



## 3 Settlements

### 3.12 Northleach

Criteria	N_13B Land north-west of Hammond Drive and Midwinter Road	N_14B Land adjoining East End and Nostle Road
Community Engagement Feedback	GREEN	AMBER
Sustainability Appraisal - 'Points of the Compass' constraints appraisal	N/A	GREEN
Sustainability Appraisal - Site Assessments	AMBER	AMBER
Objective A - Communities	GREEN	GREEN
Objective B - Environmental Sustainability	GREEN	GREEN
Objective C - Economy, Employment and Retail	GREEN	GREEN
Objective D - Housing	GREEN	GREEN
Accessibility including Objective E - Travel, Transport and Access;	AMBER	AMBER
Historic Environment, including Objective F - Built Environment, Local Distinctiveness, Character and Special Qualities;	GREEN	AMBER
Natural Environment, including Objective G - Natural Resources	GREEN	AMBER
Infrastructure - impact and delivery, including Objective H - Infrastructure (excluding GI considerations)  IDP 2016 Update	AMBER  (was GREEN)	AMBER  (was GREEN)
Green infrastructure – impact and delivery, including Objective H - Infrastructure where it relates to GI	TBC	TBC

## Settlements 3

Criteria	N_13B Land north-west of Hammond Drive and Midwinter Road	N_14B Land adjoining East End and Nostle Road
Objective I - Cirencester	N/A	N/A
Objective J - Cotswold Water Park	N/A	N/A
Delivering the Development Strategy (incl Settlement Strategy)	GREEN	GREEN
Traffic & Highways Highway Capacity Assessment (Atkins)- Draft Final Report December 2015	GREEN	GREEN
Flood Risk - sequential test (NPPF)	AMBER	AMBER
Water Environment New Evidence: Water Cycle Study (JBA August 2015)	AMBER	AMBER
AONB (NPPF)	AMBER	AMBER
Other potential designations / uses / allocations?	GREEN	GREEN
Deliverability (NPPF) New Evidence: Whole Plan Viability Study (HDH 2016)	GREEN	GREEN
Agricultural Land Classification (NPPF)	AMBER	AMBER
<p>NB N_1A has planning permission for up to 40 dw (Ref. 14/04274/OUT) so has been removed from the table.</p> <p>This was also considered for employment as site NOR_E3a. Therefore, this has also been deleted from this supplement, there are no other employment sites proposed in Northleach.</p>		

Table 16 Northleach - Site Appraisal RAG Chart (Housing Sites)

### 3 Settlements

#### Officer Analysis and Evaluation

<b>Points to consider from new evidence</b>	<b>Settlement Discussion: Northleach</b>
<b>Infrastructure - impact and delivery (excluding GI considerations)</b>	<p>The IDP 2016 Update has evaluated the community, education, emergency services, utilities, communications, healthcare and transport infrastructure that will be required to support the level of housing proposed in the Cotswold District Local Plan. The study has grouped settlements into distinct sub-areas interrelated in terms of services and employment to reflect that communities use services and facilities outside of their settlement. Although no settlement specific infrastructure requirements have been identified in the IDP 2016 Update for Northleach, there are requirements identified within its sub area. Therefore it would be appropriate that development contributes to the provision of those infrastructure requirements. One of the infrastructure requirements is classed as Critical in the IDP, therefore the criterion should be flagged as 'Amber'.</p>
<b>Traffic and Highways</b>	<p>The Highway Capacity Assessment (Atkins, Draft Final Report December 2015) included the analysis of the impact of development proposed in Northleach on (Junction 7) the junction of the A429/A44. No mitigation measures were required. The criterion should therefore be flagged as 'Green'.</p>
<b>Water Environment</b>	<p>The Water Cycle Study WCS (JBA, August 2015) states that there are no issues which indicate that the planned development in the District is unachievable from the perspective of supplying water and wastewater services, and preventing deterioration of water quality in receiving waters. The WCS has identified where infrastructure upgrades and mitigation measures are expected to be required to accommodate planned growth. Primary responsibility for provision of water and wastewater services to new developments lies with Water Companies and Sewerage Undertakers. The Environment Agency is the primary environmental regulator.</p> <p>At Northleach, the WCS predicts that the waste water treatment works (WwTW) will require some infrastructure upgrade. The study states that the required standard of treatment would be achievable using current Best Available Technology. With regard to sewerage infrastructure, it is anticipated that some infrastructure upgrades will be required. With regard to water supply, further modelling will be required to determine the scale of the water supply infrastructure upgrades that may be needed. As some upgrading of infrastructure for both sewerage and waste water treatment is likely to be required in order to accommodate new development in Northleach then the criterion is flagged as 'Amber'.</p>

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Points to consider from new evidence	Settlement Discussion: Northleach
<b>Deliverability (NPPF)</b>	The Cotswold District Council Whole Plan Viability Study (March 2016) looked at the viability of various types of site scenarios e.g. Brownfield, Greenfield, on-site contamination etc. The Study concluded that all housing site typologies were deliverable in Cotswold District based on the policy assumptions contained in the Study. Therefore the criterion for housing is flagged as 'Green'.
<b>Conclusion</b>	<p>Since the initial assessment of potential development sites in Northleach (November 2014), Site N_1A has gained planning permission for up to 40 dwellings. Therefore the site has not been considered further in the Local Plan process.</p> <p>The remaining sites have been evaluated against any new evidence that has emerged since the original assessment. The evidence does not indicate that a change is necessary in the recommendations.</p>

## Recommendation

Site/Strategy	Recommendation
N_13B	Preferred Site for Housing Development (capacity 5dw)
N_14B	Preferred site for Housing Development (capacity 17dw)
Development Strategy	There are no significant implications for the Development Strategy.

# Northleach

MAP 1: Housing Allocations  
**NORTHLEACH**

N\_13B

Tel  
Ex

N\_14B

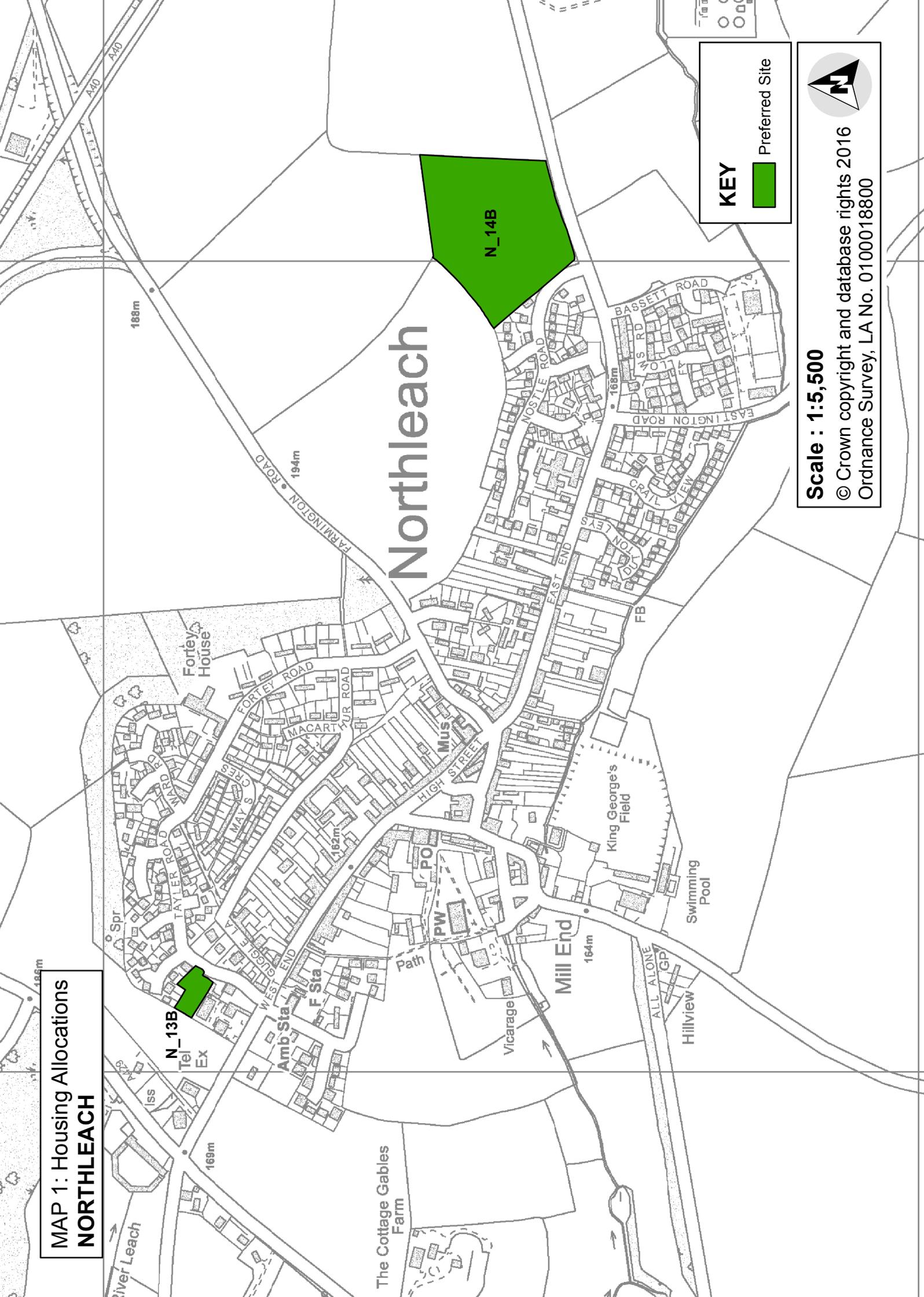
**KEY**



Preferred Site

**Scale : 1:5,500**

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## Settlements 3

## 3.13 South Cerney

Criteria	SC_13A Land rear of Berkeley Close
Community Engagement Feedback	RED
Sustainability Appraisal - 'Points of the Compass' constraints appraisal	AMBER
Sustainability Appraisal - Site Assessments	RED
Objective A - Communities	GREEN
Objective B - Environmental Sustainability	GREEN
Objective C - Economy, Employment and Retail	AMBER
Objective D - Housing	GREEN
Accessibility including Objective E - Travel, Transport and Access;	GREEN
Historic Environment, including Objective F - Built Environment, Local Distinctiveness, Character and Special Qualities;	GREEN
Natural Environment, including Objective G - Natural Resources	RED
Infrastructure - impact and delivery, including Objective H - Infrastructure (excluding GI considerations)  IDP 2016 Update	AMBER

