold stone walls being the boundary of choice. The effort to plant trees in public places is longstanding and on-going but is limited by highways issues. Thus new planting and renovation of hedgerows wherever possible is particularly valuable but not only as a means of enhancing existing landscapes. Hedgerows can also prevent soil erosion, capture pollutants such as fertilisers and pesticides running off fields, store carbon to help combat climate change, and provide homes for predators of many pest species. They also provide vital links across the countryside for wildlife, helping it to move about freely and keeping populations healthy.

5.48 The character of a place is found in the distinctive qualities of its landscape, cultures and built environment. A key environment issue in the Fairford Healthcheck (April 2005 EN3p61) was to 'keep Fairford green.' The recent, rapid expansion along the A417 has meant that the remaining green spaces which are so characteristic of the town, have come under particularly severe pressure. Hedgerows have disappeared and not been replaced, or been replaced with minimal planting when fully established instant hedging can now be purchased by the metre; nor have PROWs been protected by screening.

FNP14 ACHIEVING HIGH STANDARDS OF DESIGN

Development proposals will be supported, provided their design has had regard to the following key principles, as relevant and appropriate:

- 1. Short runs of low-level buildings in groups (1, 1.5 or 2 storey) should be placed at the edges of any development with higher (max. 2.5 storey) buildings kept to the centre for developments outside the town centre boundary.***
- 2. Rural views should come right into any development, not be closed off by a row of houses. Existing important views should be retained in new developments, and the sense of openness, which is important to the character of the town, should be maintained.***
- 3. The Cotswold stone of Fairford is the light, white/cream-coloured stone (not the yellow stone of the northern Cotswolds) with a light-coloured pointing. This should be the colour selected whenever Cotswold stone is used.***
- 4. There should be a balance between features (windows, dormers, porches etc.), roof height and pitch to avoid over-dominance of wall surface area on the front elevations.***
- 5. Frontages/boundaries, where they are to be defined, should be demarcated with Cotswold stone walls, iron railings or mature instant hedge. Practical maintenance arrangements should be in place if a hedge is to be planted.***
- 6. Timber close-board fencing should be used sparingly; never on frontages but can be used to divide properties at the rear.***
- 7. Materials appropriate for function should be used ie. non-functioning chimneys, fibreglass porch pilasters and faux dormer windows are not***

acceptable.

8. **Bin storage should be considered at an early stage in the design process and should be incorporated in a sympathetic manner that does not detract from the overall design of the new housing.**
9. **Where 1960s-style 'Bradstone', or similar imitation stone is to be replaced/covered, use natural and/or heritage materials, including rough cast render, rather than reproduction.**
10. **Linking alleyways are a feature of Fairford and to be welcomed provided they are at least 2m wide. This is supported in the Gloucestershire County Council Street Design Guidance.**
11. **Roads should not all be standard width but there should be 'lanes' (both for cars and otherwise eg. Mill Lane, Cinder Lane) ie. narrower with passing bays, trees and hedgerows. NB. Closes and crescents are not typical of old Fairford; some variety would make developments more interesting and legible.**
12. **In new developments of more than 2 or 3 houses or industrial units, full provision should be made for onsite parking with greater use of raised tables / shared surfaces. This may entail providing separate small car parks and garaging.**
13. **A range of different footpath surfaces should be considered depending on the situation eg. tarmac, paving slabs, block/brick paving, gravel, granite dust. Surfacing should reflect the character of the local area and the use of the route.**
14. **All houses should be provided with a water butt to receive rainwater from the roof. This is particularly important in Fairford which suffers so badly from high groundwater levels and surface water flooding.**
15. **It is not appropriate for existing ground levels to be raised to accommodate surface flooding designs or attenuation systems in new developments, as this would increase flood risk to others.**
16. **Other than in exceptional circumstances, existing land contours should be maintained and the final scheme should reflect those original contours. Justified hydrological reasons are not, on their own, sufficient; of greater importance is the visual impact of increased land levels, an impact which must be positive and not detract from the quality of the adjacent landscape / townscape.**
17. **Where existing overhead services are within or adjacent to a scheme, they should be resited underground as part of that scheme.**
18. **Contemporary/modern design and materials can be acceptable subject to design being appropriate to the defining characteristics of the location.**

- 5.49 This policy complements the design policies of the CDLP (EN1 and D1) and the application of the Cotswold Design Code by identifying specific characteristics and features of Fairford and Horcott, to which development proposals should have regard.



FNP15 CONSERVING NON-DESIGNATED HERITAGE ASSETS

The Neighbourhood Plan identifies buildings and structures as Non-Designated Heritage Assets by way of their local architectural or historic and local interest. This list is not exhaustive, and should not preclude other properties being added at a later date or being considered as NDHAs within the planning process.

Proposals for a change of use or alteration that will result in harm to the local social, historical and/or architectural significance of a Non-Designated Heritage Asset, or for its demolition, will be resisted.

1. Palmer Hall
2. The Swedish Houses in The Plies
3. The Oxpens
4. Mill Lane
5. Park Farm House
6. Waiten Hill Farm House
7. Milton Farm House
- 8a. Stone Gate Pillar – Hatherop Lane (SGP HL)
- 8b. Stone Gate Pillar – Lovers Walk (SGP LW)
- 8c. Stone Gate Pillars – Leafield Road (SGP LR)
9. Iron Railings on Mill Bridge
10. Iron Gates to Waterloo Cottage

11. Terrace of Houses between Mr Ernest in the Market Place and The Plough, London Street: 7A, Tynedale, The Plough Inn (Terrace)
12. Terrace of Cottages on Milton Street backing onto Lower and Upper Green: (Milton Street Terrace)
13. Gable Cottages
14. Hyperion House
15. Fayre Court
16. Cotswold Stone Field Shelter
17. Cattle Trough in Carters Ground
- 18a. Fairford Gate South Stile (FGS Stile)
- 18b The Short Piece Stile (SP Stile)
- 18c. Virgills Stile
- 18d. Milton Street Stile (MS Stile)
- 18e. Upper Green Stile (UG Stile)
- 18f. Oxpens Stile (Ox Stile)
- 18g. Gassons Field Stile (GF Stile)
- 18h. Garretts Stile
19. Fairford Cottage Hospital
20. Gassons Field Water Tower
21. Dynevor Terrace
22. Eastbourne Terrace
23. Vines Row
24. Bridge over disused railway
25. Red Pillar Box, Market Place (RPB)
- 26b. Telephone Box: Queensfield (TB Q)
- 26c. Telephone Box: The Green, Coronation Street (TB G)
27. The Old Piggery
28. Yells' Yard
29. Library/Old School
30. Entrance arch and Ernest Cook Estate Yard (ECT Yard)
31. The Boathouse
32. The Cascades
33. Fairford Park
34. Coln House Playing Field
35. The Short Piece and Carters Ground

5.50 This policy identifies a number of buildings and structures that have local social, historical and/or architectural interest in order that their significance is understood and taken into account in development proposals. They are therefore specifically regarded as 'non-designated heritage assets' in respect of §135 of the NPPF.

5.51 Each building or structure is listed and described in Appendix 'FNP15 Conserving Non-Designated Heritage Assets' which can be found at the end of this document.



MEETING OUR HOUSING NEEDS

FNP16 DELIVERING NEW HOMES AT LEAFIELD ROAD

The Neighbourhood Plan allocates land off Leafield Road, as shown on the Policies Map, for residential development and educational uses.

Proposals for housing development of up to 80 homes will be supported, provided they are accompanied by a masterplan for the whole site, which has regard to the following key principles:

- 1. The scheme is not commenced until the necessary upgrade and improvements to the local utilities infrastructure are completed, as provided for by Policy FNP7;*
- 2. Land within the site on the Leafield Road frontage is made available on request to provide for education uses comprising buildings, car parking/school bus drop off-on/turnaround facilities and ancillary structures to meet the long-term needs of the adjoining schools;*
- 3. The layout and landscape scheme incorporate appropriate measures to mitigate the visual effects of development on the countryside on its western, northern and eastern site boundaries;*
- 4. The layout retains and improves the existing hedgerows and divides the land into at least three distinct development parcels;*
- 5. The scheme provides one or more areas of publicly accessible open space, including a children's play area and a community garden/allotments;*
- 6. The layout safeguards the potential for vehicular, pedestrian and cycle access connecting Leafield Road to Hatherop Road;*
- 7. Provision is made for the delivery of self-build plots in line with development plan policy; and*
- 8. The scheme incorporates measures to contain and attenuate surface water either within the site boundary or on other land within the control of the applicant as deemed necessary by the flood risk management strategy.*

5.52 This policy allocates developable land at Leafield Road for a housing scheme to meet the District's housing needs once essential utilities works have been completed in the local area.

5.53 The local community is very concerned that the schools and nurseries will not be able to absorb the significant additional demand from new pupils of the 450 homes built/consented in the town since 2012. Beyond the planned works on the existing campus on the opposite side of Leaffield Road, the proposed scheme will enable the release of sufficient land within the site on its frontage to plan for the long term expansion of school facilities

5.54 However, in the interest of community cohesion and convenience for families, plus environmental considerations such as reducing car journeys, even if the additional houses are outside the immediate catchment area it would be beneficial for the children to attend their local school. Failure to achieve this could isolate people living in new development. The land is the only sensible means by which the schools facilities can grow, without finding a completely different site for their relocation, which is not seen as desirable or financially viable.

5.55 The land is in private ownership but has been made available for these purposes. Indeed, the social benefit is an essential part of the justification for supporting the allocation of land for housing development. The policy therefore requires that this land is made available for education purposes on the request of the relevant bodies, if necessary prior to the commencement of the housing scheme.

