

Settlements 3

Criteria	CIR_E6 Land east of Royal Agricultural College	CIR_E10 Forum Car Park	CIR_E12 Old Memorial Hospital Site and Car Park	CIR_E13B Sheep Street Island	CIR_E14 Waterloo Car Park	CIR_E20 Metrik House
Other potential designations / uses / allocations?	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
Deliverability (NPPF) New Evidence: Whole Plan Viability Study (HDH 2016)	AMBER	AMBER	AMBER	AMBER	AMBER	AMBER
Agricultural Land Classification (NPPF)	GREEN	N/A	N/A	N/A	N/A	N/A
* NB: CIR_E11 Agricultural Land Classification shows approx half of site as Grade 3. Site is brownfield, outside of AONB, therefore RAG status is N/A..						

Table 8 Cirencester - Site Appraisal RAG Chart (Employment Sites)

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Officer Analysis and Evaluation

Points to Consider from new evidence	Settlement Discussion: Cirencester
<p>Infrastructure - impact and delivery (excluding GI considerations)</p>	<p>The IDP 2016 Update has evaluated the community, education, emergency services, utilities, communications, healthcare and transport infrastructure that will be required to support the level of housing proposed in the Cotswold District Local Plan. The study has grouped settlements into distinct sub-areas interrelated in terms of services and employment to reflect that communities use services and facilities outside of their settlement.</p> <p>The IDP has identified that there are two 'Critical' pieces of infrastructure required in Cirencester (Improvements to A429 Cherry Tree junction; and SUDs and soft measure interventions to manage flood risk in Cirencester). Furthermore, two 'Essential' pieces of infrastructure are identified in the town as well as items of 'Critical' and 'Essential' infrastructure that will require funding identified in the wider sub area. It is appropriate that development within the sub area contributes to all this infrastructure provision within the plan period. As some of the infrastructure requirements are classed as Critical in the IDP, the criterion should be flagged as 'Amber'.</p> <p>NB the IDP assessed site allocations identified in the January 2015 Local Plan consultation document and an allowance for windfalls. Whilst it is assumed that any further allocations within Cirencester will not go over this quantum, any site specific infrastructure requirements have not been assessed. Therefore any new allocations for Cirencester should be phased towards the latter stages of the Local Plan period to allow for this.</p>
<p>Traffic and Highways</p>	<p>The Highway Capacity Assessment (Atkins, Draft Final Report December 2015) did not assess the junctions in and around Cirencester. This is to be done in a separate study which has yet to report. However, the Local Transport Plan and IDP 2016 Update has identified that improvements to A429 Cherry Tree junction is a 'Critical' piece of infrastructure. The IDP 2016 Update (Paragraph 2.128) states that whilst this project is identified in the LTP there is no funding commitment and as such it is vital that planning obligations are collected to pay for this critical infrastructure. The criterion should therefore be flagged as 'Amber', unless already graded 'Red'.</p>
<p>Water Environment</p>	<p>The Water Cycle Study WCS (JBA, August 2015) states that there are no issues which indicate that the planned development in the District is unachievable from the perspective of supplying water and wastewater services, and preventing deterioration of water quality in receiving waters. The WCS has identified where infrastructure upgrades and mitigation measures are expected to be required to accommodate planned growth. Primary responsibility for provision of water and</p>

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Points to Consider from new evidence	Settlement Discussion: Cirencester
	<p>wastewater services to new developments lies with Water Companies and Sewerage Undertakers. The Environment Agency is the primary environmental regulator.</p> <p>At Cirencester, the WCS reports that the waste water treatment works (WwTW) has capacity within its existing flow and quality consents to accommodate the proposed growth. However, the WwTW may require further upgrade to prevent a Water Framework Directive (WFD) deterioration for Ammonia. The required standard of treatment would be achievable using current Best Available Technology for wastewater treatment. With regard to sewerage infrastructure, it is reported that the existing infrastructure is adequate to accommodate planned growth. With regard to water supply, further modelling will be required to determine the scale of the water supply infrastructure upgrades that may be needed. As some upgrading for the wastewater treatment infrastructure may be required, then this criterion is flagged as Amber.</p>
Deliverability	<p>The Cotswold District Council Whole Plan Viability Study (March 2016) looked at the viability of various types of site scenarios e.g. Brownfield, Greenfield, on-site contamination etc. The Study concluded that all housing site typologies were deliverable in Cotswold District based on the policy assumptions contained in the Study. Therefore the criterion for housing is flagged as 'Green'. Town centre retail sites, other than large supermarkets, are viable.</p> <p>C_97 (CIR_E12), CIR_E10, CIR_E13B and CIR_E14 are proposed for mixed use schemes. Although the Study reports that town centre retail and residential sites are viable, the implications on car parking in Cirencester needs to be taken into account. Provision of car parking may therefore affect the viability of the site, so the criterion should be flagged as Amber.</p> <p>The study demonstrates that office and industrial/distribution development on both greenfield and brownfield are shown as being unviable, nationwide such development is only being brought forward to a limited extent on a speculative basis by the development industry. Where development is coming forward, it tends to be from existing businesses for operational reasons – rather than to make a return through property development. CIR_E6 is located adjacent to the Royal Agricultural University and is part of the Special Policy Area identified in the Local Plan. It therefore has potential to fit this rationale. This criterion should be flagged amber for CIR_E6.</p>

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Points to Consider from new evidence	Settlement Discussion: Cirencester
<p>Conclusion</p>	<p>The housing and employment sites have been evaluated against any new evidence that has emerged since the original assessment. The evidence does not indicate that a change is necessary in the recommendations. However, as it is no longer necessary to have the 'Reserve Site' category in the assessment, given the increased certainty on the Objectively Assessed Needs for housing (as explained in paragraphs 3.1-3.3) then the recommendation for Sites C_76 and C_82 need to be re-visited.</p> <p>The conclusions from the site assessment for Sites C_76 and C_82 set out in the November 2014 Evidence Paper considered that the sites were suitable for housing development but were categorised as a 'reserve site' because there was uncertainty regarding the availability of both due to their current uses. This situation has not changed, therefore the sites cannot be relied on to come forward. Therefore they should not be allocated. However, as the sites are located within the Development Boundary of Cirencester, then if the situation changes development could occur under the Local Plan policies.</p> <p>Also, CIR_E13 has been split into 2 sites A and B, because site CIR_E13A has planning permission for a retirement development. This leaves 0.96 ha (CIR_E13B) to remain allocated for a mixed use scheme.</p>

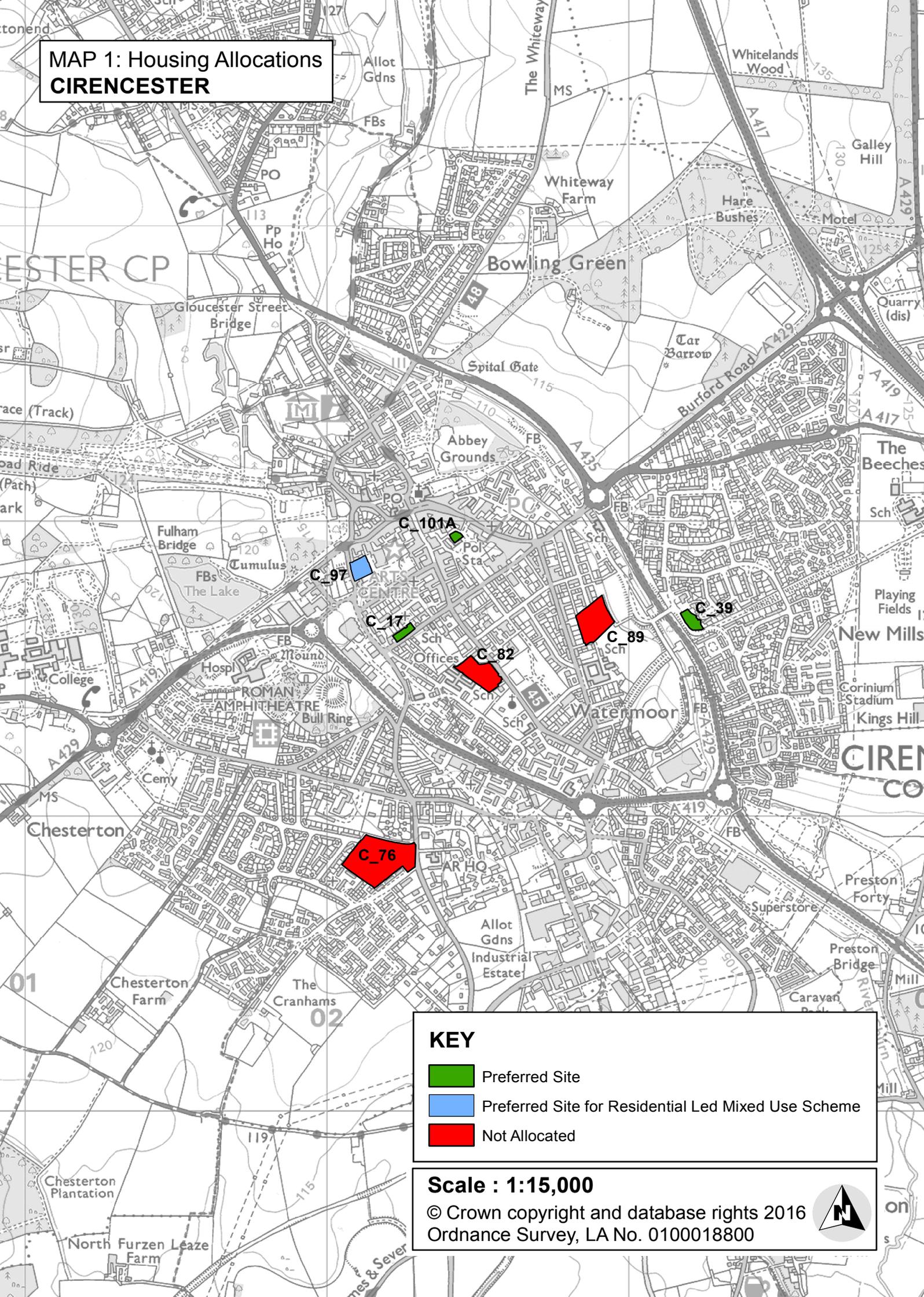
Recommendation

Site/Strategy	Recommendation
C_17	Preferred Site for Housing Development (capacity 6dw)
C_39	Preferred Site for Housing Development (capacity 9dw)
C_76	Not Allocated for Development
C_82	Not Allocated for Development
C_89	Not Allocated for Development
C_97 (CIR_E12)	Preferred Site for Housing Development (residential-led mixed use scheme) (capacity 11 dw)
C_101A	Preferred Site for Housing Development (capacity 5dw)
CIR_E6	Incorporated within the RAU special policy approach in the Local Plan

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Site/Strategy	Recommendation
CIR_E10	Preferred Site for a retail-led mixed use scheme (capacity 0.54ha)
CIR_E13B	Preferred Site for a mixed use scheme (capacity 0.96ha).
CIR_E14	Preferred Site for potential intensification of car park use, possibly with some office provision on the frontage (capacity 0.67ha).
CIR_E20	No need for allocation, as lies within industrial estate and has planning permission.
Development Strategy	There are no significant implications for the Development Strategy.

