

**Cotswold District
Local Plan
Statement of Consultation
August 2026**



COTSWOLD
District Council

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1. Introduction

- 1.1 This Statement of Consultation explains how Cotswold District Council ('the Council') has involved residents and key stakeholders in the various consultations on the new Cotswold District Local Plan.
- 1.2 This Statement of Consultation has been prepared in line with the [Town and Country Planning Act \(Local Planning\) \(England\) Regulations 2012](#) (TCPA) in accordance with paragraph (c)(i-iv) of the 'proposed submission documents' in Regulation 17 which sets out:
- which bodies and persons were invited to make representations under Regulation 18;
 - how those bodies and persons were invited to make such representations;
 - a summary of the main issues raised by those representations; and
 - how any representations made pursuant to regulation 18 have been taken into account.
- Please note that any reference to 'Regulation' used in this document refers to the relevant regulation in the TCPA.
- 1.3 This Statement of Consultation will be updated under Regulation 22(1)(c)(v) following publication of the plan and set out:
- the number of representations received or that no such representations were made; and
 - a summary of the main issues raised.
- 1.4 It is confirmed that the consultation and engagement that has been undertaken has also conformed with the council's [Statement of Community Involvement](#) (SCI).
- 1.5 The Statement of Consultation forms part of the evidence for demonstrating legal compliance and soundness of the Local Plan and is formally submitted alongside the Local Plan for independent Examination. It ensures the Local Plan meets the requirements in the tests of soundness set out in paragraph 36 of the National Planning Policy Framework (December 2024) by showing evidence of participation and effective engagement of all interested parties as well as the Council's response to the representations made. In other words, it shows how consultation has shaped the Plan.

2. Local Plan Consultation carried out under Regulation 18, 2022

- 2.1 The Council undertook an Issues and Options consultation between 4 February until 20 March 2022. This consultation was the first stage of the process of updating the Local Plan. The consultation included eighteen Topic Papers that put forward the issues as the council currently sees them, and in light of the Climate Change and Ecological Emergency declarations, proposed options for how to tackle them through the Local Plan Partial Update. The council took consideration of the responses to the Issues and Options consultation in draft policy updates.
- 2.2 The consultation attracted around 2,900 comments or representations from over 750 people or respondents. The consultation platform reported that some 7% of the local population visited and/or commented on the consultation, although some visitors using different devices may be counted more than once.
- 2.3 Representations and responses can be viewed in full online on [the Council's website](#) or directly via the below links:
- [Summary Consultation Report – Annex A, Cabinet Meeting 4th July 2022](#)
 - [Reg 18 'Issues and Options' Council Responses](#)

3. Local Plan Consultation carried out under Regulation 18, 2024

- 3.1 Between 1 February until 7 April 2024, consultation was undertaken on different aspects of the Local Plan Update under Regulation 18 (including a Call for Sites):
- Local Plan (2011-31) Partial Update Consultation: Draft Policies ('Preferred Options' – follows on from previous consultation in 2022)
 - Local Plan (2026-41) Vision, Objectives and Development Strategy Options Topic Paper ('Issues and Options')
- 3.2 The adopted Local Plan covers a period from 2011 to 2031. The Local Plan Partial Update consultation primarily considered updates the development management policies of the adopted Local Plan to make it "Green to the Core". It did not extend the plan period or alter the development strategy.
- 3.3 At the same time, the council was also considering development needs up to 2041 and options for how these may be delivered as part of a future Development Strategy and Site Allocations Plan (2026-41). This was because the council needed to ensure that the Local Plan development strategy continued to deliver sufficient housing and other requirements to serve the district when the current Local Plan expires and is replaced, or its policies became out of date. Consideration in a topic paper was therefore provided for development needs for the period 2026 to 2041 with options for how these needs could be delivered.
- 3.4 The consultation attracted nearly 8,000 comments, with almost 6,000 comments on the Partial Local Plan Update, and over 1,000 comments on the Development Strategy and Site Allocations Plan, from nearly 800 participants in total.
- 3.5 The Council has produced summary reports of all representations:
- Development Strategy and Site Allocations Plan (2026-41) – Summary of Consultation Representations (CDC, October 2024) [Cotswold District Local Plan Update \(Development Strategy and Site Allocations Plan\) - Consultation Representations Summary Report](#)
 - Local Plan (2011-31) Partial Update Consultation: Draft Policies – Summary of Consultation Representations (CDC, October 2024) [Cotswold District Local Plan Update \(Local Plan Partial Update\) - Consultation Representations Summary Report](#)

4. Local Plan Consultation carried out under Regulation 18, 2025

Introduction

- 4.1 In December 2024, the government introduced new housing target. For Cotswold District, this meant a more than 100% increase to its annual housing target which requires a full update to the Local Plan. An additional 18,650 new homes were considered to be needed for the new Local Plan period, at the time of the 2025 consultation, although that has since been updated to 17,918. This is because the Plan period has been reduced from 2025 to 2043, to 2026 to 2043.
- 4.2 From 14 November 2025 until 2 January 2026, the Council ran a consultation under Regulation 18 which looked at different development strategy options to deliver this target.
- 4.3 The Regulation 18 Consultation sought views on the 'Preferred Options' for development following on from the previous Regulation 18 'Issues and Options Consultation' and included a 'Call for Sites'. The preferred development strategy will dictate how and where any land for additional development that is needed to meet identified requirements to 2043 should be allocated. The identification of specific development sites will follow in the Regulation 19 consultation anticipated in the Summer of 2026.

Who was invited to make representations?

- 4.4 All interested parties as set out in Regulation 18(2) (a-c) were invited to make comments, these included:
- Specific consultation bodies that the council considered to have an interest in the proposed Local Plan;
 - General consultation bodies that the council considered appropriate; and
 - Such residents or other persons carrying on business in the district which the council considered appropriate to invite comment from.
- 4.5 The Council set up and maintains a [database](#) on its website of all individual persons and organisations who have expressed an interest to be kept informed of consultations by the Council on planning policy documents. These persons and organisations were all notified of the consultation by letter or email. All statutory consultees (such as Natural England, the Environment Agency and Historic England) and interested parties were notified (including Town and Parish Councils, residents and businesses) and other appropriate bodies (such as relevant Water Companies).

- 4.6 The consultation attracted over 3,500 comments or representations, from nearly 2000 participants (or consultees) in total. During the consultation period, the Council also invited landowners and communities to propose potential development land through a district wide “Call for Sites”, resulting in more than 200 sites being submitted for consideration.

Table 1 – Number of consultees and comments at Regulation 18

Consultation Stage	Participants (consultees)	Comments
Preferred Options (November 2025)	2,025	3,687

How were they invited to make representations?

