

Site Selection Topic Paper

July 2026



COTSWOLD
District Council

Contents

1. Introduction to the Site Selection Topic Paper	1
2. Policy Context	3
National Planning Policy Framework (NPPF)	3
Planning for larger scale development	4
Rural areas	5
Site assessment	5
Planning Practice Guidance (PPG)	5
3. Site Selection Methodology	8
Overview of key stages	8
4. Stage 1: HELAA	9
5. Stage 2: Site Sifting	10
Strategic site options	10
Non-strategic site options	11
Employment site options	11
6. Stage 3: Detailed assessment of constraints and opportunities	13
Assessment methodology	13
Main Settlement: Cirencester	15
Ampney Crucis and Driffield	30
Principal Settlements	38
Andoversford	38
Blockley	41
Bourton-on-the-Water	48
Chipping Campden	51
Fairford	56
Kemble	64
Lechlade-on-Thames	70
Mickleton	78
Moreton-in-Marsh	85
Northleach	95
Siddington	95
South Cerney	108
Stow-on-the-Wold	110
Tetbury	115

Upper Rissington	122
Non-Principal Settlements	125
Avening.....	125
Bibury.....	125
Bledington	126
Bourton-on-the-Hill.....	127
Broadwell	130
Chedworth	135
Didmarton	138
Down Ampney	139
Kempsford.....	148
Longborough	151
Meysey Hampton	151
North Cerney	152
Poulton.....	153
Preston.....	160
Sapperton.....	166
Swell	166
Willersey	167
Village cluster of Coln St Aldwyns, Hatherop, and Quenington	172
7. Stage 4: Selecting the draft allocations	177

1. Introduction to the Site Selection Topic Paper

- 1.1 This Topic Paper summarises Cotswold District Council's approach to selecting sites proposed for allocation within the Regulation 19 version of the emerging Cotswold District Local Plan.
- 1.2 Cotswold District Council has prepared a new Local Plan to replace the adopted Cotswold Local Plan. The emerging Cotswold District Local Plan puts forward the spatial vision and strategic objectives for achieving sustainable development across the district for a period of 17 years from 2026-2043.
- 1.3 The emerging Cotswold District Local Plan is planning to deliver 18,812 homes and 68.5 ha employment land across the district during the plan period. The Council has planned for an approximate 5% headroom above the Local Housing Need (17,918 homes) in the interest of providing for flexibility and contingency. After discounting saved allocations, known commitments, and anticipated windfall for housing, this equates to 12,835 new homes and 32.7 ha of new employment land.
- 1.4 In terms of the distribution of growth, 11,284 homes and the full residual employment land requirements are to be delivered across ten strategic site allocations for mixed-used development. Additionally, a total of 1,551 homes will be delivered across 32 non-strategic site allocations.
- 1.5 These sites have been selected following an evidence-led and proportionate site selection process in line with national policy and guidance. This Topic Paper explains the process Cotswold District Council has taken for identifying, assessing and shortlisting sites, prior to selecting the proposed allocations within the emerging Cotswold District Local Plan.
- 1.6 This Topic Paper should be read in conjunction with a series of complementary topic papers and evidence studies published alongside the Regulation 19 Cotswold District Local Plan (2026-43) (the Regulation 19 Local Plan). These include:
 - Employment Land Review (July 2026)
 - Heritage Impact Assessments (various) (July 2026)
 - Housing and Economic Land Availability Assessment (and appendices) (July 2026)
 - Housing Density and Optimising Housing Delivery Technical Paper (July 2026)
 - Housing Land Supply Topic Paper, including Housing Trajectory (July 2026)
 - Infrastructure Delivery Plan (July 2026)
 - Integrated Impact Assessment (July 2026)

- Strategic Flood Risk Assessments (Level 1 and 2) (various) (July 2026); and
- Study of Land Surrounding Settlements (and appendices) (July 2026).

1.7 The rest of this Topic Paper consists of the following sections:

- **Section 2:** Policy Context provides an overview of the key national policies and guidance on the selection of sites for a local plan allocation.
- **Section 3:** Site Selection Methodology explains the Council's approach to identifying, assessing and selecting site options for a local plan allocation.
- **Section 4:** Confirming draft allocations outlines the strategic site options, non-strategic site options, and employment site options selected for a local plan allocation.

2. Policy Context

National Planning Policy Framework (NPPF)

- 2.1 The [NPPF \(December 2024\)](#) sets out the government's planning policies for England and how they are expected to be applied. It provides a framework within which locally prepared plans can provide for sufficient housing and other development in a sustainable manner. The policies of relevance to site selection process are set out below, but the emerging Local Plan has regard to all other aspects of relevant national policy, where appropriate.
- 2.2 At its heart the NPPF requires all plans and decisions to apply a presumption in favour of sustainable development. For plan-making, this means that:
- 'All plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;*
- 'Strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses...' [paragraph 11]*
- 2.3 The NPPF further expands on the role of local planning authorities in planning and allocating sufficient sites to deliver the strategic priorities of the area and meet objectively assessed needs over the Plan period through strategic policies:
- 'Broad locations for development should be indicated on a key diagram, and land use designations and allocations identified on a policies map. Strategic policies should provide a clear strategy for bringing sufficient land forward, and at a sufficient rate, to address objectively assessed needs over the plan period, in line with the presumption in favour of sustainable development. This should include planning for and allocating sufficient sites to deliver the strategic priorities of the area (except insofar as these needs can be demonstrated to be met more appropriately through other mechanisms, such as brownfield registers or non- strategic policies)' [paragraph 23]*
- 'Strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability' [paragraph 72]*
- 2.4 The NPPF also sets out, at a high level, key considerations which should be taken into account when identifying and selecting suitable locations for development in varying contexts. These considerations have been included as part of the Site Selection Methodology, as detailed in **Section 3** of this Topic Paper. The key considerations are described below.

Planning for larger scale development

- 2.5 The supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns, provided they are well located and designed, and supported by the necessary infrastructure and facilities (including a genuine choice of transport modes). Working with the support of their communities, and with other authorities if appropriate, strategic policy-making authorities should identify suitable locations for such development where this can help to meet identified needs in a sustainable way. In doing so, they should:
- 'a) consider the opportunities presented by existing or planned investment in infrastructure, the area's economic potential and the scope for net environmental gains;*
 - 'b) ensure that their size and location will support a sustainable community, with sufficient access to services and employment opportunities within the development itself (without expecting an unrealistic level of self-containment), or in larger towns to which there is good access;*
 - 'c) set clear expectations for the quality of the places to be created and how this can be maintained (such as by following Garden City principles); and ensure that appropriate tools such as masterplans and design guides or codes are used to secure a variety of well-designed homes to meet the needs of different groups in the community;*
 - 'd) make a realistic assessment of likely rates of delivery, given the lead-in times for large scale sites, and identify opportunities for supporting rapid implementation (such as through joint ventures or locally-led development corporations); and*
 - 'e) consider whether it is appropriate to establish Green Belt around or adjoining new developments of significant size' [paragraph 77]*
- 2.6 In considering the scale of development capable of meeting the objectives of paragraph 77 of the NPPF, regard has also been given to the [Garden Communities Prospectus \(2018\)](#), which identifies garden villages as typically comprising between 1,500 and 10,000 dwellings [paragraph 5], recognising that developments of this size are generally capable of supporting the infrastructure, services, facilities, employment opportunities and stewardship arrangements necessary to create sustainable communities. This therefore provides a useful benchmark when considering the scale at which a new settlement is likely to be capable of functioning as a sustainable community.

Rural areas

- 2.7 To promote sustainable development in rural areas:

'Housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby' [paragraph 83]

Site assessment

- 2.8 In assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that:

'a) sustainable transport modes are prioritised taking account of the vision for the site, the type of development and its location;

'b) safe and suitable access to the site can be achieved for all users;

'c) the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code; and

'd) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree through a vision-led approach' [paragraph 115]

- 2.9 The NPPF stresses that Local Plans should be informed throughout their preparation by a Sustainability Appraisal (SA) that meets the relevant legal requirements [paragraph 33]. This should demonstrate how a plan has addressed relevant economic, social and environmental objectives. The Integrated Impact Assessment (incorporating SA) has been integral to the site selection process and should be read alongside the Site Selection Topic Paper.

Planning Practice Guidance (PPG)

- 2.10 Planning Practice Guidance (PPG) provides complementary guidance on key policy themes included within the NPPF. Of relevance to the site selection process, the 'Housing and Economic Land Availability Assessment' (HELAA) chapter sets out the method for assessing housing and economic land availability and guides local authorities in identifying appropriate land to meet development needs.
- 2.11 The PPG states that an assessment of land availability is required to identify the future supply of land that is suitable, available and achievable for housing and economic development uses over the Plan period. The assessment is an

important source of evidence to inform plan-making and decision-taking, and the identification of a 5-year supply of housing land [paragraph 001].

- 2.12 The PPG clarifies that the assessment does not in itself determine whether a site should be allocated for development. It is the role of the assessment to provide information on the range of sites which are available to meet the local authority's requirements, but it is for the development plan itself, to determine which of those sites are the most suitable to meet those requirements. Plan-making authorities may carry out land availability assessments for housing and economic development as part of the same exercise, in order that sites may be identified for the use(s) which is most appropriate.
- 2.13 An assessment should:
- identify sites and broad locations with potential for development.
 - assess their development potential.
 - assess their suitability for development; and
 - the likelihood of development coming forward (the availability and achievability).
- 2.14 The PPG notes that plan-making bodies should consider constraints when assessing the suitability, availability and achievability of sites and broad locations. For example, assessments should reflect Footnote 7 of the NPPF, which sets out the areas where the Framework would provide strong reasons for restricting the overall scale, type or distribution of development in the Local Plan area. Footnote 7 considerations include:
- habitat sites (and those sites listed in paragraph 181) and/or designated as Sites of Special Scientific Interest;
 - land designated as Green Belt,
 - Local Green Space,
 - a National Landscape,
 - a National Park or defined as Heritage Coast,
 - irreplaceable habitats;
 - designated heritage assets (and other heritage assets or archaeological interest referred to in Footnote 68); and
 - areas at risk of flooding or coastal change.
- 2.15 The PPG emphasises the importance of taking a proactive approach when identifying as wide a range of sites and broad locations for development as possible (including those existing sites that could be improved, intensified or

changed). It is important that plan-makers do not simply rely on sites that they have been informed about but actively identify sites through the desktop review process that may assist in meeting development needs.

- 2.16 The assessment of land availability for the emerging Cotswold Local Plan is prepared through the HELAA for the emerging Cotswold District Local Plan in accordance with national policy and guidance. It has considered key suitability constraints noted in Footnote 7 of the NPPF. The HELAA effectively forms the first stage of the Council's site selection process and provides the initial long list of sites for more detailed consideration through the plan making process.

3. Site Selection Methodology

Overview of key stages

- 3.1 The site selection methodology undertaken follows a robust and proportionate four-stage assessment process, comprising:
- **Stage 1:** Identification and initial assessment of sites through the HELAA. The HELAA provides a 'long-list' of sites which have potential to demonstrate suitability, availability and achievability for more detailed consideration from Stage 2 onwards. A total of 891 sites were assessed at Stage 1 with 328 identified as 'deliverable / developable' or 'potentially deliverable / developable' for further consideration at Stage 2. The HELAA for the emerging Cotswold District Local Plan is published separately and should be read in conjunction with this Topic Paper.
 - **Stage 2:** An initial sift of sites which discounts sites based on a set of criteria informed by national policy and guidance (i.e., NPPF and Footnote 7 constraints) and the broad spatial strategy for the emerging Local Plan. The broad spatial strategy is to focus growth at Principal Settlements and Non-Principal Settlements and explore opportunities to deliver strategic growth via sustainable urban extensions or new settlements. The sifting criteria are presented by site category: strategic site options; non-strategic site options; and employment site options. This stage helps to 'filter' the 'long-list' assessed at Stage 1 and creates a 'shorter long-list' for further consideration.
 - **Stage 3:** Detailed but proportionate assessment of the constraints and opportunities for the sites taken forward for Stage 3, based on the available technical evidence base. Reflecting the assessment findings, sites are classified into one of three categories reflecting their potential suitability for a Local Plan allocation, as follows: Clear Preferred Site Option; Marginal Omission Site Option; or Clear Omission Site Option.
 - **Stage 4:** Outlines the strategic site options, non-strategic site options, and employment site options which have been proposed for allocation in the emerging Cotswold District Local Plan.

4. Stage 1: HELAA

- 4.1 The first stage of site selection process was to identify all potential housing and economic development sites in the district and undertake a high-level assessment of suitability, availability and achievability through the HELAA (July 2026).
- 4.2 Cotswold District Council have undertaken 'call for sites' exercises during the earlier stages of plan making, requesting site submissions for a variety of uses including housing and employment. During the most recent Regulation 18 'Preferred Options' Consultation in November 2025, landowners were also invited to submit sites for potential strategic growth within any of the 29 'broad locations' of the district outside of the Cotswolds National Landscape.
- 4.3 A total of 891 sites have been considered within the HELAA, with 328 sites identified as 'deliverable / developable' or 'potentially deliverable / developable' for further consideration at Stage 2. Sites within the HELAA which have no potential for housing and employment development within the plan period (and have therefore been 'discounted' at Stage 1) include:
 - Sites which would not meet minimum thresholds for development. Specifically, sites that do not have the capacity to deliver five or more homes (or 0.2 hectare or above) or 500 sqm or more economic floorspace (or 0.25 hectares).
 - Sites that the HELAA defines as not deliverable or developable during the plan period, including sites which are unable or unlikely to address physical constraints, or are unable or unlikely to address achievability issues.
 - Sites which, since the close of the 'call for sites' exercises, have been confirmed as being 'unavailable' for development during the plan period (i.e., primarily via correspondence between Cotswold District Council and landowners / site promoters).
- 4.4 Full details of the HELAA assessment methodology and outcomes, including the long list of detailed assessment criteria of suitability, availability and achievability, are provided in the HELAA Report and accompanying appendices for the emerging Cotswold District Local Plan.

5. Stage 2: Site Sifting

- 5.1 The long list of sites identified at Stage 1 was subject to a high-level assessment to establish which sites could be reasonably taken forward to Stage 3 for a detailed assessment of constraints and opportunities.
- 5.2 A set of criteria informed by national policy and guidance (as discussed in Section 2 of this Topic Paper) informed the sift. The criteria for the strategic sites, non-strategic sites, and employment sites are described below.

Strategic site options

- 5.3 The initial sift focused on identifying:
 - Sites (or clusters of adjacent sites) which could deliver a minimum of 350 homes for a 'sustainable urban extension', reflecting the Council's definition of strategic scale growth for the emerging Cotswold Local Plan.
 - Sites (or clusters of adjacent sites) which could deliver a minimum of 1,500 homes for a 'new settlement', aligning with the NPPF position statement on 'garden communities', either during the plan period up to 2043 or extending beyond the plan period.
 - Sites which are outside of the Cotswolds National Landscape given that major development is not supported within protected landscapes other than in exceptional circumstances. Specifically:
 - Paragraph 189 of the NPPF (December 2024) confirms that National Landscapes (formerly Areas of Outstanding Natural Beauty) must be given the highest status of protection, with a duty to conserve and enhance landscape and scenic beauty.
 - Paragraph 190 states that major development in National Landscapes should be refused except in exceptional circumstances and where it is demonstrably in the public interest.
 - The Cotswolds National Landscape Management Plan (2025-2030), specifically Outcome 11 - Development and Infrastructure, states that development should be avoided in prominent or sensitive locations where it would harm landscape character or the setting of settlements.
 - Sites which would align with the broad spatial strategy for the emerging Cotswold Local Plan. Specifically:
 - Sites (or clusters of adjacent sites) which are adjacent to Principal Settlements or Non-Principal Settlements which could deliver sustainable urban extensions; and

- Opportunity sites for any new settlements outside of the Cotswold National Landscape, informed by the findings of the Broad Location Study and an understanding of site availability.

Non-strategic site options

5.4 The initial sift focused on identifying:

- Sites which would deliver a minimum threshold of five homes and up to 349 homes.
- Sites which are within or adjacent to Principal Settlements and Non-Principal Settlements across the district which are identified as the most sustainable locations for delivering growth during the plan period.
- Site suitability as informed by the HELAA findings in Stage 1. Specifically, excluding sites identified as 'not deliverable or developable' during the plan period. For example, if they wholly overlap with any Footnote 7 constraints, or whereby any residual net developable area would unlikely be able to accommodate a minimum threshold of at least five homes.
- Sites within the Cotswolds National Landscape which are comparatively less sensitive to growth. This has been informed by the findings of the Council's Study of Land Surrounding Settlements (July 2026) which has been published separately and should be read in conjunction with this Topic Paper. For example, consideration is given to whether any non-strategic site options have received a 'high' or 'medium / high' sensitivity rating¹ within the Study, as these sites are those where the thresholds for change are low.

Employment site options

5.5 The initial sift focused on identifying:

- Sites which would deliver a 500 sqm (or 0.25 hectares) or more economic floorspace.
- Site suitability as informed by the HELAA findings in Stage 1. Specifically, excluding sites identified as 'not deliverable or developable' during the plan period. For example, if they wholly overlap with any Footnote 7 constraints, or whereby any residual net developable area would unlikely be able to accommodate a minimum threshold of 500 sqm (or 0.25 hectares) or more economic floorspace.

¹ The assessment identifies 'High Sensitivity Indicators' which closely align with the Special Qualities of the Cotswolds National Landscape, reflecting the area's sensitivity to change in relation to its scenic beauty, settlement form, and cultural heritage.

- Sites which were classified as 'green' or 'amber' with respect to their suitability, delivery and market attractiveness for employment development within the Employment Land Review Topic Paper (July 2026)².

² The ELR considers a variety of factors to determine the suitability, delivery, and market attractiveness of a site. This includes (but is not limited to): physical constraints; strategic road access; public transport accessibility; surrounding uses; potential use classes; and infrastructure requirements. Further detail is provided in the Appendices accompanying the ELR.

6. Stage 3: Detailed assessment of constraints and opportunities

Assessment methodology

- 6.1 Stage 3 focused on a more detailed assessment of constraints and opportunities associated with each of the 'shorter long list' of sites identified at Stage 2. This helped to establish the sites suitability for a potential Local Plan allocation, consistent with the broad spatial strategy and wider objectives to deliver sustainable development. The site assessment findings were informed by the available technical evidence base which is published alongside the Regulation 19 version of the Cotswold District Local Plan.
- 6.2 An overall 'traffic light' rating is provided to indicate whether a site would be an appropriate candidate for a potential Local Plan allocation.
- 6.3 The descriptions of the ratings are as follows:

Overall Rating	Description
Clear Preferred Site Option (++)	The site or site cluster is in a sustainable location for growth, consistent with the objectives and broad spatial strategy of the Plan. The assessment may have identified potential constraints, however there is a reasonable prospect for the identified constraints to be mitigated successfully.
Marginal Omission Site Option (-)	The site or site cluster is subject to one or multiple, and more significant development constraints and aligns to a more marginal extent with the objectives and spatial strategy of the Plan.
Clear Omission Site Option (- -)	The site or site cluster is subject to one or multiple, and more significant development constraints that are unlikely to be overcome through potential mitigation strategies and does not meet the objectives and broad spatial strategy of the Plan.

- 6.4 A degree of planning balance and professional judgement has been applied in relation to the rating of the site options considered at Stage 3 of the site selection process. It is important to recognise that this stage does not attempt to assess all the potential effects a development may have, but aims to identify, following a robust but proportionate approach, key constraints and opportunities critical to delivering the broad spatial strategy of the emerging Cotswold District Local Plan and/or 'showstoppers' to development.

6.5 The assessment findings for the strategic site options, non-strategic site options, and employment site options which have been taken forward to Stage 3 of the site selection process are organised as follows:

- **Cirencester:** The Main Settlement in the district with the greatest variety of services and facilities.
- **Ampney Crucis and Driffield:** There are large areas of land in locations outside of the National Landscape which could accommodate strategic scale growth during the plan period but are not within or adjacent to a Principal or Non-Principal Settlement. This primarily includes locations which are within proximity to the Main Settlement of Cirencester (i.e., the largest settlement in the district). In particular, locations surrounding the villages of Ampney Crucis (approximately 2.5km to the east) and Driffield (approximately 4km to the south east).
- **Principal Settlements:** Andoversford, Blockley, Bourton-on-the-Water, Chipping Campden, Fairford, Kemble, Lechlade-on-Thames, Mickleton, Moreton-in-Marsh, Northleach, Siddington, South Cerney, Stow-on-the-Wold, Tetbury, Upper Rissington.
- **Non-Principal Settlements:** Avening, Bibury, Bledington, Bourton-on-the-Hill, Broadwell, Chedworth, Didmarton, Down Ampney, Kempsford, Longborough, Meysey Hampton, North Cerney, Poulton, Preston, Sapperton, Swell, Willersey, and the village cluster of Coln St Aldwyns, Hatherop, and Quenington.

6.6 Other than M78 and R614 (HELAA site references), all of the sites which have been considered at Stage 3 for a potential employment allocation overlap with sites which have been proposed for residential development, either as part of a sustainable urban extension or non-strategic site option. On this basis, commentary on the employment suitability for the relevant sites is provided within the settlement discussions and assessment tables, drawing on the findings of the Employment Land Review (2026).

Main Settlement: Cirencester

- 6.7 Land to the north of the A429, which bisects the central section of the market town, is within the Cotswolds National Landscape. The Town Centre, framed by the A429 ring road, is a designated Conservation Area which contains several Scheduled Monuments and Grade I Listed Buildings. There is a Special Landscape Area to the north east and to the south west of the town, and Cirencester Park Historic Park and Garden extends to the west of the town (north of the A419).
- 6.8 Land to the south east of the town is comparatively less constrained, with key constraints including areas of Flood Zone 2 and Flood Zone 3 (associated with the River Churn and the Thames and Severn Canal), Conservation Areas in the villages of Driffield, Harnhill, and Preston, and Groundwater Source Protection Zones. On this basis, the following sites (or clusters of sites) have been taken forward to Stage 3 of the site selection process for a potential sustainable urban extension:
- 'Land east of Kingshill Lane, Cirencester' (C164A).
 - 'Steadings southern extension, Cirencester' (C190).
 - 'The Whiteway, Cirencester' (C132).
- 6.9 Within the HELAA, of the sites which are classified as 'potentially deliverable / developable' or 'deliverable / developable' for non-strategic scale development at Cirencester:
- Two of these sites have planning permission, specifically C39 and C80.
 - Two of these sites are lower than the threshold of five homes reflecting their indicative capacities or are not within or adjacent to Cirencester and therefore represent an unsustainable location for growth, specifically C168 and C172D.
 - C178 is within the Cotswold National Landscape and has a 'high' sensitivity. The indicative capacity for the site is close to the threshold for a sustainable urban extension, which would constitute major development within the National Landscape.
- 6.10 Reflecting the above, the following non-strategic site options have been considered in detail through Stage 3 of the site selection process, specifically: C52, C57, C70, C71, C79A, C81B, C97, C101A, C101B, C106B, C111, C149A, C149B; and R614 (for employment). The assessment findings are presented in the table below and accompanying map.

Site ref.	Site name	Site assessment findings	Site rating
C132 (Sustainable Urban Extension)	The Whiteway, Cirencester	The site comprises greenfield land to the north-east of Cirencester and is located within the North Cirencester Special Landscape Area. The site comprises Grade 3 agricultural land and is affected by areas of groundwater flood susceptibility. The site also lies within the Fairford and Kemble Airfield Safeguard Areas. An existing agricultural access is available from The Whiteway, although further investigation would be required to determine whether it is suitable for residential intensification. The site forms part of the open rural setting of Cirencester and contributes positively to the character of the North Cirencester Special Landscape Area. The rolling farmland, strong hedgerow boundaries and visual relationship with the surrounding countryside create an important transition between the urban edge and wider landscape. The site is prominent in views from The Whiteway and contributes to the undeveloped northern skyline of the town. It has been assessed as having Medium-High landscape sensitivity, reflecting its role in maintaining the open and rural character of this part of the Special Landscape Area. Development would extend built form into open countryside in an uncharacteristic manner, resulting in an incongruous finger of development that would erode the existing pattern of settlement containment and adversely affect the landscape setting of Cirencester. Overall, the site is considered a Clear Omission Site Option (--), as development would result in significant harm to the North Cirencester Special Landscape Area and the rural setting of Cirencester	--

Site ref.	Site name	Site assessment findings	Site rating
		and would represent an inappropriate extension of the settlement into the open countryside.	
C164A (Sustainable Urban Extension)	Land east of Kingshill Lane, Cirencester	The site comprises greenfield land on the eastern edge of Cirencester and is wholly within Grade 3 agricultural land. The site lies within the airfield safeguarding areas associated with Fairford, Kemble and South Cerney and is affected by areas of groundwater flood susceptibility. The site is located adjacent to the A419, which may give rise to noise impacts requiring mitigation. An existing agricultural access is present from Kingshill Lane, although further investigation would be required to confirm its suitability for residential development. The Employment Land Review (2026) identifies the site as having good access to the Strategic Road Network and Cirencester, with strong market attractiveness for B2 and B8 uses. The site is well placed to provide employment development, particularly within the northern part of the site where accessibility is strongest. Overall, the site is considered a Clear Preferred Site Option (+ +), as it is located on the edge of Cirencester and the identified constraints are generally capable of mitigation. New development areas should seek to accommodate a local centre with day-to-day services, green infrastructure enhancements, and opportunities to improve active travel links between the site and Cirencester town centre.	+ +

Site ref.	Site name	Site assessment findings	Site rating
C190 (Sustainable Urban Extension)	Steadings southern extension	The site comprises greenfield land to the south-west of Cirencester and is affected by airfield safeguarding areas associated with Fairford and Kemble, with part of the site also falling within the South Cerney safeguarding area. The site contains areas of Grade 3 agricultural land and is affected by groundwater flood susceptibility. Part of the site lies within the Kemble and Ewen Special Landscape Area, indicating landscape sensitivities that would require careful consideration. A Scheduled Monument and its setting affect part of the site, requiring appropriate mitigation of potential heritage impacts. Several existing agricultural accesses are present, although further investigation would be required to determine their suitability for residential development. The Employment Land Review (2026) identifies the site as a potential long-term opportunity for employment provision, recommending around 1-2 ha of employment land as part of a wider mixed-use development. Whilst landscape and heritage constraints will require careful consideration, the site offers an opportunity to support economic growth alongside future mixed-use development. Overall, the site is considered a Clear Preferred Site Option (++), as the identified landscape, heritage and environmental constraints are considered capable of mitigation. New development areas should seek to accommodate a local centre with day-to-day services, green infrastructure enhancements, and opportunities to improve active travel links between the site and Cirencester town centre.	++

Site ref.	Site name	Site assessment findings	Site rating
C52	27/27A Dyer Street	The site comprises a brownfield site within Cirencester town centre containing a mix of commercial and residential uses. The site lies within the Conservation Area and is affected by the Fairford, Kemble and South Cerney Airfield Safeguard Areas and areas of groundwater flood susceptibility. A significant part of the site falls within the Scheduled Monument of the Roman town of Corinium and the site is also within the setting of nearby listed buildings. Existing access is available from The Waterloo, although further investigation may be required to determine whether it is suitable for the intended use. The site is located within the Cirencester development boundary, town centre boundary and Primary Shopping Area and occupies a highly sustainable location. Redevelopment presents an opportunity to improve the environmental quality and townscape of this part of the town centre. However, any redevelopment would need to carefully consider archaeological remains, the character and appearance of the Conservation Area, and the setting of nearby heritage assets. Overall, the site is considered a Marginal Omission Site Option (-), as significant archaeological and heritage constraints, together with identified viability concerns, reduce the certainty that the site can be successfully redeveloped. However, subject to a comprehensive master planned approach, redevelopment may be achievable and could deliver benefits to the town centre.	-
C57, C101A, C101B	Forum Car Park, Magistrates	The site comprises a collection of brownfield parcels within Cirencester town centre, including The Forum Car Park, the former Magistrates Court and Cirencester Police Station. The site lies wholly within the Cirencester Town Centre	-

Site ref.	Site name	Site assessment findings	Site rating
	Court, Police Station	Conservation Area and is affected by the Fairford, Kemble and South Cerney Airfield Safeguard Areas and areas of groundwater flood susceptibility. A substantial proportion of the Forum Car Park lies within the Scheduled Monument of the Roman town of Corinium and the wider site is sensitive in archaeological terms. Existing access arrangements are available from South Way and The Waterloo, although improvements may be required as part of any comprehensive redevelopment proposal. The site occupies a sustainable town centre location and presents opportunities to improve the environmental quality, townscape and public realm of this part of Cirencester. Redevelopment could support a mix of town centre uses and residential development in accordance with the Town Centre Masterplan. However, the site performs an important role in the town's parking provision, and redevelopment would need to be coordinated with alternative parking arrangements or parking retention within the scheme. The site is also subject to significant archaeological and heritage constraints, being partly located within a Scheduled Monument, within the Conservation Area and within the setting of several listed buildings. The archaeological significance of the site may affect both development capacity and viability. Overall, the site is considered a Marginal Omission Site Option (-), as significant archaeological, heritage and viability constraints, together with the need to address the loss of an important town centre parking facility, reduce the certainty that redevelopment can be delivered successfully. Whilst the site offers	

Site ref.	Site name	Site assessment findings	Site rating
		clear regeneration benefits in principle, its complexity reduces its suitability. However, subject to a comprehensive master planned approach, redevelopment may be achievable and could deliver benefits to the town centre.	
C70	Brewery Car Park and surrounding land	The site comprises a brownfield site within Cirencester town centre containing predominantly commercial uses. The site lies within the Conservation Area and is affected by the Fairford, Kemble and South Cerney Airfield Safeguard Areas and areas of groundwater flood susceptibility. Part of the site falls within the Scheduled Monument of the Roman town of Corinium and the site is also adjacent to a Grade II listed building. Existing access is available via the adjoining car park to the south, although further investigation may be required to determine whether it is suitable for the proposed use. The site occupies a sustainable location within the settlement boundary and presents an opportunity for the redevelopment of previously developed land. Any redevelopment would need to be informed by appropriate archaeological and heritage assessment given the site's location within the Conservation Area and partial overlap with the Scheduled Monument. The site also benefits from an extant planning permission for a mixed-use cinema scheme (ref. 14/01529/FUL), indicating that redevelopment has previously been considered acceptable in principle. The delivery of a cinema or other town centre leisure use could provide a valuable community facility and contribute positively to the vitality and viability of Cirencester town centre.	-

Site ref.	Site name	Site assessment findings	Site rating
		Overall, the site is considered a Marginal Omission Site Option (-) , as whilst redevelopment may be achievable in principle, the site is currently identified for a town centre leisure-led scheme which has the potential to deliver wider community and economic benefits. Archaeological sensitivities and the need to carefully address heritage considerations would also need to be taken into account in bringing the site forward. However, subject to a comprehensive master planned approach, redevelopment may be achievable and could deliver benefits to the town centre.	
C71	Land adjacent 'Donside', off Barn Way	The site is wholly located within the Cotswolds National Landscape but is adjacent to existing residential development. The site is predominantly Grade 3 agricultural land and lies within the airfield safeguarding areas associated with Fairford and Kemble. Areas of groundwater flood susceptibility affect the site, while small areas also fall within Flood Zones 2 and 3, which may require flood mitigation measures. Although there is no existing access, it is anticipated that suitable access can be established. Overall, the site is considered a Clear Preferred Site Option (+), as it is well related to the existing settlement and the identified landscape, access and flood risk constraints are considered capable of mitigation.	++
C79A	Northern part of former Highways Depot, Stroud Road	The site comprises a brownfield site to the west of Cirencester and is located within the Cotswolds National Landscape. The site is affected by the Fairford and Kemble Airfield Safeguard Areas and areas of groundwater flood susceptibility. The site lies adjacent to Cirencester College and has previously benefited from	--

Site ref.	Site name	Site assessment findings	Site rating
		planning permission for educational development. Existing access is available from Druids Walk, although further investigation may be required to determine whether it is suitable for a more intensive form of development. Overall, the site is considered a Clear Omission Site Option (--), as the site is no longer being promoted for residential development and is therefore not considered available for allocation. This significantly reduces its suitability and deliverability relative to available and deliverable alternatives.	
C81B	Land west of Gardner Way	The site comprises greenfield land in the north-east of Cirencester and is wholly within Grade 3 agricultural land. The site lies within the airfield safeguarding areas associated with Fairford, Kemble and South Cerney and is affected by areas of groundwater flood susceptibility. The site is adjacent to existing residential development, providing a logical opportunity for growth in relation to the existing urban area. There is currently no existing access onto the site, although access could potentially be provided from Gardner Way, subject to further investigation. Overall, the site is considered a Clear Preferred Site Option (+ +), as it is well related to the existing built-up area and there are no significant environmental, heritage or infrastructure constraints that would be likely to preclude development, with the identified constraints considered capable of mitigation.	+ +
C97	Sheep Street Car Park (Old	The site comprises a brownfield car park site within Cirencester town centre and lies wholly within the Conservation Area. The site is affected by the Fairford, Kemble and South Cerney Airfield Safeguard Areas and areas of groundwater	-

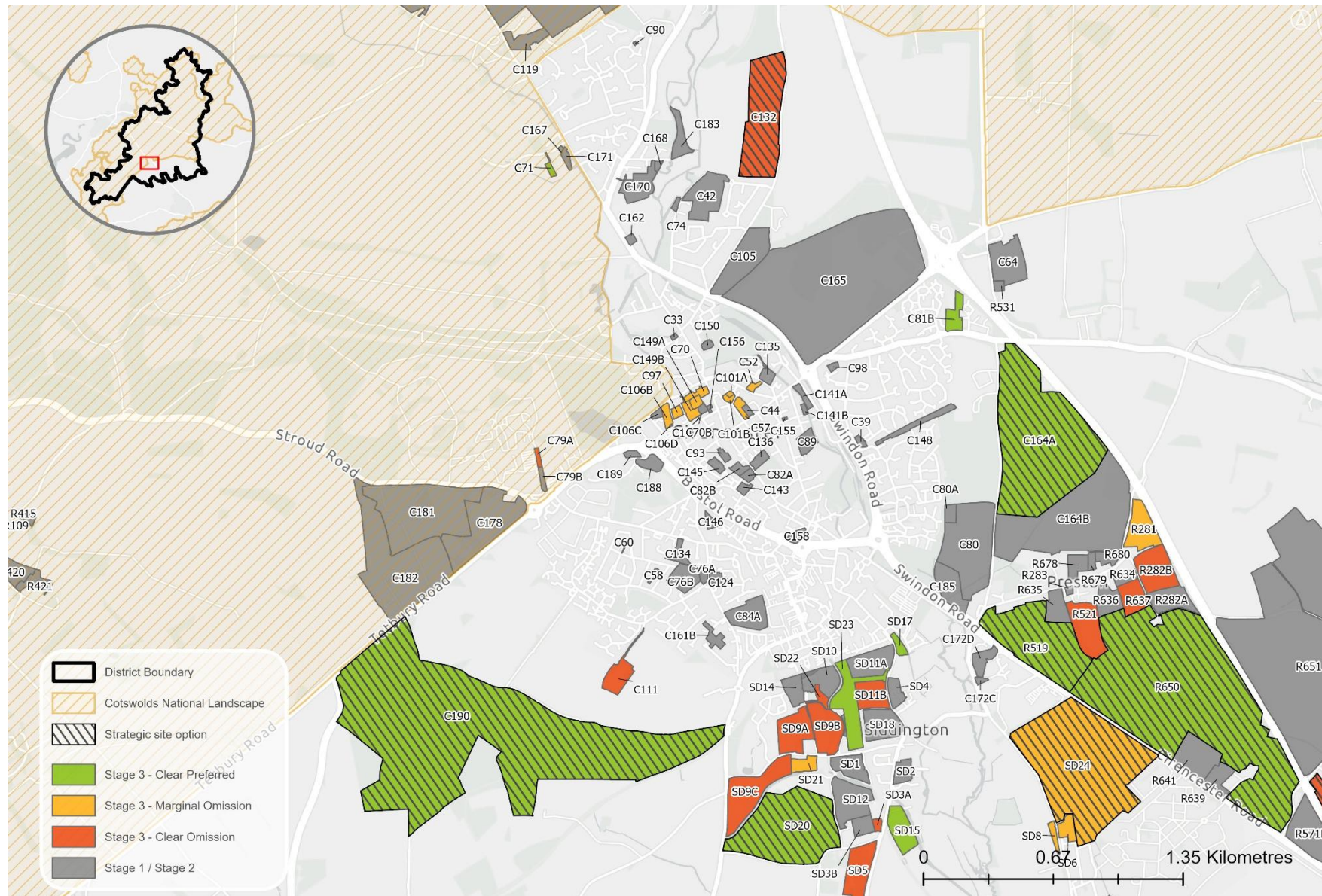
Site ref.	Site name	Site assessment findings	Site rating
	Memorial Hospital)	flood susceptibility. A significant proportion of the site falls within the Scheduled Monument of the Roman town of Corinium and any redevelopment would need to be informed by detailed archaeological assessment and appropriate mitigation. Existing access is available, although further investigation may be required to determine whether it is suitable for a more intensive form of development. The site performs an important town centre parking function and its redevelopment would need to be considered as part of the wider town centre masterplanning process. The site contains the former air raid shelter, which is a non-designated heritage asset and an important community facility, and this should be retained and incorporated into any redevelopment proposals. In addition, 23 Sheep Street makes a positive contribution to the character and appearance of the Conservation Area and its retention and conversion would be preferable to demolition. Whilst the site is subject to significant archaeological and heritage constraints, the evidence indicates that sensitively designed residential or commercial development may be achievable. Overall, the site is considered a Marginal Omission Site Option (-), as redevelopment would need to overcome significant archaeological, heritage and parking-related constraints, reducing its suitability. However, subject to a comprehensive master planned approach, redevelopment may be achievable and could deliver benefits to the town centre.	