## 3 Settlements

Criteria	SC_13A Land rear of Berkeley Close
Green infrastructure – impact and delivery, including Objective H - Infrastructure where it relates to GI	N/A
Objective I - Cirencester	N/A
Objective J - Cotswold Water Park	GREEN
Delivering the Development Strategy (incl Settlement Strategy)	GREEN
<b>Traffic &amp; Highways</b> New Evidence: Highway Capacity Assessment (Atkins) - Draft Final Report December 2015	RED
Flood Risk - sequential test (NPPF)	AMBER
<b>Water Environment</b> New Evidence: Water Cycle Study (JBA August 2015)	AMBER
AONB (NPPF)	GREEN
Other potential designations / uses / allocations?	GREEN
<b>Deliverability (NPPF)</b> New Evidence: Whole Plan Viability Study (HDH 2016)	GREEN

## Settlements 3

Criteria	SC_13A Land rear of Berkeley Close
Agricultural Land Classification (NPPF)	RED

Table 17 South Cerney - Site Appraisal RAG Chart

### 3 Settlements

#### Officer Analysis and Evaluation

Points to consider from new evidence	Settlement Discussion: South Cerney
<b>Infrastructure - impact and delivery (excluding GI considerations)</b>	<p>The IDP 2016 Update has evaluated the community, education, emergency services, utilities, communications, healthcare and transport infrastructure that will be required to support the level of housing proposed in the Cotswold District Local Plan. The study has grouped settlements into distinct sub-areas interrelated in terms of services and employment to reflect that communities use services and facilities outside of their settlement. Although no settlement specific infrastructure requirements have been identified in the IDP 2016 Update for South Cerney, there are requirements identified within its sub area. Therefore it would be appropriate that development contributes to the provision of those infrastructure requirements. Some of the infrastructure requirements are classed as Critical in the IDP, therefore the criterion should be flagged as 'Amber'.</p>
<b>Traffic and Highways</b>	<p>The Highway Capacity Assessment (Atkins, Draft Final Report December 2015) analyses the potential impact of development proposed in the District on 14 junctions identified by Gloucestershire County Council. With regard to South Cerney, no nearby junctions were assessed. However, significant local issues have been identified in relation to direct access to the site SC_13A, and adjoining road. The representation from the agent for the site has not provided evidence that this can be resolved. Therefore, until this issue is resolved the criterion should remain flagged as Red.</p>
<b>Water Environment</b>	<p>The Water Cycle Study WCS (JBA, August 2015) states that there are no issues which indicate that the planned development in the District is unachievable from the perspective of supplying water and wastewater services, and preventing deterioration of water quality in receiving waters. The WCS has identified where infrastructure upgrades and mitigation measures are expected to be required to accommodate planned growth. Primary responsibility for provision of water and wastewater services to new developments lies with Water Companies and Sewerage Undertakers. The Environment Agency is the primary environmental regulator.</p> <p>South Cerney is served by the Cirencester waste water treatment works (WwTW), the WCS reports that the WwTW capacity is within its existing flow and quality consents to accommodate the proposed growth. However, the WwTW may require further upgrade to prevent a Water Framework Directive (WFD) deterioration for Ammonia. The required standard of treatment would be achievable using current Best Available Technology for wastewater treatment. With regard to sewerage infrastructure, it is reported that the existing infrastructure is adequate to accommodate planned growth. With regard to water supply, further modelling will</p>

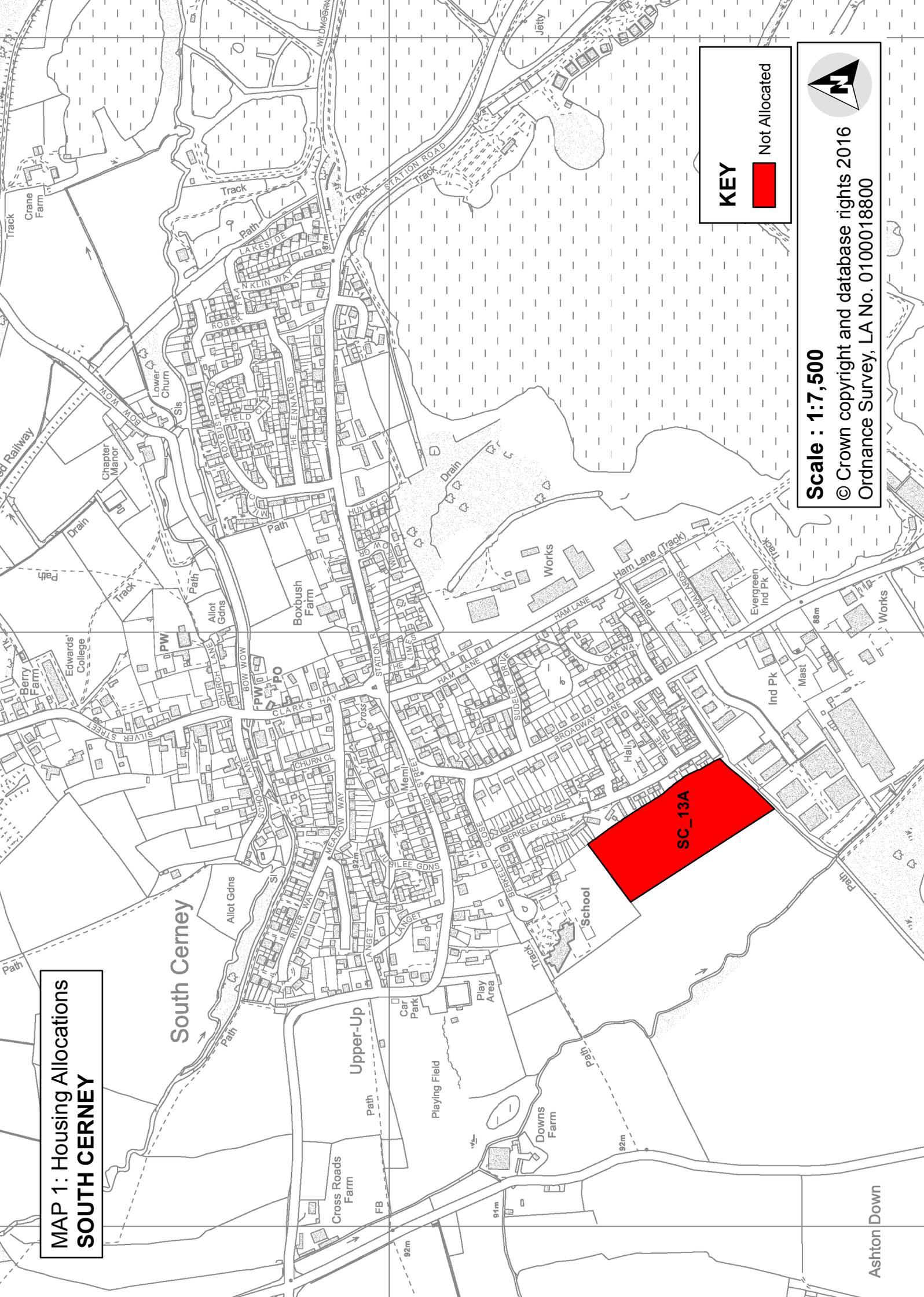
## Settlements 3

Points to consider from new evidence	Settlement Discussion: South Cerney
	<p>be required to determine the scale of the water supply infrastructure upgrades that may be needed. As some upgrading for the wastewater treatment infrastructure may be required, then this criterion is flagged as Amber.</p> <p><b>Note:</b> Specifically in relation to SC_13A, the WCS highlights that the pumping network in South Cerney suffers from large volumes of unplanned flows/infiltration and therefore any development over 5 dwellings may have an impact or be impacted by this issue.</p>
<b>Deliverability</b>	<p>The Cotswold District Council Whole Plan Viability Study (March 2016) looked at the viability of various types of site scenarios e.g. Brownfield, Greenfield, on-site contamination etc. The Study concluded that all housing site typologies were deliverable in Cotswold District based on the policy assumptions contained in the Study. Therefore the criterion for housing is flagged as 'Green'.</p>
<b>Conclusion</b>	<p>The housing site has been evaluated against any new evidence that has emerged since the original assessment. The evidence does not indicate that a change is necessary in the recommendations. However, as it is no longer necessary to have the 'Reserve Site' category in the assessment, given the increased certainty on the Objectively Assessed Needs for housing (as explained in paragraphs 3.1-3.3) then the recommendation for Site SC_13A needs to be re-visited.</p> <p>The conclusions from the site assessment for Site SC_13A set out in the November 2014 Evidence Paper considered that the site was suitable for housing development but was categorised as a 'reserve site' because there was insufficient evidence that access to the site could be achieved and that there were the problems with the sewerage system. No evidence has emerged to contradict this so it is difficult, without further survey work, to come to a positive conclusion that development on the site would be achievable. For this reason, the site should not be allocated at this time.</p>

## Recommendation

Site/Strategy	Recommendation
SC_13A	Not Allocated for Development
Development Strategy	There are no significant implications for the Development Strategy.