- 4.7 Local Plan consultations must meet the protocol set out within the Council’s Statement of Community Involvement <https://www.cotswold.gov.uk/media/cwrfbkbyc/statement-of-community-involvement-january-2024.pdf>
- 4.8 The following consultation methods were used to invite responses online, or via email or letter. (Appendix A provides further detail and examples of the publicity and some of the consultation methods used):
- Council website (downloadable copies of all documents, news updates etc)
 - E-Newsletter (residents and businesses) and use of QR code
 - Social Media (including Facebook, Twitter, Instagram, Nextdoor)
 - Newsletter (posted to households)
 - Video message
 - Posters, leaflets, bus advertisements
 - Emails/ letters (including information packs) to statutory and interested parties
 - Deposit points at Council Offices and all libraries, as well as leaflets and posters at leisure centres and The Corinium Museum
 - Traditional media (press release, media briefing to journalists, radio interview)
 - Public exhibition (drop-in) sessions:
 - Mickleton, King George’s Hall - Friday 28th November 2-7pm
 - Moreton-in-Marsh, St David’s Centre – Friday 5th December 2-7pm
 - Fairford, Community Centre – Thursday 11th December 2-7pm
 - Cirencester, Corinium Museum – Thursday 18th December 2-7pm
 - Town and Parish Council Forums:
 - Moreton-in-Marsh, 5th November
 - Cirencester, 10th November

- Public meetings, including:
 - Siddington (30th November)
 - Preston (6th November)
 - Ampney Crucis/Driffield (15th November)
 - Willersey (11th November)
 - Tetbury (1st December)
 - Kemble & Ewen (24th November)
 - Moreton-in-Marsh (10th December)
- Two targeted events for young people:
 - Cirencester College, 17th November
 - Chipping Campden School, 27th December

Summary of the main issues raised and how they have been addressed

4.9 The following table sets out the main issues raised by the consultation and how the Council has addressed these. All comments received on the emerging Local Plan have helped to shape the next version of the Plan (i.e., the Regulation 19 version of the Local Plan being published alongside this report – Summery 2026). A full version of the comment summary can be found in Appendix B

Table 2 - Local Plan 'Preferred Options' Consultation (November 2025)

Main Points Raised by Representations	How the Main Points Were Addressed
General Observations	
Consultation Process: criticism of the way people were notified of the consultation (e.g. newsletter delay).	To be sure that the consultation would be open and accessible <i>prior</i> to the hard copy newsletter going through letterboxes (all the information in one go, including for example, those unable to access a computer or in a more rural location or unable to travel), and that the information would be final and accurate, the decision was taken to delay print and distribution by one week; with continued communication with residents in other ways, posters leaflets, bus adverts, emails etc.
Failure of the consultation platform: difficult to use and complete, especially on a mobile; and that other people's comments were clogging up the screen.	Dimensions on mobile screens were set to be as large as possible with an additional direct link to added to the consultation portal. Additional notes and a help video were added specifically aimed at commenting on mobile. The platform was amended so that respondents would only see their own comments to resolve the clogging issue. The system has now been updated for future consultations so people can still see the comments without these clogging up the screen. Respondents are also able to email or write in their comments on the consultation or use the website Whilst accessing the main document on a phone may be important for some respondents, the information also needs to be accessible to anyone using other means.

Main Points Raised by Representations	How the Main Points Were Addressed
Spatial Strategy	
The Government's housing target of 18,650 homes is unrealistic for the Cotswold District	The Council has a legal obligation to maintain an up-to-date Local Plan that is consistent with national Govt. policy, guidance and legislation. If the District is unable to meet its identified housing need, the planning system enables Councils to identify what is referred to as 'unmet' housing need, which is housing need that cannot be met within a given district. However, this needs to be informed and justified by robust evidence. The Regulation 19 Plan will be informed by a robust assessment of the development potential of the district. It should be noted that the housing requirement is 17,918 for a 17-year period (2026 to 2043).
Concern over inadequate infrastructure to support proposed development	The Regulation 19 version of the Local Plan will be supported by an Infrastructure Delivery Plan which will set out what, where and when the necessary infrastructure is required. The Plan will also include detailed policies for any site allocations clearly setting out the requirements for what each site should provide for.
Overall support for focusing housing development near settlements where infrastructure, services, and public transport already exist or can be extended to minimize reliance on cars, environmental damage, and congestion, but most argue that their settlement lacks the right infrastructure, services etc.	New development will come with new infrastructure and/or improvements to existing infrastructure to mitigate their impacts. The Council agrees that this will be more feasible to achieve near settlements where infrastructure, services, and public transport already exist, although this depends on the scale of development. National policy supports 'Garden Community' Scale development in new standalone locations, providing they can deliver at least 1,500 homes along with necessary infrastructure such as a primary school, local centre, community facilities, improvements to public transport etc.
General support for concentrating housing development near transport hubs such as railway stations and bus routes, but practical barriers	The Council is pleased to see this support and it forms part of its preferred strategy. The Regulation 19 Plan ensures that all strategic development is located in the most sustainable locations or in locations that can be made sustainable with significant infrastructure including a focus on sustainable connectivity.

Main Points Raised by Representations	How the Main Points Were Addressed
Concern that the scale and distribution of proposed development would irreversibly damage the rural character and landscape quality of the Cotswolds.	There may be some localised impacts relating from development proposals, but through careful masterplanning, any impacts can be minimised. The strategic allocations will, for example, include significant areas of open space and green infrastructure, along with substantial buffers between existing and new development, where this is particularly necessary.
Concerns that excluding the Cotswolds National Landscape from development unfairly concentrates housing in other areas, leading to significant adverse impacts	It is correct that due to 80% of the district being covered by the CNL, the pressure on the remaining areas to accommodate the government's housing target will be increased. However, if there are sustainable, available and deliverable sites available within the District to meet its own housing need, it is still preferable to do so, as providing for the housing that is needed further afield, in neighbouring districts, will lead to significantly increased commuting, it would prevent new infrastructure being provided, and it would impact on the vitality and viability of communities and settlements across the District.
Consultation Questions	
Question 1 – which of the above scenarios has your preference?	
None of the scenarios emerges as a generally preferred option. Scenario 5 (Council's preferred option) considered the most sustainable option by some but is still criticised for lacking sustainability by others.	The Regulation 19 Plan will meet the housing need in full at relatively unconstrained locations that are sustainable or can be made to be sustainable. This will provide housing need where it is required (for example meeting the need for affordable housing where the need arises and avoiding increases in commuting).
Some support for scenarios 3 and 4, with the caveats that there is currently a lack of infrastructure and services to accommodate growth.	One of the main advantages of preparing a New Local Plan is the ability to Plan effectively for infrastructure and ensure this is delivered in a coordinated way. Failing to maintain an up-to-date plan will not prevent development but significantly increase the risk of more speculative and piecemeal development, which is much more difficult to support with effective infrastructure delivery. Other Council areas that have not had an up-to-date Plan has seen significant increases in speculative development that has not been supported by effective

