

Strategic Housing and Economic Land Availability Assessment - January 2016 Consolidation Report



COTSWOLD
DISTRICT COUNCIL

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1 Introduction

1.1 The Strategic Housing Land Availability Assessment (SHLAA) is a technical study that all local planning authorities are required to prepare (paragraph 159 & 161, National Planning Policy Framework (NPPF)). The primary role of the SHLAA is to pro-actively identify and assess sites that have the **potential** to deliver residential development.

1.2 The NPPF also sets out that an assessment of land that has potential to deliver economic development should also be made. For the purpose of this study, we have incorporated a Strategic Economic Land Availability Assessment (SELAA) within this document. In so doing, the Council is able to demonstrate that it can provide enough land that is available, suitable and achievable to meet the District's need for different types of development.

1.3 Cotswold District Council undertook a full review of all potential housing and economic development sites in the [Strategic Housing and Economic Land Availability Assessment Review \(May 2014\)](#) (hereafter referred to as the SHLAA/SELAA Review (May 2014)). Subsequently, the Council published addendums to this document in [November 2014](#) and [December 2015](#), which considered newly submitted sites, sites that required a reassessment or corrections to the original document. This consolidation report brings together the three separately published SHLAA/SELAA documents into a single report. It should also be noted that the report has been updated to take account of planning permissions granted up to 31st January 2016.

1.4 The NPPF identifies the advantages of carrying out land assessments for housing and economic development as part of the same exercise, in order that sites may be allocated for the use that is most appropriate. Land assessment also assists neighbourhood forums and parish/town councils in the development of their Neighbourhood Plans by identifying deliverable sites and highlighting any potential constraints. The full back catalogue of Cotswold District Council's SHLAA and SELAA documents are all available to download from the [Evidence Base and Monitoring](#) page of the Council's website.

What is an assessment of land availability?

1.5 The SHLAA and SELAA are important evidence sources and will inform the emerging Local Plan, in particular, the Site Allocations element of the Local Plan. The new Local Plan, when adopted, will replace the Cotswold District Local Plan 2001-2011 (adopted in April 2006) and guide future development in, and provide a spatial planning framework for, the District up to 2031. However, **the inclusion of a site within the SHLAA /SELAA does not determine whether a site should be allocated for development**. That can only be done through the Local Plan, which will take into account all relevant evidence. **The SHLAA and SELAA have no policy status.**

1.6 The SHLAA & SELAA identify potential constraints and suggested actions that may be taken to overcome constraints. The list of identified constraints is not an absolute list and it may be that further issues are identified when further survey work is undertaken. Similarly, the suggested measures to overcome constraints are not exhaustive and there may be further measures required to overcome them.

Introduction 1

1.7 The inclusion of a site in the SHLAA or SELAA does not mean that planning permission will necessarily be granted. Planning applications are currently determined in accordance with the Cotswold District Local Plan (Adopted 2006), unless material considerations indicate otherwise. The suitability of a site and its capacity should be tested through the development management (planning application) process.

1.8 The SHLAA and SELAA are regularly reviewed as the situation surrounding sites can change. Consequently, new information can be submitted at any time, which will be taken into consideration in future reviews of this document. Similarly, additional sites can also be submitted at any time for review in the next Assessment (a site submission form outlining what information should be included within a submission is available to download from the Land Availability Assessment section of the Council's website). However, it should be noted that whilst a planning application is in progress, all correspondence must go through the Case Officer dealing with the application.

1.9 As technical documents, the SHLAA and SELAA are not subject to a formal consultation period, although we welcome any additional site information that may affect the delivery of a site. Anyone wishing to make a formal representation about the suitability of sites for development will have the opportunity to do so through the Local Plan consultation process.

1.10 Please note that sites with planning permission are dealt with in more detail in the Council's latest Residential Land Availability Report and our 5 Year Supply Report, which are available to view on the [monitoring pages](#) of the Council's website. These documents are updated on an annual basis and may take into account more recent information than is contained in this report.

The Local Plan policy context

Housing

1.11 The emerging Local Plan (Regulation 18 Consultation: Development Strategy and Site Allocations - January 2015) identified that the District needs to plan for 7,600 new dwellings over the period (2011-31). The table below sets out the annual number of housing completions since 1st April 2011.

Year	Number of dwellings completed
2011/12	528
2012/13	393
2013/14	396
2014/15	466
Total	1,783

1.12 The Residential Land Availability Report 2015 also demonstrated that the District had 3,161 dwellings with planning permission or with a resolution to grant planning permission at 31st March 2015. In addition, the table below shows planning permissions of 11 or more dwellings that the Council have granted (or have resolved to grant planning permission) between 1st April 2015 and 31st January 2016.

1 Introduction

Major applications (11 or more dwellings) granted planning permission or with a resolution to grant planning permission since 1st April 2015	
Site	No of dwellings
Land north of Sheafhouse Farm, Blockley (BK_5)	23
Pulham's Bus Depot, Station Road, Bourton-on-the-Water (B_20)	20
Land adjacent to Chipping Campden School, Chipping Campden (CC_48)	20 (net)
T H White Ltd, Tetbury Road, Cirencester (part of C_106)	34
Stratton Place, Stratton, Cirencester	34
Land parcel off Long Marston Road, Mickleton	90
Bretton House, Stow-on-the-Wold (S_20)	92
Ashton House, Union Street, Stow-on-the-Wold (S_46)	20
Land adjacent to South Gate Court, Upper Rissington (UR_2)	26
Land at Broadway Road, Willersey (W_5)	20
Land adjacent to Harvest Piece, Collin Lane (W_4A) and Goodigore Orchard (W_9)	50
Total	429

1.13 In summary, 5,373 dwellings have either already been built or are committed to be built since 1st April 2011. When this figure is subtracted from the district's 7,600 housing requirement, a further 2,227 dwellings will need to be built in the period up to 2031. Although smaller applications have been granted since 1st April 2015, they have not been taken into account here, but will be included in the Residential Land Monitoring Report 2016.

Economy

1.14 Paragraph 23 of the NPPF requires local authorities to proactively drive and support sustainable economic development to deliver the business and industrial units that the country needs. Local authorities must objectively identify and then meet the business and other development needs of an area, and respond positively to wider opportunities for growth.

1.15 The emerging Local Plan (Regulation 18 Consultation: Development Strategy and Site Allocations - January 2015) identified that the District needs to make provision for about 28 hectares of B Class employment land.

1.16 The NPPF also instructs local planning authorities to undertake an assessment of the need to expand town centres to ensure there is a sufficient supply of suitable sites for retail, leisure, commercial, office, tourism, cultural, community uses (paragraph 23). Evidence presented in the emerging Local Plan (Regulation 18 Consultation: Development Strategy and Site Allocations - January 2015) provided indicative floor space requirements for Cirencester, Moreton-in-Marsh, Tetbury and Bourton-on-the-Water. This totalled 6,650 sq.m net comparison floor space and 1,550 sq. m net convenience floor space to be planned for during the plan period to 2031.

Explanation of method 2

2.1 This report presents the results of assessments undertaken for all sites identified as having potential to deliver residential and economic development within Cotswold District. The Assessment has been prepared in an open, transparent and consistent way, with the co-operation of a range of stakeholders and an Advisory Panel.

2.2 The report covers the Cotswold District portion of the Gloucestershire Housing Market Area and Functional Economic Market Area. We have also worked with the other authorities in Gloucestershire in line with the Duty to Cooperate to enable aggregation between the different Local Authorities to create a comprehensive Assessment of potential development land in the Gloucestershire Housing Market Area.

2.3 To be consistent and robust, the same methodology has been used where possible in the SHLAA Addendum I (November 2014) and the SHLAA/SELAA Addendum II (December 2015) that was previously used in the SHLAA/SELAA (May 2014). However, since the publication of the May 2014 SHLAA/SELAA, Siddington has been removed from the emerging Local Plan Development Strategy as a location that can suitably accommodate new housing or economic development at a strategic scale. With the exception of sites that are adjacent to Cirencester's development boundary, sites in Siddington parish have been assessed as being unsuitable for development in order to bring the SHLAA methodology in line with the policies of the emerging Local Plan (2011-2031).

National Policy Background

2.4 This report has been prepared in accordance with the NPPF and follows the methodology set out in the National Planning Practice Guidance (NPPG). There have been no departures from this methodology, although further detail regarding the individualities of the Cotswold SHLAA and SELAA are outlined within this section of the report.

2.5 Paragraph 159 of the NPPF requires all local authorities to:

- "*identify and update annually a supply of specific **deliverable** sites sufficient to provide five years worth of housing against housing requirements... (to be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans);*
- "*identify a supply of specific, **developable** sites or broad locations for growth, for years 6-10, and where possible, for years 11-15 (to be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged)"*.

2 Explanation of method

2.6 As the Council's Local Plan period runs from 2011-2031, a provision of sites across the whole plan period must be demonstrated. Therefore, a further timeframe of 16-20 years has been added for developable sites that have a reasonable prospect of being developed in the plan period but have timely constraints that must first be overcome.

2.7 In terms of economic land provision, the NPPF states that there is a need to ensure that "*sufficient land of the right type is available in the right places and at the right time to support growth and innovation*" (NPPF, paragraph 7). The NPPF also instructs Local Authorities to 'meet the need for new business' and 'allocate sufficient land that is suitable for development, taking account of the needs of business communities' (NPPF, paragraph 17).

2.8 The NPPG states that Local Authorities should identify "*land which is suitable, available and achievable for housing and economic development uses over the plan period*" and that "*development potential of all sites can be collected to produce an indicative trajectory. This should set out how much housing and the amount of economic development that can be provided, and at what point in the future*".

2.9 The NPPG states that "*if there are no significant constraints (e.g. infrastructure) to overcome, sites not allocated within the development plan or without planning permission can be considered capable of being delivered within a five-year timeframe*". The Council has adopted the approach that only sites that have robust evidence to demonstrate that they can be completed within 5 years should be considered as being deliverable (0-5 years).

Identification of Sites

2.10 The Council have been proactive in identifying sites through the desktop review process, using sources recommended by the NPPG. A list of the specific sources used to identify sites is provided in Appendix 37.

2.11 A 'Call for Sites' campaign was also run in May 2013 where developers; those with land interests; land promoters; local property agents; local communities; partner organisations; Local Enterprise Partnerships; businesses and business representative organisations; parish and town councils; neighbourhood forums preparing Neighbourhood Plans were invited to put forward potential residential and economic development land for assessment in the SHLAA & SELAA. Letters and emails were also sent to everyone on the Council's consultation database.

2.12 The Call for Sites was advertised in the Gloucestershire Citizen, The Cotswold Journal, The Wilts and Gloucestershire Standard, The Gloucestershire Echo and the Tewkesbury ADMAG. In addition, a press release was made and information was placed on the Council's website.

2.13 No threshold to the size of site or the amount of development needed was given within the Call for Sites to create an audit of all available land. The resulting submissions were given reference numbers and mapped on the Geographical Information System (GIS).

2.14 Further sites have been added into the SHLAA/SELAA process since the main 'Call for sites' campaign. Landowners, agents etc are able to submit sites to the Council for assessment at any time. Details of how to do this, are available on our website.

Explanation of method 2

Assessing Availability, Suitability and Achievability

2.15 Some sites were discounted at the first stage of the Assessment. The reasons for doing so include:

- The site was an exact duplicate of another site;
- The proposal would lose residential (in the SHLAA section) or economic development land (in the SELAA section);
- The site was included in error;
- The Council were unable to locate the site;
- The site has been withdrawn from the Assessment process;
- An extant planning permission exists on the site (residential sites only). These sites have been transferred to the appendices of the 5 year supply calculation to avoid double counting. Planning permissions of economic development sites have been assessed as being deliverable (0-5 years) unless there is evidence to suggest otherwise.
- Development of the site has been completed and there was no potential for further development.

Desktop Stage of SHLAA process:

2.16 The emerging Local Plan (Regulation 18 Consultations: January 2015 and November 2015) sets out the strategy for accommodating future development in the District. Cirencester and 16 Principal Settlement have been identified as being the more sustainable settlements in the District. For the purposes of the SHLAA and SELAA, sites not within these locations have been assessed as being 'not currently developable' as they are unsuitable for strategic growth.

2.17 The NPPG recommends that all sites that do not have potential to create 5 dwellings, or are less than 0.2 ha of developable economic land, should be discounted from the Assessment. As a predominantly rural district, many of the site submissions within Cotswold fall below this threshold. Discounting these sites does not necessarily mean they are unsuitable for development. However, they are not of a size that can deliver development on a strategic scale.

2.18 The availability of all remaining sites was thoroughly investigated and written confirmation was obtained from land owners and property agents as evidence to demonstrate this. Sites that were unavailable were classed as being 'not currently deliverable'. However, the owners of some sites wished for their land to be removed from the SHLAA process. In these instances, the sites were discounted as being 'withdrawn'.

2.19 A desktop survey of the remaining available sites was then carried out to identify potential constraints. The findings are given in the 'Constraints' column of the tables in Appendices 1-17 and 20-36. The list of all the constraints that were investigated is shown in the 'Desktop Assessment' section of the Site Assessment Form in Appendix 38.

2.20 Sites within Strategic Flood Risk Assessment (SFRA) Level 2 Climate Change Flood Zones 3a and 3b were discounted at this stage of the process, unless there was clear evidence to demonstrate that a scheme could feasibly overcome this constraint.

2 Explanation of method

2.21 The SHLAA/SELAA (May 2014) used draft SFRA Level 2 Climate Change Flood Risk Maps as part of the desktop assessment, but the finalised SFRA Level 2 Climate Change Flood Risk Maps have been used in both SHLAA/SELAA Addendums. Notwithstanding this, the same areas of high flood risk were shown in the draft flood risk maps as were shown in the final flood risk maps and, in this regard, the findings of the SHLAA/SELAA (May 2014) were not affected by the findings of the final SFRA report.

2.22 Some sites were split at this stage to provide a more realistic account of the developable areas and the timescales in which they could be developed. Sites that overlapped were also split to ensure double counting was avoided. In addition, it was noted where sites could be combined together to make a better larger potential development plot.

2.23 The remaining sites were visited by Officers. Constraints identified in the desktop survey were verified and any additional issues were noted.

2.24 In order to complete Part 1 of the Site Assessment Form, a preliminary conclusion was made by Officers on the suitability of sites and whether to progress them to the next stage in the process. Sites were assessed as being 'not currently deliverable' where:

- Physical limitations or problems such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination were so severe that development would currently be unacceptable in the context of the existing Local Plan, national or emerging planning policy.
- Landscape features, nature or heritage conservation impacts or environmental / amenity impact were so severe that development would be unacceptable in the context of the existing Local Plan, emerging plan policy and national policy.

2.25 SHLAA site appraisals were previously undertaken using a 'policy neutral' approach. This meant that even if a potential development was contrary to planning policy, it was still included within the Assessment. The NPPG now recommends that national, local and emerging planning policies should be applied to the Assessment. This has the beneficial effect of ensuring that only sites with a realistic prospect of being developed are included within the deliverable / developable categories of the Assessment. This is a far more robust approach, as there is increased confidence in the housing and economic development trajectories.

2.26 The remaining sites also received comments from our Heritage and Design, and Development Management teams. This improved the robustness of the assessment by helping to identify issues that could potentially prevent a site from being granted planning permission. Advice was also received regarding suitable densities for sites.

2.27 The Research Team at Gloucestershire County Council assessed sites through their accessibility modelling programme, which ranked sites according to their accessibility (distance, walking time, cycling time and bus/walk time) to either a primary school, full-time education collage, GP surgery, major brand supermarket, Post Office and one of the 17 Principal Settlements. This was taken into consideration when assessing the suitability of each site.

2.28 Once the desktop research was complete, we undertook more detailed site surveys to ratify inconsistent information gathered through the call for sites and desktop assessment. This also gave a more up-to-date view on the current situation regarding sites and a better understanding of the type

Explanation of method 2

and scale of development that was appropriate. In addition, this exercise helped identify further constraints and gave an insight into how they could be overcome and how long this would may take. The site visits also enabled us to identify further potential land to investigate within the SHLAA process. More details of the site survey can be viewed in Appendix 38.

2.29 Where constraints were identified, a commentary of possible actions that will be needed to overcome constraints has been provided. These are set out in a column within Appendices 1-17 and 20-36.

Assessing Economic Viability

2.30 We commissioned a specialist consultant to undertake viability assessments of potential residential sites. Their report is available to download from the [Monitoring and Evidence Base](#) page of our website.

2.31 We worked with the consultant to create 7 site typologies, which were specific to the potential residential sites within Cotswold District. These were tested using a Residual Valuation Model to provide robust evidence, which demonstrates that all the SHLAA sites are economically viable under the policies within the current Local Plan (2001-11) and in current market conditions.

2.32 The typologies also underwent sensitivity testing to show the effect of:

- 10% decrease in house values
- 25% increase in prices over the 5 years
- Increasing the profit margin from 20% profit to 25%
- 20% increase to the level of CIL/S106 contribution

2.33 All typologies remained viable with a 20% increase to CIL/S106 contributions. The only typology that was not viable in the other less favorable economic scenarios related to brownfield sites with a capacity of 10+ houses with abnormalities (e.g. demolition and clean up costs).

2.34 In conclusion, all residential sites are economically viable in current planning and market conditions. Even in worsening economic scenarios, only 4% of SHLAA sites would not be viable. If these sites were not to be delivered, there would still be enough capacity from alternative SHLAA sites to meet the remaining Local Plan (2011-31) housing requirement.

2.35 We also commissioned a specialist consultant to undertake viability assessments on potential economic development sites. Their report is also available to download from the [Monitoring and Evidence Base](#) page of our website.

2.36 Cotswold District is not a major employment area. Rents are not high enough to develop to an institutional standard. Moreover, outside a few good locations, rental levels fall off drastically, particularly on the disused airbases where there is plenty of lower quality but serviceable accommodation.

2.37 There are a few locations where office development apparently is (or has been) viable – for instance, Cotswold Business Village at Moreton-in-Marsh and Cirencester Business Park. However, development consists of relatively small units and a specification that is adequate, but short of institutional investors' requirements. Moreover, in the smaller settlements, much of the development land is too remote and has sub-standard access.

2 Explanation of method

2.38 There is nothing wrong or uncommon with this situation, but the effect is that a standard residual land value appraisal, incorporating the cost of construction to an institutional standard, would probably demonstrate that development is not viable anywhere in the district. Yet, in the real world, development does take place in Cotswold district. There can be many reasons for this, which are discussed in the accompanying SELAA Economic Viability Report.

2.39 The Economic Viability Report concludes that there is a good prospect of development being achievable on the sites proposed for allocation, taking account of their special value to particular sellers, developers and buyers. The Economic Viability Report also concludes that the potential SHLAA sites allow sufficient choice to cater for likely demand and that generally speaking, there is unlikely to be an alternative allocation strategy that would be more viable.

2.40 The Economic Viability Report also concludes that development of retail convenience stores attracts the major operators and is viable in Cotswold as it is across most of the country (subject to market saturation). There has recently been a move away from large format stores towards smaller top-up stores but this is less likely to affect Cotswold District, which has few large format stores anyway. Non-food retail warehouse should also be viable in the main towns although demand will be for full A1 user rather than bulky goods. A comprehensive survey of gaps in the occupier market has not yet been undertaken and this assessment cannot be definitive, but it is expected that most, if not all, of the sites put forward for retail development will be viable if there is occupier demand.

Calculating the Capacities of Sites

2.41 We adopted a conservative approach when assessing the capacities of sites to ensure that the housing and economic development trajectories are not over-optimistic. It is robust to estimate a low site capacity, which actually produces a higher capacity when planning permission is granted.

2.42 As a starting point, the capacities of residential sites were calculated using a Density Multiplier Assumption (DMA). This used a basic assumption of 30 dwellings per hectare but takes account of the patterns of development. For example, larger developments allocate land to roads, parking areas, green spaces etc., which impact on the overall density of the development. To reflect this, the DMA makes a deduction on the capacity of larger sites. The following table shows how densities have been calculated:

Density Multiplier Assumptions within Cotswold District		
Site size (Ha)	Discounted site area	Area for housing
0 - 0.4	0	100%
0.4 - 2	17%	83%
2+	37%	63%

2.43 The capacities of economic development sites have been calculated using the site area in hectares. This is because the proposed uses of many of these sites were either undefined or took in several different types of employment or retail use, which would all have different average floorspaces. For example, an office building, which would typically be multi-storey, would be expected to have a

Explanation of method 2

much larger assumed floorspace than a single-storey warehouse. Without an indicative site plan, it is therefore very difficult to estimate floorspace capacities. Using the site area is a consistent and reasonable approach for the purpose of the SELAA.

2.44 The capacities of sites were refined taking consideration of a variety of sources, including:

- Where a site previously had planning permission, or where there was a planning application in progress, the number of units was considered;
- If the site was a Local Plan Site Allocation, the number of units allocated was considered;
- If a constraint reduced the developable site area then the capacity was adjusted accordingly;
- The advice from the Heritage and Design and Development Management teams was considered where they indicated a different capacity, for instance, where they recommended that a lower density was appropriate;
- Where development was spread over a long time period (e.g. 6-10 and 11-15 years), as a rule, half the capacity was divided to give a realistic estimation of the number of units that would be delivered in each time period;
- The capacities have been rounded to nearest whole number.

The Advisory Panel

2.45 For the May 2014 SHLAA/SELAA, an advisory panel of key stakeholders was formed to help provide further advice on the assessment of the suitability and viability of sites and to make suggestions of measures that can be taken to overcome constraints. In addition, the Panel also provided advice on lead-in times and build-out rates to give a better understanding of the timescales for development.

2.46 Various panel members were approached to achieve a range of professional skills and viewpoints. The Panel agreed to use a number of general assumptions and guidelines in their assessment of sites in order to ensure that a pragmatic and consistent approach was applied. Panel members included statutory consultees, property agents, planning constancies, members of the construction and house building industries, local landscape and wildlife experts, highways and water infrastructure organisations, representatives from neighbouring local planning authorities and Officers from Cotswold District Council.

2.47 An advisory panel of key stakeholders was also formed for the SHLAA Addendum sites. The panel had the same objectives as the original Panel and the same range of representatives were invited.

2.48 The panel meetings were held on 7th November 2013 and 10th November 2015. Comments regarding potential constraints and site deliverability were received at the panel meetings and via written submission after the meetings. A full list of the organisations that contributed to the SHLAA panel process is provided in Appendix 39.

2.49 Following both panel meetings, an Officer meeting was held to consider the comments gained from the panel meeting and all other evidence that had been gathered to date. Conclusions were then made about whether sites were available, suitable and achievable and a reasonable estimate was made about when sites could be delivered.

2 Explanation of method

Community Involvement

2.50 To gain a strong community input into the SHLAA and the allocation of sites in the Local Plan, the Council engaged with local communities between January and March 2014. An event was held on 18th January 2014, which trained town and parish councils to undertake their own site appraisals of the potential development sites. The town and parish councils then consulted their local communities about the potential development sites. Communities were also encouraged to identify any potential development land that they thought could contribute to the future housing requirement. Representatives from town and parish councils that had sites under discussion in their parishes, as well as site owners and agents, were also invited to the panel meeting on 10th November 2015.

2.51 The town and parish councils' comments helped identify some previously unknown constraints, which were verified by Council Officers. The feedback has been used as evidence when considering the deliverability and developability of sites.

Assessment of Timescales

2.52 We used a number of sources of information to help assess whether sites are suitable, available and achievable. These have enabled a reasonable estimate to be made of when sites will realistically be delivered. The sources of evidence include:

- information provided by the person or organisation submitting the site;
- planning history;
- appeal decisions and High court Judgements;
- national, local and emerging planning policy;
- recent evidence contributing to the emerging Local Plan;
- primary information gathered from desktop and site visit research;
- an estimation of how long it will take to overcome identified constraints;
- consideration of the owner or organisation promoting the site and their track record of selling or delivering sites;
- accessibility modelling data provided by Gloucestershire County Council;
- advice from our Development Management and Heritage & Design teams;
- expert advice given by an independent panel of stakeholders to help understand the local housing and economic markets and to make an estimation on lead in times and build out rates of sites (more information regarding the panel can be viewed in Appendix 39);
- Comments received by town and parish councils following community engagement events between January and March 2014; and
- viability assessments;

2.53 Sites were considered to be deliverable within 5 years if the site:

- has direct road access;
- has relatively flat topography;
- is surrounding residential properties;

Explanation of method 2

- is within single ownership with known availability; and
- has the AONB as the only constraint and the site is within a development boundary of one of the 10 Principal Settlements identified in the Local Plan (2001-11).

2.54 Sites were considered to be developable (i.e. 6-10, 11-15 or 16-20 years) if:

- the site had potential land contamination requiring clean up; or an access problem that can be overcome (e.g. demolish garages);
- alternative parking / allotments / employment land could supplement any loss to the existing site;
- difficulties concerning urban design could be overcome;
- improvements to screening or landscaping would be required that would take time to overcome;
- another plot (which was deliverable / developable) would need to be developed before construction on the site in question could commence;
- there were leasing or tenancy issues that need to be resolved before the site could be developed; or
- significant infrastructure works were required.

2.55 The reasons that sites were considered unlikely to deliver residential development included:

- questionable achieveability due to multiple ownership / land acquisitions needed to develop the site / difficult to assemble / legal issues;
- setting of the site is too prominent, usually in conjunction with the AONB;
- loss of important / valued site, e.g. open space / car park necessary to serve.../ playing fields / employment land; and land not supplemented elsewhere;
- inappropriate for housing due to surrounding uses, e.g. incompatible retail and industrial / school / office uses. Detrimental impact on surrounding residential uses / incongruous or not in keeping with the surrounding area;
- unlikely to overcome constraints;
- archaeologically sensitive location;
- within the flood plain;
- topographically constrained (i.e. by a steep slope);
- unviable costs - costs outweigh development potential, construction difficulties;
- significant constraints concerning access, i.e. no apparent or appropriate access, too narrow, through an industrial estate etc.; or
- established walls / mature gardens / adjacent listed building makes the site inappropriate for development / Tree Preservation Order.

2.56 The Council has considered all the available evidence to arrive at its conclusions on potential deliverability and the timescales that sites will likely be developed within. However, given that the situation surrounding sites is continually changing, further information can be submitted at any time, which will be considered in next review of the SHLAA/SELAA.

3 Actions required to overcome constraints

3.1 In the appendices to this report, which contain the sites assessments, a number of constraints relating to individual sites are identified. An indication of how these constraints can be overcome is outlined in the table below in order to avoid repetition.

Constraint	Actions required to overcome constraints
Potential sewage infrastructure capacity issues	Developers may be required to demonstrate that there is adequate waste water capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users. In some circumstances it may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing waste water infrastructure.
Filled quarry or landfill buffer zone or any potential contamination issues	Phase 1 study (desktop study and site reconnaissance) should be submitted with a planning application. Depending on the findings of the Phase 1 study, there may be a need for a more intrusive Phase 2 study.
Water treatment facility buffer zone	Depending who the local water infrastructure provider is, developers will need to consult either Thames Water or Wessex Water to establish whether the proposed development is affected by the cordon sanitaire of a water treatment facility.
Best and most versatile agricultural land: Land in grades 1, 2 and 3a of the Agricultural Land Classification.	NPPF paragraph 112 states that " <i>Local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality</i> ". DEFRA provides information on land use classification. For some sites, detailed survey work has been undertaken that marks out the exact areas of best and most versatile agricultural land. In such cases, NPPF paragraph 112 implies that it will need to be demonstrated that other areas of poor quality land cannot be used first. For sites where a detailed survey of best and most versatile agricultural land has not been carried out, this information should first be gathered to establish whether there is a need to demonstrate that other areas of poor quality land cannot be used first.
Conservation Area or Listed Buildings, including development in their setting.	Liaise with Cotswold District Council to establish the design requirement before the design stage of a scheme.
Habitats Regulations Assessment Screening	In line with the precautionary approach applied by the Habitats Regulations Assessment Screening Report, a number of settlements have been identified where development could have an impact on European designated wildlife sites. Until significant effects can be ruled out, any development within the following settlements must undergo Habitats Regulations Assessment Screening: Cirencester; Strategic site south of Chesterton, Cirencester; Andoversford; Blockley; Fairford; Kemble; Lechlade-on-Thames; Mickleton; Siddington; South Cerney; Tetbury; and Willersey.

3.2 It should be noted that the SHLAA only provides a broad outline of potential constraints. A full planning application will require a much greater level of detail regarding investigations into constraints and actions required to overcome them. Further discussions with planners will almost certainly be needed and it is recommended these are undertaken at the early stages in the planning application process.

Results of the assessment and trajectories 4

4.1 Using the information presented in Appendices 1-19 and the Residential Land Monitoring Statistics Report (April 2015), the following table presents the theoretical housing potential of the sites identified in the SHLAA. To reiterate what is said in the introduction, **if a site has been assessed by the SHLAA or SELAA as being developable in 0-5, 6-10, 11-15 or 16-20 years, it does not mean that the site is allocated for development.** The SHLAA and SELAA are used alongside a number of other evidence base documents that inform the Local Plan Site Allocations process. Only after a public consultation is a decision made about which sites should be allocated in the Local Plan.

Settlement / Group	Potential Housing Capacity (number of dwellings)							
	Completed between 1st April 2011 and 1st April 2015 (net)	Extant planning permissions at 1st April 2015 (net)	Permissions >10 dwellings granted between 1st April 2015 and 31st January 2016 (net)	SHLAA (0-5 years)	SHLAA (6-10 years)	SHLAA (11-15 years)	SHLAA (16-20 years)	Total
Cirencester	640	258	68	14	863	785	831	3,459
Andoversford	52	19	-	-	40	-	-	111
Blockley	5	8	23	-	65	-	-	101
Bourton-on-the Water	67	262	20	-	32	-	-	381
Chipping Campden	39	47	20	-	128	21	43	298
Down Ampney	1	22	-	-	42	13	44	122
Fairford	127	317	-	-	-	55	49	548
Kemble	7	55	-	-	24	12	-	98
Lechlade	16	83	-	-	22	-	9	130
Mickleton	1	152	90	-	-	-	-	243
Moreton-in-Marsh	381	449	-	-	134	113	-	1,077
Northleach	14	68	-	-	17	-	5	104
South Cerney	103	66	-	-	64	-	-	233
Stow-on-the-Wold	32	62	112	10	40	-	106	362
Tetbury	27	744	-	18	52	-	-	841
Upper Rissington	138	227	26	-	-	-	-	391
Willersey	2	23	70	-	106	-	77	278
Remaining Rural Areas (inc. Siddington)	131	299	-	-	-	-	-	430

4 Results of the assessment and trajectories

Settlement / Group	Potential Housing Capacity (number of dwellings)							
	Completed between 1st April 2011 and 1st April 2015 (net)	Extant planning permissions at 1st April 2015 (net)	Permissions >10 dwellings granted between 1st April 2015 and 31st January 2016 (net)	SHLAA (0-5 years)	SHLAA (6-10 years)	SHLAA (11-15 years)	SHLAA (16-20 years)	Total
DISTRICT TOTAL	1,783	3,161	429	42	1,629	999	1,164	9,207

4.2 Using the information presented in Appendix 20-36, the following table presents the total area of potential economic development land of the sites identified in the SELAA.

Potential New Economic Land Capacity (Ha)					
Settlement / Group	SELAA (0-5 years)	SELAA (6-10 years)	SELAA (11-15 years)	SELAA (16-20 years)	Total
Cirencester	21.48	8.54	3.92	4.73	38.67
Andoversford	-	-	-	-	-
Blockley	-	-	-	-	-
Bourton-on-the Water	4.01	1.12	-	-	5.13
Chipping Campden	-	2.14	-	-	2.14
Down Ampney	0.79	-	-	-	0.79
Fairford	-	-	-	-	-
Kemble	-	-	-	-	-
Lechlade	-	-	1.25	-	1.25
Mickleton	0.37	-	-	-	0.37
Moreton-in-Marsh	3.05	7.13 (+103.69 at Fire Service College)	2.03	5.34 (+14.18 at Fire Service College)	17.55 (+117.87 at Fire Service College)
Northleach	-	-	-	-	-
South Cerney	2.38	-	-	-	2.38
Stow-on-the-Wold	-	-	-	-	-
Tetbury	-	0.8	-	2.08	2.88
Upper Rissington	1.3	-	-	-	1.3
Willersey	-	3.95	-	-	3.95

Results of the assessment and trajectories 4

Potential New Economic Land Capacity (Ha)					
Settlement / Group	SELAA (0-5 years)	SELAA (6-10 years)	SELAA (11-15 years)	SELAA (16-20 years)	Total
DISTRICT TOTAL	33.38	23.68 (+103.69 at Fire Service College)	7.2	12.15 (+14.18 at Fire Service College)	76.41 (+117.87 at Fire Service College)

5 Monitoring and review

Monitoring & review of the SHLAA and SELAA

5.1 . The SHLAA plays an important role in updating the housing trajectory, as well as helping to demonstrate our five year housing land supply. In addition, both the SHLAA and SELAA help to inform the production of new policies as well as providing an early indication about the suitability of sites to the development industry and local communities. The SHLAA and SELAA will therefore be updated annually.

5.2 A full resurvey of sites will be undertaken when we review our development plans. We will also resurvey sites where other significant changes in circumstances are encountered, such as the Council not being able to demonstrate a five year housing land supply. In addition, the Council will resurvey sites when necessary when new information is brought to the Council's attention that may alter the conclusion of the existing site assessment.

5.3 As technical documents, the SHLAA and SELAA are not subject to a formal consultation period. However, comments may be submitted to the Council at any time, which will be considered as part of the ongoing review process. In addition, new sites can be submitted or alterations to existing sites can be made at any time, which will be incorporated within future reviews of the report.

5.4 Please refer to our website for the latest information regarding the SHLAA and SELAA, the housing trajectory and 5 year housing land supply.

Cirencester - potential residential sites 1

1.1 The following tables list all sites included in the SHLAA process. Each table has a settlement map(s) showing the boundaries of each specific site. Constraints, such as the AONB, are also shown on the maps. Sites that were discounted from the SHLAA process at the pre-mapping stage do not feature on the maps. Maps for the Rural Exception sites and Other Rural Settlements are also not included in this report, due to the large quantity involved. However, these are available on our website.

SHLAA site No.	Site Name	Green / Brownfield	Suitable	Available	Achievable	Potential constraints	Area (ha)	Capacity (no. of dwellings)	Comments	Actions required to overcome constraints	Deliverability	Source of Assessment
C_17	42-54 Queens Lane	BF	Y	Not currently available, but may become available later in the plan period.	Y	Lease issues of existing units. Conservation Area. Adjacent to a Listed Building; 2 land owners on different parts of the site. Demolition & clean up costs. Filled quarry or landfill buffer zone.	0.18	6	If leases are not renewed, the site could potentially be released for residential development. Low impact employment uses with flats above may also be an option. Some highly quality development would add benefit to this location, although careful design would be required to consider the impacts on the Conservation Area and the neighbouring Listed Building.	See actions required to overcome constraints table in Section 3. Expiry of existing lease. Demolish & rebuild.	16-20 yrs	SHLAA Review (May 2014)
C_39	Austin Road Flats	BF	Y	Not currently available, but may become available later in the plan period.	Y	Access off Queen Elizabeth Road may not be supported by Highways. Demolition and clean up costs. Existing residential occupation.	0.29	9	Existing flats are currently occupied, in good condition and provide rental income to Bromford Homes. No redevelopment plans at present. However, there is a good chance the flats could be redeveloped within the plan period.	See actions required to overcome constraints table in Section 3. Cessation of existing tenancies of flats. Demolition & clean-up. Develop solution with County Highways to overcome access issues.	16-20 yrs	SHLAA Review (May 2014)
C_52	27/27A Dyer Street	BF	Yes	Yes	Yes	2 TPO's at the rear of site at The Woolmarket; North-western part of site within the setting of Scheduled Ancient Monument; Listed Building directly adjacent to both sides of site; Site is in active retail use with customer car parking - existing tenants will have leases on the property.	0.29	9	Since SHLAA/SELAA (May 2014), the site has been confirmed as available. Suitable for a mixed use development with ground floor retail uses and residential above. Development would have to be high quality to improve the Conservation Area in this location. (Site also considered under employment ref CIR_E21)	See actions to overcome constraints table in Section 3 of SHLAA/SHLAA (May 2014)	0-5 yrs	SHLAA Addendum II (December 2015)
C_75	Land at Chesterion Farm	GF	Y	Y	Y	Major infrastructure required prior to development. Gas pipeline buffer cuts	110.1	780	Suitable for mixed use development, predominantly housing. Needs to offer a range of services due to the sites	See actions required to overcome constraints table in	6-10 yrs	SHLAA Review (May 2014)
								785			11-15 yrs	

1 Cirencester - potential residential sites

SHLAA site No.	Site Name	Green / Brownfield	Suitable	Available	Achievable	Potential constraints	Area (ha)	Capacity (no. of dwellings)	Comments	Actions required to overcome constraints	Deliverability	Source of Assessment	
C_76	Land at Chesterton School, Somerford Road	Y	Y	Y	Y	Not currently available, but may become available later in the plan period.	GF	?	Availability. Loss of green space. Several TPOs on eastern boundary. Landscape, tree and biodiversity issues. Increased congestion on Somerford Road.	Development requires comprehensive joint approach with school and community. Access envisaged from Somerford Road. However, area likely to be developed would be to the east, which was subject to a refused planning permission in 2005. Refusal reasons included; loss of views from highways and footpaths; loss of important local green space + areas wooded character; loss of mature trees + negative impact on TPOs; loss of a dedicated wildlife area & biodiversity; increased traffic on Somerford Road, which is already subject to congestion.	See actions required to overcome constraints table in Section 3. Whole or part of site needs to be made surplus to GCC requirements / decommissioned. Solution to satisfy highway issues. New design that overcomes previous biodiversity and other planning application refusal reasons.	16-20 yrs	SHLAA Review (May 2014)
C_82	Land at Paternoster House, Watermoor Road	BF & GF	Y	Y	Y	Not currently available, but may become available later in the plan period.		0.94	Conservation Area; Majority of site is a SAM; filled quarry or landfill buffer zone. Potential tree and archaeology constraints. Time to decommission site. Demolition and clean-up costs.	A review of care provision across Gloucestershire is currently in progress. Site may become available if alternative new accommodation is provided. Adjoining school owned by GCC will be considered in any redevelopment proposals. Site	16-20 yrs	SHLAA Review (May 2014)	

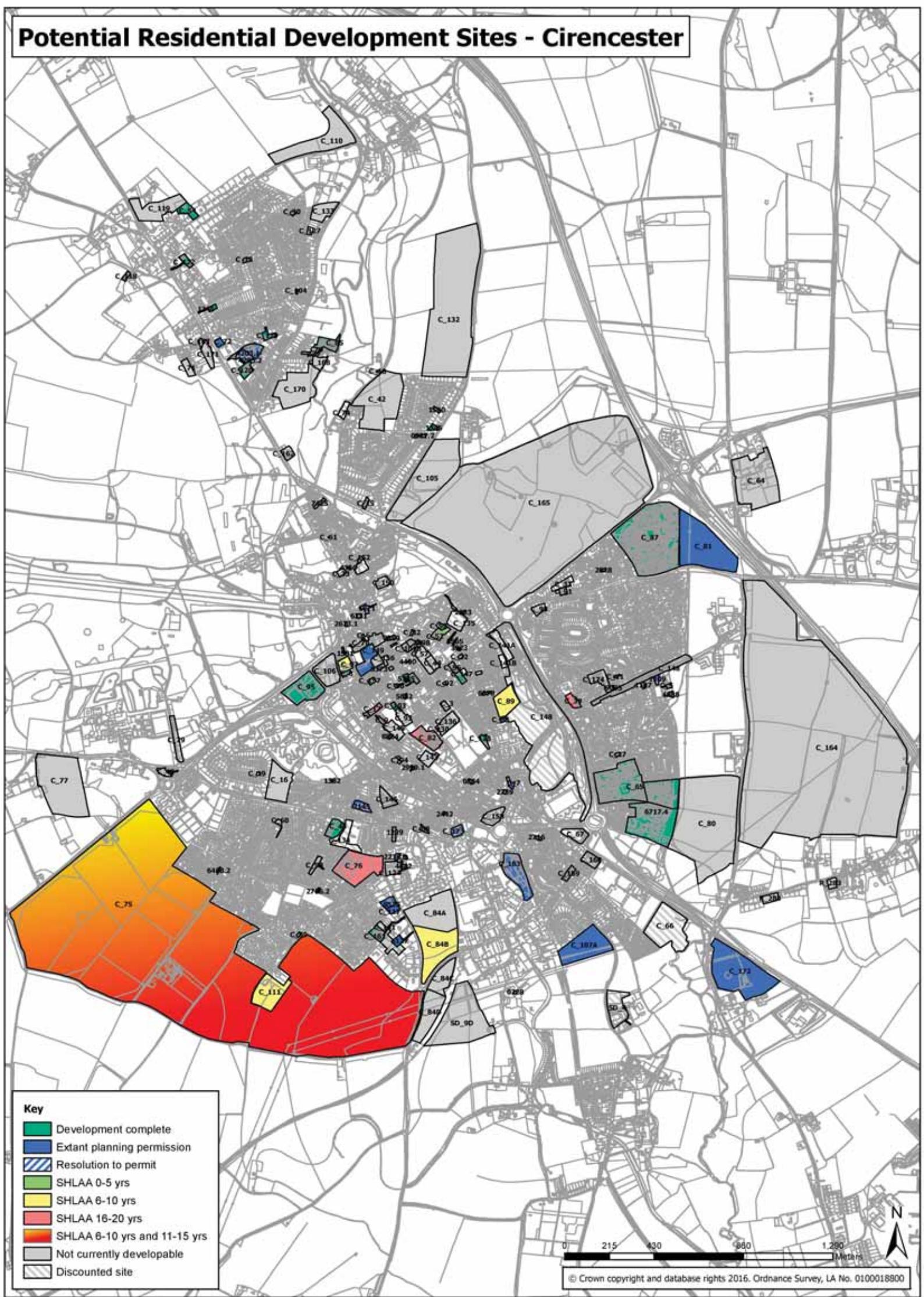
Cirencester - potential residential sites 1

SHLAA site No.	Site Name	Green / Brownfield	Suitable	Available	Achievable	Potential constraints	Area (ha)	Capacity (no. of dwellings)	Comments	Actions required to overcome constraints	Deliverability	Source of Assessment
C_84B	Field east of Somerford Road	GF	Y	Y	Y	Grade 3 agricultural land (detailed survey required). Potential contamination from landfill adjacent - gas issue. Filled quarry or landfill buffer zone.	3.15	30	is suitable for demolition and new-build housing. Central location but change of use could be detrimental to the elderly service provision in the town.	SAM, Demolition and clean-up.		
C_89	Land off Purley Road	GF	Y	Y	Y	Conservation Area and majority of site is a SAM. Small parts of site in F23b to north and south. Property disposal process. Archaeology. Potential access issues.	1.17	18	The only part of the site in the north is suitable for housing due to flooding. Archaeology, flooding and design need to be addressed. Potentially important open space in conservation area.	See actions required to overcome constraints table in Section 3. Screening from industrial estate if used for housing, if used for light industrial, visual screening to protect amenity of nearby residential properties.	6-10 yrs	SHLAA Review (May 2014)
C_97	Memorial Hospital (Local plan ref: CIR4)	BF	Y	Y	Y	Impact on adjoining Conservation Area and listed buildings is limited with well considered quality design. SAM in western and northern edges. Filled quarry or landfill buffer zone. Potential contamination from hospital.	0.38	11	Vacant buildings. Considered suitable for either a mixed use conversion or redevelopment scheme in longer term given the site's existing covenant constraints and commercial proximity. Design issues and proximity to listed buildings could be overcome. Consideration will need to be given to listed staircase and war memorial of the current building, preservation of Air Raid Shelter and relocation of facilities in 23 Sheep Street.	See actions required to overcome constraints table in Section 3. Plan to ensure development incurs no loss of parking. Assessment of impact of development on SAM.	6-10 yrs	SHLAA Review (May 2014)
C_101A	Magistrate's Court	BF	Yes	Yes	Yes	Conservation Area; Potential contamination from petrol tank; Archaeology; Adjacent to Listed buildings on Dyer Street.	0.09	5	An accessible site in a town centre location. Poor quality existing building suitable for redevelopment. The optimum way of developing this site would be in combination with the adjacent Police Station as a mixed use scheme	See actions to overcome constraints table in Section 3 of SHLAA/SHLAA (May 2014)	0-5 yrs	SHLAA Review (May 2014), as updated by SHLAA Addendum II (December 2015)

1 Cirencester - potential residential sites

SHLAA site No.	Site Name	Green / Brownfield	Suitable	Available	Achievable	Potential constraints	Area (ha)	Capacity (no. of dwellings)	Comments	Actions required to overcome constraints	Deliverability	Source of Assessment
C_111	Site at The Cranhams, Cranhams Lane		GF	Y	Y	Y	1.93	24	Setting of listed building. Filled quarry or landfill buffer zone. Most of site is Grade 2 agricultural land (detailed survey required). Good pond on site, which should be retained. This would reduce the developable area.	See actions required to overcome constraints table in Section 3. Investigations into biodiversity value of the pond.	6-10 yrs	SHLAA Review (May 2014)

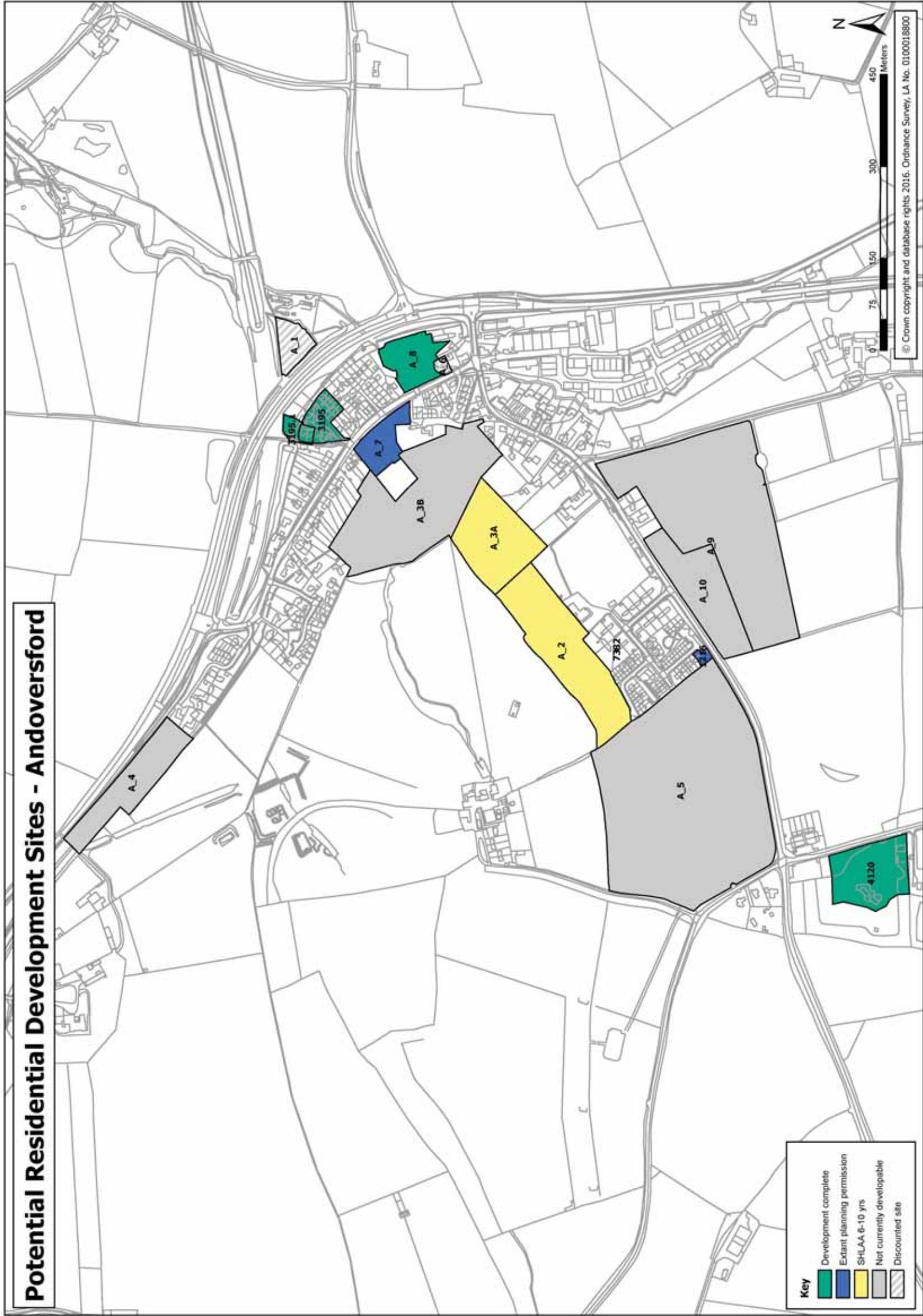
Potential Residential Development Sites - Cirencester