**MAP 1: Housing Allocations**  
**SOUTH CERNEY**



**KEY**

 Not Allocated

**Scale : 1:7,500**

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Settlements 3

3.14 Stow on the Wold

Criteria	S_8a Stow Agricultural Services, Lower Swell Road	S_14 Land adjacent to Griffin Court/ Playing Field	S_22b Land east of King George's Field
Community Engagement Feedback	N/A	N/A	N/A
Sustainability Appraisal - 'Points of the Compass' constraints appraisal	N/A	AMBER	AMBER
Sustainability Appraisal - Site Assessments	AMBER	AMBER	AMBER
Objective A - Communities	GREEN	GREEN	RED
Objective B - Environmental Sustainability	GREEN	GREEN	AMBER
Objective C - Economy, Employment and Retail	GREEN	RED	RED
Objective D - Housing	GREEN	GREEN	AMBER
Accessibility including Objective E - Travel, Transport and Access;	GREEN	GREEN	AMBER
Historic Environment, including Objective F - Built Environment, Local Distinctiveness, Character and Special Qualities; <i>New Evidence Planning Refusal Ref.13/01856/OUT</i>	AMBER	RED	RED
Natural Environment, including Objective G - Natural Resources <i>New Evidence Planning Refusal Ref.13/01856/OUT</i>	GREEN	RED	RED
Infrastructure - impact and delivery, including Objective H - Infrastructure (excluding GI considerations) <i>IDP 2016 Update</i>	AMBER (was GREEN)	AMBER (was GREEN)	AMBER (was GREEN)
Green infrastructure – impact and delivery, including Objective H - Infrastructure where it relates to GI	Evidence not available	Evidence not available	Evidence not available

### 3 Settlements

Criteria	S_8a Stow Agricultural Services, Lower Swell Road	S_14 Land adjacent to Griffin Court/ Playing Field	S_22b Land east of King George's Field
Objective I - Cirencester	N/A	N/A	N/A
Objective J - Cotswold Water Park	N/A	N/A	N/A
Delivering the Development Strategy (incl Settlement Strategy)	GREEN	RED	RED
Traffic & Highways New Evidence: Highway Capacity Assessment (Atkins) - Draft Final Report December 2015	AMBER (was GREEN)	AMBER (was GREEN)	AMBER (was GREEN)
Flood Risk - sequential test (NPPF)	GREEN	GREEN	AMBER
Water Environment New Evidence: Water Cycle Study (JBA August 2015)	AMBER	AMBER	AMBER
AONB (NPPF)	AMBER	AMBER	AMBER
Other potential designations / uses / allocations?	GREEN	GREEN	GREEN
Deliverability (NPPF) New Evidence: Whole Plan Viability Study (HDH 2016)	GREEN	GREEN	GREEN
Agricultural Land Classification (NPPF)	N/A	AMBER	AMBER

Settlements 3

Criteria	S_8a Stow Agricultural Services, Lower Swell Road	S_14 Land adjacent to Griffin Court/ Playing Field	S_22b Land east of King George's Field
<p><b>NB</b> Site S_46 Ashton House, Union Street has planning permission for 20dw (Ref. 14/02444/FUL) so has been removed from the table</p> <p>Site S_20 Land at Bretton House has planning permission (Ref.13/05031/OUT) so has been removed from the table. This site was also considered for employment as STW_E7, therefore that site has been removed from the employment table. There are no other sites proposed in Stow for employment.</p>			

**Table 18 Stow on the Wold - Site Appraisal RAG Chart (Housing Sites)**

### 3 Settlements

#### Officer Analysis and Evaluation

<b>Points to consider from new evidence</b>	<b>Settlement Discussion: Stow-on-the Wold</b>
<b>Historic Environment &amp; Natural Environment criteria</b>	A proposal for 146 dwellings on sites S_14 and S22B (13/01856/OUT) was refused on Appeal (27/03/2015). Following detailed scrutiny of the proposal, the application was refused because it was considered the scheme would have a significant adverse impact on the character and appearance of the AONB and the setting of Stow-on-the-Wold. This was considered to outweigh any benefits of the scheme. Therefore the Historic and Natural Environment criteria for sites S_14 and S_22B should remain flagged as 'Red'.
<b>Infrastructure - impact and delivery (excluding GI considerations)</b>	The IDP 2016 Update has evaluated the community, education, emergency services, utilities, communications, healthcare and transport infrastructure that will be required to support the level of housing proposed in the Cotswold District Local Plan. The study has grouped settlements into distinct sub-areas interrelated in terms of services and employment to reflect that communities use services and facilities outside of their settlement. Whilst the IDP has identified that the improvement for the Unicorn junction (A436/B4068) at Stow as a 'Critical' piece of infrastructure that will require funding, it is appropriate that development within the sub area contributes to its provision within the plan period. The infrastructure criterion should be flagged as 'Amber'.
<b>Traffic and Highways</b>	The Highway Capacity Assessment (Atkins, Draft Final Report December 2015) analyses the potential impact of development proposed in the District on 14 junctions identified by Gloucestershire County Council. The analysis helps to identify current and future capacity constraints on the road network. With regard to Stow, the nearest applicable junctions assessed were (Junction 3) A429 (Fosse Way) / A424 (Evesham Road) and (Junction 4) A429 Fosse Way / A436 Oddington Road / B4068. The Study concluded that the Local Plan proposals can be accommodated subject to funding a mitigation scheme for Junction 4. The proposed development, plus any others that may come forward, will have to fund these mitigation schemes in order for development to be acceptable in Stow. Therefore there are strategic traffic and highways constraints on development in Stow, these can be overcome but there may be issues regarding viability. This criterion for all sites should be flagged as 'Amber'.
<b>Water Environment</b>	The Water Cycle Study WCS (JBA, August 2015) states that there are no issues which indicate that the planned development in the District is unachievable from the perspective of supplying water and wastewater services, and preventing deterioration of water quality in receiving waters. The WCS has identified where infrastructure upgrades and mitigation measures are expected to be required to accommodate planned growth. Primary responsibility for provision of water and

## Settlements 3

Points to consider from new evidence	Settlement Discussion: Stow-on-the Wold
	<p>wastewater services to new developments lies with Water Companies and Sewerage Undertakers. The Environment Agency is the primary environmental regulator.</p> <p>At Stow, the WCS predicts that the waste water treatment works (WwTW) will require some infrastructure upgrade. The study states that the required standard of treatment would be achievable using current Best Available Technology. With regard to sewerage infrastructure, it is anticipated that some infrastructure upgrades will be required. With regard to water supply, further modelling will be required to determine the scale of the water supply infrastructure upgrades that may be needed. As some upgrading of infrastructure for both sewerage and waste water treatment is likely to be required in order to accommodate new development in Stow then the criterion is flagged as 'Amber'.</p>
<b>Conclusion</b>	<p>Since the initial assessment of potential development sites in Stow (November 2014), Site S_46 has gained planning permission for 20 dwellings and Site S_20 has permission for a retirement community (of which 92 can be counted towards the District housing requirement). Therefore the sites have not been considered further in the Local Plan process.</p> <p>The remaining sites have been evaluated against any new evidence that has emerged since the original assessment. From this assessment it has emerged that a proposal for 146 dwellings on Sites S_14 and S_22B has been refused at Appeal on grounds that the scheme would have a significant adverse impact on the character and appearance of the AONB and the setting of Stow-on-the-Wold. Therefore these sites should not be allocated.</p> <p>The evidence does not indicate that a change is necessary in the recommendation for Site_8A.</p>