Main Points Raised by Representations	How the Main Points Were Addressed
	infrastructure. The Local Plan ensures that the required infrastructure can be effectively planned for,
Some support for scenario 6, with the discussion revolving around development in the Cotswold National Landscape.	The issues around development in the Cotswold National Landscape is discussed further in Question 2 below. The Regulation 19 Plan supports limited (small scale and non-strategic) development in the National Landscape. Some development is essential to support the vitality and viability of the rural settlements, but large scale development would not be suitable, and/ or any development that would be harmful to the nationally designated and important landscape.
Concern that none of the proposed scenario meet Council's 'Green to the Core' objective.	The Regulation 19 proposals will delivery sustainable development, supported by comprehensive infrastructure and achieve high design standards, for example meeting net zero carbon standards, along with providing for significant provision of green infrastructure and open space. The majority of development is located near to Cirencester, where it can be accessed by sustainable modes, or near railways stations, or on the main A roads between the M5 and M4 and near Cirencester and Swindon. The wider rural areas and locations within the National Landscape will be protected from any large-scale development. Thus the plan continues to be green to the core. The new development will significantly increase the proportion of development in the district that meets net zero carbon standards.
Question 2 - Should the Council consider locating development in locations it considers unsustainable to meet the government housing target?	
Overwhelmingly negative response but concerns are raised about the practicality of meeting housing targets in a way that promotes sustainable development. The Council is encouraged to challenge the housing targets thoroughly.	As there are sufficient locations available to meet the identified housing need in full, in sustainable locations, or locations that can be made to be sustainable, and outside the National Landscape, there is no need to consider poorer or less suitable locations.

Main Points Raised by Representations	How the Main Points Were Addressed
Limited, landscape sensitive development in the CNL should not be ruled out. The housing target increase imposed on Cotswold District to be an exceptional circumstance which justifies major development in the CNL as required by the NPPF.	The Regulation 19 Plan does support limited development within CNL albeit on sites that have low landscape sensitivity. This represents a low proportion of the total housing need, but it is essential that some development is supported in the National Landscape to ensure we support the vitality and viability of our rural communities in this area.
Because almost all CNL land is being excluded from growth, the remaining 16–20% of land is experiencing disproportionate levels of development only because these settlements lie outside the CNL, not because they are inherently sustainable.	Please refer to comment above. It is preferable to meet the Cotswold housing need in Cotswold, as not doing so would lead to significant increases in commuting into and out of the District and have detrimental impacts on the vitality and viability of our communities and it would prevent us from delivering any new infrastructure.
Development in the CNL is legally constrained, environmentally damaging, economically counterproductive, inconsistent with national policy and would destroy the character and identity of the Cotswolds.	The Council agrees with this position and believes its current development strategy supports this.
Land just outside the CNL often contributes strongly to the setting of the designated landscape.	That is correct, as part of the evidence work the Council has commissioned a landscape sensitivity report which takes this into account. None of the proposed strategic allocations in the Regulation 19 will lead to harm to the CNL.
Question 3 – To what extent would you support increasing housing density in developments (such as smaller houses and gardens, more flats or higher buildings) to help meet the full housing target?	
Higher densities would change the character, scenic beauty, and cultural identity of the region. Concerns include cramped housing, modern buildings juxtaposed with historic settings, and the loss of tranquillity and nature in an internationally renowned rural area.	The Council has prepared an assessment of density in the District that considers a large number of developments that have come forward over a number of years and identifies what densities would be suitable for new development in the District. These are adhered to for all the proposed development, indeed there are many examples of development sites coming forward in Cotswold District at much higher densities than being supported by the Local Plan.

Main Points Raised by Representations	How the Main Points Were Addressed
Support of higher densities tied to location. Benefits in urban areas for sustainability as long as developments align with village design, using eco standards, including high-quality public spaces, and prioritising affordability, walkability, and sustainable transport.	The Council agrees that some higher densities can be achieved within existing settlements as well as new strategic sites with a careful masterplanning approach of these sites. However, the Local Plan does not support any high densities, only moderate densities in suitable locations, such as around new local centres, away from the edge of developments where lower densities are proposed. Furthermore, many of the proposed allocations propose significant buffers between existing and new development, to protect the existing areas.
Question 4 – Do you think the proposed level of development up to 2043 – the end of the Local Plan period – and beyond 2043 is sustainable? If not, what provisions would need to be added to the settlement(s) to make them a sustainable location for the proposed level of development?	
The consultation put forward eight general areas where strategic development may occur. The majority of responses to these locations were negative with the most commonly raised issues being a lack of infrastructure, flooding concerns, landscape harm and loss of village identity. Similar comments were made regarding settlements which currently have proposed non-strategic site allocations. The overall feeling was that the proposed level of development is not sustainable.	The Council acknowledges the concerns raised in this consultation. However, the Regulation 19 Plan has been informed by comprehensive evidence including, for example flood risk assessments, the infrastructure delivery plan, landscape sensitivity report and masterplanning of the sites. The sustainability of each of the proposed sites has been assessed as a whole and then balanced against their merits. . A full list of comments made per settlement can be found in Appendix B. The above applies to all these comments made.
Question 5 – Are there any other matters beyond conventional housing that have not been listed here that you think should be considered in the Development Strategy for the updated Local Plan?	

Main Points Raised by Representations	How the Main Points Were Addressed
Concerns about infrastructure with emphasis on the need for upfront infrastructure investment before development is approved.	The Council's infrastructure delivery plan will set out which, where and when the necessary infrastructure is needed to mitigate the needs from the planned growth.
Concerns about weak public transport links, including infrequent buses and limited rail services. The realism of expecting significant modal shift away from car use in rural areas is questioned.	As a rural authority, achieving modal shift will indeed be a serious challenge. That doesn't take away from the fact that, in light of the 'Green to the Core' agenda, the Council will try and accommodate a modal shift as much as possible. The Regulation 19 Plan proposes the majority of strategic development close to Cirencester, where there are very good opportunities for delivering new cycling, wheeling and walking routes, and support enhanced access to public transport. There is also significant strategic allocations at locations near to railway stations, along with being located on the main corridor with access to Cirencester and Swindon (and Gloucester); thus, maximising opportunities for access to public transport. There is a much lower level of growth being proposed in less accessible locations, although some development in more rural areas is essential to support the vitality and viability of these areas. Furthermore, many of the strategic allocations are large enough to support on site employment, schools, and local centres and facilities, this helping to reduce the need to travel on a day-to-day basis.
Impact of the proposed development on biodiversity, safety, community cohesion, increased lack of affordable housing, parking, air pollution and loss of agricultural land.	All major development will deliver 10% increase in biodiversity net gain and the strategic allocations will deliver significant areas of green infrastructure/ open space. The Regulation 19 Plan should meet the identified need for affordable housing in full, thus allowing those on the housing register to access the housing they need and maintain their family connections without having to move out of the District. The design policies have been improved and the plan is supported by an updated Design Code. The proposed allocations have been informed by detailed