Site ref.	Site name	Site assessment findings	Site rating
C106B	Sheep Street Island	The site comprises a brownfield site within Cirencester town centre that is currently used primarily for car parking. The site lies within the Cirencester Town Centre Conservation Area and contains the Grade II listed former railway station and Apsley Hall. The site is affected by the Fairford, Kemble and South Cerney Airfield Safeguard Areas and areas of groundwater flood susceptibility. Existing access is available from Tetbury Road. The site occupies a sustainable location within the town centre and presents an opportunity to enhance the character and appearance of this part of Cirencester. Redevelopment could facilitate the reintroduction of active frontages and improve the visual relationship between buildings and existing parking areas. Any proposals would need to carefully consider the significance of the listed buildings and the Conservation Area, whilst ensuring appropriate parking provision is retained. Parts of the wider site, including Oakley House and the garages in the south-east corner, have been identified as unavailable for redevelopment and are not proposed to form part of any future allocation. Overall, the site is considered a Marginal Omission Site Option (-), as whilst it represents a sustainable brownfield redevelopment opportunity within Cirencester town centre, the partial unavailability of the wider site, the need to retain or reconfigure parking provision, and heritage considerations reduce its deliverability and suitability relative to less constrained alternatives.	-
C111	The Cranhams, Cranhams Lane	The site comprises greenfield land on the south-western edge of Cirencester and contains a Grade II listed building. The site lies within the airfield safeguarding	--

Site ref.	Site name	Site assessment findings	Site rating
		areas associated with Fairford, Kemble and South Cerney and contains a mix of Grade 2 and Grade 3 agricultural land. Development would need to carefully consider and mitigate potential impacts on the listed building and its setting. The site also contains a number of individual and area Tree Preservation Orders, which may constrain the developable area and influence the layout of any future development. Existing access is available from Cranhams Lane, although further investigation would be required to determine whether it can be satisfactorily upgraded to accommodate residential development. Overall, the site is considered a Clear Omission Site Option (--), as development could result in significant and detrimental impacts on the Grade II listed building, its setting and the wider landscape, whilst the presence of protected trees and potential access constraints further limit its suitability.	
C149A	Brewery Car Park (north-east part)	The site comprises a brownfield car park within Cirencester town centre and lies wholly within the Cirencester Town Centre Conservation Area. Approximately 37% of the site overlaps with the Scheduled Monument of the Roman town of Corinium and any redevelopment would need to carefully address archaeological and heritage considerations. Existing access is available from C149B. The site performs an important town centre parking function, and redevelopment would need to address the loss of existing parking provision. It is recognised that the impacts to the Scheduled Monument have previously been identified as being addressed through redevelopment. However, the site is considered a Marginal Omission Site Option (-), as the loss of an important town centre car	-

Site ref.	Site name	Site assessment findings	Site rating
		park, together with archaeological and heritage constraints, reduces its suitability. However, subject to a comprehensive master planned approach, redevelopment may be achievable and could deliver benefits to the town centre.	
C149B	Brewery Car Park (south-west part)	The site comprises a brownfield site within Cirencester town centre consisting of a disused grocery store and associated car park. The site lies wholly within the Cirencester Town Centre Conservation Area and partially overlaps with the Scheduled Monument of the Roman town of Corinium. Existing access is available from Cripps Road, although further investigation may be required to determine whether it is suitable for residential intensification. Redevelopment would need to carefully address archaeological and heritage considerations and would also result in the loss of existing town centre parking provision. It is recognised that the impacts to the Scheduled Monument have previously been identified as being addressed through redevelopment. Overall, the site is considered a Marginal Omission Site Option (-), as the loss of existing parking facilities, together with archaeological and heritage constraints, reduces its suitability. However, subject to a comprehensive master planned approach, redevelopment may be achievable and could deliver benefits to the town centre.	-
R614 (Employment)	Land north of Welsh Way	The site comprises a partly developed employment area and adjoining greenfield land within the Cotswolds National Landscape. The site is affected by the Kemble Airfield Safeguard Area and areas of groundwater flood susceptibility. Existing	-

Site ref.	Site name	Site assessment findings	Site rating
		access is available and may be suitable for intensification, subject to further investigation. The Employment Land Review (2026) identifies the site as a potential extension to the existing Tall Trees Estate and notes that it benefits from strong accessibility to the A417. However, despite these locational advantages, the site is situated in a rural location outside any settlement and would represent a further expansion of employment development into the countryside. Overall, the site is considered a Marginal Omission Site Option (-), as whilst it could function as an extension to the existing employment estate and benefits from good access to the strategic road network, its location within the Cotswolds National Landscape and detached rural setting reduce its suitability relative to employment sites that are better aligned with the spatial distribution of development.	



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © AC0000815979.

Ampney Crucis and Driffield

- 6.11 Within the HELAA, of the sites which are classified as 'potentially deliverable / developable' or 'deliverable / developable' for a potential new settlement, 'Land to the north of Ampney Crucis' (R583A) and 'Land north west of Harnhill, Driffield' (R691), are strategic-scale site options that have indicative capacities which fall short of the 1,500-home threshold for a 'new settlement'. The sites are not adjacent to an existing settlement and therefore cannot be considered as sustainable urban extensions.
- 6.12 Reflecting the above, the following sites (or clusters of sites) have been taken forward to Stage 3 of the site selection process for a potential 'new settlement' (with their HELAA reference noted in brackets):
- 'Land to the south of Ampney Crucis' (R695, R696).
 - 'Land east of Driffield' (R656, R689, R692).
 - 'Land south of Driffield' (R644, R657, R658).
 - 'Land west of Driffield' (R571A).
- 6.13 The following sites (or clusters of sites) have been taken forward to Stage 3 of the site selection process for a potential sustainable urban extension:
- 'Land north of Ampney Crucis' (R583B, R583C, R583D).
 - 'Land east of Ampney Crucis' (R649).
- 6.14 The assessment findings are presented in the table below and accompanying maps.

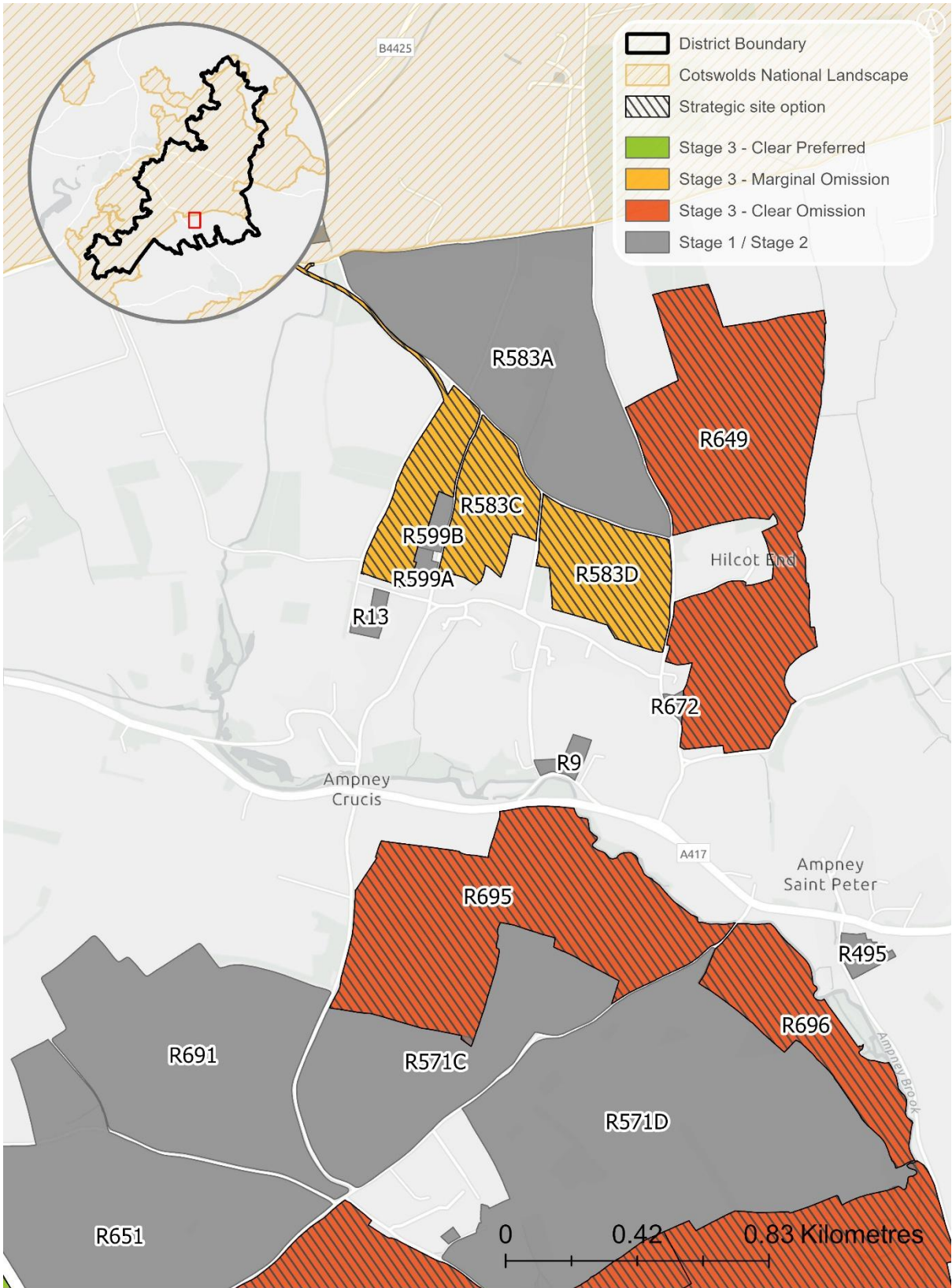
Site ref.	Site name	Site assessment findings	Site rating
R571A	Land west of Driffield	The site comprises greenfield land affected by the Fairford, Kemble and South Cerney Airfield Safeguard Areas and areas of groundwater flood susceptibility. The site comprises Grade 3 agricultural land and is affected in part by the Cirencester/Dukes Brake Gas Pipeline Buffer. A small area of deciduous woodland is also present within the site. The site benefits from multiple existing access points, although further investigation would be required to determine whether these are suitable for residential intensification. Overall, the site is considered a Clear Omission Site Option (--), as the site has since been confirmed as being unavailable for development and is therefore not deliverable during the plan period.	--
R583B, R583C, R583D,	Land north of Ampney Crucis	The site comprises a series of greenfield parcels to the north of Ampney Crucis and is affected by the Fairford, Kemble and South Cerney Airfield Safeguard Areas and areas of groundwater flood susceptibility. The site comprises predominantly Grade 3 agricultural land, with some areas subject to additional constraints including woodland, Conservation Area designation and utility infrastructure. Access arrangements vary across the parcels and would require further investigation. The combined site has been assessed as having High landscape sensitivity. The land forms the immediate rural backdrop to the northern edge of Ampney Crucis and makes an important contribution to the setting of the Conservation Area and nearby listed buildings, including Cobbler Cottage and Ridge Cottage. The rising landform, presence of Public Rights of Way and strong visual relationship with the surrounding countryside increase the sensitivity of the site to development. Development would	-

Site ref.	Site name	Site assessment findings	Site rating
		extend the settlement northwards in a manner that does not reflect its established linear form and would erode the important visual and spatial relationship between the village and the surrounding landscape. The Heritage Impact Assessment for this site also raised some significant concerns about the impact on the setting of the Conservation Area and listed buildings, as well the impact on the setting of the settlement itself. Overall, the site is considered a Marginal Omission Site Option (-), as its high landscape sensitivity, contribution to the setting of heritage assets and role as the rural backdrop to Ampney Crucis reduce its suitability.	
R644, R657, R658	Land south of Driffield	The site comprises predominantly Grade 3 agricultural land and lies within the airfield safeguarding areas associated with Fairford, Kemble and South Cerney. The site is affected by areas of groundwater flood susceptibility and infrastructure constraints associated with gas and oil pipeline buffers. A small area of deciduous woodland and a Grade II listed garden wall are present within the site. Public Rights of Way cross the site and may reduce the developable area, while existing access is available but would require further investigation to confirm its suitability for residential development. Parts of the site would also constitute major development for the purposes of national planning policy. The Employment Land Review (2026) identifies R644 as a suitable location for employment development as part of a wider mixed-use scheme, with potential for approximately 10ha of employment land. The site would provide an opportunity to	++

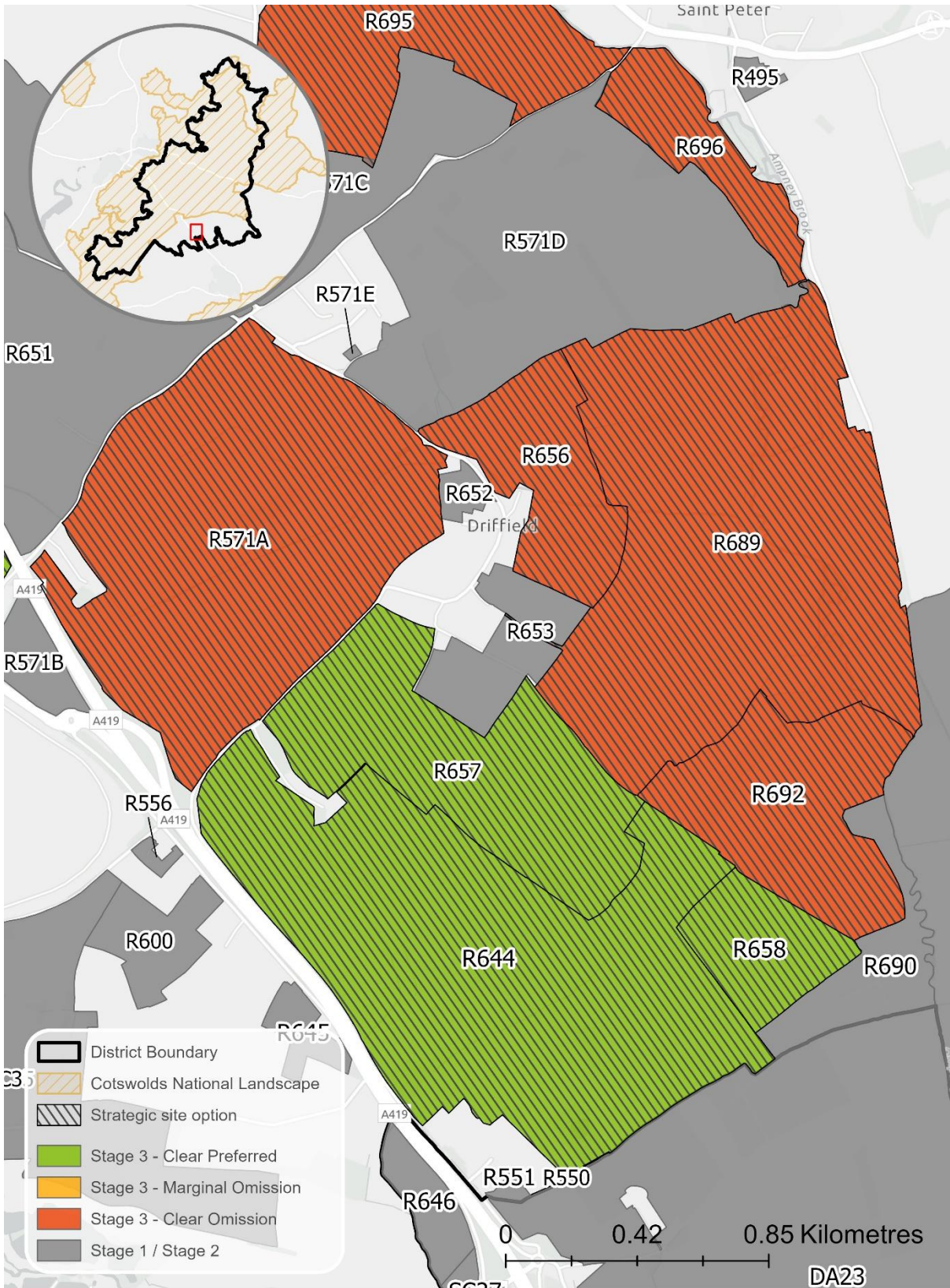
Site ref.	Site name	Site assessment findings	Site rating
		extend the existing Agricultural Centre and benefits from strong accessibility to the Strategic Road Network. Overall, the site is considered a Clear Preferred Site Option (+ +), as it has relatively few constraints to development and could deliver a new settlement within proximity to the main settlement of Cirencester and key transport routes (primarily the A419). In this respect, there are opportunities to establish effective cycling, walking and wheeling connections to Cirencester with improved public transport.	
R649	Land east of Ampney Crucis	The site comprises greenfield land adjacent to Ampney Crucis and is affected by the Fairford Airfield Safeguard Area, with parts of the site also falling within the Kemble and South Cerney Airfield Safeguard Areas. The site comprises Grade 3 agricultural land and benefits from an existing access associated with the current land use, although further investigation would be required to determine whether this is suitable for residential intensification. The site has been assessed as having High landscape sensitivity, reflecting its large scale, open rural character and strong relationship with the historic environment. The site forms part of the eastern rural setting of Ampney Crucis and contributes to the setting of the Conservation Area and nearby listed buildings, including Hilcot End House and Dudley Barn. The falling landform increases visibility from both the village and Public Rights of Way crossing the site. Development would extend built form into open countryside in a manner that does not reflect the established linear settlement pattern of Ampney Crucis and would erode the strong rural backdrop which currently defines this edge of the village.	--

Site ref.	Site name	Site assessment findings	Site rating
		Overall, the site is considered a Clear Omission Site Option (--) , as its high landscape sensitivity, contribution to the setting of heritage assets and importance to the rural character and setting of Ampney Crucis would result in significant adverse impacts. Development would represent an incongruous extension of the village into the surrounding countryside.	
R656, R689, R692	Land to the east of Driffield	The site comprises a large area of predominantly greenfield land affected by the Fairford, Kemble and South Cerney Airfield Safeguard Areas. The site contains predominantly Grade 3 agricultural land and is affected by areas of groundwater flood susceptibility. Parts of the site are also affected by Flood Zones 2 and 3, an oil pipeline buffer, deciduous woodland and the setting of a Grade II listed structure. Existing access opportunities are present across the site, although further investigation would be required to determine whether they are suitable for residential intensification. A number of Public Rights of Way cross the site and would constrain the developable area and influence the layout of any development proposals. The site has been assessed as having Medium-High to High landscape sensitivity, with large parts of the allocation making an important contribution to the rural setting of the area. The site is affected by multiple landscape and environmental constraints, including extensive Public Rights of Way, areas of flood risk, woodland, and pipeline safeguarding requirements. Development would result in a substantial extension of built form into the countryside and would adversely affect the character, openness and visual quality of the surrounding landscape.	--

Site ref.	Site name	Site assessment findings	Site rating
		Overall, the site is considered a Clear Omission Site Option (--) , as its high landscape sensitivity, extensive flood risk constraints, Public Rights of Way network and other environmental constraints significantly reduce its suitability for development. The scale of development proposed would result in a substantial encroachment into the surrounding countryside.	
R695, R696	Land to the south of Ampney Crucis	The site comprises greenfield land to the south of Ampney Crucis and is affected by the Fairford, Kemble and South Cerney Airfield Safeguard Areas and areas of groundwater flood susceptibility. The site comprises Grade 3 agricultural land and development would result in the loss of agricultural land. Parts of the site fall within Flood Zones 2 and 3 and are associated with Ampney Brook, whilst a small part of the site is also affected by an oil pipeline buffer. The site benefits from an existing agricultural access from the south-east, although further investigation would be required to determine whether it is suitable for residential intensification. The site is located away from the main settlement and would appear isolated if developed independently. The site forms part of the characteristic agricultural landscape south of the A417 and is highly visible from surrounding roads and Public Rights of Way. Development would result in a prominent encroachment into the countryside and adversely affect the existing field pattern and rural character of the area. Significant areas of flood risk, together with concerns regarding access and the local highway network, further constrain development potential. Overall, the site is considered a Clear Omission Site Option (--) due to its isolated location, high landscape sensitivity, flood risk constraints and access limitations.	--



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © AC0000815979.



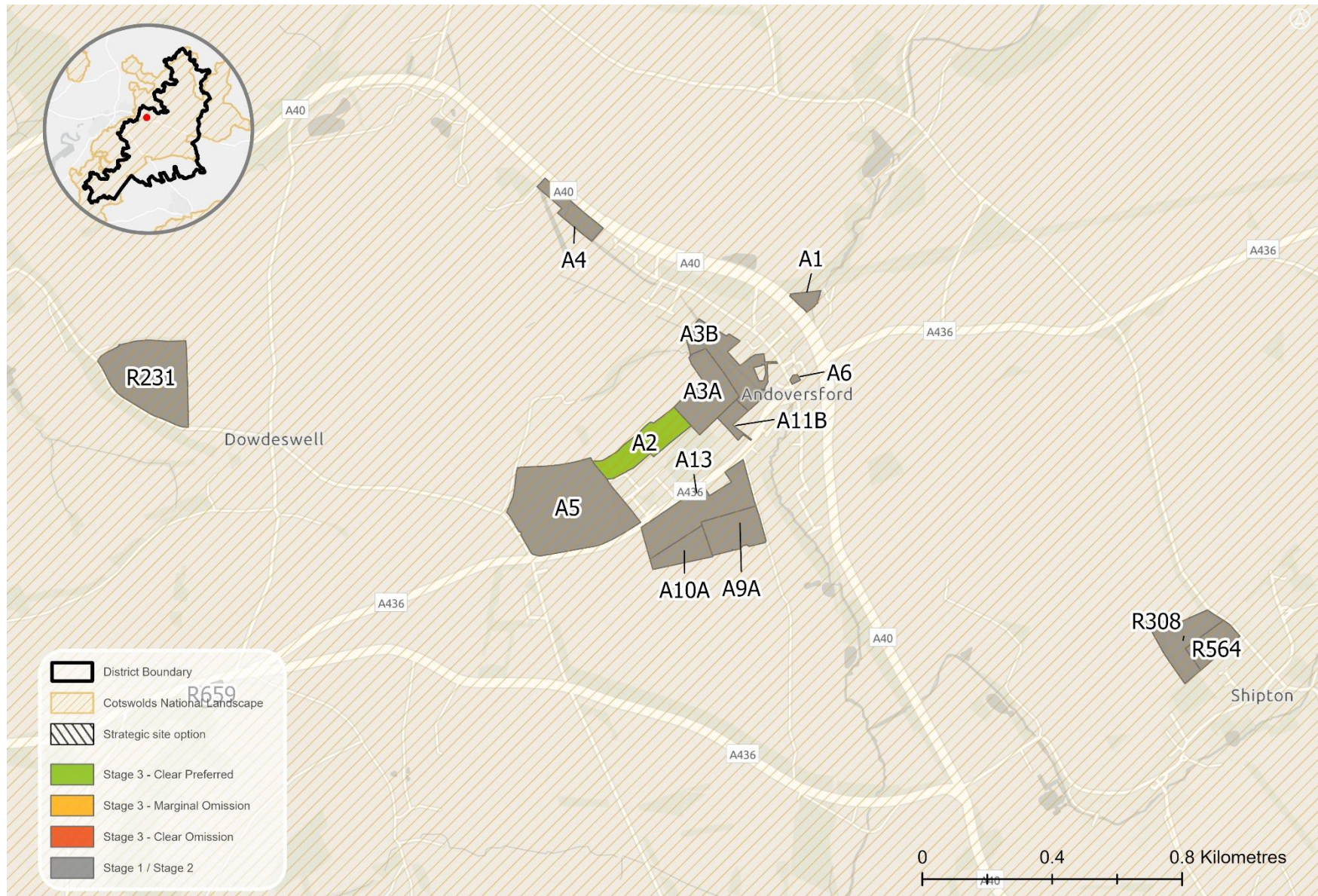
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Contains OS data © Crown Copyright and database right 2026. Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © AC0000815979.

Principal Settlements

Andoversford

- 6.15 The village is wholly located within the Cotswolds National Landscape. Land to the north west of the village is a Scheduled Monument (Roman small town at Wycomb), which overlaps with an area of Deciduous Woodland Priority Habitat. There are corridors of Flood Zone 2 and Flood Zone 3 passing through the village, associated with the River Coln (and its tributaries).
- 6.16 Within the HELAA, of the sites which are classified as 'potentially deliverable / developable' or 'deliverable / developable' for non-strategic scale development at Andoversford, R231 is not located adjacent to the settlement. An allocation at this location would result in isolated development, approximately 1.5km to the west of the village, contrary to the broad spatial strategy for the emerging Local Plan.
- 6.17 Reflecting the above, only one non-strategic site option has been considered in detail through Stage 3 of the site selection process, specifically: A2.
- 6.18 The assessment findings are presented in the table below and accompanying map.

Site ref.	Site name	Site assessment findings	Site rating
A2	Land to the rear of Templefields and Crossfields	The site comprises greenfield land adjacent to Andoversford and is wholly located within the Cotswolds National Landscape. The site is predominantly Grade 3 agricultural land and is affected by areas of groundwater flood susceptibility. The Study of Land Surrounding Key Settlements (2026) identifies the site as having medium landscape sensitivity. Several trees protected by Tree Preservation Orders are located within the site and along its boundaries, and development would need to be carefully designed to protect these features. Any development would also need to mitigate potential impacts on views of the nearby listed building. Access could be provided via Templefields, which has been identified as having capacity to accommodate development. Overall, the site is considered a Clear Preferred Site Option (+), as it is well related to the existing settlement and the identified landscape, heritage and environmental constraints are considered capable of mitigation, although its location within the Cotswolds National Landscape will need to be carefully considered through the design of any new development areas.	++



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Contains OS data © Crown Copyright and database right 2026. Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © AC0000815979.

Blockley

- 6.19 The village is wholly located within the Cotswolds National Landscape. Most of the village itself is a designated Conservation Area (with associated Grade II and Grade II* Listed Buildings). An area of land to the north east of the village is within Flood Zone 3, which connects to Blockley Brook.
- 6.20 Within the HELAA, of the sites which are classified as 'potentially deliverable / developable' or 'deliverable / developable' for non-strategic scale development at Blockley:
- R33A, R33B, and R501 are not located adjacent to the settlement and allocating these locations would result in isolated development, approximately 3km to the east of the village, contrary to the broad spatial strategy for the emerging Local Plan. R33B and R501 are adjacent sites, outside but within the setting of the Cotswolds National Landscape. All three sites are within a Special Landscape Area.
 - R585 is approximately 1km to the north of the village within an industrial centre. Whilst the site is primarily brownfield land, development at this location would be isolated from the village, contrary to the broad spatial strategy for the emerging Local Plan. Additionally, approximately 30% of the site contains deciduous woodland priority habitat, and 'Sedgecombe Wood' is an ancient, replanted woodland directly to the north of the site.
 - R610 and R688 are located approximately 2km to the north east of the village. Allocating these locations would result in isolated development outside of the village boundaries, contrary to the broad spatial strategy for the emerging Local Plan. R610 is within the Cotswold National Landscape, with R688 adjacent to, and within the setting of the National Landscape. R688 is within a Special Landscape Area.
- 6.21 Reflecting the above, the following non-strategic site options have been considered in detail through Stage 3 of the site selection process, specifically: BK8A, BK8B, BK11, BK14A, R533, R663, R69, and RUR_E16. The assessment findings are presented in the table below and accompanying map.

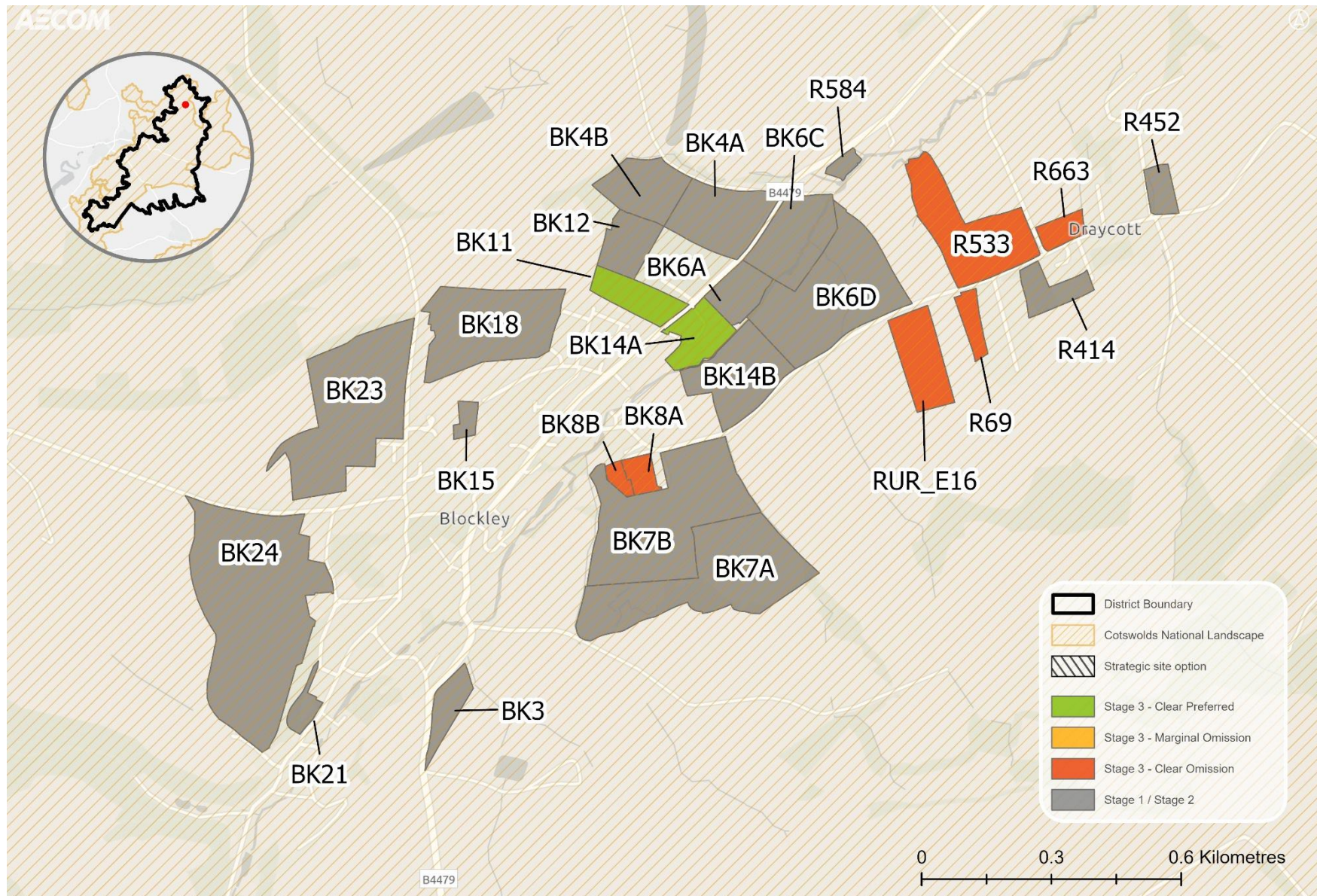
Site ref.	Site name	Site assessment findings	Site rating
BK8A	Sheaf House Farm Buildings	The site comprises land at Sheaf House Farm Buildings adjacent to the existing settlement and is wholly located within the Cotswolds National Landscape. The site comprises Grade 3 agricultural land and is affected by areas of groundwater flood susceptibility. The site has been assessed as having low-medium landscape sensitivity, indicating that landscape impacts may be capable of being accommodated through appropriate design and mitigation measures. The site benefits from an existing access from Draycott Road, although further investigation may be required to determine whether the access is suitable for residential intensification. Overall, the site is considered a Clear Omission Site Option (--), as it is well related to the existing settlement and the identified landscape, access and environmental constraints are generally capable of mitigation. However, given its location within the Cotswolds National Landscape and the potential loss of the existing uses on the site if redeveloped, this reduces its suitability.	--
BK8B	Land west of Sheaf House Farm Buildings	The site comprises predominantly undeveloped land within the Cotswolds National Landscape and is affected by areas of groundwater flood susceptibility. The site benefits from existing access from Draycott Road, although further investigation may be required to determine whether this is suitable for residential intensification. The site contains an existing gym, which is a community facility. The site has been assessed as having low-medium landscape sensitivity, although it is more sensitive to development than adjoining land due to its predominantly undeveloped character and less clearly defined boundaries. The site also contributes	--

Site ref.	Site name	Site assessment findings	Site rating
		to the green infrastructure network and lies adjacent to priority habitat woodland, whilst opportunities for biodiversity enhancement would need to be explored. Overall, the site is considered a Clear Omission Site Option (--), as its location within the Cotswolds National Landscape, the presence of an existing community facility and its contribution to green infrastructure reduce its suitability.	
BK11	Former Station Road Allotments	The site comprises previously developed land adjacent to the existing settlement and is wholly located within the Cotswolds National Landscape. The site is predominantly Grade 3 agricultural land and is affected by areas of groundwater flood susceptibility across much of the site. The site is identified as having medium landscape sensitivity and, whilst allotments were formerly located on the site, these have been relocated elsewhere. The site benefits from an existing access from Station Road, although further investigation may be required to determine whether this is suitable for residential development. Overall, the site is considered a Clear Preferred Site Option (++), as it is well related to the existing settlement and benefits from the reuse of previously developed land, while the identified landscape, access and flood risk constraints are considered capable of mitigation.	++
BK14A	The Limes, Station Road	The site comprises greenfield land adjacent to the existing settlement and is wholly located within the Cotswolds National Landscape. The site is predominantly Grade 3 agricultural land and is affected by areas of groundwater flood susceptibility, with small areas also falling within Flood Zones 2 and 3. The site is identified as having low landscape sensitivity within the National Landscape. Six Tree Preservation	++