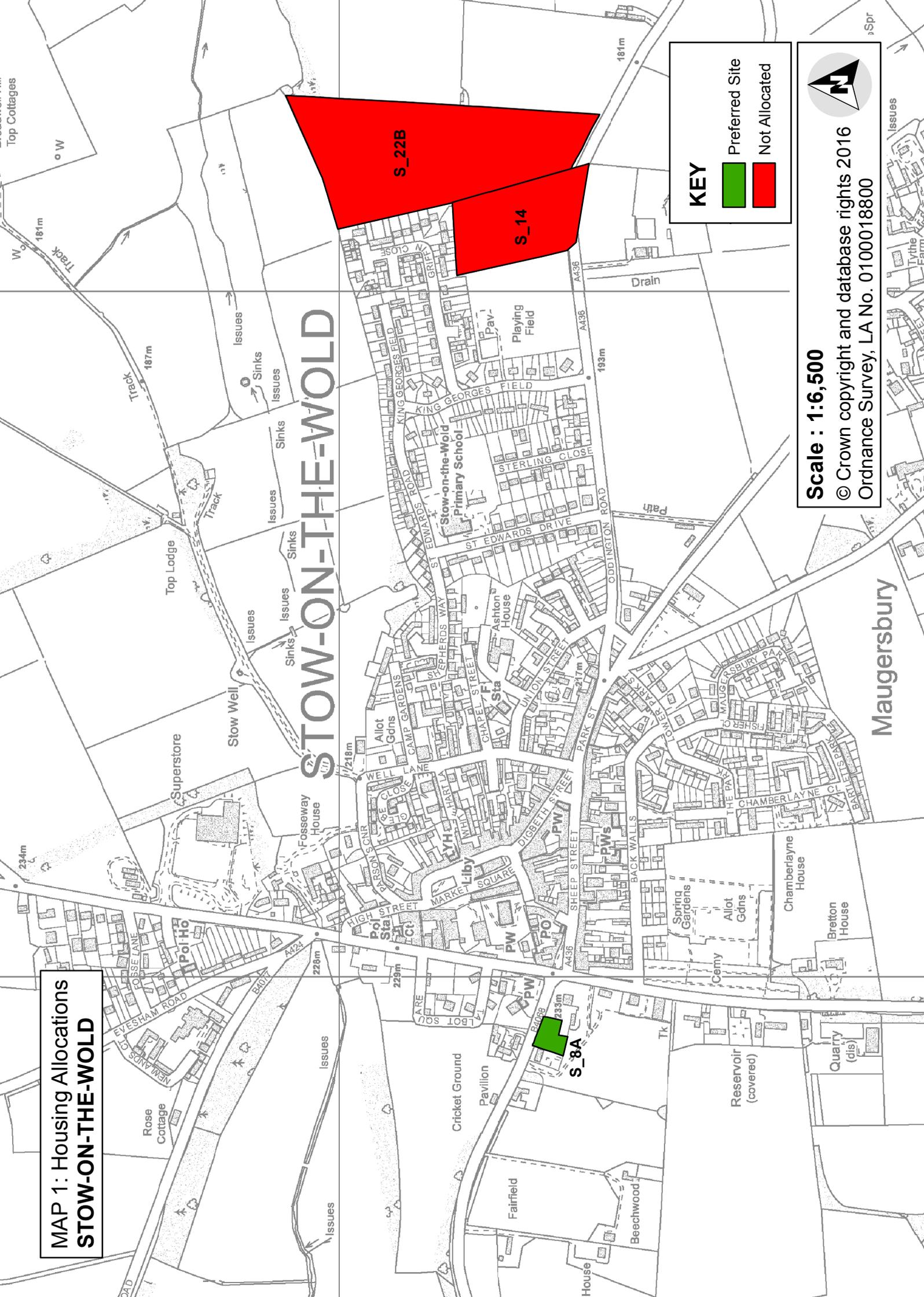
**Recommendation**

Site/Strategy	Recommendation
S_8A	Preferred Site for Housing Development (capacity 10dw)
S_14	Not Allocated for Development
S_22B	Not Allocated for Development

### 3 Settlements

Site/Strategy	Recommendation
Development Strategy	Given the permissions that have come forward on sites S_20 and S_46, there are no significant implications for the Development Strategy.

**MAP 1: Housing Allocations  
STOW-ON-THE-WOLD**



**KEY**

- Preferred Site
- Not Allocated

**Scale : 1:6,500**

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Maugersbury

## 3 Settlements

### 3.15 Tetbury

Criteria	T_24B Former Matbro Site	T_31B Land adjacent to Blind Lane	T_51 Northfield Garage
Community Engagement Feedback	N/A	RED	GREEN
Sustainability Appraisal - 'Points of the Compass' constraints appraisal	N/A	AMBER	N/A
Sustainability Appraisal - Site Assessments	AMBER	AMBER	RED
Objective A - Communities	GREEN	GREEN	GREEN
Objective B - Environmental Sustainability	GREEN	AMBER	GREEN
Objective C - Economy, Employment and Retail	GREEN	AMBER	GREEN
Objective D - Housing	GREEN	GREEN	GREEN
Accessibility including Objective E - Travel, Transport and Access;	GREEN	GREEN	GREEN
Historic Environment, including Objective F - Built Environment, Local Distinctiveness, Character and Special Qualities;	GREEN	AMBER	GREEN
Natural Environment, including Objective G - Natural Resources	AMBER	RED	AMBER
Infrastructure - impact and delivery, including Objective H - Infrastructure (excluding GI considerations)  IDP 2016 Update	AMBER (was GREEN)	AMBER (was GREEN)	AMBER (was GREEN)

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Criteria	T_24B Former Matbro Site	T_31B Land adjacent to Blind Lane	T_51 Northfield Garage
<b>Green infrastructure – impact and delivery, including Objective H - Infrastructure where it relates to GI</b>	Evidence not available	Evidence not available	Evidence not available
<b>Objective I - Cirencester</b>	N/A	N/A	N/A
<b>Objective J - Cotswold Water Park</b>	N/A	N/A	N/A
<b>Delivering the Development Strategy (incl Settlement Strategy)</b>	GREEN	GREEN	GREEN
<b>Traffic &amp; Highways</b>  New Evidence: Highway Capacity Assessment (Atkins) - Draft Final Report December 2015	AMBER (was GREEN)	AMBER	AMBER (was GREEN)
<b>Flood Risk - sequential test (NPPF)</b>	AMBER	AMBER	AMBER
<b>Water Environment</b>  New Evidence: Water Cycle Study (JBA August 2015)	GREEN	GREEN	GREEN
<b>AONB (NPPF)</b>	AMBER	AMBER	AMBER
<b>Other potential designations / uses / allocations?</b>	GREEN	GREEN	GREEN
<b>Deliverability (NPPF)</b>  New Evidence: Whole Plan Viability Study (HDH 2016)	GREEN	GREEN	GREEN

### 3 Settlements

Criteria	T_24B Former Matbro Site	T_31B Land adjacent to Blind Lane	T_51 Northfield Garage
Agricultural Land Classification (NPPF)	N/A	RED	N/A

**Table 19 Tetbury - Site Appraisal RAG Chart (Housing Sites)**

## Settlements 3

Criteria	TET_E1 Priory Park, Priory Industrial Estate	TET_E2A Extension to Tetbury Industrial Estate	TET_E4 Land south-east of SIAC
Community Engagement Feedback	N/A	N/A	N/A
Sustainability Appraisal - 'Points of the Compass' constraints appraisal	N/A	AMBER	N/A
Sustainability Appraisal - Site Assessments	RED	AMBER	AMBER
Objective A - Communities	GREEN	GREEN	GREEN
Objective B - Environmental Sustainability	GREEN	GREEN	GREEN
Objective C - Economy, Employment and Retail	GREEN	GREEN	GREEN
Objective D - Housing	N/A	N/A	N/A
Accessibility including Objective E - Travel, Transport and Access;	GREEN	GREEN	GREEN
Historic Environment, including Objective F - Built Environment, Local Distinctiveness, Character and Special Qualities;	GREEN	GREEN	GREEN
Natural Environment, including Objective G - Natural Resources	AMBER	RED	AMBER
Infrastructure - impact and delivery, including Objective H - Infrastructure (excluding GI considerations)	GREEN	GREEN	GREEN
Green infrastructure – impact and delivery, including Objective H - Infrastructure where it relates to GI	Evidence not available	Evidence not available	Evidence not available

## 3 Settlements

Criteria	TET_E1 Priory Park, Priory Industrial Estate	TET_E2A Extension to Tetbury Industrial Estate	TET_E4 Land south-east of SIAC
<b>Objective I - Cirencester</b>	N/A	N/A	N/A
<b>Objective J - Cotswold Water Park</b>	N/A	N/A	N/A
<b>Delivering the Development Strategy (incl Settlement Strategy)</b>	RED	RED	RED
<b>Traffic &amp; Highways</b>  New Evidence: Highway Capacity Assessment (Atkins) - Draft Final Report December 2015	AMBER (was GREEN)	AMBER (was GREEN)	AMBER (was GREEN)
<b>Flood Risk - sequential test (NPPF)</b>	AMBER	GREEN	AMBER
<b>Water Environment</b>  New Evidence: Water Cycle Study (JBA August 2015)	GREEN	GREEN	GREEN
<b>AONB (NPPF)</b>	AMBER	AMBER	AMBER
<b>Other potential designations / uses / allocations?</b>	GREEN	GREEN	GREEN
<b>Deliverability (NPPF)</b>  New Evidence: Whole Plan Viability Study (HDH 2016)	AMBER	AMBER	AMBER

## Settlements 3

Criteria	TET_E1 Priory Park, Priory Industrial Estate	TET_E2A Extension to Tetbury Industrial Estate	TET_E4 Land south-east of SIAC
Agricultural Land Classification (NPPF)	N/A	RED	N/A

Table 20 Tetbury - Site Appraisal RAG Chart (Employment Sites)