5.56 The utilities works are not currently committed but Thames Water has confirmed that provision will be made for them in its business plan. Although this will mean that the scheme is unlikely to be able to contribute to meeting the District's five year supply of housing at 2017, it is expected to come forward during the plan period as the land is developable in all other respects. As it is, given the town is in the middle of a significant new building programme of around 450 homes, the scheme is not necessary to meet local needs within the next five years.

5.57 Although the land comprises green fields on the edge of the town, the land does not have any special sensitivity to development and it is considered a more sustainable way for the town to grow to locate new homes closer to the schools and away from the most sensitive historic buildings and landscapes to the west and south of the town.

5.58 Finally, the policy acknowledges that there may be the potential to continue to grow the town further in this direction beyond the plan period. It therefore requires that the layout of the housing and education schemes allows for reserved access through the site to enable a connection to be achieved between Leaffield Road and Hatherop Road at some point in the future.

5.59 Discussions have been undertaken with the site owners regarding the implementation of this policy and a letter of agreement is to be drafted.

FNP17 PROVIDING THE RIGHT TYPES OF NEW HOMES FOR THE TOWN

Proposals for housing development should seek to provide a mix of housing types that has an emphasis on 2 or 3 bedroom homes that are suitable for first time buyers and for older households in the local area seeking to downsize from larger properties.

5.60 This policy is intended to guide the mix of housing types and tenures of the schemes provided for by the Neighbourhood Plan and by windfall schemes that are consistent with Policy FNP1 over the course of the plan period.

5.61 The mix of requirements will inevitably change as the economy and demographics of the town evolve. In which case, such changes will be reflected in future reviews of the Neighbourhood Plan. Although the onus is on developers to assess local needs for different types of home at the time they are proposing a development, this policy provides a useful guide to ensure local housing supply maintains a wide variety of stock in the town.

5.62 The analysis in the community questionnaire of moving intentions indicated a net over-supply of 2, 3 and 4 bed terraced/semi-detached houses and an under-supply of bungalows (particularly 3 bed) and retirement home places; also an under-supply of 3 bed detached homes (possibly up and down-movers) but an over-supply of 4 bed+ properties (potential downsizers). However, it is recognised that this is only people wishing to move within Fairford and does not represent total supply and demand.

5.63 The September 2015 GRCC report on current housing shows that a third of people in Fairford live in a detached house, one third live in a semi-detached house and a quarter live in a terraced house. The remainder live in a flat (7%) or in a caravan or mobile home (< 1%). At the time of the 2011 Census, 74% of households in Fairford were owner occupiers which is significantly higher than the current proportion - 64% - for England as a whole. 13% of households lived in a home rented from the local authority or a housing association and 13% lived in privately rented properties. Again according to the 2011 Census, 345 people (10.7%) in Fairford had moved house within the last 12 months.

5.64 Fairford currently has (according to CDC Housing as at September 2015) 254 affordable homes which represents approximately 16% of the total housing stock (1,586 dwellings in total according to CDC Council Tax as at 30th September 2015). This compares with 182 affordable dwellings, representing 12% of the total housing stock (1,462 in March 2011 according Census 2011).

116 households currently registered on Gloucestershire Homeseeker have put Fairford, or one of the adjoining parishes of Lechlade, Kempsford, Quenington, Meysey Hampton and Hatherop, as their preferred location to live. However, expressing a preference does not necessarily imply that applicants have a 'local connection' to Fairford.

5.65 In 2011 Fairford housing needs survey was undertaken by GRCC with the support of the Town Council. The survey revealed 37 households in need of affordable housing. More recently, in response to the question "Is anyone in your household looking for an 'affordable' home so that they can continue to live in Fairford?" in the Neighbourhood Plan survey in January 2016 (which had about a 40% response rate),

there were 63 responses of Yes (10%). The proportions of dwellings overall in Fairford subject to Council Tax bands A, B and C have reduced between Census 2011 and September 2015.

5.66 A conclusion of the GRCC report is that affordability is an issue for people looking to buy or rent privately in Fairford, where house purchase prices and rents are higher than average in England and incomes are lower.

GROWING OUR LOCAL ECONOMY

FNP18 CREATING NEW JOBS FOR THE TOWN

The Neighbourhood Plan allocates land off the A417, as shown on the Policies Map, for business uses. Proposals for business development will be supported, provided:

- i. The land forms an extension of the adjoining industrial estate and uses the existing vehicular access onto the A417 through the industrial estate;***
- ii. The buildings are no higher than the tallest buildings on the adjoining industrial estate; and***
- iii. The layout and landscape scheme provides a landscape buffer on the northern and western site boundaries to attenuate noise, fumes and light pollution in respect of the adjoining housing uses.***

Proposals to intensify the existing business uses on the Whelford Lane Industrial Estate, as shown on the Policies Map, will be supported, provided they use the existing access to the A417.

Proposals for a change of use of Coln House School, as shown on the Policies Map, from its established C2 (residential institutions) use will only be supported if they comprise the reuse and/or redevelopment of the site to include B1 business uses.

5.67 This policy complements policies EC2 and EC3 of the CDLP by allocating land to extend the existing employment area at the former station site off the A417 and to intensify the use of land at the Whelford Lane Industrial Estate. It also plans for the reuse of the Coln House School, if that use ends during the plan period.

5.68 With the town seeing around 450 new homes built in recent years, the local community is keen to see the number of quality local jobs increase to provide local employment opportunities as an alternative to commuting to nearby towns. The two existing industrial estates are already successful locations and are capable of delivering new jobs by extending their site areas or intensifying their use without any significant environmental or amenity harm.

5.69 The London Road site is close to recent housing development and would use existing vehicular access through the trading estate and therefore would not overload the existing access to Keble Fields.

5.70 Now that the closure of Coln House School has been announced, this policy requires that full consideration is given to it being reused for business purposes, in order

to maintain and enhance employment opportunities in the town. The site is considered well-located in the town and especially suited to delivering smaller managed workspace units and office/conference/meeting room facilities to support those working from home.



FNP19 PROTECTING EMPLOYMENT LAND OFF LOWER CROFT

The Neighbourhood Plan identifies land off Lower Croft, as shown on the Policies Map, for the retention of employment uses. Any proposals for change of use of this site to residential will be resisted.

5.71 This policy seeks to protect the employment use of the site occupied by East Gloucestershire Engineering Ltd off Lower Croft to the east of the town centre.

5.72 Together with Policy FNP18, this policy aims to ensure there are sufficient employment opportunities in the town to meet the needs of the growing population of working age people. All the other existing larger employment sites in the town are protected by Policy EC2 of the CDLP. The site is surrounded by residential development and therefore any future use must take this into account (the site presently does not have a history of unneighbourly operations).

FNP20 SUSTAINING A SUCCESSFUL TOWN CENTRE

The Neighbourhood Plan defines the Town Centre and Primary Shopping Frontage boundaries, as shown on the Policies Map for the purpose of applying other development plan policies relating to retail development.

Proposals for the conversion of A1 retail or B1 business premises in the town centre to residential use will be resisted. The loss of main town centre uses on the ground floor within the Town Centre boundary identified on the Policies Map will be permitted provided the development does not harm the vitality and viability of the Town Centre and evidence has been submitted to demonstrate that the property has been continually, actively and effectively marketed for at least 12 months and that the use is no longer of commercial interest. The marketing needs to have been done prominently in the local area and on realistic commercial terms taking account of the current conditions in the Centre and also its future potential.

Proposals for conversion to residential use will be permitted on the upper floors of business premises in the Town Centre, provided that the latter are not necessary to maintain the viability of the premises for commercial use.

Proposals to improve the Market Place to create a more attractive environment for shoppers and visitors, including expanding the pedestrian area in front of the Bull Hotel, will be supported, provided any loss of existing car parking spaces is compensated for by an equivalent number of new off-street spaces within or on the edge of the Town Centre.

5.73 This policy defines the town centre and frontages for the operation of development plan policies managing retail and non-retail space and development.

5.74 As a country market town Fairford needs to adapt to meet the needs of an increased population (largely on the fringes of the town), an ageing existing population with decreasing mobility, requiring the town to be more self-sufficient in provision of services, and competition from other centres including out of town retail developments. Discussions with the town's retailers and through the Plan consultation days, has identified the need for the town centre to be more attractive and pedestrian friendly, with improved parking and walking/cycling links from the new developments. This Policy and policy FNP8 together are designed to achieve this goal.

FNP21 CREATING NEW VISITOR ACCOMMODATION

Proposals for the development of new visitor accommodation or for a change of use to such accommodation will be supported, provided they are located either within the defined Fairford Development Boundary or comprise the appropriate and sustainable reuse of a redundant agricultural building in the countryside.

5.75 This policy encourages proposals to create new visitor accommodation in and around the town to stimulate greater economic activity from tourism. There are currently relatively few bed-spaces in the town for this purpose.

5.76 Providing more flexibility for the provision of additional visitor accommodation, particularly within the expanded Town Centre boundary, will help to increase the

market for daytime and evening services in the town centre and retain visitors in the town for longer, and hence improve its vitality and viability.

FNP22 HORCOTT LAKES

The Neighbourhood Plan identifies Horcott Lakes, as shown on the Policies Map, as an area for improvements to recreation, leisure, tourism, biodiversity and renewable energy generation and for an enabling housing scheme.