MAP 1: Housing Allocations CIRENCESTER



KEY

- Preferred Site
- Preferred Site for Residential Led Mixed Use Scheme
- Not Allocated

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3.6 Down Ampney

Criteria	DA_2 Dukas Field	DA_5a Buildings at Rooktree Farm	DA_5c Land south of Rooktree Farm Buildings	DA_8 Land at Broadleaze
Community Engagement Feedback	RED	AMBER	RED	AMBER
Sustainability Appraisal - 'Points of the Compass' constraints appraisal	AMBER	GREEN	GREEN	GREEN
Sustainability Appraisal - Site Assessments	AMBER	AMBER	AMBER	AMBER
Objective A - Communities	GREEN	GREEN	GREEN	GREEN
Objective B - Environmental Sustainability	AMBER	AMBER	AMBER	GREEN
Objective C - Economy, Employment and Retail	GREEN	GREEN	RED	GREEN
Objective D - Housing	GREEN	GREEN	GREEN	GREEN
Accessibility including Objective E - Travel, Transport and Access;	AMBER	AMBER	AMBER	AMBER
Historic Environment, including Objective F - Built Environment, Local Distinctiveness, Character and Special Qualities;	GREEN	RED	RED	GREEN
Natural Environment, including Objective G - Natural Resources	GREEN	AMBER	AMBER	GREEN
Infrastructure - impact and delivery, including Objective H - Infrastructure (excluding GI considerations)	AMBER	AMBER	AMBER	AMBER

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Criteria	DA_2 Dukes Field	DA_5a Buildings at Rooktree Farm	DA_5c Land south of Rooktree Farm Buildings	DA_8 Land at Broadleaze
Green infrastructure – impact and delivery, including Objective H - Infrastructure where it relates to GI	TBC	TBC	TBC	TBC
Objective I - Cirencester	N/A	N/A	N/A	N/A
Objective J - Cotswold Water Park	GREEN	GREEN	RED	GREEN
Delivering the Development Strategy (incl Settlement Strategy)	AMBER	AMBER	AMBER	AMBER
Traffic & Highways <i>New Evidence: Highway Capacity Assessment (Atkins) - Draft Final Report December 2015</i>	GREEN	GREEN	GREEN	GREEN
Flood Risk - sequential test (NPPF)	GREEN	GREEN	GREEN	GREEN
Water Environment <i>New Evidence: Water Cycle Study (JBA August 2015)</i>	AMBER	AMBER	AMBER	AMBER
AONB (NPPF)	GREEN	GREEN	GREEN	GREEN
Other potential designations / uses / allocations? <i>Representations from Landowner to January 2015 Reg 18 Consultation</i>	GREEN	AMBER (was GREEN)	GREEN	GREEN

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Criteria	DA_2 Dukes Field	DA_5a Buildings at Rooktree Farm	DA_5c Land south of Rooktree Farm Buildings	DA_8 Land at Broadleaze
Deliverability (NPPF) New Evidence: Whole Plan Viability Study (HDH 2016)	GREEN	GREEN	GREEN	GREEN
Agricultural Land Classification (NPPF)	RED	RED	RED	AMBER

Note: DA_9 Land adjacent to Chestnut Close, has been re-assessed in the SHELAA (Consolidation Report 2015) as 'Not currently developable' so is no longer included in the table

Table 9 Down Ampney - Site Appraisal RAG Chart

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Officer Analysis and Evaluation

Points to Consider from new evidence	Settlement Discussion: Down Ampney
<p>Infrastructure - impact and delivery (excluding GI considerations)</p>	<p>The IDP 2016 Update has evaluated the community, education, emergency services, utilities, communications, healthcare and transport infrastructure that will be required to support the level of housing proposed in the Cotswold District Local Plan. The study has grouped settlements into distinct sub-areas interrelated in terms of services and employment to reflect that communities use services and facilities outside of their settlement. Although no settlement specific infrastructure requirements have been identified in the IDP 2016 Update for Down Ampney, there are requirements identified within its sub area. Therefore it would be appropriate that development contributes to the provision of those infrastructure requirements. Some of the infrastructure requirements are classed as Critical in the IDP, therefore the criterion should be flagged as 'Amber'.</p>
<p>Traffic and Highways</p>	<p>The Highway Capacity Assessment (Atkins, Draft Final Report December 2015) analyses the potential impact of development proposed in the District on 14 junctions identified by Gloucestershire County Council. With regard to Down Ampney, no nearby junctions were assessed. Therefore, the criterion remains as Green.</p>
<p>Water Environment</p>	<p>The Water Cycle Study WCS (JBA, August 2015) states that there are no issues which indicate that the planned development in the District is unachievable from the perspective of supplying water and wastewater services, and preventing deterioration of water quality in receiving waters. The WCS has identified where infrastructure upgrades and mitigation measures are expected to be required to accommodate planned growth. Primary responsibility for provision of water and wastewater services to new developments lies with Water Companies and Sewerage Undertakers. The Environment Agency is the primary environmental regulator.</p> <p>At Down Ampney, Thames water has confirmed that they are able to supply the planned growth without infrastructure upgrade. With regard to sewerage infrastructure, it is anticipated that some infrastructure upgrades will be required. The WCS reports that the waste water treatment works (WwTW) has capacity within its</p>

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Points to Consider from new evidence	Settlement Discussion: Down Ampney
	<p>existing flow and quality consents to accommodate the proposed growth. Therefore, as some infrastructure upgrades will be required, the criterion should be flagged Amber for all sites.</p>
<p>Other potential designations/uses/allocations</p>	<p>The owners of DA_5A made a representation to the January 2015 Reg 18 consultation that the site should be considered for employment rather than housing. However, this was part a larger a representation with significant extra areas of housing proposed. Although the site was assessed as suitable for employment development in the SHELAA process, it is uncertain that the site would come forward on its own without the additional housing. Therefore the site should be flagged as 'Amber'.</p>
<p>Deliverability (NPPF)</p>	<p>The Cotswold District Council Whole Plan Viability Study (March 2016) looked at the viability of various types of site scenarios e.g. Brownfield, Greenfield, on-site contamination etc. The Study concluded that all housing site typologies were deliverable in Cotswold District based on the policy assumptions contained in the Study. Therefore the criterion for housing are flagged as 'Green'.</p>
<p>Conclusion</p>	<p>Since the initial assessment of potential development sites in Down Ampney (November 2014), Site DA_1A has gained planning permission (along with revised DA_1B permission) for an additional 22 dwellings. This site was not included as a site allocation in the Reg 18 Local Plan as it was part of the landscaping condition for DA_1B.</p> <p>The remaining sites have been evaluated against any new evidence that has emerged since the original assessment. The site boundary of DA_8 should be amended to exclude the football club building. The capacity has been recalculated to 10 dwellings. The evidence does not indicate that a change is necessary in the recommendations for the remaining sites. However, as it is no longer necessary to have the 'Reserve Site' category in the assessment, given the increased certainty on the Objectively Assessed Needs for housing (as explained in paragraph 3.1) then the recommendation for Site DA_5C needs to be re-visited.</p> <p>The conclusions from the site assessment for Site DA_5C set out in the November 2014 Evidence Paper considered that the site was suitable for housing development but the site was not favoured</p>

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Points to Consider from new evidence	Settlement Discussion: Down Ampney
	<p>by the community and there were issues identified that indicated that the site would not come forward until the end of the plan period. Given that the site has ecological and landscape value and has been identified as an important gateway to the village and contributes to its setting, it is not considered that the site should come forward in the plan period. Therefore the recommendation is that the site is not allocated.</p>

Recommendation

Site/Strategy	Recommendation
DA_2	Preferred Site for Housing Development (capacity 10dw)
DA_5A	Preferred Site for Housing Development (capacity 8dw)
DA_5C	Not Allocated for Development
DA_8	Preferred Site for Housing Development (capacity 10 dw)
Development Strategy	<p>The Preferred sites have a potential capacity of 28 dwellings. Although the housing figure is lower than in the January 2015 Reg 18 consultation, permission for 22 dwellings has recently been granted which more than compensates for this. Therefore there is no issue for the Development Strategy to address as Down Ampney is still able to make an appropriate contribution to the delivery of the Strategy.</p>