### 3 Settlements

#### Officer Analysis and Evaluation

Points to consider from new evidence	Settlement Discussion: Tetbury
<b>Infrastructure - impact and delivery (excluding GI considerations)</b>	<p>The IDP 2016 Update has evaluated the community, education, emergency services, utilities, communications, healthcare and transport infrastructure that will be required to support the level of housing proposed in the Cotswold District Local Plan. The study has grouped settlements into distinct sub-areas interrelated in terms of services and employment to reflect that communities use services and facilities outside of their settlement. The IDP has identified that there are two 'Critical' pieces of infrastructure required in Tetbury (Improvements to A433 London Road/A433 Hampton Street/New Church junctions; and Improvements to A433 Long Street / A433 Bath Road /B4014 Fox Hill / Chipping Street junctions). Furthermore, two 'Essential' pieces of infrastructure are identified in the town as well as items of 'Critical' and 'Essential' infrastructure that will require funding identified in the wider sub area. It is appropriate that development within the sub area contributes to all this infrastructure provision within the plan period. As some of the infrastructure requirements are classed as Critical in the IDP, the criterion should be flagged as 'Amber'.</p> <p>NB the IDP assessed site allocations identified in the January 2015 Local Plan consultation document and an allowance for windfalls. Whilst it is assumed that any further allocations within Tetbury will not go over this quantum, any site specific infrastructure requirements have not been assessed. Therefore any new allocations for Tetbury should be phased towards the latter stages of the Local Plan period to allow for this.</p>
<b>Traffic and Highways</b>	<p>The Highway Capacity Assessment (Atkins, Draft Final Report December 2015) analyses the potential impact of development proposed in the District on 14 junctions identified by Gloucestershire County Council. The analysis helps to identify current and future capacity constraints on the road network. With regard to Tetbury, the junctions assessed were A433 London Road/A433 Long Street/Hampton Street/New Church Street (Junction 8) and A433 (Long Street)/A433 Bath Road/B4014 Fox Hill/Chipping Street (Junction 9). The Study concluded that the Local Plan proposals can be accommodated subject to funding mitigation schemes at both junctions. The proposed developments, plus any others that may come forward, will have to fund these mitigation schemes in order for development to be acceptable in Tetbury. Therefore there are strategic traffic and highways constraints on development in Tetbury, these can be overcome but there may be issues regarding viability. This criterion for all sites should be flagged as 'Amber'.</p>
<b>Water Environment</b>	<p>The Water Cycle Study WCS (JBA, August 2015) states that there are no issues which indicate that the planned development in the District is unachievable from the perspective of supplying water and wastewater services, and preventing</p>

## Settlements 3

Points to consider from new evidence	Settlement Discussion: Tetbury
	<p>deterioration of water quality in receiving waters. The WCS has identified where infrastructure upgrades and mitigation measures are expected to be required to accommodate planned growth. Primary responsibility for provision of water and wastewater services to new developments lies with Water Companies and Sewerage Undertakers. The Environment Agency is the primary environmental regulator.</p> <p>At Tetbury, the WCS reports that the waste water treatment works (WwTW) has capacity within its existing flow and quality consents to accommodate the proposed growth. With regard to sewerage infrastructure, the WCS reports that the existing infrastructure is adequate to accommodate the planned growth. With regard to water supply, Bristol Water state that there are no issues with water supply infrastructure to serve the planned growth. Therefore the criterion for all sites should be flagged as 'Green'.</p>
<b>Deliverability (NPPF)</b>	<p>The Cotswold District Council Whole Plan Viability Study (March 2016) looked at the viability of various types of site scenarios e.g. Brownfield, Greenfield, on-site contamination etc. The Study concluded that all housing site typologies were deliverable in Cotswold District based on the policy assumptions contained in the Study. Therefore the criterion for housing are flagged as 'Green'.</p> <p>However, office and industrial/distribution development on both greenfield and brownfield are shown as being unviable, nationwide such development is only being brought forward to a limited extent on a speculative basis by the development industry. Where development is coming forward, it tends to be from existing businesses for operational reasons – rather than to make a return through property development. TET_E2A is located close to an existing employment site, so has potential to fit this rationale. This criterion should be flagged amber.</p>
<b>Conclusion</b>	<p>The housing and employment sites have been evaluated against any new evidence that has emerged since the original assessment. The evidence does not indicate that a change is necessary in the recommendations. However, as it is no longer necessary to have the 'Reserve Site' category in the assessment, given the increased certainty on the Objectively Assessed Needs for housing (as explained in paragraphs 3.1-3.3) then the recommendation for Site T_31B needs to be re-visited.</p> <p>The conclusions from the site assessment for Site T_31B set out in the November 2014 Evidence Paper considered that the site was suitable for housing development but was categorised as a 'reserve site' because the community did not support the site and the site was not needed to meet the housing requirement for this plan</p>

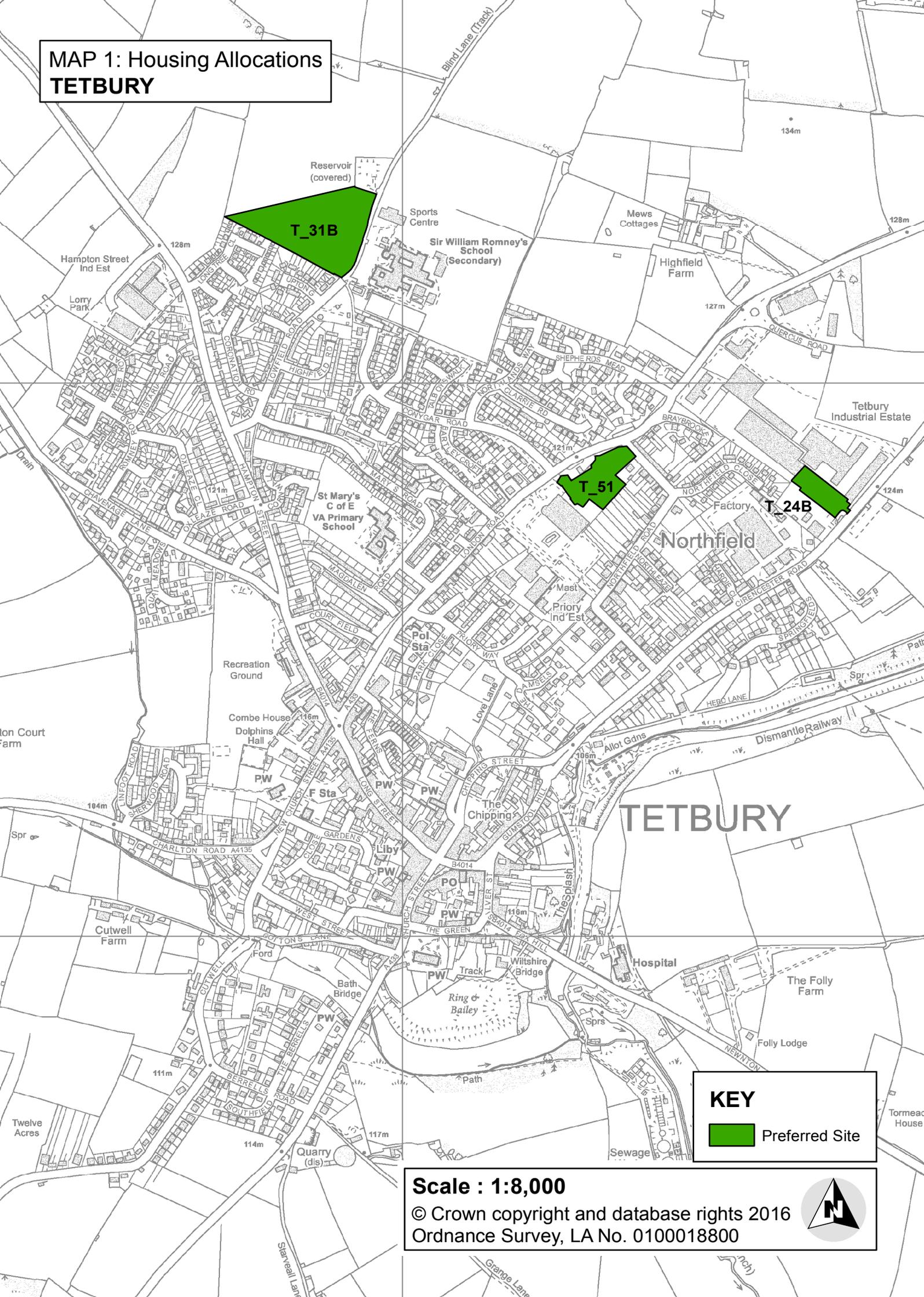
### 3 Settlements

Points to consider from new evidence	Settlement Discussion: Tetbury
	<p>period. The situation regarding the housing requirement (OAN) has changed, and therefore it is considered appropriate to recommend allocating the site for housing, subject to an acceptable access being achieved to address the Community's concerns. However, as site T_31B was not specifically assessed in the IDP 2016 Update as it had previously been a reserve site, it would be prudent to phase the site to the latter part of the plan period.</p> <p>Also, TET_E2 has been split into 2 sites because it has emerged through the Regulation 18 Local Plan consultation that a large part of the site is not available for development. The remainder of the site that is available for development is TET_E2A and it is recommended that this remains allocated for employment, given the District wide requirement for employment land.</p>

### Recommendation

Site/Strategy	Recommendation
T_24B (TET_E4)	Preferred Site for Housing Development (Capacity 9dw)
T_31B	Preferred Site for Housing Development (Capacity 43dw)
T_51	Preferred Site for Housing Development (Capacity 18dw)
TET_E1	Not necessary to allocate the site, it can come forward under existing policy for employment development.
TET_E2A	Preferred Site for Employment Development (2.08 ha)
Development Strategy	There are no significant implications for the Development Strategy. Site T_31B would make an additional contribution to the supply of housing in the District. Although the Employment allocation at TET_E2A has reduced, there are other available sites identified in the District to help address this reduction.