Site ref.	Site name	Site assessment findings	Site rating
		Orders are present within the site and would need to be retained and incorporated within any development proposals. The site benefits from existing access from Station Road, although further investigation may be required to determine whether the access is suitable for residential intensification. Overall, the site is considered a Clear Preferred Site Option (+), as it is well related to the existing settlement and the identified landscape, arboricultural and flood risk constraints are considered capable of mitigation.	
R533	Timber Yard, Draycott Road	The site comprises greenfield land within the Cotswolds National Landscape and is affected by areas of groundwater flood susceptibility. The site comprises Grade 3 agricultural land and is crossed by a Public Right of Way along its northern part. Development would need to be carefully designed to conserve the character and appearance of the National Landscape and to avoid adverse impacts on the Public Right of Way. The site benefits from an existing access from Draycott Road, although further investigation may be required to determine whether it is suitable for residential intensification. Overall, the site is considered a Clear Omission Site Option (--), as its relatively detached relationship to the main built form of Blockley and location within the Cotswolds National Landscape reduce its suitability, contrary to the broad spatial strategy for the emerging Local Plan.	--
R663	Land north of Draycott Road	The site comprises greenfield land within the Cotswolds National Landscape and is affected by areas of groundwater flood susceptibility. The site comprises Grade 3 agricultural land and is currently in agricultural use. The site benefits from an	--

Site ref.	Site name	Site assessment findings	Site rating
	and Northcot Lane	existing access from Northcot Lane, although further investigation may be required to determine whether it is suitable for residential intensification. Development would need to be carefully designed to conserve the character and appearance of the Cotswolds National Landscape. Overall, the site is considered a Clear Omission Site Option (--), as its relatively detached relationship to the main built form of Blockley and its location within the Cotswolds National Landscape reduce its suitability, contrary to the broad spatial strategy for the emerging Local Plan.	
R69	Land adjacent to Draycott Industrial Estate, Blockley Road	The site comprises an existing industrial brownfield site within the Cotswolds National Landscape and is affected by areas of groundwater flood susceptibility. The site comprises Grade 3 agricultural land and benefits from existing accesses from the B4479, although further investigation may be required to determine whether these are suitable for residential intensification. Development would need to be carefully designed to conserve the character and appearance of the Cotswolds National Landscape. Overall, the site is considered a Clear Omission Site Option (--), as despite its brownfield status, the site is relatively detached from the main built form of Blockley and would not represent as sustainable or well-related an extension to the settlement as alternative development opportunities. Its location within the Cotswolds National Landscape further reduces its suitability.	--

Site ref.	Site name	Site assessment findings	Site rating
RUR_E16	Land at Tanzie Field	The site comprises greenfield land adjacent to the existing built form of Blockley and is wholly located within the Cotswolds National Landscape. The site comprises Grade 3 agricultural land and is affected by areas of groundwater flood susceptibility. Two Public Rights of Way cross the site and would need to be carefully integrated into any development proposals. The site benefits from existing access opportunities from Draycott Road, although further investigation may be required to determine whether these are suitable for residential intensification. Development would need to be carefully designed to conserve the character and appearance of the Cotswolds National Landscape. Overall, the site is considered a Clear Omission Site Option (--), as although it is adjacent to the existing settlement, development would not reflect the linear settlement pattern of Blockley and would extend uncharacteristically into the open countryside. The presence of two Public Rights of Way and the site's location within the Cotswolds National Landscape further reduce its suitability.	--

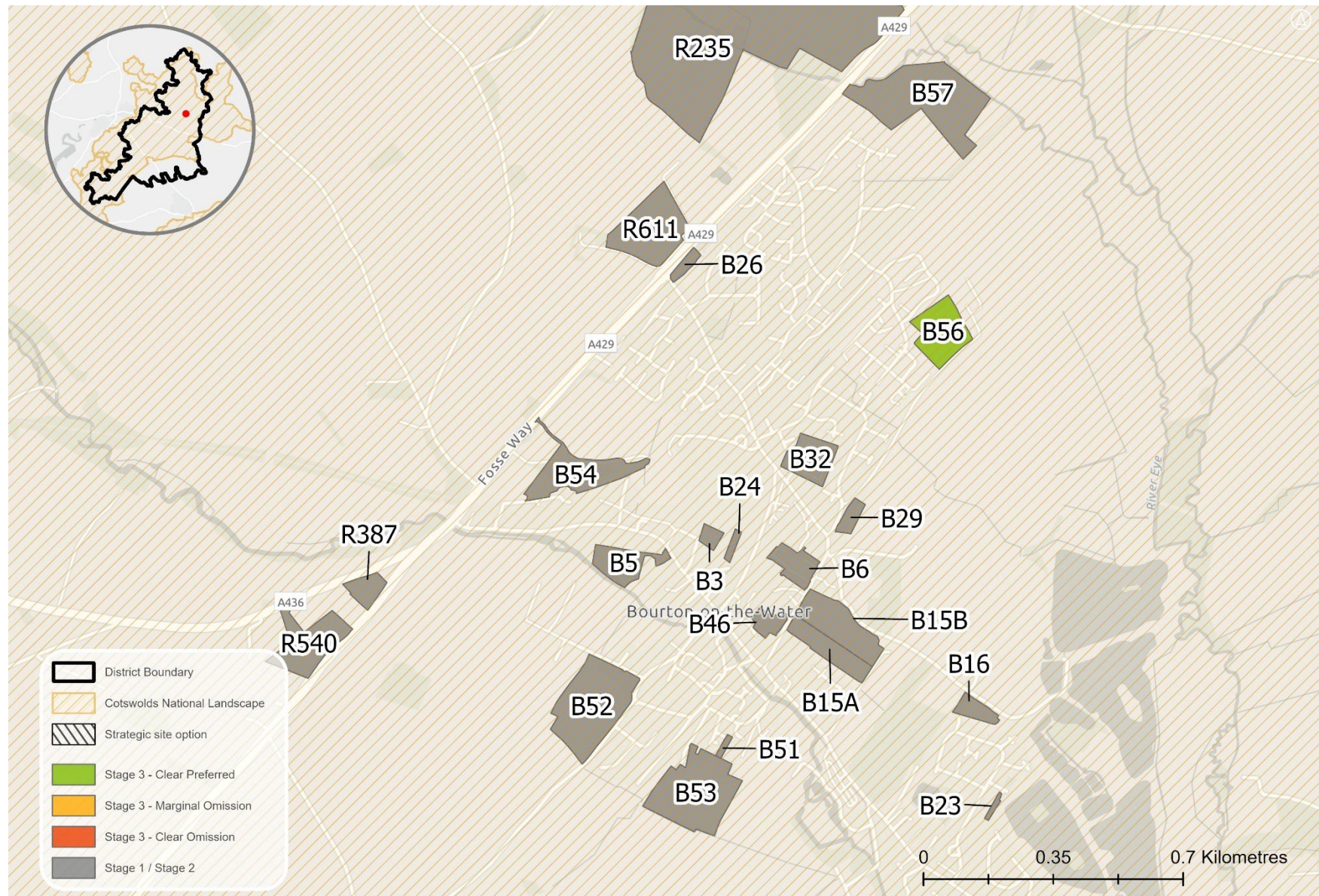


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © ADD LOCAL COPYRIGHT STATEMENT HERE.

Bourton-on-the-Water

- 6.22 The village is wholly located within the Cotswolds National Landscape and is often referred to as “the Venice of the Cotswolds”. Much of the southern section of the village is a designated Conservation Area, which borders two Scheduled Monuments to the east and west. The Scheduled Monument to the east overlaps with Greystones Farm Nature Reserve, which connects to Salmonsbury Meadows Site of Special Scientific Interest (SSSI). Most of the land to the east of the village, and land passing through the southern section of the village (from the west), is within Flood Zone 3. The areas broadly follow the corridor of the River Windrush (and its tributaries), and the lakes to the north of Nethercote. Several established footpaths pass through the village from the surrounding countryside, including Windrush Way, Macmillan Way, and the Heart of England Way.
- 6.23 Within the HELAA, of the sites which are classified as ‘potentially deliverable / developable’ or ‘deliverable / developable’ for non-strategic scale development at Bourton-on-the-Water:
- B32 has planning permission for phased redevelopment of residential and retirement housing but is not yet built out. The site is considered deliverable during the first five years of the plan period.
 - B57 is entirely covered by Priority Habitat and is subject to extensive flood risk constraints, with the majority of the site located within Flood Zone 3. Whilst the site adjoins an existing employment area, the extent of environmental constraints would make development difficult to accommodate without unacceptable impacts.
- 6.24 Reflecting the above, only one non-strategic site option has been considered in detail through Stage 3 of the site selection process, specifically: B56. The assessment findings are presented in the table below and accompanying map.

Site ref.	Site name	Site assessment findings	Site rating
B56	Land off Mallard Crescent	The site comprises greenfield land adjacent to the existing settlement and is wholly located within the Cotswolds National Landscape. The site comprises Grade 2 agricultural land and lies within the airfield safeguarding areas associated with Little Rissington and Oxford Kidlington. The site is affected by areas of groundwater flood susceptibility and is located adjacent to Priority Habitat, requiring careful consideration of potential environmental impacts. The site is identified in the Study of Land Surrounding Settlements (2026) as having Medium/Low landscape sensitivity. The site also lies close to a Scheduled Monument, although existing vegetation provides a degree of screening. The site benefits from existing access from Mallard Crescent. Overall, the site is considered a Clear Preferred Site Option (+ +), as it is well related to the existing settlement and the identified landscape, environmental and flood risk constraints are considered capable of mitigation.	+ +



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © AC0000815979.

Chipping Campden

- 6.25 The village is wholly located within the Cotswolds National Landscape and often referred to as the “jewel in the crown” of the Cotswolds. Most of the central section of the village is a designated Conservation Area, which includes the High Street where almost all of the buildings are either Grade II, Grade II*, or Grade I Listed. Land to the east of the Conservation Area comprises Campden House Historic Park and Garden. Most of the undeveloped land to the north, east, and south east of the village comprises Grade I or Grade 2 Agricultural Land, which is some of the best and most versatile agricultural land within the country. Several established footpaths pass through the market town and connect to the surrounding countryside, including Cotswold Way, Monarch’s Wat, and the Heart of England Way.
- 6.26 Within the HELAA, of the sites which are classified as ‘potentially deliverable / developable’ or ‘deliverable / developable’ for non-strategic scale development at Chipping Campden, CC59 has planning permission for five dwellings but is not yet built out. The site is considered deliverable during the first five years of the plan period.
- 6.27 Reflecting the above, the following non-strategic site options have been considered in detail through Stage 3 of the site selection process, specifically: CC10A, CC66B, CC68, CC71, and CC74 (western section of the site).
- 6.28 The assessment findings are presented in the table below and accompanying map.

Site ref.	Site name	Site assessment findings	Site rating
CC10A	Land south of Station Road and east of Chandlers	The site comprises greenfield land in the east of Chipping Campden and is wholly located within the Cotswolds National Landscape. The site comprises Grade 1 agricultural land and is affected by areas of groundwater flood susceptibility. The site has been assessed as having Medium-Low landscape sensitivity in the Study of Land Surrounding Key Settlements (2026). Parts of the site fall within Flood Zones 2 and 3, requiring careful consideration of flood risk and appropriate mitigation measures. There is currently no existing access to the site, although access may be achievable from Station Road, subject to further investigation. Overall, the site is considered a Clear Preferred Site Option (+ +) , as the identified landscape, flood risk and access constraints are considered capable of mitigation.	+ +
CC66B	Land north-west of Aston Road	The site comprises greenfield land to the north-west of Chipping Campden and is wholly located within the Cotswolds National Landscape. The site comprises Grade 1 agricultural land and is identified in the Study of Land Surrounding Key Settlements (2026) as having medium landscape sensitivity. Existing vegetation along the eastern edge provides a degree of screening, although development would extend the settlement northwards along Aston Road. The site benefits from an existing access point, although further investigation would be required to determine whether it is suitable for residential intensification. Overall, the site is considered a Clear Preferred Site Option (+ +) , as it is adjacent to the existing settlement and the identified landscape and access constraints are considered capable of mitigation.	+ +
CC68	Land north-east of Aston Road	The site comprises greenfield land to the north of Chipping Campden and is wholly located within the Cotswolds National Landscape. The site comprises predominantly	+ +

		Grade 1 agricultural land and is affected by areas of groundwater flood susceptibility across part of the site. The Study of Land Surrounding Key Settlements (2026) identifies the site as having high landscape sensitivity, meaning development would need to be carefully designed to minimise impacts on landscape character and scenic beauty. The site benefits from an existing access track and is located in a sustainable location in relation to the settlement. Previous planning activity on the site, including a lapsed permission and a recent EIA screening opinion, demonstrates that the site has been actively considered for development. Overall, the site is considered a Clear Preferred Site Option (+), as although the site is located within the Cotswolds National Landscape and has high landscape sensitivity, it occupies a sustainable location and has the potential to deliver significant community benefits, including healthcare and education-related infrastructure. These wider benefits may contribute towards the exceptional circumstances required to justify development at this scale within the National Landscape. The overall public benefits are considered to outweigh the potential landscape harm through delivering major development within the Cotswolds National Landscape and is an exceptional circumstance for allocating this site (i.e. it accords with the NPPF in this regard).	
CC71	South of Kingcombe Lane	The site comprises greenfield land to the north of Chipping Campden and lies wholly within the Cotswolds National Landscape. The site comprises Grade 1 agricultural land and benefits from an existing access from Aston Road, although further investigation would be required to determine whether it is suitable for residential intensification. The site has been assessed as having Medium-High landscape sensitivity and forms part of the open countryside and rural setting to the north of	--

		Chipping Campden. Whilst well enclosed by vegetation, development would extend ribbon development northwards along Aston Road and would represent a noticeable encroachment into the countryside. The site contributes to the settlement containment, scenic quality and tranquillity of the Cotswolds National Landscape. Overall, the site is considered a Clear Omission Site Option (--), as it is poorly related to the main built form of Chipping Campden and would result in an unsustainable extension of ribbon development into the Cotswolds National Landscape. The site's Medium-High landscape sensitivity, role in maintaining the rural setting of the settlement and the loss of Grade 1 agricultural land significantly reduce its suitability for development.	
CC74	Land east of Chipping Campden	The site comprises greenfield land adjacent to the existing settlement and is wholly located within the Cotswolds National Landscape. The site comprises Grade 3 agricultural land and is affected by areas of groundwater flood susceptibility. The site benefits from existing access from Draycott Road, although further investigation may be required to determine whether this is suitable for residential intensification. The site has been assessed as having low-medium landscape sensitivity and the western part of the site is relatively well related to the existing built form. However, development would extend built form into open countryside and would not reflect the traditional linear pattern of development within this part of the settlement. Overall, the site is considered a Clear Omission Site Option (--), as its location within the Cotswolds National Landscape and the extent to which development would alter the existing settlement pattern reduce its suitability.	--

Fairford

- 6.29 Most of the northern half of the town is a designated Conservation area, containing Grade I, Grade II, and Grade II* Listed Buildings. Land to the north of the town is within a Special Landscape Area, encompassing Fairford Park estate. The River Coln (and areas of Flood Zone 2 and Flood Zone 3) passes through the Special Landscape Area and the town, continuing to the south east where it forms the southern border of the Whelford Meadows SSSI and Cotswold Water Park SSSI. The SSSIs comprise a series of lakes which extend northward from the River Coln to the A417. Land to the south of the town is also within the boundary of the Cotswold Water Park SSSI, which extends to RAF Fairford. The south of the town also comprises areas of Grade 2 and Grade 3a 'best and most versatile' agricultural land. The town is not within the Cotswolds National Landscape.
- 6.30 Additionally, Land to the north east and to the west of Fairford is comparatively less constrained, with key constraints including the setting of the Special Landscape Area, SSSI Impact Risk Zones, and Groundwater Source Protection Zones.
- 6.31 Reflecting the above, the following sites (or clusters of sites) have been taken forward to Stage 3 of the site selection process for a potential sustainable urban extension: 'Land north east of Fairford' (F57A, F57B, F57C).
- 6.32 Within the HELAA, of the sites classified as 'potentially deliverable / developable' or 'deliverable / developable' for a sustainable urban extension, 'Land to the south west of Fairford (F53A and F53B)' could deliver up to 420 homes reflecting the indicative site capacities within the HELAA. An outline planning application of 74 homes has come forward on Site F53A. Constraints to development across Site F53B limit further opportunities for expansion, given the adjacent SSSI and its associated Impact Risk Zones. On this basis, the sites are considered separately for potential non-strategic development during the plan period.
- 6.33 Within the HELAA, the following 'potentially deliverable / developable' or 'deliverable / developable' for non-strategic scale development at Fairford have been considered in detail through Stage 3 of the site selection process, specifically: F20A, F39C, F45, F52, F53A, F53B, F56A, and F56B.
- 6.34 The assessment findings are presented in the table below and accompanying map.

Site ref.	Site name	Site assessment findings	Site rating
F57A, F57B, F57C (Sustainable Urban Extension)	Land north east of Fairford	The site comprises predominantly greenfield land to the north and east of Fairford and is largely Grade 3 agricultural land, with a small proportion of Grade 2 agricultural land. The site lies within the airfield safeguarding areas associated with Fairford and Brize Norton and is affected by areas of groundwater flood susceptibility. Development may result in the loss of agricultural land and part of the site lies adjacent to a Site of Special Scientific Interest, requiring careful consideration of potential environmental impacts. Access arrangements vary across the site, with some parcels benefitting from existing agricultural access points while others would require the creation of new access and further investigation to establish their suitability for residential development. The site is located adjacent to existing residential development and local services, providing a relatively sustainable location for growth. Overall, the site is considered a Clear Preferred Site Option (++), as it is well related to the existing settlement and the identified environmental, infrastructure and flood risk constraints are generally capable of mitigation. New development areas should incorporate green infrastructure buffers to protect the integrity of the adjacent SSSI and ensure that access considerations are appropriately addressed to reduce potential traffic impacts through the centre of the settlement.	++
F20A	Land south east of Fairford	The site comprises greenfield land to the south-east of Fairford and is affected by the Fairford and Brize Norton Airfield Safeguard Areas and areas of groundwater flood susceptibility. The site contains predominantly Grade 2 and Grade 3 agricultural land and development would result in the loss of best and most versatile	++

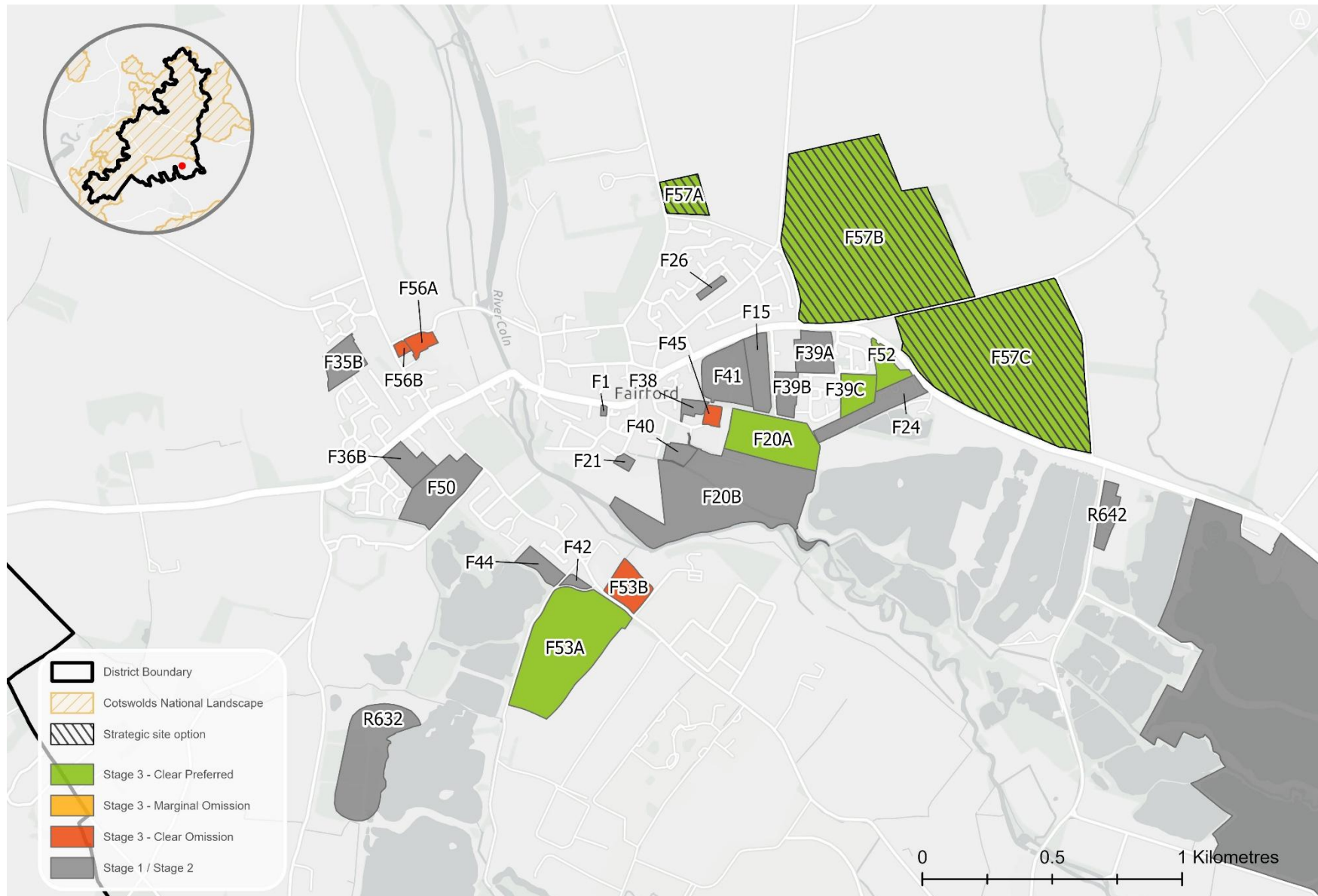
Site ref.	Site name	Site assessment findings	Site rating
		agricultural land. The site lies adjacent to the Fairford Conservation Area and the Cotswold Water Park SSSI and contributes to the rural setting of the settlement. Suitable access arrangements have not yet been identified, and further work would be required to establish whether a safe and deliverable access solution can be achieved. The site has been assessed as having Medium-High landscape sensitivity, reflecting its contribution to the transition between Fairford and the surrounding countryside. However, the site adjoins existing development and may be viewed as a logical rounding-off of the south-eastern edge of the town. Development would need to carefully address impacts on the Conservation Area setting, Public Rights of Way and the adjacent Cotswold Water Park landscape. Overall, the site is considered a Clear Preferred Site Option (+), as it is reasonably well related to the existing built form of Fairford and may provide an opportunity for sustainable growth at the edge of the settlement. However, access, landscape, heritage and environmental considerations would need to be carefully addressed through the design and masterplanning of any future development.	
F39C, F52	Land west of Terminus Cottage and Station Cottage	The site comprises greenfield land to the east of Fairford and is wholly affected by the airfield safeguarding areas associated with Fairford and Brize Norton. The site is affected by areas of groundwater flood susceptibility and comprises Grade 2 agricultural land. Access opportunities vary across the site, with some existing access arrangements present, while other areas would require the creation of new access and further investigation to determine suitability for residential development.	++

Site ref.	Site name	Site assessment findings	Site rating
		A planning application for residential development is currently under consideration on part of the site. Overall, the site is considered a Clear Preferred Site Option (+ +), as it is well related to the existing settlement and there are no significant environmental, heritage or infrastructure constraints that would be likely to preclude development. The identified constraints are limited in extent and are considered capable of mitigation through the development process. The Employment Land Review (2026) notes that F52 could form an extension to the existing employment area to the south. However, the site is closely bounded by existing and proposed residential development, which would significantly constrain the scale and type of employment uses that could be accommodated and limit the site's attractiveness for employment purposes. Development within F52 would also result in the loss of a green buffer and could adversely affect the setting of Horcott Lake and the transition between Fairford and the surrounding countryside. Whilst development may be achievable in principle, landscape considerations, agricultural land loss and infrastructure constraints reduce its suitability relative to less constrained alternatives. On this basis, whilst F52 is part of the proposed allocation, it is not envisaged that built development would be included in this part of the site.	
F45	Land to the rear of the Bull Pens	The site comprises greenfield land to the east of Fairford and is affected by the Fairford and Brize Norton Airfield Safeguard Areas and areas of groundwater flood susceptibility. The site comprises Grade 2 agricultural land and development would result in the loss of best and most versatile agricultural land. The site consists of	--

Site ref.	Site name	Site assessment findings	Site rating
		agricultural land and farm-related development and lies adjacent to the Fairford Conservation Area, forming an important part of its setting. The site is also within the setting of Morgan Hall, a Grade II listed building, and any development would need to carefully consider and mitigate potential heritage impacts. The site benefits from an existing access from the south-west, although further investigation would be required to determine whether it is suitable for residential intensification. Overall, the site is considered a Clear Omission Site Option (--), as heritage impacts on the setting of Morgan Hall and the Fairford Conservation Area, together with significant access constraints, substantially reduce the site's suitability.	
F53A	Land at Totterdown Hill, Horcott	The site comprises greenfield land to the south of Fairford and is affected by the airfield safeguarding areas associated with Fairford and Brize Norton. The site is affected by areas of groundwater flood susceptibility and includes a small area of Grade 2 agricultural land. The site is located adjacent to a Site of Special Scientific Interest, requiring careful consideration of potential ecological impacts and appropriate mitigation. A planning application for residential development is currently pending determination on the site. There is currently no existing vehicular access, although access may be achievable from Horcott Road, subject to further investigation. The Employment Land Review (2026) identifies that, given the proximity of the established Horcott Industrial Estate, there is limited justification for the creation of a further standalone employment area in this location. Development would also	++

Site ref.	Site name	Site assessment findings	Site rating
		represent a significant encroachment into open countryside and is less well related to the existing employment hierarchy. Overall, the site is considered a Clear Preferred Site Option (+) for residential development, as the identified ecological, access and flood risk constraints are considered capable of mitigation, and the site is reasonably well related to Fairford.	
F53B	Land south west of Sewage Works	The site comprises greenfield land to the south of Fairford and is affected by the airfield safeguarding areas associated with Fairford and Brize Norton. The site is affected by areas of groundwater flood susceptibility and contains predominantly Grade 3 agricultural land, with a small proportion of Grade 2 agricultural land. The site is located adjacent to a Site of Special Scientific Interest, requiring careful consideration of potential ecological impacts and appropriate mitigation. There is currently no existing vehicular access, although access may be achievable from Horcott Road, subject to further investigation. The site forms an important visual and landscape buffer between Fairford and RAF Fairford, contributing to the character of the area and helping to maintain the distinction between the settlement and airbase development. The site also contributes to the setting of Horcott Farm and the transition between the built-up area and surrounding land. Development could erode this visual separation and alter the existing character of the area, while concerns have also been raised regarding the site's relationship with the adjacent airbase. Overall, the site is considered a Clear Omission Site Option (--), as development would result in the loss of an important visual and landscape buffer between	--

Site ref.	Site name	Site assessment findings	Site rating
		Fairford and RAF Fairford and could adversely affect the character and setting of the area.	
F56A, F56B	Waiten Hill Yard, Milton End	The site comprises a mix of existing residential properties, farm buildings and agricultural land on the edge of Fairford. The site is affected by the Fairford and Brize Norton Airfield Safeguard Areas and areas of groundwater flood susceptibility, with a small part of the site lying within the Coln Valley north of Fairford Special Landscape Area. Existing access is available from Mill Lane, although further investigation would be required to determine whether it is suitable for residential intensification. The western part of the site contains existing dwellings which form part of the established development pattern along Coronation Street, characterised by properties set back behind generous front gardens. Additional development in this area would erode the existing settlement pattern and result in the loss of garden land. The eastern part of the site contains an active farm complex, including Waiten Hill Farm House, a Non-Designated Heritage Asset. These buildings provide an attractive rural backdrop to Fairford and contribute positively to the character of the area. The wider site also contributes to the setting of the adjacent Special Landscape Area. Overall, the site is considered a Clear Omission Site Option (--), as development would harm the established settlement pattern, affect the setting of a Non-Designated Heritage Asset and erode the rural character of this edge of Fairford. The site's existing uses and contribution to the landscape reduce its suitability for development.	--



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © AC0000815979.

Kemble

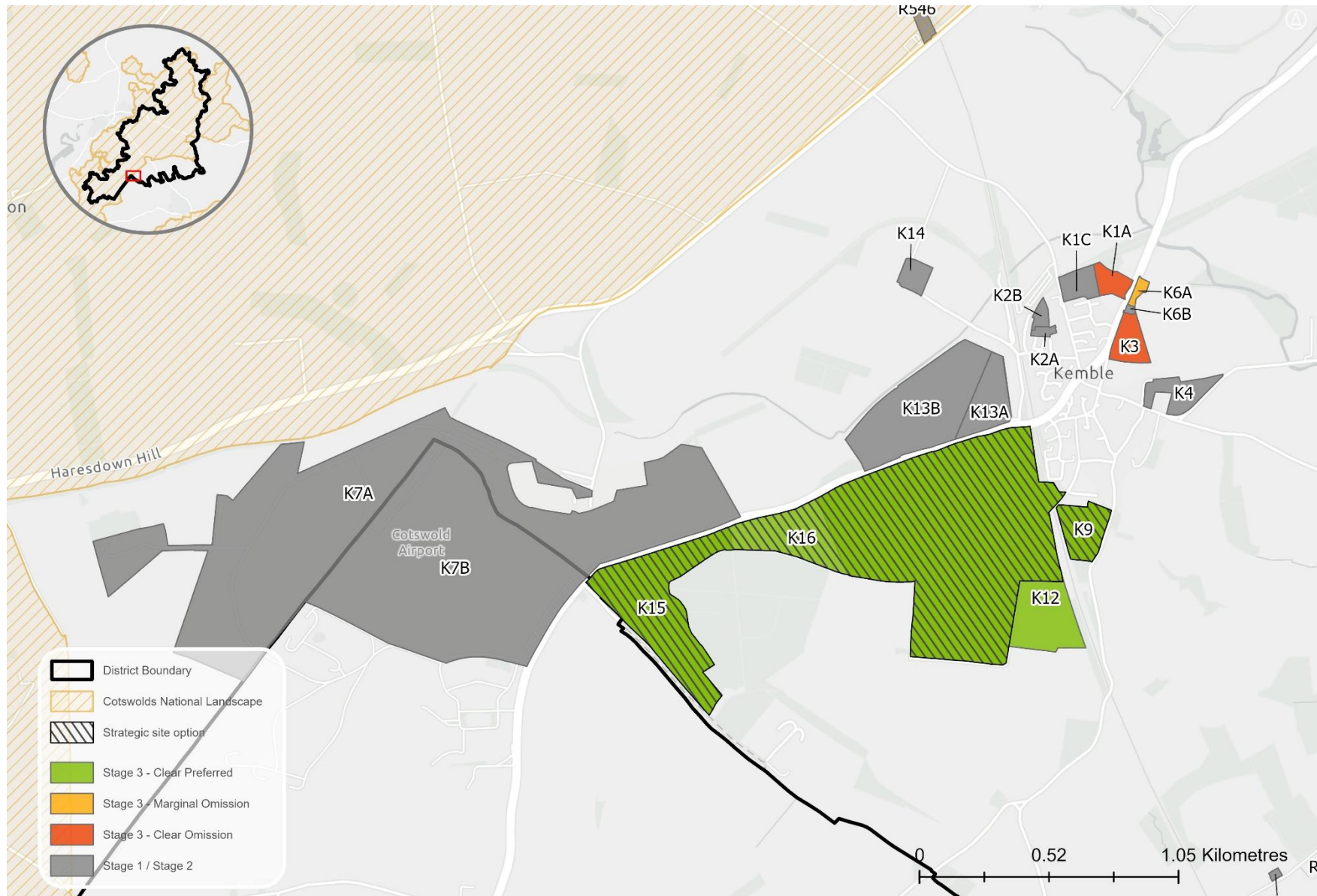
- 6.35 A Special Landscape Area encompasses the town and the surrounding land to the north, east, south east, and north west. Most of the town is a designated Conservation Area. There are areas of Flood Zone 2 and Flood Zone 3 to the north east and north west, following the corridor of the River Thames (and its tributaries). The Kemble Railway Cuttings SSSI is also located to the north west of the town, with areas of Deciduous Woodland Priority Habitat to the north east of the town surrounding the dismantled railway. Kemble Railway Station is at the north western extent of the town, and Cotswold Airport is approximately 1.5km to the west of the town (via the A429). The town is not within the Cotswolds National Landscape.
- 6.36 Land to the south west of the town is comparatively less constrained, albeit located within the setting of the Special Landscape Area. There are isolated areas of Deciduous Woodland Priority Habitat (including Kemble Wood), SSSI Impact Risk Zones associated with Kemble Railway Cuttings, and areas within Groundwater Source Protection Zones.
- 6.37 Within the HELAA, of the sites classified as 'potentially deliverable / developable' or 'deliverable / developable' for a sustainable urban extension, Cotswold Airport (K7A and K7B) currently accommodates around 620 employees, alongside a substantial volume of visitors and customers, with aspirations for further growth. However, the site has since been confirmed as being unavailable for a local plan allocation. The following sites (or clusters of sites) have been taken forward to Stage 3 of the site selection process for a potential sustainable urban extension: 'Land south west of Kemble' (K9, K12, K15, K16).
- 6.38 Within the HELAA, of the sites which are classified as 'potentially deliverable / developable' or 'deliverable / developable' for non-strategic scale development at Kemble, R542 is located approximately 1km to the east of the town. Allocating this site would result in isolated development outside of the town, contrary to the broad spatial strategy for the emerging Local Plan.
- 6.39 Reflecting the above, the following non-strategic site options have been considered in detail through Stage 3 of the site selection process, specifically: K1A, K3, and K6A. The assessment findings are presented in the table below and accompanying map.