MAP 1: Housing Allocations
DOWN AMPNEY



KEY

- Preferred Site
- Not Allocated

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3.7 Fairford

Criteria	F_35b Land behind Milton Farm and Bettertons Close	F_44 Land to rear of Faulkner Close, Horcott
Community Engagement Feedback	RED	RED
Sustainability Appraisal - 'Points of the Compass' constraints appraisal	GREEN	N/A
Sustainability Appraisal - Site Assessments	AMBER	AMBER
Objective A - Communities	GREEN	AMBER
Objective B - Environmental Sustainability	AMBER	AMBER
Objective C - Economy, Employment and Retail	AMBER	GREEN
Objective D - Housing	GREEN	GREEN
Accessibility including Objective E - Travel, Transport and Access;	AMBER	AMBER
Historic Environment, including Objective F - Built Environment, Local Distinctiveness, Character and Special Qualities;	AMBER	AMBER
Natural Environment, including Objective G - Natural Resources	RED	RED
Infrastructure - impact and delivery, including Objective H - Infrastructure (excluding GI considerations) IDP 2016 Update	AMBER	AMBER
Green infrastructure – impact and delivery, including Objective H - Infrastructure where it relates to GI	TBC	TBC

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Criteria	F_35b Land behind Milton Farm and Bettertons Close	F_44 Land to rear of Faulkner Close, Horcott
Objective I - Cirencester	N/A	N/A
Objective J - Cotswold Water Park	GREEN	GREEN
Delivering the Development Strategy (incl Settlement Strategy)	GREEN	GREEN
Traffic & Highways Highway Capacity Assessment (Atkins) - Draft Final Report December 2015	AMBER	AMBER
Flood Risk - sequential test (NPPF)	GREEN	AMBER
Water Environment Water Cycle Study (JBA August 2015)	AMBER	AMBER
AONB (NPPF)	GREEN	GREEN
Other potential designations / uses / allocations?	GREEN	GREEN
Deliverability (NPPF) Whole Plan Viability Study (HDH 2016)	GREEN	GREEN
Agricultural Land Classification (NPPF)	AMBER	N/A

Table 10 Fairford - Site Appraisal RAG Chart

Settlements 3

Officer Analysis and Evaluation

Points to consider from new evidence	Settlement Discussion: Fairford
Infrastructure	<p>The IDP 2016 Update has evaluated the community, education, emergency services, utilities, communications, healthcare and transport infrastructure that will be required to support the level of housing proposed in the Cotswold District Local Plan. The study has grouped settlements into distinct sub-areas interrelated in terms of services and employment to reflect that communities use services and facilities outside of their settlement. Whilst the IDP has identified that there is one 'Critical' piece of infrastructure required in Fairford (junction improvement to the A417/Whelford Road), there are also items of 'Critical' and 'Essential' infrastructure that will require funding identified in the wider sub area. It is appropriate that development within the sub area contributes to all this infrastructure provision within the plan period. As some of the infrastructure requirements are classed as Critical in the IDP, the criterion should be flagged as 'Amber'.</p> <p>NB the IDP assessed site allocations identified in the January 2015 Local Plan consultation document and an allowance for windfalls. Whilst it is assumed that any further allocations within Fairford will not go over this quantum, any site specific infrastructure requirements have not been assessed. Therefore any new allocations for Fairford should be phased towards the latter stages of the Local Plan period to allow for this.</p>
Traffic and Highways	<p>The Highway Capacity Assessment (Atkins, Draft Final Report December 2015) analyses the potential impact of development proposed in the District on 14 junctions identified by Gloucestershire County Council. The analysis helps to identify current and future capacity constraints on the road network. With regard to Fairford, the nearest applicable junctions assessed were (Junction 14) A417 High Street / A361 Thames Street (Lechlade) and (Junction 15) A361 (Burford Street) / A417 (St.John's St). Although located in Lechlade it could be argued that any development taking place in Fairford would impact on these junctions. The Study concluded that the Local Plan proposals can be accommodated subject to funding a mitigation scheme at Junction 14. The proposed developments, plus any others that may come forward, will have to fund this mitigation scheme in order for development to be acceptable in Fairford. Therefore there are strategic traffic and highways constraints on development in Fairford, these can be overcome but there may be issues regarding viability. This criterion for all sites should be flagged as 'Amber'.</p>
Water Environment	<p>The Water Cycle Study WCS (JBA, August 2015) states that there are no issues which indicate that the planned development in the District is unachievable from the perspective of supplying water and wastewater services, and preventing deterioration of water quality in receiving waters. The WCS has identified where infrastructure upgrades and mitigation measures are expected to be required to</p>

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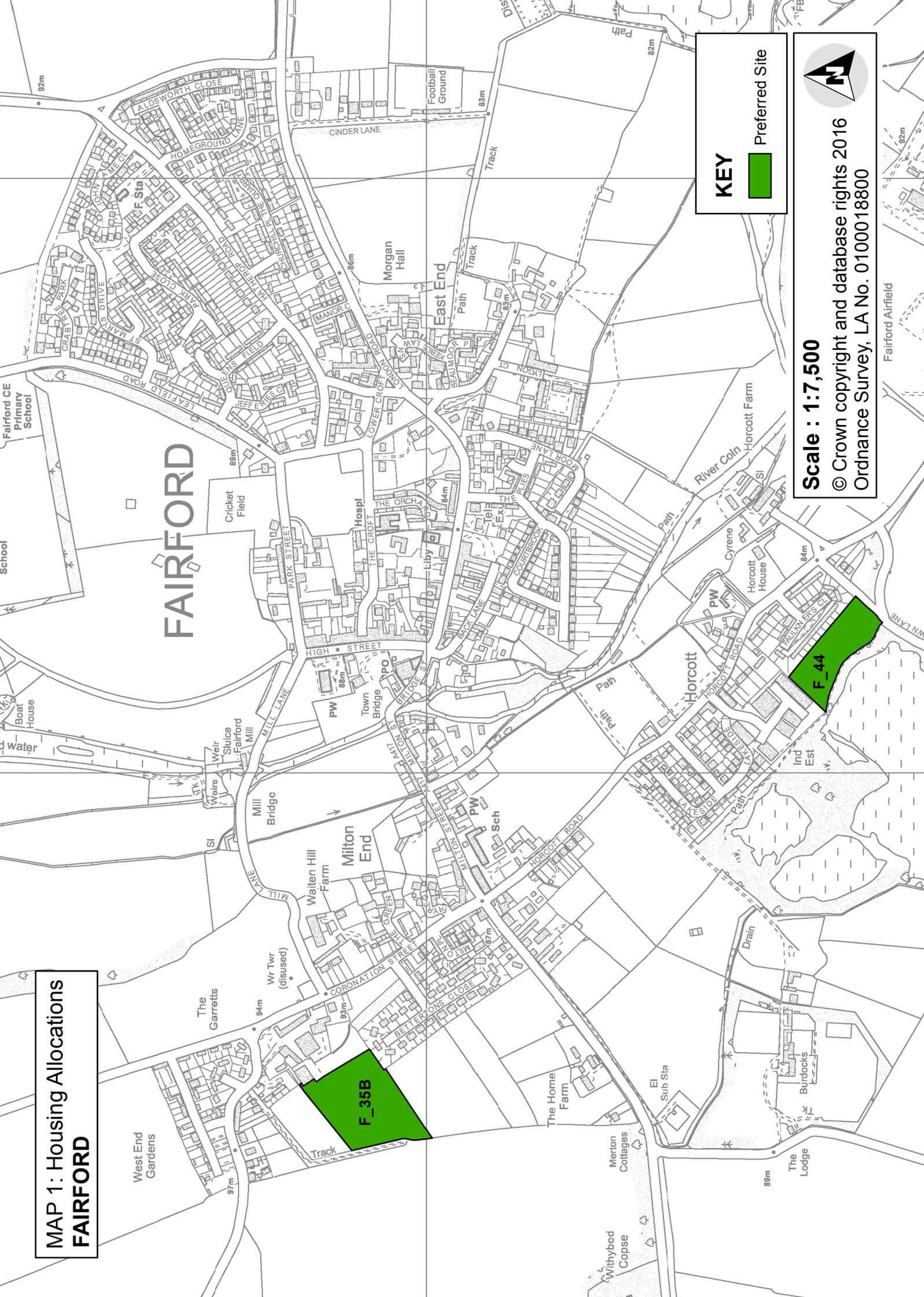
Points to consider from new evidence	Settlement Discussion: Fairford
	<p>accommodate planned growth. Primary responsibility for provision of water and wastewater services to new developments lies with Water Companies and Sewerage Undertakers. The Environment Agency is the primary environmental regulator.</p> <p>At Fairford, the WCS predicts that the waste water treatment works (WwTW) will require some infrastructure upgrade to accommodate higher flows and/or to prevent a WFD deterioration. The study states that the required standard of treatment would be achievable using current Best Available Technology. With regard to sewerage infrastructure, it is anticipated that some infrastructure upgrades will be required. With regard to water supply, further modelling will be required to determine the scale of the water supply infrastructure upgrades that may be needed.</p> <p>As some upgrading of infrastructure for both sewerage and waste water treatment is likely to be required in order to accommodate new development in Fairford then the criterion is flagged as 'Amber'.</p>
Deliverability (NPPF)	<p>The Cotswold District Council Whole Plan Viability Study (March 2016) looked at the viability of various types of site scenarios e.g. Brownfield, Greenfield, on-site contamination etc. The Study concluded that all housing site typologies were deliverable in Cotswold District based on the policy assumptions contained in the Study. Therefore the criterion for housing is flagged as 'Green'.</p>
Conclusion	<p>The housing sites have been evaluated against any new evidence that has emerged since the original assessment. The evidence does not indicate that a change is necessary in the recommendations. However, as it is no longer necessary to have the 'Reserve Site' category in the assessment, given the increased certainty on the Objectively Assessed Needs for housing (as explained in paragraphs 3.1-3.3) then the recommendation for Sites F_35B and F_44 need to be re-visited.</p> <p>The conclusions from the site assessment for Sites F_35B and F_44 set out in the November 2014 Evidence Paper considered that the sites were suitable for housing development but were categorised as a 'reserve site' because the community did not support the sites and the sites were not needed to meet the housing requirement for this plan period. There were access issues with site F_35B which may only be resolved in the long term. The situation regarding the housing requirement (OAN) has changed, and therefore it is considered appropriate to recommend allocating the sites for housing. However, as sites F_35B and F_44 were not specifically assessed in the IDP 2016 Update as they had previously been reserve sites, it would be prudent to phase the sites to the latter part of the plan period.</p>

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Recommendation

Site/Strategy	Recommendation
F_35B	Preferred Site for Housing Development (capacity 49dw)
F_44	Preferred Site for Housing Development (capacity 28dw)
Development Strategy	There are no significant implications for the Development Strategy. Sites F_35B and F_44 would make an additional contribution to the supply of housing in the District.