# MAP 1: Housing Allocations TETBURY



**KEY**

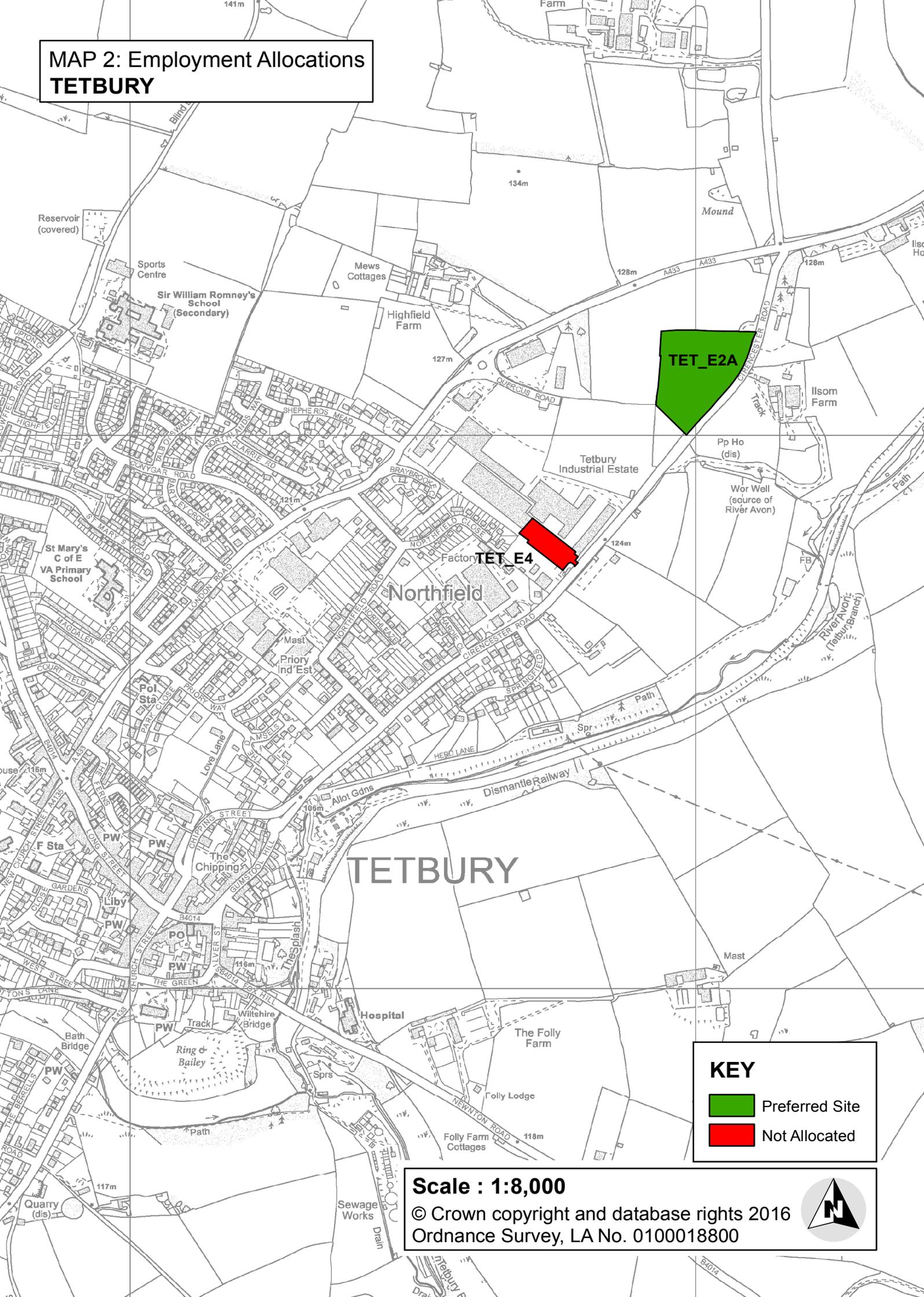
 Preferred Site

**Scale : 1:8,000**

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# MAP 2: Employment Allocations TETBURY



**KEY**

-  Preferred Site
-  Not Allocated

**Scale : 1:8,000**  
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## Settlements 3

### 3.16 Upper Rissington

**3.6** Site UR\_2 Land adjacent to South Gate Court has been granted outline planning permission (Ref 14/01403/OUT) for up to 26 dwellings . There are no other sites being considered in Upper Rissington.

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



## Settlements 3

Criteria	W_1A Garage workshop behind The Nook, Main Street	W_1B Garden behind The Nook, Main Street	W_4B Land between W_4A and future heritage railway	W_7A Land north of B4632 and east of employment estate	W_8A Land between Collin Close and Collin Lane	W_8B Land west of Field Close and north of B4632
<b>Objective I - Cirencester</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Objective J - Cotswold Water Park</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Delivering the Development Strategy (incl Settlement Strategy)</b>	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
<b>Traffic &amp; Highways</b>	RED	RED	RED	AMBER	GREEN	GREEN
<i>New evidence - Highway Capacity Assessment (Atkins) Draft Final Report December 2015</i>						
<b>Flood Risk - sequential test (NPPF)</b>	AMBER	GREEN	AMBER	AMBER	AMBER	AMBER
<b>Water Environment</b>	AMBER	AMBER	AMBER	AMBER	AMBER	AMBER
<i>New evidence: Water Cycle Study (JBA August 2015)</i>						
<b>AONB (NPPF)</b>	AMBER	AMBER	GREEN	GREEN	AMBER	AMBER
<b>Other potential designations / uses / allocations?</b>	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
<i>Reps from January 2015 consultation</i>				(was GREEN)		
<b>Deliverability (NPPF)</b>	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
<i>New evidence: Whole Plan Viability Study (HDH 2016)</i>						
<b>Agricultural Land Classification (NPPF)</b>	N/A	AMBER	AMBER	AMBER	AMBER	AMBER
<i>W_4a Land adjacent to Harvest Piece, Collin Lane and W_9 Goodigore Orchard have planning permission (as one site) for up to 50 dwellings (Ref.14/05636/OUT) so are no longer included in the table.</i>						
<i>W_5 Land at Broadway Road has planning permission for up to 20 dwellings (Ref. 14/01739/OUT) so is no longer included in the table.</i>						

### 3 Settlements

Criteria	W_1A Garage workshop behind The Nook, Main Street	W_1B Garden behind The Nook, Main Street	W_4B Land between W_4A and future heritage railway	W_7A Land north of B4632 and east of employment estate	W_8A Land between Collin Close and Collin Lane	W_8B Land west of Field Close and north of B4632
W_8a Land between Collin Close and Collin Lane - an application (Ref. 14/04854/OUT) for 71 dw was refused on appeal (Ref.APP?F1610/W/15/3121622)						
W_10 Land north of Chipping Lane has been re-assessed in the SHIELAA (Consolidation Report 2016) as 'Not currently developable' so is no longer included in the table						

**Table 21 Willersey - Site Appraisal RAG Chart (Housing Sites)**

## Settlements 3

Criteria	WIL_E1C Land north of B4632 and adjacent to industrial estate
Community Engagement Feedback	N/A
Sustainability Appraisal -- 'Points of the Compass' constraints appraisal	GREEN
Sustainability Appraisal - Site Assessments	RED
Objective A - Communities	GREEN
Objective B - Environmental Sustainability	GREEN
Objective C - Economy, Employment and Retail	GREEN
Objective D - Housing	GREEN
Accessibility including Objective E - Travel, Transport and Access;	GREEN
Historic Environment, including Objective F - Built Environment, Local Distinctiveness, Character and Special Qualities;	GREEN
Natural Environment, including Objective G - Natural Resources	AMBER
Infrastructure - impact and delivery, including Objective H - Infrastructure (excluding GI considerations)	GREEN
Green infrastructure – impact and delivery, including Objective H - Infrastructure where it relates to GI	Evidence not available
Objective I - Cirencester	N/A
Objective J - Cotswold Water Park	N/A
Delivering the Development Strategy (incl Settlement Strategy)	AMBER
Traffic & Highways New Evidence: Highway Capacity Assessment (Atkins)- Draft Final Report December 2015	AMBER
Flood Risk - sequential test (NPPF)	AMBER
Water Environment New Evidence: Water Cycle Study (JBA, August 2015)	AMBER
AONB (NPPF)	GREEN
Other potential designations / uses / allocations?	GREEN
Deliverability (NPPF) Whole Plan Viability Study (HDH 2016)	AMBER
Agricultural Land Classification (NPPF)	AMBER

Table 22 Willersey - Site Appraisal RAG Chart (Employment Sites)

### 3 Settlements

#### Officer Analysis and Evaluation

Points to consider - from new evidence	Settlement Discussion: Willersey
<b>Community Engagement Feedback</b>	Community feedback has changed. Willersey Parish Council, in their representation to the November 2015 Local Plan Consultation: Planning Policies, has withdrawn their previous support for W7A as the preferred site and do not support any more housing in the village due to the number of dwellings (up to 70) and other infill sites that have gained planning permission since the community engagement work was undertaken early in 2014. Therefore, all sites are now flagged as red (W_1A , W_1B and W_7A were green).
<b>Infrastructure - impact and delivery (excluding GI considerations)</b>	The IDP 2016 Update has evaluated the community, education, emergency services, utilities, communications, healthcare and transport infrastructure that will be required to support the level of housing proposed in the Cotswold District Local Plan. The study has grouped settlements into distinct sub-areas interrelated in terms of services and employment to reflect that communities use services and facilities outside of their settlement. Although no settlement specific infrastructure requirements have been identified in the IDP 2016 Update for Willersey, there are requirements identified within its sub area. Therefore it would be appropriate that development contributes to the provision of those infrastructure requirements. Some of the infrastructure requirements are classed as Critical in the IDP, therefore the criterion should be flagged as 'Amber'. NB the IDP has only assessed a moderate amount of windfalls (90 dwellings) in the north sub area, so any additional development above this quantum would need to be subject to a review of the IDP. Therefore any new allocations should be phased towards the latter stages of the Local Plan period to allow for this.
<b>Traffic and Highways</b>	The Highway Capacity Assessment (Atkins, Draft Final Report December 2015) analyses the potential impact of development proposed in the District on 14 junctions identified by Gloucestershire County Council. With regard to Willersey, no nearby junctions were assessed. However, community feedback and SHELAA identified possible visibility and access issues for W_7A / WIL_E1C. However, given the size of the site and wider land ownership , mitigation is possible. Therefore, the criterion remains as Amber.
<b>Water Environment</b>	The Water Cycle Study WCS (JBA, August 2015) states that there are no issues which indicate that the planned development in the District is unachievable from the perspective of supplying water and wastewater services, and preventing deterioration of water