2 Andoversford - potential residential sites

SHLAA site No.	Site Name	Green / Brownfield	Suitable	Available	Achievable	Potential constraints	Area (ha)	Capacity (no. of dwellings)	Comments	Actions required to overcome constraints	Deliverability	Source of Assessment
A_2	Land to rear of Templefields & Crossfields	GF	Y	Y	Y	Access issue. AONB. Grade 3 agricultural land (detailed survey required). NE 2/3 within Water Treatment Facilities 800m buffer. Landscape issues. Potentially a need for upgraded sewage treatment facilities. Poor surface water drainage.			Very rural in character and any development would need to acknowledge this with transitional landscape belts and low densities. Existing trees and hedgerows very characteristic and should be retained. Reasonable amount of new development would help to mitigate impact of existing modern development. Sensitive design required. Biodiversity may limit development as site may be unimproved grassland with bog areas of bog and marsh. Landscape and access issues will need to be addressed.	See actions required to overcome constraints table in Section 3. Demonstrate how access issue can be overcome. Investigate possible drainage easement or pumping station for drainage. Investigation into biodiversity and landscape constraints. Good design with possible landscape buffer.	6-10 yrs	SHLAA Review (May 2014)
A_3A	Land to west of Station Road	GF	Y	Y	Y	Access issue. AONB. Eastern half of site in filled quarry or landfill buffer zone. Grade 3 agricultural land (detailed survey required). Water Treatment Facilities 800m buffer zone and potential contamination. Landscape issues + ridge & furrow. Biodiversity. Potentially a need for upgraded sewage treatment facilities. Poor surface water drainage.	3.84	40			6-10 yrs	SHLAA Review (May 2014)

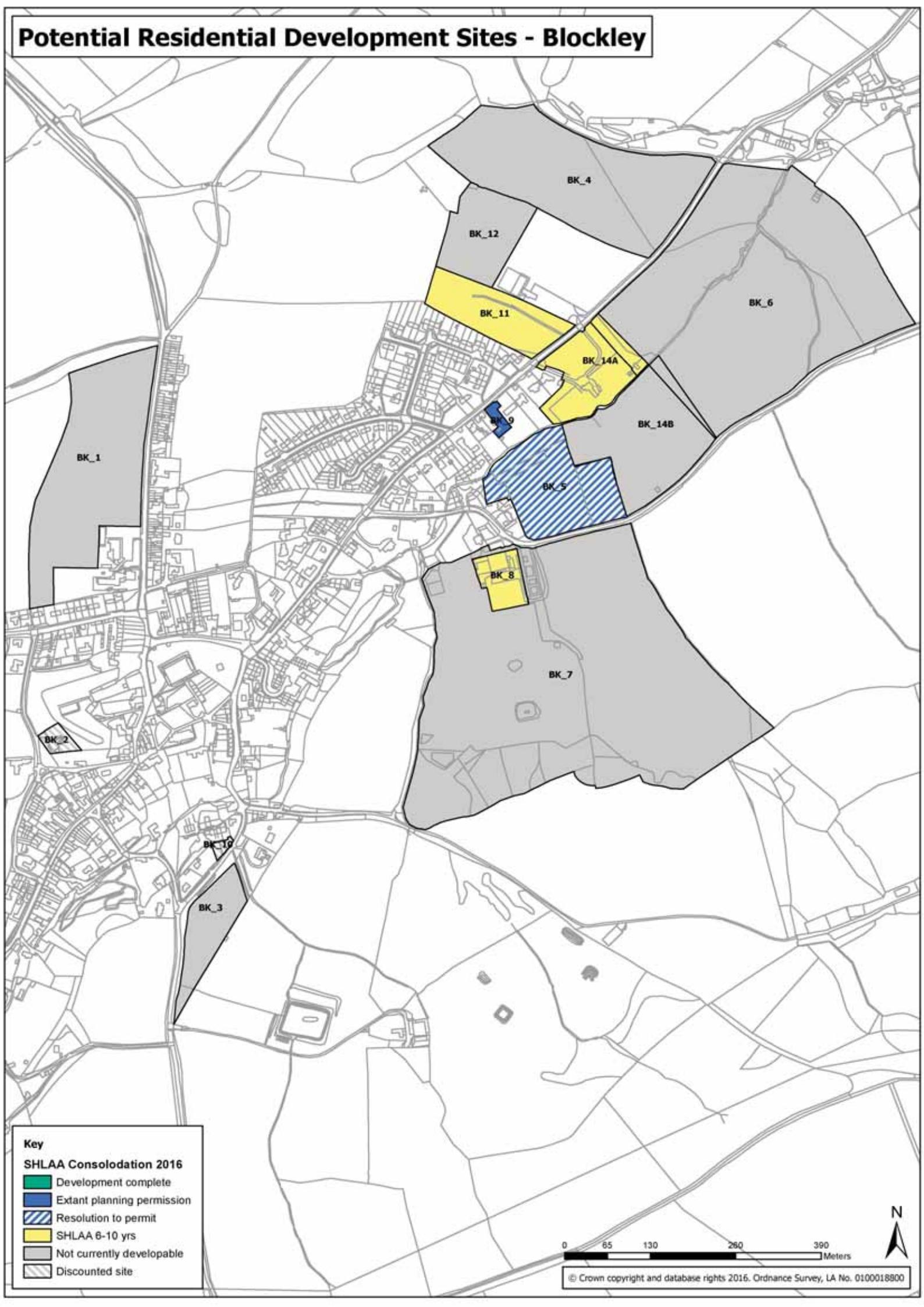
Potential Residential Development Sites - Andoversford



3 Blockley - potential residential sites

SHLAA site No.	Site Name	Green / Brownfield	Suitable	Available	Achievable	Potential constraints	Area (ha)	Capacity (no. of dwellings)	Comments	Actions required to overcome constraints	Deliverability	Source of Assessment
BK_8	Land at Sheaf House Farm	GF	Y	Y	Y	AONB. Highways / access issues. Site clearance and clean up. No continuous footpath to the site; dangerous bends; narrow road, HGVs. Adjacent Thames Water de-nitrification plant. Existing farm building has an asbestos roof.	0.54	13	Existing farm buildings in use. Large areas of hardstanding have brownfield characteristics. Potential to improve current situation. Sensitive design required. Redevelopment would have a low impact on neighbouring amenity.	See actions required to overcome constraints table in Section 3. Site clearance and clean up. Work with GCC to develop solution to highways / access issues.	6-10 yrs	SHLAA Review (May 2014)
BK_11	Land north-east of Blockley	GF	Y	Y	Not currently, but could be available in 6-10 years	Relocating the existing allotment use. AONB. Grade 3 agricultural land (detailed survey required). Biodiversity.	1.46	36	Relocation of allotments would be necessary and this should take place before the existing allotments are developed. However, this would be very difficult to achieve. Despite this, the site is adjacent to high density housing to the west. The site has good safe routes into the village centre too, where services and amenities can be accessed. Potential to improve gateway into town with new high quality development.	See actions required to overcome constraints table in Section 3. Relocation of allotments to a suitable alternative site. Investigation into biodiversity constraints.	6-10 yrs	SHLAA Review (May 2014)
BK_14A	The Limes, Station Road	GF/BF	Y	Y	Y	Southern part of site intersects with Floodzone 3a and 3b. Within AONB. Grade 3 agricultural land	1.22ha (not in Flood Zone 3b) 1.51ha (whole site)	16	2 newly developed houses to SW of site. Owner wishes to build 8 additional dwellings of similar style. Mature trees on site would need to be retained particularly along frontage.	See actions required to overcome constraints table in Section 3.	6-10 years	SHLAA Addendum I (November 2014)

Potential Residential Development Sites - Blockley



Key

- SHLAA Consolidation 2016
 - Development complete
 - Extant planning permission
 - Resolution to permit
 - SHLAA 8-10 yrs
 - Not currently developable
 - Discounted site

0 65 130 260 390 Meters

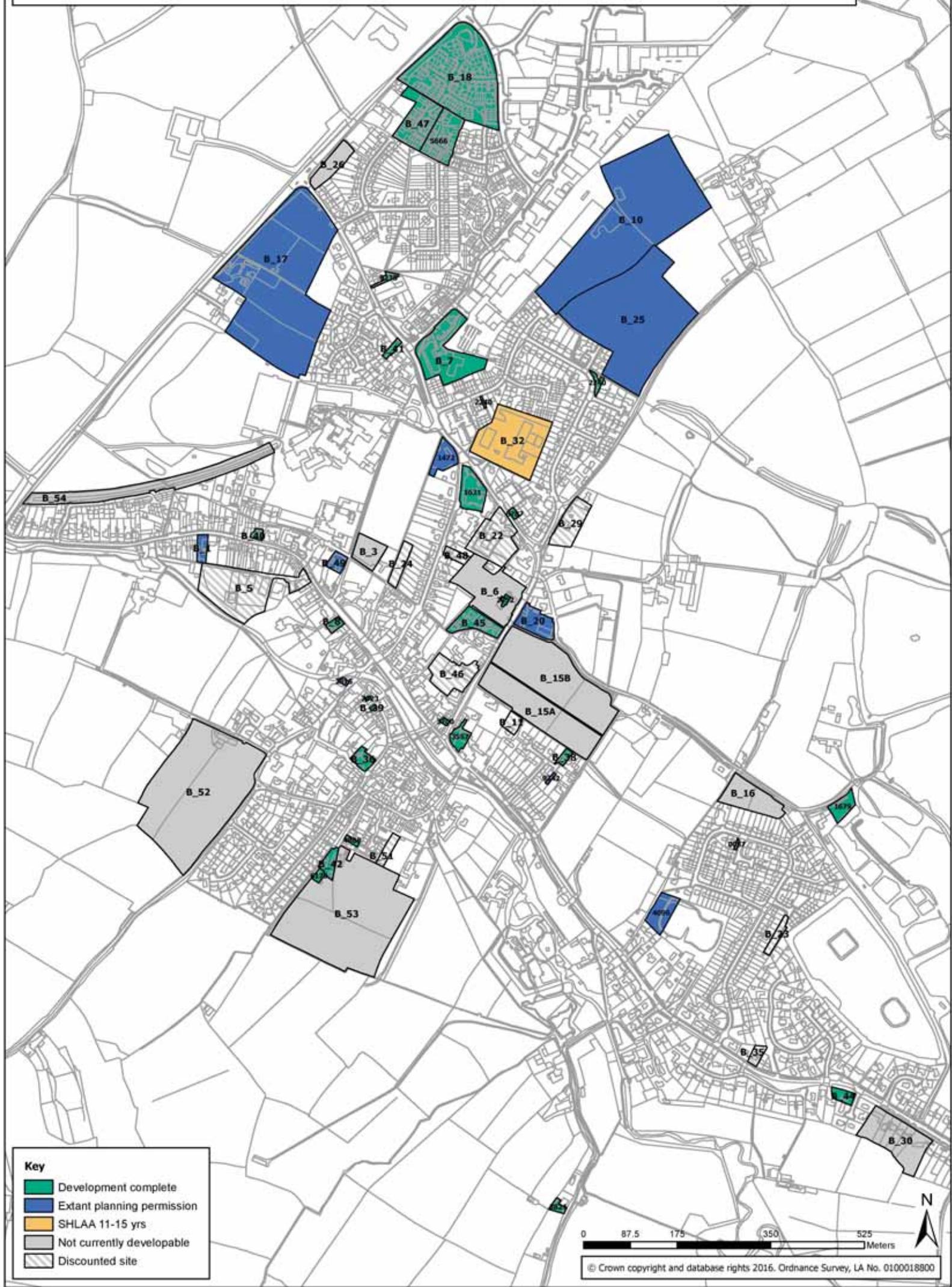
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4 Bourton-on-the-Water - potential residential sites

SHLAA site No.	Site Name	Green / Brownfield	Suitable	Available	Achievable	Potential constraints	Area (ha)	Capacity (no. of dwellings)	Comments	Actions required to overcome constraints	Deliverability	Source of Assessment
B_32	Countrywide Stores	BF	Y	Part vacant and part in use	Y	Multiple ownership issues. AONB. Trees along northern, eastern and southern edge of site. Filled quarry or landfill buffer zone. Potential contamination from agriculture and petrol tanks. Demolition and clean up costs. Sewage infrastructure capacity.	1.29	32	Excellent access to services and amenities. Longer term option due to site's current retail use, particularly as retail use may have higher economic value than residential. Given the 248 dwellings now with outline planning permission, the need for retail that is not on the high street may be more appropriate. However, the site is surrounded by housing and is well suited for further residential development.	See actions required to overcome constraints table in Section 3. Site clearance and clean up if whole site is to be redeveloped. Investigation of potential contamination.	11-15 yrs	SHLAA Review (May 2014)

Potential Residential Development Sites - Bourton-on-the-Water



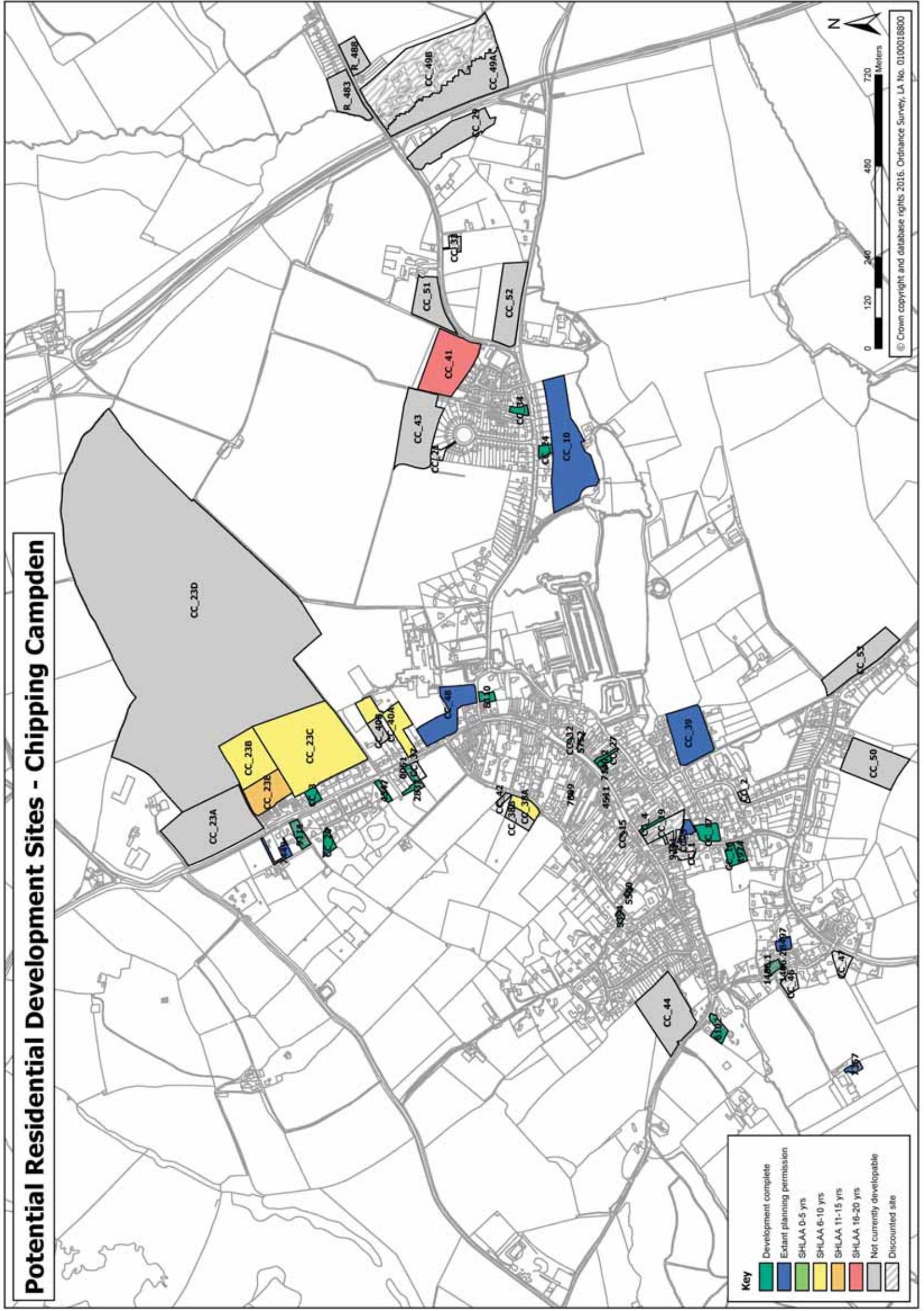
5 Chipping Campden - potential residential sites

SHLAA site No.	Site Name	Green / Brownfield	Suitable	Available	Achievable	Potential constraints	Area (ha)	Capacity (no. of dwellings)	Comments	Actions required to overcome constraints	Deliverability	Source of Assessment
CC_23B	Land at Aston Road	GF	Y	Y	Y	AONB. Potentially a breeding ground of a European protected bird species. Agricultural Land Grading is either 3a or 3b (detailed survey required).	1.37	34	Site would also intrude into the settlement boundary by allotments. A scheme that relocates the allotments would be preferable but may not be achievable. Potential access from The Bratches. If the site is found to be Agricultural Land Grade 3a or higher then development on higher grade agricultural land should be dealt with sequentially in accordance with the NPPF.	See actions required to overcome constraints table in Section 3. A full ecological survey will be required with any planning application.	6-10 yrs	SHLAA Review (May 2014), as updated by SHLAA Addendum II (December 2015)
CC_23C	Land at Aston Road	GF	Y	Y	Y	AONB. Access. Potentially a breeding ground of a European protected bird species. Agricultural Land Grading is either 3a or 3b (detailed survey required).	4.22	80	Site would also intrude into the AONB but is adjacent to development boundary but access is an issue and may require a joint scheme with CC_23B and CC_23E. If the site is found to be Agricultural Land Grade 3a or higher then development on higher grade agricultural land should be dealt with sequentially in accordance with the NPPF.	See actions required to overcome constraints table in Section 3. Would need to be delivered in conjunction with either CC_23B or CC_23E to overcome access issue. A full ecological survey will be required with any planning application.	6-10 yrs	SHLAA Review (May 2014), as updated by SHLAA Addendum II (December 2015)
CC_23E	Aston Road Allotments	GF	Y	Y	Not currently available, but may become available later in the plan period.	Availability. Relocation of allotment costs. AONB. Grade 1 agricultural land (detailed survey required).	0.86	21	Site is well-used with allotment gardens. However, this is a better location for development than CC_23B and CC_23C as the land is adjacent to the settlement boundary and has good access. Site would intrude into the AONB. Potentially suitable, subject to alternative allotment site with good accessibility to local people being provided. This may be achieved with a joint scheme between CC_23B and CC_23C, possibly relocating them closer to town where they would be a focal point of development. Development on higher grade agricultural land should be dealt with sequentially in accordance with the NPPF.	See actions required to overcome constraints table in Section 3. Alternative suitable allotment site must be provided in advance of any development.	11-15 yrs	SHLAA Review (May 2014)
CC_38A	Land at The Hoo	GF	Y	Y	Y	Conservation Area opposite eastern boundary in setting of a listed building, opposite site on other side of Back	0.52	8	Would extend residential development line to opposite side of Back Ends. However, less damaging in landscape terms than other sites. Contains some small buildings on the periphery.	See actions required to overcome constraints table in Section 3.	6-10 yrs	SHLAA Review (May 2014)

Chipping Campden - potential residential sites 5

SHLAA site No.	Site Name	Green / Brownfield	Suitable	Available	Achievable	Potential constraints	Area (ha)	Capacity (no. of dwellings)	Comments	Actions required to overcome constraints	Deliverability	Source of Assessment
						Lane, AONB. South-west half within Water Treatment Facilities 800m buffer. 3 TPOs on north-west of site adjacent to the road.			including a stable, as well as a central 'natural' surfaced parking area. Conservation Area is a consideration. Although greenfield, site displays brownfield characteristics.			
CC_40A	Barrel's Pitch and Land to the North of Cherry Trees	GF/BF	Yes	Yes	Yes	AONB; Multiple ownership; Surrounded by large low density house types; Access issues.	0.83	6	Site included in SHLAA (May 2014). However, the site boundary has now changed to exclude Elllesmere. Access to part of the site is possible by knocking down a garage, which the owner is willing to do. Furthermore, any development would be backland, which is not ideal.	See actions required to overcome constraints table in Section 3 of SHLAA/SELAA (May 2014)	6-10 years	SHLAA Review (May 2014) and SHLAA Addendum I (November 2014), as updated by SHLAA Addendum II (December 2015)
CC_41	Campden Cricket Club	GF	Y	Y	Not currently available, but may become available later in the plan period.	Grade 1 agricultural land (detailed survey required). AONB. Within Water Treatment Facilities 800m buffer. Hedgerows with associated trees that should be retained.	1.74	43	Harmful extension into AONB. Remote from town encroaches into open countryside but closer to employment uses. Adjacent to new housing development to south and could be seen as a natural extension. Highly visible from rising ground to north. A carefully detailed scheme, with appropriate boundary treatment forming a good transition between residential development and the surrounding countryside might be acceptable.	See actions required to overcome constraints table in Section 3. Detailed investigations into landscape impact. Proof that relocation of cricket club to a suitable alternative site can be achieved.	16-20 yrs	SHLAA Review (May 2014)

Potential Residential Development Sites - Chipping Campden



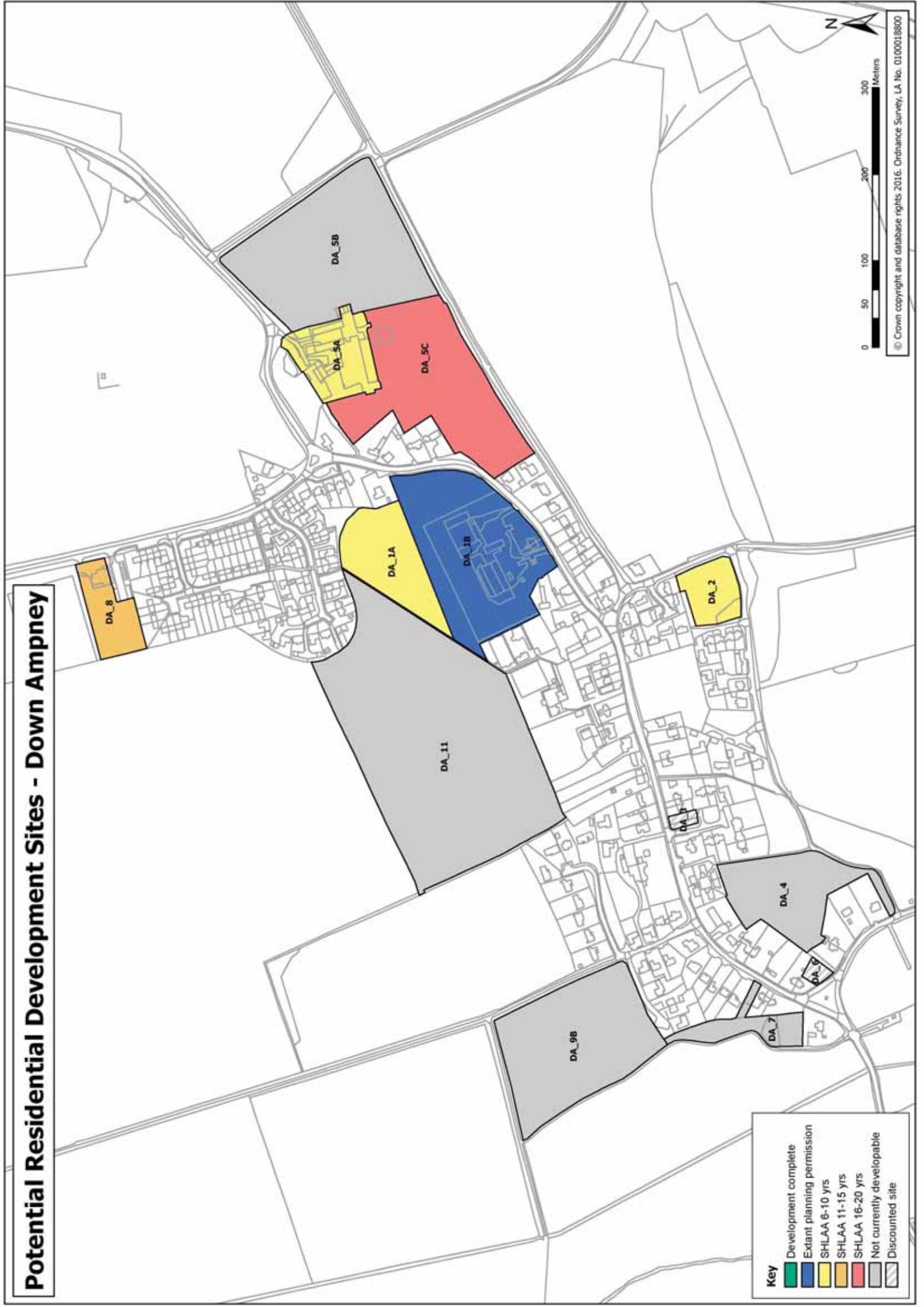
Down Ampney - potential residential sites 6

SHLAA site No.	Site Name	Green / Brownfield	Suitable	Available	Achievable	Potential constraints	Area (ha)	Capacity (no. of dwellings)	Comments	Actions required to overcome constraints	Deliverability	Source of Assessment
DA_1A	Broadway Farm	GF	Y	Y	Y	Potential sewage infrastructure capacity. Detailed survey shows northern part of site is Grade 3a agricultural land. Majority of site in filled quarry or landfill buffer zone	0.97	24	Within village envelope and would link northern and southern parts of the settlement. Very barren looking landscape. Flat with no natural features. Developable area should be subject to high quality of design. Agricultural land should be dealt with sequentially in accordance with the NPPF. However, development would lose the historical open aspect between two parts of the village.	See actions required to overcome constraints table in Section 3	6-10 yrs	SHLAA Review (May 2014)
DA_2	Dukes Field	GF	Y	Y	Y	Potential sewage infrastructure capacity.	0.42	10	Within village envelope and rounds off settlement. Edge of village, but forms part of village area. Flat site with hedgerows and trees with wooded area to south. Any new housing should respect high design quality of new houses to the west. Hedgerows will need to be retained. High conservation and amenity value. Narrow approach lane with potential safety, parking and access problems.	See actions required to overcome constraints table in Section 3	6-10 yrs	SHLAA Review (May 2014)
DA_5A	Buildings at Rooktree Farm	GF	Y	Y	Y	Potential sewage infrastructure capacity. A few larger trees and hedgerows on site. Presence of pond on site may be a constraint – possible Great Crested Newts. Majority of site in filled quarry or landfill buffer zone. Potential bats in buildings.	0.79	8	The site is partly a disused farm complex. Edge of settlement site with strong rural character. Well screened by hedges. Adjacent to older part of village. Buildings are heritage assets and normal barn conversion principles should apply. Reference should be made to the Down Ampney Village Design Statement. Hedgerows are likely to have important ecological value. Strong consideration is required particularly relating to layout, design, access, landscaping and ecology.	See actions required to overcome constraints table in Section 3, Investigations into wildlife of pond and Great Crested Newts.	6-10 yrs	SHLAA Review (May 2014)
DA_5C	Land south of Rooktree Farm Buildings	GF	Y	Y	Y	Potential sewage infrastructure capacity. Majority of site in filled quarry or landfill buffer zone. Detailed survey shows site is Grade 2 agricultural land.	2.35	44	Presence of pond may have Great Crested Newts. Edge of settlement site with strong rural character and development of farmland would extend settlement into countryside. Concerns raised over the loss of the feeling of openness, which this site provides.	See actions required to overcome constraints table in Section 3	16-20 yrs	SHLAA Review (May 2014)
DA_8	Land at Broadlease	BF	Y	Y	Y	Potential sewage infrastructure capacity. Detailed survey shows site is Grade 2 agricultural	0.51	13	This site consists of a sports building and car park, which have become run-down. Ribbon development along Poulton Road would extend the village into the open countryside; however this is perhaps a less	See actions required to overcome constraints table in Section 3. Loss of community	11-15 yrs	SHLAA Review (May 2014), as updated by the SHLAA Addendum I

6 Down Ampney - potential residential sites

SHLAA site No.	Site Name	Green / Brownfield	Suitable	Available	Achievable	Potential constraints	Area (ha)	Capacity (no. of dwellings)	Comments	Actions required to overcome constraints	Deliverability	Source of Assessment
						land. Retention of community facility.			sensitive site than some of the sites to the south of the village. Potential to improve gateway into village with high quality design. The Football club is an important amenity. There may be local support for development on this site, provided the football club can be retained or enhanced	facility would need to be resolved before development can take place. Bat roost investigations would also need to be undertaken.		(November 2014)

Potential Residential Development Sites - Down Ampney



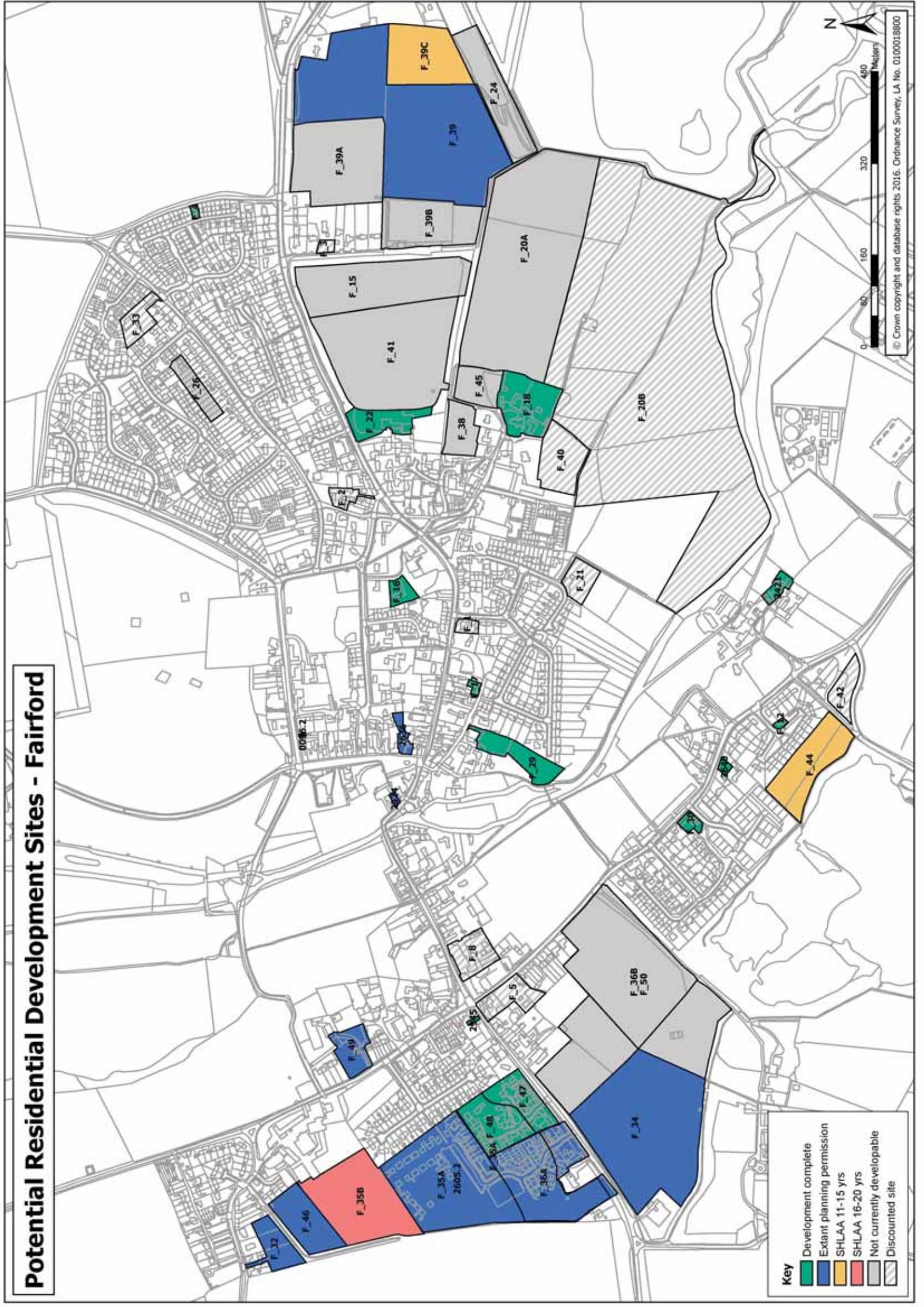
7 Fairford - potential residential sites

SHLAA site No.	Site Name	Green / Brownfield	Suitable	Available	Achievable	Potential constraints	Area (ha)	Capacity (no. of dwellings)	Comments	Actions required to overcome constraints	Deliverability	Source of Assessment
F_35B	Land behind Milton Farm and Bettertons Close	GF	Y	Not currently, but may become available in future.	Y	Requirement for continued access across the site to an operational farm.	1.97	49	Application for 124 dwellings granted on part of F_35, which is now shown as being deliverable in 0-5 years. The remaining land currently provides a link between Milton Farm and its central operational base. It is unlikely that Milton Farm will be able to relocate due to viability constraints and the difficulty in finding a suitable alternative site. A fully operational service road across the site to link the farm buildings to the land to the west would most likely be required. To do so would require a substantial corridor across the site and the continued operation of the farm is likely to impact on the sale value of any new housing. Release of this site would be in the mid-to long-term.	See actions required to overcome constraints table in Section 3. Land owner needs to work out a feasible solution to deliver residential development whilst maintaining access to the farm.	16-20 yrs	SHLAA Review (May 2014)
F_39C	Field south-east of granted planning permission at London Road (13/03793/OUT)	GF	Yes	Yes	Yes		1.09	27	Although the site is fallow arable farmland, nearly half is Grade 3a quality; Detrimental noise impact from adjacent employment uses; Hedges and trees (+buffers) surrounding the site should be retained; Potential sewage capacity issue and drainage issues; Southern end of site shown as Ground Water flood risk on ESI map, implying potential difficulties with some methods of sustainable drainage.	Access may be possible through existing employment estate to the south-east, although concerns about intensification of access to the north.	11-15 years	SHLAA Addendum II (December 2015)
F_44	Land to rear of Faulkner Close, Horcott	GF	Y	Y	Y	Unknown access.	1.13	28	Potential access issues. Could be disposed of in near future as owned by same company who ran the neighbouring quarry, which ceased operating in 2012. Site is wooded at the moment, which may have been	See actions required to overcome constraints table in Section 3. Resolve access issues. Ecological	11-15 yrs	SHLAA Review (May 2014)

Fairford - potential residential sites 7

SHLAA site No.	Site Name	Green / Brownfield	Suitable	Available	Achievable	Potential constraints	Area (ha)	Capacity (no. of dwellings)	Comments	Actions required to overcome constraints	Deliverability	Source of Assessment
									a planted screening from the original minerals workings.	assessment of lake.		

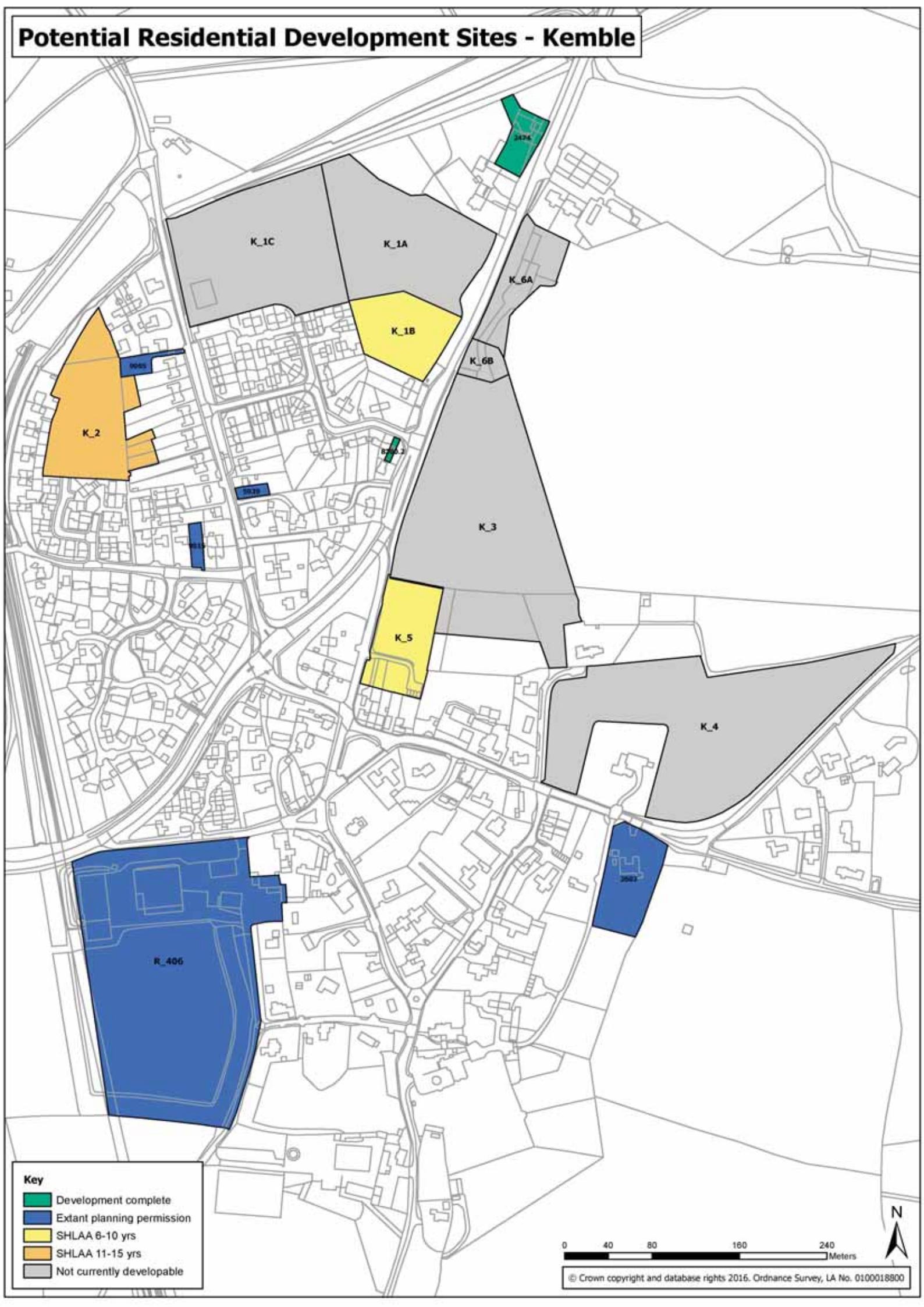
Potential Residential Development Sites - Fairford



Kemble - potential residential sites 8

SHLAA site No.	Site Name	Green / Brownfield	Suitable	Available	Achievable	Potential constraints	Area (ha)	Capacity (no. of dwellings)	Comments	Actions required to overcome constraints	Deliverability	Source of Assessment
K_1B	Land between Windmill Road and A429	GF	Y	Y	Y	Access, SLA, Filled quarry / landfill. Grade 3 agricultural land (detailed survey required).	0.54	13	Site is has good landscape value and development would start to close the gap between the village and the outlying farm at Clayfurlong, so a clear landscape division would be needed between them. Risk of erosion of the village setting. Setting of the listed building at Clayfurlong needs to be carefully considered. Access onto main road would be visually damaging to village setting. This site could potentially accommodate some development in a relatively short timeframe.	See actions required to overcome constraints table in Section 3. Work with County Highways to overcome access issue, possibly looking to Clayfurlong Grove as an option. Landscape impact assessments.	6-10 yrs	SHLAA Review (May 2014)
K_2	Land at Station Road	GF	Y	Y	Y	SLA. Part of the railway wildlife corridor. Probable biodiversity issues from woodland. Potential reptile habitat.	0.97	12	Good pre-formed access from Old Manor Gardens. Area of allotments in SW corner and remaining area is wooded or inaccessible. Allotments may need to be retained or provided elsewhere. Housing on 3 sides but problems of overlooking. Careful design needed as in setting of Conservation Area and houses along railway. High local wildlife value - range of species identified. Significant part of site would have to be retained and managed for wildlife.	See actions required to overcome constraints table in Section 3. A full ecological assessment would be required to fully evaluate the site's biodiversity potential and to establish the constraints to development. Investigation for requirements for allotments or alternative suitable site.	11-15 yrs	SHLAA Review (May 2014)
K_5	Land to north-west of Kemble Primary School, School Road	GF	Y	Y	Y	Conservation Area & SLA. Filled quarry or landfill buffer zone. Grade 3 agricultural land (detailed survey required).	0.55 (0.36 excluding the orchard and gardens)	11	Limited low density housing could be provided to south in area beyond garden/ orchard/ allotment boundary. Mature trees on the boundaries must be retained. Good access.	See actions required to overcome constraints table in Section 3.	6-10 yrs	SHLAA Review (May 2014)

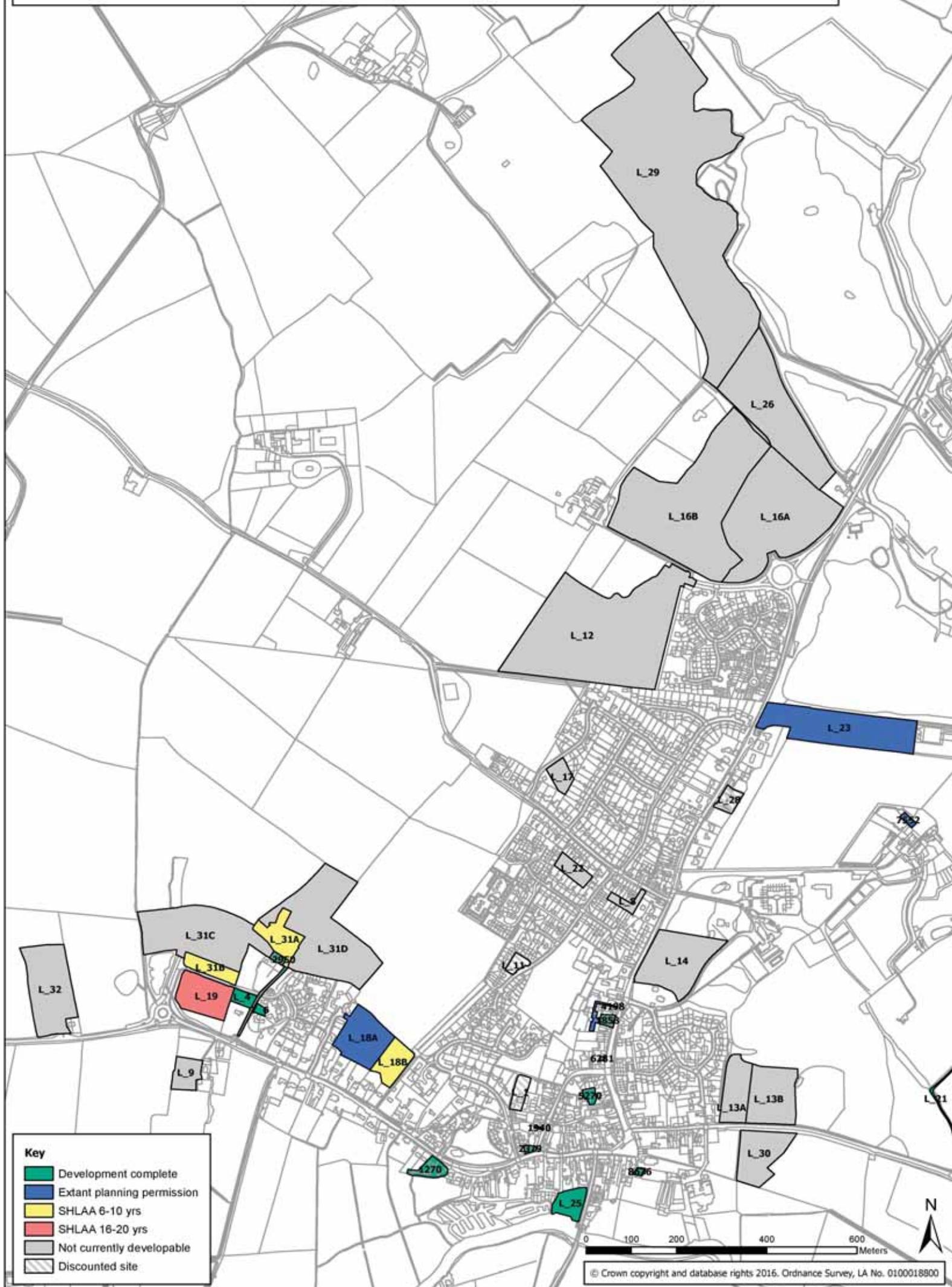
Potential Residential Development Sites - Kemble



Lechlade - potential residential sites 9

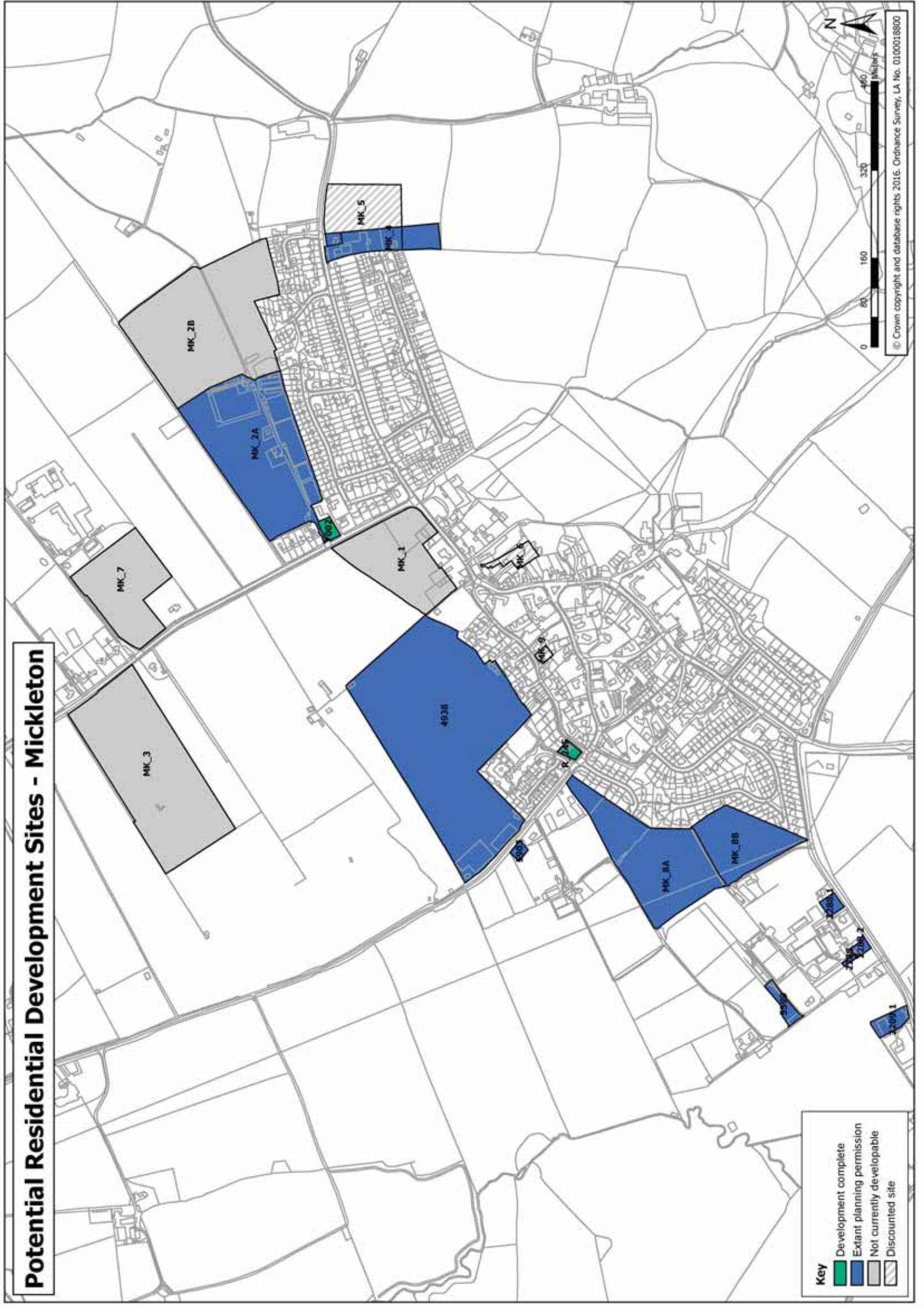
SHLAA site No.	Site Name	Green / Brownfield	Suitable	Available	Achievable	Potential constraints	Area (ha)	Capacity (no. of dwellings)	Comments	Actions required to overcome constraints	Deliverability	Source of Assessment
L_18B	Land west of Orchard Close, Downington	GF	Y	Y	Y	Availability. Grade 3 agricultural land (detailed survey required). Potential archaeology and ecology.	0.54	9	Sustainable and fits form of settlement. Access provided in design of L_18A.	See actions required to overcome constraints table in Section 3.	6-10 yrs	SHLAA Review (May 2014)
L_19	Land south of Butler's Court	GF	Y	Y	Y	Water provision issues. FZ3a (SFRa Level 2) in SE corner and along southern boundary and potential surface water issues.	0.95	9	Prominent site on western approach to town. Potentially suitable in longer term as town expands. Sustainability issues as remote location would encourage car journeys. Flood zone and landscape issues would likely impact on potential capacity. Ribbon development and coalescence with garden centre. Visual intrusion into open countryside.	See actions required to overcome constraints table in Section 3. Demonstrate how landscape and other constraints can be overcome, particularly the surface water and flooding issues.	16-20 yrs	SHLAA Review (May 2014)
L_31A	Butler's Court Farm Buildings	GF	Yes	Yes	Yes	Likely to be biodiversity constraints, which would need a detailed ecological survey. Further archaeological investigations required; Within setting of a SAM to the north and Listed Buildings to the south; Greenfield site (due to agricultural use), but brownfield characteristics with conversion and clean up costs.	0.61	5	Potential for a sensitive conversion of the existing farm buildings within the farmyard with perhaps the addition of a very limited number of suitably designed low density houses.	See actions required to overcome constraints table in Section 3 of SHLAA/SELAA (May 2014)	6-10 years	SHLAA Addendum II (December 2015)
L_31B	Strip of land adjoining the northern side of The Wern	GF	Yes	Yes	Yes	Likely to be biodiversity constraints, which would need a detailed ecological survey. Further archaeological investigations required; Within setting of a SAM to the north and Listed Buildings to the south.	0.39	8	A limited number of new low density houses to the north of The Wern are considered to be suitable. These may potentially comprise a single row of housing along the access road.	See actions required to overcome constraints table in Section 3 of SHLAA/SELAA (May 2014)	6-10 years	SHLAA Addendum II (December 2015)