MAP 1: Housing Allocations
FAIRFORD



KEY

 Preferred Site



Scale : 1:7,500

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Settlements 3

3.8 Kemble

Criteria	K_1B Land between Windmill Road and A429	K_2 Land at Station Road	K_5 Land to north-west of Kemble Primary School
Community Engagement Feedback Parish Council Rep to Jan 2015 Reg 18 Consultation ID3488	RED	RED (was AMBER)	RED
Sustainability Appraisal - 'Points of the Compass' constraints appraisal	GREEN	N/A	AMBER
Sustainability Appraisal - Site Assessments	AMBER	AMBER	AMBER
Objective A - Communities	GREEN	RED	GREEN
Objective B - Environmental Sustainability	GREEN	GREEN	GREEN
Objective C - Economy, Employment and Retail	RED	GREEN	RED
Objective D - Housing	GREEN	GREEN	GREEN
Accessibility including Objective E - Travel, Transport and Access;	GREEN	GREEN	GREEN
Historic Environment, including Objective F - Built Environment, Local Distinctiveness, Character and Special Qualities;	RED	AMBER	RED
Natural Environment, including Objective G - Natural Resources	RED	RED	RED
Infrastructure - impact and delivery, including Objective H - Infrastructure (excluding GI considerations) IDP 2016 Update	AMBER (was GREEN)	AMBER (was GREEN)	AMBER (was GREEN)

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Criteria	K_1B Land between Windmill Road and A429	K_2 Land at Station Road	K_5 Land to north-west of Kemble Primary School
Green infrastructure – impact and delivery, including Objective H - Infrastructure where it relates to GI	TBC	TBC	TBC
Objective I - Cirencester	N/A	N/A	N/A
Objective J - Cotswold Water Park	N/A	N/A	N/A
Delivering the Development Strategy (incl Settlement Strategy)	GREEN	GREEN	GREEN
Traffic & Highways <i>IDP 2016 Update</i>	AMBER	AMBER (was GREEN)	AMBER (was GREEN)
Flood Risk - sequential test (NPPF)	GREEN	AMBER	AMBER
Water Environment <i>New Evidence: Water Cycle Study (JBA August 2015)</i>	AMBER	AMBER	AMBER
AONB (NPPF)	GREEN	GREEN	GREEN
Other potential designations / uses / allocations?	GREEN	GREEN (was RED)	GREEN
Deliverability (NPPF) <i>New Evidence: Whole Plan Viability Study (HDH 2016)</i>	GREEN	GREEN	GREEN
Agricultural Land Classification (NPPF)	AMBER	AMBER	AMBER

Table 11 Kemble - Site Appraisal RAG Chart

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Officer Analysis and Evaluation

Points to consider from new evidence	Settlement Discussion: Kemble
Community Engagement	Community feedback has changed. Kemble and Ewen Parish Council, in their representation to the January 2015 Local Plan Consultation: Planning Policies, is seeking the designation of the whole site as a Local Green Space. Therefore, the Community criterion is now flagged as 'red'. However, there are ongoing discussions between the landowner (Cotswold District Council) and the Parish Council to try to reach an acceptable proposal that would allow both the housing allocation and the retention of Kemble Community Gardens.
Infrastructure - impact and delivery (excluding GI considerations)	<p>The IDP 2016 Update has evaluated the community, education, emergency services, utilities, communications, healthcare and transport infrastructure that will be required to support the level of housing proposed in the Cotswold District Local Plan. The study has grouped settlements into distinct sub-areas interrelated in terms of services and employment to reflect that communities use services and facilities outside of their settlement. Whilst the IDP has identified that there is one 'Critical' piece of infrastructure required in Kemble (junction improvement for A429/A433), there are also items of 'Critical' and 'Essential' infrastructure that will require funding identified in the wider sub area. It is appropriate that development within the sub area contributes to all this infrastructure provision within the plan period. As some of the infrastructure requirements are classed as Critical in the IDP, the criterion should be flagged as 'Amber'.</p> <p>NB the IDP assessed site allocations identified in the January 2015 Local Plan consultation document and an allowance for windfalls. Whilst it is assumed that any further allocations within Kemble will not go over this quantum, any site specific infrastructure requirements have not been assessed. Therefore any new allocations for Kemble should be phased towards the latter stages of the Local Plan period to allow for this.</p>
Traffic and Highways	The Highway Capacity Assessment (Atkins, Draft Final Report December 2015) did not assess the junctions in and around Cirencester, including those pertinent to Kemble. This is to be done in a separate study which has yet to report. However, the Local Transport Plan and IDP 2016 Update has identified the junction of the A429/A433 as a 'Critical' piece of infrastructure. The IDP 2016 Update (Paragraph 2.128) states that whilst this project is identified in the LTP there is no funding commitment and as such it is vital that planning obligations are collected to pay for this critical infrastructure. The criterion should therefore be flagged as 'Amber'.
Water Environment	The Water Cycle Study WCS (JBA, August 2015) states that there are no issues which indicate that the planned development in the District is unachievable from the perspective of supplying water and wastewater services, and preventing

3 Settlements

Points to consider from new evidence	Settlement Discussion: Kemble
	<p>deterioration of water quality in receiving waters. The WCS has identified where infrastructure upgrades and mitigation measures are expected to be required to accommodate planned growth. Primary responsibility for provision of water and wastewater services to new developments lies with Water Companies and Sewerage Undertakers. The Environment Agency is the primary environmental regulator.</p> <p>Kemble is served by the Cirencester Wastewater treatment works (WwTW), and the WCS reports that the WwTW has capacity within its existing flow and quality consents to accommodate the proposed growth. However, the WwTW may require further upgrade to prevent a Water Framework Directive (WFD) deterioration for Ammonia. The required standard of treatment would be achievable using current Best Available Technology for wastewater treatment. With regard to sewerage infrastructure, it is reported that the existing infrastructure is adequate to accommodate planned growth. With regard to water supply, further modelling will be required to determine the scale of the water supply infrastructure upgrades that may be needed. As some upgrading for the wastewater treatment infrastructure may be required, then this criterion is flagged as Amber.</p>
Other Potential designations / uses / allocations?	<p>The Local Green Spaces Evidence Paper (2016) concludes the assessment process of the potential Local Green Spaces in the District in accordance with the NPPF. The conclusion for Site K_2 is that the site can accommodate housing as well as a Local Green Space. Therefore, part of the site should be designated as a Local Green Space in the Local Plan, the exact boundary to be agreed with the Community in due course. Therefore the criterion should be flagged as 'Green'.</p>
Deliverability (NPPF)	<p>The Cotswold District Council Whole Plan Viability Study (March 2016) looked at the viability of various types of site scenarios e.g. Brownfield, Greenfield, on-site contamination etc. The Study concluded that all housing site typologies were deliverable in Cotswold District based on the policy assumptions contained in the Study. Therefore the criterion for housing is flagged as 'Green'.</p>
Conclusion	<p>The housing sites have been evaluated against any new evidence that has emerged since the original assessment. The evidence does not indicate that a change is necessary in the recommendations. However, as it is no longer necessary to have the 'Reserve Site' category in the assessment, given the increased certainty on the Objectively Assessed Needs for housing (as explained in paragraphs 3.1-3.3) then the recommendation for Sites K_1B and K_5 need to be re-visited.</p> <p>The conclusions from the site assessment for Sites K_1B and K_5 set out in the November 2014 Evidence Paper considered that the sites were suitable for housing development but were categorised as a 'reserve site' because the community did</p>