Development proposals within the area should be made as part of a masterplan covering the whole allocation. The masterplan and its specific proposals will be supported, provided it adheres to the following principles:

- i. The masterplan has full regard to the implementation of measures put forward as part of the approved restoration and aftercare schemes associated with former mineral extraction operations;***
- ii. The delivery of a new community area, visitor facility and associated car parking on land adjoining the Development Boundary at Horcott, to be transferred to the Town Council or other appropriate body on completion and including a financial endowment to assist in funding the ongoing management of the facility;***
- iii. The delivery of footpath improvements and new footpath links around the perimeter of the lakes;***
- iv. The creation and securing of areas for biodiversity improvements;***
- v. The retention of existing landscaping with additional landscaping as appropriate;***
- vi. The installation of a solar panel scheme, provided the arrangement, orientation and height of the panels, together with any necessary mitigation measures, minimise its visual prominence in the landscape and its effects on the biodiversity of the lakes; and***
- vii. The delivery of a low density housing scheme of up to 20 dwellings that is of a high environmental standard, that includes implementation of an appropriate foul drainage strategy and fully respects the environmental constraints. The vehicular access shall be from Rhymes Lane with including additional pedestrian and cycle links.***

The masterplan should set out the appropriate provisions to manage the levels and flows through the Horcott lakes and adjacent watercourses to reduce flood risks there and downstream to acceptable levels. It should also demonstrate how the design, scale and layout of the development, together with associated screening by trees/hedges, will minimise the visual prominence of each development proposal in the landscape.

5.77 This policy establishes the key principles to guide the preparation of a comprehensive masterplan for Horcott Lakes to deliver a package of social, economic and environmental benefits for the town. The land was formerly a gravel extraction site and has since been successfully restored.

5.78 Key to the viability, and therefore delivery, of this package of improvements is a small enabling housing scheme off Rhymes Lane. The location lies beyond the Development Boundary of Horcott in Policy FNP1, and this housing scheme is proposed as a justified exception to that policy, given its special purpose. It is also why the policy does not require the provision of affordable housing. It is considered that a low density scheme of no more than 20 dwellings, arranged around the edge of one of the lakes and adopting high environmental standards of performance, will be sufficient to finance the improvement package and will be environmentally acceptable. It is likely that the housing scheme may require a 'stand-alone' sewage treatment facility independent of the main Fairford sewer system but this will be for the applicant to address with the local waste authority, as this may be defined as 'excluded development', and therefore not a provision that it is possible for the Neighbourhood Plan to make.

5.79 A concept plan has been prepared by the land owner (see below) to show how the various masterplan elements may be delivered within the area, reflecting the importance of existing landscape, water and biodiversity features. The policy requires the preparation of a masterplan in order to secure the full range of benefits and their means of financing and delivery. The policy requires that all subsequent planning applications for specific elements must be in accordance with that masterplan. The precise nature of the community area and visitor facility will be agreed by the owner, the Town Council and any relevant facility operator during the preparation of the masterplan. The policy requires the facility to adjoin the Horcott Development Boundary to minimise the effects of its appearance on the site. The lakes form part of the wider Cotswold Water Park area, and the facility may form part of the visitor management infrastructure for the Park, and/or provide a bespoke attraction for the tourism benefit of the town. In any event, the facility will be accessible to all members of the local community and visitors.

5.80 Critical to the policy is the financing and delivery of these benefits (and transfer of the land to the Town Council or other appropriate body to manage) within the masterplan. The policy therefore requires the scheme to deliver the facilities (via a Section 106 agreement) to be operated by either the Fairford Town Council, local wildlife trust or specific management trust.

5.81 This policy also supports proposals promoting renewable energy. The land owner wishes to make part of the area available for a solar array to generate renewable energy. The precise nature of the scheme will be defined in the masterplan.

5.82 More generally, the management of the levels and flows through the lakes is desirable for downstream flood risk mitigation purposes, and the close proximity to the Air Base means that uses which minimise the attractiveness of the lake to bird species e.g. through the installation of floating solar panels will help to minimise the risk of bird strikes which would otherwise be a serious issue (as defined and discussed with the AirBase).

5.83 Discussions have been held with the site owners regarding the implementation of this policy and the delivery of the range of associated community benefits.



Monitoring & Review Policy

5.84 The Neighbourhood Plan will be monitored by the District Council and the Town Council using data collected in planning monitoring reports. The objectives will form the core of the monitoring activity but other data collected and reported at the town scale that is relevant to the Plan may also be included. It is expected that the Plan will be formerly reviewed on a five-year cycle or to coincide with the development and review of the development plan if this cycle is different.

6. IMPLEMENTATION

6.1 The Neighbourhood Plan will be implemented through a combination of the District Council's consideration and determination of planning applications for development in the parish, and through steering public and private investment into a series of infrastructure proposals contained in the Plan.

Development Management

6.2 Most of the policies contained in the Neighbourhood Plan will be delivered by landowners and developers. In preparing the Plan, care has been taken to ensure, as far as possible, that the policies are achievable. Whilst the District Council will be responsible for determining applications, the Town Council will use the Plan to frame its representations on submitted planning applications. It will also work with the District Council to monitor the progress of sites coming forward for development.

Local Infrastructure Investment

6.3 The Town Council held two public engagement sessions in 2014 in order to find out from the residents of Fairford what their priorities were for the town. This included asking the residents for ideas on the sort of infrastructure projects that they would like to see brought to fruition in the town. The list below is the result of that consultation.

- Keep the potential for controlled crossings of the A417 under review as development is occupied.
- Achieve a solution to parking for Victory Villas and improve the eastern approach to Fairford, in consultation with Gloucestershire County Council.
- Address access / parking for schools in Leafield Road, in association with the schools.
- Pursue the Fairford – Lechlade multi-use path in association with neighbouring councils, developers and landowners.
- Liaise with developers and Gloucestershire County Council (or their contractor) to achieve an attractive public footpath around Lake 104, and preserve lakeside paths open to the public generally.
- Achieve a 'Safer Route to School' from the western end of Fairford in conjunction with the Ernest Cook Trust
- Review pedestrian routes from the east side of the town and upgrade as required
- Consider whether any public footpaths can be upgraded to cycle paths and implement as appropriate.

- Introduce illuminated speed limit warning signs on other approaches to the town / improve existing signs as necessary.
- Improve the layout of the Market Place, introducing car – free areas.
- Provide toilet facilities, a water supply and an electricity supply to the Walnut Tree Field.
- Improve the skate ramp facility in the Walnut Tree Field
- Provide a youth shelter, possibly in the Walnut Tree Field
- Find and develop a new burial ground
- Provide allotments
- To build a new multi-use community building
- Achieve a fully functioning sewerage system
- To refurbish the Palmer Hall.

6.4 The Town Council will endeavour to negotiate S106 agreements on future developments that are directly related to one or more of these project proposals to secure financial contributions. It will also use the list to guide its investment of any future Community Infrastructure Levy that is charged by the District Council within the Parish and is passed on to it (a minimum of 25% of the Levy once the Neighbourhood Plan is made).



Acknowledgements

We would like to acknowledge all the support and assistance received from everyone involved in the Fairford Neighbourhood Plan including, but not exclusively:

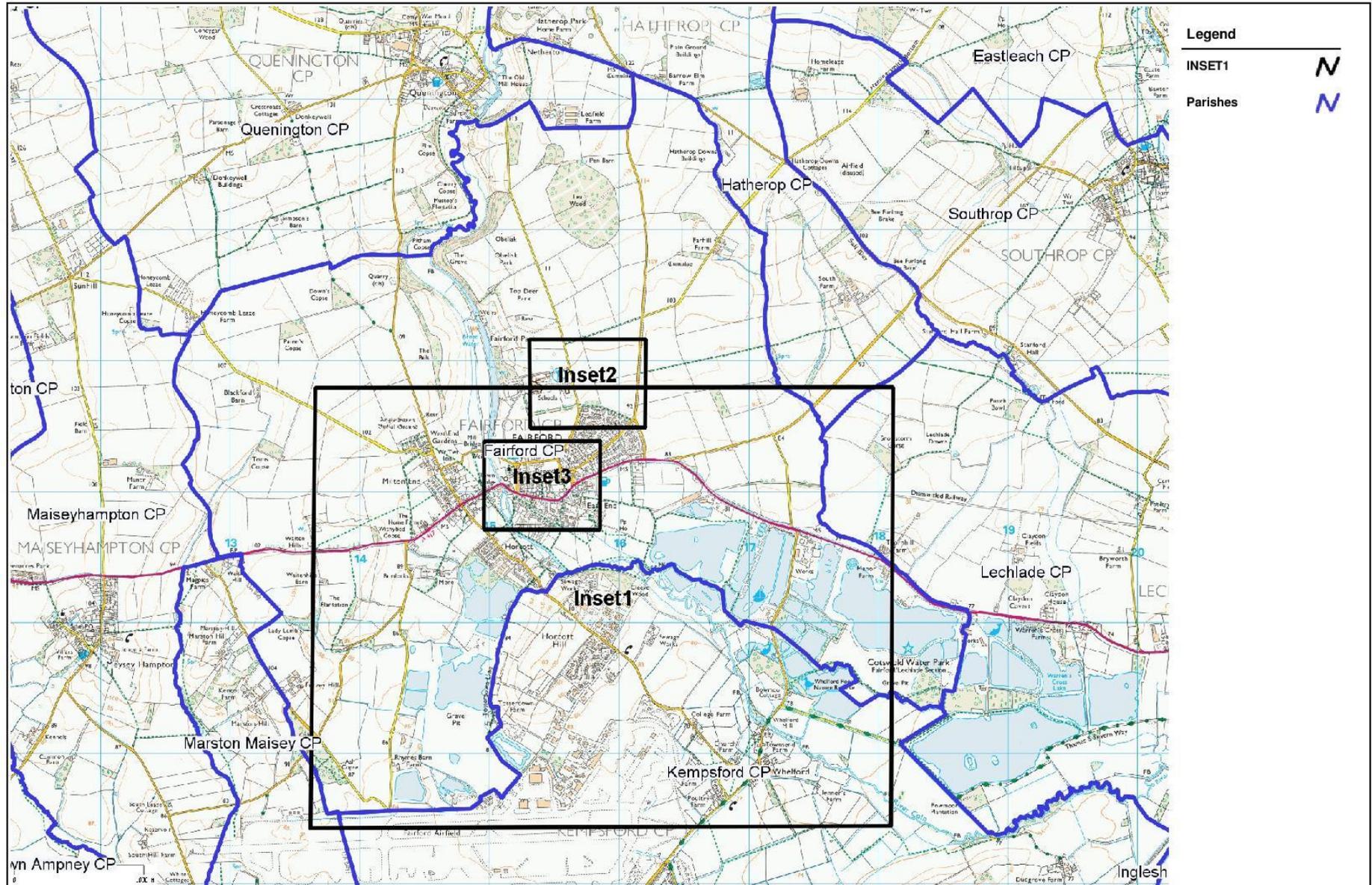
Steering Group: Sarah Basley; Margaret Bishop; Malcolm Cutler; Richard Harrison; Alison Hobson; Rev. Caroline Symcox; Jennie Sanford.