Potential Residential Development Sites - Lechlade-on-Thames



Mickleton - potential residential sites 10

Potential Residential Development Sites - Mickleton



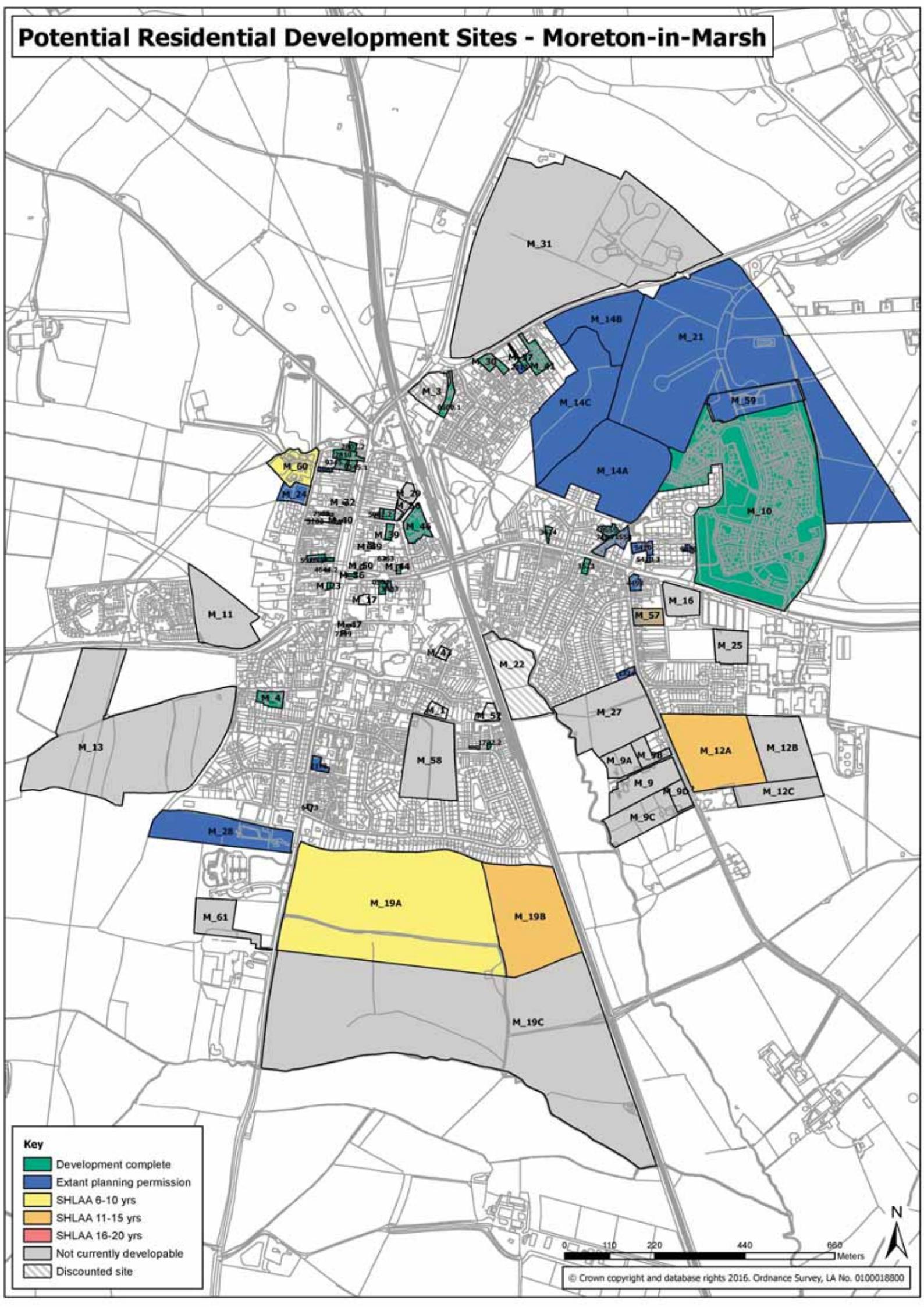
Moreton-in-Marsh - potential residential sites 11

SHLAA site No.	Site Name	Green / Brownfield	Suitable	Available	Achievable	Potential constraints	Area (ha)	Capacity (no. of dwellings)	Comments	Actions required to overcome constraints	Deliverability	Source of Assessment
M_12A	Land at Evenlode Road	GF	Y	Y	Y	Capacity and parking limitations of Evenlode Road + access issues. Potential sewage infrastructure capacity. SLA. Filled quarry or landfill buffer zone. NW corner of site is Grade 3 agricultural land, whilst the rest of the site is Grade 2 (detailed survey required). Within Water Treatment Facilities 800m buffer zone. Remote, sensitive landscape. Lack of suitable access.	3.59	68	Although away from the town centre, the site does not break away / harm the existing settlement pattern. Sensitive design needed. Preferably only western part of site should be developed and only with relatively low density housing, facing road to mirror existing character. Residential uses would be unsuitable adjacent to sewage treatment works. Need to keep good landscape buffer to south. Potential with mixed use in conjunction with neighbouring industrial estate.	See actions to overcome constraints table in Section 3. Evenlode Road capacity and parking issue needs to be resolved with County Highways.	11-15 yrs	SHLAA Review (May 2014)
M_19A	Land south-west of Fosseway Avenue	GF	Y	Y	Y	Potential sewage infrastructure capacity. SLA. Northern part in filled quarry / landfill buffer zone. 2 TPOs. Potential contamination from agriculture. Western 1/5 is Grade 3 agricultural land, whilst rest is Grade 2 (detailed survey required). Eastern boundary within Water Treatment Facilities 800m buffer zone. Large scale.	14.02	113	Development would intrude into the SLA, particularly given the site's large scale. Prominently visible from AONB, notably from hills behind Sezincote to west. Good views into the site from the main road, railway and footpaths to south. Northern part of site is more appropriate and some development could improve urban edge, although a considerable landscape buffer would be required to improve transition between countryside and town, especially along Fosse Way, and footpaths with no development south of the hedgerow. Existing housing to north has no public open space, which is likely to be required. Phased development would be necessary, potentially in conjunction with M_19B. Tall hedgerows and trees within and around site should be retained. However, previously, a planning application to build a supermarket has been refused.	Possible reservoir upgrade needed if site were developed. Need confirmation from Thames Water + in-depth assessment of cost implications of infrastructure improvements on viability. Detailed agricultural land quality survey.	6-10 yrs	SHLAA Review (May 2014)
M_19B	Land south-east of Fosseway Avenue	GF	Y	Y	Y	Potential sewage infrastructure capacity. SLA. Northern part in filled quarry / landfill buffer zone. Potential contamination from agriculture. Grade 2 agricultural land	4.64	37	Development would intrude into the SLA, particularly given the site's large scale. Prominently visible from AONB, in particular, from hills behind Sezincote to west. Good views into the site from the main road, railway and footpaths to south. Northern part	See actions to overcome constraints table in Section 3. Possible reservoir upgrade needed if site were	11-15 yrs	SHLAA Review (May 2014)

11 Moreton-in-Marsh - potential residential sites

SHLAA site No.	Site Name	Green / Brownfield	Suitable	Available	Achievable	Potential constraints	Area (ha)	Capacity (no. of dwellings)	Comments	Actions required to overcome constraints	Deliverability	Source of Assessment
						(detailed survey required). Eastern boundary within Water Treatment Facilities 800m buffer zone. Northern edge in Climate Change Flood Zone 3a (SFRA Level 2)			of site is more appropriate and some development could improve urban edge, although a considerable landscape buffer would be required to improve transition between countryside and town, especially along railway and footpaths with no development south of the hedgerow. Noise buffer from railway would also be required. Tall hedgerows and trees within and around site should be retained. Would require M_19A to come forward first.	developed. Need confirmation from Thames Water + in-depth assessment of cost implications of infrastructure improvements on viability.		
M_57	1-8 Charlton Terrace					Access and parking issues. Filled quarry / landfill area. Within Water Treatment Facilities 800m buffer zone. Current garden use. General garden biodiversity issues. Large trees to rear of site.	0.31	8	The site is in single ownership. However, this would be backland development, which is not preferable. Development would break away from established building pattern. There is also a concern about the loss of a greenspace in this location. In addition, Evenlode Road has capacity and parking issues and access would be difficult to achieve. However, within settlement boundary and there is space to accommodate new housing. 8 units may be difficult to achieve, unless parking can be shared with football club.	See actions to overcome constraints table in Section 3. Access issues would need to be resolved with football club.	11-15 yrs	SHLAA Review (May 2014)
M_60	Former Hospital Site					Adjacent to climate change flood zone 3a and 3b. Within an Area of Outstanding Natural Beauty. Adjacent to listed building at White Roses and Yeo Cottage. Grade 3 agricultural land classification. Site is directly adjacent to the conservation area.	0.79ha	21	The buildings from the previous use as a hospital are still in situ. The frontage of the site is under an article 4 directive, therefore the front buildings must be retained or planning permission must be sought before beginning any development to this part of the site. Access to the site is narrow with cars being parked on both sides of the entrance road from the surrounding residential units. Trees on the northern part of the site would need to be retained.	See actions required to overcome constraints table in Section 3.	6-10 years	SHLAA Addendum I (November 2014)

Potential Residential Development Sites - Moreton-in-Marsh



Key

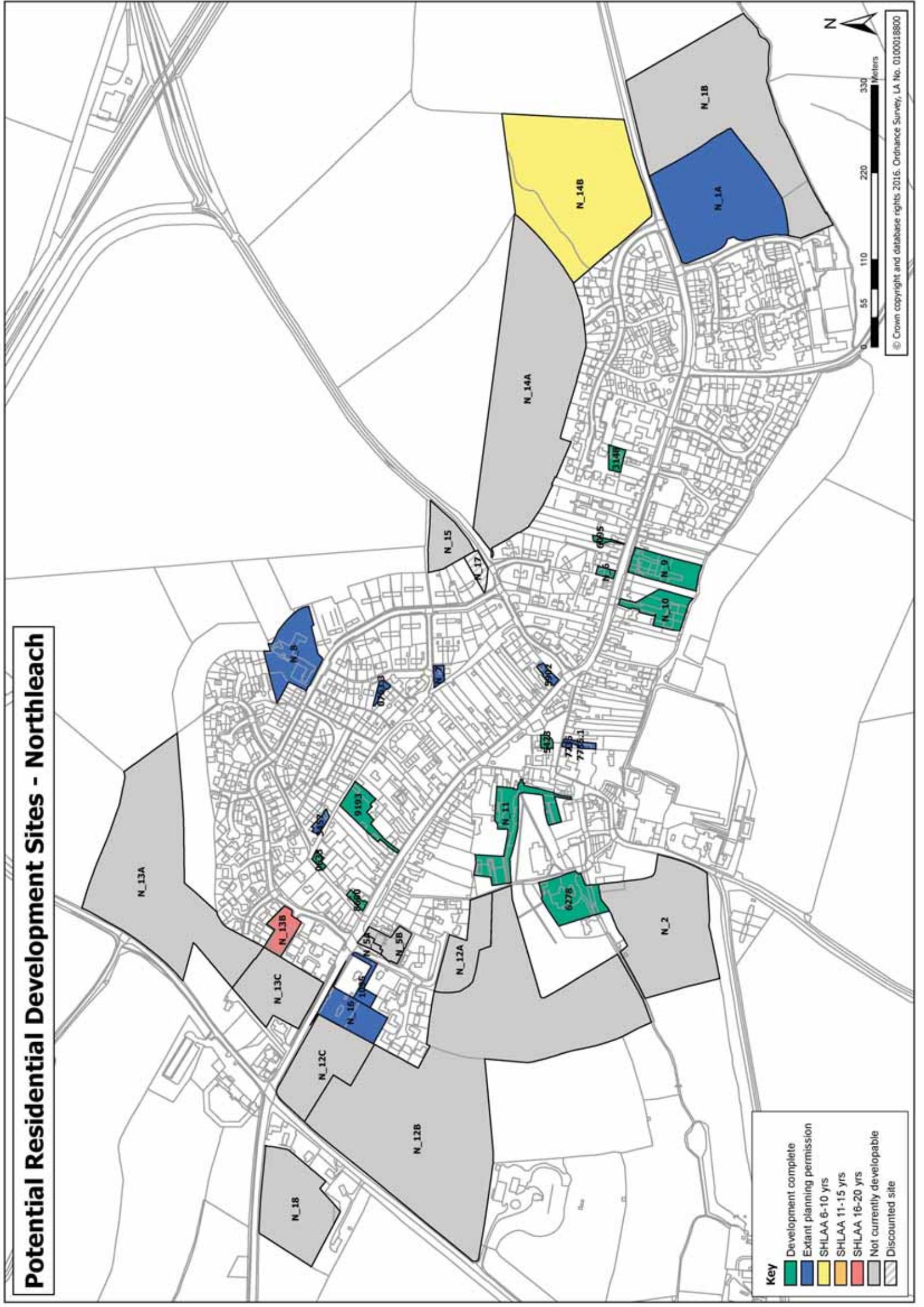
- Development complete
- Extant planning permission
- SHLAA 6-10 yrs
- SHLAA 11-15 yrs
- SHLAA 16-20 yrs
- Not currently developable
- Discounted site

N

12 Northleach - potential residential sites

SHLAA site No.	Site Name	Green / Brownfield	Suitable	Available	Achievable	Potential constraints	Area (ha)	Capacity (no. of dwellings)	Comments	Actions required to overcome constraints	Deliverability	Source of Assessment
N_13B	Land north-west of Hammond Drive & Midwinter Road	BF	Y	Not currently available, but may become available later in the plan period.	Y	Availability; site clearance and clean-up; southern edge of site faces Conservation Area; AONB.	0.16	5	This availability of this land is dependent on the existing business relocating. However, the existing business wishes to expand and the greenfield land to west is a highly sensitive part of AONB and is unsuitable. There is a reasonable prospect that this land will become available for residential redevelopment if a suitable alternative premises can be found.	Relocation of existing business, Demolition & clean up of site.	16-20 yrs	SHLAA Review (May 2014)
N_14B	Land adjoining East End & Nostle Road	GF	Y	Y	Y	AONB - northern area (on higher ground) is prominent and sensitive in landscape terms. Topography. Grade 3 agricultural land (detailed survey required). Within Water Treatment Facilities 800m buffer zone.	2.73	17	Suitable for 'rounding off' settlement line. A modest new development along Nostle Road could improve the appearance of the eastern approach into Northleach, creating better gateway into town. Development on higher parts of the site and past the extent of the eastern boundary of N_1A may be unsuitable due to the impact on the landscape.	See actions required to overcome constraints table in Section 3, Landscape and visual impact assessment.	6-10 yrs	SHLAA Review (May 2014)

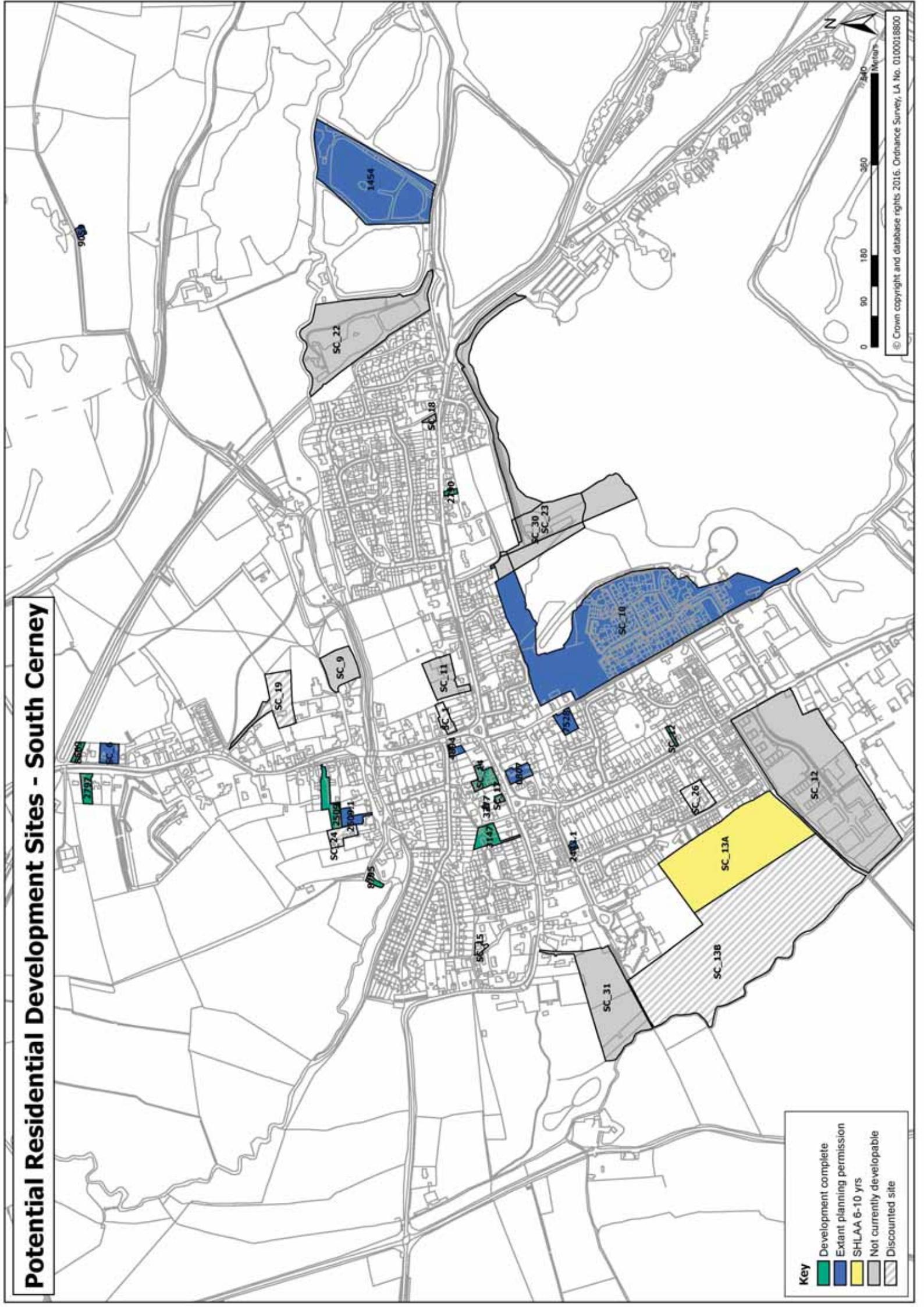
Potential Residential Development Sites - Northleach



13 South Cerney - potential residential sites

SHLAA site No.	Site Name	Green / Brownfield	Suitable	Available	Achievable	Constraints	Area (ha)	Capacity (no. of dwellings)	Comments	Actions required to overcome constraints	Deliverability	Source of Assessment
SC_13A	Land rear of Berkeley Close	GF	Y	Y	Y	Access and highway issues. Potential sewage infrastructure capacity. Filled quarry or landfill buffer zone. Grade 2 agricultural land (detailed survey required). Drainage and ingress of ground water.	3.4	64	Conditionally suitable, subject to overcoming flooding and sewerage constraints. This will have an impact on the viability of the site. Sewage infrastructure issues need to be resolved, which may take considerable time due to programming. Some landscape planting and improved management of area near water course will be required. Must not have access through industrial estate. However, narrow and congested approach roads and it is questionable whether mitigation is possible.	See actions required to overcome constraints table in Section 3.	6-10 yrs	SHLAA Review (May 2014)

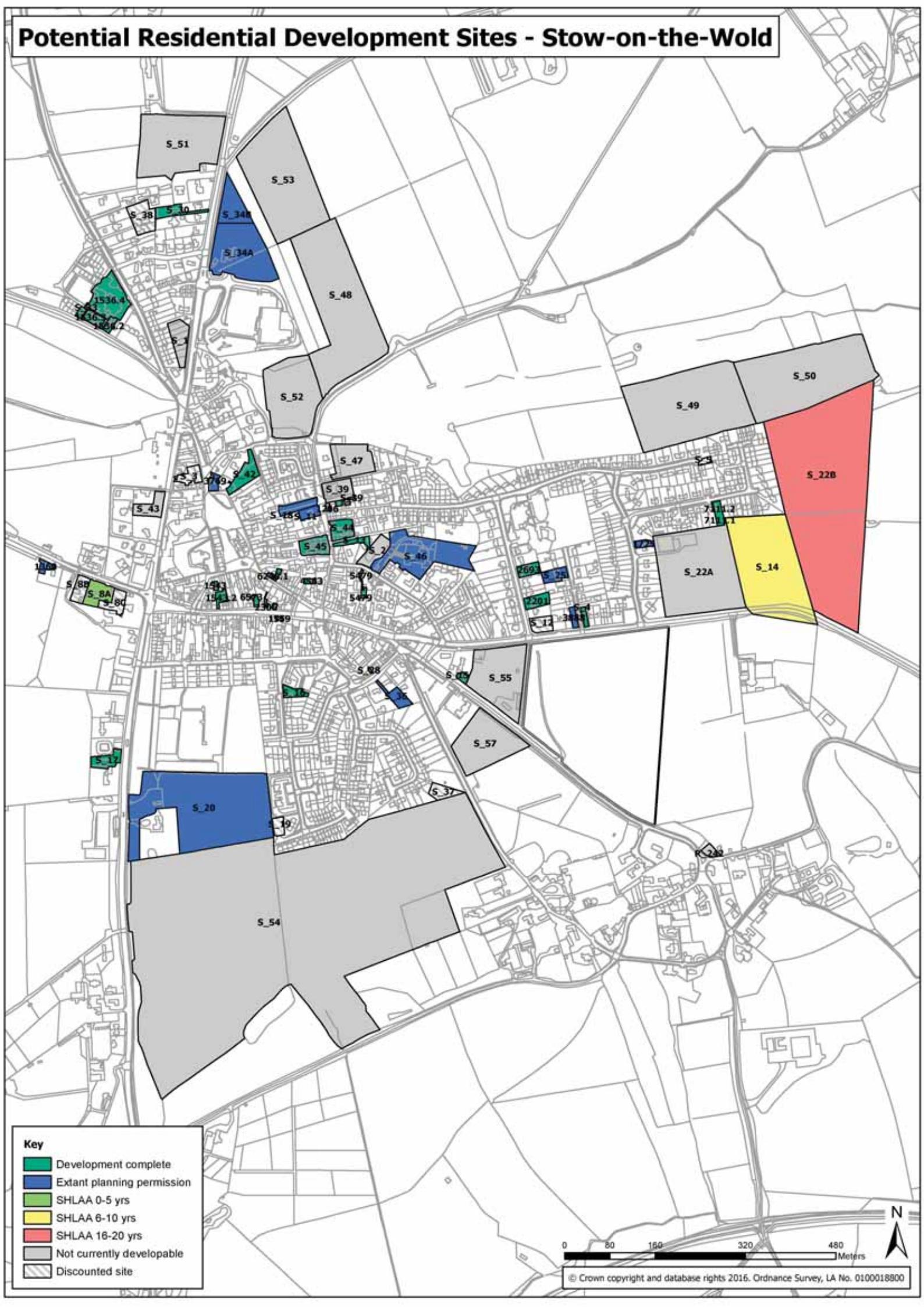
Potential Residential Development Sites - South Cerney



14 Stow-on-the-Wold - potential residential sites

SHLAA site No.	Site Name	Green / Brownfield	Suitable	Available	Achievable	Potential constraints	Area (ha)	Capacity (no. of dwellings)	Comments	Actions required to overcome constraints	Deliverability	Source of Assessment
S_8A	Stow Agricultural Services, Lower Swell Road	BF	Y	Y	Y	AONB. Within filled quarry or landfill buffer zone. Landscape issues. In setting of Conservation Area to east.	0.17	10	Brownfield site, currently in use. On edge of town. Development acceptable, but not at too high a density. Need to plant line of trees along frontage to continue existing treeline. Conversion and not demolition of Crestow House would be required. Planning application pending consideration at time of publication for "Demolition of existing buildings and erection of 17 apartments. Provision of communal facilities, landscaping and car parking" (ref: 14/00188/FUL).	See actions required to overcome constraints table in Section 3. Need to plant line of trees along frontage to continue existing treeline. Additional landscaping to rear would be beneficial.	0-5 yrs	SHLAA Review (May 2014)
S_14	Land adjacent Griffin Court / Playing Field	GF	Y	Y	Y	AONB. Detailed survey shows site is Grade 3a agricultural land. Access. Landscape impacts. High risk to ground water.	2.08	40	Extends settlement into the AONB and is visible from the east. *Planning application (ref: 13/01856/OUT) under appeal at time of publication. SHLAA comments are made independently of this process. Deliverability will be reviewed in light of decision.	See actions required to overcome constraints table in Section 3. Appeal in progress at time of publication.	6-10 yrs	SHLAA Review (May 2014)
S_22B	Land east of King George's Field	GF	?	Y	Y	AONB. Potential sewage infrastructure capacity. Detailed survey shows site is Grade 3a agricultural land. Landscape impact. Remote from town centre. High risk to ground water.	5.52	106	Intrudes into the AONB beyond existing settlement pattern. Visible from the east. Unsustainable linkages to town centre. Depends on long-term development of S_14 to overcome constraints. *Planning application (ref: 13/01856/OUT) under appeal at time of publication. SHLAA comments are made independently of this process. Deliverability will be reviewed in light of decision.	See actions required to overcome constraints table in Section 3. Appeal in progress at time of publication.	16-20 yrs	SHLAA Review (May 2014)

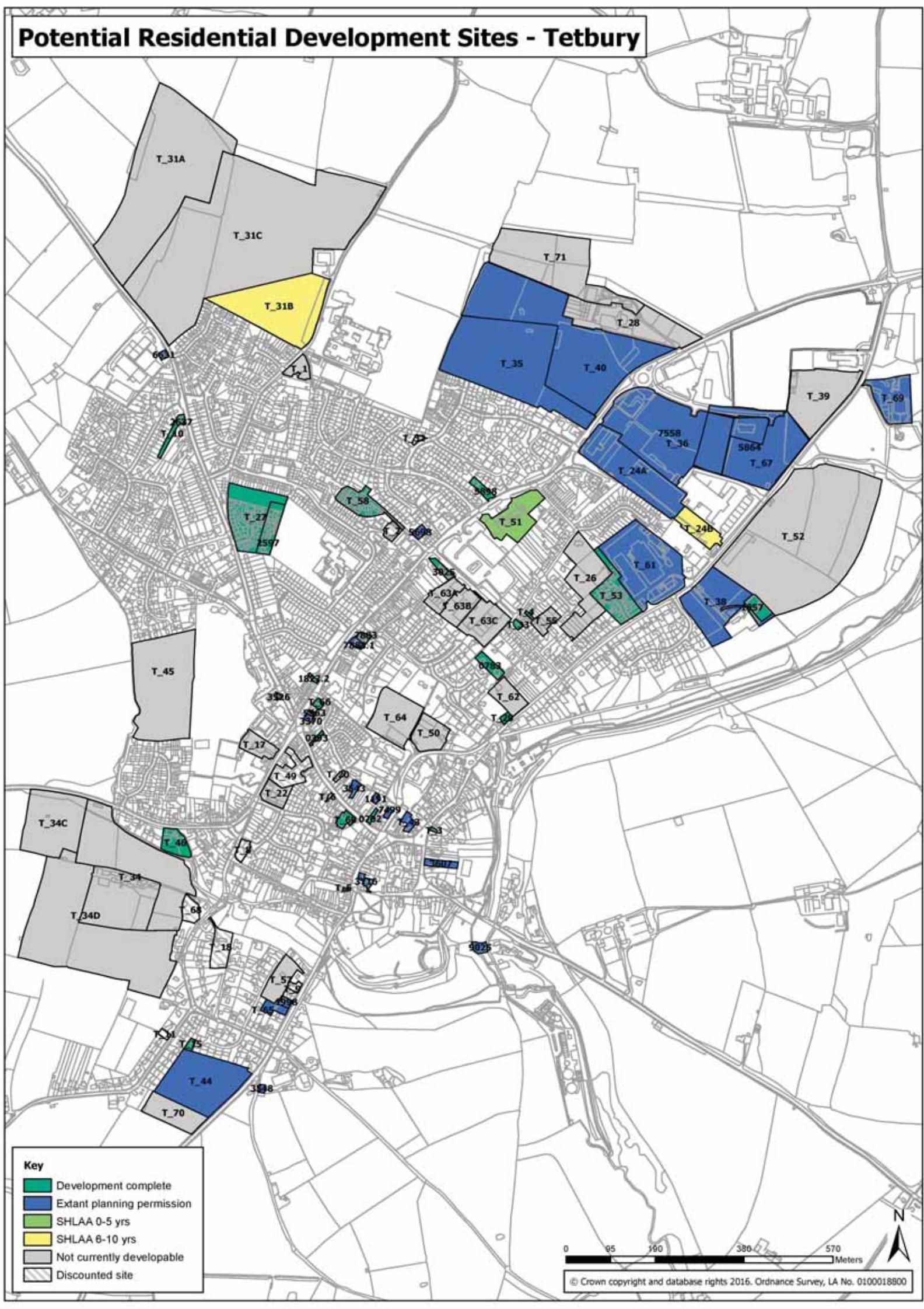
Potential Residential Development Sites - Stow-on-the-Wold



15 Tetbury - potential residential sites

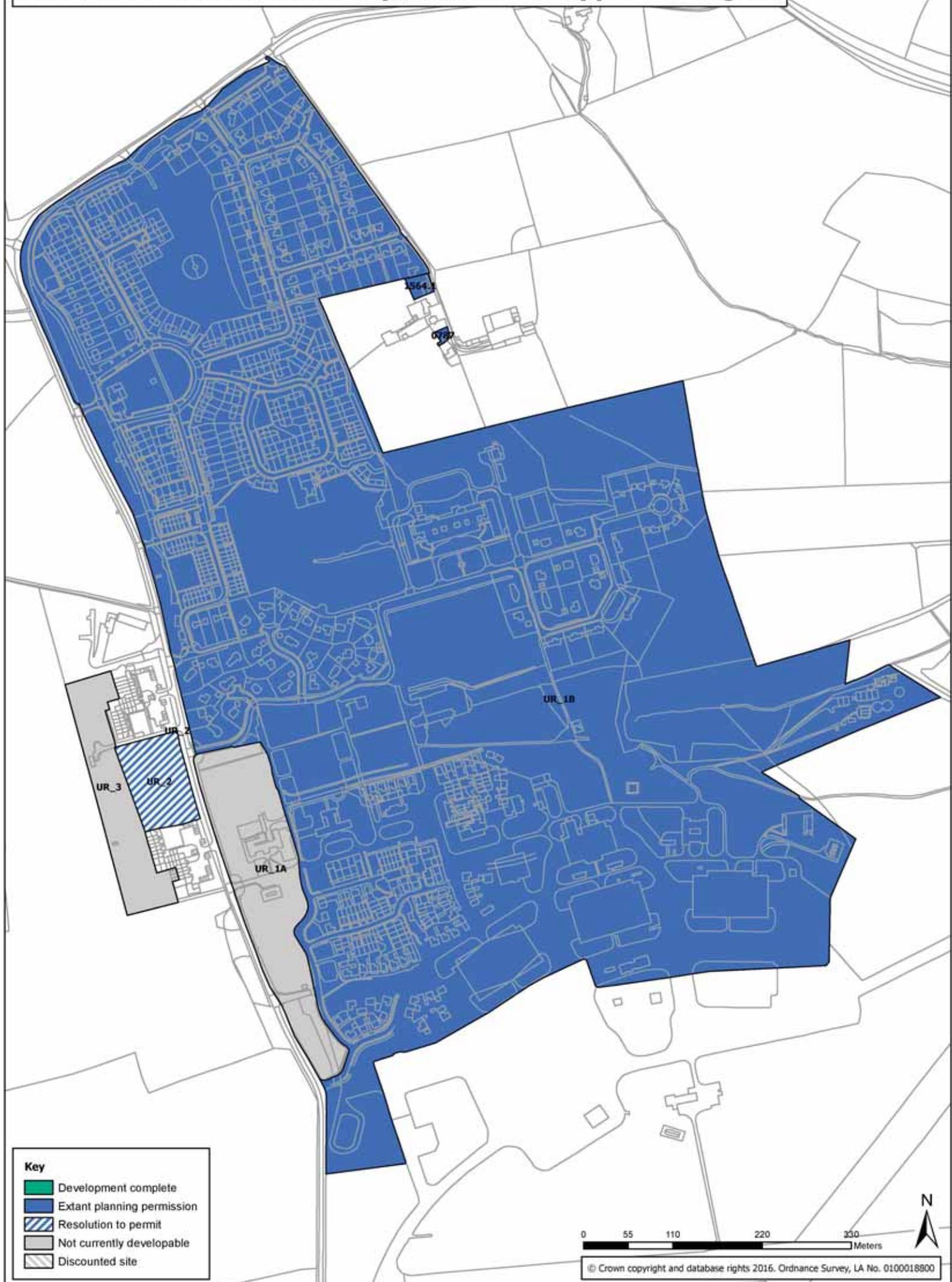
SHLAA site No.	Site Name	Green / Brownfield	Suitable	Available	Achievable	Potential constraints	Area (ha)	Capacity (no. of dwellings)	Comments	Actions required to overcome constraints	Deliverability	Source of Assessment
T_24B	Former Matbro Site	BF	Y	N	Y	Within Area of Outstanding Natural Beauty.	0.41ha	9	To the rear of the site there is planning permission for a retirement village, demolition and clearance of site is already underway. Site was in SHLAA/ SELAA (May 2014) as an employment site, however site has been put forward for housing development, and is considered suitable.	See actions required to overcome constraints table in Section 3.	6-10 years	SHLAA Addendum I (November 2014)
T_31B	Land adjacent to Blind Lane	GF	Y	Y	Y	AONB. Landscape and access issues. Filled quarry or landfill buffer zone. Mature tree lines on much of the boundary lines + many TPOs on boundary. Potential contamination from quarry. Grade 2 agricultural land (detailed survey required).	2.27	43	Northwards extension breaking new ground into the AONB. New possible access road in connection with school. A good access from existing roads would be difficult to achieve. The impact of surface run-off flooding adjoining land has also been suggested as a potential constraint. *At the time of publication, a Outline planning application had been received for a "Residential development of up to 120 dwellings, with vehicular access from Hampton Street, associated public open space and other infrastructure" (ref: 14/01610/OUT).	See actions required to overcome constraints table in Section 3. Overcome access issues with County Highways. Needs a full landscape and visual impact assessment to establish how much of the site is suitable for development.	6-10 yrs	SHLAA Review (May 2014)
T_51	Northfield Garage	BF	Y	Y	Y	Within Area of Outstanding Natural Beauty. Majority of the site is within filled quarry or landfill buffer zone. A tree preservation order is in place opposite the site.	0.77ha	18	Easy access on to the site, from a busy road entering Tetbury from the north. Currently used as a car park.	See actions required to overcome constraints table in Section 3.	0-5 years	SHLAA Review (May 2014), as updated by the SHLAA Addendum I (November 2014)

Potential Residential Development Sites - Tetbury



16 Upper Rissington - potential residential sites

Potential Residential Development Sites - Upper Rissington



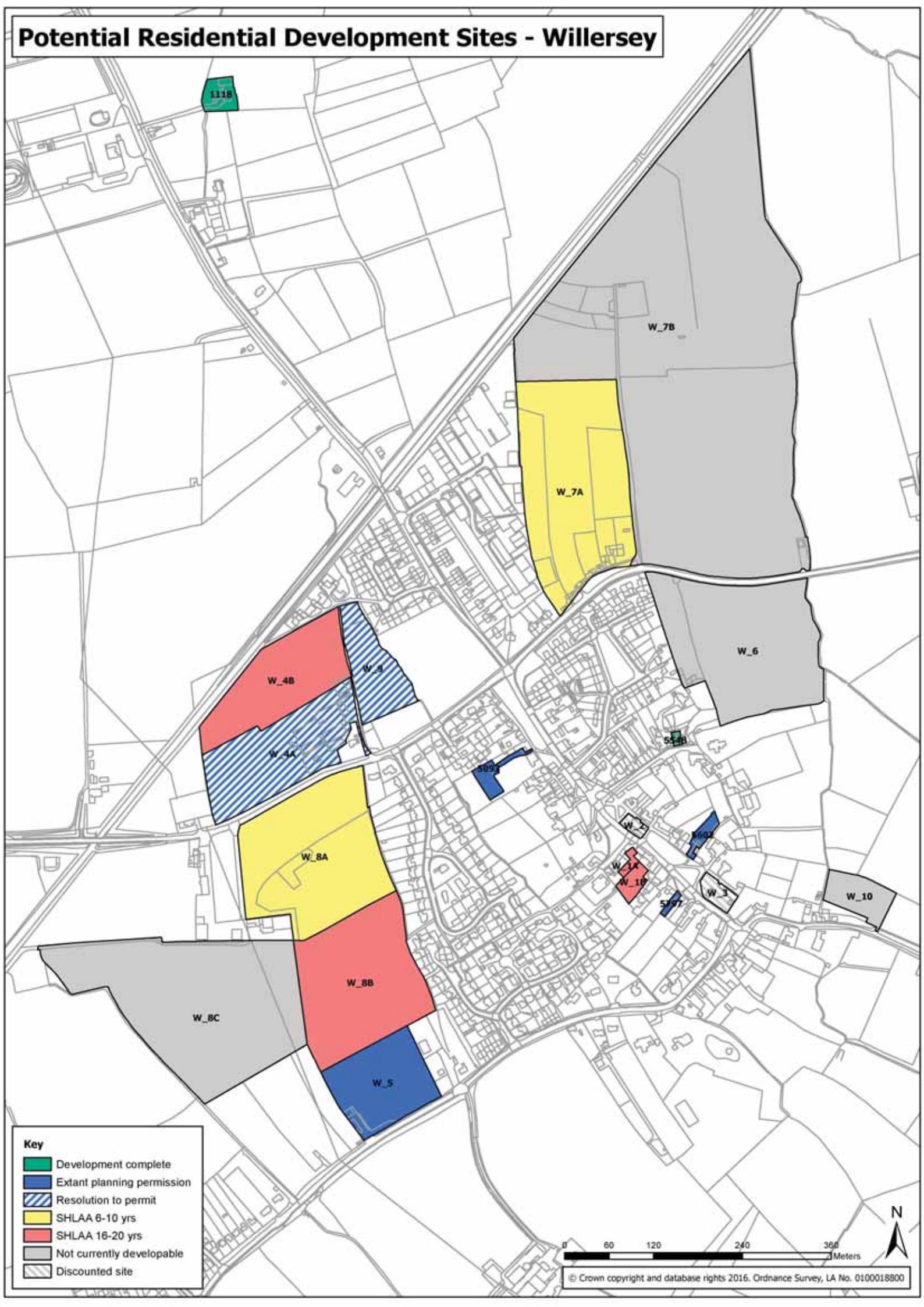
17 Willersey - potential residential sites

SHLAA site No.	Site Name	Green / Brownfield	Suitable	Available	Achievable	Potential constraints	Area (ha)	Capacity (no. of dwellings)	Comments	Actions required to overcome constraints	Deliverability	Source of Assessment
W_1A	Garage workshop behind The Nook, Main Street	BF	Y	Y	Y	AONB, Conservation Area. In setting of listed buildings to north-west. Within Water Treatment Facilities 800m buffer zone.	0.04		Site in use. Potential for garage conversion. The Parish Council has suggested that this site has potential for a shop.	See actions required to overcome constraints table in Section 3. Site needs to satisfy existing and emerging policy criteria for loss of existing employment use. Existing use needs to stop or relocate prior to development.	16-20 yrs	SHLAA Review (May 2014)
W_1B	Garden, behind The Nook, Main Street	GF	Y	Y	Y	Access, Garden development + residential amenity issues. AONB, Conservation Area. Within Water Treatment Facilities 800m buffer zone.	0.12	5	Site is currently accessed from social club car park, an issue that would have to be overcome. Potential to combine scheme with W_1A but it is questionable whether 5 dwellings would be appropriate on a garden site to rear of development line. Careful design to reflect Conservation Area. However, a combined scheme with W_1A may be suitable. The Parish Council have suggested that there may be potential for 8 terraced houses on this site.	See actions required to overcome constraints table in Section 3. Work with County Highways to develop a solution to overcome access issue.	16-20 yrs	SHLAA Review (May 2014)
W_4B	Land between W_4A (SHLAA, May 2014) and future Heritage Railway	GF	Y	Y	Y	Grade 3 agricultural land. Within water treatment facilities 800m buffer zone.	1.82ha	45	Point of access to the site needs to be identified. The site is overlooked by residents at The Quinary. Mature trees and hedges on site should be retained.	See actions required to overcome constraints table in Section 3.	16-20 years	SHLAA Addendum I (November 2014)
W_7A	Land north of B4632 and east of employment estate	GF	Y	Y	Y	Access onto B4632. Borders AONB to south. Grade 3 agricultural land (detailed survey required). Within Water Treatment Facilities 800m buffer zone. Trees and hedgerows around boundary of site. Potential sewage capacity issue.	3.95	75	Adjacent to employment estate. Brings development further out into the countryside and development would affect the setting of the AONB. However, the land is flat and well drained. Good design, with appropriate planting may improve the boundary of the settlement. As this is a long narrow site the visual impact on the B4632 side of the site will be minimal. This could be an appropriate site for mixed	See actions required to overcome constraints table in Section 3. Work with County Highways to develop a solution to overcome access issue but this needs to be balanced with landscape impact.	6-10 yrs	SHLAA Review (May 2014)

Willersey - potential residential sites 17

SHLAA site No.	Site Name	Green / Brownfield	Suitable	Available	Achievable	Potential constraints	Area (ha)	Capacity (no. of dwellings)	Comments	Actions required to overcome constraints	Deliverability	Source of Assessment
W_8A	Land between Collin Close and Collin Lane	GF	Y	Y	Y	AONB. Grade 3 agricultural land (detailed survey required). Within Water Treatment Facilities 800m buffer zone. Potential issues with ground water percolation due to clay soils, which causes standing water. Adjacent to a gas cylinder industrial site.	3.3	31	Relatively level agricultural land with rural character. Development would intrude into the AONB. Exposed site with clear views from the road and the hills to the south and the wider AONB. Site is only suitable on eastern side. Western half may be suitable for landscaping to limit and filter views and to ensure a high quality edge to the settlement. Extends focus of village. Site is now under option with a developer.	See actions required to overcome constraints table in Section 3. Full landscape impact assessment + full landscape proposals.	6-10 yrs	SHLAA Review (May 2014)
W_8B	Land west of Field Close & north of B4632	GF	?	Y	Y	AONB. Grade 3 agricultural land, although western strip is Grade 2 (detailed survey required). NE 4/5 of site within Water Treatment Facilities 800m buffer zone. Potential issues with ground water percolation due to clay soils, which causes standing water. Adjacent to a gas cylinder industrial site.	2.89	27	Relatively level agricultural land with rural character. Extends focus of village. Exposed site with clear views from the road and the hills to the south and the wider AONB. Site is only suitable on eastern side. Western half may be suitable for landscaping to limit and filter views and to ensure a high quality edge to the settlement. If the site were to be developed, W_5 or W_8A would need to come forward first.	See actions required to overcome constraints table in Section 3. Full landscape impact assessment + full landscape proposals. Development of either W_8A or W_5.	16-20 yrs	SHLAA Review (May 2014)

Potential Residential Development Sites - Willersey



Not currently developable residential sites 18

- 18.1** * = The site's unsuitability is essentially due to its location in one of the District's smaller rural settlements, where there are limited facilities, services and employment opportunities. Accordingly, development here would not contribute positively to the creation of sustainable, mixed, communities when compared with development in better-served settlements. It is unlikely that the sustainability issues could be overcome in this location without a change in strategic policy. However, the strategic unsuitability of the settlement does not, in itself, preclude development of a modest scale coming forward through the Neighbourhood Planning Process.