Main Points Raised by Representations	How the Main Points Were Addressed
	masterplanning to ensure they achieve high quality development and are supported by comprehensive infrastructure.
Question 6 – Do you agree with the vision and objectives? Or is there anything else that should be covered in the vision and objectives?	
General support for the vision and objectives but questions asked about their practical implementation and feasibility in light of the new housing target. Perceived barriers are inadequate infrastructure, unfair distribution of housing, developers reducing mitigation after receiving planning permission.	As stated above, the Regulation 19 Plan provides for development in sustainable locations, or that can be made to be sustainable, supported by comprehensive infrastructure and a strong policy framework, for example ensuring the development achieves net zero carbon standards. Failing to meet the identified housing need would lead to significant levels of in and out commuting and would fail to support local employers who are often recruiting from outside the District, not supporting the vitality and viability of our rural communities. Failing to plan adequately would not stop development but increase the risk of piecemeal and speculative development coming forward, achieving lower quality standards and with less effective infrastructure.

4.10 The next stage of consultation (Regulation 19 stage) will begin 24 August 2026 for six weeks, ending on 5th October 2026. The Local Plan will then be submitted to the Secretary of State in December 2026. It is expected that an Independent Planning Inspector would be appointed to conduct an examination into the Plan, which is likely to take place during 2027. Subject to the outcome of the examination, it is likely the Plan would be adopted around March 2028.

5. Appendix A – Examples of consultation methods

Local Plan Consultation carried out under Regulation 18, 2025

The consultation document, comment form, 'questions and answers' sheet and supporting evidence documents (studies, reports, assessments) were made available to view on the **Council's website**; and hard copies of the consultation document were made available at formal '**deposit points**' in all public Libraries and Council Offices in Cirencester and Moreton-in-Marsh.

The event was also advertised with **posters and leaflets** (in leisure centres and the Corinium Museum, and by town and parish councils where possible), distributed and displayed at venues throughout the district.

All Town and Parish Councils were notified by letter/ email; and asked to share the event on their social media, newsletters and notice boards. All libraries were also informed.

Emails and letters to Town and Parish Councils, including neighbouring Parish Councils, libraries, internal officers, and non-email consultees (by letter) were informed with a variety of hyperlinks, hard copies and/or pdfs to say the consultation 'is live' and notice of the drop-in event dates. Further emails / letters were sent once the consultation opened.

Everyone registered on the Local Plan **consultation database**, such as adjoining authorities LPAS and statutory consultees were also notified, those not on email were sent a letter. Notification was also sent to those on the consultation platform as well as via the **Cotswold District E-Newsletter** ('Round-Up') and the 'Business Matters' equivalent.

Two emails were sent to c.8,000 subscribers. One was part of a newsletter subscription list, the other was part of a list of almost 3,000 people who have previously subscribed for Local Plan updates/that have taken part in previous consultations (figures from Comms Team).

Newsletter – distributed by Royal Mail developed to reach every household - a 16-page print newsletter that went out to all residents and businesses in the district and included both a QR code and a website address to the consultation [cotswolds-together-newsletter-final-30-october-2025.pdf](#)

In-person events:

- Town & Parish Council Forums

- Exhibitions (drop-ins)
- Public meetings

Four public **exhibitions (or 'drop-in's)** were held spread across the district, with boards, videos and officers in attendance for people to come and find out more about the Local Plan consultation and options.

- Mickleton, King George's Hall - Friday 28th November
- Moreton-in-Marsh, St David's Centre – Friday 5th December
- Fairford, Community Centre – Thursday 11th December
- Cirencester, Corinium Museum – Thursday 18th December

Officers and the leader/deputy leader attended **public meetings** including:

- Siddington (30th November)
- Preston (6th November)
- Ampney Crucis/Driffield (15th November)
- Willersey (11th November)
- Tetbury (1st December)
- Kemble & Ewen (24th November)
- Moreton-in-Marsh (10th December)

There were two **town and parish council forums**, with attendance by over 150 people. A newsletter to town and parish councils following up to Forums, included answers to questions by councillors

- On 5/11/2025, a Town & Parish Council Forum in Moreton-in-Marsh, was attended by 60 councillors and clerks - this included a BBC **Radio** interview.
- A second Town & Parish Council Forum on 10/11/25, was attended by over 80 councillors and clerks.

The consultation was publicised in **traditional media** with a formal press notice published in the Wilts & Glos Standard on 13/11. On 12/11/2025 the leader and Director for Communities and Place held a **media briefing** for 5 local journalists. A recording of the briefing was sent to any media that couldn't attend.

Social media was used to draw attention to the consultation (figures from Comms Report) -this included a mix of graphics, images and video. Reach, engagement and clicks:

- Facebook/Instagram ads
 - 2,550 link clicks
 - 34,988 reach
 - 110,126 impressions

- Organic social (not including Nextdoor)
 - 149 posts
 - 99 comments
 - 120,273 impressions
 - 1,279 link clicks
 - 67,112 reach
 - 336 likes/reacts
 - 158 shares (including our own shares into groups)
 - 3.91 % average post engagement rate
- Nextdoor
 - 13 posts
 - 6 comments
 - 10,096 impressions

A **video advert** for the Local Plan consultation was published on four **bus services** that run throughout the district, as well as posters in car parks promoting the consultation.

As well as using museum and leisure centre to target a younger audience, the Comms Team also developed a social media campaign using the most appropriate channels to target a younger demographic. Officers also attended two schools/colleges to engage young people directly through **educational workshops** - Cirencester College on Thursday 27th November, promoting the consultation. A second session at Chipping Campden Academy took place on December 17th.

A **video message** from the Leader of the Council

<https://www.youtube.com/watch?v=l8-4Q4DLgoM> and video to promote the Local Plan consultation is on YouTube https://www.youtube.com/watch?v=ZYKCb_5L5Pk



Preferred Options Consultation 2025

Cotswold District Council is updating its Local Plan following ambitious n number of homes the Council needs to plan for each year has more than c this parliament.