And also: Roz Capps, Suzanne Jones, Barry Fenby, Sue Hughes, Fairford Town Council, GRCC, and Neil Homer (rCOH Ltd).

POLICIES MAPS

ParishOnline Submission Policies Map February 2017.

Fairford CP 

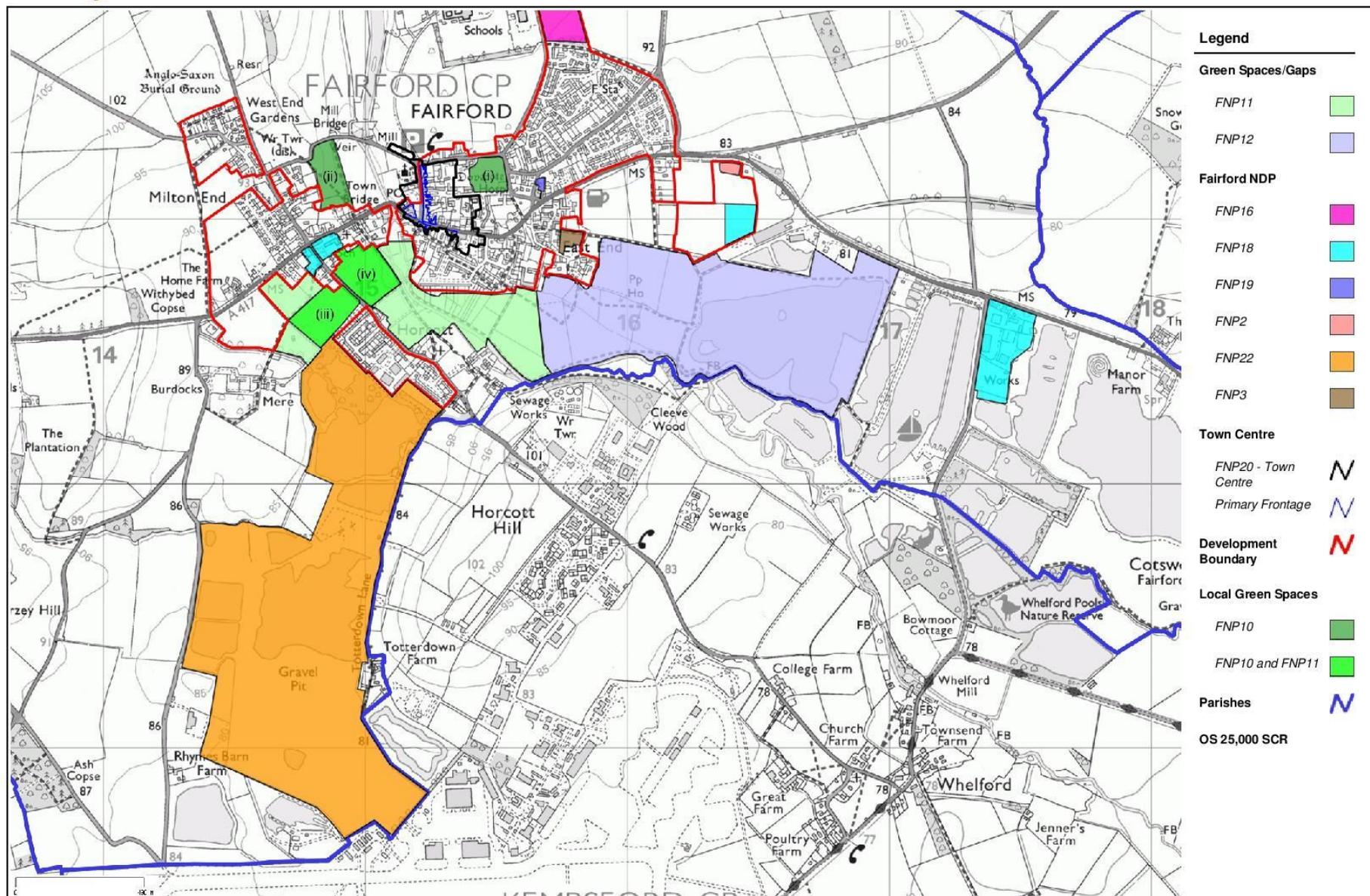


Legend

- INSET1 
- Parishes 

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INSET 1



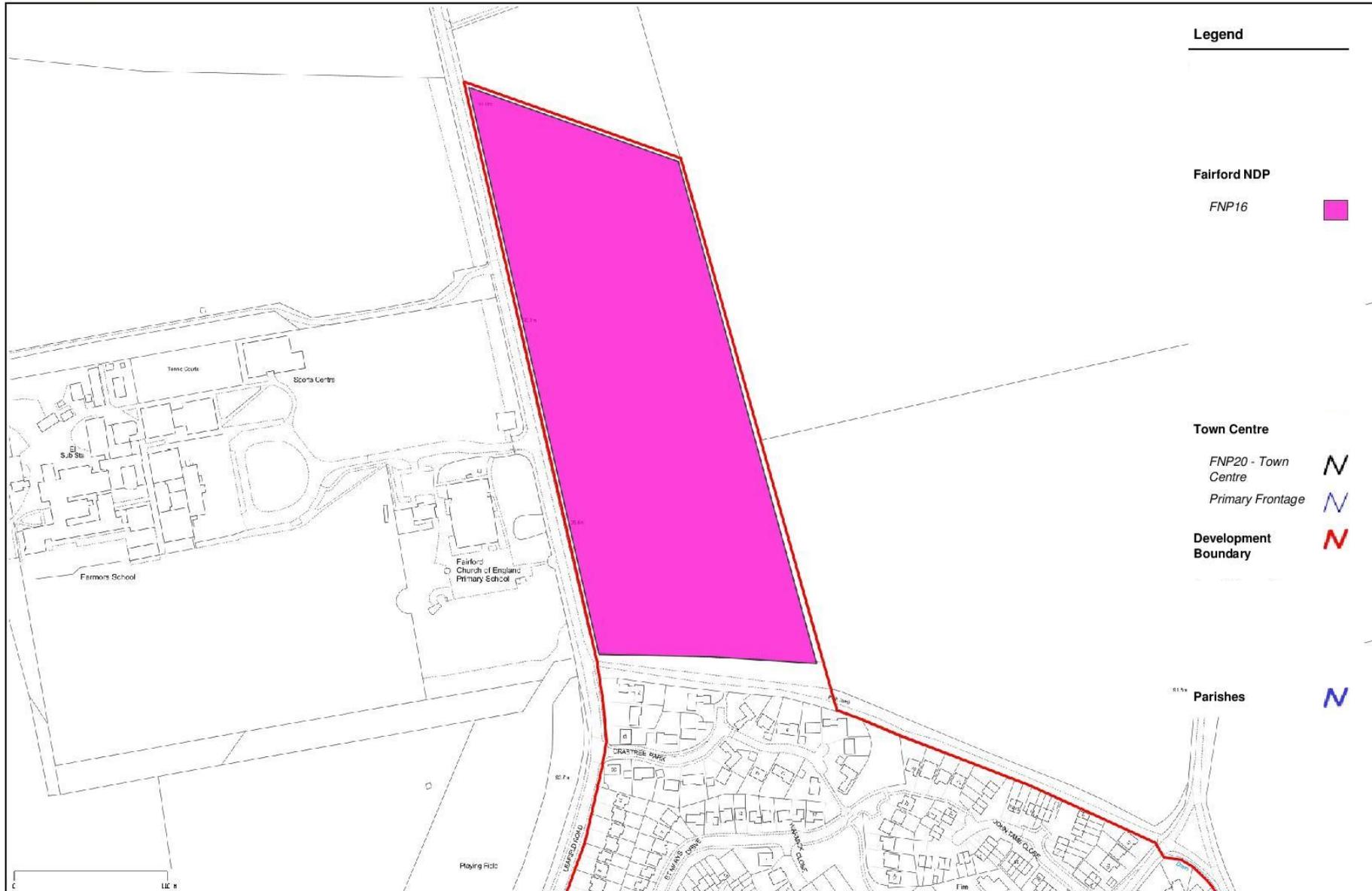
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INSET 2



Submission Policies Map February 2017.