SHLAA Review (May 2014)

SHLAA ref no:	Parish	Site name	Reason for being not currently developable	Source of Assessment
Cirencester				
C_16	Cirencester	4 Acre Field	Not currently available - there are no plans to develop the site and, although it may be released in the future, there is no reasonable prospect or certainty that the site will be delivered in the plan period. In addition, there are also substantial constraints that put its suitability in doubt, such as the site's function as a green lung in a built up area and its amenity value as a recreational space.	SHLAA Review (May 2014)
C_22	Cirencester	50-52 Lewis Lane	Building currently in 1st year of 10 year lease for business purposes. The lease will probably be renewed and there is very little prospect of site coming forward in plan period. Other constraints include the site being in a Conservation Area and in the vicinity of several Listed Buildings.	SHLAA Review (May 2014)
C_42	Cirencester	The Humpty Dumps, Bowling Green Lane	Sensitive site on edge of Cirencester that is quite visible, particularly from Stratton. Specifically recommended for inclusion in Special Landscape Area by Local Plan Inspector. Village Green application pending. Other constraints include steep topography and SFRA Climate Change FZ3a and FZ3b within northern boundary; Filled quarry or landfill buffer zone on SW 2/5 of site; Potential contamination from landfill.	SHLAA Review (May 2014)
C_44	Cirencester	BT Exchange	Former Urban Capacity Study site with no expression of developer interest. No response from enquiries to establish whether site is available. Although the site may become available in future, there is no reasonable prospect or certainty that new residential units will be delivered within the plan period.	SHLAA Review (May 2014)
C_57	Cirencester	Forum Car Park	Unsuitable for development due to the complexity of constraints and there is very little prospect of site coming forward in plan period. Redevelopment is dependent on displaced parking being provided elsewhere. Other constraints include: whole site is a SAM; Conservation Area; potential contamination from station; design within the townscape; archaeological issues.	SHLAA Review (May 2014)
C_58	Cirencester	Garage block, Oakley Road	Not currently available - site is currently in use and there are no plans to dispose of or redevelop the land. There is therefore no reasonable prospect or certainty that new residential units will be delivered within the plan period. Even if the site were available, it consists of approximately 70 garages. Although the number of garages used for parking is unknown, displacement of parking capacity would be a major issue.	SHLAA Review (May 2014)
C_64	Cirencester	Hunters Equestrian, Cherry Tree Lane	Unsuitable and unachievable because location is severed from Cirencester, its facilities and services. Development would break new ground north of the A417.	SHLAA Review (May 2014)
C_70	Cirencester	Land adjacent to Brewery Car Park	Unsuitable for housing and more appropriate for retail use. Part of site is a SAM. Development would have a negative impact on the Conservation Area, which it falls within, and the site is adjacent to several listed buildings.	SHLAA Review (May 2014)

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SHLAA ref no:	Parish	Site name	Reason for being not currently developable	Source of Assessment
C_70/B	Cirencester	Land adjacent Brewery Car Park (The Existing Bowls Club)	The Bowls club is not available for development.	SHLAA Review (May 2014)
C_77	Cirencester	Land at College Farm, Stroud Road	Currently unsuitable for development due to its location, divorced from the town. Site is free-standing and within the AONB. Location means constraints cannot be overcome.	SHLAA Review (May 2014)
C_79	Cirencester	Land at Former Highways Depot, Off Stroud Road	Not suitable at present due to its combination of constraints. No longer in Gloucestershire County Council's ownership. Within AONB and has many TPOs. Linear shape makes site difficult to develop.	SHLAA Review (May 2014)
C_80	Cirencester	Land at Kingshill, adjacent to Kingshill South	Unsuitable at present due to its remoteness from town centre. Site would bring coalescence between Preston to Cirencester.	SHLAA Review (May 2014)
C_84A	Cirencester	Somerford Road Allotments	Unsuitable - Statutory allotments, which are well used. If developed, a suitable alternative would need to be found. However, there are no suitable alternative sites. Not currently available. Other constraints include: Grade 3 agricultural land (detailed survey required); Potential contamination from landfill adjacent - gas issue; Filled quarry or landfill buffer zone.	SHLAA Review (May 2014)
C_84C	Cirencester	Field south-east of Wilkinson Road	Lapsed employment planning permission. However, site is currently allocated for employment use and evidence shows site should be protected for employment use in the new Local Plan. Residential development here would push the housing line south-west of Wilkinson Road. Other constraints include: Grade 3 agricultural land (detailed survey required); filled quarry or landfill buffer zone.	SHLAA Review (May 2014)
C_84D	Cirencester	Field sandwiched between Spratsgate Lane and former railway line	Gas pipeline and associated buffer covers whole site. Unsuitable, unless discussions with Health and Safety executive confirm otherwise.	SHLAA Review (May 2014)
C_93	Cirencester	Land to rear of Querns School	Refusal reasons from planning application can not be overcome at the present time. Site is a SAM, is within the Conservation Area and is adjacent to several listed buildings.	SHLAA Review (May 2014)
C_105	Cirencester	Rugby Football Club	Currently unsuitable for development as it is in a remote location, divorced from the town. It also has extremely high landscape value and is an integral part of the SLA.	SHLAA Review (May 2014)
C_106	Cirencester	Sheep Street Island CIR3	Local Plan (2006) site allocation CIR3. However, site has difficult multiple ownership issues. In addition, part of the site is used as a Cotswold District Council car park and the loss of parking would need to be offset in an alternative location. The old station building is also listed and would need to be incorporated into any development or relocated. A mixed use scheme may be possible, but there is no reasonable evidence to suggest this site will be developed for housing within the plan period.	SHLAA Review (May 2014)
C_124	Cirencester	TA Headquarters and south of Somerford Road	Not available - the MoD are now investing in this site with their new strategy to develop the TA.	SHLAA Review (May 2014)
C_132	Cirencester	The Whiteway	Unsuitable - development would be damaging to the SLA. Remote from the town centre and development would extend the settlement into the open countryside.	SHLAA Review (May 2014)
C_136	Cirencester	Watermoor House, Watermoor Road	Not currently available - site is currently in use. Former Urban Capacity Study site with no expression of developer interest. No response from enquiries to establish whether site is available. Although the site may become available in future, there is no reasonable prospect or certainty that new residential units will be delivered within the plan period. However, site is suitable for residential conversion. Other constraints include: listed building and its setting; Conservation Area; majority of site is a SAM; SW of site within filled quarry or landfill buffer zone.	SHLAA Review (May 2014)

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SHLAA ref no:	Parish	Site name	Reason for being not currently developable	Source of Assessment
C_143	Cirencester	Playing Field, off Trinity Road	Not currently available - site is currently in use and there are no plans to dispose of or redevelop the land. Although the site may be realised in future, there is no reasonable prospect of certainty that new residential units will be delivered within the plan period. Other constraints include: SAM; filled quarry or landfill buffer zone; TPO and listed building immediately east; archaeology; disposal of a school playing field (Section 77).	SHLAA Review (May 2014)
C_145	Cirencester	Querns School Adjacent land	Unsuitable - unsustainable as there is a high demand for the council car park. Loss of parking would have to be found in an alternative location and it is not seen where this may be.	SHLAA Review (May 2014)
C_146	Cirencester	Rear gardens - even no. homes on Somerford Road	Unsuitable for development. Site is formed of 14 rear gardens and would have complex multiple ownership constraints. In addition, the gardens have no access. Former Urban Capacity Study site with no expression of interest from any of the land owners, so availability is also highly questionable.	SHLAA Review (May 2014)
C_150	Cirencester	Car Park adjacent to Abbey Grounds	Unsuitable - site has strategic importance as an existing car parking facility. Site is also a SAM and development would have a negative impact on the setting of many listed buildings. Site is also within the Conservation Area.	SHLAA Review (May 2014)
C_158	Cirencester	Kwik Fit Tyre Depot and Fire Station, School Lane	Currently unsuitable for development within 0-20 years. Probably unviable in the long term due to constraints - unattractive to market, noise issues from immediately adjacent A429 dual carriageway. Site is in use as a fire station with additional business units.	SHLAA Review (May 2014)
C_161	Cirencester	Pinehurst, South of 48bs to Littlecot, Berkeley Road	Not available - consists of eight gardens in multiple ownership. Former Urban Capacity Study site with no expression of interest.	SHLAA Review (May 2014)
C_164	Cirencester	East of Kingshill	Not available for development	SHLAA Review (May 2014)
C_165	Cirencester	Hairbrushes	Not available for development	SHLAA Review (May 2014)
C_174	Cirencester	Paterson Road Flats	The present owner of the site has no immediate plans to re-develop the site due to the flats being fully occupied and in working condition at present	SHLAA Addendum I (November 2014)
SD_9D	Siddington (although adjacent to Cirencester's development boundary)	Severnills Field	Although in Siddington Parish, the site sits adjacent to Cirencester's development boundary. A mixed use development has been proposed. However, the Study of Land Surrounding Key Settlements (White Consultants, August 2015) found that development of this site would have high/medium landscape sensitivity as the site prevents coalescence between Siddington and Cirencester. It also provides the landscape setting for the historic part of Siddington and is the rural setting for several Listed Buildings. In addition, the northern and western parts of the site are wooded and the tree to the north in particular provide screening for Love Lane Industrial Estate. This woodland, along with six other individual trees within the site, have a Tree Preservation Order. The site also does not directly connect to a road and the proposed access from the south would further compromise the historic setting of Siddington. Furthermore, the development proposal is isolated from other residential areas.	SHLAA Addendum II (December 2015)

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SHLAA ref no:	Parish	Site name	Reason for being not currently developable	Source of Assessment
Andoversford				
A_3B	Andoversford	Land to west of Station Road	Flood Zone 3b (SFRA Level 2). Historic railway embankment. Ridge and furrow landscape issues. Potential biodiversity issues.	SHLAA Review (May 2014)
A_4	Andoversford	Land to rear of 7 & 8 Pine Halt	A scheme for 8 residential units has been proposed that overcomes the access issue from Pine Halt by providing access from the A40. It has been demonstrated that the units would be built within Flood Zone 1. However, the landscape impacts of new houses on the raised former railway embankment would be highly visible and damaging to the AONB. The site's development would also unacceptably extend the ribbon of housing along Pine Halt further north into open countryside.	SHLAA Review (May 2014)
A_5	Andoversford	Land west of Templefields	Unsuitable - too remote from village. Scale is too large for size of village. The topography rises to the west and the site has a prominent position within the AONB. Development would be visible from great distance.	SHLAA Review (May 2014)
A_9	Andoversford	Owdeswell Manor Farm	The Study of Land Surrounding Key Settlements (White Consultants, August 2015) found that development of this site would have high/medium landscape sensitivity. The site's topography rises from east to west and any new housing would extend the development line up the valley side and would be visible from the Gloucestershire Way and the formal approach to Owdeswell Manor. Its development would also suburbanise the entry to the village by extending housing southwards. A large residential scheme would also comprise major development in the AONB. An outline residential planning application was refused on a smaller part of the site in January 2005 due to the "harm to the quality and attraction of the streetscene and the special character of the landscape" (application reference: 04/03182/OUT). The proposed development is significantly larger and its scale and impact would be greater.	SHLAA Addendum II (December 2015)
A_10	Andoversford	Land south of Gloucester Road	In addition to the above, the SHLAA assessment process also identified the following potential development constraints: a public right of way runs along the site's eastern boundary; Grade 3 agricultural land (detailed survey required); eastern half of site within filled quarry/landfill buffer zone; eastern half of site within Water Treatment Facilities 800m buffer zone.	SHLAA Addendum II (December 2015)
Bourton-on-the-Water				
B_3	Bourton-on-the-Water	Land adjacent to the Rectory, Rectory Lane	Unsuitable unless significant community benefit could be gained. Land is an important last remnant of what was once the open setting of the High Street. The remaining open space should be conserved for what it says about the original form of the village and protecting the setting of the church and the Glebe. If community benefit could be gained, to be included within the SHLAA, this would have to be affordable housing, 100% affordable housing in this location is currently unviable. Furthermore, low density development would be required, which would put the capacity below the 5 dwelling threshold. Other constraints include: SW boundary adjacent to Conservation Area; filled quarry or landfill buffer zone; access; trees.	SHLAA Review (May 2014)

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SHLAA ref no:	Parish	Site name	Reason for being not currently developable	Source of Assessment
B_6	Bourton-on-the-Water	Car park adjacent Police Station	Former Urban Capacity Study site with no expression of developer interest. Unable to establish whether site is available.	SHLAA Review (May 2014)
B_15A	Bourton-on-the-Water	Land south of The Manor Fields	Unsuitable - development would be extremely problematic. Site forms an Conservation Area as an 'area of landscape value', providing an important open space in the village. Development would have a negative impact on the setting of a number of listed buildings. Other constraints include: AONB; potential sewage infrastructure capacity; filled quarry or landfill buffer zone; an important line of trees along NW boundary – protected by both Conservation Area and TPO; Grade 3 agricultural land (detailed survey required).	SHLAA Review (May 2014)
B_15B	Bourton-on-the-Water	Land at The Manor Fields	Unsuitable - owner wishes to retain this as a car park. Whole site is a SAM with important landscape value within the Conservation Area.	SHLAA Review (May 2014)
B_16	Bourton-on-the-Water	Land north of Lamberts Field	Unsuitable - unable to overcome SAM constraint. No ownership details and unable to determine whether site is available. Site is also inaccessible.	SHLAA Review (May 2014)
B_22	Bourton-on-the-Water	Salmondsbury House, Station Road	Owner has indicated that the site will be developed for retail purposes. Constraints include: AONB; demolition & clear up; adjacent to listed building; filled quarry or landfill buffer zone.	SHLAA Review (May 2014)
B_26	Bourton-on-the-Water	Land between Fosseway & Springvale	Unsuitable due to liner nature of site and its proximity to the Fosse Way. Site contributes to the landscape setting of Bourton when viewed from the Fosse Way. Site on lease for allotment gardening for 7 years, but could become available in future. Access issues. Breaks away from existing settlement line.	SHLAA Review (May 2014)
B_30	Bourton-on-the-Water	Large gardens Rissington Road	Unachievable + unable to determine availability - site is in multiple ownership, currently economically unviable for housing use. No expression of interest in developing the site.	SHLAA Review (May 2014)
B_52	Bourton-on-the-Water	Pockhill Farm, Pockhill Lane	Unsuitable - highly sensitive location in the AONB. High landscape impact with topography rising above Bourton and new development would be extremely visible. Site also has access issues with very narrow approach roads, which would not be suited to an intensification of use.	SHLAA Review (May 2014)
B_53	Bourton-on-the-Water	Land at Broadlands	Unachievable - It is not seen how highways issues can be overcome. Gasworks Lane, a very narrow residential road with parked vehicles, currently provides access to the site. Intensification of use of Gasworks Lane would be unsuitable. Sewerage capacity and water network issues could also potentially affect viability. In addition, the site has an open character and is part of Bourton's rural edge. Other constraints include: Flood Zone 3a (SFRA Level 2) on western edge; AONB; potential contamination from gasworks; Grade 3 agricultural land (detailed survey required); possible ridge & furrow; views from wider AONB and footpaths.	SHLAA Review (May 2014)
B_54	Bourton-on-the-Water	Former railway embankment to rear of Green Lake Close.	Unsuitable due to liner nature of site. Raised former railway embankment provides important historic screening feature for the landscape setting of Bourton when viewed from the Fosse Way.	SHLAA Review (May 2014)
Blockley				
BK_1	Blockley	Land north-west of Park Road	Unsuitable - Development would have adverse impact on Conservation Area and the AONB. Other constraints include: Grade 3a agricultural land.	SHLAA Review (May 2014)
BK_3	Blockley	Land east of Lower Street, south of Blockley	Unsuitable - site not in keeping with development pattern and would be an unacceptable intrusion into the AONB.	SHLAA Review (May 2014)
BK_4	Blockley	Land off Station Road, north of Blockley	Unsuitable - site not in keeping with development pattern and would be an unacceptable intrusion into the AONB. Flooding issues in NE corner.	SHLAA Review (May 2014)

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SHLAA ref no:	Parish	Site name	Reason for being not currently developable	Source of Assessment
BK_6	Blockley	Land between Station Road & Draycott Road	Unsuitable - site not in keeping with development pattern and would be an unacceptable intrusion into the AONB. Flooding issues in centre of site. Highly visible in the landscape. Inappropriate scale of development.	SHLAA Review (May 2014)
BK_7	Blockley	Sheaf House Farm	Unsuitable - site not in keeping with development pattern and would be an unacceptable intrusion into the AONB. Highly visible. Inappropriate scale for development and would be unrelated to the settlement pattern.	SHLAA Review (May 2014)
BK_12	Blockley	Land north-east of Blockley	Unsuitable - site is detached from settlement and intrudes too far north into the AONB.	SHLAA Review (May 2014)
Chipping Campden				
CC_23A	Chipping Campden	Field north-west of Aston Road allotments.	Unsuitable - development would have significant adverse impact on the AONB. Too remote and separate from the town and would unacceptably extend the ribbon of development northwards along Aston Road into open countryside. Grade 1 agricultural land (detailed survey required).	SHLAA Review (May 2014)
CC_23D	Chipping Campden	Land at Aston Road	Unsuitable - significant adverse impact on AONB. Too remote and separated from settlement. Scale of site is too large. Grade 1 agricultural land (detailed survey required).	SHLAA Review (May 2014)
CC_29	Chipping Campden	Old Station Site, Ebrington	Unsuitable for residential development. There is an existing thriving employment use on site, which has been identified as being worthy of protection in the next Local Plan.	SHLAA Review (May 2014)
CC_38B	Chipping Campden	Horse paddock at The Hoo	Unsuitable - topography rises steeply to north-west and development would be highly intrusive and visible in a sensitive part of the AONB.	SHLAA Review (May 2014)
CC_40B	Chipping Campden	Gardens to the rear of Melrose and Oaksey	Evidence has come to light that the roots of a protected Beech tree, which has a Tree Preservation Order, would prevent access to part of CC_40. The area where highway access is not achievable covers the gardens of Melrose and Oaksey. CDC have therefore split CC_40 into two parts to show the area that is deliverable (CC_40A) and the area that is not deliverable (CC_40B). However, CDC would consider CC_40B to be suitable if a solution can be designed to overcome the access constraint.	SHLAA Addendum II (December 2015)
CC_43	Chipping Campden	Castle Gardens Packing Sheds	Unsuitable - Existing packing sheds are in use and redevelopment would extend the residential development line unacceptably into the AONB. Remote from town centre. Other constraints include: Water Treatment Facilities 800m buffer zone; Mainly Grade 1 agricultural land (detailed survey required).	SHLAA Review (May 2014)
CC_44	Chipping Campden	Land west of Littleworth "The Leasows"	Unsuitable - topography raises steeply to north-west and development would be highly intrusive and visible in a sensitive part of the AONB. Development would also unacceptably stretch the development boundary into open countryside. Other constraints include: Water Treatment Facilities 800m buffer zone; detailed survey shows site is Grade 3a agricultural land.	SHLAA Review (May 2014)
CC_49A	Chipping Campden	Campden BRI	Unsuitable - inappropriate for housing development. Completely unconnected with Chipping Campden's residential boundary and is 1.3 miles from Chipping Campden town centre, where services and facilities could be accessed. Only 1.2ha of brownfield part of site not in Flood Zone 3b (SFRA Level 2).	SHLAA Review (May 2014)
CC_50	Chipping Campden	Land rear of Chipping Campden Fire Station	Unsuitable - against the historic pattern of development and would spread development into open countryside. Site is on rising ground and development would have an adverse impact on the AONB. Other constraints include: Water Treatment Facilities 800m buffer zone; mainly Grade 2 agricultural land (detailed survey required).	SHLAA Review (May 2014)
CC_51	Chipping Campden	Land south-west of Whaddon Grange	Development of this site would significantly extend the settlement into open countryside.	SHLAA Addendum I (November 2014)

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SHLAA ref no:	Parish	Site name	Reason for being not currently developable	Source of Assessment
CC_52	Chipping Campden	Land north of Cam and west of Station Road	Development of this site would significantly extend the settlement into open countryside.	SHLAA Addendum I (November 2014)
CC_53	Chipping Campden	Land south-east of George Lane	Development of this site would significantly extend the settlement into open countryside.	SHLAA Addendum I (November 2014)
Down Ampney				
DA_4	Down Ampney	Little Jim's	Unsuitable - backland site that retains landscape character of parkland to south and forms an important open space in the historic core of the village. Any development would impact on the setting of Down Ampney and its Conservation Area and a number of listed buildings. Difficult access with a narrow single track - its widening / upgrading would also detract from the landscape character of this area. Site also contains some major trees that are worthy of protection. Any development over 5 dwellings would not preserve / enhance the landscape character of this area. Any potential development would have to be at such a low density that it would not meet the minimum 5 dwelling threshold. Other constraints include: potential sewage infrastructure capacity issues; part of the setting of the Conservation Area and potentially (subject to further analysis) to the church and Down Ampney House; TPOs running parallel to eastern edge of site; detailed survey shows site is Grade 3a agricultural land; filled quarry or landfill buffer zone; Source Protection Zone 2 (water).	SHLAA Review (May 2014)
DA_5B	Down Ampney	Land east of Rooktree Farm Buildings	Unsuitable - the site is unconnected with the village and unacceptably extends the settlement into open countryside. Grade 2 agricultural land (detailed survey required).	SHLAA Review (May 2014)
DA_7	Down Ampney	Land rear of Charlham Way	Unsuitable due to liner nature of site. Grade 2 agricultural land.	SHLAA Review (May 2014)
DA_9B	Down Ampney	Land adjacent to Chestnut Close	Around five dwellings are proposed on the southern part of the site with some landscaping to the north. However, the site is a potential allocation within the Gloucestershire Minerals Local Plan, making it unsuitable for residential development. In addition, the Study of Land Surrounding Key Settlements (White Consultants, August 2015) found that the western part of the site has high/medium landscape sensitivity and eastern side has medium sensitivity. The land is also in productive arable use and a detailed survey shows the site to be Grade 2 best and most versatile land.	SHLAA Addendum II (December 2015)
DA_11	Down Ampney	Land at Down Ampney	The site is unsuitable as a development of this scale is not in proportion with the settlement pattern of Down Ampney. There are also potential highways issues that would be difficult to overcome. Furthermore, the Broadway Farm development has its own sewage treatment provision but given Down Ampney's high water table and the size of the proposed site, self contained waste water facilities would be more difficult to achieve. In addition, the site forms an important gap / green wedge within the village with views into the open countryside. Consequently, the site would also break important amenity value within the village streetscene. Development of this site would also break away from Down Ampney's historic building pattern. A detailed survey shows the western part of the site to be Grade 3a best and most versatile land and a small area to the far west is of Grade 2 quality. Although the site is fallow agricultural land, the land has potential to be reused for agricultural purposes.	SHLAA Addendum II (December 2015)

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SHLAA ref no:	Parish	Site name	Reason for being not currently developable	Source of Assessment
			In addition to the above, the SHLAA assessment process also identified the following potential development constraints: north-eastern part of site within filled quarry/ landfill buffer zone; local electricity network pylons on eastern part of site; lack of screening to the west and north; site contains trees and hedgerows, which have ecological value.	
F_5	Fairford	Applestone House	Not currently available - site is currently in use and there are no plans to dispose of or redevelop the land. Although it is possible the site may be realised in future, there is no reasonable prospect or certainty that new residential units will be delivered within the plan period. Suitable for conversion only. Other issues include: Conservation Area; parking, in setting of a listed building.	SHLAA Review (May 2014)
F_14	Fairford	Former Arc Concrete Works	Unsuitable - too remote and separated from development.	SHLAA Review (May 2014)
F_15	Fairford	Jones' Field	The site is promoted as a mixed use convenience retail and residential scheme with approximately 25 dwellings. However, the site is unsuitable for either type of development as it forms part of Fairford's historic landscape and is an important green space within the Conservation Area, contributing to the town's setting, character and its well defined historic edge. Its development would also have a detrimental impact on the setting of Morgan Hall (a Listed Building) and the Conservation Area. In addition to the above, the SHLAA assessment process also identified the following potential development constraints: the site contains a number of mature trees, which form part of and are protected by Fairford's Conservation Area; the trees and hedgerows also have biodiversity value (a full ecological assessment would be required); signs of an old badger set; Grade 2 agricultural land (detailed survey required); public rights of way and other public viewpoints close by, which may constrain development; access from Cinder Lane could be an issue, as would access from the London Road; Potential sewage capacity issue; southern end of site shown as Ground Water flood risk on ESI map, and is also below level of surrounding ground, making sustainable drainage difficult (high water table and no easy drainage route away from the site). (Site also considered under employment ref FFD_E4)	SHLAA Review (May 2014), as updated by SHLAA Addendum II (December 2015)
F_20A	Fairford	Land south east of Fairford	Unsuitable - site is currently land locked and access is a major issue preventing development. Detailed survey shows site is predominantly Grade 3a agricultural land. Development would also break away from existing settlement pattern into open countryside.	SHLAA Review (May 2014)
F_24	Fairford	Old Railway Line	Unavailable - site previously put forward to SHLAA via National Land Use Database. The Council has been unable to confirm whether the site is available for development. Furthermore, this is an unsustainable location as the site is too remote from main settlement.	SHLAA Review (May 2014)
F_26	Fairford	Rear of Hatherop Road	Unavailable - backland site consisting of 14 gardens in multiple ownership. Former Urban Capacity Study site with no expression of developer interest.	SHLAA Review (May 2014)
F_34	Fairford	Land at Totterdown Lane, Horcott	Unsuitable – Site is removed from the built up area by another field, which is not available for development. The site is visually important and in a prominent location on western approach to Fairford. Development would be damaging to the setting of the Burdocks, which is a Grade II listed building and the setting of Fairford's Conservation Area. Development would also be unacceptably harmful to the town's agricultural / rural setting. The land to the north-east (F_36B) should be developed before this site. Other constraints include: southern 1/5 of site is Grade 2 agricultural land, whilst rest of site is Grade 3 (detailed survey required); potential archaeology issues; many TPOs and established hedgerow along boundaries. Planning appeal is currently in progress at time	SHLAA Review (May 2014)

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SHLAA ref no:	Parish	Site name	Reason for being not currently developable	Source of Assessment
			of publication. SHLAA comments are made independently of this process. Deliverability will be reviewed in light of decision. Appeal also in progress at time of publication for "Erection of up to 120 dwellings (all matters reserved other than means of access)" (ref: 13/03097/OUT).	
F_36B	Fairford	Land between Horcott and Fairford	Unable to establish whether site is available - However, open feel. Site might be suitable in longer-term. Southern 2/3 of site is Grade 2 agricultural land, whilst northern 1/3 is Grade 3 (detailed survey required). Archaeology issues.	SHLAA Review (May 2014)
F_38	Fairford	Land east of Beaumoor Place	Unsuitable - development would have unacceptable landscape impact on setting of Morgan Hall and the Conservation Area. Site is also currently landlocked with difficult access issues.	SHLAA Review (May 2014)
F_39A	Fairford	Field north-west of granted planning permission at London Road (13/03793/OUT)	The site is considered to be unsuitable due to the loss of a sports pitch. In addition, there are concerns about how a safe access could be achieved. In addition to the above, the SHLAA assessment process also identified the following potential development constraints: a number of hedges and trees on site that have ecological value and would need to be retained; site supports some diverse grassland (some of which would need to be retained and managed); old badger set close by; public right of way along Cinder Lane to the west; close to the Conservation Area boundary along Cinder Lane; access from Cinder Lane could be an issue; as would access from the London Road; potential sewage capacity issue; shown as Ground Water flood risk on ES1 map, implying potential difficulties with some methods of sustainable drainage.	SHLAA Addendum II (December 2015)
F_39B	Fairford	Fairford Town Football Club	The site is considered to be unsuitable due to the loss of the football club. It is also not seen how the relocation of the football club to a suitable alternative site in the town can be achieved. There are also concerns about the suitability of access to the site from Cinder Lane or London Road. In addition to the above, the SHLAA assessment process also identified the following potential development constraints: demolition and clean up of changing rooms /bar; Conservation Area boundary along Cinder Lane and to the south of the site; important trees and hedgerows around the site, which have biodiversity value and need to be retained; potential sewage capacity issue; shown as Ground Water flood risk on ES1 map, implying potential difficulties with some methods of sustainable drainage.	SHLAA Addendum II (December 2015)
F_41	Fairford	Land east of Morgan Hall	Unsuitable - site contributes an important part in the heritage landscape and the town's setting. Development would have an adverse impact on the Conservation Area and the setting of Morgan Hall, a listed building.	SHLAA Review (May 2014)
F_45	Fairford	Land to rear of the Bull Pens	Unsuitable - development would have unacceptable impact on the setting of Morgan Hall and the Conservation Area. Site is also currently landlocked with access issues.	SHLAA Review (May 2014)
F_50	Fairford	Land west of Horcott Road	The Study of Land Surrounding Key Settlements (White Consultants, August 2015) found that development of this site would have high/medium landscape sensitivity. This is primarily because the site acts to prevent the coalescence of Horcott and Fairford and it provides the setting to the Conservation Area and its relationship with the countryside. There is also a non-designated heritage asset within the western part of the site, which is a historic stone field shelter and enclosure. These structures and their field setting would be severely compromised by development, even if retained. There are also highways concerns at Horcott Road's junction with London Road and it is not seen how improvements can be made due to the existing buildings preventing improvements from being made. The Appeal Decision for the adjacent site to the west (Land south of Cirencester Road) is also of relevance, appeal reference: APPF/16/10/A/14/2213318), as the relationship with the countryside also still exists in this location. In addition, the edge of the Conservation Area in this	SHLAA Addendum II (December 2015)

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SHLAA ref no:	Parish	Site name	Reason for being not currently developable	Source of Assessment
			with wet pasture characteristics and adjacent pond and scrub. TPOs on southern and western boundaries. Access off St John Street would also lead to removal of tree belt. Other constraints include: Ridge and furrow; Grade 3 agricultural land (detailed survey required); within Water Treatment Facilities 800m potential buffer zone. Planning application in progress at time of publication. The SHLAA comments are made independently if this.	
L_13B	Lechlade	Land west of Lechlade Cricket Club	Unsuitable - Site is formed of historic parkland, which is important to the landscape setting of Lechlade. Development would be detrimental to the setting of the Conservation Area to the south-west and the setting of a listed building. Access would require removal of a 2M high dry stone wall, which would harm the Conservation Area. The site also has important biodiversity interest with wet pasture characteristics and adjacent pond and scrub. TPOs on southern and western boundaries. Access off St John Street would also lead to removal of tree belt. Other constraints include: Ridge and furrow; Grade 3 agricultural land (detailed survey required); within Water Treatment Facilities 800m potential buffer zone. Planning application in progress at time of publication. The SHLAA comments are made independently if this.	SHLAA Review (May 2014)
L_14	Lechlade	Land at Lechlade Manor, adjacent to Oak Street	Unsuitable - Site should be protected for its historic parkland characteristics and its importance in the landscape setting of Lechlade. Site is also within the Conservation Area and Water Treatment Facilities 800m potential buffer zone.	SHLAA Review (May 2014)
L_16	Lechlade	Land between Rough Grounds Farm and Smyrell Farm	Unsuitable - most of the site is a Key Wildlife Site. The remaining area is too remote from the town and pushes the linear strip of new development northwards.	SHLAA Review (May 2014)
L_16A	Lechlade	Land north of Lechlade	The site is considered to be unsuitable for residential development due to its location, which would unacceptable extend Lechlade's housing line northwards. The site is isolated from the rest of Lechlade and its development for residential uses would have a negative impact on the surrounding landscape. The need to leave a substantial buffer between any housing and the adjoining Key Wildlife Site would considerably reduce the number of dwellings that could be accommodated and would push development to the front of the site. This would lead to an increased landscape impact and a greater feeling of isolation from Lechlade's existing residential development.	SHLAA Addendum II (December 2015)
L_17	Lechlade	Land north of Hambridge Lane	Unsuitable - site is part of a SAM.	SHLAA Review (May 2014)
L_22	Lechlade	Land north of Gassons Road	Unsuitable & Unachievable - Site is in multiple ownership and consists of 14 back gardens. There has been no expression of interest in developing the site. Land assembly would be extremely unlikely.	SHLAA Review (May 2014)
L_26	Lechlade	Land adjacent Bushyleaze Lake and Smyrell Farm	Unsuitable - site is detached from settlement boundary by open countryside. It is also very remote from the town centre.	SHLAA Review (May 2014)
L_29	Lechlade	Land at Bushyleaze Trout Fisheries	Unachievable - Currently too many constraints to overcome in plan period. Too remote from town. The majority of the site is a lake and the whole site is in Flood Zone 3b (SFRA Level 2) on all bar southern tip of site. Other constraints include: Potential contamination from landfill; Whole site covered by filled quarry and landfill.	SHLAA Review (May 2014)

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SHLAA ref no:	Parish	Site name	Reason for being not currently developable	Source of Assessment
L_30	Lechlade	Land east of Lechlade and south of A417	Unsuitable - site is removed from built up area by another field, which isn't available. Flooding issues in south-east corner. Eastern gateway to Lechlade is very sensitive with Conservation Area and historic / listed buildings. Very open views from main road and across site to village, which need to be retained as they are important to the setting of the Conservation Area and settlement. Views from footpath also crucial. Setting of listed buildings along Wharf Lane. Other constraints include: Water Treatment Facilities 800m buffer; possible ridge and furrow.	SHLAA Review (May 2014)
L_31C	Lechlade	Land to the west of Butler's Court Farm Buildings	The site is considered to be unsuitable as it is within open countryside and its development would have a negative impact on the western approach to Lechlade and the setting of several Listed Buildings. In addition to the above, the SHLAA assessment process also identified the following potential development constraints: likely to be substantial biodiversity constraints, which would need a detailed ecological survey and areas to be retained; a number of important trees and hedgerows that would need to be retained; further archaeological investigations required.	SHLAA Addendum II (December 2015)
L_31D	Lechlade	Land to the north and east of Butler's Court Farm Buildings	The Study of Land Surrounding Key Settlements (White Consultants, August 2015) found that development of this site would have a high/medium landscape impact. This is primarily due to open views of the site to the north from public footpaths and the adjacent Scheduled Ancient Monument. Housing would also completely change the character of the farm complex and the setting of the surrounding Listed Buildings to the south.	SHLAA Addendum II (December 2015)
L_32	Lechlade	Lechlade Garden Centre	In addition to the above, the SHLAA assessment process also identified the following potential development constraints: northern and eastern part of the site are in productive agricultural use as animal pasture - this area is shown within a detailed survey to be Grade 1 agricultural land; likely to be substantial biodiversity constraints with several types of habitat on site, which would need a detailed ecological survey and areas to be retained; a number of important trees and hedgerows that would need to be retained; further archaeological investigations required.	SHLAA Addendum II (December 2015)
Moreton-in-Marsh			The site is considered to be unsuitable as it is separated from Lechlade's development boundary by a field. The site's isolation from the rest of the town would comprise an unacceptable westward expansion of the settlement that would erode the gap between Lechlade and Fairford. The site is also in active use as a garden centre and its redevelopment for residential use would lose local employment opportunities and the garden centre facility.	Not suitable - site is remote from town centre and any development would generate an increase in car journeys, which would be unsustainable. Part of site is also a Key Wildlife Site. Other constraints include: Water Treatment Facilities 800m Buffer; Filled Quarry or Landfill buffer zone.
M_7	Moreton-in-Marsh	Land accessed off London Road		SHLAA Review (May 2014)
M_9	Moreton-in-Marsh	Land adjacent 'South Croft', Evenlode Road	Unsuitable - Would require M_27 to be developed first. However, M_27 is not currently available. Consequently, there is no reasonable prospect or certainty that new residential units will be delivered within the plan period. Other constraints include: SLA; detailed survey shows site is Grade 2	SHLAA Review (May 2014)

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SHLAA ref no:	Parish	Site name	Reason for being not currently developable	Source of Assessment
			agricultural land; potential contamination from poultry houses; within Water Treatment Facilities 800m buffer zone; possible capacity issues with Evenlode Road, which is very narrow and has on-street parking.	
M_9A	Moreton-in-Marsh	Land at Evenlode Road	Unsuitable - Would require M_27 to be developed first. However, M_27 is not currently available. Consequently, there is no reasonable prospect or certainty that new residential units will be delivered within the plan period. Other constraints include: SLA; detailed survey shows site is Grade 2 agricultural land; potential contamination from poultry houses; within Water Treatment Facilities 800m buffer zone; possible capacity issues with Evenlode Road, which is very narrow and has on-street parking.	SHLAA Review (May 2014)
M_9B	Moreton-in-Marsh	Land at Evenlode Road	Unsuitable - Would require M_27 to be developed first. However, M_27 is not currently available. Consequently, there is no reasonable prospect or certainty that new residential units will be delivered within the plan period. Other constraints include: SLA; Grade 2 agricultural land; potential contamination from poultry houses; within Water Treatment Facilities 800m buffer zone; possible capacity issues with Evenlode Road, which is very narrow and has on-street parking.	SHLAA Review (May 2014)
M_9C	Moreton-in-Marsh	Land at Evenlode Road	Would require M_27 to be developed first. However, M_27 is currently in use. Consequently, there is no reasonable prospect or certainty that new residential units will be delivered on this M_9C within the plan period. Other constraints include: SLA; detailed survey shows site is Grade 2 agricultural land; potential contamination from poultry houses; within Water Treatment Facilities 800m buffer zone; possible capacity issues with Evenlode Road, narrow width with current on-street parking; High ground water risk. Flood Zone 3b (SFRA Level 2) runs along SW boundary.	SHLAA Review (May 2014)
M_9D	Moreton-in-Marsh	Land at Evenlode Road	Unsuitable - Would require M_27 to be developed first. However, M_27 is not currently available. Consequently, there is no reasonable prospect or certainty that new residential units will be delivered within the plan period. Other constraints include: SLA; detailed survey shows site is Grade 2 agricultural land; potential contamination from poultry houses; within Water Treatment Facilities 800m buffer zone; possible capacity issues with Evenlode Road, narrow width with current on-street parking; High ground water risk.	SHLAA Review (May 2014)
M_11	Moreton-in-Marsh	Land at Bourton Road	Unsuitable - locationally, this is site is very close to the town centre. However, its development would have an adverse impact on the AONB and the setting of Moreton. The site forms an important open space on the gateway into the town, acting as a landscape break / buffer / green wedge. Other constraints include: filled quarry or landfill buffer zone; setting of Conservation Area; Grade 3 agricultural land (detailed survey required).	SHLAA Review (May 2014)
M_12B	Moreton-in-Marsh	Land at Evenlode Road	Unsuitable - area is close to sewage works and would not be suitable for residential use. However, an extension to the adjacent employment estate to the north may be a more appropriate use, possibly for some warehousing units. Other constraints include: filled quarry or landfill buffer zone	SHLAA Review (May 2014)
M_12C	Moreton-in-Marsh	Land at Evenlode Road	Unsuitable - area of site should be retained as a landscape buffer to M_12A and potential employment use on M_12B	SHLAA Review (May 2014)
M_13	Moreton-in-Marsh	Land at Parker's Lane	Unsuitable - site is situated in a highly sensitive part of the AONB on the approach to Moreton. Although on the edge of the town, the site breaks away from settlement boundary into open countryside. Site also has problems of slow surface water percolation.	SHLAA Review (May 2014)
M_16	Moreton-in-Marsh	Land north of Football Ground	Unavailable	SHLAA Review (May 2014)
M_19C	Moreton-in-Marsh	Land to south of Moreton.	Unsuitable - high impact on SLA and setting of Moreton. Too remote and disconnected from town. Southern part in Flood Zone 3b (SFRA Level 2)	SHLAA Review (May 2014)
M_25	Moreton-in-Marsh	Land north of Evenlode Gardens	Unachievable - Land locked site with access issues. Possible further extension to cemetery, not suitable for residential development.	SHLAA Review (May 2014)

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SHLAA ref no:	Parish	Site name	Reason for being not currently developable	Source of Assessment
M_27	Moreton-in-Marsh	Evenlode Road Allotments	Not currently available - site is currently in use as allotments and there are no plans to dispose of or redevelop the land. Although the site may be realised in future, there is no reasonable prospect or certainty that new residential units will be delivered within the plan period. There may also be an access issue on Evenlode Road as well as biodiversity issues towards watercourse to the west. Detailed survey shows site is Grade 2 agricultural land. Western fifth of site in Flood Zone 3b (SFRA Level 2).	SHLAA Review (May 2014)
M_29	Moreton-in-Marsh	Social Club Car Park	Scheme proposed combining M_29, M_51 & M_56. However, site is within Climate Change Flood Zone 3a (SFRA Level 2). If this constraint can be overcome, there is potential for higher density development, mirroring opposite development on New Road. Conditionally suitable, subject to overcoming flooding constraint. Careful design required to maintain or enhance the setting of the Conservation Area and listed buildings.	SHLAA Review (May 2014)
M_31	Moreton-in-Marsh	The Old Piggeries	Unsuitable - high impact on SLA and setting of Moreton. Breaks new ground on northern side of Todenham Road. Site is actually in Batsford parish.	SHLAA Review (May 2014)
M_51	Moreton-in-Marsh	Land at New Road	Scheme proposed combining M_29, M_51 & M_56. If flooding constraint on other sites can be overcome, there is potential for higher density development, mirroring opposite apartment development on New Road. Conditionally suitable, subject to overcoming flooding constraint. Careful design required to maintain or enhance the setting of the Conservation Area and listed buildings. Other Constraints include: AONB, Japanese Knotweed, Demolition & clean-up costs.	SHLAA Review (May 2014)
M_56	Moreton-in-Marsh	Land adjacent to British Legion Site	The northern part of the site is within Climate Change Flood Zone 3a (SFRA Level 2). The SFRA Level 2 may change the extent of the flood and there may be some potential for higher density development, mirroring opposite apartment development on New Road. Careful design will be required to maintain or enhance the setting of the Conservation Area and listed buildings to the west. Other constraints include: AONB, Japanese Knotweed, demolition & clean-up costs.	SHLAA Review (May 2014)
M_58	Moreton-in-Marsh	University Allotments, Old Town	Unsuitable - site has good access, is surrounded by housing and is within development boundary. However, it forms an important community amenity and green space within the built-up area, which is currently being used for allotments. Unless the need for allotments can be shown to have ceased, which is unlikely, or an appropriate suitable location can be found, this site should not be developed. In addition, it is not seen where an alternative suitable location for the allotments can be found that would offer the same level of existing access to the local population. Other constraints include: AONB; filled quarry / landfill buffer zone; Grade 3 agricultural land (detailed survey required).	SHLAA Review (May 2014)
M_61		Land north of Fosseway Garden Centre	The site has been submitted for consideration having potential to deliver homes for the elderly. However, the Study of Land Surrounding Key Settlements (White Consultants, August 2015) found that development of this site would have high/medium landscape sensitivity. The site sits within the Cotswold AONB and is on the edge of the Special Landscape Area and any new development would be visible from the hills to the west. The site is also set back from the Fosse Way, is isolated from other residential uses and its development would extend the settlement southwards into open countryside. The site is also in productive agricultural land for arable farming and the land is of Grade 3 quality, although a detailed survey is required.	SHLAA Addendum II (December 2015)
			In addition to the above, the SHLAA assessment process also identified the following potential development constraints: existing trees and hedgerow boundaries, which have ecological and landscape value and would need to be protected.	Mickleton

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SHLAA ref no:	Parish	Site name	Reason for being not currently developable	Source of Assessment
MK_1	Mickleton	Meadow view	Unsuitable - site is important to the setting of Mickleton and contributes materially to the character of this part of the village. New development would damage the setting of the Conservation Area and listed buildings and would also result in the loss of an attractive rural feature. Previously refused residential permission and the Inspector's refusal reasons still hold true – site is worthy of retention. Other constraints include: Views from AONB; Impact on existing residential buildings; Grade 2 agricultural land (detailed survey required). Other constraints include: SW 1/5 of site within Water Treatment Facilities 800m buffer zone.	SHLAA Review (May 2014)
MK_2B	Mickleton	Former Meon Hill Nurseries	Unsuitable - site intrudes into the AONB, is sensitive in the landscape and has important views. Detailed survey shows site is predominantly Grade 3a agricultural land.	SHLAA Review (May 2014)
MK_3	Mickleton	Prospect Gardens	Unsuitable - remote greenfield site that is wholly unconnected to Mickleton.	SHLAA Review (May 2014)
MK_7	Mickleton	Land between Summerville Ltd. and Stratford Road	Unsuitable - remote greenfield site that is wholly unconnected to Mickleton.	SHLAA Review (May 2014)
Northleach				
N_1B	Northleach	Land off Bassett Road	Unsuitable - Site has a prominent position within the AONB and the gateway into Northleach. Southern fifth of site is within Flood Zone 3b (SFRA Level 2). It is also probable that a significant area to the east will be within the sewer works cordon sanitaire. Other constraints include: Grade 3 agricultural land (detailed survey required).	SHLAA Review (May 2014)
N_2	Northleach	Land opposite Northleach C of E Primary School	Unsuitable - Site occupies prominent and visible position in the AONB and impacts on the setting of the town.	SHLAA Review (May 2014)
N_5A	Northleach	Ambulance Station	Site does not meet 5 dwelling minimum threshold. Redevelopment would improve this location. Site is available and not in use. Opportunity for combined scheme with part of N 5B is fire station became available, subject to appropriate design. Constraints include: AONB; potential sewage infrastructure capacity; Flood Zone 3a and 3b (SFRA Level 2) run in a strip across the northern boundary; within setting of Conservation Area to north.	SHLAA Review (May 2014)
N_5B	Northleach	Fire Station	Not available and still in use. Potentially for part of site to come forward for housing without the need to close the fire station. Alternatively, the whole of the site may become available in future. Redevelopment could improve this location and a joint scheme with N 5A might be an option. Subject to appropriate design. Other constraints include: potential sewage infrastructure capacity; AONB; Flood Zone 3a and 3b (SFRA Level 2) run along northern boundary; setting of Conservation Area on north and east boundaries; TPO on east boundary.	SHLAA Review (May 2014)
N_12A	Northleach	Land south-west of Bettenson Rise	Unsuitable - Highly sensitive site within the AONB and development would detract from the setting of important listed buildings. Grade 3 agricultural land (detailed survey required).	SHLAA Review (May 2014)
N_12B	Northleach	Land to rear of Shepherds Way & West End	Unsuitable - Highly sensitive site within the AONB and development would detract from the setting of important listed buildings. Grade 3 agricultural land (detailed survey required).	SHLAA Review (May 2014)
N_12C	Northleach	Land south of West End & east of A429	Unsuitable - highly sensitive location within the AONB and there is a need to retain the historic separation between the town and the Fosse Way. Buffer is key to the setting of the town and a number of listed buildings, including the church and the old prison. Land rises up from the road making the site visually prominent. Other constraints include: High ground water risk; Grade 3 agricultural land (detailed survey required).	SHLAA Review (May 2014)
N_13A	Northleach	Land between A429 & West End	Unsuitable - highly sensitive location within the AONB and there is a need to retain the historic separation between the town and the Fosse Way. Other constraints include: setting of Conservation Area.	SHLAA Review (May 2014)

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SHLAA ref no:	Parish	Site name	Reason for being not currently developable	Source of Assessment
N_13C	Northleach	Land north of West End	Unsuitable - highly sensitive location within the AONB and there is a need to retain the historic separation between the town and the Fosse Way. Breaks new ground away from the development line. Southern half of site (adjacent to road) in Flood Zone 3b (SFRA Level 2).	SHLAA Review (May 2014)
N_14A	Northleach	Land to rear of Nostle Road	Unsuitable - site sits on top of a hill and is highly visible within the AONB. Development would have a damaging impact on the landscape. Other constraints include: filled quarry / landfill buffer zone; Grade 3 agricultural land (detailed survey required); Water Treatment Facilities 800m buffer; topography.	SHLAA Review (May 2014)
N_15	Northleach	Land at Farmington & rear of Fortey Road	Unsuitable - site is heavily wooded, has steep topography, and its development would be an intrusion into the AONB.	SHLAA Review (May 2014)
<p>The site submission proposes a low number of houses on part of the site. However, the Study of Land Surrounding Key Settlements (White Consultants, August 2015) found that development on this site would have a high landscape sensitivity. The site sits within the AONB and is separated from Northleach's development boundary by a field and the Fosse Way. It also has steep topography rising to the south and any development would be highly visible from valley to the north and Northleach Prison (Grade II Listed Building). Development here would also extend Northleach in a westwards direction across Fosse Way, which would have a negative impact on the 'isolated' setting of the prison, the setting of the town and the western approach to Northleach from Monarchs Way and Diamond Way. The site is also in agricultural use and the land is of Grade 3 quality (detailed survey required).</p> <p>In addition to the above, the SHLAA assessment process also identified the following potential development constraints: need to retain trees and hedgerows and a buffer to the adjacent woodland; the Fosse Way would also act as a barrier to pedestrian movement between the site and the town centre and improvements would likely be necessary to enable safe crossing.</p>				
South Cerney				
SC_9	South Cerney	Land adjacent All Hallows Church, Church Lane	Unsuitable - southern third within Flood Zone 3b (SFRA Level 2). Site is also within the setting of Grade 1 listed building. Other constraints include: Conservation Area & allotments.	SHLAA Review (May 2014)
SC_11	South Cerney	Land at Box Bush Farm	Not currently available - there are no plans to develop the site and, although it may be realised in future, there is no reasonable prospect or certainty that the site will be delivered in the plan period. Other constraints include: Conservation Area; sensitive location in setting of listed building to south. However, one of the few sites in South Cerney not affected by flooding. Central location. Would require careful design.	SHLAA Review (May 2014)
SC_12	South Cerney	Land at Evergreen Industrial Park	Unsuitable - site in productive employment use with a high demand for employment in the local area. High costs of site clearance. Economy Refresh Study (2012) recommends protection of site for employment use. Western quarter of the site is in Flood Zone 3b (SFRA Level 2).	SHLAA Review (May 2014)
SC_20	South Cerney	Land west of Cirencester Road	Not suitable - site is in a remote rural location that is wholly unconnected to South Cerney's development boundary.	SHLAA Review (May 2014)
SC_21	South Cerney	Land east of Cirencester Road	Unsuitable - site is in a remote rural location that is wholly unconnected to South Cerney's development boundary. Adjacent to barracks, which are in long-term use.	SHLAA Review (May 2014)
SC_22	South Cerney	Ash Moon	Unsuitable - Site comprises of 2 lakes and is almost entirely in Flood Zone 3b and Climate Change Flood Zone 3a (SFRA Level 2). A large proportion of the site is a Key Wildlife Site and development would extend settlement into the open countryside.	SHLAA Review (May 2014)