Cotswold District Council publishes additional Local Plan figures to enhance upcoming consultation

Cotswold District Council will include longer-term housing estimates for key sites in its Local Plan consultation to give residents a clearer view of future development beyond 2043 - and a chance to have their say on it.

Take part and help shape the future of the Cotswold district



Hello,

We are contacting you as you have previously expressed an interest in the **Cotswold District Local Plan**, and we'd like to let you know that the consultation is open for comments.

Cotswold District Council is updating its adopted Local Plan in light of the new mandatory housing targets set by government. The government now requires the district to provide more than twice the number of homes it was previously planning for. This currently equates to a total target of 18,650 additional new homes for the new Local Plan, which will run up to 2043 and beyond.

The consultation period will run from: **14 November until 2 January 2026 (11:59pm).**

Local Plan review

Preferred options consultation

Changes in government housing targets mean around 18,650 new homes are now needed in the Cotswold District by 2043. Meeting this target will likely involve developing large sites or new settlements, some of which may continue delivering housing beyond 2043.

The council has set out initial options on where these homes and supporting infrastructure could go – and we want to hear your views on those proposals.

Make your voice heard – come to one of the exhibitions below, chat to our planning team and ask questions.



Homes, landscape, livelihoods
– a legacy we build together.



Homes, landscape, livelihoods
– a legacy we build together.



Friday 28th November:
King George's Hall, Mickleton 2-7pm

Friday 5th December:
St David's Centre, Moreton 2-7pm

Thursday 11th December:
Fairford Community Centre
(Farmor Room) 2-7pm

Thursday 18th December:
Corinium Museum (Winstone Room), Cirencester 2-7pm

For more information and to keep up to date with all the latest on the Local Plan please visit <https://cotswold.gov.uk/localplan>

Follow us to keep an eye on our progress:



COTSWOLD
District Council

COTSWOLDS TOGETHER

PEOPLE. PLACES. PROGRESS.

Your essential news update from Cotswold District Council



HOMES, LANDSCAPES, LIVELIHOODS:

make sure YOU have your say on the district's Local Plan update

INSIDE:

PLANNING FOR THE FUTURE:
Council leader sets out his vision

LOCAL GOVERNMENT REORGANISATION:
your questions answered

Have YOUR say on the Local Plan update

"These proposals will affect every resident, business and community in the district – today and tomorrow. That's why it's vital as many people as possible make their voices heard."

– Cllr Juliet Layton, Cabinet Member for Housing and Planning

The new housing demand is real and clear: the UK needs more homes. To meet this growing demand, the Government has set a target of delivering 1.1 million new homes across the country.

The means big change for the whole country but especially for us here in Cotswold District. Our housing target has more than doubled and we're now expected to plan for over 18,650 new homes every year, up from fewer than 900 previously.

When the new targets were introduced, we could demonstrate a low level of supply of suitable land for housing, meeting national planning requirements, and had done so for the last decade. The change to the numbers means we are no longer in this, making it more difficult to protect areas of the district that we have worked to develop, safeguard and enhance in the past, and it increases the likelihood for authorities to lose homes will be approved – even in situations that might previously have been considered suitable.

This is why it is vital we update our Local Plan to decide where these new homes should go.

We have planning for these homes will be a challenge over 80% of the land in our district is protected as part of the Cotswolds National Landscape.

Visit www.cotswold.gov.uk or scan here to have your say



however, we have no choice but to plan for development. If we don't take the lead, developers could end up making those choices for us.

And it is important we hear from you – not just on where new homes could be built, but also on the infrastructure that should support them.

5 things about the Local Plan update:

- We're updating the Local Plan because the Government has **more than doubled** the number of homes that need to be planned for and delivered across the district.
- We're not telling you exactly where the homes should be built yet – but we are discussing options for delivering the government's housing target and our preferred approach.
- The figures used in all the scenarios – including our preferred option – are **indicative at this stage**. That means we don't yet have detailed plans, but there will be further opportunities to have your say as the Local Plan progresses.
- We're planning for more than just homes. We also want to hear your views on infrastructure, transport, climate action, nature recovery, and support for the local economy.
- The consultation will open on **Friday 14 November** and run until **Friday 2 January**. Make sure you have your say before then – scan the QR code on the left or follow us on social media to find out how.

5 good reasons to have your say:

- **Influence** where new homes are built, making sure development meets our local needs and we get more from them than we would without a Local Plan.
- **Protect what matters** – engaging gives you a say in how we ensure sustainable development and deliver affordable homes, while protecting green spaces, heritage and the environment.
- **Improve infrastructure** – your input will help guide decisions around roads, public transport, schools and more.
- **Help ensure residents have a stronger voice** in shaping the district's future than developers do.
- **Plan for the long term**: your feedback will help shape a Local Plan which reflects not just the present but the future of the Cotswold district.

What happens next?

The consultation on preferred options will run until 2 January 2026. All comments made will be considered and used to inform the next draft of the plan. This next draft, published early next year, will look at what infrastructure (roads, schools, health services, utilities and more) is required to support proposed development. At that point, we'll ask for your views again, which will inform the final draft of the plan before it's sent off to be independently examined by the Planning Inspector. If it passes the legal and planning tests, it can then be officially adopted by the Council.



Follow us on our social media, or subscribe to our e-newsletter to get updates and find out about any future consultation.

Our in-person events: Come to one of the exhibitions below to chat to our planning team and ask questions.

Friday 28th November:
St George's Hall, Mickleton 2-7pm

Friday 5th December:
Moreton 2-7pm

Thursday 11th December:
Fairford Community Centre (Farmor Room) 2-7pm

Thursday 18th December:
Corinium Museum (Winstone Room), Cirencester 2-7pm

Website: keep up to date with all the news about the Local Plan on the council's website.



06 NOV 2025

Communities are key: Cotswold District Council urges engagement with Local Plan at packed town and parish council forum

Town and Parish councillors and clerks from across the Cotswolds gathered in Moreton-in-Marsh last night for a meeting focused on proposals for over 18,000 new homes in the district, developed in response to government targets.

The options for where these homes could be built, including Cotswold District Council's "preferred option" which would deliver 14,660 new houses, were set out at the meeting.

This was the first of two events for town and parish councillors and clerks, hosted by Cotswold District Council

What is a Local Plan? – key terms

A **Local Plan** is a statutory document that sets out policies and proposals for development in the district. It provides a long-term vision for the future of the area, outlining where growth should occur and where development should be restricted.