Site ref.	Site name	Site assessment findings	Site rating
K9, K12, K15, and K16 (Sustainable Urban Extension)	Land south west of Kemble	The site comprises predominantly greenfield land associated with Kemble and is largely Grade 3 agricultural land. The site lies within the airfield safeguarding areas associated with Fairford and Kemble, is affected by areas of groundwater flood susceptibility, and is partially located within the Kemble and Ewen Special Landscape Area. The site is adjacent to Kemble Wood Ancient Woodland, requiring an appropriate buffer which may reduce the developable area. Parts of the site are located close to Kemble Airport and the railway line, meaning noise and visual impacts may require mitigation. Access arrangements would require further investigation, with some existing agricultural access points present but potential upgrades or new access provision likely to be necessary. The Employment Land Review (2026) identifies K12 and K15 as capable of accommodating a small-scale employment element as part of a wider mixed-use development. However, the location is less attractive for employment uses due to its distance from Cirencester and the Strategic Road Network, reducing its market attractiveness compared with alternative employment locations. For K15, reference is made to the relatively limited demand generated by existing airport-related uses in the area. Employment uses on adjacent land are generally lower value in nature and are unlikely to support viable speculative industrial development. The Study of Land Surrounding Settlements (July 2026) identifies the site as having a medium-high landscape sensitivity. K9 has been excluded from the strategic site due to the Heritage Impact Assessment identify a high degree of harm to the Conservation Area and Listed Buildings.	++

Site ref.	Site name	Site assessment findings	Site rating
		The site benefits from its proximity to Kemble village and Kemble railway station, providing access to local services and sustainable transport connections. Overall, the site is considered a Clear Preferred Site Option (++), as it occupies a relatively sustainable location and the identified landscape, environmental, infrastructure and amenity constraints are generally capable of mitigation, although these considerations reduce its suitability relative to the most sustainable site options. Growth will be delivered in proximity to an established employment site at Cotswold Airport, which currently accommodates around 620 employees alongside visitors and customers, with aspirations for further growth.	
K1A	Land south of Clayfurlong Farm	The site comprises greenfield land to the north of Kemble and is wholly located within the Kemble and Ewen Special Landscape Area. The site comprises Grade 3 agricultural land and is affected by areas of groundwater flood susceptibility. The site lies within the airfield safeguarding areas associated with Fairford and Kemble and is within the setting of listed buildings, requiring careful consideration of potential heritage impacts. The site has been identified as having medium-high landscape sensitivity and is therefore sensitive to development, despite benefiting from screening provided by mature vegetation along the A429. There is currently no existing access to the site, although access may potentially be achievable from the A429, subject to further investigation. Overall, the site is considered a Clear Omission Site Option (-), as the combination of landscape sensitivity, its location within the Kemble and Ewen Special Landscape	--

Site ref.	Site name	Site assessment findings	Site rating
		Area, potential impacts on the setting of listed buildings and access constraints reduce its suitability.	
K3		The site comprises greenfield land to the east of Kemble and is wholly located within the Kemble and Ewen Special Landscape Area. The site comprises Grade 3 agricultural land and is affected by areas of groundwater flood susceptibility. The site lies within the airfield safeguarding areas associated with Fairford and Kemble and is adjacent to the Kemble Conservation Area, requiring careful consideration of potential heritage impacts. The site also contains a Tree Preservation Order within its centre, which may constrain the developable area and influence the layout of any future development. Existing access is available from the south-west, although further investigation would be required to determine whether it is suitable for residential intensification. The site has been identified as having High/Medium landscape sensitivity, indicating a relatively strong sensitivity to development. Overall, the site is considered a Clear Omission Site Option (-), as the combination of its location within the Kemble and Ewen Special Landscape Area, High/Medium landscape sensitivity, proximity to the Kemble Conservation Area and the presence of protected trees reduces its suitability.	--
K6A		The site comprises a brownfield site to the north-east of Kemble and is wholly located within the Kemble and Ewen Special Landscape Area. The site comprises Grade 3 agricultural land and is affected by areas of groundwater flood susceptibility. The site lies within the airfield safeguarding areas associated with Fairford and Kemble. Area Tree Preservation Orders are present along the western	-

Site ref.	Site name	Site assessment findings	Site rating
		and southern parts of the site and would need to be retained and incorporated into any development proposals. The site is accessed via an existing agricultural access from the A429 to the south. A previous application for the conversion of the barns to residential accommodation was refused, although subsequent residential development in the surrounding area has increased the site's relationship with the existing settlement. The site has been identified as having high landscape sensitivity, indicating a strong sensitivity to change. Overall, the site is considered a Marginal Omission Site Option (-), as its location within the Kemble and Ewen Special Landscape Area, combined with its high landscape sensitivity and the presence of protected trees, reduces its suitability relative to less constrained alternatives. Nonetheless, the site is an area of brownfield land within proximity to existing development and may benefit from a sensitive regeneration which respects its landscape setting.	



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © AC0000815979.

Lechlade-on-Thames

- 6.40 Located toward the south eastern boundary of the district, Lechlade borders the neighbouring authorities of West Oxfordshire, Swindon, and the Vale of White Horse. The River Thames passes along the southern boundary of the town, with areas of Flood Zone 2 and Flood Zone 3 encompassing most of the undeveloped areas to the east, south east, and south west of the town. These areas are also underlain by Grade 2 agricultural land, which is some of the best and most versatile agricultural land within the country. Cotswold Water Park SSSI extends to the north of the town, and the 'Multi-period settlement, cemetery, and ceremonial complex west of Lechlade' Scheduled Monument is located to the north west of the town. The southern section of the town is a designated Conservation Area, containing all of the town's Grade I and Grade II Listed Buildings. The town is not within the Cotswolds National Landscape.
- 6.41 In terms of strategic opportunities, R683 and R684 are located approximately 1km to the west of the town. The combined capacities of these sites would not exceed the minimum threshold of 1,500 homes required to constitute as a 'new settlement'. Reflecting the above, the following sites (or clusters of sites) have been taken forward to Stage 3 of the site selection process for a potential sustainable urban extension: 'Cluster of sites to the west of Lechlade, within proximity to Lechlade Garden Centre' (L34, L37, L43).
- 6.42 Within the HELAA, the following sites classified as 'potentially deliverable / developable' or 'deliverable / developable' for non-strategic scale development at Lechlade have been considered in detail through Stage 3 of the site selection process, specifically: L13, L14, L16A, L26, L32, L33, and L35A.
- 6.43 The assessment findings are presented in the table below and accompanying map.

Site ref.	Site name	Site assessment findings	Site rating
L34, L37, L43 (Sustainable Urban Extension)	Cluster of sites to the west of Lechlade, within proximity to Lechlade Garden Centre	The site comprises greenfield land to the west of Lechlade and is affected by the Fairford, Brize Norton and Oxford Kidlington Airfield Safeguard Areas and areas of groundwater flood susceptibility. The site contains a mix of Grade 2 and Grade 3 agricultural land, and development would result in the loss of agricultural land, including best and most versatile agricultural land. Parts of the site fall within Flood Zones 2 and 3 and would require appropriate flood mitigation measures. Existing access opportunities are limited and would require further investigation. The site is also within the setting of a Scheduled Monument and nearby listed buildings. Parts of the site have been assessed as having High landscape sensitivity and contribute to the rural setting of Lechlade and the character of the western approach to the town. Development would extend built form into open countryside and affect the setting of nearby heritage assets. Overall, the site is considered a Marginal Omission Site Option (-), as its landscape, heritage, flood risk and access constraints reduce its suitability.	-
L13	Land west of Lechlade Cricket Club	The site comprises greenfield land adjacent to Lechlade and is affected by the airfield safeguarding areas associated with Fairford, Brize Norton and Oxford Kidlington. The site comprises Grade 3 agricultural land and is affected by areas of groundwater flood susceptibility. A small part of the site falls within Flood Zone 2, while approximately a quarter of the site comprises coastal and floodplain grazing marsh habitat, requiring careful consideration of potential ecological impacts and mitigation measures. The site benefits from an existing access via the adjacent	--

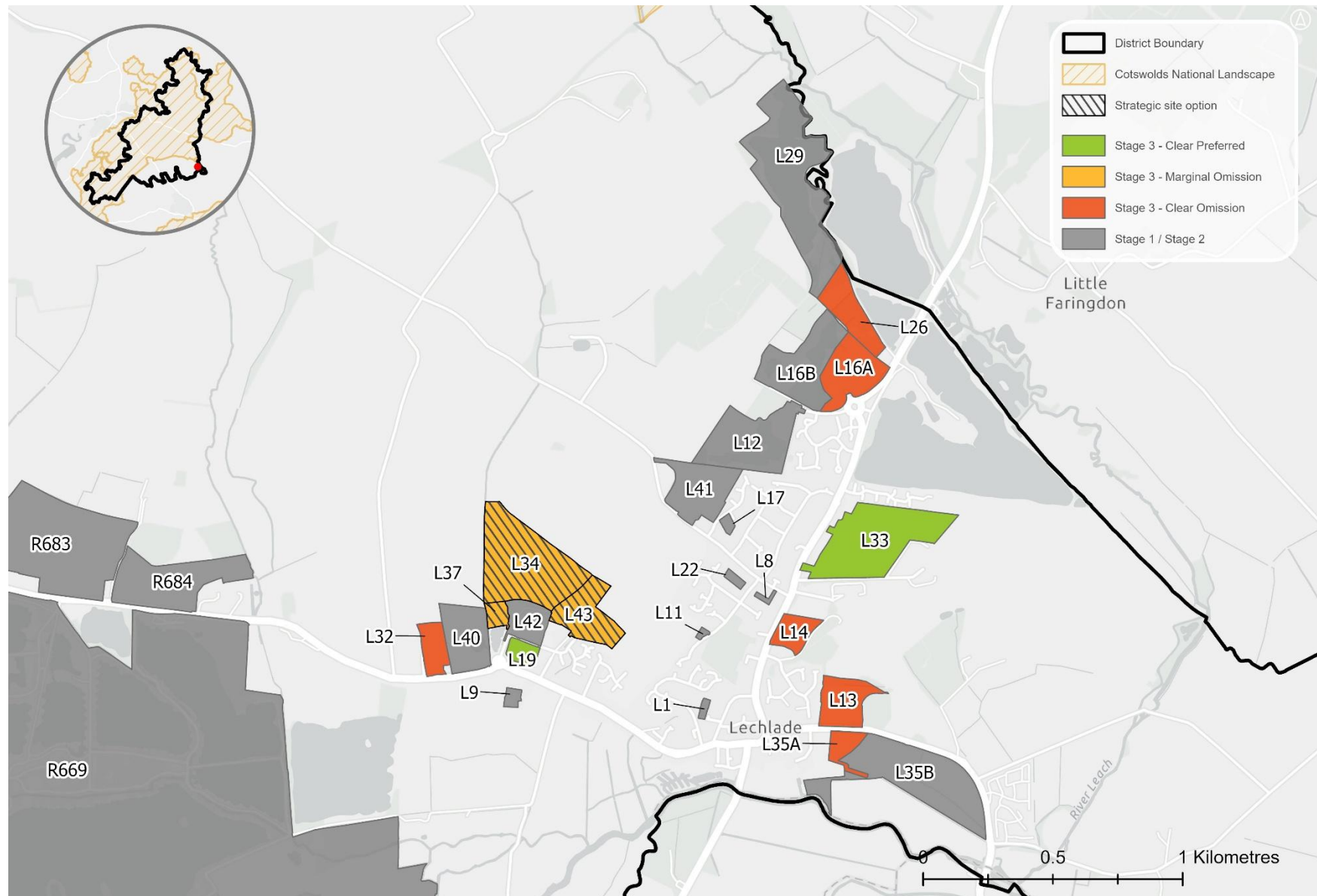
Site ref.	Site name	Site assessment findings	Site rating
		cricket club car park, although further investigation would be required to determine whether this is suitable for residential intensification. The site is well screened along its southern boundary and contains an area Tree Preservation Order and a number of individual Tree Preservation Orders which may influence the developable area and layout of any future development. Overall, the site is considered a Clear Omission Site Option (--), as the presence of priority habitat and protected trees would constrain development and require significant mitigation, reducing the site's suitability.	
L14	Land at Lechlade Manor, adjacent to Oak Street.	The site comprises greenfield land adjacent to Lechlade and is located within the Lechlade Conservation Area. The site comprises Grade 3 agricultural land and is affected by areas of groundwater flood susceptibility. The site also lies within the airfield safeguarding areas associated with Fairford, Brize Norton and Oxford Kidlington. A substantial proportion of the site comprises deciduous woodland and other habitat features, requiring careful consideration of ecological impacts and significantly constraining the developable area. The site benefits from an existing access track along its eastern boundary, although further investigation would be required to determine whether this is suitable for residential intensification. The western edge of the site is well screened, which may help to reduce visual impacts. Overall, the site is considered a Clear Omission Site Option (--), as the extensive habitat coverage across the site, together with its location within the Conservation Area, would significantly constrain development potential.	--

Site ref.	Site name	Site assessment findings	Site rating
L16A	Land north of Lechlade	The site comprises greenfield land adjacent to Lechlade and is affected by the airfield safeguarding areas associated with Fairford, Brize Norton and Oxford Kidlington, together with areas of groundwater flood susceptibility. The site comprises Grade 3 agricultural land and lies adjacent to the Cotswold Water Park SSSI. Existing access is available from the nearby roundabout, although further investigation would be required to determine whether this is suitable for residential intensification. Development would need to carefully consider and mitigate potential impacts on the adjacent ecological designation and the wider environmental network associated with the Cotswold Water Park. The site occupies a low-lying landscape on the edge of Lechlade and forms part of the wider mosaic of habitats associated with the Cotswold Water Park. Whilst the site has limited visual prominence and is relatively contained, it contributes to local ecological connectivity and the character of the surrounding wetland landscape, including links with nearby nature conservation areas. The site has been assessed as having medium landscape sensitivity, reflecting its contribution to landscape character and biodiversity, notwithstanding the influence of its former industrial use and contained nature. Overall, the site is considered a Clear Omission Site Option (-), as its ecological context and relationship with the Cotswold Water Park landscape reduce its suitability.	--
L19	Land south of Butler's Court	The site comprises greenfield land adjacent to the settlement of Lechlade and is affected by the airfield safeguarding areas associated with Fairford and Brize	++

Site ref.	Site name	Site assessment findings	Site rating
		Norton. The site comprises Grade 2 agricultural land and is affected by areas of groundwater flood susceptibility. Parts of the site fall within Flood Zones 2 and 3, requiring appropriate flood risk mitigation measures. There is currently no existing vehicular access to the site and further investigation would be required to determine whether a suitable access can be provided. The site is allocated for residential development in the 2011-2031 Local Plan. Overall, the site is considered a Clear Preferred Site Option (+ +), as it is well related to the existing settlement and there are no significant landscape, heritage or environmental constraints that would be likely to preclude development. The identified flood risk and access constraints are considered capable of mitigation through the development process.	
L26	Land adjacent Bushyleaze Lake and Smyrell Farm	The site comprises greenfield land to the north of Lechlade and is affected by the airfield safeguarding areas associated with Fairford, Brize Norton and Oxford Kidlington. The site comprises Grade 3 agricultural land and is affected by areas of groundwater flood susceptibility. Approximately 35% of the site comprises deciduous woodland and the site is adjacent to the Cotswold Water Park SSSI, requiring careful consideration of potential ecological impacts and appropriate mitigation measures. Access is currently provided via an unmade track from the south-east, although further investigation would be required to determine whether this could be suitably upgraded for residential development. Overall, the site is considered a Clear Omission Site Option (-), as the substantial proportion of deciduous woodland and the site's adjacency to the Cotswold Water	--

Site ref.	Site name	Site assessment findings	Site rating
		Park SSSI would significantly constrain development and require careful ecological mitigation, reducing its suitability.	
L32	Lechlade Garden Centre	The site comprises predominantly brownfield land associated with an existing garden centre to the west of Lechlade and is affected by the airfield safeguarding areas associated with Fairford and Brize Norton. The site is affected by areas of groundwater flood susceptibility and contains a significant proportion of Grade 2 agricultural land. A small part of the site falls within Flood Zone 2 and would require appropriate flood risk mitigation measures. An individual Tree Preservation Order is located at the site entrance and would need to be retained and incorporated into any development proposals. The site benefits from an existing access from the south, which is likely to be suitable for intensification. Redevelopment of the site for residential use would result in the loss of an existing garden centre and associated community facility. Overall, the site is considered a Clear Omission Site Option (--), as development would result in the loss of an established community asset, and this harm is considered to outweigh the benefits of redevelopment for housing despite the site's generally limited physical constraints.	--
L33	Land south of Ferrers Park	The site comprises greenfield land to the east of Lechlade and is affected by the airfield safeguarding areas associated with Fairford, Brize Norton and Oxford Kidlington. The site comprises Grade 3 agricultural land and is affected by areas of groundwater flood susceptibility. Development would result in the loss of agricultural land and there is currently no existing vehicular access to the site.	++

Site ref.	Site name	Site assessment findings	Site rating
		Further investigation would be required to determine whether a suitable access could be provided from Station Road or from the land to the south. Overall, the site is considered a Clear Preferred Site Option (+ +), as it is well related to the existing settlement and there are no significant landscape, heritage or environmental constraints that would be likely to preclude development. The identified access and flood risk constraints are considered capable of mitigation through the development process.	
L35A	Land south of A417, east of Lechlade	The site comprises greenfield land to the east of Lechlade and is affected by the airfield safeguarding areas associated with Fairford, Brize Norton and Oxford Kidlington. The site is affected by areas of groundwater flood susceptibility and contains areas of Flood Zones 2 and 3, requiring appropriate flood risk mitigation measures. Approximately a quarter of the site comprises coastal and floodplain grazing marsh habitat, requiring careful consideration of potential ecological impacts and mitigation measures. The site benefits from an existing agricultural access from the north-west, although further investigation would be required to determine whether this is suitable for residential intensification. Existing vegetation along the northern boundary provides a degree of natural screening. Overall, the site is considered a Clear Omission Site Option (-), as the presence of priority habitat and areas of flood risk are likely to constrain development potential.	--



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © AC0000815979.

Mickleton

- 6.44 Land to the east, south east, south, and south west of the village is within the Cotswolds National Landscape. The central and southern section of the village is a designated Conservation Area, with the Grade II Listed 'Kiftsgate Court' Historic Park and Garden also to the south east. Land to the north of the village is relatively unconstrained, although it is classified as Grade 2 (very good quality) 'best and most versatile' land for agricultural uses. To the west, areas of Flood Zone 2 and Flood Zone 3 broadly follow the corridor of Norton Brook, with a Special Landscape Area covering land to the west of the Brook (including Thistley Hill). The Heart of England Way passes through the village.
- 6.45 Reflecting the above, the following sites (or clusters of sites) have been taken forward to Stage 3 of the site selection process for a potential sustainable urban extension: 'Land to the north and west of Mickleton' (MK1AB, MK3, MK16, MK17, MK21, MK22, MK23, MK12A, MK18, MK19, MK20B).
- 6.46 Within the HELAA, of the sites which are classified as 'potentially deliverable / developable' or 'deliverable / developable' for non-strategic scale development at Mickleton, MK12B has received planning permission for a residential development and is not yet built out. The site is considered deliverable within the first five years of the plan period.
- 6.47 Reflecting the above, the following non-strategic site options have been considered in detail through Stage 3 of the site selection process, specifically: MK1C, MK2B, MK2C, MK7, MK11A and MK11C.
- 6.48 The assessment findings are presented in the table below and accompanying map.

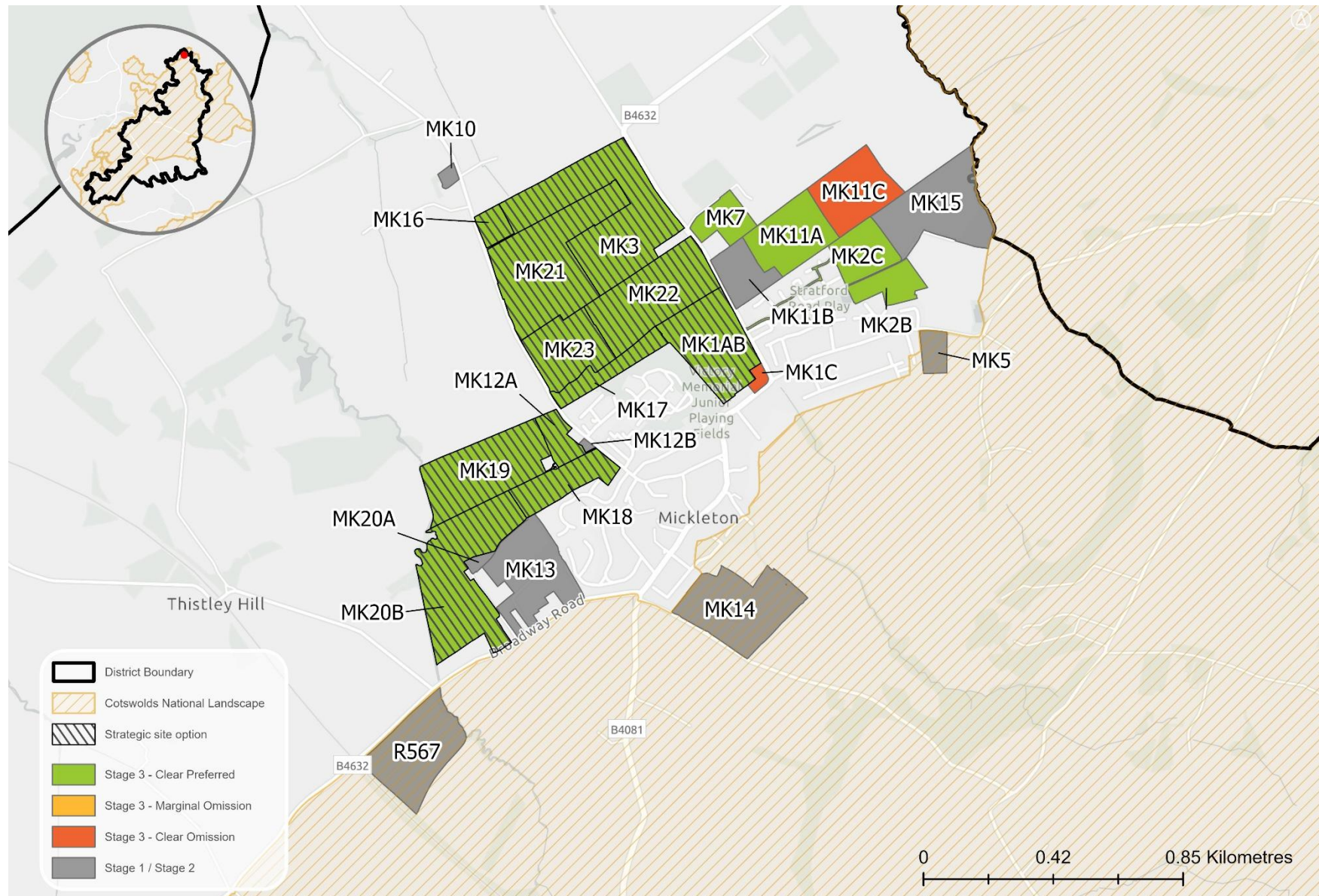
Site ref.	Site name	Site assessment findings	Site rating
MK1AB, MK3, MK16, MK17, MK21, MK22, MK23, MK12A, MK18, MK19, MK20B (Sustainable Urban Extension)	Land north and west of Mickleton	The site comprises a series of predominantly greenfield parcels located to the north and west of Mickleton. The site is largely Grade 2 and Grade 3 agricultural land and is affected by areas of groundwater flood susceptibility throughout. Development would result in the loss of best and most versatile agricultural land across much of the site. Several Public Rights of Way cross parts of the site, while some parcels are affected by limited areas of Flood Zones 2 and 3, requiring consideration of flood mitigation measures. The site also includes land adjacent to the Mickleton Conservation Area, where heritage impacts would need to be carefully managed. Access arrangements vary across the site, with some parcels benefiting from existing agricultural accesses capable of upgrade, while others would require the creation of new access points and further investigation of feasibility. The site benefits from being adjacent to the existing settlement in several locations, with some parcels offering opportunities to consolidate the existing pattern of development and benefiting from existing landscape screening. However, other parcels are more detached from the settlement, have greater landscape sensitivity, and would represent a less sustainable extension into the surrounding countryside. The Employment Land Review (2026) identifies the northern cluster of sites (MK3, MK16, MK17, MK21, MK22, and MK23) as being capable of accommodating a small-scale employment element as part of a wider mixed-use allocation, Employment provision would support the creation of a mixed-use community and provide local employment alongside residential development.	++

Site ref.	Site name	Site assessment findings	Site rating
		Overall, the site is considered a Clear Preferred Site Option (++) , as much of the site is capable of forming logical extensions to the existing settlement and the identified constraints are generally capable of mitigation. New development would benefit from reasonable access to employment opportunities both within and outside the district, including Chipping Campden (which functions as an important service and visitor destination) and the employment areas at Meon Vale to the north. The settlement also lies in proximity to Honeybourne railway station, as Mickleton is the closest settlement to a railway station in the district outside of the two settlements which benefit from rail connectivity (Kemble and Moreton-in-Marsh).	
MK1C	Field north-east of Granbrook Lane / Stratford Road Mini-Roundabout	The site comprises greenfield land to the north of Mickleton and is affected by areas of groundwater flood susceptibility. The site comprises Grade 2 agricultural land and lies within the Mickleton Conservation Area, meaning development would need to carefully consider and mitigate potential impacts on the character and appearance of this designated heritage asset. Development would also result in the loss of best and most versatile agricultural land. The site benefits from an existing access serving a dwelling on the western part of the site, although further investigation would be required to determine whether a suitable access arrangement can be achieved for residential development. Overall, the site is considered a Clear Omission Site Option (--), as development within the Conservation Area has the potential to adversely affect its character and appearance, and the heritage sensitivity of the site reduces its suitability.	--

Site ref.	Site name	Site assessment findings	Site rating
MK2B, MK2C	Land north east of Mickleton (east of former Meon Hill Nurseries)	The site comprises greenfield land to the north-east of Mickleton and is affected by areas of groundwater flood susceptibility. The site is predominantly Grade 2 agricultural land, with only a small proportion of Grade 3 agricultural land. Development would result in the loss of agricultural land and would need to take account of Public Rights of Way and Tree Preservation Orders located along parts of the site boundaries. The site benefits from potential access opportunities from the surrounding road network, although further investigation would be required to establish access arrangements and address any constraints associated with land ownership or ransom strips. The site is generally flat and has relatively low landscape sensitivity. Overall, the site is considered a Clear Preferred Site Option (+ +), as it is well related to the existing settlement and there are no significant landscape, heritage, ecological or infrastructure constraints that would be likely to preclude development.	+ +
MK7	Land between Summerville Road and Stratford Road	The site comprises greenfield land to the north-east of Mickleton and is affected by areas of groundwater flood susceptibility. The site contains predominantly Grade 2 agricultural land, with a smaller proportion of Grade 3 agricultural land. Development would result in the loss of agricultural land and the site is currently separated from the main built-up area of Mickleton by the existing allotments. There is currently no existing access onto the site, although access may be achievable from Stratford Road, subject to further investigation and the potential removal of mature vegetation. The site also has limited pedestrian connectivity, with no footway along Stratford Road, resulting in a greater reliance on private vehicle travel.	+ +

Site ref.	Site name	Site assessment findings	Site rating
		Overall, the site is considered a Clear Preferred Site Option (++) , as it could form part of a logical extension to Mickleton when considered alongside adjoining development opportunities. Access and connectivity considerations will need to be appropriately addressed through the design of any new development areas.	
MK11A	Land east of Stratford Road	The site comprises greenfield land to the east of the existing allotments at Mickleton and is affected by areas of groundwater flood susceptibility. The site contains a mix of Grade 2 and Grade 3 agricultural land, and development would result in the loss of agricultural land, including a substantial proportion of best and most versatile agricultural land. The site is adjacent to existing development and would represent a logical extension of the settlement. Access is currently available via an agricultural track along the southern boundary, although further investigation would be required to determine whether a suitable access can be achieved and whether any impacts on the adjacent allotments can be avoided or mitigated. Overall, the site is considered a Clear Preferred Site Option (++), as it is well related to the existing settlement and there are no significant landscape, heritage, ecological or infrastructure constraints that would be likely to preclude development. The identified access and environmental constraints are considered capable of mitigation through the development process.	++
MK11C	Land east of Stratford Road	The site comprises greenfield land to the north-east of Mickleton and is affected by areas of groundwater flood susceptibility. The site comprises predominantly Grade 3 agricultural land, with a small proportion of Grade 2 agricultural land, and development would result in the loss of agricultural land including some best and most versatile	--

Site ref.	Site name	Site assessment findings	Site rating
		agricultural land. The site is currently accessed via an agricultural track along the southern boundary, although upgrades would be required and may necessitate the loss of land from the adjacent allotments. Further investigation would be required to determine whether a suitable access arrangement could be achieved. The site is not adjacent to existing development and would not relate well to the established settlement pattern of Mickleton. Development in isolation would represent a detached extension into the open countryside and would be likely to have an adverse effect on the landscape setting of the settlement. The site forms part of the open rural landscape beyond the village and contributes to the transition between the built form of Mickleton and the surrounding countryside. Overall, the site is considered a Clear Omission Site Option (--), as it is poorly related to the existing built form of Mickleton and would result in development that does not reflect the established settlement pattern. The landscape impacts, access constraints and loss of agricultural land reduce its suitability.	



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Contains OS data © Crown Copyright and database right 2026. Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © AC0000815979.

Moreton-in-Marsh

- 6.49 The Cotswolds National Landscape encompasses land to the south west, west, and north west of the town. Land to the north and to the south of the town is within a Special Landscape Area, with these areas also including the 'Roman small town at Dorn' Scheduled Monument (to the north) and Grade 2 Agricultural Land (to the south). The western section of the town, west of Moreton-in-Marsh Railway Station and including the built-up areas surrounding the A429 and A44, is a designated Conservation Area. The Conservation Area contains the majority of the town's Grade II and Grade II* Listed Buildings, with the 'Batsford Camp (adjacent to Queen Victoria's Garden)' Scheduled Monument marking the Conservation Area's northern extent. Corridors of Flood Zone 2 and Flood Zone 3 follow the River Evenlode (and its tributaries) to the south of the town.
- 6.50 Land to the east of the town is comparatively unconstrained, although it is within the setting of the Special Landscape Areas to the north and to the south. There is also an interconnected network of Deciduous Woodland Priority Habitat surrounding the Fire Service College (north of the A44 and south of Todenham Road).
- 6.51 Within the HELAA, of the sites classified as 'potentially deliverable / developable' or 'deliverable / developable' for a sustainable urban extension, 'Land to the north, east and south of Moreton-in-Marsh' and 'Land to the south and east of Moreton-in-Marsh' are assessed as a potential sustainable urban extension. To the south east of these potential sustainable urban extensions, 'Land at Coldicote Farm' (M83) also has an indicative capacity which exceed 350 homes. As the site is not immediately adjacent to the town, development at this location would fall into the 'new settlement' category based on the site selection methodology. However, as the site would adjoin the sustainable urban extension at Moreton-in-Marsh if either 'Land to the north, east, and south of Moreton-in-Marsh' or 'Land to the south and east of Moreton-in-Marsh' is taken forward as an allocation, it has been tested within the sustainable urban extension category for completeness.
- 6.52 Within the HELAA, of the sites which are classified as 'potentially deliverable / developable' or 'deliverable / developable' for non-strategic scale development at Moreton-in-Marsh, M71A and M28B have received planning permission for residential development but are not yet fully built out. The sites are considered deliverable within the first five years of the plan period. Additionally, M70 is subject to a pending application for residential development (ref. 25/04041/OUT) and is therefore not available for employment development. It is anticipated that M70 and M71A will form part of the land to the south and east of Moreton-in-Marsh if this sustainable urban extension is taken forward as a Local Plan allocation.

- 6.53 Reflecting the above, the following non-strategic site options have been considered in detail through Stage 3 of the site selection process, specifically: M11, M22, M74A (eastern section of M74 considered through HELAA), and M78 (for employment). The assessment findings are presented in the table below and accompanying map.

Site ref.	Site name	Site assessment findings	Site rating
M9, M9A, M9B, M9C, M9D, M12B, M19C, M31, M70, M71B, M72, M76, M77, M79, M82, M88A, M88B (Sustainable Urban Extension)	Land north, east, and south of Moreton-in-Marsh	The site comprises a large area of predominantly greenfield land located around the north, east and south of Moreton-in-Marsh. Much of the site lies within the Moreton-in-Marsh Surrounds Special Landscape Area and is affected by areas of groundwater flood susceptibility. Parts of the site are also affected by Flood Zones 2 and 3, requiring consideration of flood risk and appropriate mitigation measures. The site contains a mix of Grade 2 and Grade 3 agricultural land and includes a range of additional constraints, including Public Rights of Way, deciduous woodland, traditional orchards, airfield safeguarding constraints, Tree Preservation Orders and proximity to existing infrastructure such as a sewage treatment works. Access opportunities exist across much of the site, although some parcels would require upgrades, new access arrangements or wider infrastructure improvements. The site includes land adjoining existing development and benefits from proximity to services, facilities and public transport, including Moreton-in-Marsh railway station. Several parcels have planning permissions, pending applications or are located adjacent to recently developed areas, demonstrating development potential and opportunities to consolidate the existing settlement pattern. However, development would result in expansion into sensitive landscape areas and, in some locations, further into the surrounding countryside. A small number of parcels have also been identified as unsuitable through the HELAA due to landscape sensitivity, remoteness from the settlement or dependency on strategic infrastructure. The Employment Land Review (2026) identifies several site parcels within the proposed strategic allocation as being potentially capable of accommodating an	-

Site ref.	Site name	Site assessment findings	Site rating
		element of employment development as part of a wider mixed-use scheme, specifically: M9, M9C, M9D, M31, M71B, M72, M76, M77, Overall, the site is considered a Marginal Omission Site Option (+), as it comprises a number of potentially suitable development opportunities in sustainable locations around Moreton-in-Marsh and many of the identified constraints are capable of mitigation. However, landscape sensitivities associated with the Special Landscape Area, together with flood risk, infrastructure and countryside encroachment considerations, reduce its suitability. The delivery of a full link road around the northern, eastern, and southern sections of the site is less likely to be achievable during the emerging plan period due to concerns over the thresholds of development required to make this strategic transport intervention a viable option.	
M9, M9A, M9B, M9C, M9D, M12B, M19C, M70, M71A, M71B, M76, M77, M82 (Sustainable Urban Extension)	Land to the south and east of Moreton-in-Marsh	The site comprises a large area of predominantly greenfield land located around the north, east and south of Moreton-in-Marsh. Much of the site lies within the Moreton-in-Marsh Surrounds Special Landscape Area and is affected by areas of groundwater flood susceptibility. Parts of the site are also affected by Flood Zones 2 and 3, requiring consideration of flood risk and appropriate mitigation measures. The site contains a mix of Grade 2 and Grade 3 agricultural land and includes a range of additional constraints, including Public Rights of Way, deciduous woodland, traditional orchards, airfield safeguarding constraints, Tree Preservation Orders and proximity to existing infrastructure such as a sewage treatment works. Access opportunities exist across much of the site, although some parcels would require upgrades, new access arrangements or wider infrastructure improvements.	++

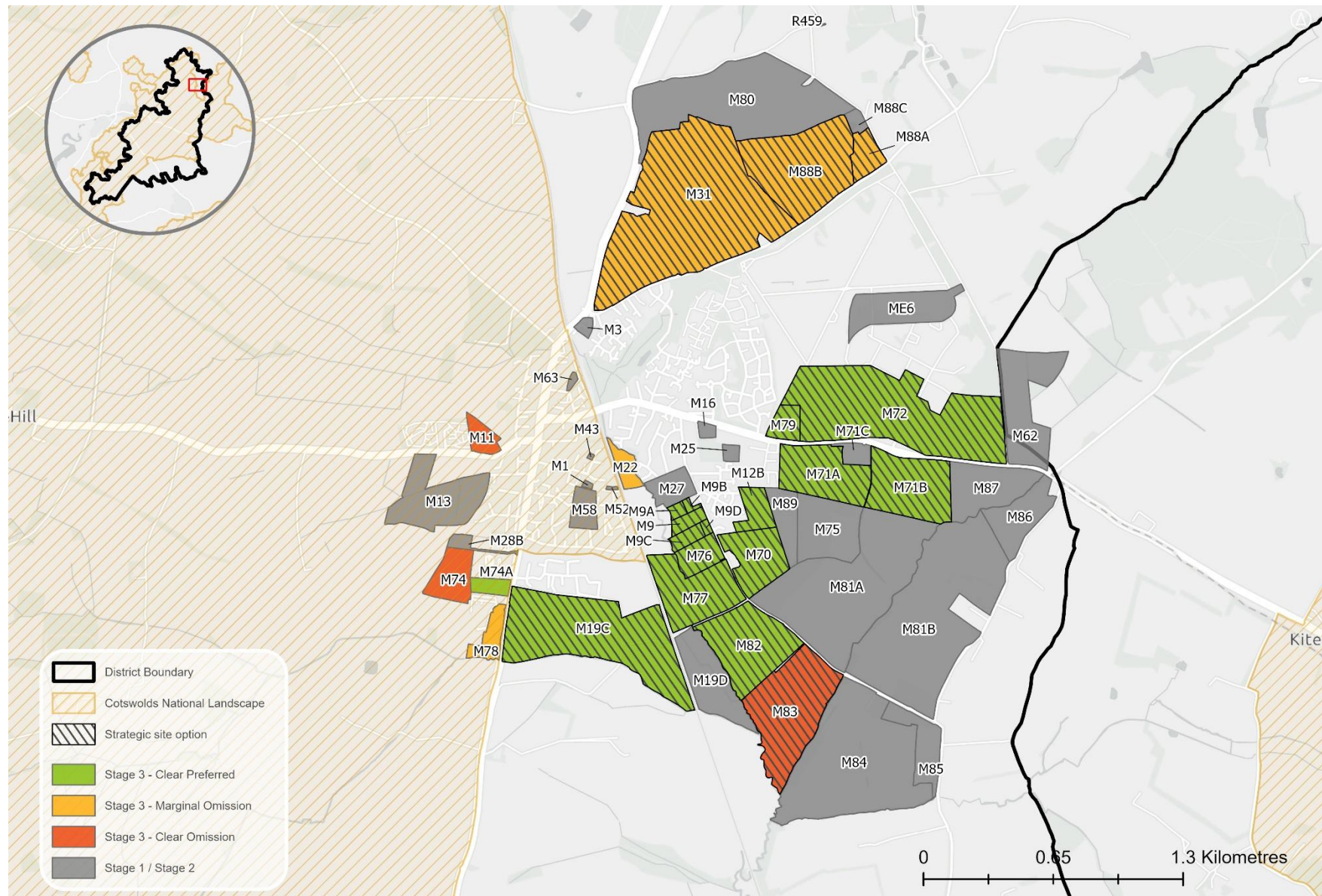
Site ref.	Site name	Site assessment findings	Site rating
		The site includes land adjoining existing development and benefits from proximity to services, facilities and public transport, including Moreton-in-Marsh railway station. Several parcels have planning permissions, pending applications or are located adjacent to recently developed areas, demonstrating development potential and opportunities to consolidate the existing settlement pattern. However, development would result in expansion into sensitive landscape areas and, in some locations, further into the surrounding countryside. A small number of parcels have also been identified as unsuitable through the HELAA due to landscape sensitivity, remoteness from the settlement or dependency on strategic infrastructure. The Employment Land Review (2026) identifies several site parcels within the proposed strategic allocation as being potentially capable of accommodating an element of employment development as part of a wider mixed-use scheme, specifically: M9, M9C, M9D, M31, M71B, M76, M77, Overall, the site is considered a Clear Preferred Site Option (+ +) as many of the identified constraints are capable of mitigation. The site would deliver strategic growth within a key settlement in the district, one of only two with direct access to a railway station. The delivery of the southern and eastern section of the link road during the plan period is considered achievable alongside the level of growth proposed. It is anticipated that the land to the north of the sites will be safeguarded for future expansion of the link road.	
M83 (Sustainable	Land at Coldicote	The site comprises greenfield land to the south of Moreton-in-Marsh and is affected by the Little Rissington and Oxford Kidlington Airfield Safeguard Areas, areas of	--

Site ref.	Site name	Site assessment findings	Site rating
Urban Extension)	Farm, Moreton-in-Marsh	groundwater flood susceptibility and the Moreton-in-Marsh Surrounds Special Landscape Area. The site comprises predominantly Grade 3 agricultural land, and parts of the site fall within Flood Zones 2 and 3, requiring careful consideration of flood risk and appropriate mitigation measures. The site benefits from an existing access from Evenlode Road, although further investigation would be required to determine whether it is suitable for residential intensification. The site lies within the Moreton-in-Marsh Surrounds Special Landscape Area and has been assessed as having High landscape sensitivity. The site forms an important part of the rural setting of Moreton-in-Marsh, contributing to the scenic quality, tranquillity and openness of the surrounding countryside. Existing grassland, hedgerows, mature trees and the associated riparian corridor create a distinctive landscape with strong ecological and visual value. Public views from nearby footpaths and lanes reinforce the site's role as part of the open countryside surrounding the town. Development would be perceived as an isolated encroachment into the rural landscape and would adversely affect the character and appearance of the Special Landscape Area. Overall, the site is considered a Clear Omission Site Option (--), as its high landscape sensitivity, location within the Moreton-in-Marsh Surrounds Special Landscape Area and important contribution to the rural setting of Moreton-in-Marsh substantially reduce its suitability for development relative to less constrained alternatives.	