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SHLAA ref no:	Parish	Site name	Reason for being not currently developable	Source of Assessment
SC_23	South Cerney	Land adjacent to Lake 16	Unsuitable - development would cause harm to the character and appearance Cotswold Water Park (CWP) landscape. Site comprises of woodland park and development would introduce an urban character to the lake edge and harm views. Development would also impact on the biodiversity of lake (winter migrating birds) and woodland.	SHLAA Review (May 2014)
SC_26	South Cerney	Land at Berkeley Close	Not available - new 20 year lease agreed on site and tenant has option to renew at any point. Other constraints include: potential sewage infrastructure capacity issues; filled quarry or landfill buffer zone; some trees along south-eastern boundary.	SHLAA Review (May 2014)
SC_27	South Cerney	Gateway Centre, Spine Road (Mixed Use)	Not within Cotswold District. Cotswold District Council will work with neighbouring authorities should they wish to pursue a cross-boundary site. Notwithstanding this, site is not within or adjacent to a settlement identified as being sustainable in the Cotswold District Council's Preferred Development Strategy Consultation Paper or with Wiltshire Council's Core Strategy and is therefore not suitable for residential use. In addition, land is in agricultural use and has Grade 2 agricultural quality, although a detailed survey is required. Other constraints include: Filled Quarry and Landfill Buffer Zone; potential biodiversity issues from the lake and former canal; accessibility to services, amenities and public transport.	SHLAA Review (May 2014)
SC_28	South Cerney	Gateway Centre, Spine Road (Mixed Use)	Not within Cotswold District. Cotswold District Council will work with neighbouring authorities should they wish to pursue a cross-boundary site. Notwithstanding this, site is not within or adjacent to a settlement identified as being sustainable in the Cotswold District Council's Preferred Development Strategy Consultation Paper or with Wiltshire Council's Core Strategy and is therefore not suitable for residential use. Other constraints include: Filled Quarry and Landfill Buffer Zone; potential biodiversity issues from the lake and former canal; accessibility to services, amenities and public transport.	SHLAA Review (May 2014)
SC_29	South Cerney	Gateway Centre, Spine Road (Mixed Use)	Not within or adjacent to a settlement identified as being sustainable in the Local Plan. Located in Zone C of the Cotswold Waterpark SPD, which supports sport, recreational and tourism use. Site is currently in use as an outdoor retail outlet (Cotswold Outdoor) and its associated café and car park. This has been recently developed, but there may be further limited scope for some similar small-scale uses within the site. Other constraints include: Filled Quarry and Landfill Buffer Zone; potential biodiversity issues from the lake and former canal; accessibility to services, amenities and public transport.	SHLAA Review (May 2014)
SC_30	South Cerney	Land south of Station Road	The site is considered to be unsuitable as it sits on the shore of Lake 16 in an area that is currently tranquil and unspoilt. The site provides a buffer between housing to the north and the lake. A residential application on the western part of site was dismissed at appeal due to 'substantial detriment to the rural and tranquil character and the function of the lake for leisure, tourism and recreation' (appeal reference: APP/F16/10/A/14/2223640).	SHLAA Addendum II (December 2015)
SC_31	South Cerney	Land adjoining Walnut House	In addition to the above, the SHLAA assessment process also identified the following potential development constraints: small part of site within Flood Zones 3a and 3b; part of site is a Key Wildlife Site with a substantial biodiversity constraint (particularly as Lake 16 is a wintering site for wildfowl); Listed Building located 75m to the north (although it is currently well screened from the site); eastern part of site within filled quarry or landfill buffer zone; narrow configuration; bridleway along the northern edge of the lake; several Tree Preservation Order protected trees to the north of the track and development would not be acceptable within the tree protection zones.	SHLAA Addendum II (December 2015)

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SHLAA ref no:	Parish	Site name	Reason for being not currently developable	Source of Assessment
			<p>is constrained due to the narrow highway width. It is also not certain that a new highway access across the Gloucestershire County Council owned overflow car park between the site and Berkley Close can be achieved.</p> <p>In addition to the above, the SHLAA assessment process also identified the following potential development constraints; western half of site within Climate Change Flood Zones 3a and 3b; Grade 2 agricultural land (detailed survey required); within filled quarry/landfill buffer; unimproved pasture and ridge and furrow; local electricity network pylons; public right of way and footpaths on southern and eastern boundaries.</p>	
Stow-on-the-Wold				
S_1	Stow-on-the-Wold	Former council houses opposite Tesco A429	Not available - site consists of eight back gardens in multiple ownership. Former Urban Capacity Study site with no expression of developer interest. No response from enquiries to establish whether site is available.	SHLAA Review (May 2014)
S_2	Stow-on-the-Wold	Fire Station, Union St – corner plot and rear land	Not available - there are no plans to develop the site and, although it may be realised in future, there is no reasonable prospect or certainty that the site will be delivered in the plan period. Other constraints include: AONB; within filled quarry or landfill buffer zone; in setting of Conservation Area; 1 TPO in NW corner of site.	SHLAA Review (May 2014)
S_20	Stow-on-the-Wold	Land at Bretton House	Unachievable and potentially unsuitable - the access issue onto the A429 currently makes the site unachievable, as any access would create dangerous vehicle movements and interrupt traffic flows on a busy strategic highway route. The alternative access from Bartletts Park is narrow and would cause additional vehicle movements through a quiet residential access road, which is again likely to be unsuitable. In addition, there are concerns about the impact of the development on the AONB. Outline planning application ref: 13/05031/OUL was refused on 13.03.2014 for "a Continuing Care Retirement Community (Use Class C2), including Care bed units, Close Care units, Linked Assisted Living Units and ancillary facilities, detached Assisted Living Units, landscaped grounds, internal highways, car parking and associated works". Other constraints include: Many TPOs in strip adjacent to Fosse Way; filled quarry or landfill buffer zone; high risk to ground water; biodiversity - trees, wildflowers, herbs; detailed survey shows site is Grade 3a agricultural land; landscape issues as the site sits on the crest of a large hill, although there is some good screen already in situ.	SHLAA Review (May 2014)
S_22A	Stow-on-the-Wold	King George's Recreational Field	Unsuitable - development would have a adverse impact on the landscape and AONB. The site is currently in use as a playing field with possible covenant on land. This is an important amenity / recreational space and is well used by the community. If developed, an alternative suitable location for the play facilities, which is easily accessible by the local population, would need to be found and it is not seen where this would be. Other constraints include: Grade 3 agricultural land (detailed survey required).	SHLAA Review (May 2014)
S_39	Stow-on-the-Wold	Royal British Legion Club	Not available - there are no plans for the British Legion to dispose of this site and the club remains in use.	SHLAA Review (May 2014)
S_43	Stow-on-the-Wold	The Green, A429	Site not available for development.	SHLAA Review (May 2014)
S_47	Stow-on-the-Wold	Camp Gardens Allotments	Unsuitable and unachievable - very narrow single track access, which would require acquisition of neighbouring land and demolition of wall to create enough width for access road. However, demolishing the wall would be an unacceptable loss of a heritage asset. In addition, site comprises of active allotments and it is not seen where a suitable alternative site in the local area could be provided. The site is also in a prominent location within the landscape and development would have a damaging impact on the AONB and views into Stow. Other constraints include: filled quarry or landfill buffer zone; northern boundary borders a SAM; Grade 3 agricultural land (detailed survey required); large trees; intensification of traffic of Well Lane.	SHLAA Review (May 2014)

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SHLAA ref no:	Parish	Site name	Reason for being not currently developable	Source of Assessment
S_48	Stow-on-the-Wold	Land east of Tesco	Unsuitable - the site is within a highly sensitive part of the AONB and development would have a negative impact on the landscape as the site can be viewed from a great distance.	SHLAA Review (May 2014)
S_49	Stow-on-the-Wold	Land north of Griffin Close	Unsuitable - the site is within a highly sensitive part of the AONB and development would have a negative impact on the landscape as the site can be viewed from a great distance. Access issues.	SHLAA Review (May 2014)
S_50	Stow-on-the-Wold	Land north-east of Griffin Close	Unsuitable - the site is within a highly sensitive part of the AONB and development would have a negative impact on the landscape as the site can be viewed from a great distance. Access issues.	SHLAA Review (May 2014)
S_51	Stow-on-the-Wold	Land north of Stow and west of Fosse Way	Unsuitable - the site is within a highly sensitive part of the AONB and development would have a negative impact on the landscape as the site can be viewed from a great distance. Detailed survey shows site is Grade 2 agricultural land.	SHLAA Review (May 2014)
S_52	Stow-on-the-Wold	Land north of Well Lane	Unsuitable - the site is within a highly sensitive part of the AONB and development would have a negative impact on the landscape as the site can be viewed from a great distance. Steep topography.	SHLAA Review (May 2014)
S_53	Stow-on-the-Wold	Land south of junction of A429 & Broadwell Road	Unsuitable - the site is within a highly sensitive part of the AONB and development would have a negative impact on the landscape as the site can be viewed from a great distance.	SHLAA Review (May 2014)
S_54	Stow-on-the-Wold	Land south of Stow and west of Fosse Way	Unsuitable - development would erode gap between Stow-on-the-Wold and Maugersbury. The site is within a highly sensitive part of the AONB and development would have a negative impact on the landscape. Scale of site is too large.	SHLAA Review (May 2014)
S_55	Stow-on-the-Wold	Land adjoining Tall Trees, Oddington Road	Unsuitable - begins to compromise the separation of Maugersbury from Stow. Prominent site at town's entrance. Land rises towards the town, increasing its visual prominence. There are also important views, particularly from the lane to the south west to Enochs Tower. Development would compromise setting of Conservation Area. Topography reduces potential for screening and any screening would also prevent views to the town and Listed Building. Development would have a detrimental impact on the AONB. Trees along southern and eastern boundary of site must to be retained. The setting of the Conservation Area and the Listed Building (Enochs Tower) are key considerations and it is difficult to envisage how development at this site could protect and enhance those. Ecological constraints from trees and hedgerows.	SHLAA Review (May 2014)
S_57	Stow-on-the-Wold	Land south of Maugersbury Road	Unsuitable - development would erode gap between Stow-on-the-Wold and Maugersbury. Site is in raised location and within a highly sensitive part of the AONB. Very high landscape impact. TPO issues.	SHLAA Review (May 2014)
Tetbury				
T_1	Tetbury	Water Works, Lowfield Road	Not available - site is still operational and forms an important part of Tetbury's water infrastructure. There are no plans to release it for development in the future.	SHLAA Review (May 2014)
T_17	Tetbury	Dolphin Hall	Not available - there are plans to redevelop a community hall and the site is not available for residential development.	SHLAA Review (May 2014)
T_22	Tetbury	Fire Station, Church Street	Not available - site is currently in use and there are no plans to redevelop the land. Although the site may be realised in future, there is no reasonable prospect or certainty that new residential units will be delivered within the plan period. However, brownfield site within built up area of town.	SHLAA Review (May 2014)
T_26	Tetbury	Gardens at Northleaze / Northfield Road	Not available - site consists of 9 gardens and is in multiple ownership. No expression of developer interest and no response from enquiries to establish whether site is available.	SHLAA Review (May 2014)

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SHLAA ref no:	Parish	Site name	Reason for being not currently developable	Source of Assessment
T_28	Tetbury	Highfield Farm	Unsuitable - Western part of site already has residential development. Central area is a listed building. Eastern part is in the setting of the listed building and its approach from the London Road (A433) and would be unsuitable for further development. Other constraints include: AONB; filled quarry / landfill buffer zone; Grade 2 agricultural land (detailed survey required).	SHLAA Review (May 2014)
T_31A	Tetbury	Land adjacent to Blind Lane	Unsuitable - sensitive site within the landscape that is highly visible. Development would be an unacceptable intrusion into the AONB. Grade 2 agricultural land (detailed survey required). Western half of site within Filled Quarry or Landfill buffer zone. Several TPOs within the site and on the boundaries. Source Protection Zone 2 - high risk to ground water contamination.	SHLAA Review (May 2014)
T_31C	Tetbury	Land adjacent to Blind Lane	Unsuitable - sensitive site within the landscape that is highly visible. Development would be an unacceptable intrusion into the AONB. Grade 2 agricultural land (detailed survey required). Western half of site within Filled Quarry or Landfill buffer zone. Several TPOs within the site and on the boundaries.	SHLAA Review (May 2014)
T_34	Tetbury	Land at Cutwell Farm	Unsuitable - high impact on AONB and setting of Tetbury. Site is also within the Conservation Area with Flood Zone 3b (SFRA Level 2) running along the northern boundary.	SHLAA Review (May 2014)
T_34C	Tetbury	Land adjacent Cutwell Farm	Unsuitable - adjacent to Tetbury's Conservation Area and development would have a high impact on the AONB and the setting of Tetbury. Remote from town centre, not connected to settlement boundary. Sewage capacity issues. Source Protection Zone 3 and site has a high risk to ground water contamination.	SHLAA Review (May 2014)
T_34D	Tetbury	Land at Cutwell Farm	Unsuitable - raised location, adjacent to the Conservation Area, with high visual impact on town and intrusion into the AONB and the setting of Tetbury. Sewage capacity issues and site also has a high risk to ground water contamination. Access may also be an issue.	SHLAA Review (May 2014)
T_39	Tetbury	Land between London Road and Cirencester Road	The site is a proposed employment allocation within the emerging Cotswold District Local Plan and is therefore unsuitable for residential use. Furthermore, Wessex Water are currently designing a scheme to mitigate against the net increase in foul flows for cumulative development on the London Road and Highfield Farm sites. The mitigation measures have been developed to negate the need of oversizing sewers running through the centre of Tetbury and causing significant disruption. Attenuation measures have been designed to support current proposed development and are unlikely to be able to accommodate additional development. In addition to the above, the SHLAA assessment process also identified the following potential development constraints: The is currently fallow agricultural land and a detailed survey shows that it is of Grade 2 quality; Within Cotswold AONB; Half of site within filled quarry or landfill buffer; Local electricity network pylons run across north-east of site; Old pond on site with potential biodiversity constraints; Need to retain existing trees and hedgerows.	SHLAA Review (May 2014), as updated by the SHLAA Addendum II (December 2015)
T_45	Tetbury	Land to west of Tetbury (recreation ground), Sherwood Road	Unsuitable & unachievable - highly sensitive location and development would have a detrimental impact on the landscape and the wider AONB, affecting key views from the west. There are also important views from the recreation ground – a major community asset – out into the open countryside. Development would leave behind a patch of green space to the east, rather than a green corridor. In addition, although the site can be accessed from Sherwood Road, this is a narrow residential cul-de-sac with on-street parking and is unsuitable for intensification of use. There are also flood risk issues to the west and any development would have to be located on the most prominent part of the site. Other constraints include: topography, filled quarry or landfill buffer zone.	SHLAA Review (May 2014)
T_50	Tetbury	Large garden at Chipping Croft	Unsuitable - highly sensitive site in setting of a listed building. Access would be a major issue. Topography issues would also be prohibitive. The area that might possibly accommodate any sort of acceptable development would not accommodate 5 dwellings, pushing site below 5 dwelling threshold. Other constraints include: Conservation Area; Filled Quarry or Landfill buffer zone; AONB.	SHLAA Review (May 2014)

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SHLAA ref no:	Parish	Site name	Reason for being not currently developable	Source of Assessment
T_52	Tetbury	Land north-east of The Dormers, Cirencester Road	Unsuitable - very sensitive part of the AONB and site has high landscape value. Detailed survey shows site is predominantly Grade 1 agricultural land. Sewerage capacity issues have also been identified. In addition, the site also forms an important local sporting facility. Other constraints include: half of site is in Filled Quarry or Landfill buffer zone; AONB.	SHLAA Review (May 2014)
T_55	Tetbury	Land south-west of Northleaze	Not available - backland site formed of 5 gardens in multiple ownership, which are all well used and cared for and are unlikely to come forward for development. Urban capacity Study site with no expression of interest from land owners.	SHLAA Review (May 2014)
T_57	Tetbury	The Old Quarries, The Berrells - large garden	Unachievable - access is a major issue and the site also has many mature trees. Difficult site with too many constraints to overcome.	SHLAA Review (May 2014)
T_62	Tetbury	Land adjacent to 28 Cirencester Road	Not suitable - Not suitable for housing development at present. Site is within the Conservation Area and has steep topography and many mature trees.	SHLAA Review (May 2014)
T_63A	Tetbury	Priory Industrial Estate	Not currently available - site is currently in use. No expression of developer interest. No response from enquiries to establish whether site is available. There is no reasonable prospect or certainty that new residential units will be delivered within the plan period. Other constraints include: leases on existing units; demolition and clean-up costs; AONB; filled quarry or landfill buffer zone.	SHLAA Review (May 2014)
T_63B	Tetbury	Priory Industrial Estate	Unsuitable - site is sandwiched between employment uses to north-east and south-west. If the site were expanded, it may be more suitable as it would have better interaction with the surrounding housing. Other constraints include: leases on existing units; demolition and clean-up costs; AONB; TPOs along boundary; filled quarry or landfill buffer zone.	SHLAA Review (May 2014)
T_63C	Tetbury	Priory Industrial Estate	Not currently available - site is currently in use. No expression of developer interest. No response from enquiries to establish whether site is available. There is no reasonable prospect or certainty that new residential units will be delivered within the plan period. Other constraints include: leases on existing units; demolition and clean-up costs; AONB; TPOs along boundary; filled quarry or landfill buffer zone.	SHLAA Review (May 2014)
T_64	Tetbury	Land south of The Priory between Park Close and Love Lane	Not achievable + unsuitable - Site is comprised of gardens and grounds of The Priory and two residential blocks - Peter Hervé House and Lenox House. The gardens are not available whilst the buildings are in nursing home or residential use. Only the land beyond the gardens is available for development now. However, site has no direct access onto a road, so any development would need to include the demolition of Peter Hervé House or a property in either Park Close or The Damsels. Even if this were achieved, the site is highly sensitive and is too heavily constrained.	SHLAA Review (May 2014)
T_70	Tetbury	Land at Bath Road	Unsuitable - site is very separate from the Bath Road development to the north, which has planning permission for residential use, and would be a much greater intrusion into the AONB. The design of the Bath Road development provides a new and much improved urban edge to Tetbury and is screened by trees and a mature hedgerow. Further development would break away into open countryside and would have a significant detrimental impact the setting of the town. Development would also bring Tetbury's settlement line close to Doughton and its Conservation Area. There are also greater issues to those raised at the Berrells Road appeal regarding the impact on Highgrove. Access onto Bath Road is also an issue.	SHLAA Review (May 2014)
T_71	Tetbury	Land adjacent to Highfield Farm	The site is not considered to be suitable as its development would extend the settlement northwards into open countryside. The site is also within the Cotswold AONB and its development would erode rural setting of Highfield Farmhouse (Grade II Listed Building). Furthermore, Wessex Water are currently designing a scheme to mitigate against the net increase in foul flows for cumulative development on the London Road and Highfield Farm sites. The mitigation measures have been developed to negate the need of oversizing sewers running through the centre of Tetbury and causing significant disruption. Attenuation measures have been designed to support current proposed development and are unlikely to be able to accommodate additional development.	SHLAA Review (May 2014), as updated by the SHLAA Addendum II (December 2015)

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SHLAA ref no:	Parish	Site name	Reason for being not currently developable	Source of Assessment
R_12	Ampney Crucis	Site 1 west of School Lane	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_13	Ampney Crucis	Site 2 west of School Lane	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_9	Ampney Crucis	Land adjacent to the Old London Road	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_486	Ampney Crucis	Grain Drier	Not within or adjacent to a settlement identified as being sustainable within the Local Plan	SHLAA Addendum II (December 2015)
R_487	Andoversford	Land at Sandywell Lodge	Not within or adjacent to a settlement identified as being sustainable within the Local Plan	SHLAA Addendum II (December 2015)
R_33	Aston Magna (Blockley)	Timber Yard	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_35	Aston Subedge	Norton Estate	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_463	Avening	Land at the Sungrounds (CDC)	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_430	Avening	Greenacres, West End	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_489	Avening	Greenacres	Not within or adjacent to a settlement identified as being sustainable within the Local Plan	SHLAA Review (May 2014)
R_458	Batsford	Barn A at Lower Lemington	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_459	Batsford	Barn B at Lower Lemington	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_460	Batsford	Barn C at Lower Lemington	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_461	Batsford	Barn D at Lower Lemington	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_462	Batsford	Barn E at Lower Lemington	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_56	Bibury	Land north of Bibury	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_411	Bibury	Land at Cirencester Road	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_431	Bledington	Land NE of Bledington Primary School	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_33b	Blockley (Aston Magna)	Redundant Farm Buildings	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_484	Blockley (Paxford)	Land to the rear of Plum Tree House	Not within or adjacent to a settlement identified as being sustainable within the Local Plan	SHLAA Addendum II (December 2015)
R_485	Blockley (Paxford)	Land north of the Round House	Not within or adjacent to a settlement identified as being sustainable within the Local Plan	SHLAA Addendum II (December 2015)
R_82	Bourton-on-the-Hill	Middle Farm	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)

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SHLAA ref no:	Parish	Site name	Reason for being not currently developable	Source of Assessment
R_83	Bourton-on-the-Hill	The Quarry Filling Station	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_432	Broad Campden	The Bathing Lake	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_434A	Broad Campden	Briar Hill Farm Paddock	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_434B	Broad Campden	Briar Hill Farm Paddock	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
CC_30	Chipping Campden	Polish Camp	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_87	Broadwell	Land adjacent Bay Tree Cottage	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_88	Broadwell	Land adjacent Kennel Lane	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_89	Broadwell	Land adjacent the Fox Inn	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_90	Broadwell	Land to rear of Timberley Cottage	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_412	Cerne Wick (South Cerney)	Cerne Wick Nursery	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_96	Cerne Wick (South Cerney)	Hampton Villa	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_97	Cerne Wick (South Cerney)	Land at 'Green Acre'	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
CC_30	Chipping Campden	Springhill Camp	<p>Springhill Camp is not within or adjacent to a settlement identified as being sustainable within the Local Plan. Although the site is located in Chipping Campden Parish, it is located approximately 3.2km from Chipping Campden's development boundary. Housing in this location would create unsustainable travel patterns and an isolated community with poor accessibility to services and facilities. The site is also within the AONB and is on a slight incline rising to the north. In addition, part of the site is Grade 3 agricultural land used for grazing, although a detailed survey would be required.</p> <p>There are also further constraints that would make development difficult to achieve, which include: the site is in active use as a farm; demolition and clean up costs likely to be high given the number of buildings on the site, most of which have asbestos roofs; northern and eastern parts of site within filled quarry/landfill buffer zone; the site also contains many mature trees; potential biodiversity constraints across the site that as yet have not been assessed.</p>	SHLAA Addendum II (December 2015)
R_110	Coates	Land adjacent Glebe House, Tewksbury Road	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_111*	Coates	Land at Coates	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_415	Coates	Kennels	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_416	Coates	8 Coates Lane	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_417	Coates	16/17 Coates Lane	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)

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SHLAA ref no:	Parish	Site name	Reason for being not currently developable	Source of Assessment
R_418	Coates	Land adjacent 16/17 Coates Lane	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_419	Coates	Cricket Ground	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_420	Coates	The Paddocks	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_421	Coates	Rural Skills Centre	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_435	Coberley	Land at North Terrace	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_116	Cold Aston	Land adjacent the Vicarage (Site A)	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_117	Cold Aston	Land at Cold Aston, Home Piece	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_118	Cold Aston	Land off Bangup Lane (Site B)	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_387	Cold Aston	Land between the A436 and A429 Fosseway on Whiteshoots Hill	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_121	Colesbourne	Colesbourne Estate Site 1	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_422	Colesbourne	Land adjacent to no. 29	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_423	Colesbourne	Land at Village Lane	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_424	Colesbourne	Part of enclosed walled garden	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_425	Colesbourne	Site at rear of Colesbourne Inn	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_426	Colesbourne	Site adjacent to Home Farm Cottages	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_123	Coln St Aldwyns	Land adjacent the Vicarage (Site A)	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_124	Coln St Aldwyns	Land at the Vicarage (Site B)	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_129	Compton Abdale	Land Adjacent Southwold Farm (Disused)	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_401	Compton Abdale	Land at Compton Abdale	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_401	Compton Abdale	Land at Compton Abdale	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_139	Cowley	Rushwood Kennels, Birdlip	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_479	Cowley	Land adjacent to the Cricket Ground, Birdlip	Not within or adjacent to a settlement identified as being sustainable within the Local Plan	SHLAA Addendum II (December 2015)

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SHLAA ref no:	Parish	Site name	Reason for being not currently developable	Source of Assessment
R_480	Cowley	Land at Birdlip	Not within or adjacent to a settlement identified as being sustainable within the Local Plan	SHLAA Addendum II (December 2015)
R_142	Daglingworth	The Rectory, Daglingworth	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_440	Didmarton	Site E, Land at Townend Farm	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_436	Didmarton	Site A, Land at 55 & 57 The Street	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_437	Didmarton	Site B, Land at Townend Farm	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_438	Didmarton	Site C, Land adjacent to 49 The Street	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_439	Didmarton	Site D, Land rear of 47 The Street	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_452	Draycott	Land adj Northcot Land, east of village	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_154	Draycott (Blockley Parish)	Land at Kettle's Barn	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_413	Draycott (Blockley Parish)	Horseyfield, land north of Northcot Lane	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_414	Draycott (Blockley Parish)	Barnfield, land south of Northcot Lane	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_69	Draycott (Blockley Parish)	Land adjacent to Draycott Industrial Estate, Blockley Road	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_329	Eastleach	Site 1 - Land at Fyfield	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_330	Eastleach	Site 2 - Land at Fyfield	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_331	Eastleach	Site 3 - Land at Fyfield	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_169	Ebrington	Oakham Lodge, Vicarage Lane, Ebrington	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_172	Ebrington	The Old Orchard, Hidcote Road	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_429	Ebrington	Land at Ebrington, May Lane	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_481	Ebrington	The Old Orchard	Not within or adjacent to a settlement identified as being sustainable within the Local Plan	SHLAA Addendum II (December 2015)
R_482	Ebrington	Land adjacent to Hidcote Road	Not within or adjacent to a settlement identified as being sustainable within the Local Plan	SHLAA Addendum II (December 2015)

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SHLAA ref no:	Parish	Site name	Reason for being not currently developable	Source of Assessment
R_483	Ebrington	Land adjacent to Station Road	Not within or adjacent to a settlement identified as being sustainable within the Local Plan	SHLAA Addendum II (December 2015)
R_488	Ebrington	Land at Battledene Farm	Not within or adjacent to a settlement identified as being sustainable within the Local Plan	SHLAA Addendum II (December 2015)
R_177	Elkstone	Land adjacent Abbeys House	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_453	Elkstone	Land at Hill View	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_455	Elkstone	Land Enfield Farm	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_454	Elkstone	Land east of Elkstone	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_455A	Elkstone	Land Enfield Farm	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_455B	Elkstone	Land Enfield Farm	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_179	Frampton Mansell	Land at Frampton Mansell	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_180	Great Rissington	Land at Field View, Green's Close	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_478	Great Rissington	Land to rear Greens Close	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_187	Hazleton	Garden adjacent Saltway House	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_188	Hazleton	Garden to rear 4/5 Hasleton	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
K_7	Kemble	Kemble Airfield	The SHLAA submission proposes a new mixed use development comprising around 2,000 houses and some employment uses. However, Kemble Airfield is not within or adjacent to a settlement identified as being sustainable within the Local Plan and a new settlement is incompatible with the emerging Development Strategy for Cotswold District and the adopted Wiltshire Core Strategy. The site is in active use as an airfield, as well as providing employment and leisure uses, which have a significant contribution to the local economy. Some of the employers are reliant on functioning runways. The airfield is also an important regional infrastructure asset that is supportive of the aerospace industry and the loss of this facility would also potentially have wider economic impacts.	SHLAA Addendum II (December 2015)

18 Not currently developable residential sites

SHLAA ref no:	Parish	Site name	Reason for being not currently developable	Source of Assessment
			An assessment of the traffic impacts upon the strategic road network would also be required, as it is believed that the site's development could have an impact on Junction 17 of the M4. There are also concerns about the impact of traffic on the local highway network, in particular, the junction of the A429/A433, the junctions around Cirencester's 'ring road', including the roundabout by the Cirencester Office Park (Stroud Road) and the pinch point that exists where the A433 narrows to a single lane as it passes below the Swindon to Gloucester railway line.	
R_202	Kempsford	Kempsford Manor Farm	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_203A	Kempsford	Land to rear of the Knoll, Whelford Road	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_203B	Kempsford	Land rear of the Knoll, Whelford Road	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_203C	Kempsford	Land rear of the Knoll, Whelford Road	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_204	Kempsford	Land to the rear of Paradise Farm, High Street	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_218	Leighterton	Land adjacent the Rectory, Boxwell Rd	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_219	Little Rissington	Land at the Dairy Farm Yard	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_220	Little Rissington	Land near Glebe Farm Bungalow	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_223	Little Rissington	Land to the East of Little Rissington	Application (10/00338/FUL) for "Erection of nine dwellings" on north-east part of site is complete. Remaining site area is rural exception site (ref: RES_5).	SHLAA Review (May 2014)
R_456	Long Newton	Field at Church Farm	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_229	Longborough	Large field near Charlesway	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_229A	Longborough	Field south-west of Longborough	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_229C	Longborough	Large Field east of High Street	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_457	Longborough	Field west of Old Rectory Gardens	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_229B	Longborough	The Old Plum Orchard	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)

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SHLAA ref no:	Parish	Site name	Reason for being not currently developable	Source of Assessment
R_231	Lower Dowdeswell	Land at Lower Dowdeswell	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_233	Lower Oddington	Land near Gable Ends and Pumping Station	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_235	Lower Slaughter	Manor Farm	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_242	Maugersbury	Maugersbury Orchard, Maugersbury, Stow	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_244	Maugersbury	Oxleaze Farm, Maugersbury	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_257	Naunton	Land adjacent 'Huntsmans' (Site B)	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_258	Naunton	Land adjacent the Village hall and Jasmine Cottage (Site A)	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_260	Naunton	Land at Naunton Inn Farm, near Ayworth Road	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_261	Naunton	Land to the rear of Glebe Cottage (Site C)	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_262	North Cerney	Land at North Cerney	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_263	North Cerney	Land at North Cerney	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_465	North Cerney	Land at Burcombe, Woodmancote 1	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_464	North Cerney	Land at Burcombe, Woodmancote 2	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_270	Perrots Brook	Perrots Brook Garage	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_271	Poole Keyne	Goodman Brothers site	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_275	Poole Keynes	Land at Westend Bungalow	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_276	Poole Keynes	Land opposite Gable Cottage	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_467	Poulton	L shaped site north of village	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_468	Poulton	Land south of village & east of Cricklade Road	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_469	Poulton	The Nurseries, The Butts, Cricklade Street	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_281	Preston	Land between Pine Corner and the A419	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)

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SHLAA ref no:	Parish	Site name	Reason for being not currently developable	Source of Assessment
R_282	Preston	Land enclosed by Witpit Lane, Dairy Lane and the A419 (By-Pass)	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_282A	Preston	Field enclosed by Witpit Lane	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_282B	Preston	Field south-west of Preston	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_283	Preston	Land opposite Preston Place, Preston Village	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_284	Preston	The Rectory, Preston	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_286	Quenington	Land to the rear of Springfield, Coneygar Rd	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_290	Rendcomb	Land north of Rendcomb	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_291	Rendcomb	Land North of Rendcomb	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_292	Rendcomb	Land to rear of Holmby, Rendcomb	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_296	Rodmarton	Land adjacent The Laines	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_297	Rodmarton	Land at Ox Yard	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_298	Rodmarton	Land between the Manor Farm House and The Malt House	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_300	Rodmarton	St Peter's Close, Rodmarton	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_471	Rodmarton	Water Tower	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_428	Sapperton	Aston Down	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan. Majority of site is outside Cotswold District.	SHLAA Review (May 2014)
SD_1	Siddington	Playground and football pitch	Unsuitable - In the absence of a village green, this site is a key amenity for the village and provides important high quality recreational space. It is in good condition and is well used and is within easy walking distance of its users. The site also has important landscape value, acting as a green wedge into the village with views out to the countryside to the south. In addition, there are potential major sewage infrastructure capacity issues within Siddington that could make development unviable. Other constraints include: western half of site within filled quarry / landfill site buffer zone.	SHLAA Review (May 2014), as updated by the SHLAA Consolidation (January 2016)
SD_2	Siddington	Siddington Village Allotments & Garage Block	Unsuitable - these allotments are an important and well-used amenity within the heart of the village. It is not seen where a suitable alternative location for the allotments could be provided. In addition, there are potential major sewage infrastructure capacity issues within Siddington that could make development unviable. Other constraints include: mature treeline on southern boundary; Grade 3 agricultural land (detailed survey required).	SHLAA Review (May 2014), as updated by the SHLAA Consolidation (January 2016)
SD_3	Siddington	Land north of Nursery View and east of Ashton Road	The SHLAA Review (May 2014) assessed this site as being developable in 16-20 years. However, since the publication of the SHLAA Review, Siddington has been removed from Cotswold District Council's Development Strategy. This site has therefore been transferred into the Rural Settlements section.	SHLAA Review (May 2014), as updated by the SHLAA Consolidation (January 2016)

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SHLAA ref no:	Parish	Site name	Reason for being not currently developable	Source of Assessment
			Notwithstanding the above, the SHLAA Review (May 2014) found the site to be available and suitable for development and estimated that 40 dwellings could be achieved. The assessment also noted that the site was greenfield but had the following constraints: setting/subsidence issues; potential sewage infrastructure capacity; Grade 3 agricultural land; access issues; landscape; poor surface water percolation.	
SD_4	Siddington (although adjacent to Cirencester's development boundary)	Severills Field	*Considered in Cirencester section	SHLAA Review (May 2014), as updated by the SHLAA Addendum II (December 2015)
SD_5	Siddington	Land south of Siddington	Unsuitable - site would unacceptably extend Siddington southwards within linear ribbon development well beyond the existing settlement pattern. Gas pipe line and associated buffer zone covers southern 2/3 of site. The site also has high landscape value with probable biodiversity issues. In addition, there are potential major sewage infrastructure capacity issues within Siddington that could make development unviable.	SHLAA Review (May 2014), as updated by the SHLAA Consolidation (January 2016)
SD_6	Siddington	Site opposite 'Oakleaze', South Cerney Road	Unsuitable due to its rural location - not within or adjacent to a settlement identified as being sustainable in the Local Plan. In addition, there are potential major sewage infrastructure capacity issues within Siddington parish that could make development unviable.	SHLAA Review (May 2014), as updated by the SHLAA Consolidation (January 2016)
SD_8	Siddington	Duke of Gloucester Barracks	Unsuitable due to its rural location - not within or adjacent to a settlement identified as being sustainable in the Local Plan. In addition, there are potential major sewage infrastructure capacity issues within Siddington that could make development unviable.	SHLAA Review (May 2014), as updated by the SHLAA Consolidation (January 2016)
SD_9A	Siddington	Barton Farm	Unsuitable - development would bring coalescence between Siddington and Cirencester. Majority of site Grade 2 agricultural land (detailed survey required). In addition, there are potential major sewage infrastructure capacity issues within Siddington that could make development unviable.	SHLAA Review (May 2014), as updated by the SHLAA Consolidation (January 2016)
SD_9B	Siddington	Barton Farm	Unsuitable - development would bring coalescence between Siddington and Cirencester. In addition, there are potential major sewage infrastructure capacity issues within Siddington that could make development unviable.	SHLAA Review (May 2014), as updated by the SHLAA Consolidation (January 2016)
SD_9C	Siddington	Barton Farm	Unsuitable - Gas pipeline and associated buffer covers majority of site. Development of remaining area would erode the gap between Siddington and Cirencester, leading to coalescence. In addition, there are potential major sewage infrastructure capacity issues within Siddington that could make development unviable.	SHLAA Review (May 2014), as updated by the SHLAA Consolidation (January 2016)
SD_9D	Siddington	Severalls Field	Unsuitable - Development would erode the gap between Siddington and Cirencester, leading to coalescence. In addition, there are potential major sewage infrastructure capacity issues within Siddington that could make development unviable. The site is also predominantly within the gas pipeline buffer zone. Although the gas pipeline could be relocated, this would take time to implement.	SHLAA Review (May 2014), as updated by the SHLAA Consolidation (January 2016)
SD_10	Siddington	The Coach Houser Stables, Upper Siddington	Unsuitable - development would bring coalescence between Siddington and Cirencester. In addition, there are potential major sewage infrastructure capacity issues within Siddington that could make development unviable.	SHLAA Review (May 2014), as updated by the SHLAA Consolidation (January 2016)

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SHLAA ref no:	Parish	Site name	Reason for being not currently developable	Source of Assessment
SD_11	Siddington	Site (A) at Siddington	Unsuitable - development would bring coalescence between Siddington and Cirencester. In addition, there are potential major sewage infrastructure capacity issues within Siddington that could make development unviable. Eastern edge within Flood Zone 3b (SFRA Level 2).	SHLAA Review (May 2014), as updated by the SHLAA Consolidation (January 2016)
SD_12	Siddington	Land at Siddington	Unsuitable - removed from rest of the village. In addition, there are potential major sewage infrastructure capacity issues within Siddington that could make development unviable. Not considered achievable as sustainability issues can not be overcome without change in strategic policy.	SHLAA Review (May 2014), as updated by the SHLAA Consolidation (January 2016)
SD_13	Siddington	Land adjacent the Old Rectory	Unsuitable - Would damage setting of historic rectory and would be an incongruous extension of Love Lane. In addition, there are potential major sewage infrastructure capacity issues within Siddington that could make development unviable.	SHLAA Review (May 2014), as updated by the SHLAA Consolidation (January 2016)
SD_14	Siddington	Land adjacent the Primary School and Rectory	Unsuitable - any development would erode the gap between Siddington and Cirencester, leading to coalescence. In addition, there are potential major sewage infrastructure capacity issues within Siddington that could make development unviable.	SHLAA Review (May 2014), as updated by the SHLAA Consolidation (January 2016)
SD_15	Siddington	Land East of Ashton Road	Not within or adjacent to a settlement identified as being sustainable within the Local Plan	SHLAA Addendum II (December 2015)
R_308	Shipton	Field near Cherry Garth	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_472	Somerford Keynes	Land between Spine Road West & Water Lane	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_327	Southrop	Land behind Quarry View	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
C_71	Stratton (Cirencester)	Land adjacent 'Donside', off Barnway	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
C_90	Stratton (Cirencester)	Land opposite 230 Stratton Heights	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
C_110	Stratton (Cirencester)	Site at Baunton Lane, Stratton	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
C_119	Stratton (Cirencester)	Stratton Park, Stratton	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
C_127	Stratton (Cirencester)	The Folly Gallows Pound Lane	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
C_133	Stratton (Cirencester)	Vale Field, Gallows Pound Lane	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan. TPOs, steep topography, remote location, visually important within SLA.	SHLAA Review (May 2014)
C_167	Stratton (Cirencester)	Land off Barn Way Site A, Stratton	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
C_167	Stratton (Cirencester)	Land off Barn Way Site B, Stratton	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan. Located in Flood Zone 3b.	SHLAA Review (May 2014)
C_168	Stratton (Cirencester)	Land south of Stratton Mills	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
C_170	Stratton (Cirencester)	Stratton Meadow	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
C_171	Stratton (Cirencester)	Land off Barn Way Site B, Stratton	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)

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SHLAA ref no:	Parish	Site name	Reason for being not currently developable	Source of Assessment
R_335	Tarlton (Rodmarton)	Land at Tarlton	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_473	Temple Guiting	New Barn Farm	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_347	Upper Oddington	Land at Upper Oddington	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_221	Upper Rissington	Land near Pound Lane	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_354	Upper Rissington	Land at Upper Rissington	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_357	Upper Slaughter	Land Adjacent Rose Cottage	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_358	Upper Slaughter	Land at Peashill Corner	Flooding issues to north, which is the most appropriate part of the site. Remaining area is detached from settlement and is unsuitable.	SHLAA Review (May 2014)
R_474	Upper Slaughter	Allotment Site	Flooding issues to north, which is the most appropriate part of the site. Remaining area is detached from settlement and is unsuitable.	SHLAA Review (May 2014)
R_475	Upper Slaughter	Blacksmiths Close	Flooding issues to north, which is the most appropriate part of the site. Remaining area is detached from settlement and is unsuitable.	SHLAA Review (May 2014)
R_360	Weston Sub Edge	Land between Middle Farm and Ryknild Street	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_378	Winstone	Land at Gaskills Farm House and Townsend Farm, Jackbarrow Road	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_379	Winstone	Land at Pike Road	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)
R_380	Winstone	Land to the rear of Ivy Croft, Jackbarrow Road	* Not within or adjacent to a settlement identified as being sustainable in the Local Plan	SHLAA Review (May 2014)

19 Discounted residential sites

SHLAA ref no:	Parish	Site name	Reason for being discounted
Cirencester			
C_1	Cirencester	Cattle Market	Duplicate of C_95
C_2	Cirencester	14 Whiteway View	Development complete
C_3	Cirencester	Masonic Hall – plus garage and car parking	Below 5 dwelling threshold. Former Urban Capacity Study site. Not available (still used as Masonic Hall).
C_5	Cirencester	22 Kingshill (demolition of garage)	Development complete
C_6	Cirencester	23 Castle Street	Development complete
C_7	Cirencester	24 Queen Street	Existant planning permission (ref: 12/05656/FUL)
C_8	Cirencester	25 Sheep Street, Cirencester	Development complete
C_9	Cirencester	25-27 Querns Lane (in place of workshops/warehouse)	Development complete
C_10	Cirencester	26 Ascroft Road	No residential gain
C_11	Cirencester	3 Weavers Road	Development complete
C_12	Cirencester	7 Ashcroft Road	Below 5 dwelling threshold.
C_13	Cirencester	31 Vaisey Road	Development complete
C_14	Cirencester	35 Cricklade Street	Development complete
C_15	Cirencester	37 Dyer Street	Lapsed planning permission, which could come forward again future. However, unable to establish if there is a realistic plan to resubmit a planning application or confirm if the site is still available.
C_18	Cirencester	5 Lower Bowling Green Lane	Development complete
C_19	Cirencester	50 Chesterton Park	Removed at Part 1 of SHLAA Assessment
C_20	Cirencester	50 Querns Lane	Development complete
C_21	Cirencester	50 Querns Lane	Duplicate of C_20
C_23	Cirencester	52 Querns Lane	Duplicate of C_20
C_24	Cirencester	56 Dyer Street (bc - 14 Gloucester Street	Residential loss
C_25	Cirencester	6 Abbey Way	Development complete
C_26	Cirencester	61 Castle Street	Has planning permission
C_27	Cirencester	95 Queen Elizabeth Road	Development complete
C_28	Cirencester	6A Abbey Way	Duplicate of C_25

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SHLAA ref no:	Parish	Site name	Reason for being discounted
C_29	Cirencester	3, 5, 7 Ashcroft Road	Duplicate of C_12
C_30	Cirencester	74 Cricklade Street	Below 5 dwelling threshold
C_31	Cirencester	78 Dyer Street from residential	Below 5 dwelling threshold
C_32	Cirencester	8 Dyer Street	Development complete
C_33	Cirencester	8 Thomas Street	Below 5 dwelling threshold
C_34	Cirencester	82 Dyer Street	Development complete
C_35	Cirencester	85 Lewis Lane	Development complete
C_36	Cirencester	87A Cricklade Street	Development complete
C_37	Cirencester	Land adjoining 19A (north of) London Road	Duplicate of C_91
C_38	Cirencester	Archery House Bungalow, The Park	Unable to locate site
C_40	Cirencester	Bartonbury Glen, Stroud Road	Below 5 dwelling threshold - previous application (94.01464) for the "erection of four starter flats (2 x 2bedroom and 2 x 1 bedroom)".
C_41	Cirencester	Bowling Green Farm	Duplicate of C_42
C_43	Cirencester	Briar Patch, Church Lane, Cerney Wick	Included in error
C_45	Cirencester	Chesterton House, Vyners Close	Development complete
C_46	Cirencester	Chesterton Park	Duplicate of C_75
C_47	Cirencester	Chesterton Primary School - part of playing field	Duplicate of C_76
C_48 (see also C_148)	Cirencester	Car Park, Beeches Road	Flood Zone 3b
C_49	Cirencester	Deer Park School	Included in error
C_50	Cirencester	City Bank (Purley Road) CIR 15 A	Duplicate of C_89
C_51	Cirencester	Com Hall	Development complete
C_53	Cirencester	Earle & Ludlow Ltd, 77 Victoria Road	Existant planning permission (ref:13/01043/OUT)
C_54	Cirencester	Elmbrook House, Baunton Lane	Development complete
C_55 including C_63 as one site)	Cirencester	Former Arkenside Hotel 44-46 Lewis Lane Cirencester	Development complete
C_56	Cirencester	Former Chefs Cottage, Oakley Hall	Below 5 dwelling threshold
C_59	Cirencester	Garage, offices and car park	Duplicate of C_106
C_60	Cirencester	Garage Site, Apsley Road	Below 5 dwelling threshold.

19 Discounted residential sites

SHLAA ref no:	Parish	Site name	Reason for being discounted
C_61	Cirencester	Hannis Butchers Shop, Barton Court	Below 5 dwelling threshold.
C_62	Cirencester	Harebushes	Duplicate of C_165
C_63	Cirencester	Former Atkenside Hotel 44-46 Lewis Lane Cirencester	Development complete
C_66	Cirencester	Kingsmeadow	Flood Zone 3b
C_67	Cirencester	Kingsmeadow Lorry Park	Flood Zone 3b
C_68	Cirencester	Land adjacent to 87 Chesterton Lane	Development complete
C_69	Cirencester	Land adjacent to Cranhams Lodge, Cranhams Lane	Below 5 dwelling threshold
C_73	Cirencester	Land at Barton Lane	Development complete
C_74	Cirencester	Land at Bowling Green Lane	North-western section of site in Flood Zone 3b (SFRA Level 2). Remaining area would not accommodate 5 or more dwellings
C_75B	Cirencester	Land at Chesterton Farm	Included in error
C_78	Cirencester	Land at corner of Cranhams Lane and corner of Somerford Road (Chesterton School)	Duplicate
C_81	Cirencester	Land east of Kingshill North	Extant planning permission (ref: 13/02942/O/OUT)
C_83	Cirencester	Land at Siddington	Included in error
C_87	Cirencester	Land between A419 and A417 Kingshill North	Development complete
C_91	Cirencester	Land to rear of 12-16 Burford Road	Development complete
C_92	Cirencester	Land to rear of 18-22 Tower Street	Below 5 dwelling threshold. Constraints of TPOs can not be overcome. Currently unsuitable for development within 0-20 years.
C_94	Cirencester	Lavender Lane / Trinity Road	Development complete
C_95	Cirencester	Livestock Market / Leisure Centre CIR2	Development complete
C_96	Cirencester	Memorial Hospital and car park	Duplicate of C_97
C_98	Cirencester	Gardens to rear of 28A-36 London Road	Not currently available. Site consists of 5 gardens and is in multiple ownership. Former Urban Capacity Study site. None of the owners have any plans to develop at the moment and one owner wishes for the site to be removed from the SHLAA, rendering the whole site as undeliverable.
C_99	Cirencester	Land north of London Road	Duplicate of C_37 & C_91
C_100	Cirencester	Part garden at 95 Queen Elizabeth Road	Duplicate of C_27
C_101B	Cirencester	Police Station	Not available
C_102	Cirencester	Quems Business Centre	Development complete

Discounted residential sites 19

SHLAA ref no:	Parish	Site name	Reason for being discounted
C_103	Cirencester	Querns School, Querns Lane	Development complete
C_104	Cirencester	Rear of Little Acres, Quarry Close	Development complete
C_107A	Cirencester	Site (A) at Siddington	Extant planning permission (ref: 14/05184/REM)
C_108	Cirencester	Site B at Siddington	Included in error
C_109	Cirencester	Site C at Siddington	Included in error
C_112	Cirencester	Site opposite Oakleaze, South Cerney Road	Included in error
C_113	Cirencester	Land at Somerford Road	Duplicate of C_84
C_114	Cirencester	Land at Somerford Road	Duplicate of C_84
C_115	Cirencester	Land south of Cirencester	Duplicate of C_75
C_116	Cirencester	Southleigh, 48 Somerford Road	Duplicate of C_117
C_117	Cirencester	Southleigh, 48 Somerford Road	Extant planning permission (ref: 11/05030/OUT)
C_123	Cirencester	TA Headquarters and south of Somerford Road	Duplicate of C_124
C_125	Cirencester	Telephone Exchange	Duplicate of C_44
C_126	Cirencester	Telephone Exchange, Lewis Lane	Duplicate of C_44
C_128	Cirencester	The Garden House, Stonewalls, Chester Street	Development complete
C_129	Cirencester	The Gate House, 65 Albion Street	Development complete
C_130	Cirencester	The Lodge, 61 Watermoor Road	Merged with C_136
C_131 (see C_52 and C_135)	Cirencester	The Waterloo Car Park and Argos Store	Duplicate of C_52 and C_135
C_134	Cirencester	Vyners Close	Below 5 dwelling threshold
C_135	Cirencester	Waterloo Car Park	Flood Zone 3b
C_138 (see C_48)	Cirencester	Car Park off Beeches Road (joint site)	Duplicate of C_48
C_139	Cirencester	Dwelling between Cattle Market & Tetbury Road	Development complete
C_140 (see C_16)	Cirencester	Four Acre Field - part playing field required	Duplicate of C_16
C_141	Cirencester	Land off Purely Road	Flood Zone 3b
C_142	Cirencester	Old Hord Site, Off London Road	Development complete
C_147	Cirencester	Cinema, hotel and car park	Duplicate of C_55 and C_63. Below 5 dwelling threshold.