Updating a Local Plan involves several **stages of consultation**:

- Initial stage looks at issues, options and policy proposals (aka Regulation 18)
- A draft Local Plan (aka Regulation 19)
- Examination in Public by an independent Inspector

The **development strategy** of the Local Plan identifies the requirements for different types of development (housing, employment, retail, etc) over the plan period. It is also a "spatial document" which sets out how and where the development requirements will be delivered.

A **settlement hierarchy** ranks settlements with the aim of promoting sustainable development by linking housing growth to the availability of jobs, facilities and services.

The Council's Settlement Role and Function Study identifies the following hierarchy:

16 Principal Settlements			
Andoversford	Cirencester	Mickleton	South Cerney
Blockley	Fairford	Moreton-in-Marsh	Down-on-the-Hill
Bourton-on-the-Water	Kemble	Northwick	Tetbury
Chipping Campden	Lacock	Soddington	Upper Fossebury
13 Non-Principal Settlements or Village Clusters			
Avington	Bromfield	North Cerney	The Village Cluster of Cole St. Andrew, Poulton, Hatherly and Quenington
Bibury	Down Ampney	Pewsey	
Bledington	Longborough	Willesley	
Bourton-on-the-Hill	Marsay Hampton		

The consultation also includes a vision statement setting out the aspirations of the plan for the future. This **Vision** is supported by a set of tangible **Objectives** that describe what needs to be achieved to make the Vision become reality.

Please submit your comments via the Council's consultation platform [council.co.uk/consultation](#). The consultation will be open for comments from 14 November 2025 to 2 January 2026.

Facts and figures

Local Plans must look ahead for a minimum of 15 years. With an expected adoption date of 2027, the new Local Plan will need to run to 2043. But the Plan will need to allocate strategic larger scale development beyond the Plan period of 2043 to take into account delivery thereafter.

In December 2024 the government radically changed national planning policies, including its calculation of the number of homes needed in local planning authority areas. This more than **doubled the number of homes needed** in Cotswold District to **1,036 homes a year**, which means significantly more housing sites need to be provided.

Based on the government's calculation, **18,650 new homes are needed by 2043**:

Homes currently in the pipeline*

Additional new homes needed

*These include:

- planning permissions that have not yet been built;
- remaining site allocations from the current Local Plan; and
- future windfalls (an estimation of homes built on sites that will not specifically be identified in the Local Plan).

The Council has considered **seven different development strategy scenarios** that set out how and where the development requirements could be delivered.

If the Council cannot provide for the 18,650 homes in its district area, it must ask **neighbouring authorities** whether they can accommodate some of the unmet need. The Council must also consider **increasing the density of development** to deliver more homes, which would mean building up, building more compactly, and/or reducing the level of private and shared open space.

The Council encourages everyone to participate in the consultation to help shape the new Local Plan for the district. There are **high level proposals** and we are looking for feedback on where development should go and what facilities, services and infrastructure would be needed to support this.

The consultation will run from **14 November 2025 to 2 January 2026**.

Please submit your comments via the Council's consultation platform [council.co.uk/consultation](#). The consultation will be open for comments from 14 November 2025 to 2 January 2026.



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Have your say

Local Plan consultation NOW OPEN



Homes, landscape, livelihoods
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Local Plan – options for new home locations published

The government has set huge new housing targets for the district, with the council required to plan for 18,650 new homes over the next 18 years.

Today we're publishing the options for where those houses could go.

These possible locations, and the number of new homes we're suggesting to be built across the district, are indicative only at this stage. More work is to be done on sites with existing planning consent, and sites that landowners have told us may be available for new homes.

The recommended option includes:

- A new village near Driffield
- Extensions to Kemble, Ampney Crucis, Preston, Siddington, Fairford, Moret Marsh and Cirencester
- Smaller developments in other towns and villages

A consultation opens next month — we want to hear from you, the people who know our places best. Look out for more details.

Cllr Mike Every said: "This marks the beginning of an important conversation about how we manage the government's demands for a huge increase in housing development, which I know is going to be difficult at times."

Read more about what we're doing, why we're doing it, the documents we've published and proposed development options based on information we have so far: <https://lnkd.in/erKgwzta>

Community voices heard: Council receives thousands of comments on the Local Plan Update

Cotswold District Council's recent Local Plan consultation sparked an "unprecedented" number of responses, with nearly 2000 residents, businesses, and communities submitting responses - more than twice the amount received in previous consultations.

The seven-week consultation, which closed on 2 January, asked communities for their views on high-level proposals to meet the Government's new housing target, which more than doubled the number of homes the district must plan for. The council is required to explore all options in finding suitable locations for 18,500 new homes by 2043.

During November and December, the council met with over 1,000 members of the public at exhibitions, meetings,

To advertise 01453 755446 | email: ms.gn@localg.co.uk

PLANNING

COTSWOLD DISTRICT COUNCIL
THE TOWN AND COUNTRY PLANNING (LOCAL PLANNING) (ENGLAND) REGULATIONS 2012
PUBLIC CONSULTATION NOTICE - REGULATION 18

A public consultation period for the update to the Cotswold District Local Plan (a Regulation 18 consultation) commences on Friday 14 November 2025 and ends at 11:59pm on Friday 2 January 2026. You will see the Local Plan and its supporting documents.

LOCAL PLAN
A legal requirement and the starting point for determining applications. The Council already has a Local Plan, which is being reviewed. The new Local Plan will apply to the whole of the district and will include a range of planning policies covering priority, the environment and infrastructure; it will also set out the vision for delivering growth.

LOCAL PLAN BEING UPDATED?
The Council must prepare a Local Plan that sets out a vision and the future development of their area. Cotswold District Council is currently reviewing its adopted Local Plan in light of the new mandatory requirement by government. The government now requires the council to prepare a new Local Plan that will deliver more than twice the number of homes it was previously required to deliver by 2043.

After 2025 and 2043, the Council is running a consultation which looks at different development strategy options to meet the government's new housing target, while also providing a preferred strategy option. The council will also be providing a preferred strategy option. The council will also be providing a preferred strategy option. The council will also be providing a preferred strategy option.

CONSULTATION ABOUT
The consultation consists of:
• A consultation document that looks at a series of development options to address the council's development needs up to 2043, and a Council's preferred scenario (please note, several of the options included in the preferred scenario - include strategic sites on which homes that would likely continue being built after 2043).
• A consultation document that considers development needs beyond 2043, including housing and includes an updated Vision and Objectives for the Local Plan. This consultation document has a range of supporting background documents including:
• Site Allocation Selection Methodology
• Integrated Impact Assessment
• Habitats Regulations Assessment
• Settlement Role and Function Study
• Assessment of Broad Strategic Development Localities and Appendices
• Development Strategy Options Technical Report
• A Guide to Submitting Comments
• A Call for Sites that invites people to propose sites that can help deliver development needs up to 2043. This can include land for housing, employment, renewable energy etc.