Site ref.	Site name	Site assessment findings	Site rating
M11	Land at Bourton Road	The site comprises greenfield land to the west of Moreton-in-Marsh and is wholly located within the Cotswolds National Landscape. The site is predominantly Grade 3 agricultural land and is affected by areas of groundwater flood susceptibility. Approximately half of the site lies within Flood Zones 2 and 3. The site is adjacent to the Moreton-in-Marsh Conservation Area and is visually prominent on approaches to the town from the west, meaning landscape and heritage impacts would require careful consideration. Existing access is available via a small agricultural access from the south-west, although upgrades may be required. The site subject to significant landscape, heritage and flood risk impacts and is a Clear Omission Site Option (--).	--
M22	Land west of Croft Holm	The site comprises a greenfield site in Moreton-in-Marsh. The site lies in a sensitive location within the Moreton-in-Marsh Surrounds Special Landscape Area. The site lies largely in Flood Zone 2 and Flood Zone 3. However, existing flood defences decrease the existing flood risk on site. A Public Right of Way runs along the southern boundary. Access to the site still needs to be resolved. The site is currently retained for operational use, but Thames Water are examining the operational requirements of their land holdings, and the site could be made available for redevelopment with some infrastructure improvements. It is proposed to undertake these infrastructure works during Asset Management Plan 8 (AMP 8 1st April 2025 – 31st March 2030). The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints. Overall, the site is considered a	-

Site ref.	Site name	Site assessment findings	Site rating
		Marginal Omission Site Option (-) , with a potential to come forward during the latter half of the plan period dependent on the completion of the infrastructure works and confirmation that the site is surplus to Thames Water's operational requirements.	
M74A	Land south of Moreton and west of Fosse Way (eastern part of the site)	The site comprises greenfield land to the south-west of Moreton-in-Marsh and is wholly located within the Cotswolds National Landscape. The site is assessed as having a 'medium' sensitivity within the Study of Land Surrounding Settlements (July 2026). The site is predominantly Grade 3 agricultural land and is affected by areas of groundwater flood susceptibility. A small part of the site falls within the Little Rissington Airfield Safeguard Area. Development would result in the loss of agricultural land and would need to be carefully designed to conserve the landscape character and scenic beauty of the National Landscape. A Public Right of Way is located adjacent to the site, and access arrangements would require further investigation. Overall, the site is considered a Clear Preferred Site Option (+), as it is adjacent to the existing settlement and the identified constraints are generally capable of mitigation.	++
M78 (Employment)	Land west of Roman Road / Fosse Way (A429)	The site comprises greenfield land to the south of Moreton-in-Marsh and is affected by the Cotswolds National Landscape, areas of groundwater flood susceptibility and the Little Rissington Airfield Safeguard Area. The site comprises predominantly Grade 3 agricultural land, with a significant proportion affected by Flood Zones 2 and 3. Existing access is available via the adjoining development to the north and a	-

Site ref.	Site name	Site assessment findings	Site rating
		planning application for a hotel (ref: 26/00874/FUL) is currently pending determination. The site has been assessed as having medium landscape sensitivity. The Employment Land Review (2026) identifies the site as having good road accessibility, with direct access to the A429, and considers that small-scale employment units could be appropriately accommodated in this location. Overall, the site is considered a Marginal Omission Site Option (+), as it benefits from good accessibility and has potential to accommodate small-scale employment development. Any future development would need to carefully address flood risk and landscape considerations associated with the Cotswolds National Landscape.	



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © AC0000815979.

Northleach

- 6.54 The village is wholly within the Cotswolds National Landscape, with several public rights of way connecting the village with the surrounding countryside. This includes the Diamond Way, Monarch's Way, and Fosse Way. Most of the village is a designated Conservation Area, including Grade I, Grade II, and Grade II* Listed Buildings. Areas of Flood Zone 2 and Flood Zone 3 follow the corridor of the River Leach, through the western section of the village before extending alongside its southern boundary.
- 6.55 Reflecting the above, only one site has been classified as 'potentially deliverable / developable' within Northleach, specifically: N14B. In July 2026, the Council resolved to grant planning permission for 50 homes on the site. On this basis, **no site options within Northleach have been assessed in detail through Stage 3 of the site selection process.**

Siddington

- 6.56 Located approximately 750m to the south of Cirencester, key constraints surrounding Siddington include areas of Grade 2 agricultural land (to the west), areas of Flood Zone 2 and Flood Zone 3 (to the east) associated with the River Churn and the Thames and Severn Canal, and areas of Deciduous Woodland Priority Habitat and the Cotswold Water Park SSSI (to the south). Areas to the south east, south, and south west of the village overlap with a Groundwater Source Protection Zone. The village is outside of the Cotswolds National Landscape.
- 6.57 There are several opportunity sites for development around Siddington, particularly to the north and to the south. A key consideration for the site selection process is the extent to which growth may reduce the openness between Siddington and Cirencester and increase likelihood of coalescence.
- 6.58 Reflecting the above, the following sites (or clusters of sites) have been taken forward to Stage 3 of the site selection process for a potential sustainable urban extension:
- 'Land south west of Siddington' (SD20).
 - 'Land north of South Cerney Airfield' (SD24).
- 6.59 Reflecting the above, the following non-strategic site options have been considered in detail through Stage 3 of the site selection process, specifically: SD3A, SD5, SD6, SD8, SD9A, SD9B, SD9C, SD11B, SD15, SD17, SD21, SD22, and SD23. The assessment findings are presented in the table below and accompanying map.

Site ref.	Site name	Site assessment findings	Site rating
SD20 (Sustainable Urban Extension)	Land south west of Siddington	The site comprises greenfield land adjacent to Siddington and contains a mix of Grade 2 and Grade 3 agricultural land. The site lies within the airfield safeguarding areas associated with Fairford, Kemble and South Cerney. Development would result in the loss of agricultural land, including a significant proportion of best and most versatile agricultural land. An overhead 33kV power line crosses the site and may reduce the developable area. The site benefits from an existing access from Clark's Lane, although further investigation would be required to determine its suitability for residential development. The Employment Land Review (2026) identifies the site as being capable of accommodating a small-scale employment component as part of a wider mixed-use development. Whilst landscape and infrastructure constraints will require careful consideration, the site offers an opportunity to provide employment land alongside future growth in a location well related to Cirencester. Overall, the site is considered a Clear Preferred Site Option (+ +), as there are no significant environmental, heritage or infrastructure constraints that would preclude development, and the identified constraints are limited in extent and capable of mitigation.	++
SD24 (Sustainable Urban Extension)	Land north of South Cerney Airfield	The site comprises a large greenfield site to the east of Siddington and is wholly within Grade 3 agricultural land. Development would result in the loss of agricultural land and the site is affected by a 33kV overhead power line which would reduce the developable area. The site lies opposite a Grade II listed building and any development would need to carefully consider potential impacts on its setting. The	-

Site ref.	Site name	Site assessment findings	Site rating
		site benefits from an existing agricultural access from Cirencester Road, although further investigation would be required to determine whether a suitable access arrangement can be achieved. The site benefits from relatively few significant environmental constraints, being located outside the Cotswolds National Landscape and higher flood risk areas. However, it is separated from the main services and facilities serving nearby settlements and would require substantial supporting infrastructure to create a sustainable community. Whilst the site adjoins existing development to the south-east and could potentially be considered as an extension to the wider South Cerney area, it is physically separated from the main settlement by existing landscape features and does not relate particularly well to the established settlement pattern. Overall, the site is considered a Marginal Omission Site Option (-), as despite its relative lack of physical constraints and potential development opportunities, its detached relationship to existing services and facilities and reliance on significant supporting infrastructure reduce its suitability relative to better-related and more sustainable alternatives.	
SD3A	Former quarry north of Nursery View and east of Ashton Road	The site comprises greenfield land adjacent to Siddington and is wholly within Grade 3 agricultural land. The site lies within the airfield safeguarding areas associated with Fairford, Kemble and South Cerney. Development would result in the loss of agricultural land. The site has been identified as having medium/low landscape sensitivity, indicating that landscape impacts are likely to be relatively limited and capable of mitigation through appropriate design.	--

Site ref.	Site name	Site assessment findings	Site rating
		The HELAA identifies the site as potentially suitable for development, subject to suitable access arrangements and mitigation of the identified constraints. However, subsequent assessment has identified significant constraints to achieving an independent vehicular access, with access from Ashton Road unlikely to be feasible due to changes in level and the presence of the railway embankment. Overall, the site is considered a Clear Omission Site Option (--) , as a suitable and deliverable access appears unlikely to be achievable, fundamentally constraining the site's ability to come forward as a standalone development site.	
SD5	Land south of Siddington	The site comprises greenfield land to the south of Siddington and lies within the airfield safeguarding areas associated with Fairford, Kemble and South Cerney. The site is wholly within Grade 3 agricultural land and is substantially constrained by the presence of a gas pipeline buffer zone, which affects the majority of the site. In addition, over half of the site comprises deciduous woodland identified as Priority Habitat, significantly limiting the area available for development. The only part of the site outside the gas pipeline buffer is largely occupied by woodland, further restricting development potential. There is currently no existing access onto the site, although access may potentially be achievable from Ashton Road, subject to further investigation. The combination of extensive Priority Habitat and the extensive gas pipeline buffer substantially limits the developable area. Overall, the site is considered a Clear Omission Site Option (--), as the majority of the site is constrained by either Priority	--

Site ref.	Site name	Site assessment findings	Site rating
		Habitat or gas pipeline safeguarding requirements, leaving very limited scope for development and significantly reducing its suitability compared with alternative sites.	
SD6	Site opposite 'Oakleaze', South Cerney Road	The site comprises greenfield land adjacent to Siddington and is wholly within Grade 3 agricultural land. The site lies within the airfield safeguarding areas associated with Fairford, Kemble and South Cerney. Development would result in the loss of agricultural land and the site benefits from an existing access from South Cerney Road, although further investigation would be required to determine whether this is suitable for residential intensification and any necessary upgrades. Overall, the site is considered a Marginal Omission Site Option (-), as the site is relatively poorly related to the main built extent of Siddington and would not represent as logical or sustainable an extension to the settlement as alternative development opportunities. Whilst there are no significant environmental, heritage or infrastructure constraints that would preclude development, its location reduces its suitability.	-
SD8	Oakleaze, South Cerney Road	The site comprises partly previously developed land and greenfield land adjacent to Siddington and is wholly within Grade 3 agricultural land. The site lies within the airfield safeguarding areas associated with Fairford, Kemble and South Cerney. Development would result in the loss of agricultural land and the site benefits from an existing access from South Cerney Road, although further investigation would be required to determine whether this is suitable for residential intensification and any necessary upgrades.	-

Site ref.	Site name	Site assessment findings	Site rating
		Overall, the site is considered a Marginal Omission Site Option (-) , as the site is relatively poorly related to the main built extent of Siddington and would not represent as logical or sustainable an extension to the settlement as alternative development opportunities. Whilst the presence of some previously developed land weighs in favour of redevelopment, its location reduces its suitability.	
SD9A	Barton Farm (Part 1)	The site comprises a mixture of previously developed and greenfield land adjacent to Siddington and is affected by the airfield safeguarding areas associated with Fairford, Kemble and South Cerney. The site comprises predominantly Grade 2 agricultural land, with a small proportion of Grade 3 agricultural land, and development would result in the loss of best and most versatile agricultural land. A substantial proportion of the site falls within the Cirencester–Dukes Brake gas pipeline buffer, and a small area of traditional orchard is present within the site. Existing access is available from Coach Road, although further investigation would be required to determine whether it is suitable for residential intensification and to address any associated access constraints. The site is also affected by a number of additional constraints, including limited development potential resulting from adjacent newt mitigation and Public Right of Way areas associated with recent development to the north. Consideration would also need to be given to potential impacts on the setting of nearby listed buildings. The site was last confirmed as available for development in 2013 and the Council has subsequently been unable to verify whether it remains available.	--

Site ref.	Site name	Site assessment findings	Site rating
		Overall, the site is considered a Clear Omission Site Option (--) , as uncertainty regarding site availability raises significant concerns regarding deliverability. This, combined with the gas pipeline buffer, ecological mitigation requirements, heritage considerations and access constraints, substantially reduces the site's suitability.	
SD9B	Barton Farm (Part 2)	The site comprises a mixture of previously developed and greenfield land adjacent to Siddington and is affected by the airfield safeguarding areas associated with Fairford, Kemble and South Cerney. The site comprises predominantly Grade 3 agricultural land, with only a small proportion of Grade 2 agricultural land, and includes a limited area of deciduous woodland. The site benefits from existing access from Coach Road, although further investigation would be required to determine whether this is suitable for residential intensification. Development would also need to consider the setting of nearby listed buildings and the relationship with existing development, including the canal corridor. The site was last confirmed as available for development in 2013, and the Council has subsequently been unable to establish whether it remains available. Furthermore, much of the site incorporates existing housing and the canal corridor, while access and heritage constraints further limit development potential. Overall, the site is considered a Clear Omission Site Option (--), as uncertainty regarding site availability raises significant concerns regarding deliverability. This, combined with access constraints, impacts on the setting of nearby listed buildings, and the limited extent of genuinely developable land, substantially reduces the site's suitability for development.	--

Site ref.	Site name	Site assessment findings	Site rating
SD9C	Barton Farm (Part 3)	The site comprises greenfield land adjacent to Siddington and is affected by the airfield safeguarding areas associated with Fairford, Kemble and South Cerney. The site contains a mix of Grade 2 and Grade 3 agricultural land, and development would result in the loss of agricultural land, including a proportion of best and most versatile agricultural land. An overhead 33kV power line crosses the site and may constrain the developable area. The site benefits from an existing access from Park Way, although further investigation would be required to determine whether it is suitable for residential intensification and any necessary upgrades. A small area of deciduous woodland is also present within the site. The site was last confirmed as available for development in 2013, and the Council has subsequently been unable to establish whether it remains available. Overall, the site is considered a Clear Omission Site Option (--), as uncertainty regarding site availability raises significant concerns regarding deliverability. This, combined with constraints associated with the overhead power line and the loss of agricultural land, substantially reduces the site's suitability.	--
SD11B	Land west of St Peter's Church	The site comprises greenfield land adjacent to Siddington and is wholly within Grade 3 agricultural land. The site lies within the airfield safeguarding areas associated with Fairford, Kemble and South Cerney. Small parts of the site fall within Flood Zones 2 and 3, requiring consideration of flood risk and the application of the sequential test and site-specific flood risk mitigation measures. The site benefits from existing access from Siddington Road, although further investigation would be required to determine whether it is suitable for residential intensification. Development would result in the	--

Site ref.	Site name	Site assessment findings	Site rating
		loss of agricultural land. The site has been identified as having High/Medium to Medium landscape sensitivity to development. Overall, the site is considered a Clear Omission Site Option (--), as the site has since been confirmed as being unavailable for development and therefore cannot be relied upon to contribute towards housing delivery. This, together with its landscape sensitivity and flood risk constraints, substantially reduces its suitability.	
SD15	Plummers Farm, east of Ashton Road	The site comprises greenfield land adjacent to Siddington and is wholly within Grade 3 agricultural land. The site lies within the airfield safeguarding areas associated with Fairford, Kemble and South Cerney. Development would result in the loss of agricultural land and the site benefits from an existing access from Ashton Road, although further investigation would be required to determine its suitability for residential development and any necessary upgrades. Overall, the site is considered a Clear Preferred Site Option (+ +), as it is well related to the existing settlement and there are no significant environmental, heritage, landscape or infrastructure constraints that would be likely to preclude development. The identified constraints are limited in extent and considered capable of mitigation through the development process.	+ +
SD17	Land east of Siddington Road and west	The site comprises greenfield land adjacent to Siddington and is wholly within Grade 3 agricultural land. The site lies within the airfield safeguarding areas associated with Fairford, Kemble and South Cerney. Part of the site falls within Flood Zone 2, affecting over half of the site area and requiring the application of the sequential test and site-specific flood risk considerations. Development would result in the loss of	+ +

Site ref.	Site name	Site assessment findings	Site rating
	of Bluebell Drive	agricultural land and there is currently no existing access onto the site, although access may potentially be achieved from Siddington Road, subject to further investigation. Overall, the site is considered a Clear Preferred Site Option (+), as it is well related to the existing settlement and there are no significant heritage or environmental constraints that would be likely to preclude development. The flood risk issues on the site are likely to be addressed by the inclusion of appropriate mitigation measures through the design of new development areas.	
SD21	Land adjacent to Barton Leaze, Upper Siddington	The site comprises greenfield land adjacent to Siddington and is affected by the airfield safeguarding areas associated with Fairford, Kemble and South Cerney. The site contains a mix of Grade 2 and Grade 3 agricultural land and development would result in the loss of agricultural land, including a proportion of best and most versatile agricultural land. The site benefits from an existing access from Park Way, although further investigation would be required to determine whether this is suitable for residential intensification and any necessary upgrades. The site occupies a relatively contained parcel on the western edge of Siddington. Existing woodland boundaries, including Priority Habitat woodland and the canal corridor, provide enclosure and help to limit wider landscape and visual impacts. The site has been assessed as having medium landscape sensitivity, reflecting its local landscape contribution whilst recognising its limited wider visibility. However, the eastern part of the site is particularly sensitive in heritage terms, owing to its contribution to the setting of nearby listed buildings, including the farmhouse.	-

Site ref.	Site name	Site assessment findings	Site rating
		Overall, the site is considered a Marginal Omission Site Option (-) , as potential impacts on the setting of nearby listed buildings, together with the loss of agricultural land and the site's contribution to the local landscape, reduce its suitability.	
SD22	Land adjoining The Old Rectory	The site comprises greenfield land adjacent to Siddington and is affected by the airfield safeguarding areas associated with Fairford, Kemble and South Cerney. The site comprises predominantly Grade 3 agricultural land and includes a small area of deciduous woodland. There is currently no established vehicular access to the site and access constraints are significant, with Coach Road being narrow and constrained, particularly near the primary school where it also functions as a pedestrian route. Access from the east is not considered feasible due to the presence of the canal. Development would also result in the loss of agricultural land and would need to take account of the nearby canal corridor. The site is further constrained by ecological, heritage and landscape considerations. The eastern part of the site, including the potential access area, is identified as Priority Habitat Deciduous Woodland and contributes to the site's strong wooded character. The site also forms part of the setting of the Grade II listed Old Rectory and may contain the remains of St Mary's Church, which could further restrict development potential. The mature woodland structure, relationship with the canal corridor and contribution to the historic setting of nearby heritage assets are important characteristics of the site. Although relatively contained visually, development would likely require substantial vegetation removal and would fundamentally alter the established woodland character.	--

Site ref.	Site name	Site assessment findings	Site rating
		The site has been assessed as having Medium-High landscape sensitivity, reflecting its ecological value, heritage context and strong woodland character. Overall, the site is considered a Clear Omission Site Option (--) , as significant access constraints, the presence of Priority Habitat, potential heritage constraints and the site's important contribution to the setting of nearby heritage assets collectively and substantially reduce its suitability for development.	
SD23	Land between disused canal and disused railway line, north of Park Way	The site comprises greenfield land adjacent to Siddington and is wholly within Grade 3 agricultural land. The site lies within the airfield safeguarding areas associated with Fairford, Kemble and South Cerney. Development would result in the loss of agricultural land and the site benefits from an existing access from Siddington Road, although further investigation would be required to determine whether this is suitable for residential development and any necessary upgrades. The site's location between the disused canal and disused railway line provides a clear physical relationship with the existing settlement. Overall, the site is considered a Clear Preferred Site Option (++), as it is well related to the existing settlement and, although careful design is needed, there are no significant landscape, heritage, environmental or infrastructure constraints that would be likely to preclude development on the southern part of the site. The identified constraints are limited in extent and considered capable of mitigation through the development process.	++



South Cerney

- 6.60 Located towards the southern extent of the district and sharing a boundary with Wiltshire, South Cerney is surrounded by the Cotswold Water Park SSSI to the east, south, and to the west. Land to the west is also primarily underlain by Grade 2 (Very Good) Agricultural Land and areas of Flood Zone 2 and Flood Zone 3 associated with the River Churn and the Water Park. The northern section of the village is a designated Conservation Area, containing most of the village's Grade I and Grade II Listed Buildings. 'South Cerney Castle' Scheduled Monument is located adjacent to the northern boundary of the Conservation Area. The village is outside of the Cotswolds National Landscape.
- 6.61 Within the HELAA, of the sites which are classified as 'potentially deliverable / developable' or 'deliverable / developable' for non-strategic scale development at South Cerney:
- R556, R600, and R645 are not located adjacent to the settlement and allocating these locations would result in isolated development, approximately 1.5km to the north east of the village, contrary to the broad spatial strategy for the emerging Local Plan.
 - R601, SC20, and SC21 are located between 250-750m to the north of the village, alongside South Cerney Road and adjacent to South Cerney Airfield (to the east). Allocating these locations would deliver growth in comparatively isolated locations outside of the existing core of the village, contrary to the broad spatial strategy.
 - R673 and RUR_E12 are located approximately 1.5km and 600m to the south east of the village, respectively. Both sites contain areas of Flood Zone 2 or Flood Zone 3 and are adjacent to the Cotswold Water Park SSSI. In light of this, the sites are excluded from further assessment.
 - SC36 and SC37 are adjacent to the north of the village, to the east and west of South Cerney Road. The Study of Land Surrounding Settlements (July 2026) concludes that SC36 has a 'medium-high' sensitivity, and SC37 has a 'high' sensitivity. Additionally, SC32 is adjacent to the western edge of the village and is also concluded as having a 'medium-high' sensitivity. The justification for these sensitivity ratings outlines:
 - SC32: The site forms part of the western rural edge of South Cerney, contributing to the green and open setting of the village and maintaining a distinct transition between settlement and countryside.
 - SC36: Development would represent encroachment into a rural landscape, although this is tempered by the level of enclosure and adjacent permanent boundary created by the railway embankment. The

setting of the listed buildings within and adjacent to the parcel would likely restrict the scale of any development.

- SC37: The site occupies a visually and physically prominent position on the north-western edge of South Cerney. The undulating landform rising to the west increases visibility, where open views across the site and surrounding countryside are available. The parcel reads clearly as open countryside forming part of the rural setting and western transition of the village.

6.62 Reflecting the above, **no site options within South Cerney have been assessed in detail through Stage 3 of the site selection process.**

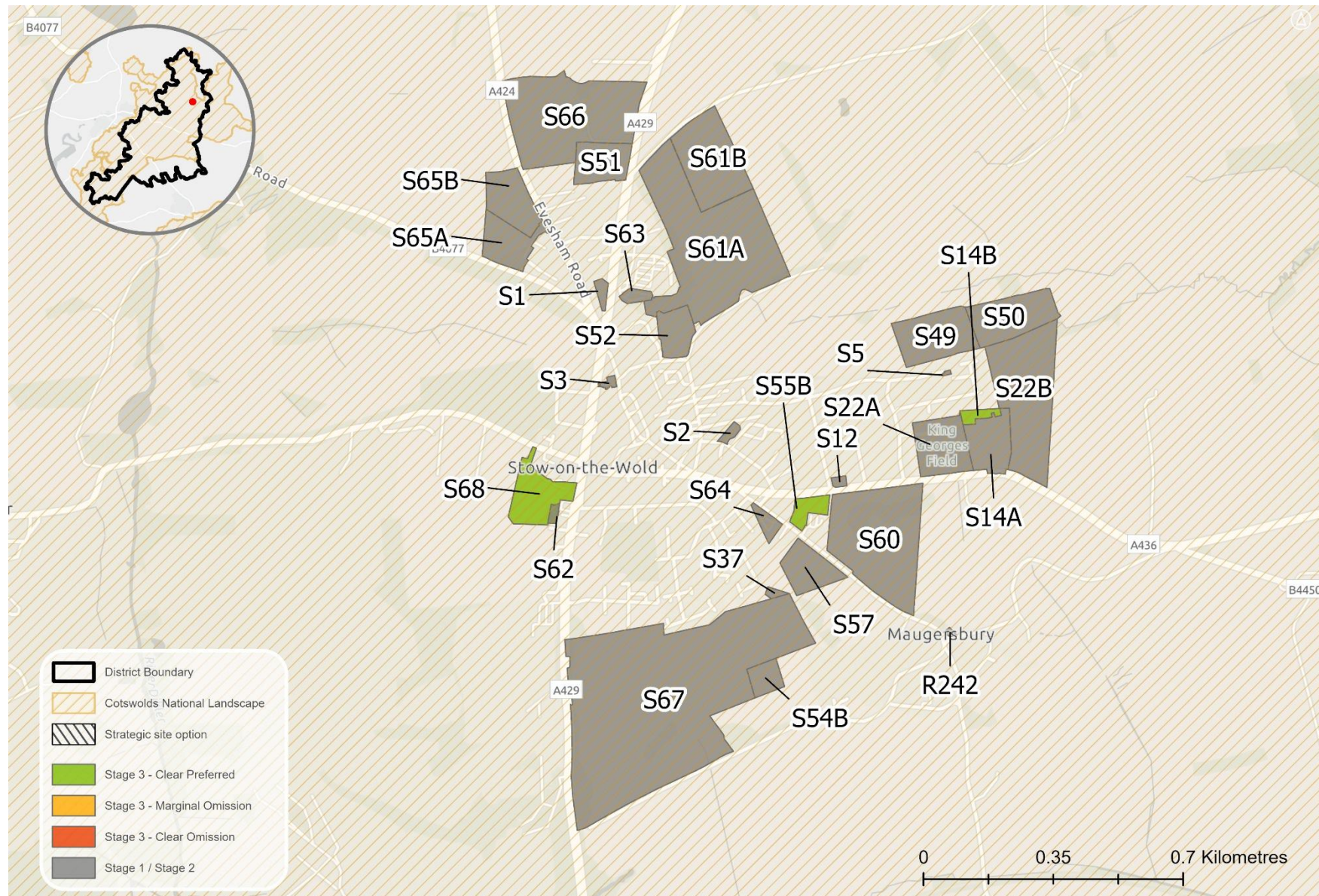
Stow-on-the-Wold

- 6.63 Located approximately 250m above sea level, Stow-on-the-Wold is the highest town in the district. Wholly within the Cotswolds National Landscape, the town is at a junction between several public rights of way, including Gloucestershire Way, Monarch's Way, Macmillan Way, and the Heart of England Way. Most of the central and south eastern sections of the town are a designated Conservation Area, with the Grade II* Listed 'Abbotswood' Historic Park and Garden encompassing land to the west of the town.
- 6.64 Within the HELAA, of the sites which are classified as 'potentially deliverable / developable' or 'deliverable / developable' for non-strategic scale development at Stow-on-the-Wold:
- S14A has planning permission for residential development but is not yet built out. The site is considered deliverable during the first five years of the plan period.
 - There is a cluster of four sites adjacent to the northern boundary of the town, all of which have received a 'medium-high' sensitivity rating within the Study of Land Surrounding Settlements (July 2026). The justification for these sensitivity ratings outlines:
 - S51: Due to its elevated position, rural approach setting, and role in defining the northern edge of Stow-on-the-Wold, the site exhibits the characteristic features of the High Wold Plateau, including open fields, stone walls, and far-reaching views that are strongly representative of the Cotswold landscape.
 - S65A / S65B: Reflecting their elevated position, open westerly views, and role in defining the north-western edge of Stow-on-the-Wold, the sites form part of a visually prominent approach, contributing to special qualities of scenic beauty, settlement containment, and the historic character of the High Wold plateau.
 - S66: This is due to its elevated and open character, traditional field pattern, and clear physical and visual separation from the existing settlement. The site occupies part of the High Wold Plateau and contributes strongly to the rural, expansive setting that defines Stow-on-the-Wold's northern approach.
- 6.65 Reflecting the above, the following non-strategic site options have been considered in detail through Stage 3 of the site selection process, specifically: S14B, S55B, and S68. The assessment findings are presented in the table below and accompanying map.

Site ref.	Site name	Site assessment findings	Site rating
S14B	Land off Oddington Road (A436), adjacent to Griffin Court / Playing Field	The site comprises greenfield land to the east of Stow-on-the-Wold and is wholly located within the Cotswolds National Landscape. The site comprises Grade 3 agricultural land and is affected by areas of groundwater flood susceptibility. The site lies within the airfield safeguarding areas associated with Little Rissington and Oxford Kidlington. Development would result in the loss of agricultural land and there is currently no direct access to the site. Access would likely need to be provided through adjacent land to the south that already benefits from planning permission for residential development, although further investigation would be required to confirm deliverability. Overall, the site is considered a Clear Preferred Site Option (+ +), as it is well related to the existing settlement and could form a logical continuation of approved development to the south. Its location within the Cotswolds National Landscape and contribution to the rural setting of Stow-on-the-Wold will need to be carefully considered through the design of any new development areas at this location.	+ +
S55B	Land adjoining Tall Trees, Oddington Road	The site comprises a brownfield site to the east of Stow-on-the-Wold and is wholly located within the Cotswolds National Landscape. The site comprises Grade 3 agricultural land and lies within the airfield safeguarding areas associated with Little Rissington and Oxford Kidlington. The site has been assessed as having medium landscape sensitivity and is adjacent to the Stow-on-the-Wold Conservation Area, requiring careful consideration of potential landscape and heritage impacts. The site benefits from an existing vehicular access from the north, which is likely to be suitable for residential intensification.	+ +

Site ref.	Site name	Site assessment findings	Site rating
		The Employment Land Review (2026) identifies that the site is of insufficient scale to deliver a meaningful employment allocation. Furthermore, Stow-on-the-Wold is not an established employment location and is likely to experience limited market demand for new employment floorspace compared with larger and more accessible employment centres. Overall, the site is considered a Clear Preferred Site Option (+ +) for residential development, as it comprises previously developed land well related to the existing settlement and the identified landscape and heritage constraints are considered capable of mitigation. Its location within the Cotswolds National Landscape, adjacency to the Conservation Area, and contribution to the rural setting of Stow-on-the-Wold will need to be carefully considered through the design of any new development areas.	
S68	The Hollies, Lower Swell Road	The site comprises greenfield land on the edge of Stow-on-the-Wold and is wholly located within the Cotswolds National Landscape. The site comprises Grade 3 agricultural land and is affected by areas of groundwater flood susceptibility. The site also lies within the airfield safeguarding areas associated with Little Rissington and Oxford Kidlington. The site forms part of the agricultural landscape on the edge of the settlement and contributes to the rural setting of Stow-on-the-Wold. It reflects the characteristics of the Vale of Moreton Farmed Slopes landscape character area, including its agricultural field pattern and hedgerow boundaries. Whilst development would extend the settlement edge into currently open land, the site is closely related to the existing	+ +

Site ref.	Site name	Site assessment findings	Site rating
		built form and does not appear isolated from the settlement. The site also contributes to the setting of the Stow-on-the-Wold with Mangersbury Conservation Area, although it lies beyond the historic core and is not subject to significant recreational or visual sensitivity. The site has been assessed as having medium landscape sensitivity. Overall, the site is considered a Clear Preferred Site Option (+ +), as it is well related to the existing settlement and there are no significant heritage, ecological or infrastructure constraints that would be likely to preclude development. Its location within the Cotswolds National Landscape and contribution to the rural setting of Stow-on-the-Wold will need to be carefully considered through the design of any new development areas at this location.	