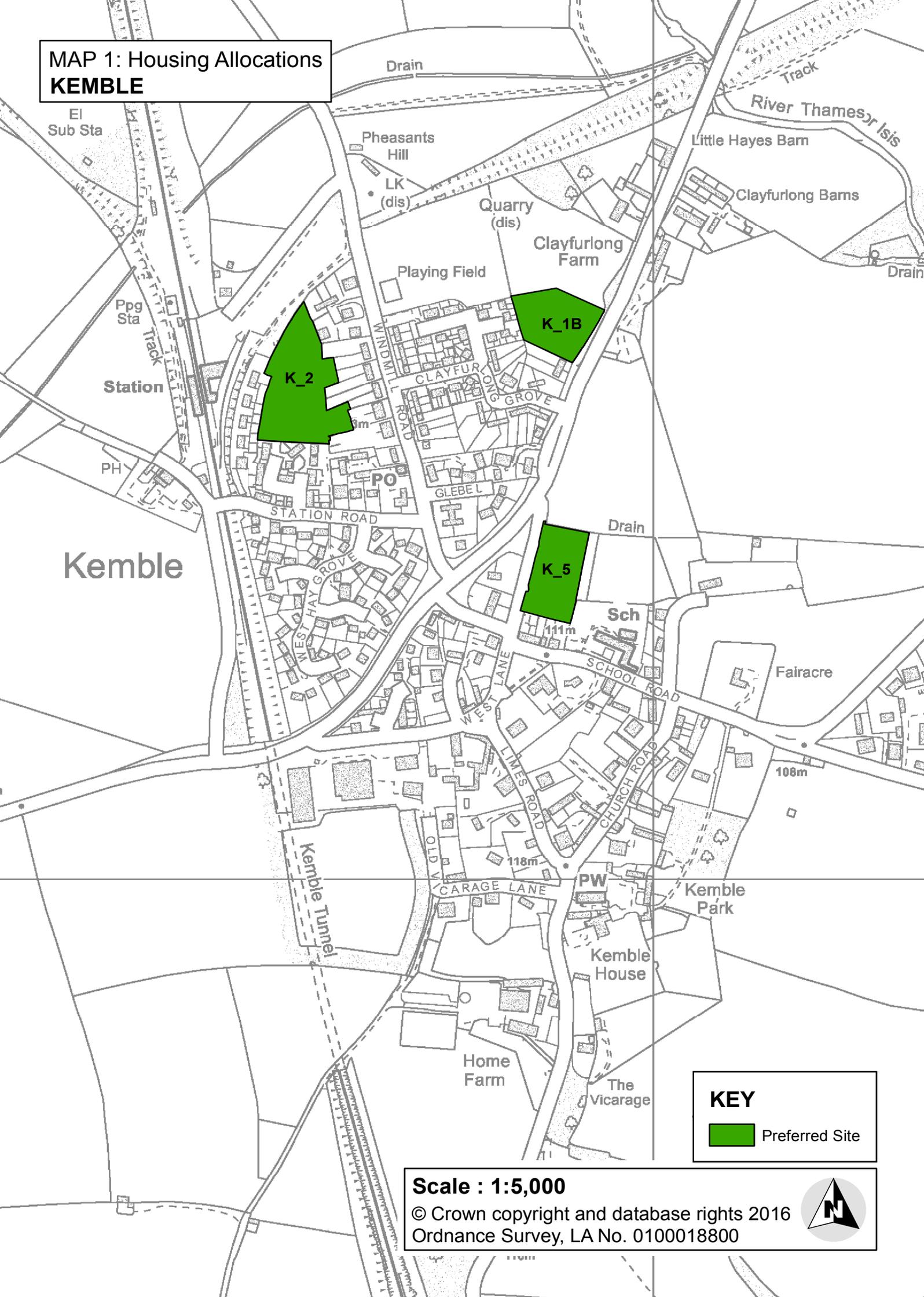
Settlements 3

Points to consider from new evidence	Settlement Discussion: Kemble
	<p>not support the sites and the sites were not needed to meet the housing requirement for this plan period. The situation regarding the housing requirement (OAN) has changed, and therefore it is considered appropriate to recommend allocating the sites for housing. However, as sites K_1B and K_5 were not specifically assessed in the IDP 2016 Update as they had previously been reserve sites, it would be prudent to phase the sites to the latter part of the plan period.</p>

Recommendation

Site/Strategy	Recommendation
K_1B	Preferred Site for Housing Development (capacity 13dw)
K_2	Preferred Site for Housing Development subject to securing the long term protection of the Community Gardens (capacity 12dw)
K_5	Preferred Site for Housing Development (capacity 11dw)
Development Strategy	There are no significant implications for the Development Strategy. Sites K_1B and K_5 would make an additional contribution to the supply of housing in the District.

MAP 1: Housing Allocations
KEMBLE



Kemble

KEY

 Preferred Site

Scale : 1:5,000

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Settlements 3

3.9 Lechlade on Thames

Criteria	L_14 Land at Lechlade Manor, adj Oak Street	L_18b Land west of Orchard Close, Downington	L_19 Land south of Butler's Court
Community Engagement Feedback	AMBER	AMBER	GREEN
Sustainability Appraisal - 'Points of the Compass' constraints appraisal	N/A	GREEN	GREEN
Sustainability Appraisal - Site Assessments	N/A	RED	RED
Objective A - Communities	GREEN	GREEN	GREEN
Objective B - Environmental Sustainability	GREEN	GREEN	GREEN
Objective C - Economy, Employment and Retail	RED	GREEN	GREEN
Objective D - Housing	GREEN	GREEN	GREEN
Accessibility including Objective E - Travel, Transport and Access;	GREEN	GREEN	GREEN
Historic Environment, including Objective F - Built Environment, Local Distinctiveness, Character and Special Qualities;	RED	AMBER	GREEN
Natural Environment, including Objective G - Natural Resources	RED	RED	AMBER
Infrastructure - impact and delivery, including Objective H - Infrastructure (excluding GI considerations)	AMBER (Was GREEN)	AMBER (Was GREEN)	AMBER (Was GREEN)
IDP 2016 Update			

3 Settlements

Criteria	L_14 Land at Lechlade Manor, adj Oak Street	L_18b Land west of Orchard Close, Downington	L_19 Land south of Butler's Court
Green infrastructure – impact and delivery, including Objective H - Infrastructure where it relates to GI	TBC	TBC	TBC
Objective I - Cirencester	N/A	N/A	N/A
Objective J - Cotswold Water Park	RED	GREEN	GREEN
Delivering the Development Strategy (incl Settlement Strategy)	RED	GREEN	GREEN
Traffic & Highways Highway Capacity Assessment (Atkins)- Draft Final Report December 2015	AMBER (Was GREEN)	AMBER (Was GREEN)	AMBER (Was GREEN)
Flood Risk - sequential test (NPPF)	N/A	AMBER	RED
Water Environment New Evidence: Water Cycle Study (JBA, August 2015)	AMBER	AMBER	AMBER
AONB (NPPF)	GREEN	GREEN	GREEN
Other potential designations / uses / allocations?	RED	GREEN	GREEN
Deliverability (NPPF) New Evidence: Whole Plan Viability Study (HDH, 2016)	GREEN	GREEN	GREEN

Settlements 3

Criteria	L_14 Land at Lechlade Manor, adj Oak Street	L_18b Land west of Orchard Close, Downington	L_19 Land south of Butler's Court
Agricultural Land Classification (NPPF)	N/A	AMBER	RED

Table 12 Lechlade - Site Appraisal RAG Chart (Housing Sites)

3 Settlements

Criteria	LEC_E1 Land north of Butlers Court	LEC_E2a Land at north Lechlade (Site B)
Community Engagement Feedback	N/A	N/A
Sustainability Appraisal - 'Points of the Compass' constraints appraisal	GREEN	GREEN
Sustainability Appraisal - Site Assessments	RED	AMBER
Objective A - Communities	GREEN	GREEN
Objective B - Environmental Sustainability	GREEN	GREEN
Objective C - Economy, Employment and Retail	GREEN	GREEN
Objective D - Housing	N/A	N/A
Accessibility including Objective E - Travel, Transport and Access;	AMBER	AMBER
Historic Environment, including Objective F - Built Environment, Local Distinctiveness, Character and Special Qualities;	AMBER	AMBER
Natural Environment, including Objective G - Natural Resources	RED	RED
Infrastructure - impact and delivery, including Objective H - Infrastructure (excluding GI considerations)	GREEN	GREEN
Green infrastructure – impact and delivery, including Objective H - Infrastructure where it relates to GI	TBC	TBC

Settlements 3

Criteria	LEC_E1 Land north of Butlers Court	LEC_E2a Land at north Lechlade (Site B)
Objective I - Cirencester	N/A	N/A
Objective J - Cotswold Water Park	GREEN	RED
Delivering the Development Strategy (incl Settlement Strategy)	AMBER	AMBER
Traffic & Highways Highway Capacity Assessment (Atkins)- Draft Final Report December 2015	AMBER (Was GREEN)	AMBER (Was GREEN)
Flood Risk - sequential test (NPPF)	AMBER	GREEN
Water Environment New Evidence: Water Cycle Study (JBA, August 2015)	AMBER	AMBER
AONB (NPPF)	GREEN	GREEN
Other potential designations / uses / allocations?	GREEN	GREEN
Deliverability (NPPF) New Evidence: Whole Plan Viability Study (HDH, 2016)	AMBER	AMBER
Agricultural Land Classification (NPPF)	AMBER	AMBER

Table 13 Lechlade - Site Appraisal RAG Chart (Employment Sites)

3 Settlements

Officer Analysis and Evaluation

Points to Consider from new evidence	Settlement Discussion: Lechlade-on-Thames
Infrastructure - impact and delivery (excluding GI considerations)	<p>The IDP 2016 Update has evaluated the community, education, emergency services, utilities, communications, healthcare and transport infrastructure that will be required to support the level of housing proposed in the Cotswold District Local Plan. The study has grouped settlements into distinct sub-areas interrelated in terms of services and employment to reflect that communities use services and facilities outside of their settlement. Although no settlement specific infrastructure requirements have been identified in the IDP 2016 Update for Lechlade, there are requirements identified within its sub area. Therefore it would be appropriate that development contributes to the provision of those infrastructure requirements. Some of the infrastructure requirements are classed as Critical in the IDP, therefore the criterion should be flagged as 'Amber'.</p>
Traffic and Highways	<p>The Highway Capacity Assessment (Atkins, Draft Final Report December 2015) analyses the potential impact of development proposed in the District on 14 junctions identified by Gloucestershire County Council. The analysis helps to identify current and future capacity constraints on the road network. With regard to Lechlade, the nearest applicable junctions assessed were (Junction 14) A417 High Street / A361 Thames Street (Lechlade) and (Junction 15) A361 (Burford Street) / A417 (St.John's St). The Study concluded that the Local Plan proposals can be accommodated subject to funding a mitigation scheme at Junction 14. The proposed developments, plus any others that may come forward, will have to fund this mitigation scheme in order for development to be acceptable in Lechlade. Therefore there are strategic traffic and highways constraints on development in Lechlade, these can be overcome but there may be issues regarding viability. This criterion for all sites should be flagged as 'Amber'.</p>
Water Environment	<p>The Water Cycle Study WCS (JBA, August 2015) states that there are no issues which indicate that the planned development in the District is unachievable from the perspective of supplying water and wastewater services, and preventing deterioration of water quality in receiving waters. The WCS has identified where infrastructure upgrades and mitigation measures are expected to be required to accommodate planned growth. Primary responsibility for provision of water and wastewater services to new developments lies with Water Companies and Sewerage Undertakers. The Environment Agency is the primary environmental regulator.</p> <p>At Lechlade, the WCS predicts that the waste water treatment works (WwTW) will require some infrastructure upgrade to accommodate higher flows and/or to prevent a WFD deterioration. The study states that the required standard of treatment would be achievable using current Best Available Technology. With regard to</p>