Fairford CP 



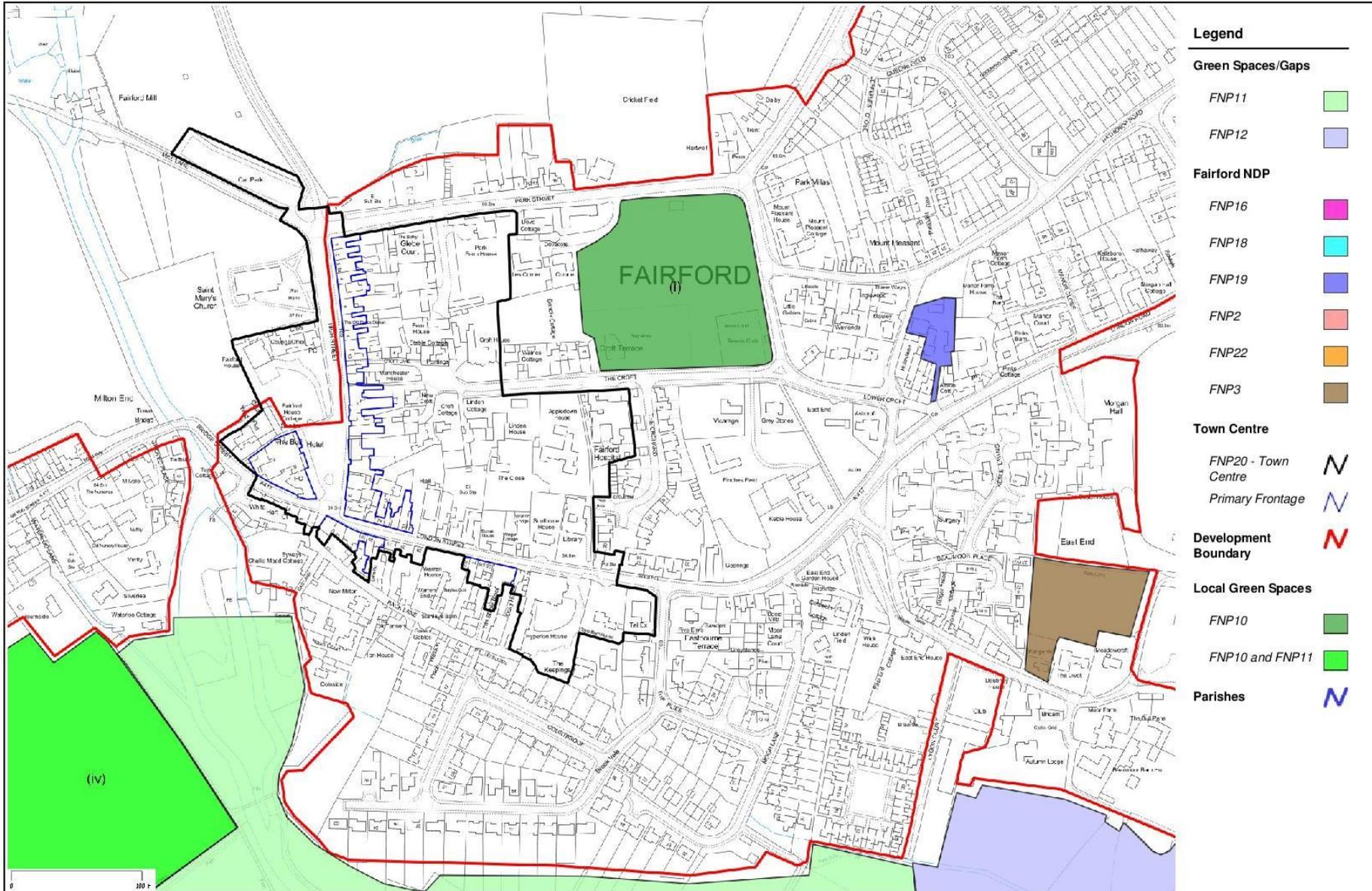
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INSET 3



Submission Policies Map February 2017.

Fairford CP



- Legend**
- Green Spaces/Gaps**
 - FNP11
 - FNP12
 - Fairford NDP**
 - FNP16
 - FNP18
 - FNP19
 - FNP2
 - FNP22
 - FNP3
 - Town Centre**
 - FNP20 - Town Centre
 - Primary Frontage
 - Development Boundary**
 - Local Green Spaces**
 - FNP10
 - FNP10 and FNP11
 - Parishes**

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APPENDIX: FNP15 CONSERVING NON-DESIGNATED HERITAGE ASSETS

List and Details of the Proposed Non-Designated Heritage Assets

FNP15 CONSERVING NON-DESIGNATED HERITAGE ASSETS

The Neighbourhood Plan identifies buildings and structures as Non-Designated Heritage Assets by way of their local architectural or historic and local interest. This list is not exhaustive, and should not preclude other properties being added at a later date or being considered as NDHAs within the planning process.

Proposals for a change of use or alteration that will result in harm to the local social, historical and/or architectural significance of a Non-Designated Heritage Asset, or for its demolition, will be resisted.

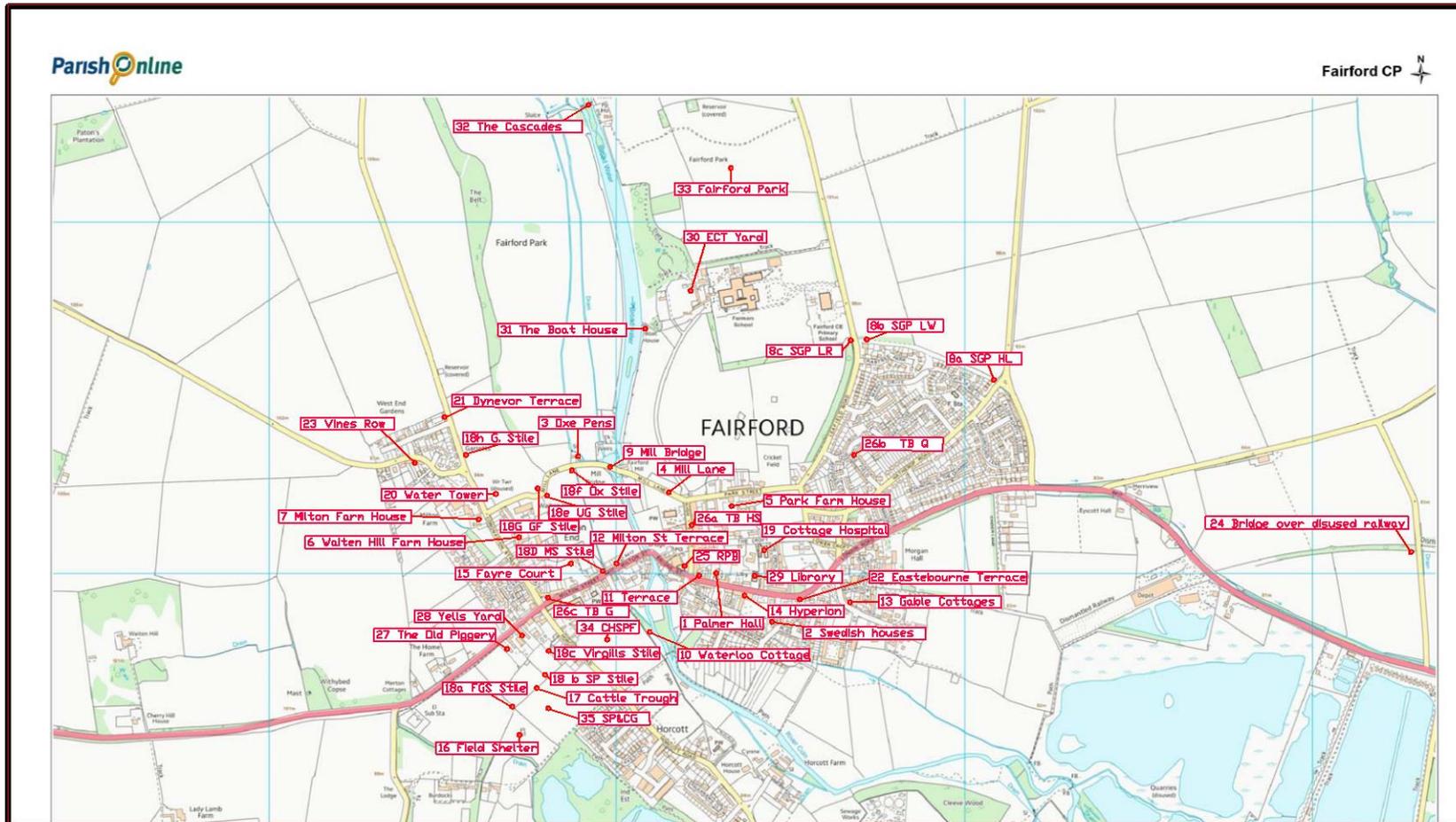
Criteria for selection as non-designated heritage assets (buildings and structures) are in the Cotswold District Council draft Local Plan. The criteria under which each asset is put forward, has been added, as a letter, in the column, 'Site + description + criteria for selection'. Each asset is presented with a number, description, criteria for selection, photograph and map (all maps created using Parish Online).