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © AC0000815979.

Tetbury

- 6.66 Tetbury is wholly within the Cotswolds National Landscape. Land to the north and to the west of the town is primarily underlain by areas of Grade 2 (Very Good) Agricultural Land. Veizey's Quarry SSSI is approximately 400m to the north west of the town. From a heritage perspective, the southern half of the town is a designated Conservation Area, containing the majority of the town's Grade I, Grade II, and Grade II* Listed Buildings. 'Tetbury Camp' Scheduled Monument forms the southern extent of the Conservation Area. Areas of Flood Zone 2 and Flood Zone 3 broadly follow the corridor of the River Avon, along the eastern, southern and western boundaries of the town.
- 6.67 Within the HELAA, of the sites which are classified as 'potentially deliverable / developable' or 'deliverable / developable' for non-strategic scale development at Tetbury, the following are classified as having a 'medium-high' or 'high' sensitivity within the Study of Land Surrounding Settlements (July 2026), with the justifications as follows:
- T45: Reflecting its sloping topography, open visual relationship with the western countryside, and role in defining the town's green edge. The site forms part of the rural setting of Tetbury, where open land, riparian vegetation, and the floodplain create a natural transition between built form and the wider lowland landscape. Although the site is physically enclosed by development on two sides, its exposed slope, ecological value, and visual prominence contribute to its overall sensitivity.
 - T52: Reflecting its pastoral landscape character, sloping topography, and role as part of the undeveloped eastern approach to Tetbury. The site lies within the Cotswolds National Landscape, where open farmland, hedgerows, and mature trees define the transition between the town and its rural setting. Although new residential development is present to the north, the site remains visually and perceptually separate, maintaining a strong rural identity and contributing to the sense of openness on approach from Cirencester Road.
 - T74: Discounted during Stage 1 of the Study of Land Surrounding Settlements due to the following four factors: its location on a prominent ridgeline, escarpment or high ground; falls within clear views from public vantage points; would extend the settlement in an uncharacteristic direction or weaken form; and would not be attached / adjacent to existing development.
- 6.68 Reflecting the above, the following non-strategic site options have been considered in detail through Stage 3 of the site selection process, specifically: T31B, T49, T57, T70, T71A, and T76. The assessment findings are presented in the table below and accompanying map.

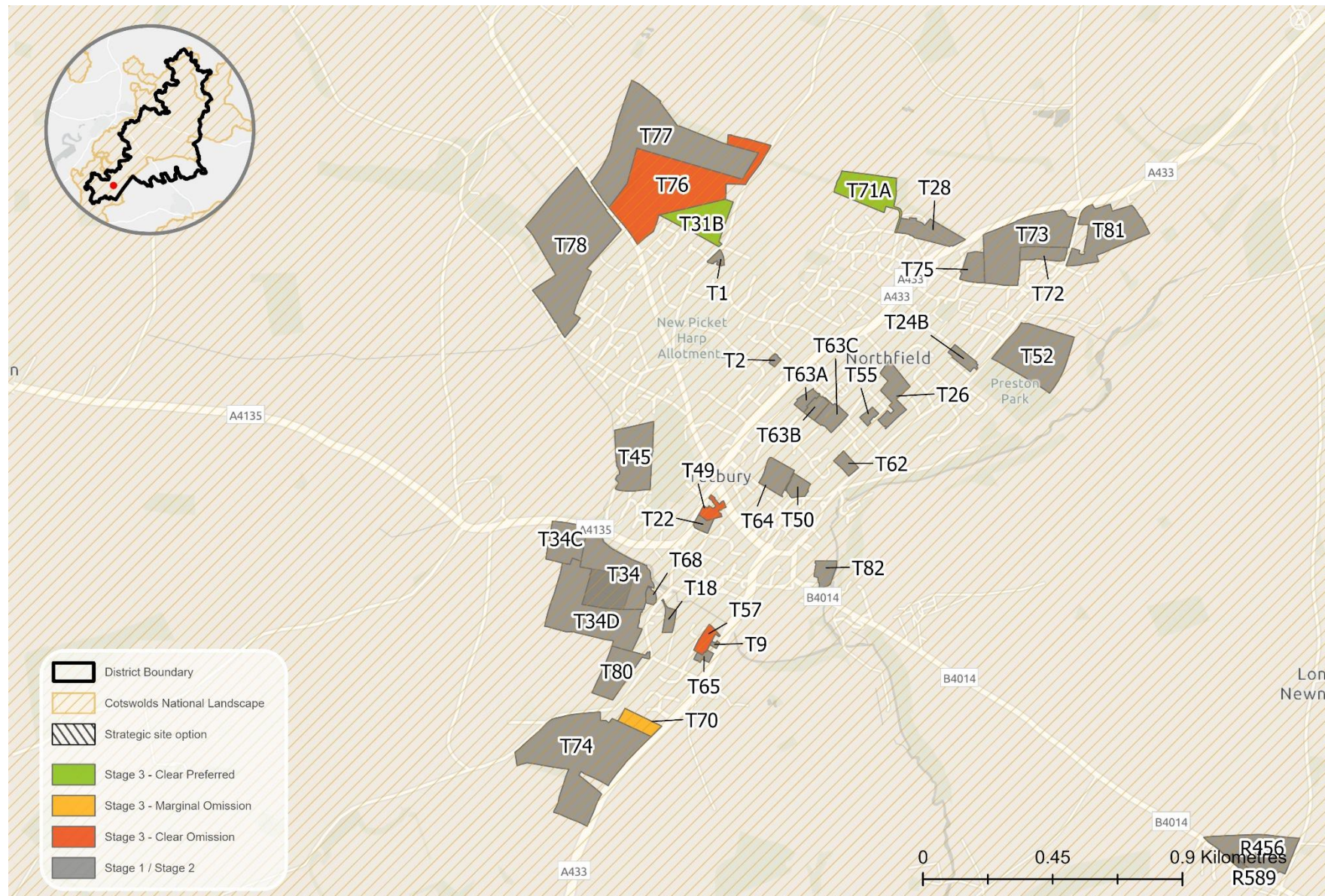
Site ref.	Site name	Site assessment findings	Site rating
T31B	Land adjacent to Blind Lane	The site comprises agricultural land adjacent to Blind Lane and is affected by the Kemble Airfield Safeguard Area and areas of groundwater flood susceptibility. The site comprises Grade 2 agricultural land and development would result in the loss of best and most versatile agricultural land. The site lies within the Cotswolds National Landscape and would therefore require careful consideration of landscape impacts. Several Tree Preservation Orders are located along the site boundaries and would need to be retained and incorporated within any development proposals. The site benefits from an existing access from Lowfield Road, although further investigation would be required to determine its suitability for residential intensification and to address any transport-related constraints. The Employment Land Review (2026) identifies the site as being more suitable for residential development than employment uses. Employment development in this location would create a new and isolated employment site that is disconnected from the existing Tetbury industrial estate and other established employment areas, reducing its attractiveness to the market. Overall, the site is considered a Clear Preferred Site Option (+ +) for residential development, as it is potentially capable of accommodating development and the identified landscape, transport and environmental constraints are generally capable of mitigation, although its location within the Cotswolds National Landscape reduces its suitability relative to the most sustainable site options.	++
T49	Large garden adjacent to fire	The site comprises a partially brownfield site in Tetbury containing a small number of dwellings and an extensive garden area. The site lies within the Cotswolds National	--

Site ref.	Site name	Site assessment findings	Site rating
	station, New Church Street	Landscape and the Tetbury Conservation Area and is also within the setting of a number of listed buildings, including a Grade I listed building. Development would therefore need to carefully consider and mitigate potential impacts on the character and appearance of the Conservation Area and the significance of nearby heritage assets. The site is affected by areas of groundwater flood susceptibility, contains a Tree Preservation Order along its western boundary, and includes Grade 3 agricultural land. Existing access is provided from New Church Street, although the narrow nature of this access would require further investigation to determine its suitability for residential intensification. Overall, the site is considered a Clear Omission Site Option (--), as the combination of heritage sensitivities associated with the Conservation Area and nearby listed buildings, together with its location within the Cotswolds National Landscape and access constraints, reduces its suitability. The constraints therefore outweigh the benefits of redeveloping a partially brownfield site.	
T57	The Old Quarries, The Berrells – large garden	The site comprises a partially brownfield site in the south of Tetbury and is wholly located within the Cotswolds National Landscape. The site forms part of the setting of the Tetbury Conservation Area and development would need to carefully consider and mitigate potential heritage impacts. The site is heavily vegetated, and development would likely require the removal of a significant number of trees, which could affect its character and landscape contribution. Existing access is available via a private road from the east, although further investigation would be required to determine whether this is suitable for residential intensification.	--

Site ref.	Site name	Site assessment findings	Site rating
		Overall, the site is considered a Clear Omission Site Option (--) , as its location within the Cotswolds National Landscape and the likely need for substantial tree removal reduce its suitability relative to less constrained alternatives. The constraints therefore outweigh the benefits of redeveloping a partially brownfield site.	
T70	Land at Bath Road	The site comprises agricultural land within the Cotswolds National Landscape and is affected by the Kemble Airfield Safeguard Area and areas of groundwater flood susceptibility. The site comprises Grade 3 agricultural land and development would result in the loss of agricultural land. The site benefits from an existing access from Bath Road, although further investigation would be required to determine whether it is suitable for residential intensification. The site has Permission in Principle for 9 homes (ref: 25/00352/PLP). A live planning application (ref: 25/02572/FUL) for the erection of 8 dwellings is currently under consideration on the site. Overall, the site is considered a Marginal Omission Site Option (-), as it is a small-scale site with an existing access and there are no significant heritage, ecological or infrastructure constraints that would be likely to preclude development. However, its location within the Cotswolds National Landscape will require any potential new development areas to incorporate a sensitive design which respects its setting.	-
T71A	Land north-west of Highfield Cottage	The site comprises agricultural land within the Cotswolds National Landscape and is affected by the Kemble Airfield Safeguard Area and areas of groundwater flood susceptibility. The site comprises Grade 2 agricultural land and development would result in the loss of best and most versatile agricultural land. The site has been identified as having medium landscape sensitivity, indicating that development would	++

Site ref.	Site name	Site assessment findings	Site rating
		need to be carefully designed to conserve the character and appearance of the National Landscape. The site benefits from an existing access from Bath Road, although further investigation would be required to determine whether it is suitable for residential intensification. Overall, the site is considered a Clear Preferred Site Option (+ +), as the identified landscape, access and environmental constraints are considered capable of mitigation and there are no significant heritage, ecological or infrastructure constraints that would be likely to preclude development. However, its location within the Cotswolds National Landscape and medium landscape sensitivity will require the inclusion of sensitive design measures which respect its setting.	
T76	Land north-east of Hampton Street	The site comprises agricultural land on the edge of Tetbury within the Cotswolds National Landscape and is affected by the Kemble Airfield Safeguard Area and areas of groundwater flood susceptibility. The site comprises predominantly Grade 2 agricultural land and development would result in the loss of best and most versatile agricultural land. There is currently no suitable access to the site and the creation of a new access from the B4014 would require further investigation and significant engineering works. A number of Tree Preservation Orders are present within the site and would influence the developable area. The site has been assessed as having Medium-High landscape sensitivity, reflecting its location within the Cotswolds National Landscape, contribution to the rural approach to Tetbury and relationship with the wider farmed landscape. Whilst neighbouring development is present on several boundaries and opportunities exist to enhance	--

Site ref.	Site name	Site assessment findings	Site rating
		green infrastructure and public access, development would extend built form beyond the established settlement edge and alter the existing rural character of the area. Overall, the site is considered a Clear Omission Site Option (--), as its location within the Cotswolds National Landscape, Medium-High landscape sensitivity, access constraints and loss of best and most versatile agricultural land reduce its suitability relative to less constrained alternatives, notwithstanding that development may be achievable subject to appropriate mitigation and landscape enhancement measures.	

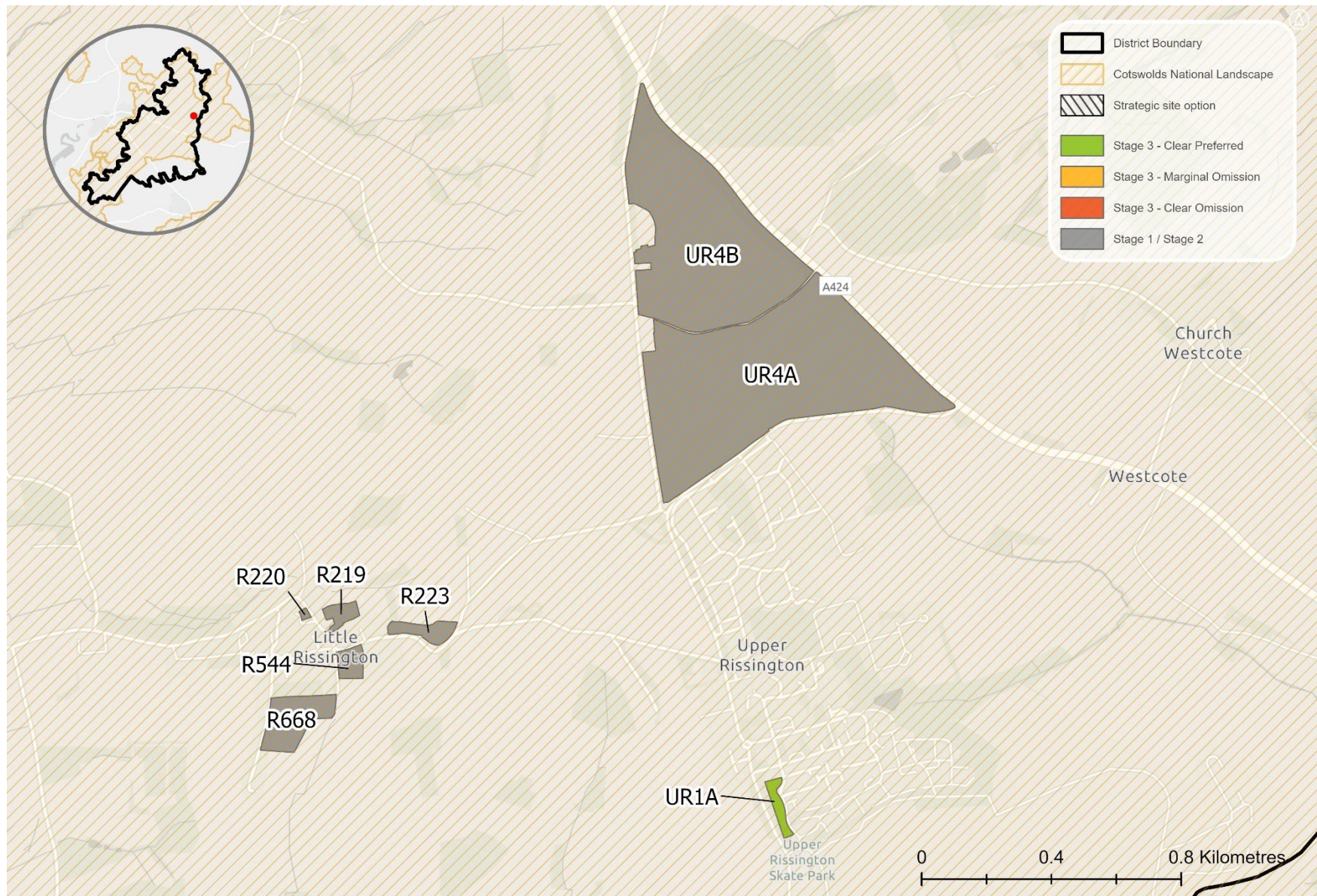


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © AC0000815979.

Upper Rissington

- 6.69 The whole of the village is within the boundaries of the Cotswolds National Landscape. There are several areas of Deciduous Woodland Priority Habitat to the north, east, and west of the village. RAF Little Rissington Airfield encompasses land to the south.
- 6.70 Within the HELAA, of the sites which are classified as 'potentially deliverable / developable' or 'deliverable / developable' for non-strategic scale development at Upper Rissington, UR4A and UR4B were excluded at Stage 1 of the Study of Land Surrounding Settlements (July 2026) due to the following factors: located on prominent ridgelines, escarpments, or high ground; falls within clear views from public vantage points; and introduce a significant area of built form into a rural or visually sensitive landscape.
- 6.71 Reflecting the above, only one non-strategic site option has been considered in detail through Stage 3 of the site selection process, specifically: UR1A. The assessment findings are presented in the table below and accompanying map.

Site ref.	Site name	Site assessment findings	Site rating
UR1A	Upper Rissington Business Park, west of Delphin Way	The site comprises greenfield land to the west of Upper Rissington and is wholly located within the Cotswolds National Landscape. The site lies within the airfield safeguarding areas associated with Little Rissington and Oxford Kidlington. The site forms part of a wider mixed-use scheme and benefits from extant employment permissions, demonstrating an established principle of development in this location. The site is part of a larger mixed-use development that has outline planning permission and previously had reserved matters approval for employment use. However, this has not been implemented, and the Council's Employment Land Review (Iceni, July 2026) confirms a lack of demand for employment uses in this location. National policy states that planning policies should not continue to protect employment land indefinitely where there is little realistic prospect of it being used for employment purposes. A live planning application for 26 affordable dwellings is currently under consideration, indicating ongoing interest in the site's delivery and development potential. Overall, the site is considered a Clear Preferred Site Option (+ +), as it forms part of a wider planned development area and has the potential to deliver housing alongside existing employment uses. The site's location within the Cotswolds National Landscape will need to be carefully considered through the design of any new development areas.	++



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © AC0000815979.

Non-Principal Settlements

Avening

- 6.72 The whole of the village is within the boundary of the Cotswolds National Landscape. Areas of Flood Zone 2 and Flood Zone 3 follow the corridors of the watercourses which pass through the village and extend to the north, east, and south west. Most of the village is a designated Conservation Area, split into two sections covering the western and south eastern sections.
- 6.73 Within the HELAA, none of the available site options within Avening are classified as 'potentially deliverable / developable' or 'deliverable / developable' for non-strategic scale development at Avening due to their 'high' landscape sensitivity. Specifically, the Study of Land Surrounding Settlements (July 2026) notes that Avening is highly sensitive to change due to its location within a steep-sided valley landscape, its strong historic character and its position within the Cotswolds National Landscape. The surrounding valley sides are particularly sensitive as they provide the essential landscape setting to the village and create the characteristic sense of enclosure. Development on these slopes would be highly visible and could detract from the wooded and pastoral backdrop that defines the settlement. The village is also sensitive to development that would contribute to the coalescence of built form along the valley floor or result in the erosion of the distinct settlement pattern that has evolved in response to the valley landform.
- 6.74 Reflecting the above, **no site options within Avening have been assessed in detail through Stage 3 of the site selection process.**

Bibury

- 6.75 Bibury is entirely within the Cotswolds National Landscape, with most of the village a designated Conservation Area. There are three Grade I and two Grade II* Listed Buildings within the Conservation Area, with the 'Bibury Roman villa near Bibury Mill' Scheduled Monument marking its eastern boundary. The River Coln passes through the centre of the village (east to west), with areas of Flood Zone 2 and Flood Zone 3 surrounding the river corridor.
- 6.76 The Study of Land Surrounding Settlements (July 2026) states that Bibury is highly sensitive to change due to the exceptional quality of its historic and landscape setting within the River Coln valley and the Cotswolds National Landscape. The strong relationship between the settlement, the river corridor and the enclosing valley sides forms an essential component of the village's character and scenic value. The valley sides surrounding the settlement are particularly sensitive as they provide the visual and physical setting to the village and allow views across and along the valley. Development on elevated land or upper valley slopes would be visually prominent and would risk eroding the

contained and secluded character of the settlement. Additionally, land closely associated with the Conservation Area, the river corridor and the historic core of the village is also highly sensitive due to the contribution these areas make to the significance, character and appearance of Bibury.

- 6.77 Reflecting these sensitivities, none of the available site options within and adjacent to Bibury are classified as 'potentially deliverable / developable' or 'deliverable / developable' for non-strategic scale development at Bibury. Whilst R677 is the only site afforded a 'medium' sensitivity within the Study, the site is not adjacent to the village and would add to the ribbon development along the B4425. The location of R677 outside of the village is contrary to the broad spatial strategy for the emerging Local Plan.
- 6.78 Reflecting the above, **no site options within Bibury have been assessed in detail through Stage 3 of the site selection process.**

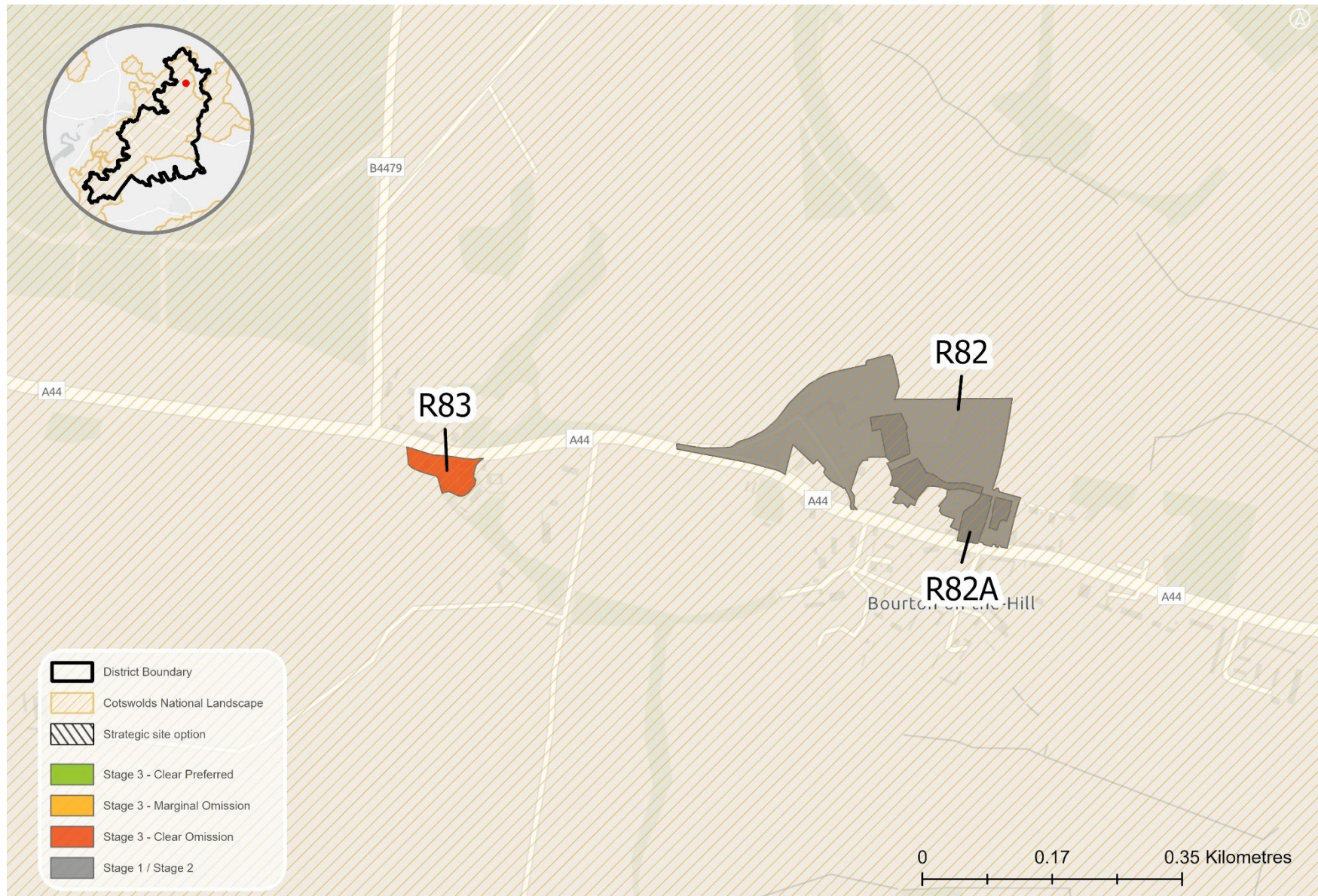
Bledington

- 6.79 Bledington is located towards the eastern boundary of the district, within proximity to the neighbouring authority of West Oxfordshire. The whole of the village is within the Cotswolds National Landscape. Most of the land surrounding the village is within Flood Zone 2 and Flood Zone 3, following the corridors of the Bledington Brook, Westcote Brook, and Cornwell Brook. The brooks are tributaries of the River Evenlode, which passes to the east of the village. Land to the north of Church Lane is designated as a Conservation Area and contains most of the village's Grade II Listed Buildings. The village is approximately 1km to the west of Kingham Railway Station, located in West Oxfordshire.
- 6.80 Within the HELAA, all of the four available site options within Bledington are classified as 'not deliverable / developable'. In light of this, **no site options within Bledington have been assessed in detail through Stage 3 of the site selection process.**

Bourton-on-the-Hill

- 6.81 The whole of the village is within the boundaries of the Cotswolds National Landscape, with most of the village also a designated Conservation Area. The Grade I Listed 'Church of St Peter' and the Grade II* Listed 'Bourton House' are within the Conservation Area, along with the 'Tithe Barn, Bourton House' Scheduled Monument (at its eastern boundary). With regard to local ecological assets, there are areas of Deciduous Woodland Priority Habitat to the north, south west, and west of the village. 'Bourton Woods' is an area of Ancient Replanted Woodland to the north west of the village, between the A44 and B4479.
- 6.82 The Study of Land Surrounding Settlements (July 2026) states that Bourton-on-the-Hill is highly sensitive to change due to its elevated position on the Farmed Slopes and its strong visual relationship with the surrounding landscape. The village itself is highly visible from parts of the surrounding vale and benefits from extensive outward views. Development on exposed edges or prominent slopes would have the potential to alter the character of the settlement and affect its relationship with the wider landscape.
- 6.83 Reflecting the above, only one site has been classified as 'potentially deliverable / developable' within Bourton-on-the-Hill and has been considered in detail through Stage 3 of the site selection process, specifically: R83.
- 6.84 The assessment findings are presented in the table below and accompanying map.

Site ref.	Site name	Site assessment findings	Site rating
R83	The Quarry Filling Station and Bungalow	The site comprises a partially brownfield site containing an existing petrol filling station and bungalow and is wholly located within the Cotswolds National Landscape. The site comprises Grade 3 agricultural land and is crossed by a Public Right of Way, which may constrain the developable area and influence the layout of any future development proposals. The site benefits from an existing access from the A44, although further investigation may be required to determine whether it is suitable for residential intensification. The site's existing and former commercial use may also require consideration of any remediation requirements associated with redevelopment. Development would need to be carefully designed to minimise impacts on the character and appearance of the National Landscape. Overall, the site is considered a Clear Omission Site Option (--), as its relatively isolated location, limited developable area, location within the Cotswolds National Landscape and additional constraints associated with site access and redevelopment significantly reduce its suitability. The constraints therefore outweigh the benefits of redeveloping a partially brownfield site.	--



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © AC0000815979.

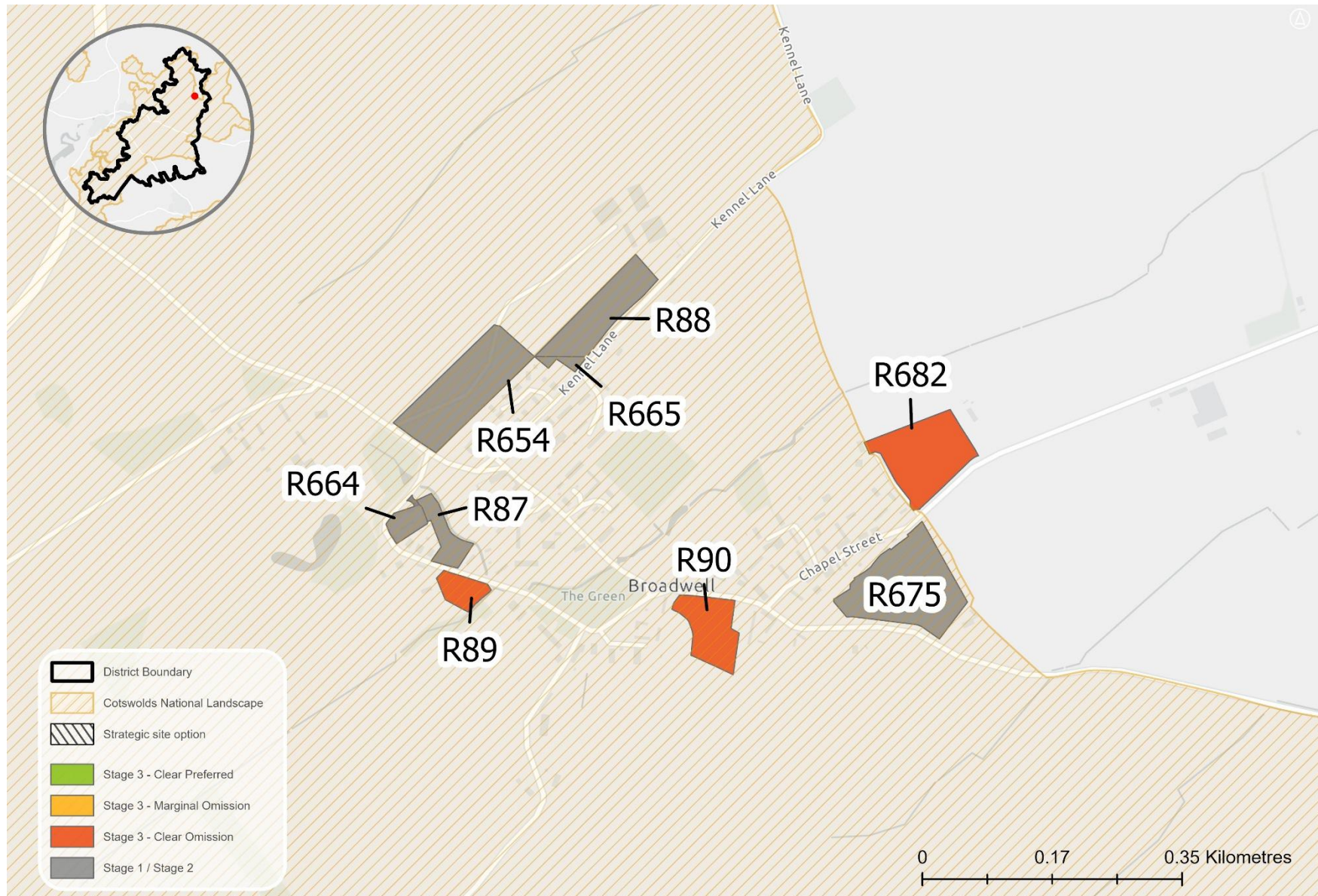
Broadwell

- 6.85 Along with the village itself, land to the north, south, and west of the village is within the Cotswolds National Landscape. Most of the village is a designated Conservation Area, containing clusters of Grade II Listed Buildings, three Grade II* Listed and one Grade I Listed Buildings. 'Broadwell Roman villa' Scheduled Monument is located approximately 250m to the north west of the village.
- 6.86 The Study of Land Surrounding Settlements (July 2026) states that Broadwell exhibits generally high landscape sensitivity due to the strong relationship between the settlement, the River Evenlode, the extensive village green and the surrounding agricultural landscape. Land to the east of the village is comparatively less constrained, albeit within the setting of the National Landscape.
- 6.87 Reflecting the above, the following non-strategic site options classified as 'potentially deliverable / developable' within the HELAA have been considered in detail through Stage 3 of the site selection process, specifically: R89, R90, and R682. The assessment findings are presented in the table below and accompanying map.

Site ref.	Site name	Site assessment findings	Site rating
R89	Land adjacent the Fox Inn	The site comprises agricultural land on the edge of Broadwell and is wholly located within the Cotswolds National Landscape. The site comprises Grade 3 agricultural land and is affected by areas of groundwater flood susceptibility. The site also lies within the airfield safeguarding areas associated with Little Rissington and Oxford Kidlington. Existing access is available, although further investigation would be required to determine whether it is suitable for residential intensification. The site adjoins the Conservation Area and forms part of the rural setting of nearby Grade II listed buildings, including The Gables. Development would need to respect the established pattern of low-density development in this location and carefully consider impacts on the character of the Cotswolds National Landscape, Conservation Area and heritage assets. Overall, the site is considered a Clear Omission Site Option (--), as the combination of landscape, heritage and access constraints would significantly limit the scale of development that could be accommodated. Evidence indicates that a form of development capable of preserving the character of the area would be unlikely to deliver the minimum allocation threshold of five dwellings. Furthermore, achieving a suitable access would require substantial alteration to the existing rural lane and adjoining hedgerows, resulting in unacceptable impacts on the Conservation Area, the setting of nearby listed buildings and the character of the Cotswolds National Landscape.	--

Site ref.	Site name	Site assessment findings	Site rating
R90	Land to rear of Timberley Cottage	The site comprises greenfield land within the Cotswolds National Landscape and is affected by areas of groundwater flood susceptibility. The site lies within the Conservation Area and is affected by the Little Rissington and Oxford Kidlington Airfield Safeguard Areas. The site comprises Grade 3 agricultural land and benefits from an existing access, although further investigation may be required to determine whether it is suitable for residential intensification. The site is located within the Conservation Area and is surrounded by a number of Grade II listed buildings, including Broadwell Farm and its associated outbuildings, Millbrook House and associated listed structures, Lower Farmhouse and Timberley Cottage. The site therefore forms an important part of the historic setting of these heritage assets and contributes to the character and appearance of the Conservation Area and wider Cotswolds National Landscape. Overall, the site is considered a Clear Omission Site Option (--), as development would be likely to result in significant adverse impacts on the character and appearance of the Conservation Area and the setting of the surrounding Grade II listed buildings. The combination of heritage and landscape constraints substantially reduces the site's suitability for development relative to less constrained alternatives.	--
R682	Field at Walkers Close, GL56 0TS	The site comprises greenfield land to the east of Broadwell and is affected by the Moreton-in-Marsh Surrounds Special Landscape Area, the Little Rissington and Oxford Kidlington Airfield Safeguard Areas, and areas of groundwater flood susceptibility. The site comprises Grade 3 agricultural land and development would result in the loss of	--

Site ref.	Site name	Site assessment findings	Site rating
		agricultural land. The site benefits from an existing agricultural access from the south-east, although further investigation would be required to determine whether it is suitable for residential intensification. The site forms part of the pastoral landscape on the north-eastern edge of Broadwell and contributes to the transition between the settlement and surrounding countryside. Whilst closely associated with existing residential development to the east and west, the site contributes to the rural setting of the Broadwell Conservation Area, the adjacent Cotswolds National Landscape and the Moreton-in-Marsh Surrounds Special Landscape Area. The site has been assessed as having medium landscape sensitivity, with strong boundary vegetation and a relatively enclosed character helping to limit wider landscape effects. Overall, the site is considered a Clear Omission Site Option (--), as development would result in the loss of an open pastoral field and extend built form into an area that currently contributes to the rural setting of Broadwell. Whilst landscape effects are likely to be relatively localised, the site's location within the Special Landscape Area and its contribution to settlement character reduce its suitability relative to less constrained alternatives.	