Settlements 3

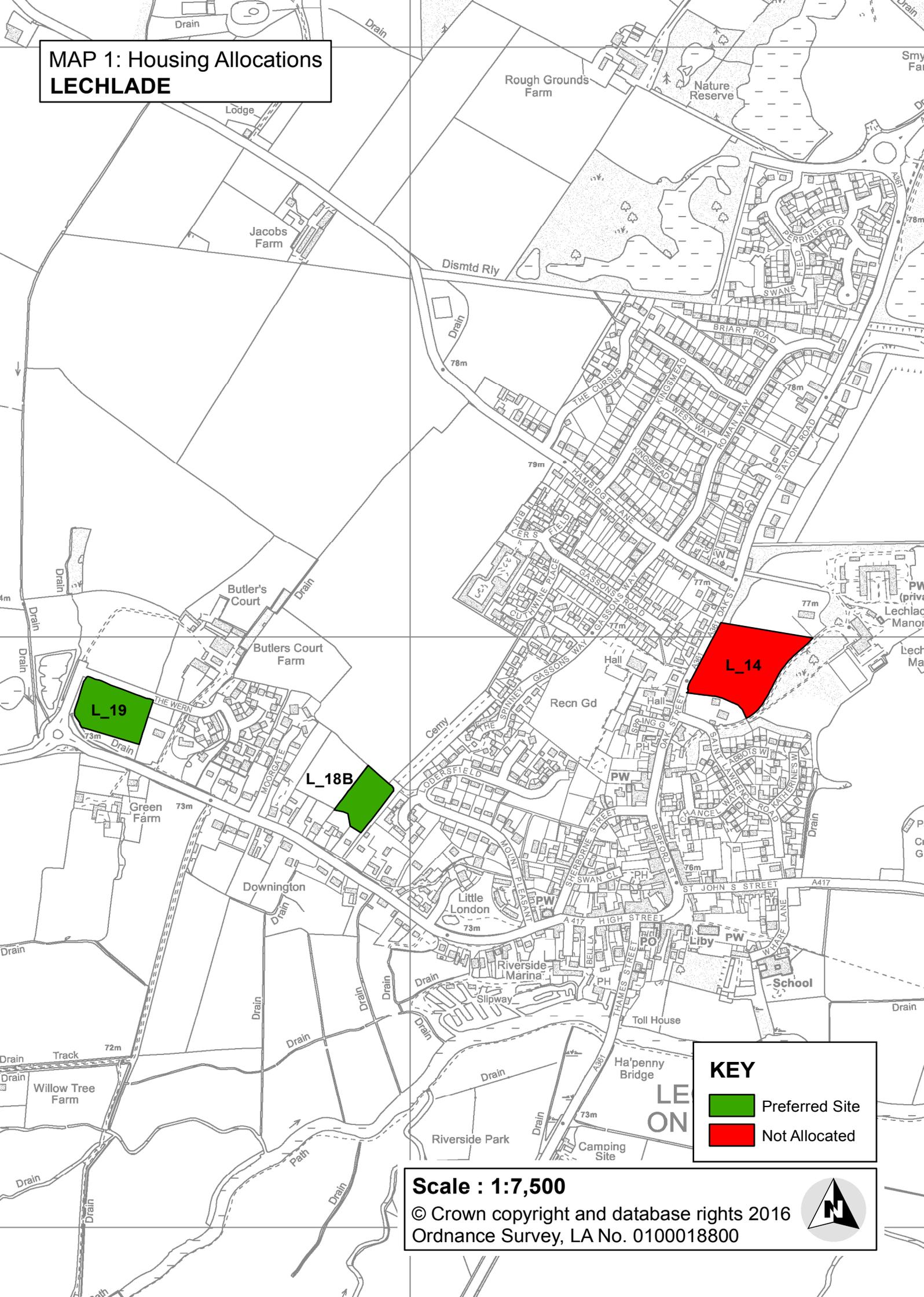
Points to Consider from new evidence	Settlement Discussion: Lechlade-on-Thames
	<p>sewerage infrastructure, existing sewerage infrastructure is reported to be adequate to accommodate planned growth in Lechlade. With regard to water supply, further modelling will be required to determine the scale of the water supply infrastructure upgrades that may be needed.</p> <p>As some upgrading of infrastructure for waste water treatment is likely to be required in order to accommodate new development in Lechlade then the criterion is flagged as 'Amber'.</p>
Deliverability (NPPF)	<p>The Cotswold District Council Whole Plan Viability Study (March 2016) looked at the viability of various types of site scenarios e.g. Brownfield, Greenfield, on-site contamination etc. The Study concluded that all housing site typologies were deliverable in Cotswold District based on the policy assumptions contained in the Study. Therefore the criterion for housing is flagged as 'Green'.</p> <p>However, office and industrial/distribution development on both greenfield and brownfield are shown as being unviable, nationwide such development is only being brought forward to a limited extent on a speculative basis by the development industry. Where development is coming forward, it tends to be from existing businesses for operational reasons – rather than to make a return through property development. Although both sites are not adjacent to an existing employment site (there is not a dedicated employment site in Lechlade), site LEC_E1 represents the type of site that does come forward for employment development in Cotswold District. The site is brownfield and the disused buildings could be converted to provide small workshop style units. Site LEC_E2A is a potential gateway site and as such could be attractive to a specific end user. Therefore as the site typologies in both cases are considered to be deliverable subject to certain conditions being achieved, then the criterion should be flagged amber.</p>
Conclusion	<p>The sites have been evaluated against any new evidence that has emerged since the original assessment. The evidence does not indicate that a change is necessary in the recommendations.</p> <p>NB. the boundary of LEC_E1 has been slightly amended in response to owners request.</p>

3 Settlements

Recommendation

Site/Strategy	Recommendation
L_14	Not allocated for development.
L_18B	Preferred Site for Housing Development (capacity 9dw)
L_19	Preferred Site for Housing Development (capacity 9dw)
LEC_E1	Preferred Site for Employment Development (1.25ha)
LEC_E2A	Not Allocated for Development
Development Strategy	There are no significant implications for the Development Strategy.

MAP 1: Housing Allocations LECHLADE



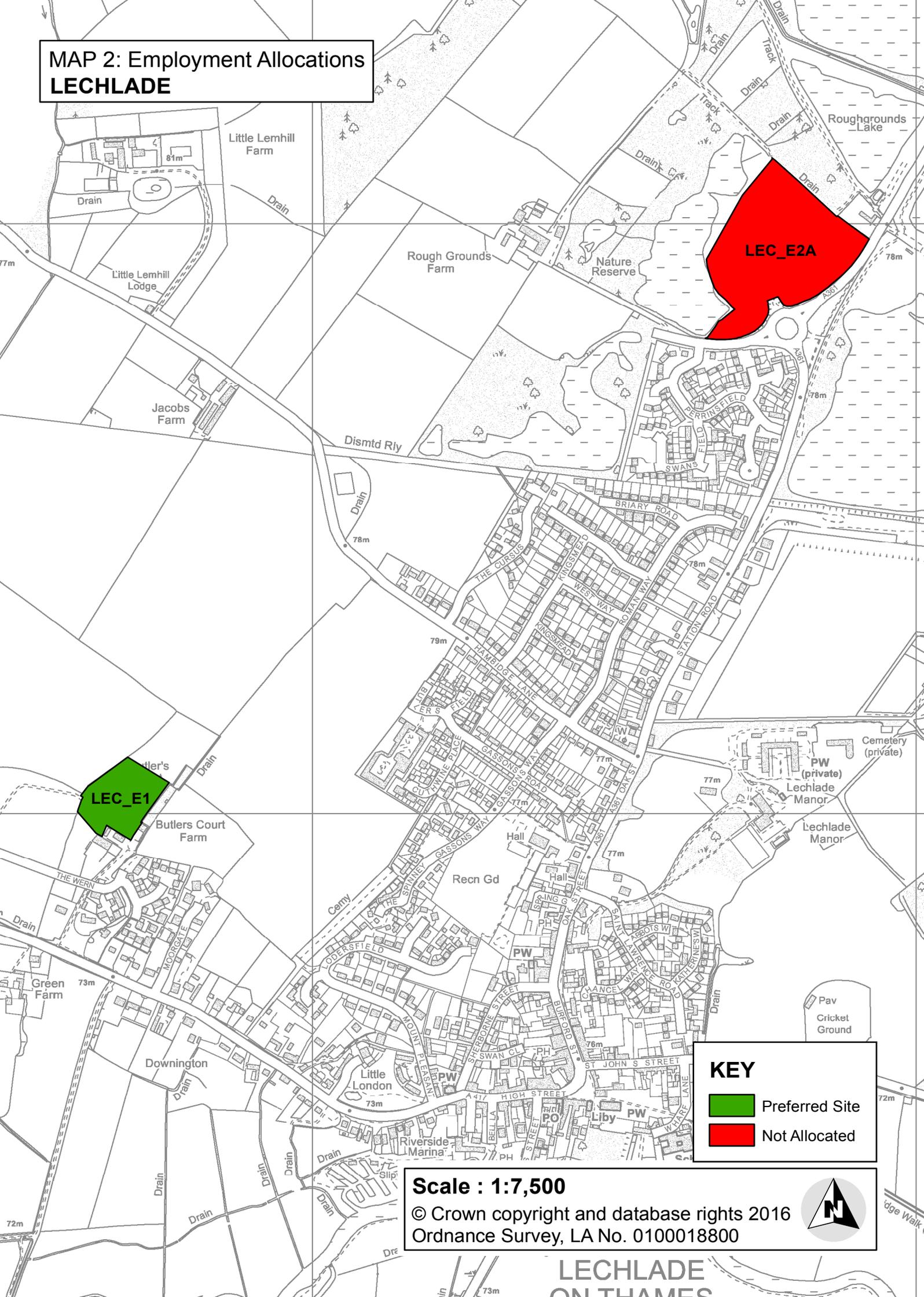
KEY

-  Preferred Site
-  Not Allocated

Scale : 1:7,500
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MAP 2: Employment Allocations
LECHLADE



KEY

- Preferred Site
- Not Allocated

Scale : 1:7,500

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LECHLADE
ON THAMES

Settlements 3

3.10 Mickleton

3.4 The one site in Mickleton reviewed in the previous Evidence Paper, MK_4 Land at Granbrook Lane C, has now received planning permission Ref. 14/03884/FUL. No other sites have come forward, therefore there is no further consideration of sites in Mickleton in this Evidence Paper Supplement.