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SHLAA ref no:	Parish	Site name	Reason for being discounted
C_148	Cirencester	Land at City Bank, Beeches Road and the Former Railway Line	Flood Zone 3b
C_149	Cirencester	Brewery Car Park	Has planning permission for "Mixed use development comprising a four screen cinema, student accommodation, restaurants and cafes, shops, a multi purpose arts facility and refurbished public realm, including the provision of a new substation and new public toilets both replacing existing structures" (ref: 13/01304/FUL) granted on 13.11.2013.
C_151 (see C_148)	Cirencester	Beeches Car Park	Duplicate of C_148
C_152	Cirencester	6-20 Spital Gate Lane, former Pegasus Planning	Development complete
C_153	Cirencester	30 Dollar Street, Dollar Street House, former St James Place	Flood Zone 3b
C_154	Cirencester	4 London Road	Development complete
C_155	Cirencester	Garage, Purley Avenue	Below 5 dwelling threshold.
C_156	Cirencester	Jubilee Club, Ashcroft Road	Below 5 dwelling threshold.
C_157	Cirencester	Nursery, 25 Ashcroft Road	Former Urban Capacity Study site with no expression of developer interest. No response from enquiries to establish whether site is available. Site is currently in use as a nursery. Below 5 dwelling threshold.
C_159	Cirencester	Rosedale, South East of Rose Way	Flood Zone 3b
C_160	Cirencester	VW Garage and Land	Flood Zone 3b
C_162	Cirencester	Garage, Gloucester Road	Flood Zone 3b
C_163	Cirencester	Wygon's Premises, Bridge Road	Has planning permission to become a retail park.
C_172	Cirencester	Siddington Park Farm	Extant planning permission (ref: 11/05716/OUL and 14/05481/REM)
C_173	Cirencester	Social Club	Extant planning permission (ref: 14/03185/FUL)
Andoversford			
A_1	Andoversford	Land adjacent Andoversford Sewage Treatment Works	Only 0.13 ha of site not in Flood Zone 3b (SFRA Level 2). This equates to 4 dwellings, which is below the threshold.
A_6	Andoversford	Adjacent The Old Station House, Station Road	Below 5 dwelling threshold
A_7	Andoversford	Former Cattle Market, Station Road	Extant planning permission (ref: 13/03775/FUL)
A_8	Andoversford	Former T H White site	Development complete
R_16	Andoversford	Land adjacent Andoversford Sewage Treatment Works	Duplicate of A_1 (R_20)
R_30	Andoversford	Andoversford TH White Site	Development complete
Blockley			

Discounted residential sites 19

SHLAA ref no:	Parish	Site name	Reason for being discounted
BK_2	Blockley	Land at Blockley Water Works	Tree constraints will limit the capacity to a level that is below 5 dwellings. Although this disqualifies the site from the SHLAA, this is a brownfield site within the built up area and has a good level of existing screening. Sensitive design required but some limited redevelopment may be suitable. Liaison with highway will be necessary to identify any highways issues (e.g. very narrow lanes with poor visibility splays). Tree survey also needed to identify specimens requiring protection. Other constraints include: site clearance and clean up; AONB; Conservation Area.
BK_5	Blockley	Land north of Sheafhouse Farm	Resolution to grant planning permission (ref: 15/01020/OUT)
BK_9	Blockley	Land adjacent 'The Brown House'	Existant planning permission (ref: 14/01967/FUL)
BK_10	Blockley	Lower Farmhouse	Below 5 dwelling threshold
R_65	Blockley	Blockley Water Works	Duplicate of BK_2
Bourton-on-the-Water			
B_1	Bourton-on-the-Water	Ebley Tyres, High Street	Planning application (ref: 13/01708/FUL) granted on 06.11.2013 for "Demolition of existing buildings and erection of 5 dwellings".
B_2	Bourton-on-the-Water	6 Station Meadow	Removed at Part 1 of SHLAA Assessment
B_4	Bourton-on-the-Water	Barnfields, Bourton	Development complete
B_5	Bourton-on-the-Water	British Legion Site (BOU1)	Flood Zone 3b (SFRA Level 2)
B_7	Bourton-on-the-Water	Former Highways Depot	Development complete
B_8	Bourton-on-the-Water	Hill view High Street	Development complete
B_9	Bourton-on-the-Water	Land adjacent 4 The Gorse	Duplicate
B_10	Bourton-on-the-Water	Land adjacent to Hackling House (Site B), Bourton Industrial Park	Existant planning permission (ref: 13/00291/OUT)
B_11	Bourton-on-the-Water	Land at 24 Rissington Road	Below 5 dwelling threshold
B_12	Bourton-on-the-Water	Land at north of St Lawrence's	Duplicate of B_3
B_13	Bourton-on-the-Water	Land at Rectory	Duplicate of B_3
B_14	Bourton-on-the-Water	Land at Station Road	Duplicate of B_17
B_17	Bourton-on-the-Water	Land off Station Road	Existant planning permission (Ref: 12/03616/OUT)
B_18	Bourton-on-the-Water	Land to the rear of the Coach and Horses, Stow Road (aka Meadow Way) adjacent Fosse Way	Development complete
B_19	Bourton-on-the-Water	Old Gasworks Yard, Gasworks Lane	Duplicate of B_42
B_20	Bourton-on-the-Water	Pulham's Bus Depot, Station Road	Existant planning permission (ref: 14/03208/FUL)

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SHLAA ref no:	Parish	Site name	Reason for being discounted
B_21	Bourton-on-the-Water	Salmondsbury House, Station Road	Duplicate of B_22
B_22	Bourton-on-the-Water	Salmondsbury House, Station Road	Extant planning permission (14/00654/FUL) (for a new food store)
B_23	Bourton-on-the-Water	Garage block near Rye Crescent	Below 5 dwelling minimum threshold. Site in multiple ownership. No expression of interest in developing the site. Unable to determine whether site is available. Loss of garages + new houses would create parking issue.
B_24	Bourton-on-the-Water	Gardens near Rectory Lane	Owned by Bourton-on-the-water Parish Council, no expression of interest in developing the site.
B_25	Bourton-on-the-Water	Land adjacent to Hackling House (Site B), Bourton Industrial Park	Extant planning permission (ref: 13/00291/OUT)
B_27	Bourton-on-the-Water	Large car park and garden off B4008	Duplicate of B_6 & B_45
B_28	Bourton-on-the-Water	Large garden, Roman Way	Development complete
B_29	Bourton-on-the-Water	Large gardens east of junction of Roman Way and Moor Lane	Below 5 dwelling threshold - development of a density that would meet the 5 dwelling minimum threshold would be unsuitable. Strong treebelt on Roman Way, which would constraint the developable area. Site is a Scheduled Ancient Monument and developer would have to work with English Heritage to establish whether any development is acceptable. Other constraints include: AONB; filled quarry or landfill buffer zone.
B_31	Bourton-on-the-Water	British Legion Site	Duplicate of B_5
B_33	Bourton-on-the-Water	Larch House	Duplicate of B_54
B_34	Bourton-on-the-Water	Pulhams Bus Depot	Duplicate
B_35	Bourton-on-the-Water	Roof Trees Rissington Road	Below 5 dwelling threshold
B_36	Bourton-on-the-Water	South Lawn, Victoria Street	Development complete
B_37	Bourton-on-the-Water	South Lawn, Victoria Street	Duplicate of B_36
B_38	Bourton-on-the-Water	31 Rissington Road	Development complete
B_39	Bourton-on-the-Water	Cotswold Perfumery Victoria Street	Development complete
B_40	Bourton-on-the-Water	The Paragon Garage, Lansdown	Development complete
B_41	Bourton-on-the-Water	2 Station Road	Development complete
B_42	Bourton-on-the-Water	Gas Works Lane	Development complete
B_43	Bourton-on-the-Water	Land at 58 Melville	Development complete
B_44	Bourton-on-the-Water	Land at Stoneways Gorse Meadow	Development complete
B_45	Bourton-on-the-Water	Larch House, Station Road	Development complete

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SHLAA ref no:	Parish	Site name	Reason for being discounted
B_46	Bourton-on-the-Water	The Manor, Bourton-on-the-Water	Unsuitable - curtilage of listed building is not suitable for development. Conversion of actual building is unlikely to meet the 5 dwelling minimum threshold, if it can be achieved at all.
B_47	Bourton-on-the-Water	Land east of Coach & Horses	Development complete
B_48	Bourton-on-the-Water	Police Station, Moore Road	Below 5 dwelling threshold
B_49	Bourton-on-the-Water	Library & Youth Centre	Extant planning permission (ref: 13/05036/FUL)
B_50	Bourton-on-the-Water	Car park at Rissington Road	Removed at Part 1 of SHLAA Assessment
B_51	Bourton-on-the-Water	Land at Clapton Row	Below 5 dwelling threshold - northern half of site FZ3a. Unsuitable due to liner nature of site and access issues. Remaining land after area within FZ3A is deducted is below 5 dwelling threshold.
Chipping Campden			
CC_1	Chipping Campden	Craftwork shops, situated off Sheep St with potential to convert buildings	Flood Zone 3b (SFRA Level 2)
CC_2	Chipping Campden	19 Cherry Orchard Close	Below 5 dwelling threshold
CC_3	Chipping Campden	8 Aston Road	Has planning permission.
CC_4	Chipping Campden	Adjacent Cutts Garage	Has planning permission.
CC_5	Chipping Campden	Adjacent to Cross Cottage, Sheep Street	Has planning permission.
CC_6	Chipping Campden	Land adjoining Castle Gardens	Development complete
CC_7	Chipping Campden	Badgers Field	Duplicate of CC_39
CC_8	Chipping Campden	Berrington Field Farm, Station Road	Duplicate of CC_10
CC_9	Chipping Campden	Berrington Mill Nurseries	Duplicate of CC_10
CC_10A	Chipping Campden	Berrington Mill Nurseries	Mostly duplicate of CC_10B. Remainder of Site in Flood Zone 3b (SFRA Level 2)
CC_10B	Chipping Campden	Land at Berrington Mill Nurseries	Extant planning permission (ref: 13/02227/OUT)
CC_14	Chipping Campden	Builders Yard and Craft Shop	Development complete
CC_15	Chipping Campden	Circa Antiques (Now Grey's Opticians) The Square - 1st & 2nd floors from residential C3 to Offices B1	Residential loss
CC_16	Chipping Campden	Clemette' , Sheep Street	Development complete
CC_17	Chipping Campden	Cotswoold Garage, Sheep Street	Development complete
CC_18	Chipping Campden	Cutts Garage	Duplicate of CC_19

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SHLAA ref no:	Parish	Site name	Reason for being discounted
CC_19	Chipping Campden	Cutts Garage	Flood Zone 3b (SFRA Level 2). Not available for development.
CC_20	Chipping Campden	Foxwood, Grevel Lane	Development complete
CC_21	Chipping Campden	Garage area to rear of Berrington Road	Below 5 dwelling threshold. Site in multiple ownership and in use.
CC_22	Chipping Campden	Inset Map 5	Unable to locate site
CC_24	Chipping Campden	Land at Berrington Mill Nurseries (adjacent to Nursery - between Fosse House and Evergreens, Station Rd)	Development complete
CC_25	Chipping Campden	Land at Fox Wood Grevel Lane	Duplicate of CC_20
CC_26	Chipping Campden	Land to rear of 32 Littleworth	Development complete
CC_27	Chipping Campden	Maylems Delicatessen, High Street	Development complete
CC_28	Chipping Campden	Northwick Business Centre	Duplicate of R_80
CC_31	Chipping Campden	Rye Piece Farm Ebrighton Chipping Campden	Duplicate of R_171
CC_32	Chipping Campden	Singer House High Street	Development complete
CC_33	Chipping Campden	Station Road Garage, Station Road	Below 5 dwelling threshold.
CC_34	Chipping Campden	The Castle, Station Road	Development complete
CC_35	Chipping Campden	The Old School House, High Street	Development complete
CC_36	Chipping Campden	Westington Hill Farm	Development complete
CC_37	Chipping Campden	Wolds End Orchard, Back Ends	Below 5 dwelling threshold. Not available - site to remain a green space and is not available for development
CC_39	Chipping Campden	Land at Badgers Field, Calf Lane	Existant planning permission (ref: 13/01538/OUT and 14/04728/REM)
CC_42	Chipping Campden	Royal Mail Delivery Office, Back End	Below 5 dwelling threshold
CC_46	Chipping Campden	Top Farm, Blind Lane, Westington	Below 5 dwelling threshold
CC_47	Chipping Campden	Top Farm, Blind Lane, Westington	Below 5 dwelling threshold
CC_48	Chipping Campden	Land adjacent to Chipping Campden School	Existant planning permission (ref: 14/02422/OUT)
CC_49B	Chipping Campden	Campden BRI	Flood Zone 3b (SFRA Level 2)
Down Ampney			
DA_1B	Down Ampney	Broadway Farm	Existant planning permission (ref: 13/01667/OUT)
DA_3	Down Ampney	Land adjacent to 47	Below 5 dwelling threshold
DA_6	Down Ampney	Land rear of 55	Below 5 dwelling threshold

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SHLAA ref no:	Parish	Site name	Reason for being discounted
DA_10	Down Ampney	Broadway Farm	Duplicate of DA_1A & DA_1B
Fairford			
F_1	Fairford	Telephone exchange, London Road	Flood Zone 3b + below 5 dwelling threshold
F_2	Fairford	East Glos. Engineering Co., Lower Croft	Below 5 dwelling threshold
F_3	Fairford	3 Cinder Lane	Below 5 dwelling threshold
F_4	Fairford	33 Aldsworth Close	Development complete
F_5	Fairford	Applestone House	Not currently available - site is currently in use and there are no plans to dispose of or redevelop the land. Although the site may be realised in future, there is no reasonable prospect or certainty that new residential units will be delivered within the plan period. Suitable for conversion only. Other issues include: Conservation Area; parking; in setting of a listed building.
F_6	Fairford	Builders Yard, East End	Duplicate of F_38b
F_7	Fairford	College Cottage, Whalford	Site included in error
F_8	Fairford	Coln House School	Withdrawn by GGC
F_9	Fairford	Coln House School	Duplicate of F_8
F_10	Fairford	East End	Duplicate of F_38a
F_11	Fairford	East of the Orchard	Duplicate of F_16
F_12	Fairford	Faulkners Close	Development complete
F_13	Fairford	Fire Station, Hatherop Road	Duplicate
F_16	Fairford	Keble House, London Road	Development complete
F_17	Fairford	Land at Back Lane	Development complete
F_18	Fairford	Land at Moor Farm	Development complete
F_19	Fairford	Land at West End	Duplicate of F_41
F_20B	Fairford	Land south east of Fairford	Flood Zone 3b (SFRA Level 2)
F_21	Fairford	Moor Lane	Flood Zone 3b (SFRA Level 2)
F_22	Fairford	Morgan Hall, London Road	Development complete
F_23	Fairford	Old Dairy Back Lane	Site is a residential loss
F_25	Fairford	Pip's Field	Duplicate of F_47 & F_48
F_27	Fairford	Redundant Farm Building, Moor Farm	Duplicate of F_18

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SHLAA ref no:	Parish	Site name	Reason for being discounted
F_28	Fairford	South of the Croft	Duplicate of F_16
F_29	Fairford	The Tan House, Back Lane	Part of site has planning for a residential unit, which is under construction. However, the remaining site area is within Flood Zone 3b (SFRA Level 2).
F_30	Fairford	Unit 28, Horcott Industrial Estate	Development complete
F_31	Fairford	West of Bettertons Close	Duplicate
F_32	Fairford	Land south-west of Saxon Way, West End	Extant planning permission (ref: 13/05181/OUT)
F_33	Fairford	Land at Fairford Fire Station, Hatherop Road	Withdrawn
F_34	Fairford	Land at Totterdown Lane, Horcott	Extant planning permission (ref: 13/03097/OUT)
F_35A	Fairford	Land west of Pip's Field	Extant planning permission (ref: 12/02133/FUL)
F_36A	Fairford	Land west of Pip's Field	Extant planning permission (ref: 12/02133/FUL)
F_37	Fairford	Land east of Beaumoor Place	Duplicate of F_38
F_38	Fairford	Land east of Fairford	Extant planning permission (ref: 13/03793/OUT).
F_40	Fairford	Land east of Lygon Court	Flood Zone 3b (SFRA Level 2)
F_42	Fairford	Land known as Fairford Ground, adjacent to Horcott	Below 5 dwelling threshold
F_43	Fairford	Land next to the Bull Pens	Duplicate
F_46	Fairford	Land south-west of Saxon Way, West End	Extant planning permission (ref: 13/05181/OUT)
F_47	Fairford	Pip's Field	Development complete
F_48	Fairford	Pip's Field	Development complete
F_49	Fairford	Land at Waiten Hill Farm	Extant planning permission (ref: 14/01221/OUT)
Kemble			
R_406	Kemble	Top Farm	Extant planning permission (ref: 11/04236/OUT)
Lechlade			
L_1	Lechlade	Telephone Exchange	Not currently available - site is currently in use. Former Urban Capacity Study site with no expression of developer interest. No response from enquiries to establish whether site is available. Although the site may become available in future, there is no reasonable prospect or certainty that new residential units will be delivered within the plan period. Suitable for residential conversion. Development of 5 or more dwellings would also be unsuitable in this location.
L_2	Lechlade	Land between Greenwood and roundabout	Duplicate of L_19
L_3	Lechlade	Butlers Court & Green Farm	Duplicate of L_18

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SHLAA ref no:	Parish	Site name	Reason for being discounted
L_4	Lechlade	Butlers Court adjacent site below	Development complete
L_5	Lechlade	Butlers Court Barn, Fairford Road	Duplicate of L_6
L_6	Lechlade	Butlers Court Barn, Off Fairford Road (REF revised to 07/03118)	Development complete
L_7	Lechlade	Coal Depot	Duplicate of L_24
L_10	Lechlade	Inset Map 7	Duplicate of L_19
L_11	Lechlade	Land adjacent to Gassons Road	Unavailable - site entered into SHLAA following housing association's planning application over 20 years ago. Housing association has no plans to submit another application now or in future. Questionable suitability as site functions as a greenspace within a residential area. Below 5 dwelling threshold.
L_15	Lechlade	Land at Station Road	Duplicate of L_28
L_18A	Lechlade	Land off Moorgate, Downtington	Extant planning permission (ref: 13/02642/OUT)
L_20	Lechlade	Lechlade Wharf	Duplicate of L_25
L_21	Lechlade	Meadow Barn, Paradise Farm	Development complete
L_23	Lechlade	Old Station Site	Extant planning permission (ref: 14/04198/REM)
L_24	Lechlade	Old Station Site.2)	Duplicate of L_23
L_25	Lechlade	Riverside Area LEC1	Development complete
L_27	Lechlade	Warrens Cross Barn	Development complete
L_28	Lechlade	Land at Station Road	Development complete as petrol filling station
Mickleton			
R_245	Mickleton	Cherry Orchard, Back Lane	Development completed
MK_2A	Mickleton	Former Meon Hill Nurseries	Extant planning permission (ref: 13/03539/OUT)
MK_4 (R_249)	Mickleton	Land at Granbrook Lane C	Extant planning permission (ref: 14/03884/FUL)
MK_5	Mickleton	Land at Granbrook Lane B	Not available - owner wishes to remove site from SHLAA
MK_6	Mickleton	Land to rear of Willan, High Street	Below 5 dwelling threshold - although the submission indicated that 5 dwellings could be provided, it is not seen how this could be realistically achieved. This is a backland site with overlooking issues, which would constrain the developable site area. To create 5 dwellings would require a very small unit size + an internal parking area, which would be unviable in this location. There is also a problematic access issue and improvement would mean altering the setting of a listed building - it is not seen how this constraint could be overcome. Some development may be possible, but not at a level that meets the minimum threshold of the SHLAA. Other constraints include: setting of listed buildings. Conservation Area; Water Treatment Facilities 800m buffer zone.

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SHLAA ref no:	Parish	Site name	Reason for being discounted
MK_8A	Mickleton	Harbour Ground	Extant planning permission (ref: 13/04237/OUT and 14/03019/REM)
MK_8B	Mickleton	Land adjacent Arbour Close	Extant planning permission (ref: 13/04237/OUT and 14/03019/REM)
MK_9	Mickleton	The Old School, Back Lane	Below 5 dwelling threshold
Moreton-in-Marsh			
M_1	Moreton-in-Marsh	Land south of Warneford Place, rear gardens	Below 5 dwelling threshold - It is not seen how a development of 5 or more dwelling could realistically be achieved. Below 5 dwelling threshold. Site was originally council houses, but they were sold to the tenants pre-1997 with the Right to Buy. Now in multiple ownership with little reasonable prospect of coming forward. No expression of interest from any of the owners.
M_2	Moreton-in-Marsh	1 London Road	Below 5 dwelling threshold. Site is also not available - Site was originally council houses, but they were sold to the tenants pre-1997 with the Right to Buy. Now in multiple ownership with no expression of interest to develop the land from any of the owners.
M_3	Moreton-in-Marsh	Blenheim Farm	Not available for development. Listed building in centre of site.
M_4	Moreton-in-Marsh	Coach depot, Fire and Ambulance Service, Parkers Lane	Development complete
M_5	Moreton-in-Marsh	Croft Holm	Development complete
M_6	Moreton-in-Marsh	Fire College Site	Duplicate of M_22
M_8	Moreton-in-Marsh	Land adjacent to 174 Fosseway Avenue	Development complete
M_10	Moreton-in-Marsh	Land adjacent London Road and Mosedale Road	Development complete
M_14A	Moreton-in-Marsh	Land behind Dulverton Place	Extant planning permission (ref: 14/03814/REM and 14/04503/REM)
M_14B	Moreton-in-Marsh	Field south of Todenham Road	Extant planning permission (ref: 14/03814/REM)
M_14C	Moreton-in-Marsh	Field east of Beechshore Close	Extant planning permission (ref: 14/03814/REM)
M_15	Moreton-in-Marsh	Land north of Dulverton Place	Duplicate of M_18
M_17	Moreton-in-Marsh	Land to rear of White Hart Hotel	Below 5 dwelling threshold. Probably hotel related extension. Difficult to see small site being viable and overcome constraints. Within Climate Change Flood Zone 3a (SFRA Level 2)
M_18	Moreton-in-Marsh	Land to the rear of Dulverton Place	Duplicate of M_14
M_20	Moreton-in-Marsh	Land to the rear of Ivy Lodge, London Road	Removed at Part 1 of SHLAA Assessment
M_21	Moreton-in-Marsh	Land west of 7th Avenue and south of 5th Avenue, Fire Service College Campus (Site 1)	Extant planning permission (ref: 14/01483/OUT)
M_22	Moreton-in-Marsh	Land west of Croft Holm	Flood Zone 3b (SFRA Level 2)
M_23	Moreton-in-Marsh	London House, High Street	Development complete

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SHLAA ref no:	Parish	Site name	Reason for being discounted
M_24	Moreton-in-Marsh	Moreton Bowls Club, Hospital Road	Extant planning permission (ref: 12/02678/FUL)
M_26	Moreton-in-Marsh	Land north of Wellington Road	Removed at Part 1 of SHLAA Assessment
M_28	Moreton-in-Marsh	Fosseway Farm	Planning permission (13/0197/O/UT) granted 11.09.13 for new food store
M_30	Moreton-in-Marsh	Straun & The Beeches, Todenham Road	Development complete
M_32	Moreton-in-Marsh	Toy Cottage, High Street	Development complete
M_33	Moreton-in-Marsh	16 Spring Hill Camp, Spring Hill Camp	No net gain
M_34	Moreton-in-Marsh	18 Spring Hill Camp	No net gain
M_35	Moreton-in-Marsh	Hut 16A Springhill Camp	No net gain
M_36	Moreton-in-Marsh	1 The Curfew Oxford Street	Development complete
M_37	Moreton-in-Marsh	Alliston, Todenham Road	Development complete
M_38	Moreton-in-Marsh	Blockley Brickworks	Site included in error
M_39	Moreton-in-Marsh	Delabere House, New Road	Development complete
M_40	Moreton-in-Marsh	Gavel Cottage, High Street	Development complete
M_41	Moreton-in-Marsh	Leeward & Shoreheat, Todenham Road	Development complete
M_42	Moreton-in-Marsh	Leeward and Shoreheat	Duplicate of M_41
M_43	Moreton-in-Marsh	Old Town Workshop St Georges Close	Below 5 dwelling threshold. Flood Zone 3b (SFRA Level 2).
M_44	Moreton-in-Marsh	Roseville Oxford Street	Development complete
M_45	Moreton-in-Marsh	Station Garage and F Reynolds	Duplicate of M_46
M_46	Moreton-in-Marsh	Station Garage, Station Road	Development complete
M_47	Moreton-in-Marsh	The Grey Cottage, East Street	Development complete
M_48	Moreton-in-Marsh	The Laundercentre, New Road	Development complete
M_49	Moreton-in-Marsh	Units 10,11,14 & 15 Old Market Way, High Street	Development complete
M_50	Moreton-in-Marsh	3A Oxford Street	Below 5 dwelling threshold. Within Climate Change Flood Zone 3a (SFRA Level 2)
M_52	Moreton-in-Marsh	Rear of no. 13-15 Warnford Place	Below 5 dwelling threshold. Site also has suitability issues as site is landlocked.
M_53	Moreton-in-Marsh	The Old Slaughterhouse	Development complete
M_54	Moreton-in-Marsh	Land at Bourton Road	Duplicate of M_11

19 Discounted residential sites

SHLAA ref no:	Parish	Site name	Reason for being discounted
M_55	Moreton-in-Marsh	Land south-east of Nursery Close, Blenheim Farm	Development complete
M_59	Moreton-in-Marsh	Land at Moreton Park, London Road	Exant planning permission (ref: 13/02936/FUL)
Northleach			
N_1A	Northleach	Land off Bassett Road	Exant planning permission (ref: 14/04274/OUT)
N_3	Northleach	The Workshop Dr's Lane	Planning application permitted for non-residential use
N_4	Northleach	Church Farm Yard	Development complete
N_6	Northleach	1 & 2 Tannery Corner, Tannery Lane	Development complete
N_7	Northleach	25 MacArthur Road	Exant planning permission (ref: 12/01236/FUL)
N_8	Northleach	Fonety House	Exant planning permission (ref: 13/05124/FUL and 14/00104/FUL)
N_9	Northleach	Providence Cottage, High Street	Development complete
N_10	Northleach	Mustoe and Sons Yard, High Street (was 4 3in/1cu)	Development complete
N_11	Northleach	Land at Church Farm, adjacent St Peter and St Pauls Church - Plan 1	Development complete
N_16	Northleach	Chequers, West End	Exant planning permission (ref: 14/03381/REM)
N_17	Northleach	Land adjacent to 2 Fortey Road	Below 5 dwelling threshold
Siddington			
SD_4	Siddington	Land at Church Farm	Unsuitable - site is within Flood Zone 3b (SFRRA Level 2). Development would also erode the gap between Siddington and Cirencester leading to coalescence. Site is separated from both Siddington and Cirencester by open fields. In addition, there are potential major sewage infrastructure capacity issues within Siddington that could make development unviable.
SD_7	Siddington	Land behind Nursery View	Unsuitable - site does not reflect current development pattern and would be an intrusion into open countryside. Largely consists of trees and hedges, which provide screening for existing housing. Screening should be maintained. Deducting the area to be retained for screening, the remaining land is under the minimum expected area to deliver 5 or more units.
South Cerney			
SC_1	South Cerney	The Ferns, Clarks Hay	Below 5 dwelling threshold
SC_2	South Cerney	22 Broadway Lane	Development complete
SC_3	South Cerney	Camas Site	Duplicate of SC_10
SC_4	South Cerney	Camas Site	Duplicate of SC_3, SC_5 & SC_10
SC_5	South Cerney	Camas Site	Duplicate of SC_3, SC_4 & SC_10

Discounted residential sites 19

SHLAA ref no:	Parish	Site name	Reason for being discounted
SC_6	South Cerney	Dunramin and adjoining coalyard, Silver Street	Extant planning permission (ref: 14/01910/FUL)
SC_7	South Cerney	ECI Works	Duplicate of SC_3, SC_4 & SC_10
SC_8	South Cerney	Hampton Villa, Cerney Wick	Development completed
SC_10	South Cerney	Land at Aggregate Industries	Extant planning permission (ref: 10/03916/OUT and 12/01556/REM)
SC_13B	South Cerney	Land rear of Berkeley Close	Within Flood Zone 3B (SFRA Level 2)
SC_14	South Cerney	Old Post Office, High Street	Development complete
SC_15	South Cerney	Ponderosa, Upper Up (garage block)	Below 5 dwelling threshold
SC_16	South Cerney	South West of Berkeley Close / The Leaze	Duplicate of SC_13
SC_17	South Cerney	The Brethren Chapel, High Street	Development complete
SC_18	South Cerney	The Ridges Station Road	Below 5 dwelling threshold - unlikely to overcome refusal reasons at present.
SC_19	South Cerney	The Vicarage	Below 5 dwelling threshold - very limited site with too many constraints. Only western part suitable. Development of 5 or more dwellings on the remaining area would be unsuitable, which puts the site below the 5 dwelling minimum threshold.
SC_24	South Cerney	Land rear of Barclay Horn, 22 School Lane	Below 5 dwelling threshold
Stow-on-the-Wold			
S_3	Stow-on-the-Wold	Police Station, Fosse Way	Not suitable - unlikely to overcome constraints at present. Below 5 dwelling threshold.
S_4	Stow-on-the-Wold	3 Oddington Road	Development complete
S_5	Stow-on-the-Wold	50 King Georges Field	Below 5 dwelling threshold
S_6	Stow-on-the-Wold	Barn at Maugersbury Court, Maugersbury	Site included in error
S_7	Stow-on-the-Wold	Builders Yard and Telephone Exchange, Lower Swell Road	Duplicate of S_8
S_8B	Stow-on-the-Wold	Site west of Builders Yard, Lower Swell Road	Below 5 dwelling threshold
S_8C	Stow-on-the-Wold	BT Exchange	Not available. Below 5 dwelling threshold
S_9	Stow-on-the-Wold	Building at Contractors Yard, Sheep Street	Removed at Part 1 of SHLAA Assessment
S_10	Stow-on-the-Wold	Cramond Well Lane	Superseded by S_18
S_11	Stow-on-the-Wold	Cramond, Well Lane	Extant planning permission (ref: 11/03651/FUL)
S_12	Stow-on-the-Wold	St Edwards Infant School, St. Edwards Drive	Below 5 dwelling threshold
S_13	Stow-on-the-Wold	Hope Cottage, Chapel Street (demo garage)	Development complete

19 Discounted residential sites

SHLAA ref no:	Parish	Site name	Reason for being discounted
S_15	Stow-on-the-Wold	Land adjacent Tall Trees, Maugersbury Road / Oddington Road	Development complete
S_16	Stow-on-the-Wold	Land adjoining 36 The Park	Development complete
S_17	Stow-on-the-Wold	Land adjoining South Hill House Fosseway	Development complete
S_18	Stow-on-the-Wold	Land at adjoining Well Lane & White Hart Lane	Extant planning permission (ref: 11/0365/I/FUL and 14/03649/FUL)
S_19	Stow-on-the-Wold	Land at Bartlett's Park	Below 5 dwelling threshold, although the site may come in as part of a larger development to the west. Despite falling below the minimum SHLAA criteria, the site would be suitable for a small residential development in its own right. Constraints include: AONB, Grade 3 agricultural land (detailed survey required).
S_20	Stow-on-the-Wold	Land at Bretton House	Extant planning permission (ref: 13/05031/OUT)
S_21	Stow-on-the-Wold	Land at Landgate Mews, Well Lane (near Rose Cottage)	Development complete
S_23	Stow-on-the-Wold	Land east of Stow	Duplicate of S_22
S_24	Stow-on-the-Wold	Land Gate Mews, Well Lane	Superseded by S_21
S_25	Stow-on-the-Wold	Land in Sterling Close, to rear of Clypeus, St Edward's Drive	Extant planning permission (ref: 08/01365/FUL)
S_26	Stow-on-the-Wold	Land to the Rear Dikler Cottage, Evesham Road	Extant planning permission
S_27	Stow-on-the-Wold	Landgate Mews, Well Lane (an adjacent site)	Development complete
S_28	Stow-on-the-Wold	Lower Park Street	Development complete
S_29	Stow-on-the-Wold	Millway, Oddington Road	Removed at Part 1 of SHLAA Assessment
S_30	Stow-on-the-Wold	Mountsfield	Development complete
S_31	Stow-on-the-Wold	Mr R Lloyd's unspecified sites	Unable to locate site
S_32	Stow-on-the-Wold	Newlands	Superseded by S_33
S_33	Stow-on-the-Wold	Newlands, Evesham Road	Development complete
S_34A/B	Stow-on-the-Wold	Land north of Tesco Store	Extant planning permission (ref: 13/05360/OUT)
S_35	Stow-on-the-Wold	Land north of Tesco Store	Superseded by S_34
S_36	Stow-on-the-Wold	Rear garden of Little Dormers, Lower Park Street (out)	Extant planning permission (ref: 13/02758/FUL)
S_37	Stow-on-the-Wold	Rear of 12/13 Maugersbury Park	Below 5 dwelling threshold
S_38	Stow-on-the-Wold	Land rear of 'Beechview', Evesham Road	Below 5 dwelling threshold + not available - site consists of several back gardens in multiple ownership. Former Urban Capacity Study site with no expression of developer interest. No enquiry from enquires to establish whether site is available. Site is too complex to assemble and is unable to overcome constraints at present. Furthermore, it is not seen how 5 dwellings can be achieved given the character of surround development.

Discounted residential sites 19

SHLAA ref no:	Parish	Site name	Reason for being discounted
S_40	Stow-on-the-Wold	South Hill Farm	Superseded by S_17
S_41	Stow-on-the-Wold	The Beeches	Superseded by S_42
S_42	Stow-on-the-Wold	The Beaches T/A Stow Antiques, Fosse Lane	Development complete
S_44	Stow-on-the-Wold	The Meeting Room, Well Lane	Development complete
S_45	Stow-on-the-Wold	Wells House	Development complete
S_46	Stow-on-the-Wold	Ashton House, Union Street	Extant planning permission (ref: 14/02444/FUL)
S_56	Stow-on-the-Wold	Victoria House	Below 5 dwelling threshold
Tetbury			
T_2	Tetbury	Garages St Marys Road by the Court House	Below 5 dwelling threshold
T_3	Tetbury	1 Gumstool Hill Tetbury from Dental to dwelling	Development complete
T_4	Tetbury	15B Northfield Road	Development complete
T_5	Tetbury	2 Old Brewery Lane, Church Street	Development complete
T_6	Tetbury	24 Long Street (antiques shop)	Below 5 dwelling threshold
T_7 (now T_8)	Tetbury	39 Close Gardens	Duplicate of T_8
T_8	Tetbury	39 Close Gardens	Below 5 dwelling threshold
T_9	Tetbury	7 Bath Road	Below 5 dwelling threshold
T_10	Tetbury	86 Hampton Street	Development complete + below 5 dwelling threshold
T_11	Tetbury	Adjoining 4 Longfurlong Lane (Out)	Below 5 dwelling threshold
T_12	Tetbury	Gardens adjacent to rear of The Damsels	Site not available
T_14	Tetbury	Barn at avenue farm, Knockdown	Site included in error
T_15	Tetbury	Southfield, off Berrells Road	Development complete
T_16 (now T_53)	Tetbury	Cridle Billington Feeds	Duplicate of T_53
T_18	Tetbury	Land east of Cutwell - large garden	Below 5 dwelling threshold - it is not seen how a net gain of 5 or more dwellings can be achieved on this site due to its size and the nature of surrounding development. Other constraints include: poor access; overlooking; AONB; in setting of Conservation Area adjacent to northern boundary; potential contamination from quarry; Water Treatment Facilities 800m buffer; filled quarry /landfill buffer zone.
T_19	Tetbury	Escort House, Escort Park	Site included in error

19 Discounted residential sites

SHLAA ref no:	Parish	Site name	Reason for being discounted
T_20	Tetbury	Fern House, The Ferns	Below 5 dwelling threshold
T_21 (now T_22)	Tetbury	Fire Station	Duplicate of T_22
T_23 (now T_24)	Tetbury	Former Matbro Site	Duplicate of T_24
T_24A	Tetbury	Former Matbro Site (TET1)	Extant planning permission (ref: 12/01792/OUT)
T_25 (now T_51)	Tetbury	Former Northfield Garage	Duplicate of T_51
T_27	Tetbury	Hampton Street Allotments (GF Allocation Tet.2?)	Development complete
T_29	Tetbury	Land adj 24 Cirencester Road	Development complete
T_30 (now T_29)	Tetbury	Land adj 24 Cirencester Road	Duplicate of T_29
T_32	Tetbury	Land adjacent to 7 Northlands Way	Below 5 dwelling threshold
T_33	Tetbury	Land at 11 Northfield Road, Tetbury	Development complete
T_35	Tetbury	Land off London Road	Extant planning permission (ref: 13/02391/OUT)
T_36	Tetbury	Land at SIAC site, London Road	Extant planning permission (ref: 12/01792/OUT + 15/03479/REM)
T_37	Tetbury	Land at Springfields	Development complete
T_38	Tetbury	Land at the Dormers, Cirencester Road	Extant planning permission (ref: 13/02727/OUT)
T_40	Tetbury	Land north of Shepherd's Mead	Extant planning permission (ref: 13/02391/OUT)
T_41 (now T_44)	Tetbury	Land off Bath Road	Duplicate of T_44
T_42	Tetbury	Land North of Shepherd's Mead	Duplicate of T_28
T_43	Tetbury	Land to the rear of 19 Market Place	Extant planning permission (ref: 14/00125/FUL)
T_44	Tetbury	Land to the rear of Southfield Road (land off Bath Road)	Extant planning permission (ref: 12/00219/OUT)
T_46	Tetbury	Large garden at Brookdale, south side of Charlton Road	Development complete
T_47 (now T_57)	Tetbury	The Old Quarries, The Berrells - large garden	Duplicate of T_57
T_48 (now T_18)	Tetbury	Land at Cutwell - large garden	Duplicate of T_18
T_49	Tetbury	Large garden - adjacent to the fire station, New Church Street	Below 5 dwelling threshold - heritage assets constrain development of this site. Site is within development boundary but it is not seen how the minimum threshold of 5 dwellings can be achieved.
T_53	Tetbury	Former Criddle Billington Site, Ciren Rd, Tetbury	Development complete
T_54	Tetbury	Pond Lodge, Doughton GL8 8TH	Site included in error
T_56	Tetbury	The Meeting Room, Northfield Road	Unable to locate site

Discounted residential sites 19

SHLAA ref no:	Parish	Site name	Reason for being discounted
T_58	Tetbury	The Retreat, London Road (demolition of care home)	Development complete
T_59 (now T_45)	Tetbury	Land west of Recreation Ground	Duplicate of T_45
T_60	Tetbury	10/12 Long Street, Tetbury	Development complete
T_61	Tetbury	Autonumis Site	Extant planning permission (ref: 13/05306/FUL)
T_65	Tetbury	Lyndhurst, Bath Road	Extant planning permission (ref: 13/03688/FUL)
T_66	Tetbury	Former Pegler's Garage, London Road	Development complete
T_67	Tetbury	Land off Quercus Park	Extant planning permission (ref: 13/03363/OUT and 14/03567/REM)
T_68	Tetbury	Land adjacent to Brookside Cottage	Below 5 dwelling threshold
T_69	Tetbury	Cirencester Road, Isom Farm, Land at Wells Masonry	Extant planning permission (ref: 12/05030/OUT)
Upper Rissington			
UR_1	Upper Rissington	Land at Upper Rissington	Extant planning permissions (ref: 08/03697/OUT, 12/03810/REM, 14/02582/FUL, 14/02786/FUL and 15/02436/FUL)
UR_2	Upper Rissington	Land adjacent to South Gate Court	Resolution to grant planning permission (ref: 14/01403/OUT)
Willersey			
W_2	Willersey	Petrol Filling Station, Main Street	Unsuitable for development of 5 or more dwellings - brownfield site inside village envelope, but currently in use. Site is also an important local amenity. Other constraints include: contamination issues from petrol station; AONB; Conservation Area; 2 listed buildings immediately to NE; Water Treatment Facilities 300m buffer zone.
W_3	Willersey	Rose Villa, Main Street	Below 5 dwelling threshold - being located in the setting of several listed buildings and within Willersey's Conservation Area, very sensitive design and low density development would be required. After deducting the curtilage of the existing listed building, the remaining area is incapable of achieving the 5 dwelling minimum threshold for the SHLAA.
W_4A	Willersey	Land adjacent to Harvest Piece, Collin Lane	Resolution to grant planning permission (ref: 14/05636/OUT)
W_5	Willersey	Land at Broadway Road	Extant planning permission (ref: 14/01739/OUT)
W_9	Willersey	Goodgore Orchard	Resolution to grant planning permission (ref: 14/05636/OUT)
Other Rural Settlements			
CC_11	Broad Campden (Chipping Campden)	Briar Hill Farm Broad Campden Barn b	Not within or adjacent to a settlement identified as being sustainable in the Local Plan
CC_12	Broad Campden (Chipping Campden)	Briar Hill Farm Broad Campden Barn C	Not within or adjacent to a settlement identified as being sustainable in the Local Plan
CC_13	Broad Campden (Chipping Campden)	Broad Campden	Unable to locate site

19 Discounted residential sites

SHLAA ref no:	Parish	Site name	Reason for being discounted
R_408	Kempsford	Land between The High Street and Top Road	Has planning permission (12/01469/FUL), subject to signing a S.106 agreement, for "Provision of sports ground with 42 space car park, including an accompanying social facilities building, the erection of eleven affordable dwellings and eighteen family homes together with associated highway, parking, access, garaging, screening and landscaping".
C_4	Stratton (Cirencester)	20 Whiteway View, Stratton	Development complete
C_72	Stratton (Cirencester)	Land adjacent to Stratton Wold	Has planning permission (12/02905/FUL)
C_85	Stratton (Cirencester)	Land at Stratton Mill (revision Countrywide Farmers Resv Matt App. Also known as Whiteway View)	Development complete
C_86	Stratton (Cirencester)	Land at Stratton Rectory	Duplicate of C_110
C_88	Stratton (Cirencester)	land north of Baunton Lane, Stratton	Duplicate of C_110. Not within or adjacent to a settlement identified as being sustainable in the Local Plan
C_90	Stratton (Cirencester)	Land opposite 230 Stratton Heights	Below 5 dwelling minimum threshold
C_118	Stratton (Cirencester)	Stratton End, Gloucester Road	Development complete
C_120	Stratton (Cirencester)	Stratton Place, Stratton	Development complete
C_121	Stratton (Cirencester)	Stratton Rectory	Duplicate of C_122
C_122	Stratton (Cirencester)	Stratton Rectory, 94 Gloucester Road (res Matt to 2836/G)	Development complete
C_127	Stratton (Cirencester)	The Folly, Gallows Pound	Below 5 dwelling threshold
C_137 (see C_133)	Stratton (Cirencester)	Land west of Cheltenham Road, Stratton	Duplicate of C_133
C_144 (see C_133)	Stratton (Cirencester)	Pony Paddock, Stratton	Duplicate of C_133
R_3	Aldsworth	Land Adjacent to 2-3 The Approach	Withdrawn
R_55	Bibury	Land adjacent to Meadowbank Cottages	Not within or adjacent to a settlement identified as being sustainable in the Local Plan. Site closer to the development line came forward as alternative.
R_91	Sevenhampton	Brockhampton (Sevenhampton CP)	Unable to locate site
R_98	Chedworth	Field behind village hall	Unsuitable + unviable - Field is detached from the village. Eastern boundary is opposite Conservation Area.
R_112	Coberley	Adjacent Chapel Cottage	Withdrawn
R_114	Coberley	Nr Hamblins Cottages & The Cottage	Withdrawn
R_115	Coberley	Nr North Terrace	Below 5 dwelling minimum threshold. Too constrained by topography. Unable to overcome constraints.
R_104	Chedworth	Site at Courts Close	
R_105	Chedworth	Site at The Hemplands	Below 5 dwelling minimum threshold.

Discounted residential sites 19

SHLAA ref no:	Parish	Site name	Reason for being discounted
R_109	Coates	Garage Site	Below 5 dwelling threshold. Close proximity to sewage treatment plant. Close proximity to kennels has noise issues.
R_154	Draycott	Land at Kettle's Barn	Existant planning permission (ref: 14/01454/FUL)
R_168	Ebrington	Field to rear of New Road	Development complete
R_183	Guiting Power	Tally Ho Lane / Old Garage Site, outside CA	Below 5 dwelling minimum threshold
R_369	Upper Slaughter	Peaswill Corner, near Jasmine Cottage	Below 5 dwelling minimum threshold
RES_4	Longborough	Field south-west of Longborough	Application (10/00338/FUL) for "Erection of nine dwellings" on north-east part of site is complete. Remaining site area is rural exception site (ref: RES_5).