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Local Plan Consultation

Only 2 weeks left to complete the Local Plan consultation

Homes, landscape, livelihoods - a legacy we build together.

6. Appendix B – Summary of representations made on Preferred Options Consultation (November 2025)

1. Spatial Strategy

- 1.1 Many respondents argue that the Government's housing target of 18,650 homes is unrealistic for the Cotswold District, given that 80% of the area lies within the Cotswolds National Landscape where development is tightly restricted. They stress that this places disproportionate pressure on the remaining 20% of land, leading to concentrated and unsustainable development patterns that do not reflect local needs. Numerous comments challenge the Standard Method calculation itself, suggesting it fails to consider constraints such as protected landscapes, infrastructure limitations, high house prices and flooding risks. The prevailing sentiment is that the targets should be challenged or revised to align with the district's actual capacity.
- 1.2 A major theme throughout the feedback is concern over inadequate infrastructure to support proposed development. Respondents highlight significant shortfalls in sewage systems, water supply, healthcare, education, and transport provision. These infrastructure limitations are viewed as fundamental barriers to sustainable development, and many argue that growth should not proceed until significant investment is made. Flooding and environmental constraints are also repeatedly emphasised as critical issues that must be addressed in any housing strategy.
- 1.3 There is overall support for focusing housing development near settlements where infrastructure, services, and public transport already exist or can be extended to minimize reliance on cars, environmental damage, and congestion. However, respondents from almost all the principal (and several non-principal) settlements proposed in the consultation argue that their settlement lacks the right infrastructure, services and facilities to sustain significant development in a sustainable way, and they question their position within the proposed settlement hierarchy.
- 1.4 Similarly, although there is general support for concentrating housing development near transport hubs such as railway stations and bus routes, citing potential benefits like reduced car dependency and urban sprawl, commenters note significant practical barriers, including insufficient infrastructure and existing limitations of these hubs.
- 1.5 Many contributors express concern that the scale and distribution of proposed development would irreversibly damage the rural character and landscape quality of the Cotswolds. They highlight potential harm to conservation areas, heritage assets, dark skies, and agricultural land, all of which are core elements of the district's identity, natural beauty and its importance for tourism revenue. People feel that development in the area will harm its legacy for future generations and contradict environmental preservation

goals. There are criticisms about the government prioritizing housing over safeguarding unique environments such as the Cotswolds.

- 1.6 Particular concern is raised around proposals in villages such as Siddington, Preston, Ampney Crucis and Driffield (among others) where respondents fear large housing allocations would erode community character and undermine the principles of sustainable, sensitive development. Similar comments are made regarding settlements such as Down Ampney, Mickleton and Poulton (among others) where non-strategic allocations are currently proposed.
- 1.7 Most of the issues raised above are repeated in a more local context regarding the Council's preferred option: loss of local character, inadequate infrastructure / facilities / services, increased car dependency, habitat disruption, biodiversity loss, landscape harm and increased flood risks. Many respondents argue that infrastructure must be upgraded before any development proceeds. These infrastructure deficiencies contribute to wider fears regarding community health, safety, and long-term resilience. Further concerns relate to the balance between market and affordable housing, with many feeling that current allocations do not meet local need in an already high-cost area.
- 1.8 Many comments contend that excluding the Cotswolds National Landscape (CNL) from development unfairly concentrates housing in other areas, leading to significant adverse impacts. Some comments propose alternative approaches, such as spreading development across smaller sites, prioritizing brownfield development, regenerating of existing town centres or creating new settlements away from environmentally sensitive areas. Other responses object to what they perceive as an unfair, disproportionate distribution of development, with settlements such as Siddington and Moreton-in-Marsh taking a significantly larger share of housing growth. This is seen as both inequitable and unsustainable, particularly given existing infrastructure weaknesses.

2. Consultation Questions

Question 1 – Which of the above scenarios has your preference?

- 2.1. None of the scenarios emerges as a generally preferred option. Scenario 5 is the most common talking point, with some supporting it as it is seen as the most sustainable option and others offering critiques due to a perceived lack of sustainability, usually related to a specific allocation. Many of the latter comments express a similar view on the other scenarios which are all said to be unsustainable. There is some support for scenarios 3 and 4, but this comes with the caveats as set out in paragraphs 1.3 and 1.4 above. There is also some support for scenario 6, with the discussion revolving around development in the Cotswold National Landscape, which is looked at further in

question 2 below. Overall, there is concern that none of the proposed scenarios meet Council's 'Green to the Core' objective.

Question 2 – Should the Council consider locating development in locations it considers unsustainable to meet the government housing target?

- 2.2. The response to this question is overwhelmingly negative, although some commenters note that this does not predicate support of the Council's position of not locating strategic development in the CNL. Concerns are raised about the practicality of meeting housing targets in a way that promotes sustainable development. The Council is encouraged to challenge the housing targets thoroughly.
- 2.3. A significant number of respondents argue that limited, landscape-sensitive development in the CNL should not be ruled out. They consider the housing target increase imposed on Cotswold District to be an exceptional circumstance which justifies major development in the CNL as required by the NPPF. Because almost all CNL land is being excluded from growth, the remaining 16–20% of land is experiencing disproportionate levels of development. It is argued that this burden is occurring only because these settlements lie outside the CNL, not because they are inherently sustainable.
- 2.4. Other representations set out the case against development in the CNL with respondents arguing that such development is legally constrained, environmentally damaging, economically counterproductive, inconsistent with national policy and would destroy the character and identity of the Cotswolds. Many respondents also note that land just outside the CNL often contributes strongly to the setting of the designated landscape.

Question 3 – To what extent would you support increasing housing density in developments (such as smaller houses and gardens, more flats or higher buildings) to help meet the full housing target?

- 2.5. Many commenters express significant concern in relation to increasing housing density in the district. They emphasise that this would change the character, scenic beauty, and cultural identity of the region. Concerns include cramped housing, modern buildings juxtaposed with historic settings, and the loss of tranquillity and nature in an internationally renowned rural area.
- 2.6. However, there was some conditional support for higher density housing. This support is often tied to location, with commenters highlighting the benefits of higher housing density in urban areas for sustainability. Supportive comments are also caveated by requirements such as ensuring developments align with village design, using eco standards, including high-quality public spaces, and prioritising affordability, walkability, and sustainable transport.

- 2.7. Several representations also comment on the type of housing being built, referring to low density developments of large 'executive' homes being permitted while there is a need for smaller properties for first time buyers and the elderly.

Question 4 – Do you think the proposed level of development up to 2043 – the end of the Local Plan period – and beyond 2043 is sustainable? If not, what provisions would need to be added to the settlement(s) to make them a sustainable location for the proposed level of development?