- A. Architectural interest
- B. Historical interest
- C. Age
- D. Rarity
- E. Aesthetic merits
- F. Selectivity or representativeness
- G. National interest
- H. Integrity or 'sense of completeness'
- I. Historic association
- J. Landmark status
- K. Group value
- L. Known architect/designer/builder
- M. Social or communal value

Proposed Non-Designated Local Heritage Assets include:

1. Palmer Hall
2. The Swedish Houses in The Plies
3. The Oxpens
4. Mill Lane
5. Park Farm House
6. Waiten Hill Farm House
7. Milton Farm House
- 8a. Stone Gate Pillar – Hatherop Lane (SGP HL)
- 8b. Stone Gate Pillar – Lovers Walk (SGP LW)
- 8c. Stone Gate Pillars – Leafield Road (SGP LR)
9. Iron Railings on Mill Bridge
10. Iron Gates to Waterloo Cottage
11. Terrace of Houses between Mr Ernest in the Market Place and The Plough, London Street: 7A, Tynedale, The Plough Inn (Terrace)
12. Terrace of Cottages on Milton Street backing onto Lower and Upper Green: (Milton Street Terrace)
13. Gable Cottages
14. Hyperion House
15. Fayre Court
16. Cotswold Stone Field Shelter
17. Cattle Trough in Carters Ground
- 18a. Fairford Gate South Stile (FGS Stile)
- 18b. The Short Piece Stile (SP Stile)
- 18c. Virgills Stile
- 18d. Milton Street Stile (MS Stile)
- 18e. Upper Green Stile (UG Stile)
- 18f. Oxpens Stile (Ox Stile)
- 18g. Gassons Field Stile (GF Stile)
- 18h. Garretts Stile
19. Fairford Cottage Hospital
20. Gassons Field Water Tower
21. Dynevor Terrace
22. Eastbourne Terrace
23. Vines Row
24. Bridge over disused railway
25. Red Pillar Box, Market Place (RPB)
- 26b. Telephone Box: Queensfield (TB Q)
- 26c. Telephone Box: The Green, Coronation Street (TB G)
27. The Old Piggery
28. Yells' Yard
29. Library/Old School
30. Entrance arch and Ernest Cook Estate Yard (ECT Yard)
31. The Boathouse
32. The Cascades
33. Fairford Park
34. Coln House Playing Field
35. The Short Piece and Carters Ground

Map Showing Positions of Proposed Non-Designated Heritage Assets



Proposed Non-Designated Heritage Assets – detailed descriptions

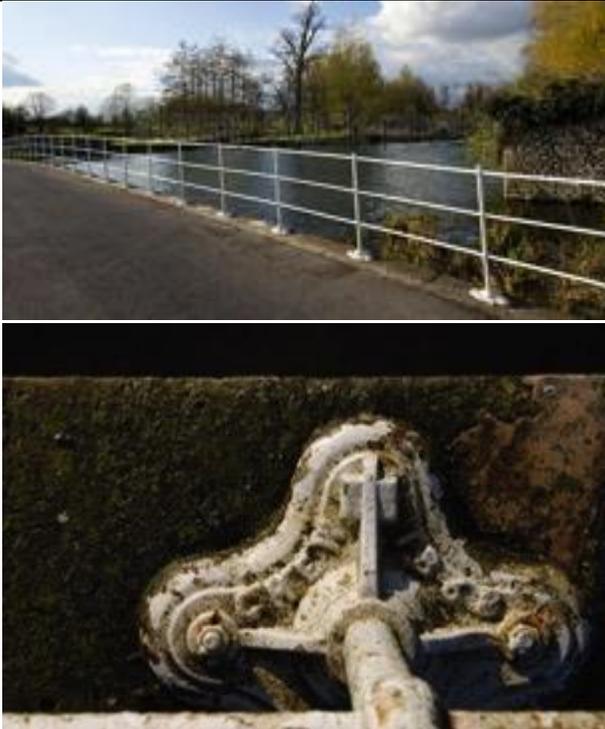
Ref. No.	Site + description + criteria for selection (see above)	Photograph	Map showing position and curtilage Not to scale
1	<p>Palmer Hall</p> <p>75 years old built on land donated by Arkells, funded by Colonel Palmer. The jarrah floor is said to have come from the 'Huntley and Palmer' building in Reading. It has been heavily used by local residents ever since it was built.</p> <p>Criteria A, B, I, J, M</p>		
2	<p>The Swedish Houses in The Plies</p> <p>The Swedish houses in The Plies. These wooden houses were a gift from Sweden post WW2. It is known that similar buildings are listed in some towns. These houses are significant in that the wooden exteriors are relatively unchanged since they were built and unique in the area.</p> <p>Criteria A, B, G, I, K, L</p>		 <p>The Swedish Houses are now split into 2 areas; one house was demolished in order to create the access to Courtbrook.</p>

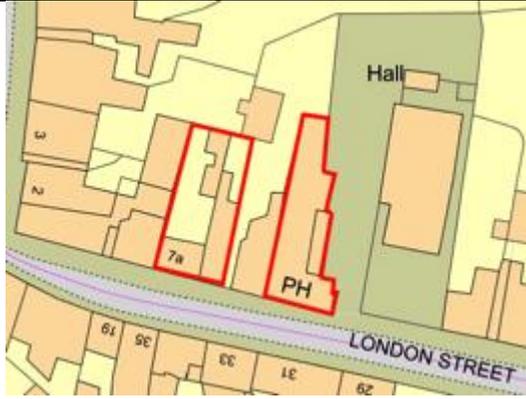
<p>3</p>	<p>The Oxpens</p> <p>The Oxpens – the external structure here has been revamped and reroofed (stone tiles were stolen several times). It dates back several centuries as a site for keeping animals and was mentioned as Wormstalls in C17th deeds. Within the SLA. Criteria A, B, C, D, G I, J, M</p>		
<p>4</p>	<p>Mill Lane</p> <p>Mill Lane is part of the drove road system from the Welsh Way to Lechlade. It is thought that the height of the banks could have been due to the need to corral the cattle before crossing Mill Bridge. Features include steep verges, Cotswold stone walls (retaining in places), sinuous line, proximity to historic buildings, the fall down to the River Coln, and location in the rural landscape. It extends from Coronation Street to High Street. Within the SLA Criteria B, C, D, E, I, J, M</p>		

<p>5</p>	<p>Park Farm House</p> <p>Park Farm House, built 19th century as part of the Fairford Park Estate. The lodge at the drive entrance to the estate (listed) and the farmhouses (Milton, Park and Waiten Hill) are the only remaining buildings of some prominence which have links with the old estate.</p> <p>Criteria B, H, I, K</p>		
<p>6</p>	<p>Waiten Hill Farm House</p> <p>Waiten Hill Farm House, built 19th century as part of the Fairford Park Estate. The lodge at the drive entrance to the estate (listed) and the farmhouses (Milton, Park and Waiten Hill) are the only remaining buildings of some prominence which have links with the old estate.</p> <p>HER Ref. No. 47327</p> <p>Criteria B, H, I, K</p>		

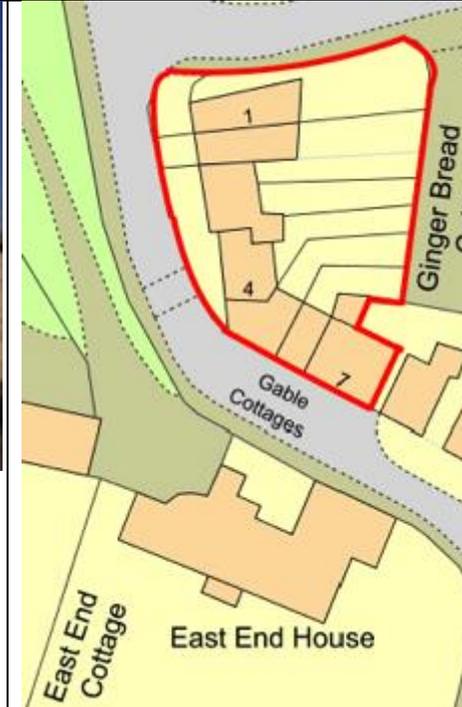
<p>7.</p>	<p>Milton Farm House</p> <p>Milton Farm House built 19th century as part of the Fairford Park Estate. The lodge at the drive entrance to the estate (listed) and the farmhouses (Milton, Park and Waiten Hill) are the only remaining buildings of some prominence which have links with the old estate.</p> <p>Criteria B, H, I, K</p>		
<p>8a</p>	<p>Stone Gate Pillar – Hatherop Lane (SGP HL)</p> <p>Stone gate pillars – Lovers Walk entrance to Fairford Park from Hatherop Lane. This is one of the markers for the entrance to Fairford Park Estate. Some still retain the holes for hanging gates and/or some of the ironwork. They have social value as markers of an important footpath.</p> <p>Criteria B, C, I, J, K, M</p>		

<p>8b</p>	<p>Stone Gate Pillar – Lovers Walk (SGP LW)</p> <p>Stone gate pillar – Lovers Walk entrance gates to Fairford Park looking back from Leafield Road. These are markers for the entrance to Fairford Park Estate. Still retains the holes for hanging gates and/or some of the ironwork. They have social value as markers of an important footpath.</p> <p>Criteria B, C, I, J, K, M</p>		
<p>8c</p>	<p>Stone Gate Pillars - Leafield Road (SGP LR)</p> <p>Stone gate pillars – entrance gates to Fairford Park from Leafield Road. These are markers for the entrance to Fairford Park Estate. They retain the holes for hanging gates and some of the ironwork.</p> <p>Criteria B, C, I, J, K</p>		