3.5 It is considered that there are no implications for the development strategy as Mickleton has had a high number of dwellings built or committed since 2011.

3 Settlements

3.11 Moreton in Marsh

Criteria	M_12a Land at Evanlode Road	M_19a Land south-east of Fossey Avenue	M_19b Land south-east of Fossey Avenue	M_57 1-8 Charlton Terrace	M_60 Former Hospital Site
Community Engagement Feedback	RED	RED	RED	RED	GREEN
Sustainability Appraisal - 'Points of the Compass' constraints appraisal	AMBER	AMBER	AMBER	N/A	N/A
Sustainability Appraisal - Site Assessments	AMBER	RED	RED	GREEN	RED
Objective A - Communities	GREEN	GREEN	GREEN	GREEN	GREEN
Objective B - Environmental Sustainability	AMBER	AMBER	AMBER	AMBER	AMBER
Objective C - Economy, Employment and Retail	AMBER	AMBER	AMBER	GREEN	GREEN
Objective D - Housing	AMBER	AMBER	AMBER	GREEN	GREEN
Accessibility including Objective E - Travel, Transport and Access;	AMBER	GREEN	AMBER	GREEN	GREEN
Historic Environment, including Objective F - Built Environment, Local Distinctiveness, Character and Special Qualities;	AMBER	RED	AMBER	RED	GREEN
Natural Environment, including Objective G - Natural Resources	AMBER	RED	AMBER	AMBER	GREEN
Infrastructure - impact and delivery, including Objective H - Infrastructure (excluding GI considerations) New Evidence: IDP 2016 Update	AMBER (was GREEN)	AMBER (was GREEN)	AMBER (was GREEN)	AMBER (was GREEN)	AMBER (was GREEN)
Green infrastructure – impact and delivery, including Objective H - Infrastructure where it relates to GI	TBC	TBC	TBC	TBC	TBC
Objective I - Cirencester	N/A	N/A	N/A	N/A	N/A

Settlements 3

Criteria	M_12a Land at Evanlode Road	M_19a Land south-east of Fosseway Avenue	M_19b Land south-east of Fosseway Avenue	M_57 1-8 Charlton Terrace	M_60 Former Hospital Site
Objective J - Cotswold Water Park	N/A	N/A	N/A	N/A	N/A
Delivering the Development Strategy (incl Settlement Strategy)	GREEN	GREEN	GREEN	GREEN	GREEN
Traffic & Highways Highway Capacity Assessment (Atkins)- Draft Final Report December 2015	AMBER	AMBER (was GREEN)	AMBER (was GREEN)	RED	AMBER (was GREEN)
Flood Risk - sequential test (NPPF)	AMBER	AMBER	AMBER	GREEN	AMBER
Water Environment New Evidence: Water Cycle Study (JBA, August 2015)	AMBER	AMBER	AMBER	AMBER	AMBER
AONB (NPPF)	GREEN	GREEN	GREEN	GREEN	GREEN
Other potential designations / uses / allocations?	GREEN	GREEN	GREEN	GREEN	GREEN
Deliverability (NPPF) New Evidence: Whole Plan Viability Study (HDH, 2016)	GREEN	GREEN	GREEN	GREEN	GREEN
Agricultural Land Classification (NPPF)	RED	RED	RED	AMBER	N/A
<p>NB. SHLAA sites M_29 Social Club car park nr Station Road, M_51 Land at New Road and M_56 British Legion Site have been assessed, however recent information confirmed these sites are within Floodzone 3a so they have been removed.</p> <p>Sites M_14 a-c, M_21, MOR_E4 and MOR_E7 have planning permission and have therefore not been carried forward through the site allocations process.</p>					

Table 14 Moreton-in-Marsh - Site Appraisal RAG Chart (Housing Sites)

3 Settlements

Criteria	MOR_E5 Fire Service College A	MOR_E6 Fire Service College B	MOR_E8 Land at Fosse Way	MOR_E9a Land between Garden Centre and Moreton Hospital	MOR_E11 Land at Evenlode Road
Community Engagement Feedback	N/A	N/A	N/A	N/A	N/A
Sustainability Appraisal - 'Points of the Compass' constraints appraisal	GREEN	GREEN	AMBER	AMBER	AMBER
Sustainability Appraisal - Site Assessments	RED	AMBER	AMBER	AMBER	AMBER
Objective A - Communities	RED	GREEN	GREEN	GREEN	GREEN
Objective B - Environmental Sustainability	AMBER	AMBER	AMBER	AMBER	AMBER
Objective C - Economy, Employment and Retail	GREEN	GREEN	AMBER	AMBER	AMBER
Objective D - Housing	N/A	N/A	N/A	N/A	N/A
Accessibility including Objective E - Travel, Transport and Access;	RED	AMBER	GREEN	GREEN	AMBER?
Historic Environment, including Objective F - Built Environment, Local Distinctiveness, Character and Special Qualities;	GREEN	GREEN	AMBER	AMBER	AMBER
Natural Environment, including Objective G - Natural Resources	GREEN	GREEN	AMBER	AMBER	AMBER
Infrastructure - impact and delivery, including Objective H - Infrastructure (excluding GI considerations)	GREEN	GREEN	GREEN	GREEN	GREEN
Green infrastructure – impact and delivery, including Objective H - Infrastructure where it relates to GI	TBC	TBC	TBC	TBC	TBC
Objective I - Cirencester	N/A	N/A	N/A	N/A	N/A

Settlements 3

Criteria	MOR_E5 Fire Service College A	MOR_E6 Fire Service College B	MOR_E8 Land at Fosse Way	MOR_E9a Land between Garden Centre and Moreton Hospital	MOR_E11 Land at Evenlode Road
Objective J - Cotswold Water Park	N/A	N/A	N/A	N/A	N/A
Delivering the Development Strategy (incl Settlement Strategy)	GREEN	GREEN	GREEN	GREEN	GREEN
Traffic & Highways <small>Highway Capacity Assessment (Atkins)- Draft Final Report December 2015</small>	GREEN	GREEN	GREEN	GREEN	AMBER
Flood Risk - sequential test (NPPF)	GREEN	GREEN	AMBER	GREEN	GREEN
Water Environment <small>New Evidence: Water Cycle Study (JBA, August 2015)</small>	AMBER	AMBER	AMBER	AMBER	AMBER
AONB (NPPF)	GREEN	GREEN	GREEN	AMBER	GREEN
Other potential designations / uses / allocations?	GREEN	GREEN	GREEN	GREEN	GREEN
Deliverability (NPPF) <small>New Evidence: Whole Plan Viability Study (HDH, 2016)</small>	AMBER	AMBER	AMBER	AMBER	AMBER
Agricultural Land Classification (NPPF)	N/A	N/A	RED	AMBER	RED
<p><i>NB. MOR_E8 Agricultural Land Classification shows half of site as Grade 2 and half as Grade 3. Hence RAG status is RED due to presence of higher classification.</i></p> <p>Sites MOR_E4 and MOR_E7 have planning permission and have therefore not been carried forward through the site allocations process.</p>					

Table 15 Moreton-in-Marsh - Site Appraisal RAG Chart (Employment Sites)

3 Settlements

Officer Analysis and Evaluation

Points to consider from new evidence	Settlement Discussion: Moreton-in-Marsh
Infrastructure - impact and delivery (excluding GI considerations)	<p>The IDP 2016 Update has evaluated the community, education, emergency services, utilities, communications, healthcare and transport infrastructure that will be required to support the level of housing proposed in the Cotswold District Local Plan. The study has grouped settlements into distinct sub-areas interrelated in terms of services and employment to reflect that communities use services and facilities outside of their settlement. Whilst the IDP has identified that there are three 'Critical' pieces of infrastructure required in Moreton, there are also items of 'Essential' infrastructure that will require funding identified in the wider sub area. It is appropriate that development within the sub area contributes to all this infrastructure provision within the plan period. As some of the infrastructure requirements are classed as Critical in the IDP, the criterion should be flagged as 'Amber'. NB the IDP has only assessed a moderate amount of windfalls (90 dwellings) in the north sub area, so any additional development above this quantum would need to be subject to a review of the IDP. Therefore any new allocations should be phased towards the latter stages of the Local Plan period to allow for this.</p>
Traffic and Highways	<p>The Highway Capacity Assessment (Atkins, Draft Final Report December 2015) analyses the potential impact of development proposed in the District on 14 junctions identified by Gloucestershire County Council. The analysis helps to identify current and future capacity constraints on the road network. With regard to Moreton, the nearest applicable junctions assessed were (Junction 1) A429 Roman Road/A44 Oxford Street and (Junction 2) A429 Roman Road/A44 Bourton Road.</p> <p>The Study concluded that the Local Plan proposals can be accommodated subject to funding a mitigation scheme for both Junctions. The proposed developments, plus any others that may come forward, will have to fund these mitigation schemes in order for development to be acceptable in Moreton. Therefore there are strategic traffic and highways constraints on development in Moreton, these can be overcome but there may be issues regarding viability. This criterion for all sites should be flagged as 'Amber'. However, the issue of direct access to site M_57, and also parking concerns, was previously identified in the site assessment work. The criterion therefore should remain 'red' for Site M_57.</p>
Water Environment	<p>The Water Cycle Study WCS (JBA, August 2015) states that there are no issues which indicate that the planned development in the District is unachievable from the perspective of supplying water and wastewater services, and preventing deterioration of water quality in receiving waters. The WCS has identified where infrastructure upgrades and mitigation measures are expected to be required to</p>