## Settlements 3

Points to consider - from new evidence	Settlement Discussion: Willersey
	<p>quality in receiving waters. The WCS has identified where infrastructure upgrades and mitigation measures are expected to be required to accommodate planned growth. Primary responsibility for provision of water and wastewater services to new developments lies with Water Companies and Sewerage Undertakers. The Environment Agency is the primary environmental regulator. At Willersey, the WCS reports that the waste water treatment works (WwTW) has capacity within its existing flow and quality consents to accommodate the proposed growth. With regard to sewerage infrastructure, it is anticipated that some infrastructure upgrades will be required. With regard to water supply, further modelling will be required to determine the scale of the water supply infrastructure upgrades that may be needed. As some upgrading for sewerage infrastructure is likely to be required in order to accommodate new development in Willersey, then this criterion is flagged as Amber.</p>
<b>Other potential designations/uses/allocations</b>	<p>WA_7 should be considered as mixed use with employment. It is adjacent to the existing employment estate and the most viable sites are those adjacent to existing sites. Also, this site is the only suitable employment site in the village (WIL_E1C). This is now flagged as an amber site in the housing table as allocating the whole site for housing creates a potential conflict, but this can be mitigated by proposing a mixed use site with employment.</p>
<b>Deliverability</b>	<p>The Cotswold District Council Whole Plan Viability Study (March 2016) looked at the viability of various types of site scenarios e.g. Brownfield, Greenfield, on-site contamination etc. The Study concluded that all housing site typologies were deliverable in Cotswold District based on the policy assumptions contained in the Study. Therefore the criterion for housing is flagged as 'Green'.</p> <p>However, office and industrial/distribution development on both greenfield and brownfield are shown as being unviable, nationwide such development is only being brought forward to a limited extent on a speculative basis by the development industry. Where development is coming forward, it tends to be from existing businesses for operational reasons – rather than to make a return through property development. WIL_E1C is located adjacent to an existing employment site, so has potential to fit this rationale. This criterion should be flagged amber.</p>

### 3 Settlements

Points to consider - from new evidence	Settlement Discussion: Willersey
<p><b>Conclusion</b></p>	<p>Since the initial assessment of potential development sites in Willersey (November 2014), sites W_4A, W_5 and W_9 have gained planning permission for up to 70 dwellings. These sites were not included as site allocations in the Reg 18 Plan.</p> <p>The remaining sites have been evaluated against any new evidence that has emerged since the original assessment.</p> <p>The evidence does not indicate that a change is necessary to the original recommendations for W_1A &amp; W_1B.</p> <p>The recommendation for W_7A/WIL_E1C needs to be revisited in light of the representations received, the amount of housing permitted already in the Village, and the uplift in the Local Plan housing and employment requirement.</p> <p>W_7A was originally the preferred site for housing development by the Community. It was not allocated for employment uses as the need for housing was overriding. This situation has now changed in light of recent permissions granted on appeal. However, given the uplift in the OAN and that the site is outside the AONB, it should remain as an allocation, but as a mixed use site for housing and employment. The housing capacity will be affected and is estimated to be 49dw if the site is assumed to be 50% housing and 50% employment.</p> <p>The recommendations for Sites W_4B, W_8A and W_8B are unchanged.</p>

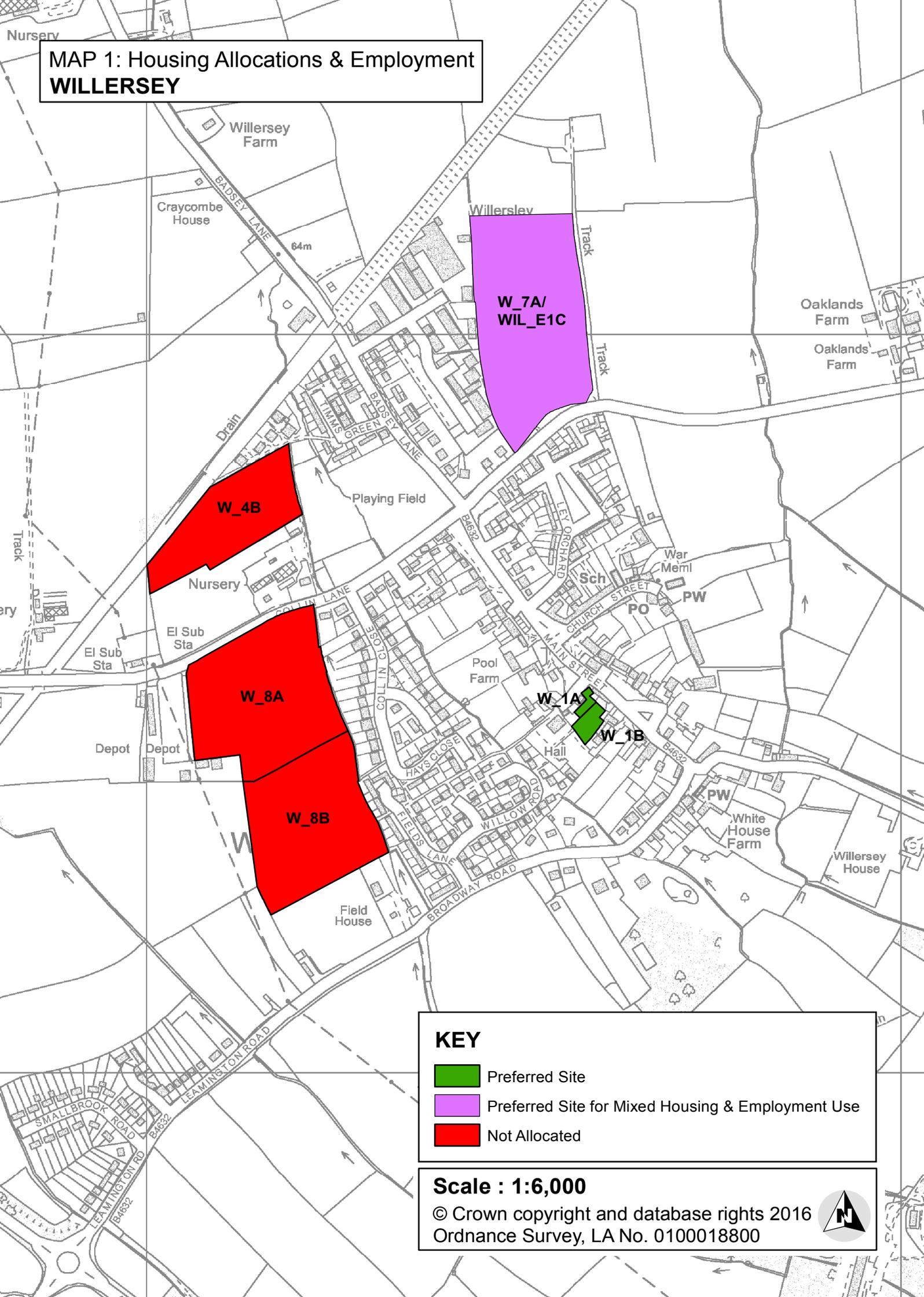
### Recommendation

Site/Strategy	Recommendation
W_1A and W_1B	Preferred Site for Housing Development (capacity 5dw)
W_4B	Not Allocated for Development
W_7A /WIL_E1C	Preferred Site for Housing Development (capacity 49dw on 1.98ha) and Employment development (capacity 1.97ha)
W_8A	Not Allocated for Development
W_8B	Not Allocated for Development

## Settlements 3

Site/Strategy	Recommendation
Development Strategy	<p>The preferred sites have a potential capacity of 54 dwellings and 1.97ha of employment. Although the housing figure is lower than in the January 2015 Reg 18 consultation, permissions for 70 dwellings have recently been granted, which more than compensates for this. The additional proposed mixed use of site W_7A/WIL_E1C will also contribute to meeting the uplifted housing OAN and the District wide employment land requirement. Therefore, there is no issue for the Development Strategy to address as Willersey is still able to make an appropriate contribution to the delivery of the Strategy.</p>

**MAP 1: Housing Allocations & Employment  
WILLERSEY**



**KEY**

- Preferred Site
- Preferred Site for Mixed Housing & Employment Use
- Not Allocated

**Scale : 1:6,000**

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## District-wide Summary of Recommendations 4