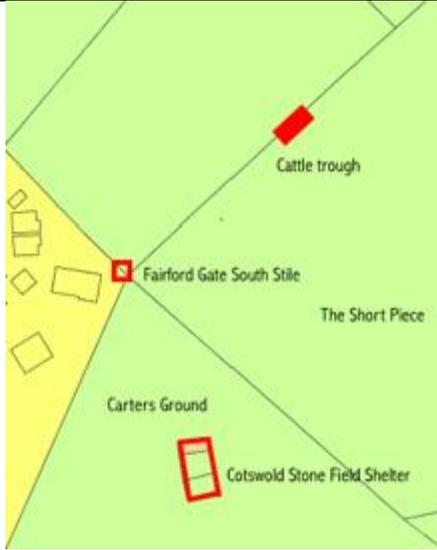
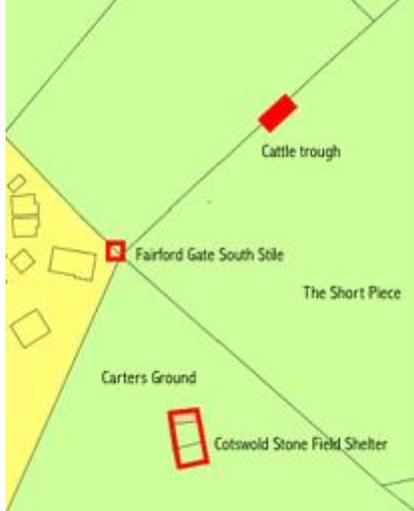
<p>9.</p>	<p>Iron Railings on Mill Bridge Iron railings on Mill Bridge - fine examples of Victorian metalwork, built in 1868 by William Chew, who owned the local iron foundry. Criteria B, C, E, I, L</p>		
<p>10.</p>	<p>Iron Gates to Waterloo Cottage Fine examples of Victorian metalwork, built by Edgar Buxton Chew, son of William Chew, who owned the iron foundry on the site of today's Waterloo Cottage. Criteria B, C, E, I, L</p>		

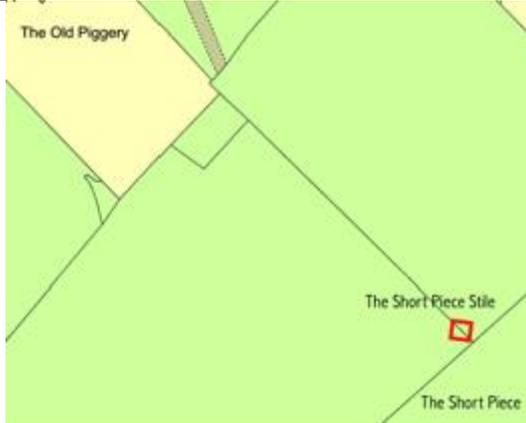
<p>11.</p>	<p>Terrace of Houses between Mr Ernest in the Market Place and The Plough, London Street: 7A, Tynedale, The Plough Inn (Terrace)</p> <p>The terrace of houses between Mr Ernest in the Market Place and The Plough, London Street. These are fronting burgage plots, some of which are listed, and are typical of the buildings which line the main road through Fairford and are characteristic of the town. Tudor Cottage, London House and No.3 London Street are already listed so this designation includes 7a, neighbouring Tynedale and The Plough only. Their significance arises as they form an integral part of this terrace.</p> <p>Criteria A, B, C, E, F, H, K,</p>		 <p>The map shows 7a with Tynedale to the left, and The Plough Inn (PH) abutting the 'Hall' boundary.</p>
<p>12.</p>	<p>Terrace of Cottages on Milton Street backing onto Lower and Upper Green (Milton Street Terrace)</p> <p>The terrace of cottages on Milton Street, backing onto Lower and Upper Green. The range of these buildings is typical of the buildings which line the main road through Fairford and are characteristic of the town.</p> <p>Includes Lantern Cottage + Nos. 16,15,14,13,12, 11,10 and 5</p> <p>Criteria A, B, C, E, F, H, K,</p>		

13. **Gable Cottages**
Gable Cottages are agricultural workers' cottages, probably dating back to C18th. By the 1960s they had fallen into such a state of disrepair that demolition was planned. However, the outcry was such that they were saved. The long battle that was fought led directly to the foundation of Fairford Preservation Trust which had its 50th anniversary in 2016 (now amalgamated with other groups as Fairford Community Voice). All cottages are included, Nos. 1-7
Criteria
A, B, C, E, F, H, I, K,



<p>14.</p>	<p>Hyperion House C18th – the site of the vicarage from C16th. This has a prominent, landmark position on the A417 and marks the entrance to the centre of town. This has gone through various incarnations, vicarage, hotel, turf accountant, nursing home. Property not directly referred to as a NDHA by CDC, but acknowledged as an important historic building in the Conservation Area. HER Ref. No. 20583 Criteria B, C, I, J, M</p>		
<p>15</p>	<p>Fayre Court Built about 1920 with Arts and Crafts influence and historic connections with the Countess Rothes who was a survivor of The Titanic disaster in 1912 and lived there with her husband Colonel McFie for a number of years. NB The map for Fayre Court is NOT accurate. Recent housing developments here and the lack of any outline for the Fayre Court land extending into Upper Green make this impossible. Recognised in planning decision (including appeal) as a NDHA Criteria A, B, G, I, J</p>		 <p>Rough estimate only. This would need to be carefully checked, particularly the boundary of Fayre Court land extending into Upper Green.</p>

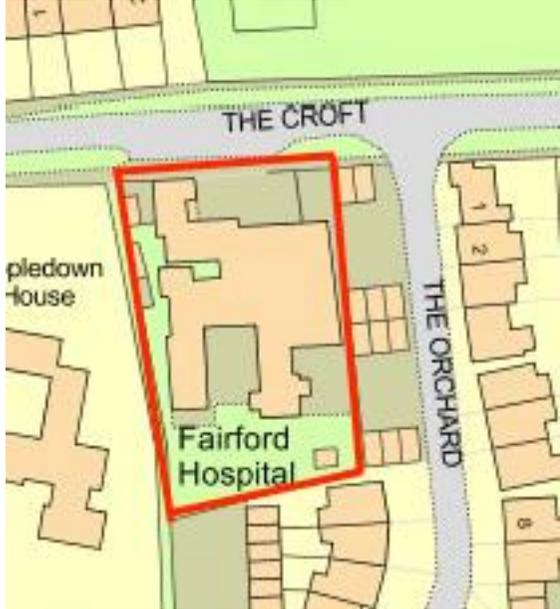
<p>16</p>	<p>Cotswold Stone Field Shelter</p> <p>The field shelter dates from the C19th and appears on an 1828 map. It is a home for bats and includes a surrounding pen which suggests its use as a shelter for shepherds during lambing. Sheep are still grazed in the field. Recognised in CDC planning considerations as a NDHA (16/01766/OUT)</p> <p>HER Ref. No. 12840</p> <p>Criteria A, B, C, I</p>		
<p>17</p>	<p>Cattle Trough in Carters Ground</p> <p>Early C20th 2-sink composition stone trough, stamped HJ Godwin Ltd Quenington on ball-cock cover (broken). Embossed with 3 diamond shapes. Pipe fed, water levels controlled with ball-cock and valve. Not specifically highlighted as a NDHA in CDC planning decision, although stone walls etc included.</p> <p>Criteria B, I</p>		

<p>18a</p>	<p>Fairford Gate South Stile (FGS Stile) Cotswold stone slab upright let into Cotswold stone wall on one side. Single flat stones form half steps on either side. Same on both sides of the stile. The stile is a feature of an old PROW, providing access to local fields and a route through from Rhymes Lane. Criteria B, C, E, I, K, M</p>		
<p>18b</p>	<p>The Short Piece Stile (SP Stile) Solid stone slab let in to Cotswold stone wall on either side. 3 narrow steps of varying heights made of stone and concrete. 2 narrow steps of concrete and stone on The Virgills side. Criteria B, C, E, I, K, M</p>		

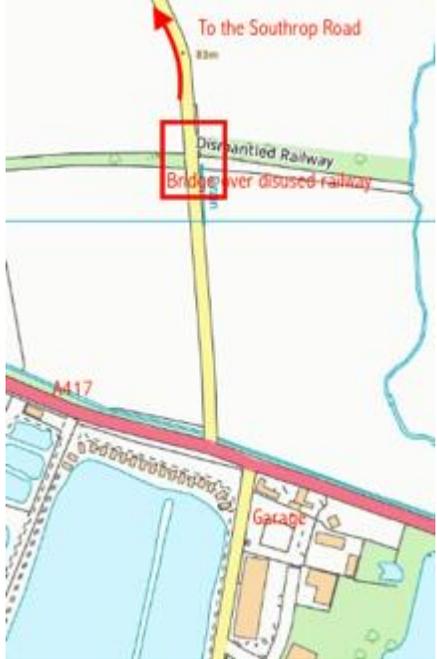
<p>18c</p>	<p>Virgills Stile Solid stone slab let into Cotswold stone wall on both sides but on one side the wall itself forms a low part of the stile. Small stone step on one side only. Criteria B, C, E, I, K, M</p>	 <p>The stone is worn from years of use, showing area where hands have been placed.</p>	
<p>18d</p>	<p>Milton Street Stile (MS Stile) Solid stone slab upright with stone, probably granite, cobbled steps on both sides. Let into the natural Cotswold stone walls on either side. Criteria B, C, E, I, K, M</p>		

<p>18e</p>	<p>Upper Green Stile (UG Stile) Solid stone slab upright let into Cotswold stone wall on either side. Upper Green side is a single concrete step. Mill Lane side are three steps made from a mixture of stone risers, stone and concrete treads, decreasing in width towards the lane. The old, damaged fabric of this stile has been replaced with concrete Criteria B, E, I, K, M</p>		
<p>18f</p>	<p>Oxpens Stile (Ox Stile) Concrete upright let into Cotswold stone wall. Each side top step is concrete. Mill Lane side the lower, narrow step is all stone, with riser and cobble tread. The old, damaged fabric of this stile has been replaced with concrete Criteria B, E, I, K, M</p>		