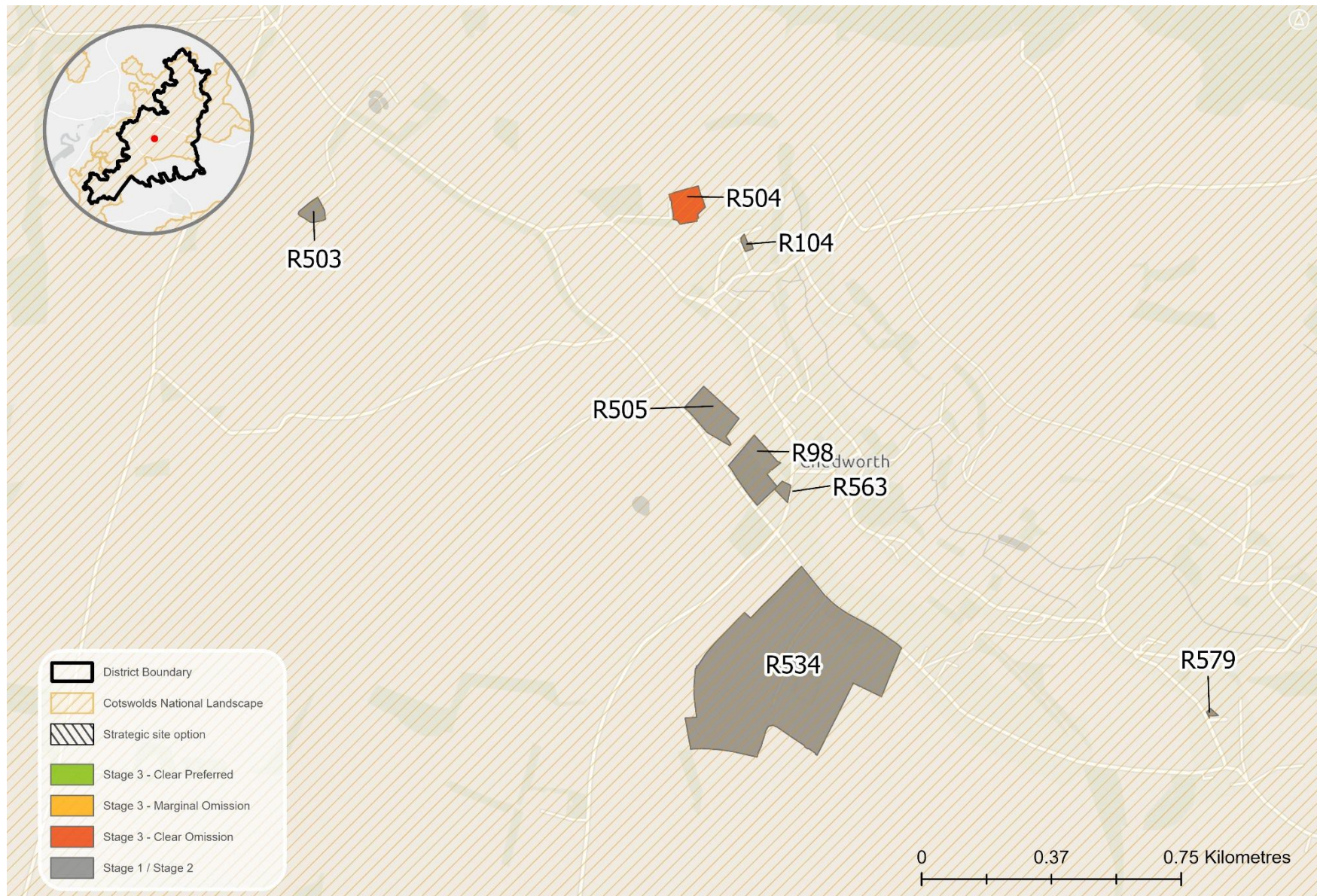


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Contains OS data © Crown Copyright and database right 2026. Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © AC0000815979.

Chedworth

- 6.88 Chedworth is wholly within the Cotswolds National Landscape and most of the village is a designated Conservation Area. There are several areas of Deciduous Woodland Priority Habitat within and surrounding the village (including the Stony Furlong Railway Cutting SSSI), with larger areas of interconnected and ancient woodland approximately 500m to the north of the village (including Burfords Grove and Chedworth Woods). There is a corridor of land to the east of the village within Flood Zone 2 and Flood Zone 3, associated with a tributary of the River Coln.
- 6.89 The Study of Land Surrounding Settlements (July 2026) states that Chedworth is highly sensitive to change due to the strong relationship between the settlement, the valley landform, the surrounding High Wold landscape and its exceptional historic environment. The valley sides surrounding the village are particularly sensitive as they form the immediate setting of the settlement and contribute to views into and out of the village. Development on these slopes would be prominent and could erode the intimate and secluded character of the valley landscape. Limited opportunities may exist for small-scale development closely related to the existing built framework of the village where proposals can be accommodated without harming the landscape setting, historic character or wider National Landscape.
- 6.90 Within the HELAA, of the sites which are classified as 'potentially deliverable / developable' or 'deliverable / developable' for non-strategic scale development at Chedworth:
- R505 and R534 are excluded at Stage 1 of the Study of Land Surrounding Settlements due to the following factors: would not be attached / adjacent to existing development; would introduce a significant area of built form into a rural or visually sensitive landscape; would extend settlement in an uncharacteristic direction or weaken form; and for R534, falls within clear views from public vantage points.
 - R98 has 'medium to high' sensitivity to development. The site occupies an open and transitional position on the northern edge of Chedworth and forms part of the rural setting of the village within the Cotswolds National Landscape. Although influenced by existing recreational uses and adjacent residential development, the site retains an open and semi-rural character that contributes positively to the settlement edge and wider landscape setting.
- 6.91 Reflecting the above, only one non-strategic site option has been considered in detail through Stage 3 of the site selection process, specifically: R504. The assessment findings are presented in the table below and accompanying map.

Site ref.	Site name	Site assessment findings	Site rating
R504	Old Dairy	The site comprises predominantly agricultural land with some existing employment uses and is wholly located within the Cotswolds National Landscape. The site comprises Grade 3 agricultural land and is affected by areas of groundwater flood susceptibility. A substantial proportion of the site falls within Chedworth Conservation Area and the site is also associated with a Grade II listed building, requiring careful consideration of potential heritage impacts. The site benefits from existing access from Fields Road, although further investigation may be required to determine whether this is suitable for residential intensification. The site is physically separated from the main built form of Chedworth, along with the heritage and landscape sensitivities limit development potential. Overall, the site is considered a Clear Omission Site Option (--), as it does not accord with the broad spatial strategy and is located in a highly constrained environment comprising nationally protected landscape and heritage assets. These constraints substantially reduce its suitability.	--



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Contains OS data © Crown Copyright and database right 2026. Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © AC0000815979.

Didmarton

- 6.92 Located towards the south western boundary of the district, adjacent to Wiltshire, Didmarton is wholly within the Cotswolds National Landscape. There is a corridor of land to the east of the village which is within Flood Zone 2 and Flood Zone 3, associated with Joyce's Pool (a source of the River Avon). Most of the village is a designated Conservation Area, with land to the south west comprising the Grade I Listed 'Badminton House' Historic Park and Garden.
- 6.93 The Study of Land Surrounding Settlements (July 2026) states that the undeveloped countryside surrounding Didmarton plays an important role in maintaining the settlement's rural character, preserving views and preventing the erosion of its distinct identity. Limited opportunities may exist for small-scale development where proposals are well related to the existing built form, avoid visually prominent locations and retain the characteristic landscape structure of the area.
- 6.94 Within the HELAA, of the sites which are classified as 'potentially deliverable / developable' or 'deliverable / developable' for non-strategic scale development at Didmarton:
- R437 has a medium-high sensitivity. The site occupies a sensitive edge-of-settlement location on the western approach into Didmarton where the village transitions into the surrounding open countryside. Whilst the site contains existing barns and areas of hardstanding, it nevertheless retains a relatively open and semi-rural character due to the mature vegetation, open western aspect and relationship with the wider rural landscape.
 - R439 has a medium-high sensitivity. The site forms part of the pastoral landscape on the southern edge of Didmarton and contributes positively to the rural setting of the village within the Cotswolds National Landscape. Although physically adjacent to existing residential development, the site remains visually and spatially associated with the wider countryside beyond the established ribbon pattern of development along The Street.
 - R440 has a medium-high sensitivity. The site occupies a sensitive position on the northern edge of Didmarton where the existing settlement transitions into the surrounding rural landscape. Although the site is closely associated with adjacent residential development and existing settlement form, it nevertheless contributes positively to the open character and historic setting of the village edge within the Cotswolds National Landscape.
- 6.95 Whilst R436 is the only site afforded a 'medium-low' sensitivity within the Study, the indicative capacity of the site within the HELAA is below the minimum threshold of five dwellings and has been excluded at Stage 1 of the site selection process. Reflecting the above, **no site options within Didmarton have been assessed in detail through Stage 3 of the site selection process.**

Down Ampney

- 6.96 Most of the undeveloped areas surrounding the village is either Grade 1, Grade 2, or Grade 3a Agricultural Land, which is some of the best and most versatile agricultural land in the country. Land to the south of the village is within a Minerals Safeguarding Area at the former RAF Down Ampney Airfield. The southern extent of the village is a designated Conservation Area, containing Grade I and Grade II listed buildings, with land to the south east of the village comprising the Settlement at Bean Hay Copse Scheduled Monument. To the west, areas of Flood Zone 2 and Flood Zone 3 comprise the undeveloped areas of land between the village and Ampney Brook. The village is not within the Cotswolds National Landscape.
- 6.97 The Study of Land Surrounding Settlements (July 2026) states that the landscape surrounding the village is generally large scale, relatively open agricultural land and strongly defines the rural character of the area. On this basis, the following sites (or clusters of sites) have been taken forward to Stage 3 of the site selection process for a potential sustainable urban extension:
- 'Land east of Down Ampney' (DA20B).
 - 'Land south of Down Ampney' (DA17B).
 - 'Land surrounding Down Ampney' (DA5, DA17A, DA20A, DA21, DA22A, DA32).
- 6.98 Within the HELAA, of the sites which are classified as 'potentially deliverable / developable' or 'deliverable / developable' for non-strategic scale development at Down Ampney:
- DA4A has a medium to high sensitivity. The site occupies a transitional position between the built edge of Down Ampney and the wider countryside. Its open and level form, combined with the presence of PRow Footpaths 3 and 4, gives the land an accessible and visually sensitive character. The open southern boundary provides views across adjoining farmland, contributing to the perception of rural openness around the settlement. Although the site's use for flower cultivation and its proximity to residential development reduce susceptibility in part, it still plays an important role in maintaining the rural edge and visual connection between the village and its countryside setting. The PRow are particularly influential, creating frequent viewpoints across the land and strengthening recreational and perceptual sensitivity
 - DA8 has planning permission for residential development but is not yet fully built out. The site is considered deliverable within the first five years of the plan period.

- DA16A has significant flood risk constraints which, together with landscape, heritage and locational constraints, substantially reduce its suitability for employment development. The site's rural location and limited accessibility make it less attractive than alternative employment opportunities in more accessible locations.

6.99 Reflecting the above, the following non-strategic site options have been considered in detail through Stage 3 of the site selection process, specifically: DA4, DA5D, and DA7.

6.100 The assessment findings are presented in the table below and accompanying map.

Site ref.	Site name	Site assessment findings	Site rating
DA5, DA17A, DA20A, DA21, DA22A, DA32 (Sustainable Urban Extension)	Land surrounding Down Ampney	The site comprises predominantly greenfield land around Down Ampney and is affected by the Fairford Airfield Safeguard Area, with parts also falling within the South Cerney Airfield Safeguard Area. The site is affected by areas of groundwater flood susceptibility and contains a significant proportion of Grade 2 and Grade 3 agricultural land, resulting in the potential loss of best and most versatile agricultural land. The site includes land within the setting of the Down Ampney Conservation Area, requiring careful consideration of potential heritage impacts, while parts of the site are affected by Flood Zones 2 and 3, which would require appropriate flood risk mitigation. Existing access opportunities are present in a number of locations, although further investigation would be required to determine their suitability for residential development and any necessary upgrades. The Employment Land Review (2026) identifies DA5, DA21 (formerly DA13), and DA32 as being less suited for employment development due to their proximity to residential areas and more rural location. Accessibility to the Strategic Road Network is limited and relies on the local B-road network, reducing the attractiveness for employment uses and limiting market demand. However, opportunities to deliver employment land as part of a mixed-use scheme could improve the market attractiveness of the sites. Overall, the site is considered a Clear Preferred Site Option (+ +), as it has potential to accommodate development and the identified heritage, flood risk, agricultural land and infrastructure constraints are generally capable of mitigation. The site would deliver growth in a sustainable location which is in proximity to the A419, a key	++

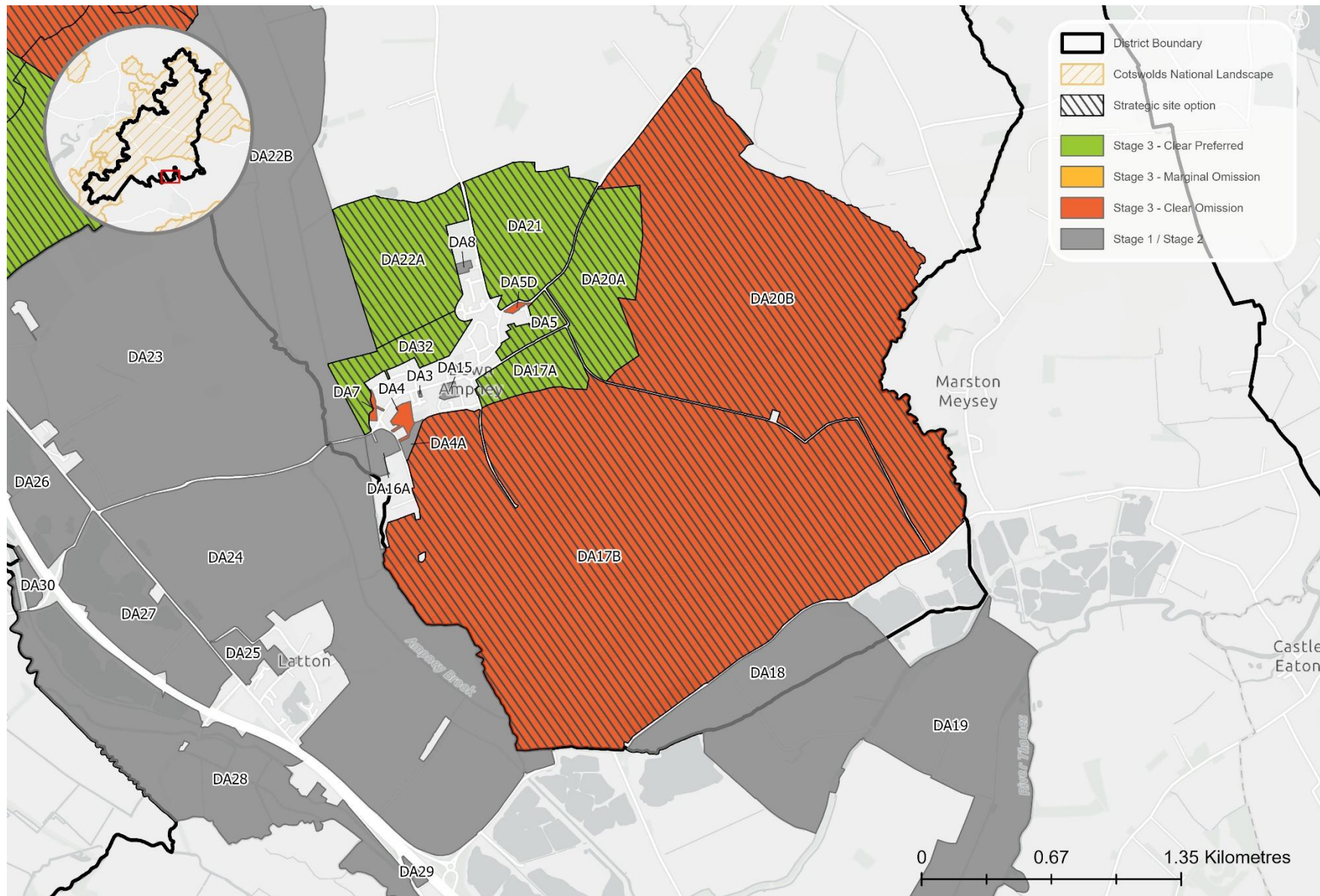
Site ref.	Site name	Site assessment findings	Site rating
		transport corridor connecting to the main settlement of Cirencester and wider route between Cheltenham and Swindon.	
DA17B (Sustainable Urban Extension)	Land south of Down Ampney	The site comprises a predominantly greenfield site to the south-east of Down Ampney incorporating part of the former RAF Down Ampney airfield. The site is affected by the Fairford and South Cerney Airfield Safeguard Areas and areas of groundwater flood susceptibility. The site contains a mix of Grade 2 and Grade 3 agricultural land, and development would result in the loss of agricultural land, including a substantial proportion of best and most versatile agricultural land. Parts of the site fall within Flood Zones 2 and 3 and would require careful consideration of flood risk and the implementation of appropriate mitigation measures. The site also contains areas of deciduous woodland, a Scheduled Monument and a small area within the Conservation Area. Existing access is available from Oak Road to the north, although further investigation would be required to determine whether it is suitable for residential intensification. Planning permission has been granted for a major sand and gravel quarry at the former RAF Down Ampney airfield, including aggregate processing facilities, associated infrastructure and a phased extraction programme expected to operate over a prolonged period. In light of this, the site is considered a Clear Omission Site Option (--), as it is subject to an approved minerals development and is therefore unavailable and unsuitable for residential allocation. The approved quarry operations, together with the site's flood risk, heritage and environmental constraints, substantially reduce its suitability. As the site is committed to mineral extraction and	--

Site ref.	Site name	Site assessment findings	Site rating
		associated operations, it is therefore unavailable for residential development during the plan period.	
DA20B (Sustainable Urban Extension)	Land east of Down Ampney	The site comprises a large greenfield site to the east of Down Ampney and is affected by the Fairford Airfield Safeguard Area and areas of groundwater flood susceptibility. The site contains a mix of Grade 2 and Grade 3 agricultural land, and development would result in the loss of agricultural land, including a significant proportion of best and most versatile agricultural land. Parts of the site lie within Flood Zones 2 and 3 and would require careful consideration of flood risk and appropriate mitigation measures. The site also contains a Grade II listed building and development would need to take account of its significance and setting. Existing access is available via an agricultural route from the south, although further investigation would be required to determine whether it is suitable for residential intensification. The site is located away from the main built form of Down Ampney and is physically separated from the settlement by open countryside. Whilst the scale of development proposed could create a functional relationship with Down Ampney, it would effectively result in a standalone development of a scale more akin to a new settlement rather than a logical extension to the existing village. Development would therefore represent a substantial encroachment into the countryside and would not relate well to the established settlement pattern. Additionally, the site is not likely to be deliverable within the Plan period as other development closer to Down Ampney would need to be completed first.	--

Site ref.	Site name	Site assessment findings	Site rating
		Overall, the site is considered a Clear Omission Site Option (--) , as it is physically separate from Down Ampney and would represent an isolated and substantial extension into the open countryside. The site's detached location, together with flood risk, heritage constraints and the loss of best and most versatile agricultural land, significantly reduces its suitability.	
DA4	Jim's Paddock	The site comprises greenfield land to the south of Down Ampney and is affected by the Fairford and South Cerney Airfield Safeguard Areas and areas of groundwater flood susceptibility. The site comprises Grade 2 agricultural land and development would result in the loss of best and most versatile agricultural land. A number of Tree Preservation Orders are located along the eastern boundary and would need to be retained and incorporated into any future development proposals. The site benefits from an existing agricultural access from the south-west, although significant improvements may be required and further investigation would be necessary to determine whether a suitable access could be achieved. The site forms an important area of open land within the historic core of Down Ampney and contributes to a notable vista identified within the Neighbourhood Plan. Public Footpath 3 crosses the site and provides a valued connection through the village and surrounding countryside. The site contributes to the setting of the Conservation Area and nearby listed buildings and retains a parkland character that forms part of the historic setting of the village. Development would likely require upgrades to the existing narrow access track, with potential impacts on trees and hedgerows, and surface water flooding has been recorded along the access route.	--

Site ref.	Site name	Site assessment findings	Site rating
		The site has been assessed as having medium landscape sensitivity, reflecting its contribution to settlement character, visual amenity and local recreational value. Overall, the site is considered a Clear Omission Site Option (-) , as development would erode an important area of open land within the historic core of the village and could adversely affect the setting of the Conservation Area, nearby listed buildings and a locally important vista.	
DA5D		The site comprises greenfield land to the north-east of Down Ampney and is affected by the Fairford Airfield Safeguard Area and areas of groundwater flood susceptibility. The site comprises Grade 2 agricultural land and development would result in the loss of best and most versatile agricultural land. The site is heavily influenced by woodland and vegetation which contribute to its landscape character and provide screening within the surrounding countryside. There is currently no existing access to the site. Overall, the site is considered a Clear Omission Site Option (--) , as the site has since been confirmed as being unavailable for development and is therefore not deliverable. In addition, the absence of an established access and the presence of extensive vegetation further constrain development potential.	--
DA7	Land rear of Charlham Way	The site comprises greenfield land to the west of Down Ampney and is affected by the Fairford and South Cerney Airfield Safeguard Areas and areas of groundwater flood susceptibility. The site comprises Grade 2 agricultural land and development would result in the loss of best and most versatile agricultural land. Parts of the site lie within Flood Zones 2 and 3, requiring careful consideration of flood risk and the implementation of appropriate mitigation measures. The site benefits from woodland	--

Site ref.	Site name	Site assessment findings	Site rating
		screening to the south, which helps to limit visual effects. There is currently no existing access onto the site, although access may potentially be achievable via the yard fronting Charlham Way, subject to further investigation and the partial removal of an existing stone wall. The site is narrow and linear in form, and its configuration, flood risk constraints and access requirements significantly limit its development potential. Evidence indicates that an appropriate form of development would be unlikely to accommodate the minimum allocation threshold of 5 dwellings without resulting in an unsuitable form of development. Overall, the site is considered a Clear Omission Site Option (--), as its constrained shape, flood risk considerations and access limitations substantially restrict development capacity.	



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © AC0000815979.

Kempsford

- 6.101 Kempsford is a village located toward the south eastern boundary of the district, adjacent to the neighbouring authority of Swindon. Land to the north of the village primarily comprises RAF Fairford. Land to the south and to the west is within Flood Zone 2 and Flood Zone 3, following the corridor of the River Thames. From a heritage perspective, the village core is a designated Conservation Area. Key features of the Conservation Area include a corridor of Deciduous Woodland Priority Habitat alongside the River Thames, and a cluster of Grade II Listed Buildings surrounding the Grade I Listed 'Church of St Mary the Virgin (toward the eastern boundary of the village). 'Sites near Manor Ham Barn' Scheduled Monument sits approximately 750m to the west of the village. The village is outside of the Cotswolds National Landscape.
- 6.102 The Study of Land Surrounding Settlements (July 2026) states that the village is characterised by a strong historic core centred on St Mary's Church, Kempsford Manor and a collection of traditional limestone buildings. Development extends along the principal routes through the village, creating a predominantly linear settlement pattern with occasional clusters of more recent residential development. The open and relatively flat nature of the landscape means that development on the settlement edge can be visible across a wide area and has the potential to affect the rural character of the floodplain. The village's historic core, church, mature trees and river corridor form key components of local character and are particularly sensitive.
- 6.103 Within the HELAA, of the sites which are classified as 'potentially deliverable / developable' or 'deliverable / developable' for non-strategic scale development at Kempsford:
- R202 and R202A have a 'medium-high' to 'high' sensitivity. Whilst parts of the site are associated with existing agricultural and equestrian activity, the overall site extends beyond the established settlement edge and forms part of the wider rural landscape surrounding the village. Historic character and setting are particularly important considerations. The site adjoins the Kempsford Conservation Area and contributes to the setting of both Church of St Mary the Virgin and Manor Farm Barns. The open agricultural character, paddocks and fields form part of the wider rural setting within which these heritage assets are experienced. Over 50% of the site areas are within Flood Zone 2 or Flood Zone 3, adding further sensitivities to development.
- 6.104 Reflecting the above, the following non-strategic site options (all to the north of the village) have been considered in detail through Stage 3 of the site selection process, specifically: R203A, R203B, R203C. The assessment findings are presented in the table below and accompanying map.

Site ref.	Site name	Site assessment findings	Site rating
R203A, R203B, R203C	Land to the rear of the Knoll, Whelford Road	The site comprises a series of greenfield parcels adjacent to Kempsford and is affected by the Fairford Airfield Safeguard Area, with parts of the site also falling within the Brize Norton Airfield Safeguard Area. The site contains a mix of Grade 2 and Grade 3 agricultural land, and development would result in the loss of agricultural land, including a substantial proportion of best and most versatile agricultural land. The site benefits from existing access opportunities from Whelford Road, although further investigation would be required to determine whether these accesses are suitable for residential intensification and any necessary upgrades. The southern parcel (R203C) is more closely associated with the existing settlement edge, being enclosed on three sides by residential development. Development within this field would represent a contained extension of the village and is therefore considered to have a medium landscape sensitivity. The northern parcels (R203A and R203B) form part of the wider agricultural landscape beyond the established settlement edge. While defined by strong hedgerows, these parcels remain visually and spatially associated with the surrounding countryside. Development here would extend built form further north and would be somewhat incongruous with the existing settlement pattern. Overall, the site is considered a Clear Preferred Site Option (++), as it is well related to the existing settlement and there are no significant landscape, heritage, ecological or flood risk constraints that would be likely to preclude development. The identified access and airfield safeguarding constraints are considered capable of mitigation through the development process.	++



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Contains OS data © Crown Copyright and database right 2026. Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © AC0000815979.

Longborough

- 6.105 The village is wholly within the Cotswolds National Landscape. To the north east, a corridor of land within Flood Zone 2 and Flood Zone 3 broadly follows a watercourse towards Moreton-in-Marsh (for approximately 2km) before connecting to the River Evenlode. There are areas of Deciduous Woodland Priority Habitat to the south and to the south west of the village, including Horsington Plantation and Humble Bee Coppice which forms a green ring and natural buffer between Longborough and the neighbouring village of Donnington (to the south east). Within the village core, land surrounding High Street, The Folly, and Charlesway is a designated Conservation Area which is primarily lined with Grade II Listed Buildings. The Grade I Listed 'Church of St James' is toward the northern extent of the Conservation Area (and village).
- 6.106 The Study of Land Surrounding Settlements (July 2026) states that Longborough exhibits generally high landscape sensitivity owing to its elevated position, strong relationship with the surrounding landform and visibility within the wider landscape. The surrounding landscape displays many characteristic Cotswold features including rolling topography, dry stone walls, mature hedgerows, scattered woodland and historic field patterns. These elements contribute to landscape distinctiveness. R577 is the only site classified as having a 'medium-low' sensitivity but is designated as an Established Employment Site in the adopted Local Plan and is in active use as employment units (known as The Sitch). The Local Plan evidence base finds this site should continue to be protected for employment use and is therefore unsuitable for redevelopment.
- 6.107 Within the HELAA, none of the sites are classified as 'potentially deliverable / developable' or 'deliverable / developable' for non-strategic scale development at Longborough. R560 and R561 have planning permission for 9 and 14 homes respectively, and the developments are complete. The sites forms part of the 'known commitments' total for the emerging Local Plan. Additionally, R229C and R457 are classified as having a 'high' landscape sensitivity to development
- 6.108 Reflecting the above, **no site options within Longborough have been assessed in detail through Stage 3 of the site selection process.**

Meysey Hampton

- 6.109 Located to the south of the A417, and approximately 2.5km to the west of Fairford, Meysey Hamton is at the border between the Cotswold District and the neighbouring authority of Wiltshire. The village core is a designated Conservation Area containing clusters of Grade II Listed Buildings. There are two Grade II* Listed Buildings in the village, specifically: the Church of St Mary the Virgin (toward the western village boundary), and Villars Farmhouse (toward the south western village boundary). There are areas of Deciduous Woodland Priority Habitat to the south west and south east of the village, with corridors

of Flood Zone 2 and Flood Zone 3 approximately 750m to the east and west (respectively). The village is not within the Cotswolds National Landscape.

- 6.110 There are **no available sites for residential development within or adjacent to Meysey Hampton** after reviewing the site submissions from the various 'call for sites' exercises completed by the Council to date. The only available site, R516, is approximately 2.5km to the north of the village and has permission for change of use from a former mushroom composting facility to provide Class B2 vehicle workshop. The site is not currently built out but is considered deliverable within the first five years of the plan period.

North Cerney

- 6.111 Wholly within the Cotswolds National Landscape, North Cerney is broadly linear in its character and extends to the north east from the A435 and River Churn. Land surrounding the River Churn is within Flood Zone 2 and Flood Zone 3, encompassing areas to the south and to the north west of the village. The southern half of the village is a designated Conservation Area, including clusters of Grade II Listed Buildings and the Grade I Listed 'Church of All Saints' (to the south west of the A435 and River Churn). The road and the river splits the Conservation Area into two sections. Areas of Deciduous Woodland Priority Habitat follow the river corridor and surround Cerney House, a Grade II Listed Building to the south west of the village and the Church of All Saints.
- 6.112 Within the HELAA, the two available site options within North Cerney (R262 and R263) are classified as 'not deliverable / developable'. In light of this, **no site options within North Cerney have been assessed in detail through Stage 3 of the site selection process.**

Poulton

- 6.113 Poulton is located along the A417 towards the southern boundary of the district. A tributary of Ampney Brook flows to the south west and to the west of the village, with a corridor of land surrounding the watercourse within Flood Zone 2 and Flood Zone 3. Most of the village is a designated Conservation Area, containing clusters of Grade II Listed Buildings (along London Road and Cricklade Street). The Grade I listed 'The Manor House and Gatepiers' stands in the village core, and 'Ranbury Ring' Scheduled Monument is approximately 750m to the west.
- 6.114 Land to the north east and south east of the village is comparatively unconstrained, albeit within the setting of the Conservation Area and comprising areas of open countryside. There are isolated areas of Deciduous Woodland Priority Habitat, and the village is outside of the Cotswolds National Landscape. The Study of Land Surrounding Settlements (July 2026) states that whilst some opportunities may exist for limited and well-contained development, proposals should respect the settlement's rural setting, maintain characteristic landscape features and avoid visually prominent locations.
- 6.115 Within the HELAA, of the sites which are classified as 'potentially deliverable / developable' or 'deliverable / developable' for non-strategic scale development at Poulton:
- R606 has been classified as having a 'medium-high' sensitivity. The site forms part of the open northern approach to Poulton, contributing to the rural setting and character of the village. Its gently rising topography, arable land use, and open northern views reinforce its role as a transitional space between built form and countryside. Although the site is influenced by adjacent residential properties, it remains predominantly rural and undeveloped, with strong visual and physical connections to the wider landscape to the north and east.
 - R512 is located approximately 500m from the southern settlement edge of Poulton (via Cricklade Street), and approximately 1km to the south of the village centre. Allocating this site would result in isolated development outside of the village, contrary to the broad spatial strategy for the emerging Local Plan.
- 6.116 Reflecting the above, the following non-strategic site options have been considered in detail through Stage 3 of the site selection process, specifically: R467, R468, R509, R517, and R607. The assessment findings are presented in the table below and accompanying map.

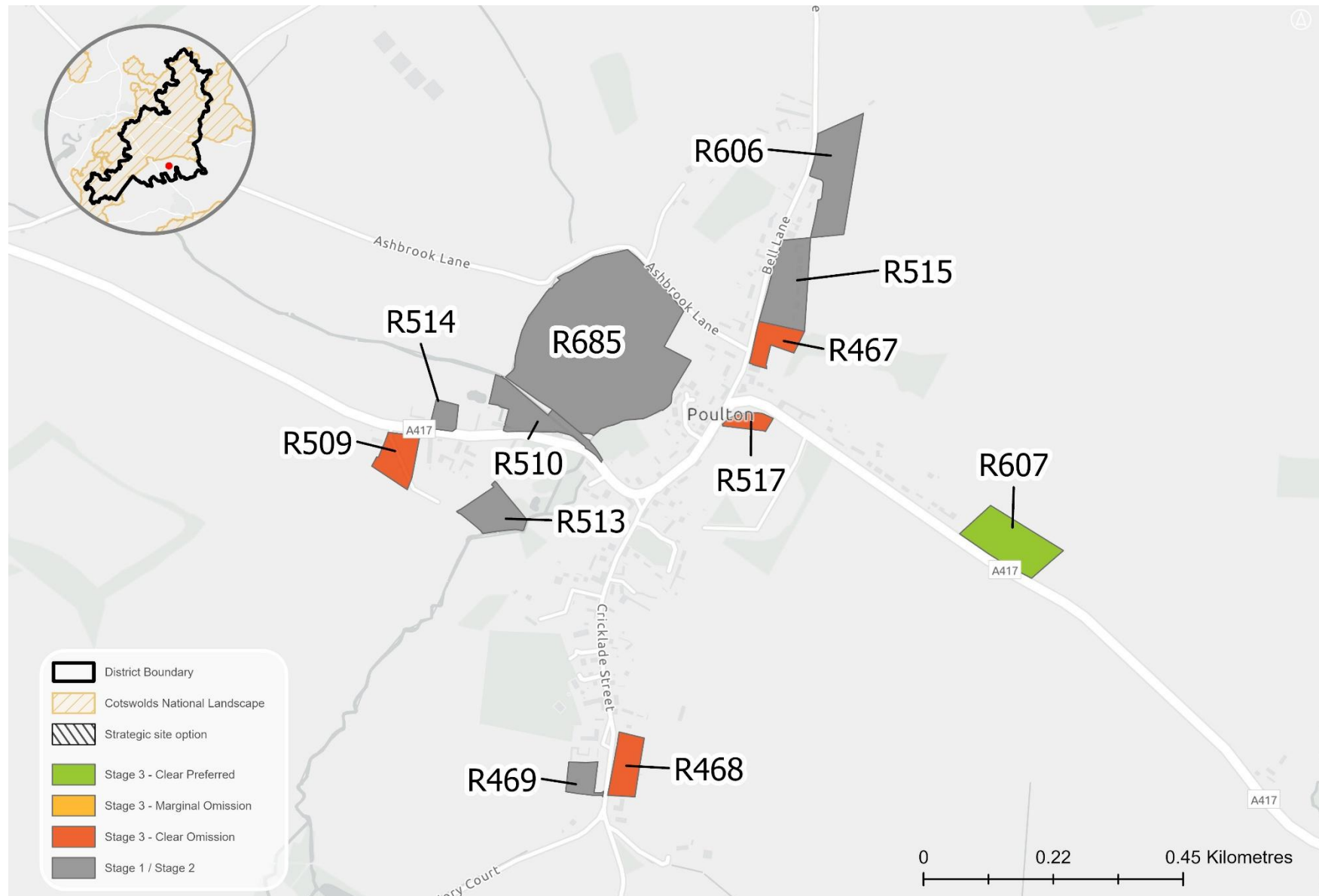
Site ref.	Site name	Site assessment findings	Site rating
R467	Land at Bell Lane	The site comprises greenfield land in the north-east of Poulton and is affected by the Fairford Airfield Safeguard Area and areas of groundwater flood susceptibility. The site comprises Grade 3 agricultural land and lies adjacent to the Poulton Conservation Area, meaning development would need to carefully consider and mitigate potential impacts on its character and appearance. Development would result in the loss of agricultural land and could affect the rural setting of the settlement. The Study of Land Surrounding Settlements (July 2026) states that the site occupies a contained parcel of land on the northern edge of Poulton, with a semi-rural, transitional character influenced by adjacent housing and agricultural buildings. While the land is modest in scale and partially enclosed by vegetation, its adjacency to the Poulton Conservation Area increases sensitivity due to its contribution to the broader setting of the historic village. With respect to the planning history for the site, a previous application for residential development was refused and the subsequent appeal dismissed, with identified concerns relating to the erosion of rural character and harmful impacts on the Conservation Area. Overall, the site is considered a Clear Omission Site Option (--), as development has previously been found to result in unacceptable impacts on the rural character of the area and the setting of the Poulton Conservation Area, and these heritage and character concerns substantially reduce the site's suitability.	--
R468	Land south of village	The site comprises greenfield land to the south of Poulton and is affected by the Fairford and South Cerney Airfield Safeguard Areas and areas of groundwater flood susceptibility.	--

Site ref.	Site name	Site assessment findings	Site rating
	and east of Cricklade Road	The site comprises Grade 3 agricultural land and development would result in the loss of agricultural land. The site benefits from an existing agricultural access which is likely to be suitable for residential intensification. The site forms part of the rural edge of Poulton and contributes to the setting of the Conservation Area and the wider agricultural landscape surrounding the village. The site also contributes positively to the setting and significance of Butts Farmhouse (Grade II), maintaining its historic relationship with the surrounding countryside. Whilst influenced by nearby development, the site remains visually connected to the wider farmland to the east and has been assessed as having Medium landscape sensitivity. With respect to the planning history for the site, appeal decisions have identified harm to the setting of Butts Farmhouse arising from development of the site, concluding that even limited development would detrimentally affect its rural setting. Development at an allocation scale would be likely to increase this harm and further erode the open countryside character of the southern approach to Poulton. Overall, the site is considered a Clear Omission Site Option (--), as development would result in harm to the setting of a Grade II listed building and the rural character of the village edge, with the scale of development required for allocation likely to increase the level of identified heritage harm and reduce the certainty of deliverability.	
R509	Ranbury Farmyard	The site comprises greenfield land to the west of Poulton and is affected by the Fairford and South Cerney Airfield Safeguard Areas and areas of groundwater flood susceptibility. The site comprises Grade 3 agricultural land and development would result in the loss of	--

Site ref.	Site name	Site assessment findings	Site rating
		agricultural land. The site lies adjacent to the Poulton Conservation Area and benefits from an existing access which is likely to be suitable for residential intensification. The site occupies a visually prominent but relatively contained parcel on the western approach to Poulton, forming part of the transition between the village and the surrounding countryside. The site has been assessed as having medium landscape sensitivity, reflecting its semi-rural character, relationship with the Conservation Area and contribution to the historic village edge. Public Bridleway 13 crosses the site and increases its visual and recreational sensitivity. Development would reduce an important visual break along the western approach to the village and would alter the relationship between the built form and surrounding countryside. The site's heritage sensitivities, contribution to the setting of the Conservation Area, presence of the Public Right of Way and concerns regarding the density of development likely to be required reduce its suitability for allocation. Overall, the site is considered a Clear Omission Site Option (--), as development would adversely affect the rural and historic character of this part of Poulton and reduce the openness that contributes to the setting of the Conservation Area.	
R517	Land adjacent to 15 London	The site comprises greenfield land within the centre of Poulton and is wholly located within the Poulton Conservation Area. The site comprises Grade 3 agricultural land and is affected by the Fairford Airfield Safeguard Area and areas of groundwater flood susceptibility. The site benefits from an existing agricultural access, although further investigation would be	--

Site ref.	Site name	Site assessment findings	Site rating
	Road, GL7 5JE	required to determine whether it is suitable for residential intensification and whether adequate visibility can be achieved. The site forms part of the green core of the village and contributes positively to the character and appearance of the Conservation Area. Mature vegetation, stone boundary walls and the site's relationship with surrounding historic development provide an important sense of openness within the village and contribute to its historic layout and spatial character. The site has been assessed as having medium landscape sensitivity, reflecting its historic and townscape value balanced against its limited visibility and modest scale. Development would result in the loss of an important area of open land within the Conservation Area and could adversely affect its character and appearance. Concerns also remain regarding the suitability of the site's access and visibility arrangements. Overall, the site is considered a Clear Omission Site Option (--), as its contribution to the character and appearance of the Poulton Conservation Area, together with access constraints, reduce its suitability.	
R607	Land north of London Road	The site comprises greenfield land to the east of Poulton and is affected by the Fairford Airfield Safeguard Area. The site comprises Grade 3 agricultural land and development would result in the loss of agricultural land. The site benefits from an existing agricultural access from London Road which, subject to appropriate upgrades and highway assessment, is likely to be suitable for residential intensification. The site forms part of the eastern edge of Poulton and adjoins existing ribbon development along London Road. The site has been assessed as having medium-low landscape	++

Site ref.	Site name	Site assessment findings	Site rating
		sensitivity, reflecting its small scale, relationship with existing development and limited landscape constraints. Whilst development would broadly continue the existing linear pattern of development, it would also extend the settlement further eastwards into open countryside. Overall, the site is considered a Clear Preferred Site Option (+ +) as development would broadly continue the existing linear pattern of development in a location that has a 'medium-low' landscape sensitivity.	