- 2.8. The consultation put forward eight general areas where strategic development may occur. The majority of responses to these locations were negative with the most commonly raised issues being a lack of infrastructure, flooding concerns, landscape harm and loss of village identity. Similar comments were made regarding settlements which currently have proposed non-strategic site allocations. The overall feeling was that the proposed level of development is not sustainable.

2.8.1. Ampney Crucis

- Flooding and sewage infrastructure being overwhelmed.
- Lack of infrastructure such as roads, schools, health services and utilities.
- Lack of public transport and no shops will lead to car dependency.
- High Sensitivity landscape with many heritage assets.
- Loss of farmland and impact on wildlife.
- Unclear why Ampney Crucis had been chosen over more sustainable locations.

2.8.2. Cirencester

- Local Plan places too much strategic weight on Cirencester for accommodating the district's increased housing target. Repeated expansions over successive plan periods risk cumulative harm to the town's character, landscape setting, and transport network.
- Infrastructure constraints such as Shorncote Sewage Treatment Works is mentioned to be beyond capacity as well as general issues with Cirencester's sewage system; heavy congestion at key junctions including A417/A419 corridors also causing local roads to congest; existing health, education, and community infrastructure already being stretched.
- Existing flooding issues will be exacerbated
- New houses will not match local needs
- While most comments are objections or concerns, a few supportive themes appear:
 - Cirencester does offer the strongest existing service base and employment cluster in the district.
 - Strategic development around Cirencester is seen by some responders as inevitable given National Landscape restrictions over 80% of the district.

- Large extensions can support improved infrastructure and enable contributions (education, transport, healthcare) that villages cannot deliver.

2.8.3. **Driffield**

- Coalescence and complete loss of village identity.
- Infrastructure constraints such as flooding issues, sewage treatment works being at capacity, water supply, electricity grid capacity, road capacity and lack of sustainable transport options (no bus service nor safe cycling routes).
- Pressure on schools, GPs, dentists in nearby Cirencester.
- Loss of high-quality agricultural land and harm to wildlife habitats, heritage assets and landscape (Medium-High or High Sensitivity around Driffield).
- Fears of delayed or reduced infrastructure delivery and mitigation at application stage.

2.8.4. **Fairford**

- Level of proposed growth is unsustainable, disproportionate, and incompatible with Fairford's function, size, and constraints.
- A417 which runs through Fairford is severely constrained with single-lane pinch points which cannot be widened due to adjacent heritage assets. Public transport is limited and the town is poorly connected to major economic centres.
- Fairford Wastewater Treatment Works is mentioned to be over capacity. Major growth cannot proceed without upgrades delivered first. There are also regular issues with flooding and surface water.
- Primary school is full, long GP waiting times and there is limited parking in town.
- Harm to the Special Landscape Area, dark skies, heritage setting and biodiversity.
- Concerns from MoD and USAD regarding increased bird strike, noise complaints and flooding which could disrupt operations at RAF Fairford.

2.8.5. **Kemble**

- Loss of village identity and community cohesion fearing Kemble would become a dormitory commuter town.
- Harm to the Kemble & Ewen Special Landscape Area, overall landscape setting, heritage assets, wildlife and habitats.
- Infrastructure concerns such as road congestion, no regular bus link to Tetbury or Cirencester, limited parking at the railway station, water supply and sewage treatment works capacity as well as GP surgery and school at or near capacity.
- Potential conflicts with Cotswold Airport such as flightpaths over residential areas.
- Some comments show support for strategic growth at Kemble mainly due to the presence of the railway station.

2.8.6. **Moreton-in-Marsh**

- Not justified why a small market town should absorb some of the highest increases in the district.
- A lack of infrastructure across the board:
 - Congestion routinely gridlocks the town with minor roads becoming rat-runs, unsafe for pedestrians, cyclists, equestrians.
 - Moreton is on a historic floodplain and the sewage treatment works is at capacity.
 - GP practices at capacity, no secondary school and the primary school is full.
 - Moreton station is at capacity with limited parking and only served by a single track sections.
- Harm to the Special Landscape Area to the north, south, and east of Moreton as well as the approach to the Cotswolds National Landscape lying to the west.
- Impacts on biodiversity, water quality and dark skies.
- Fears of the impact of PFAS contamination from the Fire Service College.
- Moreton is already a major net exporter of workers due to limited employment opportunities leading to high out-commuting by car.

2.8.7. **Preston**

- Loss of rural character and identity. Maintain separation from both Cirencester and new development
- Infrastructure failures regarding sewerage, water and electricity as well as flooding issues
- Limited capacity regarding transport, services, health and education
- Medium–High or High Sensitivity landscape with Grade 2 and 3a agricultural land
- Developers and Land Promoters point out that due to its proximity to Cirencester it is a more sustainable location for development which is relatively unconstrained.

2.8.8. **Siddington**

- It is unjust that the classification of Principal Settlement is inherited from the proximity of Cirencester over actual provision of facilities in the settlement.
- Loss of identity of Siddington as a stand-alone village which could become a suburb of Cirencester with a loss of the current community identity and social cohesion.
- Limited infrastructure availability regarding water supply, sewerage, drainage, bus services, health services and education.
- Siddington routinely experiences river flooding, surface water flooding, and high groundwater.
- Harm to listed buildings, wildlife and landscape.
- Concerns that the cumulative impact of proposed development across South Cotswolds are not fully understood at this stage.

Question 5 – Are there any other matters beyond conventional housing that have not been listed here that you think should be considered in the Development Strategy for the updated Local Plan?

- 2.9. The topic of (a lack of) infrastructure is emphasised again, with the need for upfront infrastructure investment before development is approved being mentioned often. Commenters argue that building homes before securing transport, drainage, utilities, or community facilities, risks leaving rural areas overwhelmed and undersupported.
- 2.10. Many comments raise concerns about weak public transport links, including infrequent buses and limited rail services, and question the realism of expecting significant modal shift away from car use in rural areas. These limited public transport options are also linked to a lack of employment opportunities, which respondents fear will lead to increased commuting by car.
- 2.11. Respondents also express concern about the impact of the proposed development on biodiversity, safety, community cohesion, increased lack of affordable housing, parking, air pollution and loss of agricultural land.

Question 6 – Do you agree with the vision and objectives? Or is there anything else that should be covered in the vision and objectives?

- 2.12. Although there is general support for the vision and objectives, their practical implementation and feasibility is questioned in light of the new housing target. Inadequate infrastructure, unfair distribution of housing, developers reducing mitigation after receiving planning permission are all mentioned as barriers to achieving the objectives.