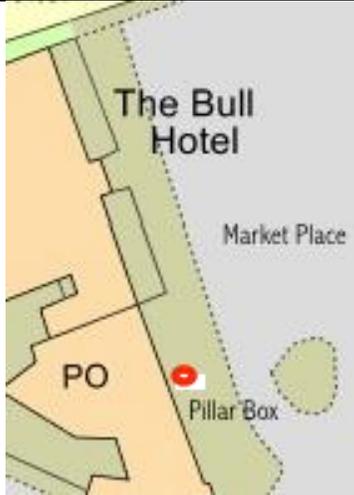
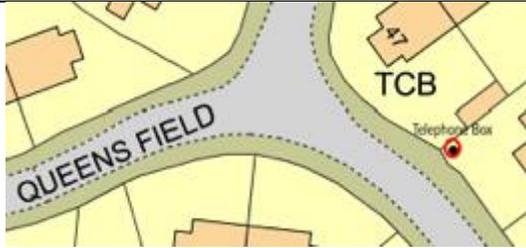
<p>18g</p>	<p>Gassons Field Stile (GF Stile) Concrete upright let in to Cotswold stone walls on either side. 3 steps up from the lane, with stone risers and a mixture of stone and concrete treads, decreasing in width towards the lane, the longest being let into the Cotswold stone wall. Gassons Field side, one tread only with stone riser and concrete tread let into the Cotswold stone wall. The old, damaged fabric of this stile has been replaced with concrete. Criteria B, E, I, K, M</p>		
<p>18h</p>	<p>Garretts Stile (G Stile) Concrete upright, treads (half steps) and posts. Similar on each side. Criteria B, E, I, K, M</p>		

<p>19</p>	<p>Fairford Cottage Hospital 1887. Financed by public subscription. One of the very few buildings in Fairford constructed from the local red brick. Criteria A, B, I, J, M</p>		
<p>20.</p>	<p>Gassons Field Water Tower Gassons Field Water Tower is a landmark building overlooking the town and stands as a marker between 2 well-used footpaths. It dates from c1900 and was used to fill mobile water tanks that transported water to cattle. Criteria B, D, J</p>		

<p>21</p>	<p>Dynevor Terrace</p> <p>These are good examples of Victorian agricultural labourers' cottages – something of a rarity in Fairford where the majority of such cottages are either C18th or C20th. All are included, Nos. 1,3,4,5,6,7,8.</p> <p>Criteria A, B, C, F, J, K</p>		
<p>22</p>	<p>Eastbourne Terrace</p> <p>These are good examples of Victorian agricultural labourers' cottages – something of a rarity in Fairford where the majority of such cottages are either C18th or C20th. All four properties, Nos. 1-4 are included in the NDHA designation.</p> <p>Criteria A, B, C, F, J, K</p>		

<p>23</p>	<p>Vines Row</p> <p>These are good examples of Victorian agricultural labourers' cottages – something of a rarity in Fairford where the majority of such cottages are either C18th or C20th. All are included, nos. 1,3,5,6,7,9,10 NB The boundary across the gardens is uncertain as no boundary line appears on the OS map. Criteria A, B, C, F, J, K</p>		
<p>24</p>	<p>Bridge over disused railway</p> <p>East Gloucestershire Railway was opened in 1873 to link Fairford with Witney. It closed in 1962 and this is one of the few stone structures on this line, remaining in the parish. It is hoped that the proposed Fairford/Lechlade foot/cycle path will follow the old railway line, and this bridge would be an integral part of such a project.¹ Criteria B, I, M</p>		

¹ No 24 referred to Hilary Cottage Surgery in the original list. It has been replaced with the bridge over the disused railway line. Explanation in the Consultation Report (response to Pre-Submission Consultation comments from CDC)

<p>25</p>	<p>Red Pillar Box, Market Place (RPB) Royal Mail, cast iron ER11 pillar box. Typical of the British street scene. Criteria B, F, J, M</p>		
<p>26b²</p>	<p>Telephone Box: Queensfield (TB Q) K6 telephone box designed by Sir Giles Gilbert Scott in 1935 to commemorate the Silver Jubilee of the coronation of King George V. This is the K6 (Kiosk No. 6) type which has become Britain's iconic red telephone box although there were 8 kiosk types altogether. Criteria B, F, J, K, M</p>		

² 26a referred to the Telephone Box in the High Street, removed just as this document was being prepared for submission. 26b Telephone Boc in Queensfield is under threat of removal.

<p>26c</p>	<p>Telephone Box: The Green, Coronation Street (TB G)</p> <p>K6 telephone box designed by Sir Giles Gilbert Scott in 1935 to commemorate the Silver Jubilee of the coronation of King George V. This is the K6 (Kiosk No. 6) type which has become Britain's iconic red telephone box although there were 8 kiosk types altogether.</p> <p>Criteria B, F, J, K, M</p>		
<p>27</p>	<p>The Old Piggery</p> <p>These buildings have taken on much greater significance in recent years as they mark an increasingly fragile boundary between old and new, town and countryside, conservation area and beyond. They are the first indication of the historic character of the town on the main entrance to the town from the west and so has landmark status. It is thought that all these buildings may have had links with The Retreat, the old 'lunatic asylum', now Coln House School.</p> <p>Criteria B, E, M</p>		

28

Yells' Yard

These buildings have taken on much greater significance in recent years as they mark an increasingly fragile boundary between old and new, town and countryside, conservation area and beyond. They are the first indication of the historic character of the town on the main entrance to the town from the west and the large barn marks the agricultural, rural character of the town and so has landmark status. It is thought that all these buildings may have had links with The Retreat, the old 'lunatic asylum', now Coln House School.

Criteria: A, B, E, J



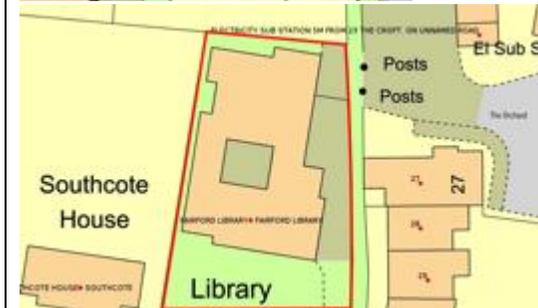
29

Library / Old School

This building was purpose-built as an infant school in 1873 by the Church of England with stones from the demolished workhouse. There had been an infant school in the town since 1831 and this building, even when it became part of Fairford Church of England Primary School in 1955, remained the classroom for infants until the school moved to its present site in 1988. At this time it was extended to create the present-day library, but the old building still houses the children's section of the library and still has strong links with the school. Very much at the heart of the town, this building has fond memories for many living in Fairford today.

Criteria

A, B, C, I, J, M



30.

Entrance arch and Ernest Cook Estate Yard (ECT Yard)

These are nearly all that remain of the buildings which once served Fairford Park. Some outbuildings of the house (dating from 1661, now demolished) were demolished in the late C18th / early C19th when the house was joined to a reorganised stable court and it is this stable court which is now the yard used as the main offices and housing for the Ernest Cook Trust Estate: a key reminder of the history of Fairford Park.

Criteria

A, B, C, E, G, I, K



31

The Boathouse

The boathouse is a delightful building. It is still functioning and is one of the remaining features of Fairford Park's Pleasure Gardens, laid out by William Eames in the 1790s

Criteria

A, B, C, D, E, I



32

The Cascades

The Cascades (part of 'the wilderness') are notable remnants of the Pleasure Gardens of Fairford Park, laid out by William Eames in the 1790s. The Cascades themselves had already been constructed in 1757. They form part of the Pitham Brook permissive footpath and are frequently visited and admired by walkers.

Criteria

B, C, E, I, J, M



			
33	<p>Fairford Park³</p> <p>The gardens of Fairford Park were included in the landscaping of the park in the 1780s by William Eames. The house was demolished after WW2 but elements of the park remain and form one of the most unique features of Fairford: the southern end of the open parkland (photograph opposite) forms the northern boundary of the High Street, bringing the pastoral landscape right into the centre of the town. It lies within the Special Landscape Area.</p> <p>Criteria B, E, J, L</p>		 <p>The exact boundaries of the original Fairford Park are still being researched.</p>

³ Entries (33, 34, 35) have all been added to the original list. Explanation in the Consultation Report (response to Pre-Submission Consultation comments from CDC and GCC)

<p>34</p>	<p>Coln House Playing Field (CHSPF) This field is of great archaeological interest with finds dating from prehistoric times. An archaeological survey in 1999 states 'features were recorded across the whole of the evaluated area, suggesting an extensive Anglo-Saxon settlement on the western edge of Fairford.'⁴ Criteria B, C, D</p>		
<p>35</p>	<p>The Short Piece and Carters Ground - fields to the west of Horcott Road (SP&CG) A survey of these fields was undertaken in 2016. The HER record states, 'Archaeological remains were identified across a wide area, including the entirety of the north-eastern field [The Short Piece], as well as the northern part of the south-western field [Carters Ground]. The majority of these were indicative of an extensive Anglo-Saxon settlement that forms part of wider occupation of this date in the vicinity of Fairford. A</p>	 <p>The Short Piece</p>	 <p>The full extent of both fields has been included although only the northern part of Carters Ground is mentioned in the archaeological report since only</p>

⁴ Paul Nichols: 'An Archaeological Evaluation at Coln House School, Fairford, Gloucestershire, for Mr. Geoff Albrow, County Property Services' Archaeology Service, Environment Department, Gloucestershire County Council 1999 <http://archaeologydataservice.ac.uk/archsearch/record.jsf?titleId=1842943>

modest number of small discrete features were also identified as probably early prehistoric in date ... they suggest a landscape important for other reasons, perhaps associated with the prehistoric round barrow, the presence of which was confirmed in the northeast of the site.

Overall, it was apparent that the site contains a significant array of archaeological features that all offer good potential to contribute to a number of research priorities for the wider region.

The Cotswold stone field barn (proposed NDHA No. 16) lies within Carters Ground.

HER Ref. No. 45955, 48671

Criteria

B, C, D



Carters Ground (including field barn)

excavation would be able to confirm the full extent of the settlement and the boundary is uncertain.