20 Cirencester - potential economic development sites

Cirencester - Deliverable economic development sites

SHLAA site no.	Site name	Green / Brownfield	Suitable	Available	Achievable	Potential Constraints	Area (ha)	Proposed use	Comments	Source of Assessment	Deliverability
CIR_E1	Land north of Kingshill	GF	Y	Y	Y	Power lines. Majority of site within filled quarry or landfill buffer zone. Grade 3 agricultural land.	1.2 (of potential space), total site area is 5.3	B1	Resolution to grant planning permission (ref: 13/02942/OUT), subject to s106 agreements being signed. Application is for "Proposed mixed use development comprising employment floorspace up to 5,000 sqm for B1 Use; residential development (up to 100 dwellings) with associated infrastructure, ancillary facilities, open space and landscaping, including creation of new vehicular access from A417 London Road, creation of new cyclist and pedestrian accesses from the A417 London Road, and cycle and pedestrian connections with the adjacent development"	SELAA Review (May 2014)	0-5 yrs
CIR_E2	Preston (inc. with Cirencester)	Siddington Park Farm	Y	Y	Y		4.69		Has planning permission (11/05716/OUT) for "Outline application for a Continuing Care Retirement Community (Use Class C2), including a core building with care bedrooms, close care units, linked assisted units and ancillary facilities, detached assisted living units, landscaped grounds, internal highway layout and car parking (access layout of all buildings; full details of the core building and 20 associated assisted living units to be determined in detail)" .	SELAA Review (May 2014)	0-5 yrs
CIR_E4A	Land east of Wilkinson Road (area not in Gas Pipeline Buffer Zone)	GF	Y	Y	Y	Potential contamination from landfill adjacent - gas issue. Filled quarry or landfill buffer zone. Scrub and trees on site – to be retained at least in part.	3.10	B2 or B8	Potential to renew lapsed employment planning permission. Development would extend the building line into open countryside, but given the context of Chesterton development, this may be appropriate. Need to retain some of the existing trees, scrub and hedge on site and create new landscape areas.	SELAA Review (May 2014)	6-10 yrs
CIR_E5	Land at Chesterton Farm	GF	Y	Y	Y	Major infrastructure required prior to development. Gas pipeline buffer cuts inside southern boundary and across west of site, which reduces site capacity, but not significantly. Listed building in middle and SAM on part of southern side. Middle 1/3 of site is Grade 2 agricultural land, remaining area being Grade 3 (detailed survey required). NE of site	2 (B1) + 1 for (B2 & B8) 2 (B1) + 1 for (B2 & B8)	A1, A2, A3, A4, A5, C2, B1, B2, B8	Suitable for mixed use development, predominantly housing. Needs to offer a range of services due to site's size. Scale of the proposal and infrastructure means its masterplan and infrastructure means its development would likely be phased over the medium to long-term despite the site being available now. Scale of development will be able to address all constraints. Area within gas pipeline's buffer zone is unsuitable, unless evidence from the Health & Safety Executive indicates otherwise.	SELAA Review (May 2014)	6-10 yrs 11-15 yrs

Cirencester - potential economic development sites 20

SHLAA site no.	Site name	Green / Brownfield	Suitable	Available	Achievable	Potential Constraints	Area (ha)	Proposed use	Comments	Deliverability	Source of Assessment
						within filled quarry or landfill buffer zone. Potential contamination from agriculture, petrol tanks adj. railway quarries, which only affect a small proportion of site. Pylons preclude development of SE corner.	2 (B1) + 1.1 for (B2 & B8)			16-20 yrs	
CIR_E6	Land east of Royal Agricultural University	GF	Y	Y	Y	Gas pipeline with associated buffer cuts through centre of site from north to south, occupying majority of area. AONB. Northern 3/4 of site within filled landfill / quarry buffer zone. A few trees around the site, which should be retained. Setting of listed buildings.	5.73 (whole site) 2.44 (not in gas buffer zone)	Uses in connection with the Agricultural University	Important site on the entrance to town. The area within the gas pipeline's buffer zone is unsuitable, unless evidence from the Health & Safety Executive indicates otherwise. Area unaffected by gas line may be suitable for high quality development affiliated to Agricultural University. The site should be considered alongside the adjacent triangle site. Currently arable, but hedgerows etc. would need to be assessed. Opportunity to increase ecological value through design.	6-10 yrs	SELAA Review (May 2014)
CIR_E8	Royal Agricultural College Triangle Site, Land at Tewkesbury Road and Shroud Road		Y	Y	Y		11.77		Has planning permission (10/00964/OUT) granted on 03.05.2013 for Renewal of extant permission 01/01011/OUT for the development of a business park comprising educational, research, agricultural/business uses/conference facility, access and ancillary works*.	0-5 yrs	SELAA Review (May 2014)
CIR_E10	Forum Car Park, Northway	BF				Conservation Area. SAM. Potential contamination from substation. Design within the townscape, viability and archaeological issues.	0.54	A1	As a scheduled Ancient Monument there is a presumption that development that further damages archaeological deposits would not be appropriate. Assessment and evaluation should be undertaken and this should include an assessment of the impact of the development on the significance of the heritage assets and their settings (GCC Cotswold Archaeology Study, 2013). There are also parking issues on the site that would need to be resolved / mitigated before development could commence.	11-15 yrs	SELAA Review (May 2014)
CIR_E11	Cirencester Lorry Park, Old Cricklade Road, Kingsmeadow	BF				Potentially, providing car parking issues are mitigated.	0.60	C1, A3 and A4	Extant planning permission for 62-bed hotel (Use Class C1) and associated 180 cover restaurant/pub (Mixed Use Class A3/A4) (ref: 15/00595/FUL)	0-5 yrs	SELAA Review (May 2014)

20 Cirencester - potential economic development sites

SHLAA site no.	Site name	Green / Brownfield	Suitable	Available	Achievable	Potential Constraints	Area (ha)	Proposed use	Comments	Deliverability	Source of Assessment
CIR_E12	Old Memorial Hospital Site & Car Park, Sheep Street	BF	Potentially, providing car parking issues are mitigated.	Y	Y	Conservation Area and listed buildings is limited. SAM in western and northern edges. Filled quarry or landfill buffer zone. Potential contamination from hospital.	0.38	Mixed use – Car parking, Office, residential, community facilities	Scheme proposed to convert existing building to doctor's surgery and community use. However, if scheme went to go ahead, site has potential for mixed use in longer term given the site's existing covenant constraints and commercial suitability. Design issues and proximity to listed buildings could be overcome. Mitigation of displaced parking would be essential.	11-15 yrs	SELAA Review (May 2014)
CIR_E13B	Sheep Street Island	BF	Potentially, providing car parking issues are mitigated.	Y	Y	Middle section of the site is used as CDC Car Park. Conservation Area. Whole site is a SAM. Filled Quarry or Landfill. Several significant trees, which should be retained. Listed buildings. Ownership issues be resolved. Ecology - potential bats.	0.96	Mixed use, car parking	As a scheduled Ancient Monument there is a presumption that development that further damages archaeological deposits would not be appropriate. Assessment and evaluation should be undertaken and this should include an assessment of the impact of the development on the significance of the heritage assets and their settings (GCC Cotswold Archaeology Study, 2013). However, as a brownfield site, there may be an opportunity for mixed use development with a car parking scheme and some employment, if constraints can be overcome. Respect to heritage assets would be essential.	16-20 yrs	SELAA Review (May 2014), as updated by the SELAA Consolidation (January 2016)
CIR_E14	Waterloo Car Park, The Waterloo	BF	Potentially, providing car parking issues are mitigated.	Y	Y	Site used as a council car park. Whole site is a SAM. Northern 2/3 of site within FZ3b, Northern 4/5 of site within FZ3a. Northern part of site has strong treeline. Ecology - due to proximity of Churn.	0.67	Mixed use – including car parking	Site heavily constrained by SAM and flooding issues. As a scheduled Ancient Monument there is a presumption that development that further damages archaeological deposits would not be appropriate. Assessment and evaluation should be undertaken and this should include an assessment of the impact of the heritage assets and their settings (GCC Cotswold Archaeology Study, 2013). Favoured site for car park. Very limited opportunity for development due to flooding. Some trees around the site would need to be retained or suitable replanting achieved.	16-20 yrs	SELAA Review (May 2014)
CIR_E16	Brewery Car Park and Courtyard, Cripps Road	BF		Y	Y		1.42	A1, A3, C3, D1 and D2	Extant planning permission for cinema, student accommodation, restaurants and cafes, shops and an arts facility (ref. 13/01305/CON)	0-5 yrs	SELAA Consolidation (January 2016)
CIR_E20	Metric House	BF		Y	Y	Clean up costs.	1.42	B1, B2 or B8	Site is located within an existing employment estate. Lapsed planning permission for "Demolition of existing buildings and redevelopment to provide three units comprising two Use Class B8 (Storage or Distribution) units, with ancillary trade counters and/or showrooms, and a Use Class A1 (Shops) non-food retail warehouse, together with access, servicing	0-5 yrs	SELAA Review (May 2014)

Cirencester - potential economic development sites 20

SHLAA site no.	Site name	Green / Brownfield	Suitable	Available	Achievable	Potential Constraints	Area (ha)	Proposed use	Comments	Deliverability	Source of Assessment
									arrangements, car parking and landscaping". The existing buildings have already been demolished and the site is prime for employment redevelopment.		
CIR_E21	27/27A Dyer Street				Y	2 TPO's at the rear of site at The Woolmarket; North-western part of the site within the setting of Scheduled Ancient Monument; Listed Building directly adjacent to north and south of the site; Site is in active retail use with customer car parking - existing tenants will have leases on the property.	0.29	A1 ground floor use	Since SHLAA/ SHI AA (May 2014), the site has been confirmed as available. Suitable for a mixed use development with ground floor retail use and residential above. Development would have to be high quality to improve the Conservation Area in this location. (Site also considered under residential ref C_52)	0-5 yrs	SELAA Addendum II (December 2015)
CIR_E22	Magistrates' Court	BF	Y	Y	Y	Conservation Area; Potential contamination from petrol tank; Archaeology: Adjacent to Listed buildings on Dyer Street.	0.09	A1 or B1 uses	An accessible site in a town centre location. Poor quality existing buildings suitable for redevelopment. The optimum way of developing this site would be in combination with the adjacent Police station as a mixed use scheme incorporating either retail or office uses. An apartment development may be possible, which could exceed the 5 dwelling threshold. Impacts on the Conservation Area and nearby Listed Buildings will need to be carefully considered in the detailed design. An ecological survey would also be required. (Site also considered under residential ref C_101A)	0-5 yrs	SELAA Addendum II (December 2015)

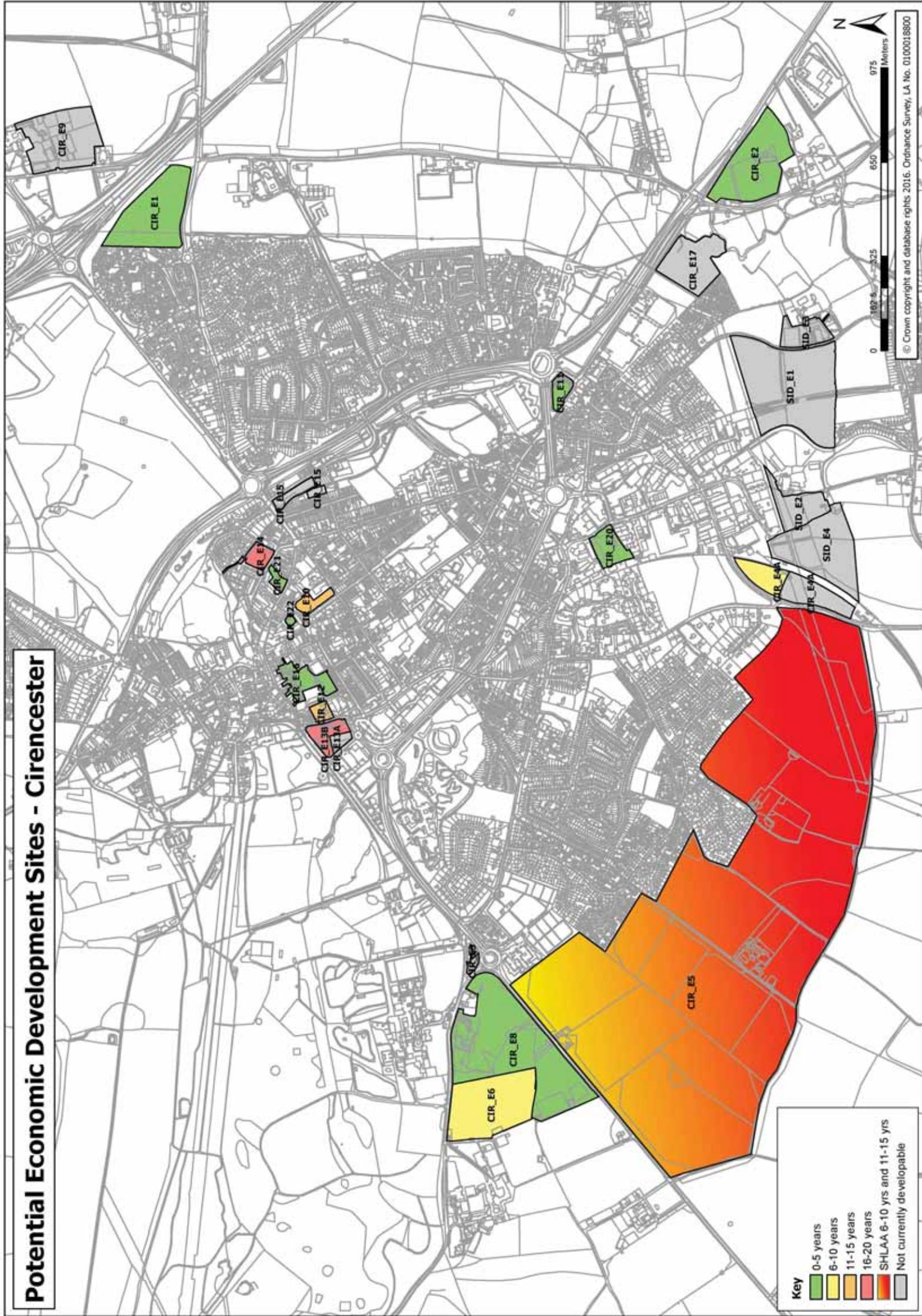
Cirencester - Not currently deliverable and discounted economic development sites

SHLAA site No.	Parish	Site Name	Reason for being undeliverable within the Local Plan period (2011-2031)	Source of Assessment
CIR_E3	Cirencester	Bartonsbury Glen	Below 0.25ha threshold	SELAA Review (May 2014)
CIR_E4B	Cirencester	Land east of Wilkinson Road (area in Gas Pipeline Buffer Zone)	In Gas Pipeline Buffer Zone	SELAA Review (May 2014)
CIR_E7	Cirencester	Siddington Park Farm	Duplicate of CIR_E2	SELAA Review (May 2014)
CIR_E9	Cirencester	Hunters Equestrian, Cherry Tree Lane	Development would be an unacceptable intrusion into the countryside and breaks new ground beyond the A419.	SELAA Review (May 2014)

20 Cirencester - potential economic development sites

SHLAA site No.	Parish	Site Name	Reason for being undeliverable within the Local Plan period (2011-2031)	Source of Assessment
CIR_E13A	Cirencester	Former TH White Garage	Extant planning permission for residential use (ref: 14/05222/FUL)	SELAA Consolidation (January 2016)
CIR_E15	Cirencester	Beeches Road Car Park & Land rear of Purley Road	Strategic Flood Risk Assessment Level 2 Flood Zone 3b across most of the site. SAM, Conservation Area. Access problems, physical limitations. Existing allotment use on part of site. Displacement of parking on the other part of the site.	SELAA Review (May 2014)
CIR_E17	Cirencester	Land at Kingsmeadow	Flooding issues across most of site. Area not within flood zone is landlocked and is unrelated to the development boundary.	SELAA Review (May 2014)
SID_E4	Siddington (although adjacent to Cirencester's development boundary)	Severills Field	<p>Although in Siddington Parish, the site sits adjacent to Cirencester's development boundary. A mixed use development has been proposed. However, the Study of Land Surrounding Key Settlements (White Consultants, August 2015) found that development of this site would have high/medium landscape sensitivity as the site prevents coalescence between Siddington and Cirencester. It also provides the landscape setting for the historic part of Siddington and is the rural setting for several Listed Buildings. In addition, the northern and western parts of the site are wooded and the tree to the north in particular provide screening for Love Lane Industrial Estate. This woodland, along with six other individual trees within the site, have a Tree Preservation Order. The site also does not directly connect to a road and the proposed access from the south would further compromise the historic setting of Siddington. Furthermore, the development proposal is isolated from other residential areas.</p> <p>In addition to the above, the SHLAA assessment process also identified the following potential development constraints: Thames Water have expressed concerns about waste water infrastructure, which would need to be upgraded; the northern part of site has national electricity network pylons running from east to west and local electricity network pylons also run from north to south through the site; Grade 2 agricultural land (detailed survey required), disused railway line along western boundary; gas pipeline buffer goes across the site; the site has 1 TPO; within filled quarry/ landfill buffer; adjacent to a priority habitat (probably the railway line) and there is a pond within the site - Great Crested Newts have also been found; site also contains species rich hedgerows.</p> <p>(Site also considered under residential ref SD_9D)</p>	SELAA Addendum II (December 2015)

Potential Economic Development Sites - Cirencester

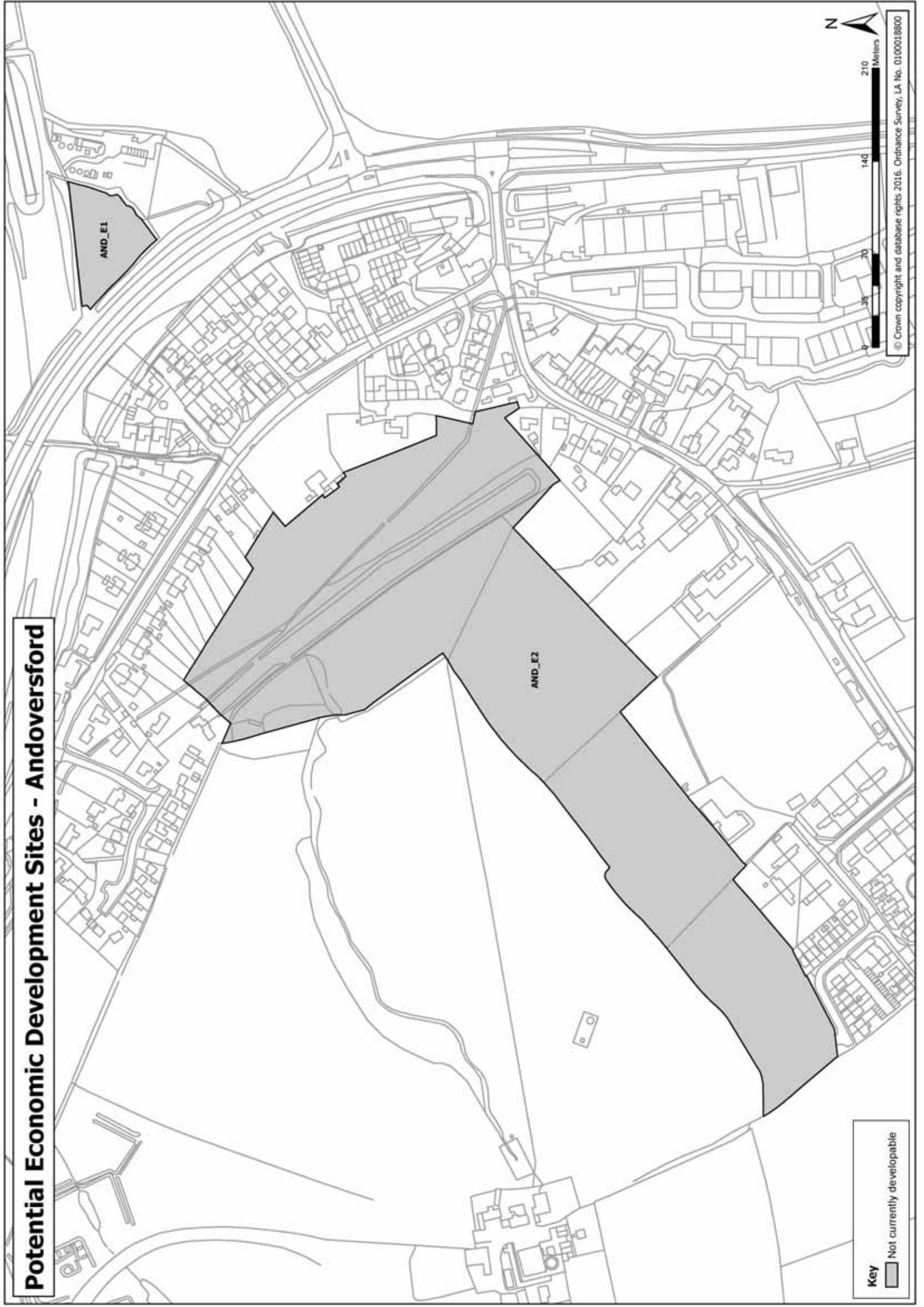


Andoversford - Not currently deliverable and discounted economic development sites

21 Andoversford - potential economic development sites

SHLAA site No.	Parish	Site Name	Reason for being undeliverable within the Local Plan period (2011-2031)	Source of Assessment
AND_E1	Andoversford	Land adjacent Andoversford Sewage Treatment Works	Discounted - Only 0.12ha of site not in Strategic Flood Risk Assessment Level 2 Flood Zone 3b, which is below 0.25ha threshold.	SELAA Review (May 2014)
AND_E2	Andoversford	Land at Andoversford	Unsuitable - highly visible within the AONB and employment use would be inappropriate. Low grade housing exists on edge of settlement, which could be more appropriately improved by new housing with good design quality. NE of site in Strategic Flood Risk Assessment Level 2 Flood Zone 3b.	SELAA Review (May 2014)

Potential Economic Development Sites - Andoversford

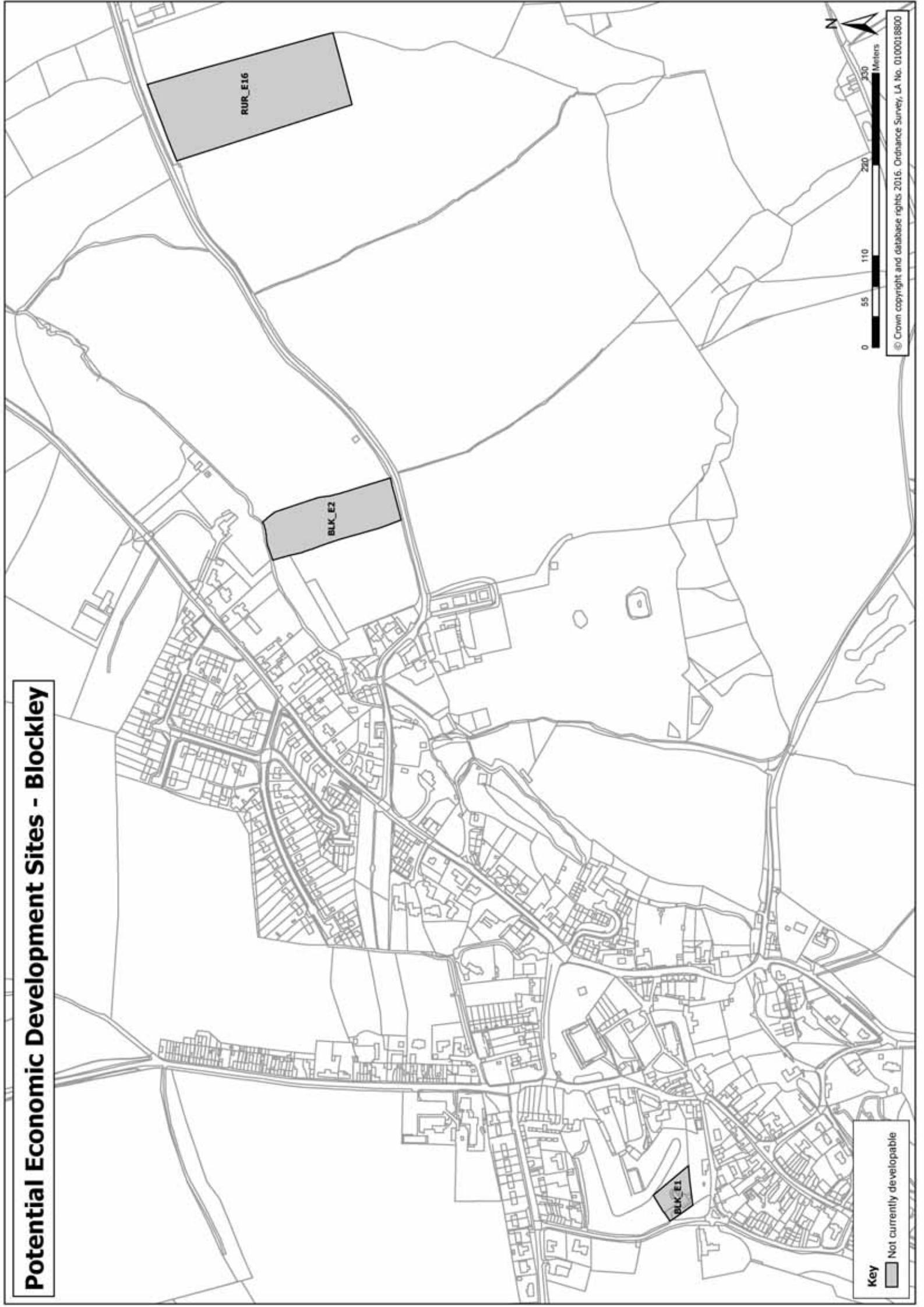


Blockley (Village) - Not currently deliverable and discounted economic development sites

22 Blockley - potential economic development sites

SHLAA site No.	Parish	Site Name	Reason for being undeliverable within the Local Plan period (2011-2031)	Source of Assessment
BLK_E1	Blockley	Land at Blockley Water Works	Below 0.25ha threshold	SELAA Review (May 2014)
BLK_E2	Blockley	Tip Field, Draycott Road	Greenfield site, which is mainly rough grassland with some hedges and scrub. Although there are some less well-designed developments in the vicinity, site still retains rural character. Development would change rural character of nearby lane and would impact on the AONB. Southern part of site is most sensitive in landscape terms. Separated from settlement boundary by field to the east. Other constraints include: Strategic Flood Risk Assessment Level 2 Flood Zone 3a & 3b along northern edge. AONB. Grade 3 agricultural land. Ecology & biodiversity.	SELAA Review (May 2014)

Potential Economic Development Sites - Blockley



23 Bourton-on-the-Water - potential economic development sites

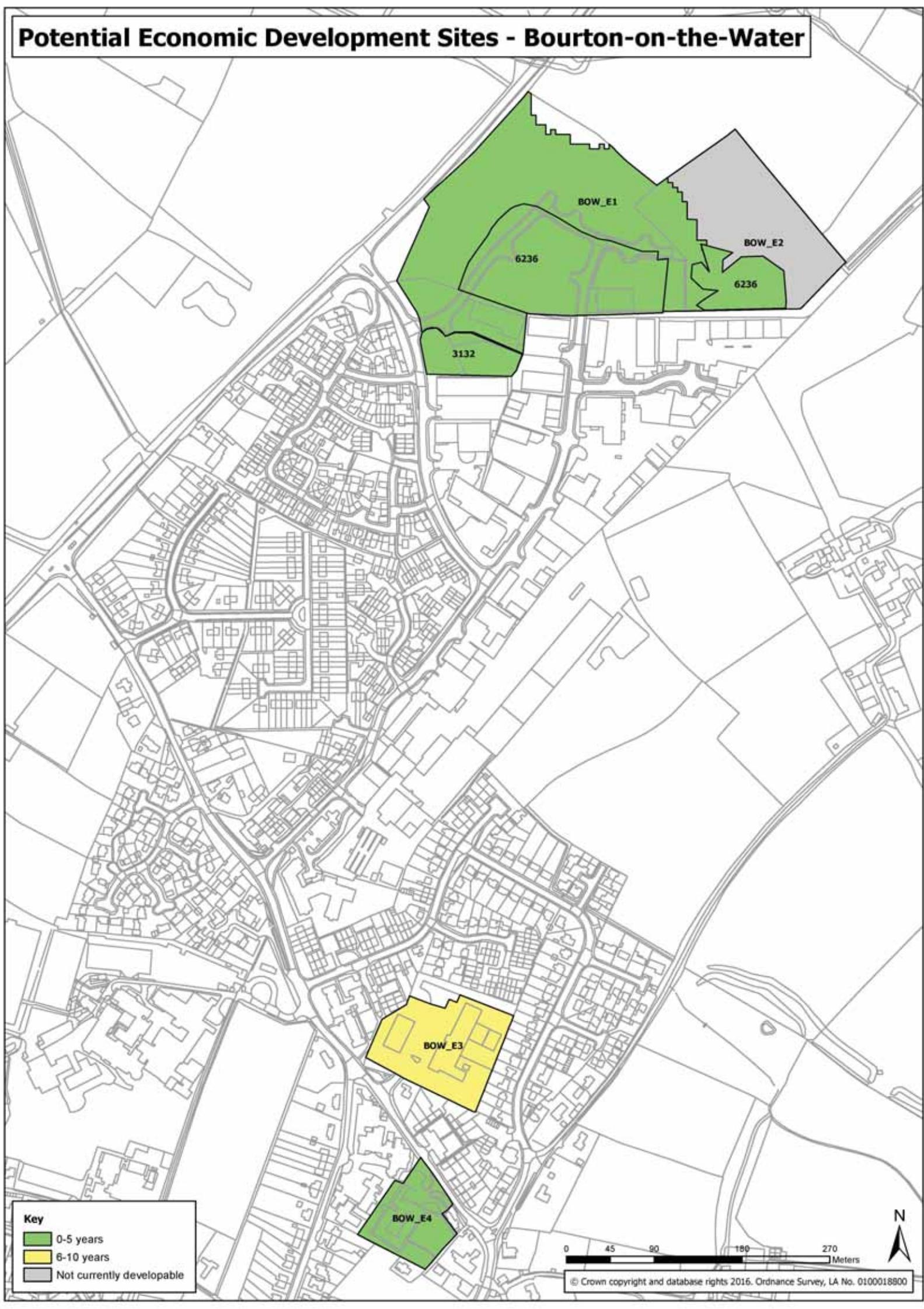
Bourton-on-the-Water - Deliverable economic development sites

SHLAA site no.	Site name	Green / Brownfield	Suitable	Available	Achievable	Potential Constraints	Area (ha)	Proposed use	Comments	Deliverability	Source of Assessment
BOW_E1	Land north of Bourton Business Park	GF	Y	Y	Y	AONB. Filled landfill / quarry buffer zone covers western 4/5 of site.	3.38	B1, B2 and B8 and a food retail store	Flat site, where landscape is already compromised by adjacent employment uses. However advantage should be taken of the opportunity provided by further development to improve the landscape and ecological value of the wider site – e.g. screening of views from main road; habitat creation and management in the area to be retained as open land (in flood zone) etc. Any development would potentially require mitigation, e.g. Great Crested Newts found nearby. Given the location on the edge of an important settlement (tourist destination) high quality design is required. Part of the site already has two planning permissions.	0-5 yrs	SELAA Review (May 2014)
BOW_E3	Co-op / Countrywide / Arthur Webb Dealership Site, Station Road	BF	Y	Y	Not currently available, but may become available later in the plan period.	AONB. Trees along northern, eastern and southern edge of site. Filled quarry or landfill buffer zone. Potential contamination from agriculture and petrol tanks.	1.12	Retail	Site suitable for employment, but may be better used for housing. Some improved landscaping within the site. Some trees on site, a number of which are subject to TPOs. Site not included in Conservation Area; however given the importance of Bourton in historic and tourist terms, a high quality of design would be required.	6-10 yrs	SELAA Review (May 2014)
BOW_E4	Salmonsbury House	BF + GF	Y	Y	Y	AONB. Filled quarry / landfill buffer zone.	0.63	Retail	Extant planning permission (ref: 14/00654/FUL)	0-5 yrs	SELAA Review (May 2014), as updated by the SELAA Addendum II (December 2015)

Bourton-on-the-Water - Not currently deliverable and discounted economic development sites

SHLAA site No.	Parish	Site Name	Reason for being undeliverable within the Local Plan period (2011-2031)	Source of Assessment
BOW_E2	Bourton-on-the-Water	Bourton Industrial Estate, to north of existing boundary	In Strategic Flood Risk Assessment Level 2 Flood Zone 3b	SELAA Review (May 2014)

Potential Economic Development Sites - Bourton-on-the-Water



24 Chipping Campden - potential economic development sites

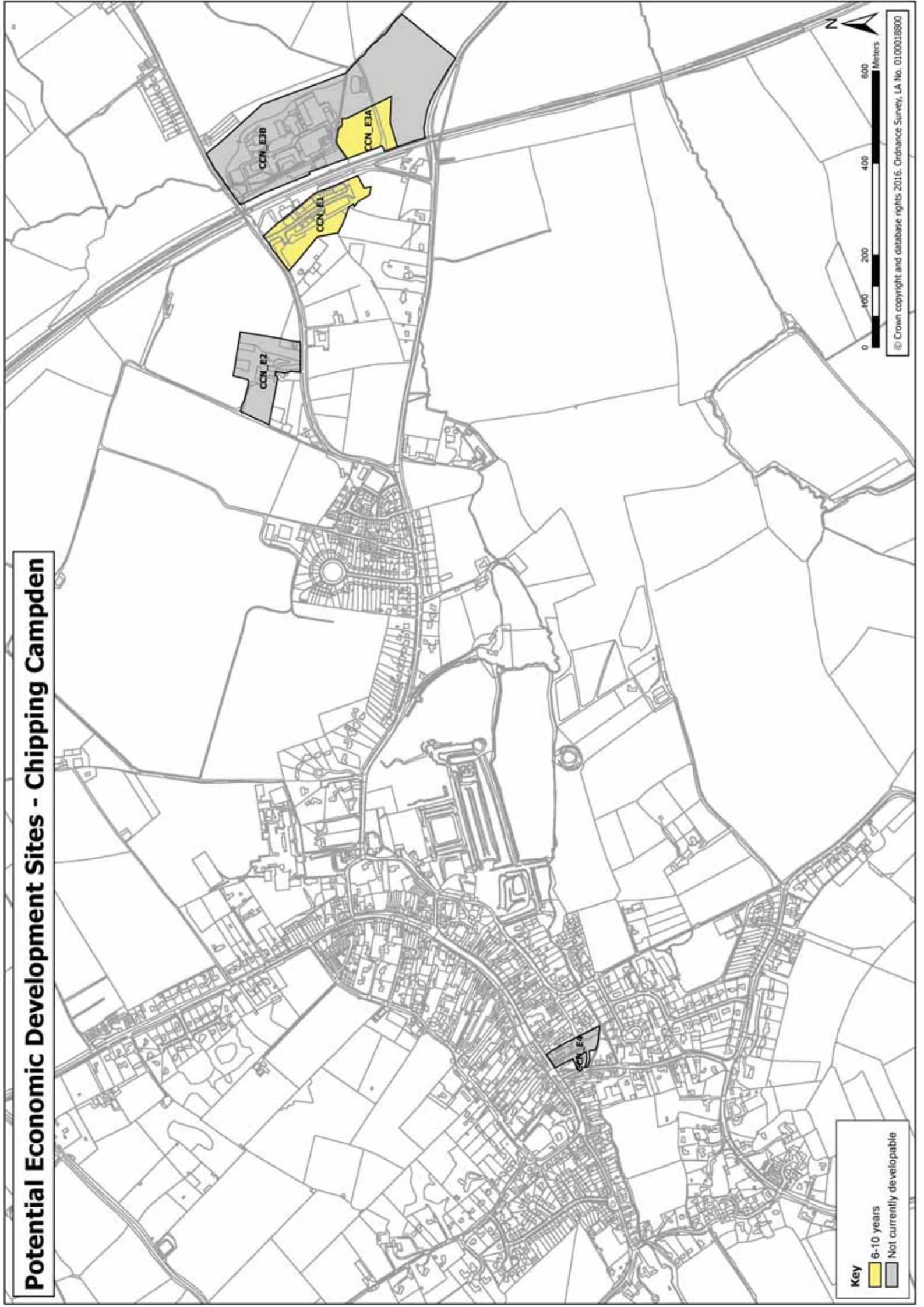
Chipping Campden - Deliverable economic development sites

SHLAA site no.	Site name	Green / Brownfield	Suitable	Available	Achievable	Potential Constraints	Area (ha)	Proposed use	Comments	Deliverability	Source of Assessment	
CCN_E1	Chipping Campden Business Park, Battlebrook Drive	BF + GF	Y	Y	Y	AONB.	1.05 undeveloped land, or 1.88 for whole site	B1, B2 or B8	Site consists of undeveloped plots within Chipping Campden Business Park and an extension to the north, which would add another row of industrial units. Northern extension has pre-formed access from Battlebrook Drive. Disconnected from town, but close to other employment uses and planned future railway station. 0.38 ha of undeveloped plots remaining on extant outline planning application (ref: 98.00526). There is an additional 0.67 ha of undeveloped land in the extension to the west.	6-10 yrs	SELAA Review (May 2014)	
CCN_E3A	Campden BRI potential extension (not in Flood Zone)	GF					AONB; Pond on site; hedgerows	1.09	Questionable whether development is suitable	Disconnected from town, but close to other employment uses and planned future railway station. However, building past southern the edge of existing development would have a high impact on the AONB and careful design would be needed. Footpath diversion or a footbridge over the railway may also be required as part of any development.	6-10 yrs	SELAA Review (May 2014)

Chipping Campden - Not currently deliverable and discounted economic development sites

SHLAA site No.	Parish	Site Name	Reason for being undeliverable within the Local Plan period (2011-2031)	Source of Assessment
CCN_E2	Chipping Campden	Whaddon Grange	Unsuitable - high impact on AONB and an intrusion into countryside. Long distance from services and amenities. Existing greenfield agricultural use more appropriate.	SELAA Review (May 2014)
CCN_E3B	Chipping Campden	Campden BRI potential extension (area in Flood Zone 3b)	In Strategic Flood Risk Assessment Level 2 Flood Zone 3b	SELAA Review (May 2014)
CCN_E4	Chipping Campden	Cutts Garage	Not available for development	SELAA Review (May 2014)

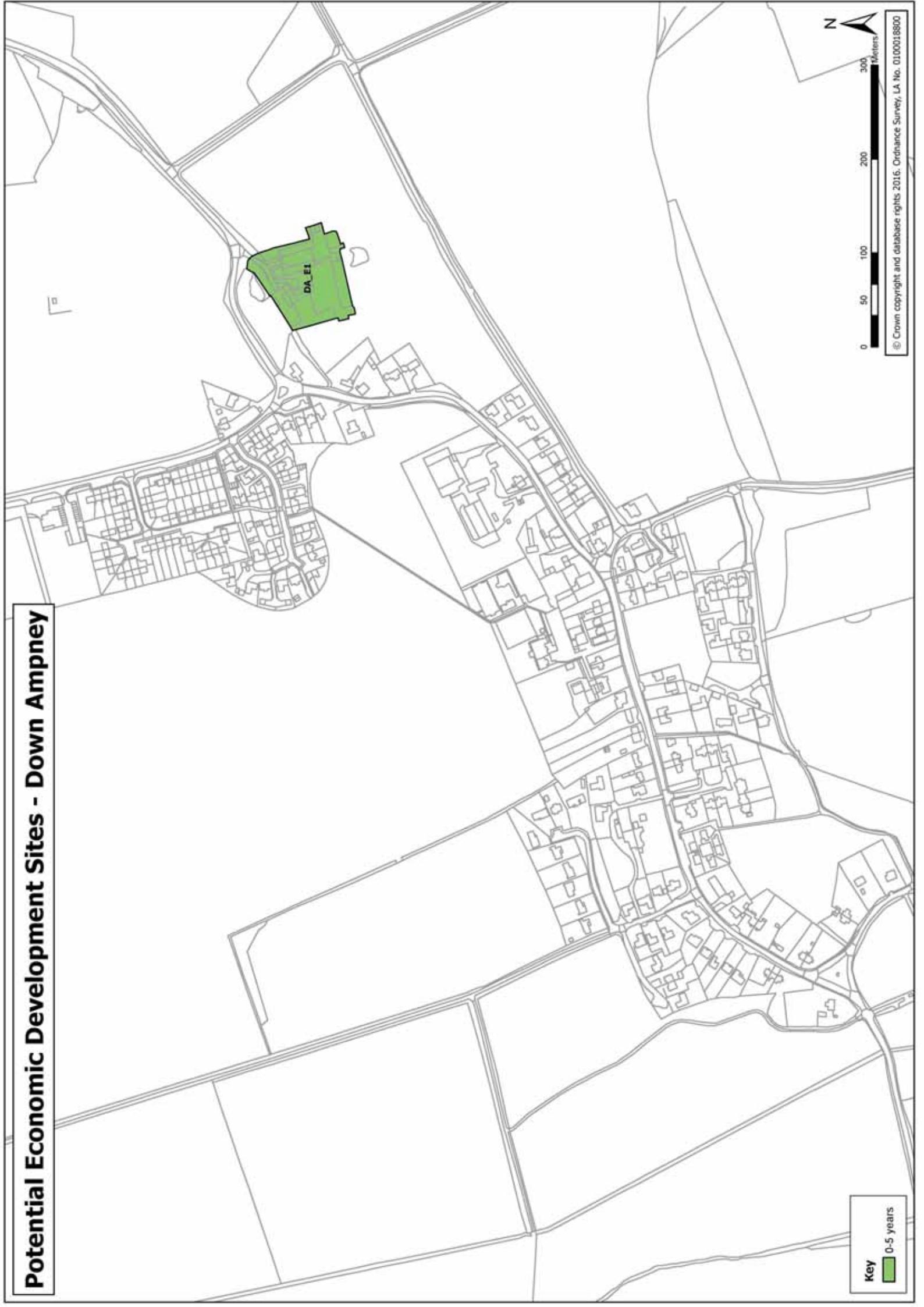
Potential Economic Development Sites - Chipping Campden



25 Down Ampney - potential economic development sites

SHLAA site No.	Site Name	Gf/ BF	Suitable	Available	Achievable	Constraints	Area (ha)	Capacity	Comments	Actions required to overcome constraints	Deliverability	Source of Assessment
DA_E1	Buildings at Rooktree Farm	GF	Yes	Yes	Yes	Several large trees and hedgerows, which would need to be retained; A pond is located directly to the north, which may contain Great Crested Newts; Buildings may be a bat roost; Majority of site in filled quarry or landfill buffer zone; Non-designated heritage assets would need to be retained.	0.79	B1 and other commercial SG uses	The proposal intends to convert the existing farm buildings into small-scale employment uses. Permitted development rights currently make provisions for the conversion of agricultural buildings to employment or commercial uses. Development would need to protect and enhance any heritage and natural assets. This site is also a residential SHLAA site referenced as DA_5A.	See actions required to overcome constraints table in Section 3 of SHLAA/SELAA (May 2014)	0-5 yrs	SELAA Addendum II (December 2015)

Potential Economic Development Sites - Down Ampney

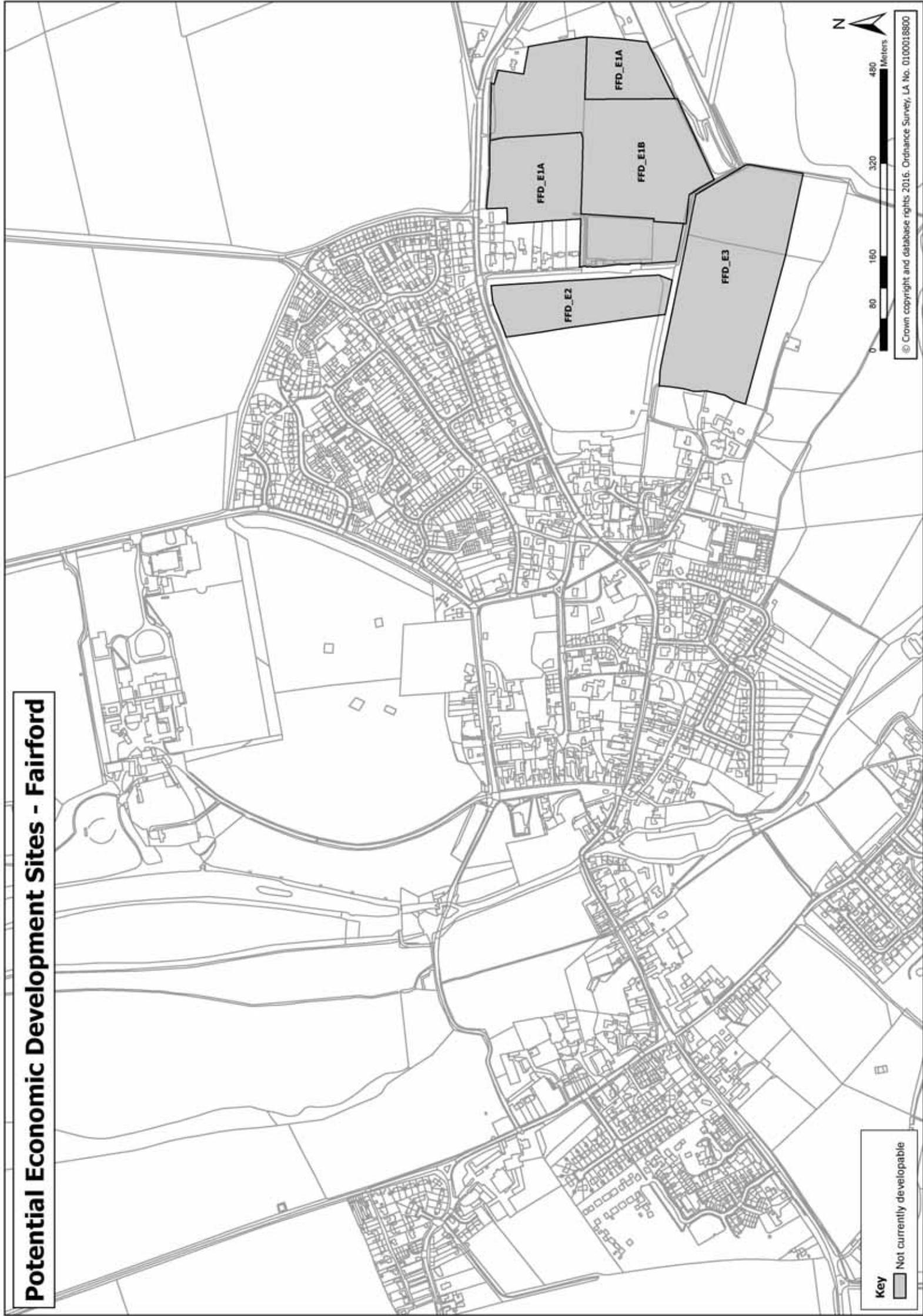


Fairford - Not currently deliverable and discounted economic development sites

26 Fairford - potential economic development sites

SHLAA site No.	Parish	Site Name	Reason for being undeliverable within the Local Plan period (2011-2031)	Source of Assessment
FFD_E1A	Fairford	Land between London Road, Cinder Lane and dismantled railway	*Refer to assessment for corresponding site area within the table for Fairford's potential residential sites (Appendix 7)	SELAA Review (May 2014), as updated by SELAA Consolidation (January 2016)
FFD_E1B	Fairford	Land between London Road, Cinder Lane and dismantled railway	Planning application granted for 120 dwellings (ref: 13/03793/OUT).	SELAA Review (May 2014), as updated by SELAA Consolidation (January 2016)
FFD_E2	Fairford	Land at Cinder Lane	Duplicate of FFD_E4	SELAA Review (May 2014)
FFD_E3	Fairford	Land south east of Fairford	Unsuitable - currently land locked and access is a major issue. Grade 2 agricultural land across most of site, which should be protected. Development would break away from existing settlement pattern into open countryside.	SELAA Review (May 2014)
FFD_E4	Fairford	Jones' Field	The site is promoted as a mixed use convenience retail and residential scheme with approximately 25 dwellings. However, the site is unsuitable for either type of development as it forms part of Fairford's historic landscape and is an important green space within the Conservation Area, contributing to the town's setting, character and its well defined historic edge. Its development would also have a detrimental impact on the setting of Morgan Hall (a Listed Building) and the Conservation Area. In addition to the above, the SHLAA assessment process also identified the following potential development constraints: the site contains a number of mature trees, which form part of and are protected by Fairford's Conservation Area; the trees and hedgerows also have biodiversity value (a full ecological assessment would be required); signs of an old badger set; Grade 2 agricultural land (detailed survey required); public rights of way and other public viewpoints close by, which may constrain development; access from Cinder Lane could be an issue, as would access from the London Road; potential sewage capacity issue; southern end of site shown as ground water flood risk on ESI map, and is also below level of surrounding ground, making sustainable drainage difficult (high water table and no easy drainage route away from the site). (Site also considered under residential ref F_15)	SELAA Addendum II (December 2015)