Settlements 3

Points to consider from new evidence	Settlement Discussion: Moreton-in-Marsh
	<p>accommodate planned growth. Primary responsibility for provision of water and wastewater services to new developments lies with Water Companies and Sewerage Undertakers. The Environment Agency is the primary environmental regulator.</p> <p>At Moreton, the WCS predicts that the waste water treatment works (WwTW) will require some infrastructure upgrade to accommodate higher flows and/or to prevent a WFD deterioration. The study states that the required standard of treatment would be achievable using current Best Available Technology. With regard to sewerage infrastructure, it is anticipated that some infrastructure upgrades will be required. With regard to water supply, further modelling will be required to determine the scale of the water supply infrastructure upgrades that may be needed.</p> <p>As some upgrading of infrastructure for both sewerage and waste water treatment is likely to be required in order to accommodate new development in Moreton then the criterion is flagged as 'Amber'.</p>
Deliverability (NPPF)	<p>The Cotswold District Council Whole Plan Viability Study (March 2016) looked at the viability of various types of site scenarios e.g. Brownfield, Greenfield, on-site contamination etc. The Study concluded that all housing site typologies were deliverable in Cotswold District based on the policy assumptions contained in the Study. Therefore the criterion for housing is flagged as 'Green'.</p> <p>Small supermarkets and retail warehouse are both found to be viable on greenfield and brownfield sites. However, office and industrial/distribution development on both greenfield and brownfield are shown as being unviable, nationwide such development is only being brought forward to a limited extent on a speculative basis by the development industry. Where development is coming forward, it tends to be from existing businesses for operational reasons – rather than to make a return through property development. MOR_E11 and MOR_E6 are both located adjacent to the existing employment site of Cotswold Business Village, so have potential to fit this rationale. Sites MOR_E8 and MOR_E9A could come forward for employment development if certain conditions were achieved, for example, a specific end user was identified the linked with the nearby hospital. Overall, this criterion should be flagged amber for all potential employment sites.</p>
Conclusion	<p>The housing sites have been evaluated against any new evidence that has emerged since the original assessment. The evidence does not indicate that a change is necessary in the recommendations. However, as it is no longer necessary to have</p>

3 Settlements

Points to consider from new evidence	Settlement Discussion: Moreton-in-Marsh
	<p>the 'Reserve Site' category in the assessment, given the increased certainty on the Objectively Assessed Needs for housing (as explained in paragraphs 3.1-3.3) then the recommendation for Sites M_12A, M_19A and M_19B need to be re-visited.</p> <p>The conclusions from the site assessment for Sites M_12A, M_19A and M_19B set out in the November 2014 Evidence Paper considered that the sites were suitable for housing development but were categorised as a 'reserve site' because the sites were not needed to meet the housing requirement for this plan period. The situation regarding the housing requirement (OAN) has changed, and therefore it is considered appropriate to recommend allocating the sites for housing. With regard to the capacity of sites M_19A and M_19B, advice from Heritage and Design Officers indicated that a significant landscaping buffer would be necessary to ensure the acceptable design of the sites. This has been taken into account when calculating the potential capacity of the sites, along with an allowance for the existing public right of way. NB as sites M_12A, M_19A and M_19B would have a capacity above the level of windfalls assessed in the IDP Update 2016 it would be prudent to phase them to the latter part of the plan period.</p> <p>With regard to employment, the recommendation for reserve site MOR_E11 needs to be revisited. The conclusions from the site assessment for Site MOR_E11 set out in the November 2014 Evidence Paper considered that the site was suitable for B8 employment uses due to the close proximity of the sewage treatment works. The site forms a direct extension to the Cotswold Business Village, but it is uncertain if access can be gained through the existing estate. It was categorised as a 'reserve site' because the site MOR_E6 was considered a preferable alternative as it could offer B1, B2 and B8 use class opportunities and was better located, adjacent to the Cotswold Business Village, the Fire Service College and with direct access to an A road. MOR_E6 was not flagged 'red' for agricultural land unlike MOR_E11. MOR_E6 was considered a more viable employment site. However, the site MOR_E11 could form a longer term option and therefore, it is recommended that it is allocated for B8 employment development to come forward later in the plan period.</p>

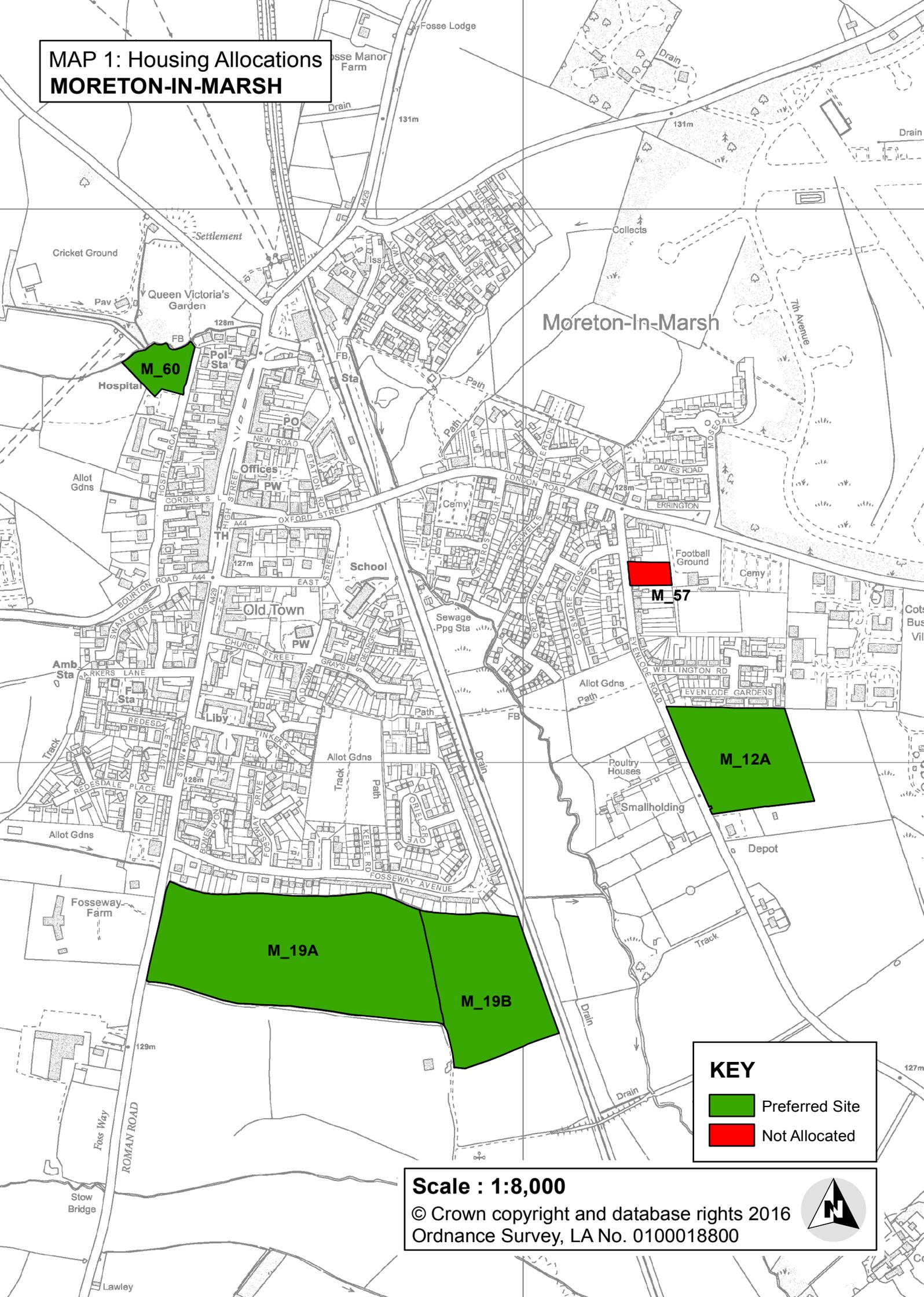
Recommendation

Site/Strategy	Recommendation
M_12A	Preferred Site for Housing Development (capacity 68dw)
M_19A (MOR_E8) and M_19B	Preferred Site for Housing Development (capacity 91dw and 28dw, total 119dw)

Settlements 3

Site/Strategy	Recommendation
M_57	Not Allocated for Development
M_60	Preferred Site for Housing Development (capacity 21dw)
MOR_E5	Not allocated for development, but will be addressed through 'Special Policy' approach in the Local Plan to support the long term future of the Fire Service College.
MOR_E6	Preferred Site for Employment Development (7.13ha, B1/ B2/ B8 uses)
MOR_E9A	Not Allocated for Development
MOR_E11	Preferred site for Employment Development (2.03ha, B8 uses)
Development Strategy	There are no significant implications for the Development Strategy. Sites M_12A, M_19A and M_19B would make an additional contribution to the supply of housing in the District. Site MOR_E11 would also provide a longer term option for potential employment development in the District.

MAP 1: Housing Allocations MORETON-IN-MARSH



KEY

-  Preferred Site
-  Not Allocated

Scale : 1:8,000
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