### 4 District-wide Summary of Recommendations

#### Housing

**4.1** It is recommended that the following Preferred Sites are allocated in the emerging Local Plan:

Settlement	Preferred Sites	Site Name	Capacity
Andoversford	A_2	Land to rear of Templefields & Crossfields	25
Blockley	BK_8	Land at Sheafhouse Farm	13
Blockley	BK_14A	The Limes, Station Road	16
Bourton-on-the-Water	B_32 (BOW_E3)	Countrywide Stores	32
Chipping Campden	CC_23B	Land at Aston Road	34
Chipping Campden	CC_23C	Land at Aston Road	80
Chipping Campden	CC_40A	Barrels Pitch and Land to north of Cherry Trees, Aston Road	6
Cirencester	C_17	42-54 Querns Lane	6
Cirencester	C_39	Austin Road Flats	9
Cirencester	C_97/CIR_E12	Memorial Hospital (Mixed Use)	11
Cirencester	C_101A	Magistrates Court	5
Down Ampney	DA_2	Dukes Field	10
Down Ampney	DA_5A	Buildings at Rooktree Farm	8
Down Ampney	DA_8	Land at Broadleaze	10
Fairford	F_35B	Land behind Milton Farm and Bettertons Close	49
Fairford	F_44	Land at rear of Faulkner Close	28
Kemble	K_1B	Land between Windmill Road and A429	13
Kemble	K_2	Land at Station Road	12
Kemble	K_5	Land to north-west of Kemble Primary School, School Road	11
Lechlade-on-Thames	L_18b	Land west of Orchard Close	9
Lechlade-on-Thames	L_19	Land south of Butler's Court	9
Moreton-in-Marsh	M_12A	Land at Evenlode Road	68
Moreton-in-Marsh	M_19A and M_19B (redrawn boundary)	Land south west and south east of Fosseyway Avenue	91 + 28 (total 119)
Moreton-in-Marsh	M_60	Former Hospital Site	21

## 4 District-wide Summary of Recommendations

Settlement	Preferred Sites	Site Name	Capacity
Northleach	N_13B	Land northwest of Hammond Drive and Midwinter Road	5
Northleach	N_14B	Land adjoining East End and Nostle Road	17
Stow-on-the-Wold	S_8A	Stow Agricultural Services, Lower Swell Road	10
Tetbury	T_24B	Former Matbro Site	9
Tetbury	T_31B	Land adjacent to Blind Lane	43
Tetbury	T_51	Northfield Garage Site, London Road	18
Willersey	W_1A and 1B	Garage workshop and Garden behind The Nook, Main Street	5
Willersey	W_7A/WIL_E1C	Land north of B4632 and east of employment estate (Mixed Use)	49 (1.97ha B Class)
		<b>Total</b>	<b>760</b>

**Table 23 Preferred Housing Sites for Allocation**

**4.2** For completeness, below is a list of those housing sites that are not recommended for allocation in the Local Plan.

Settlement	Site Not Allocated	Site Name
Andoversford	A_3A	Land to West of Station Road
Blockley	BK_11	Land north-east of Blockley
Blockley	BK_14B (north west)	The Limes, Draycott Lane
Blockley	BK_14B (south east)	The Limes, Draycott Lane
Chipping Campden	CC_23E	Aston Road Allotments
Chipping Campden	CC_38A	Land at the Hoo
Chipping Campden	CC_40B	Gardens to the rear of Melrose and Oaksey, Aston Road
Chipping Campden	CC_41	Campden Cricket Club
Chipping Campden	CC_43	Castle Gardens Packing Sheds
Chipping Campden	CC_44	Land west of Littleworth 'The Leasows'
Chipping Campden	CC_51	Land south west of Whaddon Grange
Chipping Campden	CC_52	Land north of Cam and west of Station Road
Chipping Campden	CC_53	Land south east of George Lane
Cirencester	C_76	Land at Chesterton School, Somerford Road

## District-wide Summary of Recommendations 4

Settlement	Site Not Allocated	Site Name
Cirencester	C_82	Land at Paternoster House, Watermoor Road
Cirencester	C_89	Land off Purley Road
Down Ampney	DA_5C	Land south of Rooktree Farm Buildings
Lechlade-on-Thames	L_14	Land at Lechlade Manor, adj Oak Street
Moreton-in-Marsh	M_57	1-8 Charlotte Terrace
South Cerney	SC_13A	Land rear of Berkeley Close
Stow-on-the-Wold	S_14	Land adj Griffen Court/Playing Field
Stow-on-the-Wold	S_22B	Land east of King George's Field
Willersey	W_4B	Land between W_4A and future heritage railway
Willersey	W_8A	Land between Collin Close and Collin Lane
Willersey	W_8B	Land west of Field Close and north of B4632

**Table 24 Housing Sites Not Recommended for Allocation in the Local Plan**

### Employment

**4.3** It is recommended that there is a more sophisticated approach to planning for employment development in Cotswold District than has occurred in the past. This is in recognition of the complex nature of the Cotswold economy and the varying needs and aspirations of small, medium and larger businesses operating in the area.

**4.4** In addition to the 9.1ha of employment land proposed as part of the Strategic Allocation for mixed use development south of Chesterton, Cirencester, it is recommended that the following Preferred Sites for employment (B1, B2 and B8 class) development are also allocated in the emerging Local Plan:

Settlement	Site Reference	Address	Site Area (Ha)	Proposed Use Class
Bourton-on-the-Water	BOW_E1	Extension to Bourton Industrial Estate	3.38	B1, B2 and B8
Chipping Campden	CCN_E1	Extension to Campden Business Park	0.67	B1, B2 and B8
	CCN_E3A	Expansion of Campden BRI ( <i>See Special Policy Area table below</i> )	1.09	B1a/b
Cirencester	<i>Strategic Allocation</i>	<i>South of Chesterton</i>	9.1	6 (B1) 3.1 (B2/B8)
Lechlade	LEC_E1	Land north of Butlers Court	1.25	B1

## 4 District-wide Summary of Recommendations

Settlement	Site Reference	Address	Site Area (Ha)	Proposed Use Class
Moreton	MOR_E6	Fire Services College	7.13	B1a/b
Moreton	MOR_E11	Land at Evenlode Road	2.03	B8
Tetbury	TET_E2A	Extension to Tetbury Industrial Estate	2.08	B1, B2 and B8
Willersey	WIL_E1C(W_7A)	Land north of B4632 & adjacent to Industrial Estate	1.97	B1, B2 and B8

**Table 25 Preferred Sites for Employment Land Allocations (B1, B2 and B8 classes)**

**4.5** It is recommended that the following sites are allocated mainly for other employment generating uses (i.e. these are not sites which will contribute significantly to B class employment uses):

Settlement	Site Reference	Address	Site Area (Ha)	Proposed Use Class
Cirencester	CIR_E10	Forum car park	0.54	A1 led mixed use
	CIR_E13B	Sheep Street Island	0.96ha	Mixed use
	CIR_E14	Waterloo Car Park	0.67	Car Park / B1

**Table 26 Other employment generating land allocations (Not B Class uses)**

**4.6** In addition to the allocations indicated above, it is recognised that a more bespoke approach is needed to support other aspects of the local economy, in particular the District's larger institutions and employers. Three organisations have been identified through the site allocations process as seeking a bespoke approach in the Local Plan. These organisations have significant and substantial sites in the District's more sustainable settlements and they have approached the Council with their future growth plans and aspirations. The Council recognises their need for certainty in a fluctuating economic climate, and is seeking to provide support through the local plan process.

**4.7** Through the site allocations process, the sites have been assessed but the view taken that a more holistic 'master-planning' approach is necessary, led by the relevant organisation. Therefore, the following organisations' sites are recommended to have a 'special policy' approach in the emerging Local Plan:

Settlement	Organisation	Sites included	Special Policy matters should include:
Chipping Campden	Campden BRI	CCN_E3A (extension site not in flood zone); plus larger site subject to resolution of flood zone constraint with EA.	<p>Resolution of flood risk constraint with EA.</p> <p>Sensitive design appropriate to its location within an attractive part of the AONB.</p> <p>Suitable access to rear of site needs to be achieved in consultation with GCC Highways.</p> <p>Re-use and/or demolition of redundant buildings needs to be part of master plan.</p> <p>Protection of CC railway station site (liaise with Network Rail and GCC Transport).</p>

## District-wide Summary of Recommendations 4

Settlement	Organisation	Sites included	Special Policy matters should include:
			Footpath diversion or Footbridge over railway may be required.
Cirencester	Royal Agricultural University	CIR_E6 (2.44ha - excluding gas pipeline buffer) ; plus CIR_E8 (RAU 'Triangle' Site with planning permission 10/00964/OUT);	<p>Address transport / access constraints in conjunction with the master-planning process for the Strategic Allocation for mixed use development south of Chesterton.</p> <p>Revisit plans for CIR_E8 and incorporate area including CIR_E6.</p> <p>Address gas pipeline buffer constraint on CIR_E6.</p> <p>Careful design required that respects the sensitive location of the sites within the AONB, and also the potential impact on the historic environment features of the site.</p> <p>Long term plan which addresses the future needs and aspirations of the RAU in Cirencester.</p>
Moreton-in-Marsh	Fire Services College	MOR_E5	<p>Support the retention, enhancement and growth of the FSC.</p> <p>Aim to support the modernisation and upgrading of facilities directly related to the emergency services sector.</p> <p>Enable public access to FSC leisure facilities</p> <p>Consider surface water flood risk and other environmental constraints on site.</p>

**Table 27 Sites suitable for Special Policy Approach in Local Plan**

**4.8** For completeness, below is a list of those employment sites not recommended for allocation in the Local Plan:

Settlement	Site Not Allocated	Site Name	Capacity (ha)
Lechlade-on-Thames	LEC_E2A	Land at North Lechlade (Site B)	4.53
Moreton-in-Marsh	MOR_E9A	Land between Garden Centre and Moreton Hospital	1.59

**Table 28**

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