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © AC0000815979.

Preston

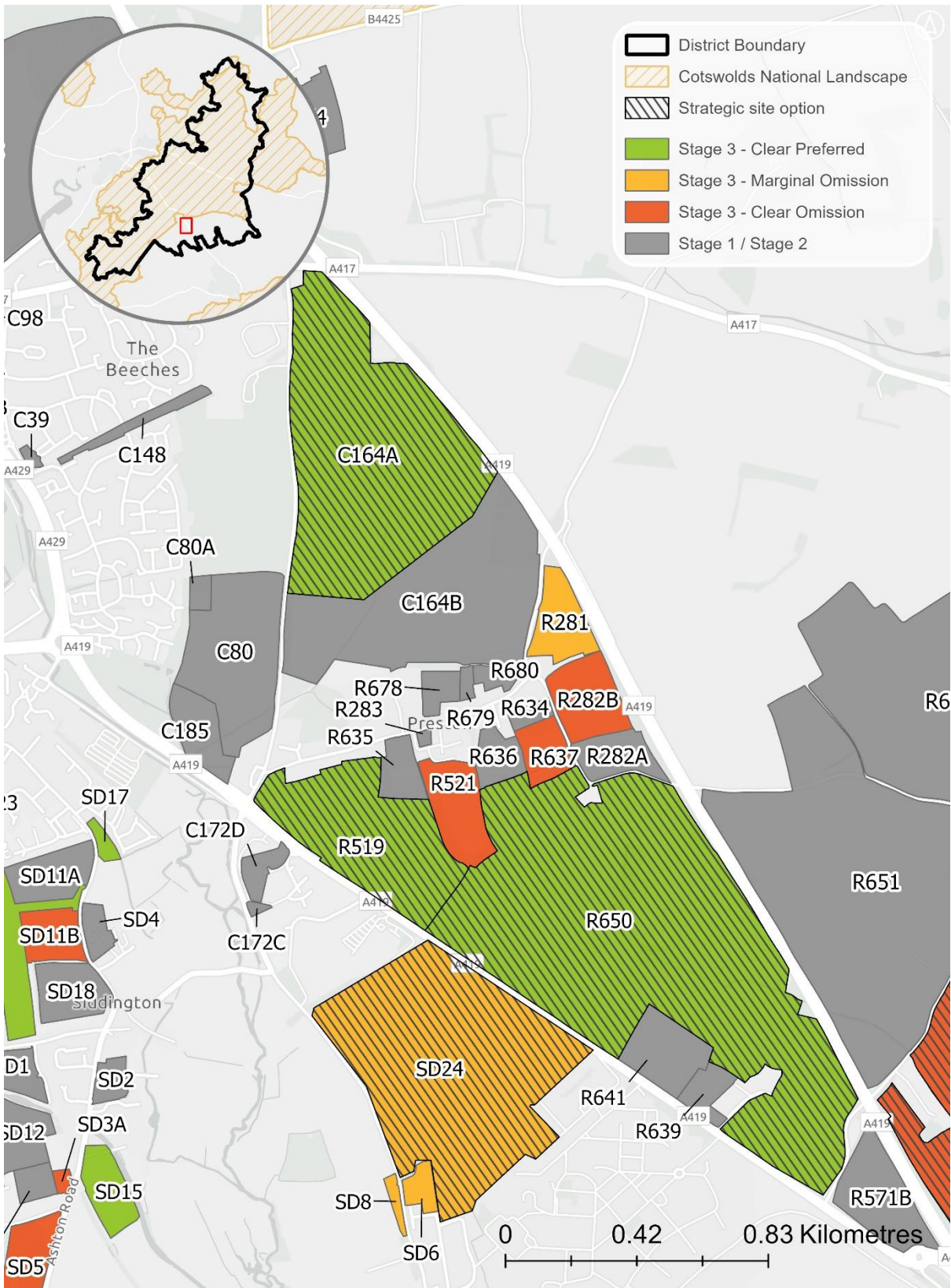
- 6.117 Preston is approximately 750m to the east of Cirencester and is a broadly linear village in character extending north eastward from the A419. The village has a functional relationship with Cirencester in this respect. The village core is a designated Conservation Area, centred around the Grade II* Listed 'Church of All Saints'. Land to the west of the village is within Flood Zone 2 and Flood Zone 3, following the corridor of the River Churn which extends to the south towards Siddington.
- 6.118 Land to the north, east, and south of the village is comparatively unconstrained, albeit within the setting of the Conservation Area and comprising areas of open countryside. There are isolated areas of Deciduous Woodland Priority Habitat, and the village is outside of the Cotswolds National Landscape. The Study of Land Surrounding Settlements (July 2026) states that the settlement remains relatively compact and linear in form, with development generally confined to the road corridor. Specifically, Preston exhibits generally moderate-high landscape sensitivity arising from its small scale, historic character and strong relationship with the surrounding agricultural landscape.
- 6.119 The following sites (or clusters of sites) have been taken forward to Stage 3 of the site selection process for a potential sustainable urban extension: 'Land south east of Cirencester and south of Preston' (R519, R650).
- 6.120 Within the HELAA, of the sites which are classified as 'potentially deliverable / developable' or 'deliverable / developable' for non-strategic scale development at Preston, R531 is detached from the existing settlement and is currently in active employment use.
- 6.121 Reflecting the above, the following non-strategic site options have been considered in detail through Stage 3 of the site selection process, specifically: R281, R282B, R521, and R637. The assessment findings are presented in the table below and accompanying map.

Site ref.	Site name	Site assessment findings	Site rating
R519, R650 (Sustainable Urban Extension)	Land south east of Cirencester and south of Preston	The site comprises predominantly greenfield land to the south-west and south-east of Preston and is wholly within Grade 3 agricultural land. The site lies within the airfield safeguarding areas associated with Fairford, Kemble and South Cerney and is affected by areas of groundwater flood susceptibility across substantial parts of the site. A small area of deciduous woodland is present within the site. Development would result in the loss of agricultural land and, given the scale of the land identified, may require additional infrastructure provision and upgraded access arrangements. While parts of the site benefit from existing access opportunities, further investigation would be required to confirm their suitability for residential development and whether additional access points would be necessary. The Employment Land Review (2026) notes that, whilst employment development may be possible as part of a wider mixed-use scheme, employment uses would be more appropriately located within the southern section of the adjacent R650 site where they would have less potential to conflict with nearby residential development. R650 is considered particularly well suited to employment uses due to its strong connectivity to the A419 and A417. Overall, the site is considered a Clear Preferred Site Option (+ +), as development could be accommodated subject to addressing infrastructure, access and flood risk constraints. The design of new development areas should incorporate green infrastructure enhancements between new and existing development to maintain settlement identity and distinctiveness.	+ +

Site ref.	Site name	Site assessment findings	Site rating
R281	Land between Pine Corner and the A419	The site comprises greenfield land to the north-east of Preston and is affected by the Fairford, Kemble and South Cerney Airfield Safeguard Areas and areas of groundwater flood susceptibility. The site comprises Grade 3 agricultural land and benefits from an existing access, although further investigation would be required to determine whether it is suitable for residential intensification. Whilst the site is related to existing development, it does not adjoin the main built form of Preston and would extend development beyond the established settlement pattern. As a result, development would have a weaker relationship with existing services and facilities. Overall, the site is considered a Marginal Omission Site Option (-), as its peripheral location and relatively limited relationship with the core of Preston reduce its suitability. Whilst development may be achievable in principle, the site would extend built form into the surrounding countryside.	-
R282B	Field south-west of Preston	The site comprises greenfield land to the east of Preston and is affected by the Fairford, Kemble and South Cerney Airfield Safeguard Areas. The site comprises Grade 3 agricultural land and is affected in part by areas of groundwater flood susceptibility. The site is adjacent to the existing settlement and benefits from access via an existing lane serving development on the site, although further investigation would be required to determine whether this is suitable for residential intensification. Whilst the site adjoins the existing settlement, development would extend built form beyond the established edge of Preston and would not reflect the traditional linear pattern of development along Preston Road. As a result, development would alter	--

Site ref.	Site name	Site assessment findings	Site rating
		the existing settlement form and introduce new built development into an area that currently contributes to the transition between the village and the surrounding countryside. Overall, the site is considered a Clear Omission Site Option (-), as development would not relate particularly well to the established settlement pattern of Preston and would extend built form into the surrounding countryside.	
R521	Land at Preston (Site 1)	The site comprises a large greenfield site to the south of Preston and is affected by the Fairford, Kemble and South Cerney Airfield Safeguard Areas and areas of groundwater flood susceptibility. The site comprises Grade 3 agricultural land and is accessed via an existing track, although further investigation would be required to determine whether a suitable access arrangement could be achieved for residential development. Whilst the site is adjacent to the existing settlement, its scale and location would result in a substantial extension of built form beyond the current village edge. Development would not reflect the traditional linear settlement pattern of Preston and would extend development into the surrounding countryside. Overall, the site is considered a Clear Omission Site Option (-), as development would represent a significant extension beyond the established form of Preston and would not reflect the village's traditional linear pattern of growth. Whilst development may be achievable in principle, the site's relationship to the existing settlement reduces its suitability.	--

Site ref.	Site name	Site assessment findings	Site rating
R637	Land west of Harnpit to Witpit Lane	The site comprises greenfield land to the south-east of Preston and is affected by the Fairford, Kemble and South Cerney Airfield Safeguard Areas and areas of groundwater flood susceptibility. The site comprises Grade 3 agricultural land and development would result in the loss of agricultural land. A Public Right of Way runs along the southern boundary of the site. Access is currently provided via a small agricultural track from the eastern boundary, although this is unlikely to be suitable for residential intensification and further investigation would be required to determine whether a suitable access could be achieved. The site's relationship with the existing settlement is relatively limited and development would extend built form into the surrounding countryside. The presence of the Public Right of Way also increases the site's recreational and visual sensitivity. Overall, the site is considered a Clear Omission Site Option (-), as access constraints, its peripheral location and the extension of development into open countryside reduce its suitability for development.	--



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © AC0000815979.

Sapperton

- 6.122 Sapperton is located along the western boundary of the district, adjacent to the neighbouring authority of Stroud. The village is wholly within the Cotswolds National Landscape and is a designated Conservation Area. Land to the north and west of the village comprises a corridor of Deciduous Woodland Priority Habitat and Ancient Woodland which surrounds the River Frome. Daneway Banks SSSI is approximately 750m to the north west of the village, albeit within the neighbouring authority area. Land to the east is within the Grade I Listed 'Cirencester Park' Historic Park and Garden.
- 6.123 The Study of Land Surrounding Settlements (July 2026) states that Sapperton exhibits high landscape sensitivity due to the combination of its historic character, distinctive topography and location within the Cotswolds National Landscape. The High Wold Valley landscape is particularly sensitive to development due to its enclosed character, steep valley sides, extensive woodland cover and strong sense of tranquillity. Development has the potential to interrupt the secluded character of the valley and affect important views along and across the landscape. In light of this, all of the 'potentially deliverable / developable' sites within Sapperton (R660, R661, and R662) have been classified as having a 'medium-high' or 'high' sensitivity to development.
- 6.124 In light of the above, **no site options within Sapperton have been assessed in detail through Stage 3 of the site selection process.**

Swell

- 6.125 Comprising two distinct communities within Upper Swell and Lower Swell, the villages are approximately 1.5km to the west of Stow-on-the-Wold (via the B4077 and B4068, respectively) and entirely within the boundaries of the Cotswolds National Landscape. Land between Stow-on-the-Wold and the villages forms the Grade II* Listed 'Abbotswood' Historic Park and Garden. The River Dikler flows to the east of the villages, with a corridor of land adjoining the watercourse within Flood Zone 2 and Flood Zone 3. Both villages are designated Conservation Areas.
- 6.126 There are **no available sites for residential development within or adjacent to Upper Swell or Lower Swell** after reviewing the site submissions from the various 'call for sites' exercises completed by the Council to date.

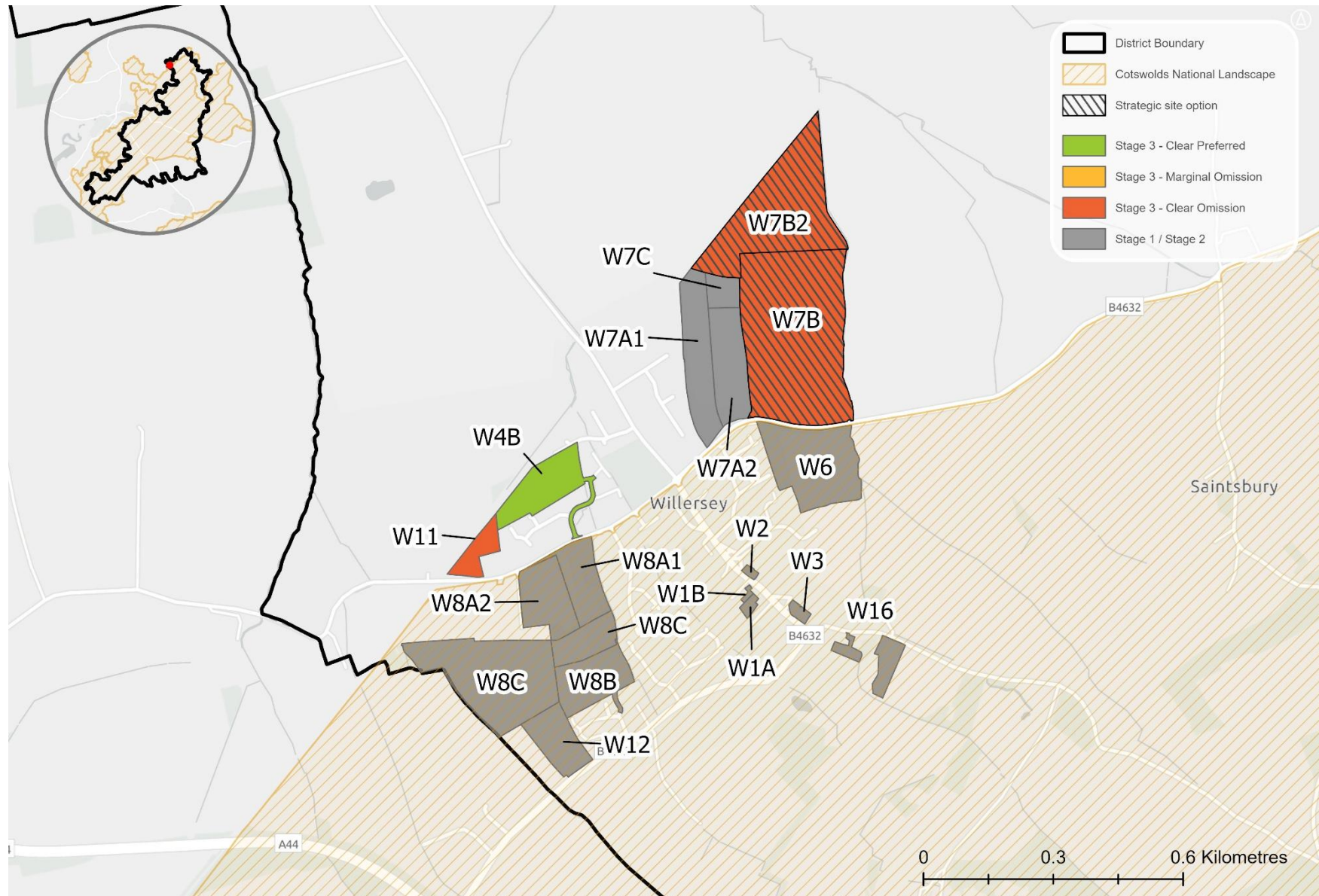
Willersey

- 6.127 Land to the east and to the south east of the village is within the Cotswolds National Landscape, with land to the south west within the neighbouring authority area of Wychavon. Most of the village within the National Landscape is also designated as a Conservation Area, containing several Grade II Listed Buildings and the Grade I Listed 'Church of St Peter'.
- 6.128 The Study of Land Surrounding Settlements (July 2026) states that the southern part of the village is a more sensitive landscape consisting of smaller fields and hedges with more trees and occasional blocks of woodland. Land to the north, north east, and north west of the village is comparatively unconstrained, albeit within the setting of the National Landscape. A corridor of land within Flood Zone 2 and Flood Zone 3 follows the watercourse to the west of the village and forms the boundary between Cotswold District and Wychavon District.
- 6.129 The following sites (or clusters of sites) have been taken forward to Stage 3 of the site selection process for a potential sustainable urban extension: 'Cluster of sites to the north of Willersey' (W7B, W7B2).
- 6.130 Within the HELAA, of the sites which are classified as 'potentially deliverable / developable' or 'deliverable / developable' for non-strategic scale development at Willersey:
- W7A1 has full planning permission for residential development but is not yet built out. The site is considered deliverable within the first five years of the plan period.
 - W7A2 and W7C have a resolution to grant permission for 60 homes, and W8B has a resolution to grant permission for 30 homes.
 - W8A1, W8A2, and W8C are classified as having a 'medium to high' sensitivity within the Study of Land Surrounding Settlements (July 2026).
- 6.131 Reflecting the above, the following non-strategic site options have been considered in detail through Stage 3 of the site selection process, specifically: W4B and W11. The assessment findings are presented in the table below and accompanying map.

Site ref.	Site name	Site assessment findings	Site rating
W7B, W7B2 (Sustainable Urban Extension)	Cluster of sites to the north of Willersey	The site comprises a large greenfield site to the north of Willersey and is wholly within Grade 3 agricultural land. The site is located adjacent to, and closely connected with, the Cotswolds National Landscape. Development would result in the loss of agricultural land and would represent a substantial extension to the village that is significant in scale relative to Willersey and does not reflect the existing pattern of development. The site benefits from an existing access from the south-west, and a planning application is currently pending on adjacent land that proposes use of the same access arrangements. The site contains ridge and furrow features across its entirety, which are identified as a Non-Designated Heritage Asset and contribute to the site's rural character and historic landscape significance. These features are closely related to similar ridge and furrow land within the Cotswolds National Landscape and contribute to its wider setting and cultural connection. Development of the site would therefore have the potential to adversely affect both the historic landscape character of the area and the setting of the National Landscape. The site is considered a Clear Omission Site Option (--), as its scale would represent a substantial extension to Willersey, resulting in significant harm to the rural landscape, the setting of the Cotswolds National Landscape and the extensive ridge and furrow Non-Designated Heritage Asset present across the site.	--
W4B	Land between Colin Lane and future	The site comprises greenfield land adjacent to Willersey and lies outside the Cotswolds National Landscape. The site comprises Grade 3 agricultural land and would result in the loss of agricultural land if developed. The site benefits from a strong and defensible	++

Site ref.	Site name	Site assessment findings	Site rating
	Heritage Railway	northern boundary formed by the heritage railway line, helping to contain development and limit encroachment into the wider countryside. Overall, the site is considered a Clear Preferred Site Option (+ +), as it is well related to the existing settlement, lies outside the Cotswolds National Landscape and benefits from a clear defensible boundary. There are no significant landscape, heritage, ecological or infrastructure constraints that would be likely to preclude development, and the identified constraints are considered capable of mitigation through the development process.	
W11	Land between substation and future railway line, Colin Lane	The site comprises greenfield land on the north-western edge of Willersey and is affected by areas of groundwater flood susceptibility. The site comprises Grade 3 agricultural land and lies outside the Cotswolds National Landscape. The site is adjacent to the Broadway Substation and is crossed by existing energy infrastructure, which would constrain the developable area and may affect the viability of development. The site does not currently have direct access to the road network and would need to be brought forward comprehensively alongside adjoining land to secure suitable access arrangements. The site contributes to the agricultural landscape surrounding Willersey and retains a semi-rural character despite the influence of nearby utility infrastructure. The presence of ridge and furrow earthworks, which represent an important historic landscape feature, contributes to the site's local distinctiveness. Whilst visibility is relatively limited and the site is reasonably contained, these heritage features elevate its overall sensitivity. The site has been assessed as having a medium landscape sensitivity.	--

Site ref.	Site name	Site assessment findings	Site rating
		Overall, the site is considered a Clear Omission Site Option (--) , as the absence of independent access, reliance on comprehensive development with adjoining land, the presence of ridge and furrow earthworks, and significant constraints associated with existing energy infrastructure reduce its suitability and likely deliverability during the plan period.	



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Contains OS data © Crown Copyright and database right 2026. Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © AC0000815979.

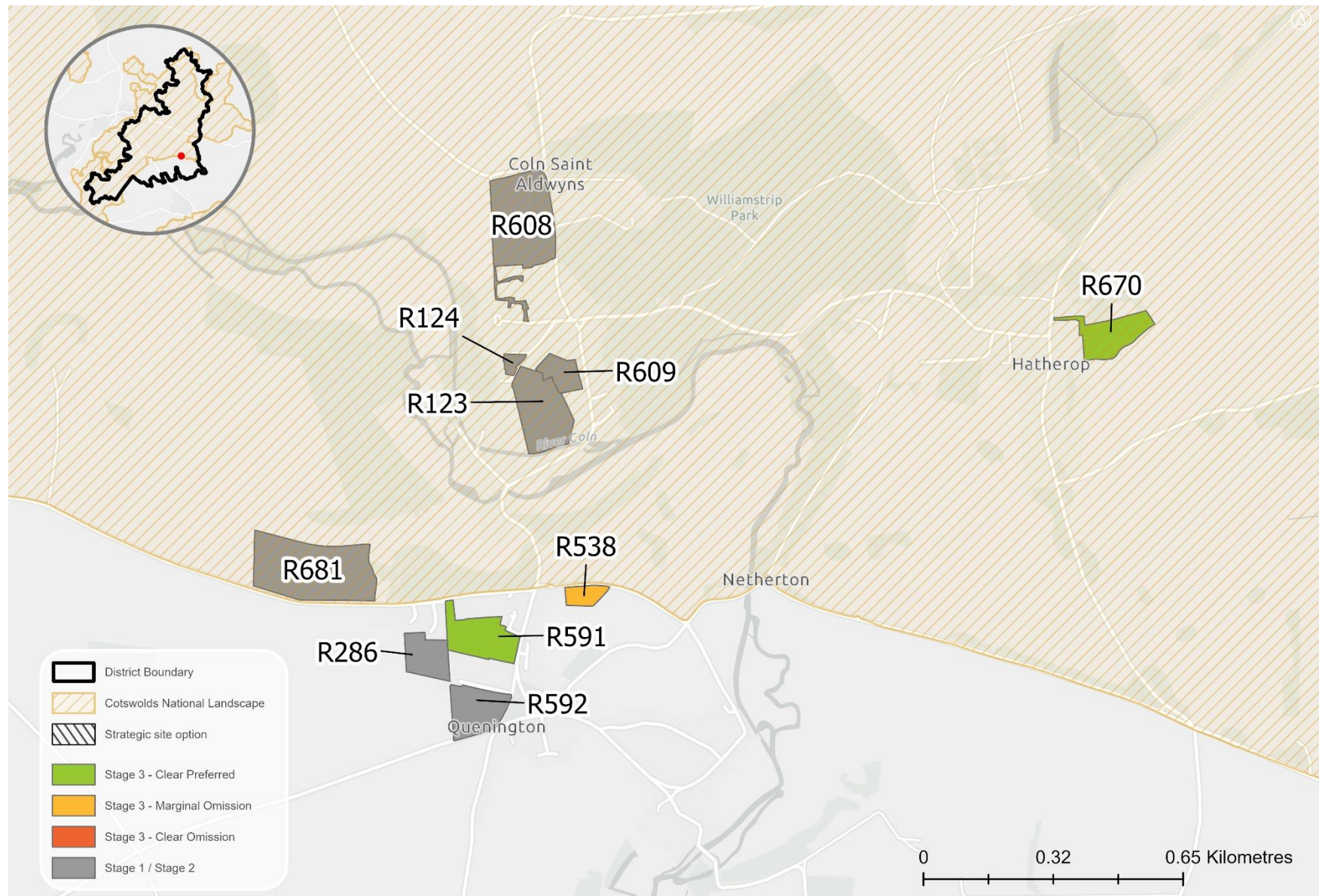
Village cluster of Coln St Aldwyns, Hatherop, and Quenington

- 6.132 Coln St Aldwyns and Hatherop are within the boundaries of the Cotswolds National Landscape, with Quenington directly to the south and within its setting. The River Coln meanders between the villages, with a corridor of land adjacent to the watercourse within Flood Zone 2 and Flood Zone 3. Most of the land between the villages forms part of the Grade II Listed 'Hatherop Castle' Historic Park and Garden, with the villages themselves containing designated Conservation Areas. There are areas of Deciduous Woodland Priority Habitat (including some areas of Ancient Woodland) to the west of Coln St Aldwyns, to the north of Hatherop, and to the north of Quenington.
- 6.133 The Study of Land Surrounding Settlements (July 2026) states that Coln St Aldwyns, Hatherop and Quenington exhibit generally high landscape sensitivity due to their location within the Coln Valley and the strong relationship between the settlements, the river corridor and the surrounding agricultural landscape. The River Coln and associated floodplain, meadows, watercourses and riparian vegetation form key components of local character and are particularly sensitive to change. Development which adversely affects these features could diminish the distinctive valley character and setting of the settlements. The undeveloped countryside between and surrounding the settlements plays an important role in maintaining their separate identities and preventing the perception of coalescence within the valley.
- 6.134 Within the HELAA, of the sites which are classified as 'potentially deliverable / developable' or 'deliverable / developable' for non-strategic scale development at the village cluster of Coln St Aldwyns, Hatherop, and Quenington:
- R123, R608, and R609 in Coln St Aldwyns are excluded at Stage 1 of the Study of Land Surrounding Settlements due to the following factors: adjacent to / within designated heritage features; falls within clear views from public vantage points; introduce a significant area of built form into a rural or visually sensitive landscape; located on prominent ridgelines, escarpments or high ground (for R123); and would extend settlement in an uncharacteristic direction or weaken form (for R123 and R608).
 - R681 in Quenington is also excluded at Stage 1 due to the factors listed above for the three Coln St Aldwyns sites. This is the only available site option in Quenington which is within the Cotswolds National Landscape.
- 6.135 Reflecting the above, the following non-strategic site options have been considered in detail through Stage 3 of the site selection process, specifically: Quenington (R538 and R591) and Hatherop (R670). The assessment findings are presented in the table below and accompanying map.

Site ref.	Site name	Site assessment findings	Site rating
R538	Land at Stonyfell, Quenington	The site comprises an existing residential curtilage on the north-eastern edge of Quenington and is located within the Coln Valley north of Fairford Special Landscape Area. The site is affected by the Fairford and Brize Norton Airfield Safeguard Areas and areas of groundwater flood susceptibility. The site benefits from an existing access, although further investigation may be required to determine whether suitable visibility and access arrangements could be achieved for any material increase in use. The site is strongly associated with the existing settlement pattern along Fowlers Hill and benefits from a high degree of enclosure provided by mature vegetation. The site has been assessed as having medium-low landscape sensitivity, reflecting its established residential character, limited visibility and relatively modest contribution to the wider landscape. However, the site contributes to the setting of the Quenington Conservation Area and the Special Landscape Area, and development would need to carefully consider these sensitivities. Overall, the site is considered a Marginal Omission Site Option (-), as its small size, limited development capacity, access constraints and contribution to the setting of the Conservation Area and Special Landscape Area reduce its suitability.	-
R591	Former Godwin Pumps Factory, Springfield Road, Quenington	The site comprises a brownfield employment site to the north of Quenington and is currently in active use. The site is adjacent to the existing settlement and benefits from established access arrangements. The site lies within the Fairford and Brize Norton Airfield Safeguard Areas and is affected by areas of groundwater flood susceptibility. A very small proportion of the site falls within the Coln Valley north of Fairford Special Landscape Area, although this is limited in extent and is unlikely to represent a	++

Site ref.	Site name	Site assessment findings	Site rating
		significant constraint. The site had a planning application for 47 homes pending as of July 2026. Overall, the site is considered a Clear Preferred Site Option (++), as it comprises previously developed land well related to the existing settlement and offers potential for redevelopment in the event that the current employment use is no longer required.	
R670	Glebe Farm Yard, Hatherop	The site comprises a brownfield farmyard complex to the east of Hatherop and is wholly located within the Cotswolds National Landscape. The site comprises Grade 3 agricultural land and is affected by the Fairford and Brize Norton Airfield Safeguard Areas, together with areas of groundwater flood susceptibility. A small part of the site falls within the Hatherop Conservation Area and development would therefore need to carefully consider and mitigate any potential heritage impacts. The site benefits from an existing access road from the north-west which appears capable of accommodating development and is likely to be suitable for intensification. The site has been identified as having medium to medium-high landscape sensitivity, although it comprises an existing modern farmyard and is seen in the context of surrounding village development rather than as an isolated or undeveloped landscape feature. Evidence indicates that the site can reasonably be regarded as part of the existing settlement and that redevelopment has the potential to reduce the prominence of existing built development and improve the landscape setting of the village. Subject to	++

Site ref.	Site name	Site assessment findings	Site rating
		an appropriate scale, design and layout, development also has the potential to preserve or enhance the character and setting of nearby heritage assets. Overall, the site is considered a Clear Preferred Site Option (+ +), as it comprises previously developed land that is closely related to the existing settlement and there is evidence that development could be accommodated without unacceptable impacts on the Cotswolds National Landscape or nearby heritage assets. However, its location within the National Landscape and its medium to medium-high landscape sensitivity will need to be reflected within the design of any new development areas.	



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © AC0000815979.

7. Stage 4: Selecting the draft allocations

- 7.1 The proposed site allocations comprise all of the 'Clear Preferred' site options identified through Stage 3 of the site selection process. A total of 11,284 homes and the full residual employment land requirements are to be delivered across ten strategic site allocations for mixed-used development. Additionally, a total of 1,551 homes will be delivered across 32 non-strategic site allocations. Alongside the saved allocations, known commitments, and anticipated windfall for housing, the proposed site allocations will meet and exceed LHN. This includes an approximate 5% headroom in the interest of providing for flexibility and contingency. Housing trajectory work has been completed to ensure that there is sufficient supply during the first part of the plan period to maintain a five-year housing land supply and in recognition of the fact that the proposed strategic site allocations have longer lead-in times.
- 7.2 The proposed strategic site allocations (which include nine 'sustainable urban extensions' and one 'new settlement') have been subject to further engagement with site promoters and key stakeholders to help refine the exact nature of any proposals and the policy requirements for each site. Detailed masterplanning and transport modelling for the strategic allocations has been informed by this process. The Statement of Effective Cooperation Topic Paper (July 2026) sets out the detail in relation to the efforts undertaken to incorporate joint working with key stakeholders for the emerging Cotswold District Local Plan.
- 7.3 The approach to meeting employment land requirements during the plan period focuses on safeguarding and expanding employment provision on existing sites and delivering mixed-use development across strategic sites. Planning for larger scale development across strategic sites will help to ensure that their size and location will support a sustainable community with access to services and employment opportunities. Further detail can be found within the Employment Land Review (2026).
- 7.4 All of the proposed site allocations are accompanied by development templates and design briefs within the emerging Cotswold District Local Plan which consider and address any outstanding constraints to development which have been identified through the findings of the Site Selection Topic Paper and wider evidence base for the emerging Local Plan.