Potential Economic Development Sites - Fairford



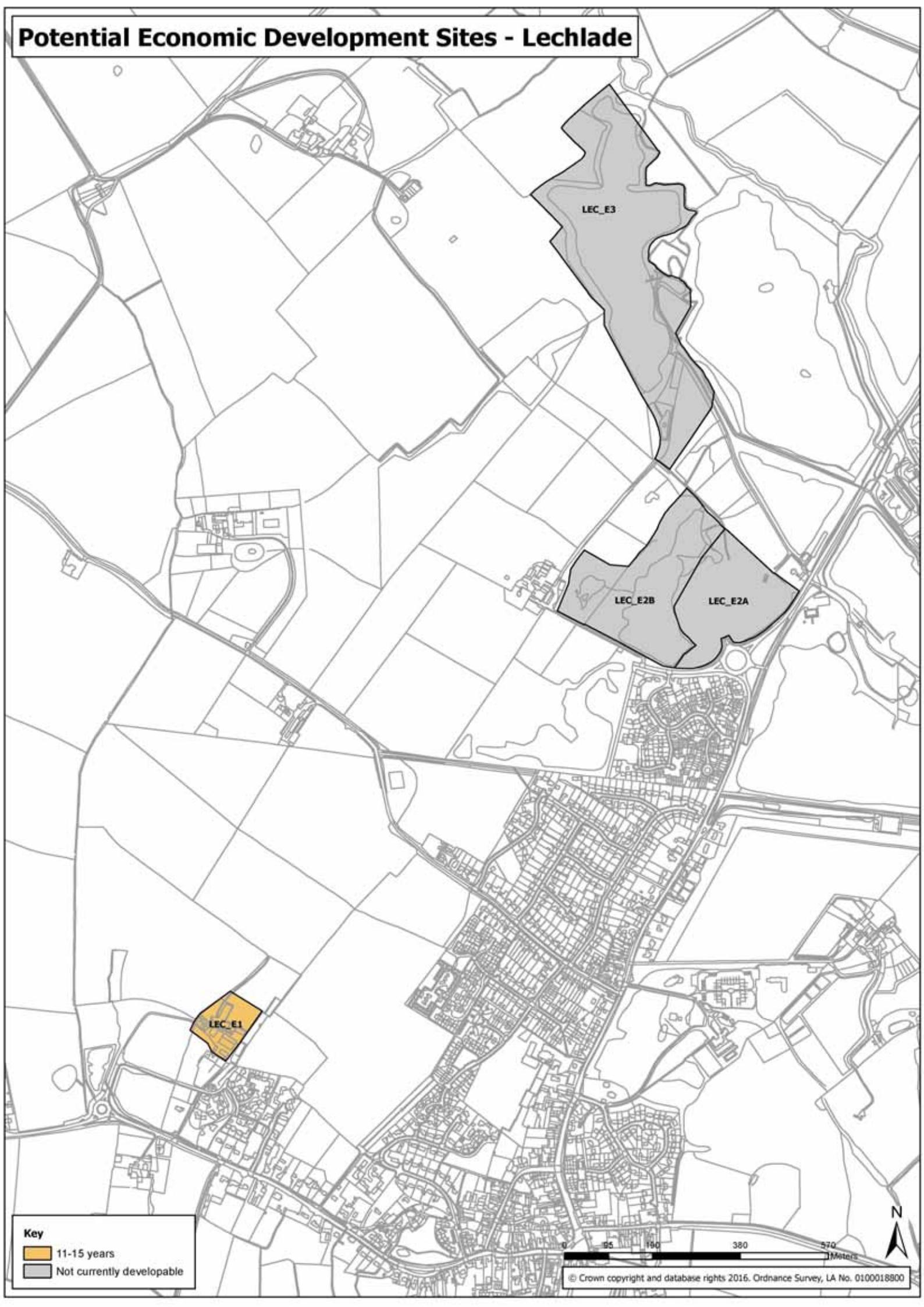
27 Lechlade - potential economic development sites

SHLAA site no.	Site name	Green / Brownfield	Suitable	Available	Achievable	Potential Constraints	Area (ha)	Proposed use	Comments	Deliverability	Source of Assessment
LEC_E1	Land north of Butlers Court	GF	Y	Y	Y	In setting of listed building on southern boundary.	1.25	B1, B2 or B8	Located on western approach to town. Potentially suitable in longer term as town expands. Greenfield site but disused buildings have brownfield characteristics. Sustainability issues given remote location. Landscape issues and setting of listed building would also require excellent design + there may be a need to retain heritage assets, all of which would impact on the scale and type of potential development. Good strategic access off A417 + preformed access off roundabout. However, improvements to access road would be necessary.	11-15 yrs	SELAA Review (May 2014)

Lechlade - Not currently deliverable and discounted economic development sites

SHLAA site No.	Parish	Site Name	Reason for being undeliverable within the Local Plan period (2011-2031)	Source of Assessment
LEC_2A	Lechlade	Land north of Lechlade	Viability assessments undertaken as part of the Council's Local Plan site allocations process established that this site is not viable for employment uses. Development of the site for employment uses is therefore not achievable. In addition to the above, the SELAA Review (May 2014) also noted that the site was remote and would extend Lechlade northwards, breaking new ground. The site was also found to have good strategic access onto A361 and good access with pre-built entrance to existing roundabout. However, an extremely high standard of design would have been required as the site is an important entrance to town. It was suggested that the site could possibly be suitable for a prestigious single user, for example, as a headquarters.	SELAA Review (May 2014), as updated by the SELAA Addendum II (December 2015)
LEC_E2B	Lechlade	Land north of Lechlade	The SELAA Review (May 2014) also identified the following constraints: north-west part of the site within a Key Wildlife Site. Filled Quarry or Landfill buffer zone. Part of site is a lake.	SELAA Review (May 2014)
LEC_E3	Lechlade	Land at Bushyleaze Trout Fisheries	Unsuitable - currently too many constraints to overcome. Too remote from town. Strategic Flood Risk Assessment Level 2 Flood Zone 3b on all bar southern tip of site. Potential contamination from landfill. Majority of site is a lake. Whole site within filled quarry and landfill buffer zone.	SELAA Review (May 2014)
LEC_E4	Lechlade	Land east of Lechlade and south of A417	Unsuitable - site is removed from built up area by another field, which isn't available. Flooding issues in SE corner. Eastern gateway into Lechlade is very sensitive with Conservation Area and historic / listed buildings. Very open views from main road and across site to village, which need to be retained as they are important to the setting of the Conservation Area. Listed buildings. Views from footpath also crucial. Other constraints include: Water Treatment Facilities 800m buffer; possible ridge and furrow.	SELAA Review (May 2014)

Potential Economic Development Sites - Lechlade



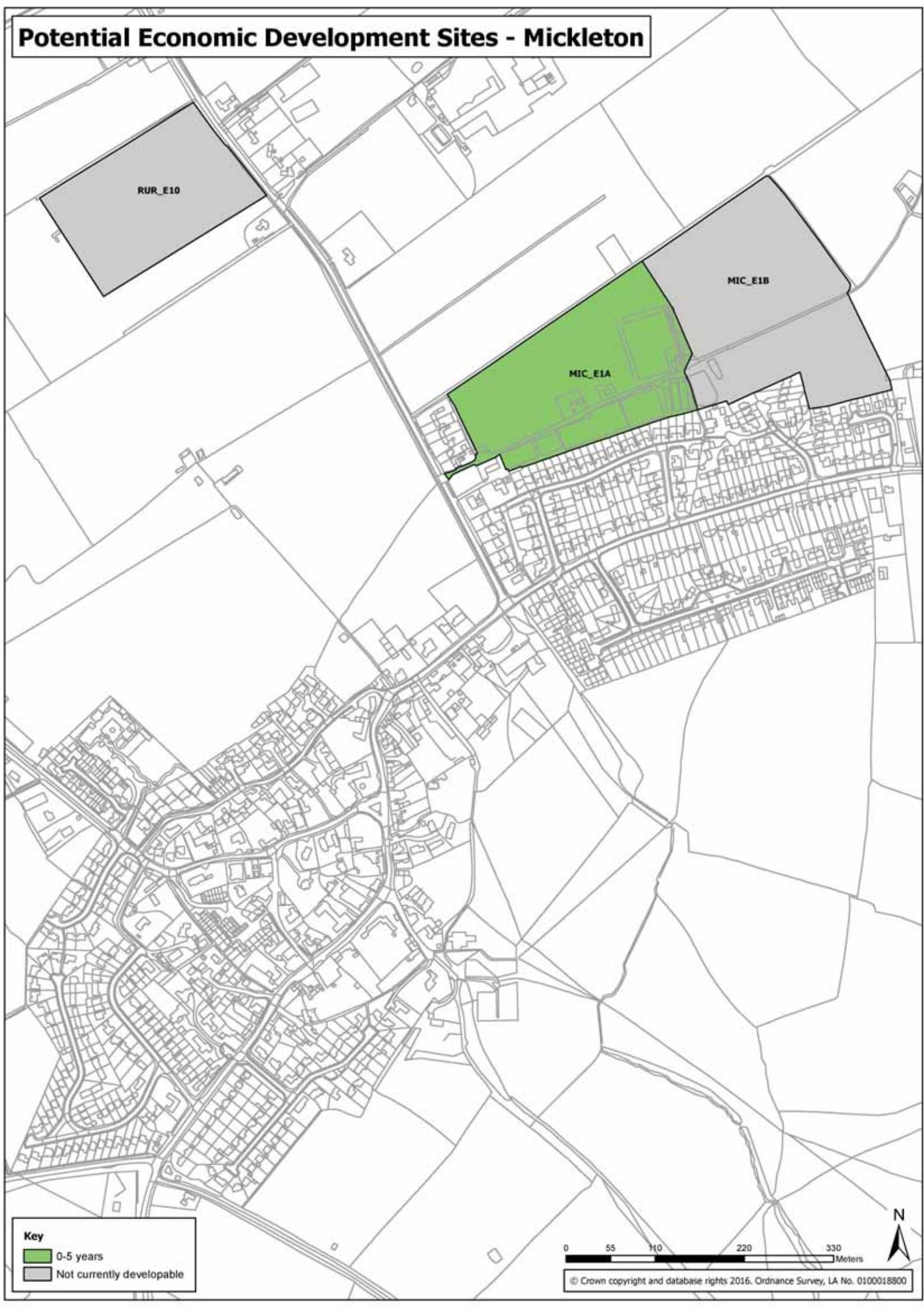
28 Mickleton - potential economic development sites

SHLAA site no.	Site name	Green / Brownfield	Suitable	Available	Achievable	Potential Constraints	Area (ha)	Proposed use	Comments	Deliverability	Source of Assessment
MIC_E1A	Former Meon Hill Nurseries, Canada Lane	GF	Y	Y	Y	AONB. Detailed survey shows part of site is Grade 1 agricultural land. Clean up costs + contamination. Impact on existing residential buildings. Trees and hedgerows within and around site. SW 1/5 of site within Water Treatment Facilities 800m buffer zone.	0.37 (economic development land, as shown on indicative masterplan) 4.49 (whole site)	Mixed use scheme inc. B1	Extant planning permission (ref: 13/03539/OUT) - under construction	0-5 yrs	SELAA Review (May 2014)

Mickleton - Not currently deliverable and discounted economic development sites

SHLAA site No.	Parish	Site Name	Reason for being undeliverable within the Local Plan period (2011-2031)	Source of Assessment
MIC_E1B	Mickleton	Land off Stratford Road	Unsuitable - too intrusive into AONB and highly sensitive location in terms of landscape and views. Scale of development too large. Grade 2 agricultural land.	SELAA Review (May 2014)

Potential Economic Development Sites - Mickleton



29 Moreton-in-Marsh - potential economic development sites

Moreton-in-Marsh - Deliverable economic development sites

SHLAA site no.	Site name	Green / Brownfield	Suitable	Available	Achievable	Potential Constraints	Area (ha)	Proposed use	Comments	Deliverability	Source of Assessment
MOR_E5	Fire Service College	BF	Part suitable	Y	Y	Key Wildlife Site in SE corner. Middle of site within Filled Quarry or Landfill buffer zone.	103.69	Special policy area for Fire Service College	Scale of site is too large for general employment development that is needed in Moreton. Not all of site is suitable (e.g. key wildlife site to SW and unimproved grassland). Remote from accessing Moreton's services and amenities. Good existing screening from road. Parts of site are considered suitable in principle for activities relating to the fire service college.	6-10 yrs (for Fire Service College related activities)	SELAA Review (May 2014)
MOR_E6	Land north-east of Cotswold Business Park	BF	Y	Y	Y	Trees. SW 1/3 within Filled Quarry or Landfill buffer zone.	7.13	Retail and / or employment use	Brownfield land adjacent to new settlement line of Moreton. Good existing screening. Opposite existing employment site (Moreton Business Village) and would create a good employment centre. Good strategic access off A44 and A429 (Fosse Way).	6-10 yrs	SELAA Review (May 2014)
MOR_E7	Land south-east of Fire Service College	GF	Y	Y	Y	NW corner within Filled Quarry or Landfill buffer zone. Northern edge is a Key Wildlife Site. Access to Moreton.	14.18	Enterprise / Employment Use, Museum, Conference Centre, Hotel	Good existing screening. However, very remote and unconnected with Moreton for an employment / leisure site that is unconnected to Fire Service College uses. Key Wildlife Site constrains developable area. Much longer-term option.	16-20 yrs	SELAA Review (May 2014)
MOR_E8	Land at Fosse Way	GF	Y	Y	Y	SLA. Half of site is Grade 3. AONB runs along western border. Northern 2/3 within Filled Quarry or Landfill buffer zone. Several TPOs.	3.75	Retail	Development would intrude into the SLA. Prominently visible from AONB, notably from hills behind Sezincote to west. Good views into the site from the main road, railway and footpaths to south. Northern part of site is more appropriate and some development could improve urban edge, although a considerable landscape buffer would be required to improve transition between countryside and town, especially along Fosse Way, and footpaths with no development south of the hedgerow. Existing housing to north has no public open space, which is likely to be required. Tall hedgerows and trees within and around site should be retained. If developed for retail, may impact on town centre vitality and viability.	16-20 yrs	SELAA Review (May 2014)
MOR_E9A	Land between Garden Centre & Moreton Hospital	GF	Y	Y	Y	AONB. NE corner within Filled Quarry or Landfill buffer zone.	1.59	Commercial development	Development borders 2 sides to north and south. Good strategic access onto A429 (Fosse Way). However, sensitive site that extends Moreton in a ribbon to south and is within the AONB.	16-20 yrs	SELAA Review (May 2014)

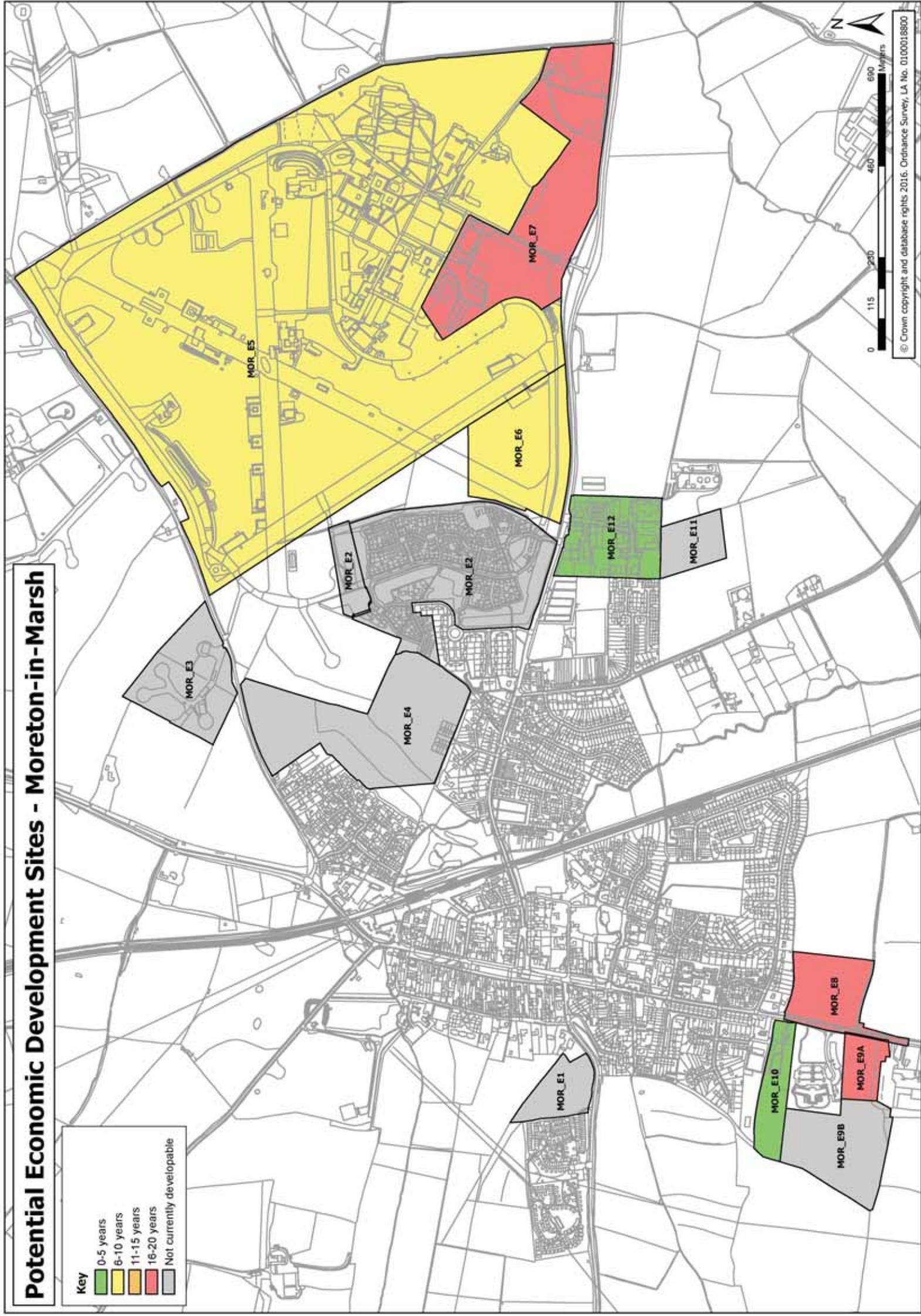
Moreton-in-Marsh - potential economic development sites 29

SHLAA site no.	Site name	Green / Brownfield	Suitable	Available	Achievable	Potential Constraints	Area (ha)	Proposed use	Comments	Deliverability	Source of Assessment	
MOR_E10	Fosseway Farm	GF	Y	Y	Y		2.26		Planning permission (13/01971/OUT) granted 11.09.13 for "Demolition of existing buildings and erection of food store with associated parking, landscaping and ancillary works".	0-5 yrs	SELAA Review (May 2014)	
MOR_E11	Land at Evenlode Road	GF	Y	Y	Y	Capacity and parking limitations of Evenlode Road. Potential sewage infrastructure capacity. SLA. Filled quarry or landfill buffer zone. NW corner of site is Grade 3 agricultural land, whilst the rest of the site is Grade 2. Within Water Treatment Facilities 800m buffer zone. Remote, sensitive landscape.	2.03	B8	Potentially suitable as part of extension of business park to north. However, business part already has several undeveloped plot, which would need to come forward first. Adjacent to sewage treatment works, which makes site more suitable for warehousing units.	11-15 yrs	SELAA Review (May 2014)	
MOR_E12	Cotswold Business Village	BF	Y	Y	Y			0.79 (remaining from Outline planning permission)	B1, B2, B8	Outline planning permission for "Development of site for B1 (Business), B2 (General Industrial) and B8 (Storage and Distribution) Use Classes (05/02040/OUT). 0.79 ha of this site is either undeveloped or has reserved matter planning permission."	0-5 yrs	SELAA Review (May 2014)

Moreton-in-Marsh - Not currently deliverable and discounted economic development sites

SHLAA site No.	Parish	Site Name	Reason for being undeliverable within the Local Plan period (2011-2031)	Source of Assessment
MOR_E1	Moreton-in-Marsh	Land at Moreton-in-Marsh	Unsuitable - locationally, this is site is very close to the town centre. However, its development would have an adverse impact on the AONB and the setting of Moreton. The site forms an important open space on the gateway into the town, acting as a landscape break / buffer / green wedge. Other constraints include: filled quarry or landfill buffer zone; setting of Conservation Area; Grade 3 agricultural land (detailed survey required).	SELAA Review (May 2014)
MOR_E2	Moreton-in-Marsh	Land west of Fire Service Collage	Development complete. New housing estate built on Fire Service Collage site.	SELAA Review (May 2014)
MOR_E3	Moreton-in-Marsh	The Old Piggeries, Todenham Road	Unsuitable - high impact on SLA and setting of Moreton. Breaks new ground on other side of Todenham Road. Currently unsuitable for development within 0-20 years. Site is actually in Batsford parish.	SELAA Review (May 2014)
MOR_E4	Moreton-in-Marsh	Land at Todenham Road	Extant planning permission for housing (ref: 14/00948/OUT)	SELAA Addendum II (December 2015)
MOR_E9B	Moreton-in-Marsh	Land west of Moreton Community Hospital	Unsuitable - high impact on AONB and setting of Moreton. Unacceptable extension into open countryside. Currently unsuitable for development within 0-20 years.	SELAA Review (May 2014)

Potential Economic Development Sites - Moreton-in-Marsh

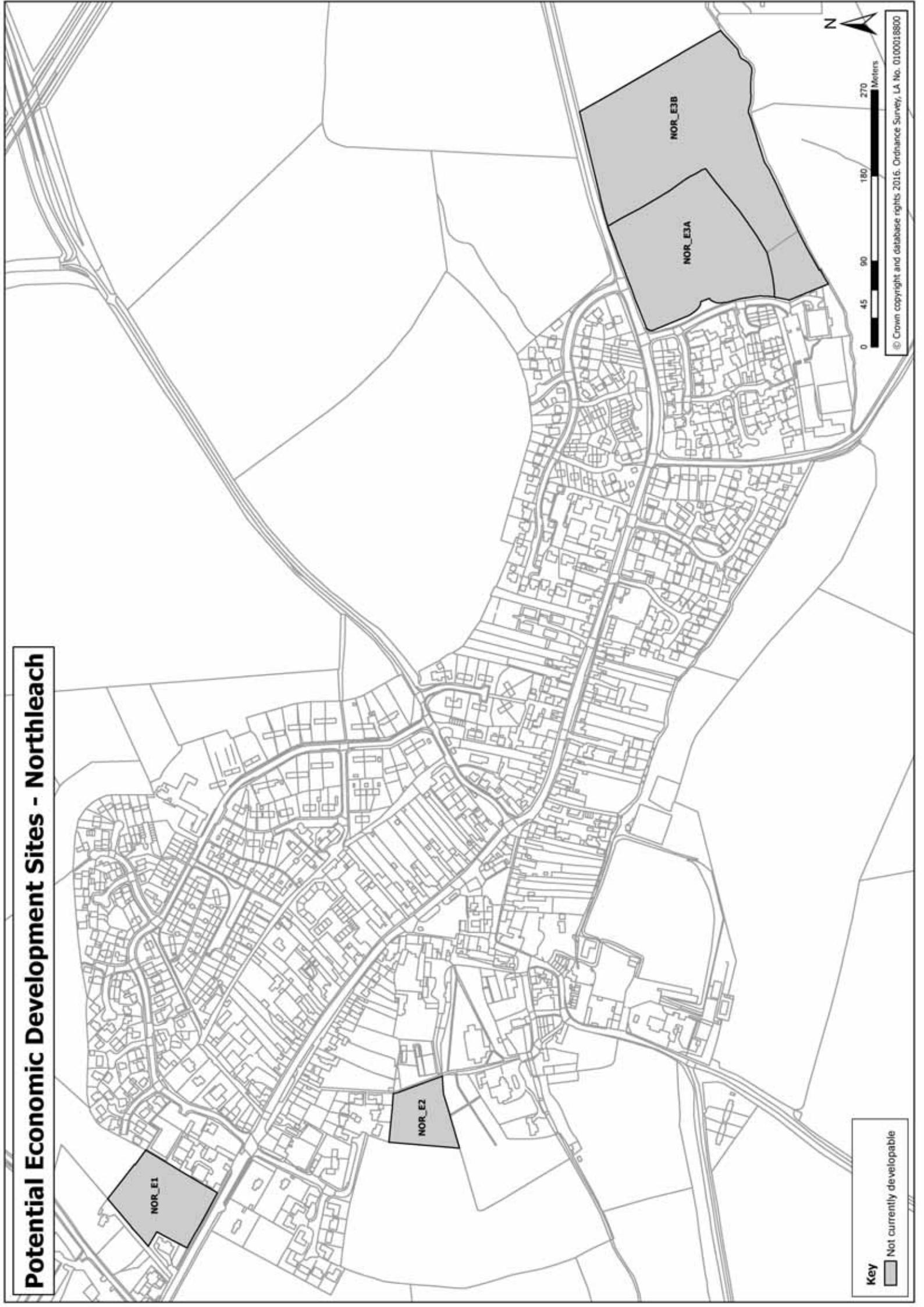


Northleach - potential economic development sites 30

Northleach - Not currently deliverable and discounted economic development sites

SHLAA site No.	Parish	Site Name	Reason for being undeliverable within the Local Plan period (2011-2031)	Source of Assessment
NOR_E1	Northleach	Land at West End	Half of site closest to road is in Strategic Flood Risk Assessment Level 2 Flood Zone 3b and Conservation Area. Remaining area is elevated and in highly sensitive location in the AONB. Site acts as a buffer between Northleach and the Fosse Way and is important in the landscape setting of the town's western gateway.	SELAA Review (May 2014)
NOR_E2	Northleach	Land via Bettenson Rise	Unsuitable - land-locked site in setting of Northleach Church, a listed building. Highly sensitive site within the AONB.	SELAA Review (May 2014)
NOR_E3A	Northleach	Land off Bassett Road	Extant planning permission for housing (ref: 14/04274/OUT)	SELAA Addendum II (December 2015)
NOR_E3B	Northleach	Land off Bassett Road	Unsuitable - Site has a prominent position within the AONB and the gateway into Northleach. Southern fifth of site is within Strategic Flood Risk Assessment Level 2 Flood Zone 3b. It is also probable that a significant area to the east will be within the sewage works cordon sanitaire. Other constraints include: Grade 3 agricultural land (detailed survey required).	SELAA Review (May 2014)

Potential Economic Development Sites - Northleach



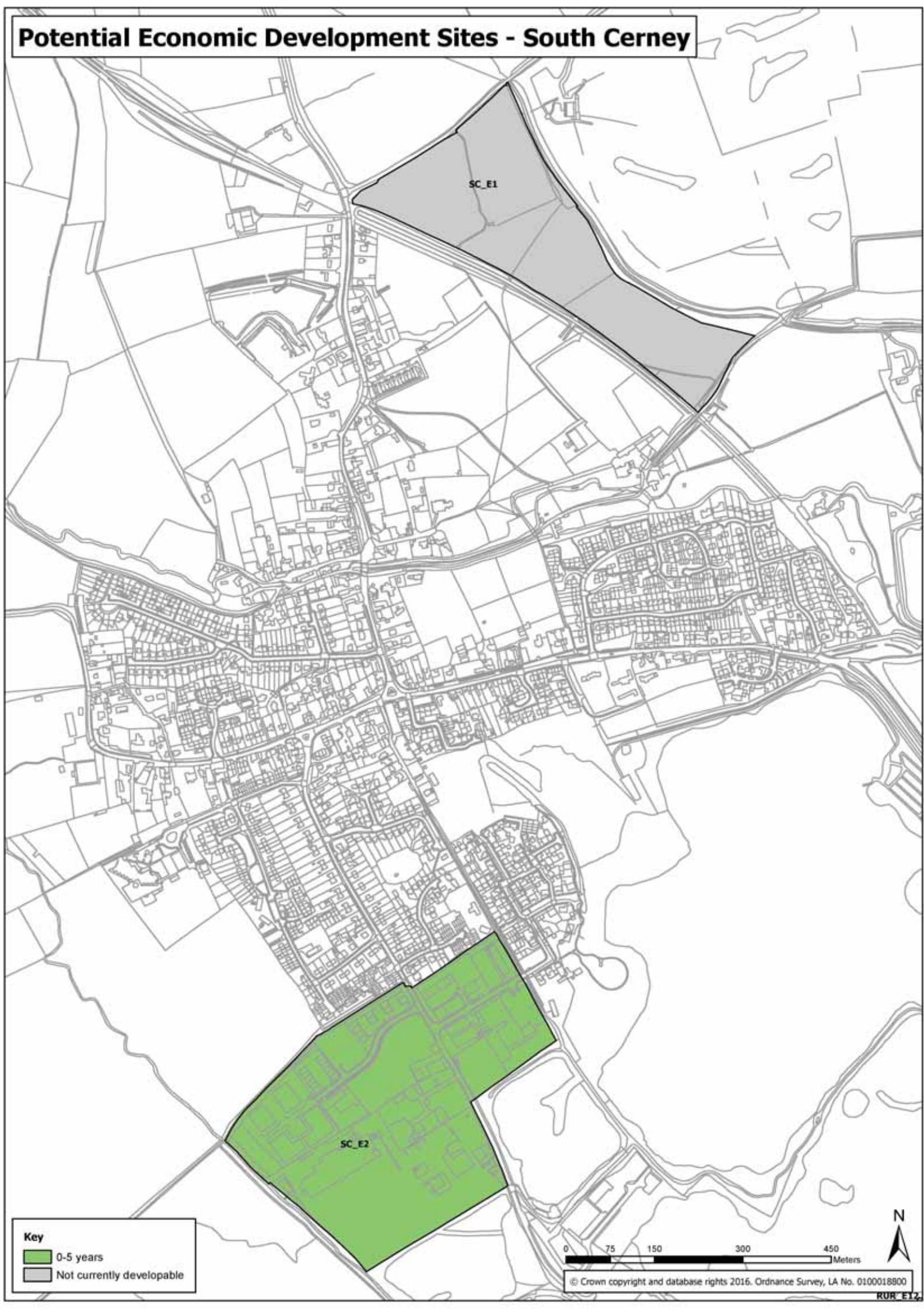
South Cerney - potential economic development sites 31

SHLAA site no.	Site name	Green / Brownfield	Suitable	Achievable	Potential Constraints	Area (ha)	Proposed use	Comments	Deliverability	Source of Assessment
SC_E2	Lakeside Business Park, Broadway Lane	BF	Y	Y	Y	2.38 (whole site is 16.79)	B1, B2, B8	- "Development of allocated employment site for B1, B2 and B8 employment use" (01/01352/OUT) - "Renewal of Outline Planning Permission for new buildings for class B1 use" (94.01886) - "Renewal of permission reference CT/663/2B for development under Use Class B1 Business" (99.01353)	0-5 yrs	SELAA Review (May 2014)

South Cerney - Not currently deliverable and discounted economic development sites

SHLAA site No.	Parish	Site Name	Reason for being undeliverable within the Local Plan period (2011-2031)	Source of Assessment
SC_E1	South Cerney	Land north-west of South Cerney	Not currently available - unable to contact owner to establish whether site is available. Although the site may become available in future, there is no reasonable prospect or certainty that development will be delivered within the plan period. Other constraints include: Gas Pipeline + associated buffer covers northern 1/4 of site; Strategic Flood Risk Assessment Level 2 Flood Zone 3b in SW corner; Conservation Area adjacent to SE boundary. If available, flat site that is well screened from the south by railway embankment. However, breaks away from existing development line to the north. Not suitable for employment development but could be suitable for future tourism related development in connection with the canal restoration project.	SELAA Review (May 2014)

Potential Economic Development Sites - South Cerney



Stow-on-the-Wold - potential economic development sites 32

Stow-on-the-Wold - Not currently deliverable and discounted economic development sites

SHLAA site No.	Parish	Site Name	Reason for being undeliverable within the Local Plan period (2011-2031)	Source of Assessment
STW_E1	Stow-on-the-Wold	Land at Bartlets Park	Extant planning permission for residential/care home use (ref: 13/05031/OUT)	SELAA Addendum II (December 2015)
STW_E2	Stow-on-the-Wold	Land east of Tesco	Unsuitable - site is within a highly sensitive part of the AONB. Landscape issues and site can be viewed from far away. Breaking new ground into the countryside.	SELAA Review (May 2014)
STW_E3	Stow-on-the-Wold	Land north of Griffin Close	Unsuitable - site is within a highly sensitive part of the AONB. Landscape issues and site can be viewed from far away. Removed from the town centre. Breaking new ground into the countryside. Access issues.	SELAA Review (May 2014)
STW_E4	Stow-on-the-Wold	Land north-east of Griffin Close	Unsuitable - site is within a highly sensitive part of the AONB. Landscape issues and site can be viewed from far away. Removed from the town centre. Breaking new ground into the countryside. Access issues.	SELAA Review (May 2014)
STW_E5	Stow-on-the-Wold	Land north of Well Lane	Unsuitable - site is within a highly sensitive part of the AONB. Landscape issues and site can be viewed from far away. Breaking new ground into the countryside. Steep topography.	SELAA Review (May 2014)
STW_E6	Stow-on-the-Wold	Land south of junction of A429 & Broadwell Road	Unsuitable - site is within a highly sensitive part of the AONB. Landscape issues and site can be viewed from far away. Breaking new ground into the countryside.	SELAA Review (May 2014)
STW_E7	Stow-on-the-Wold	Land at Fosse Way and Chamerlayne Close	Extant planning permission for residential/care home use (ref: 13/05031/OUT)	SELAA Addendum II (December 2015)
STW_E8	Stow-on-the-Wold	Victoria House	Below 0.25ha threshold	SELAA Review (May 2014)
STW_E9	Stow-on-the-Wold	Triangle site north of Tesco Store	Extant planning permission for residential/care home use (ref: 13/05360/OUT)	SELAA Addendum II (December 2015)
STW_E10	Stow-on-the-Wold	Stow Fair Site	The Study of Land Surrounding Key Settlements (White Consultants, August 2015) indicates that development of this site would have high landscape sensitivity. As a whole, the site's development would verge on coalescence between Stow and Maugersbury. Part of the site to the north-west was refused planning permission in April 2015 (application reference: 14/02576/FUL) and again in July 2015 (application reference: 15/01809/FUL) for a primary health care centre and five dwellings. The refusal reasons included that the site is "a prominent and distinctive area of open agricultural land which has historically remained undeveloped and preserved as a green wedge into the town, maintaining the historic relationship between the town and the adjacent countryside. There are a number of listed buildings adjacent to the site and the northern, western and southern boundaries of the site that meet the Stow-on-the-Wold and Maugersbury Conservation Area... the development would be visually harmful to the setting of the Conservation Area and the general character of the street scene on the approach to the historic town." The decision also found that "By virtue of its location, scale, form and detailed design, the proposed development would harm the character and appearance of the AONB and the rural setting of the town".	SELAA Addendum II (December 2015)

The appeal decision at a nearby site at 'Land to the east of Griffin Close' is also relevant, as it emphasised the importance of the AONB surrounding Stow (appeal reference: APP/F/1610A/13/2203411).

In addition to the above, the SHLAA assessment process has also identified the following potential development constraints: 8 TPO's on site and several more on the site's edge; Grade 3 agricultural land (detailed survey required); topography drops steeply towards the east; local electricity network pylons from east to west; highly prominent location with extensive views from the AONB.

Potential Economic Development Sites - Stow-on-the-Wold



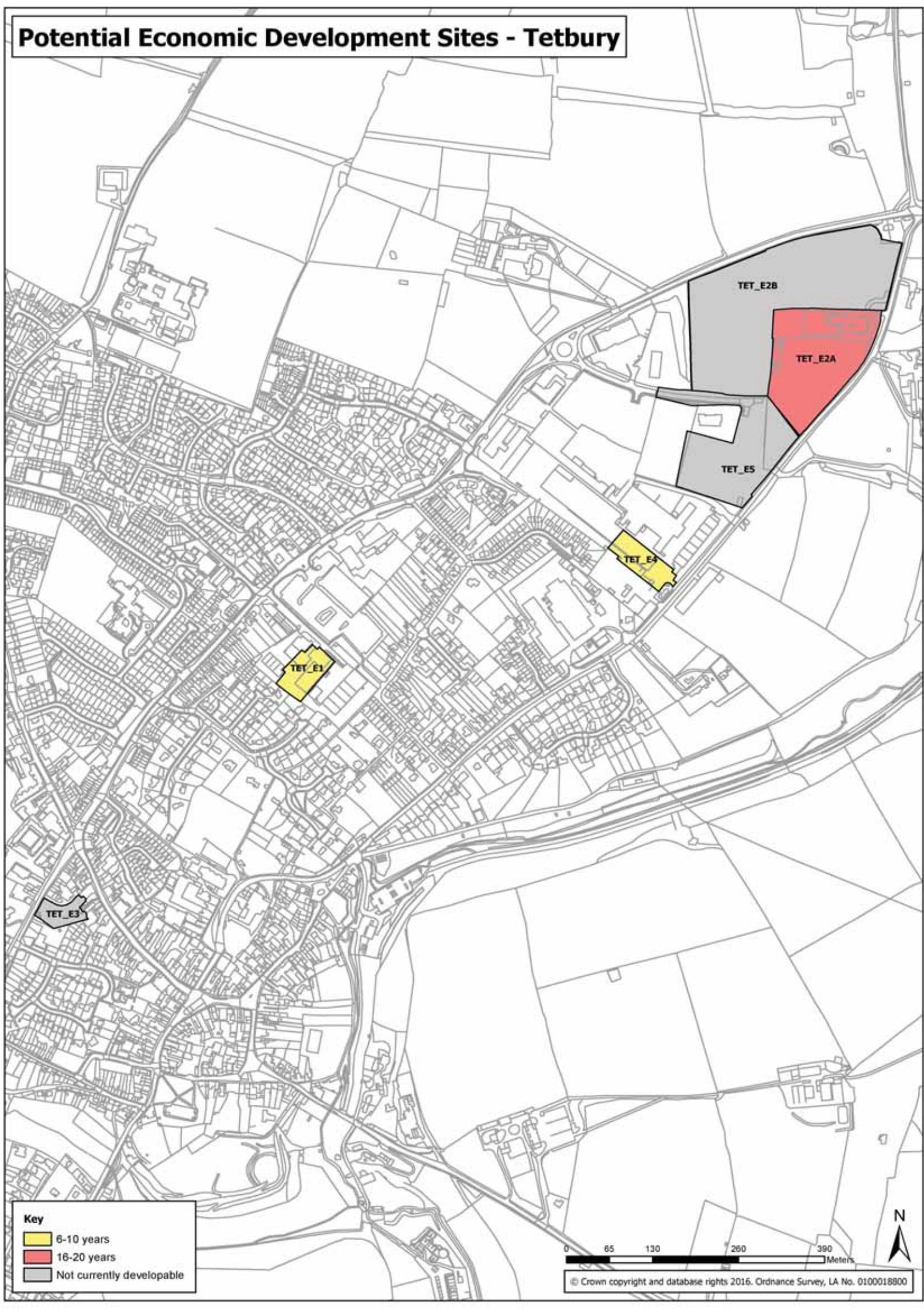
Tetbury - potential economic development sites 33

SHLAA site no.	Site name	Green / Brownfield	Suitable	Available	Achievable	Potential Constraints	Area (ha)	Proposed use	Comments	Deliverability	Source of Assessment
TET_E1	Priory Park, Priory Industrial Estate	BF	Y	Y	Y	Existing land use. AONB. Filled quarry or landfill buffer zone. 4 TPOs along SE boundary.	0.39	B1, B2 & B8	Within existing employment estate. Surrounded by housing.	6-10 yrs	SELAA Review (May 2014)
TET_E2A	Pike Field, extension to Tetbury Industrial Estate	GF	Y	Y	Y	AONB. Majority of site within Filled Quarry or Landfill buffer zone.	2.08	B1, B2 & B8	Detailed survey shows site is Grade 1, 2 & 3a agricultural land, which should be dealt with sequentially in accordance with NPPF paragraph 112. Adjacent to existing employment uses and employment development would be contained within triangle between roads.	16-20 yrs	SELAA Review (May 2014)
TET_E4	Land south-east of SIAC	BF	Y	Y	Y	AONB.	0.41	B1, B2 & B8	Site is being actively promoted for employment uses. Adjacent to existing employment development.	6-10 yrs	SELAA Review (May 2014)

Tetbury - Not currently deliverable and discounted economic development sites

SHLAA site No.	Parish	Site Name	Reason for being undeliverable within the Local Plan period (2011-2031)	Source of Assessment
TET_E2B	Tetbury	Pike Field	The extent of the site labelled as TET_E2B on the following plan, which was formerly considered within the SELAA for employment use, is no longer available for development.	SELAA Addendum II (December 2015)
TET_E3	Tetbury	Large garden adjacent to the fire station, New Church Street	Below 0.25ha threshold	SELAA Review (May 2014)
TET_E5	Tetbury	Land off Quercus Park	Extant planning permission for housing (ref: 13/04899/OUT)	SELAA Consolidation (January 2016)

Potential Economic Development Sites - Tetbury



Upper Rissington - Deliverable economic development sites

Upper Rissington - potential economic development sites 34

SHLAA site no.	Site name	Green / Brownfield	Suitable	Achievable	Potential Constraints	Area (ha)	Proposed use	Comments	Deliverability	Source of Assessment
UR_E1	Victory Fields	BF	Y	Y	Y	Demolition & clean-up	1.3	A1, A2, A3, A4, A5, B1, D1, D2	0-5 yrs	SELAA Review (May 2014)

Potential Economic Development Sites - Upper Rissington



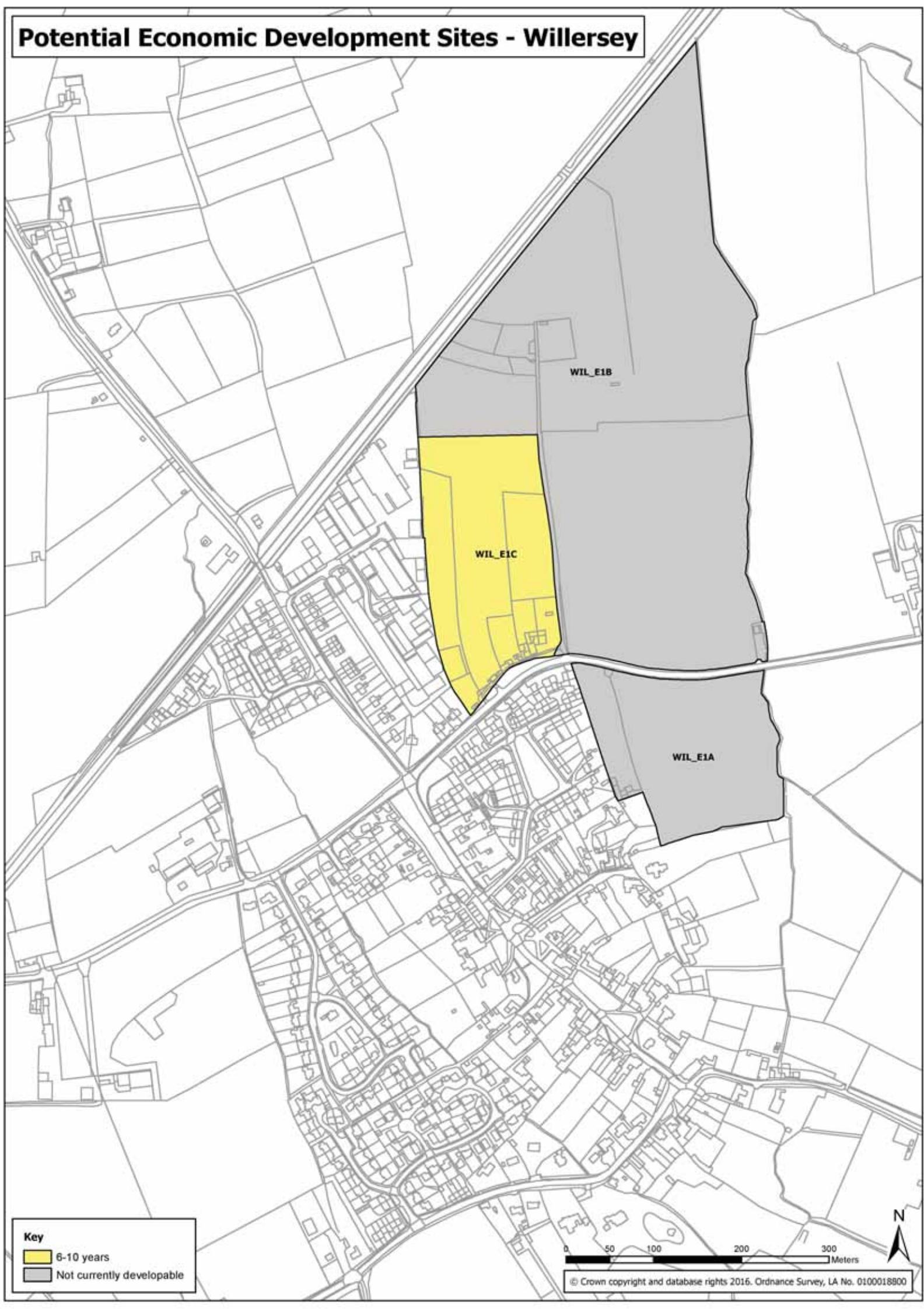
Willersey - potential economic development sites 35

SHLAA site no.	Site name	Green / Brownfield	Suitable	Available	Achievable	Potential Constraints	Area (ha)	Proposed use	Comments	Deliverability	Source of Assessment
WIL_E1C	Land north of B4632 and adjacent to industrial estate	GF	Y	Y	Y	Borders AONB to south. Grade 3 agricultural land. Within Water Treatment Facilities 800m buffer zone. Some trees and hedgerows around boundary of site. Access.	3.95	Mixed use	Adjacent to employment estate. Less visually intrusive than W_E1B, but still brings development further out into the countryside and could affect the setting of the AONB; however good design, with appropriate planting could improve the boundary of the settlement. This could be an appropriate site for mixed use development. Probable access issue - unfavourable access from B4632 and access through industrial estate is narrow.	6-10 yrs	SELAA Review (May 2014)

Willersey - Not currently deliverable and discounted economic development sites

SHLAA site No.	Parish	Site Name	Reason for being undeliverable within the Local Plan period (2011-2031)	Source of Assessment
WIL_E1A	Willersey	Land south of B4632 and east of Willersey	Unsuitable - sensitive and prominent location within AONB. In setting of listed church, Conservation Area and the historic edge of Willersey. Forms an important open countryside area on approach to Willersey. Detrimental impact on AONB.	SELAA Review (May 2014)
WIL_E1B	Willersey	Large field between B4632 & future Gloucestershire Warwickshire Railway	Scale of development too large. Unacceptable intrusion into open countryside.	SELAA Review (May 2014)

Potential Economic Development Sites - Willersey



Rural - potential economic development sites 36

SHLAA site no.	Site name	Green / Brownfield	Suitable	Available	Achievable	Potential Constraints	Area (ha)	Proposed use	Comments	Deliverability	Source of Assessment
RUR_E2	Aston Down, near Frampton Mansell (Sapperton CP)	BF	Y	Y	Y	Cross boundary issues, Accessibility + remote location.	135.37	B1, B2 & B8	Brownfield land with existing employment uses. Cross boundary issues with Stroud District on part of site. Scale of site is too large for general employment development that is needed in this area. Encourage re-use of existing buildings and potential redevelopment of part of site.	6-10 yrs	SELAA Review (May 2014)
RUR_E12	Land north of Broadway Lane (South Cerney CP)	BF	Y	Y	Y	Cotswold Water Park. Accessibility + remote location.	6.79	Tourism	Within Zone C of Cotswold Water Park SPD, which supports sport, recreational and tourism use. The site is currently in use as an outdoor retail outlet (Cotswold Outdoor) and its associated café and car park. This has been recently developed, but there may be further limited scope for some similar small-scale uses within the site.	6-10 yrs	SELAA Review (May 2014)
RUR_E13	Gateway Centre Site (South Cerney CP)	BF	Y	Y	Y	Filled quarry or landfill buffer zone. Cotswold Water Park. Accessibility + remote location.	1.19	Tourism	Located in Zone C of the Cotswold Water Park SPD, which supports sport, recreational and tourism use. The site is currently in use as an outdoor retail outlet (Cotswold Outdoor) and its associated café and car park. This has been recently developed, but there may be further limited scope for some similar small-scale uses within the site.	6-10 yrs	SELAA Review (May 2014)
RUR_E19	Land at Westington Quarry	BF	Y	Y	Y	Existing uses on site. Restoration of quarry. Existing hardstanding. Ecology. Remaining waste from previous use.	6.5		Brownfield land. Dormant quarry with builders merchant operating on-site. Large areas of hardstanding / storage yard within the complex. Site is well screened. Employment purposes may be suitable as an afteruse, provided any outstanding restoration issues are resolved. Some environmental considerations must be investigated, particularly bats. The site is currently under restoration and deadline for completion is February 2014. Also, there was a waste facility on the site but a significant quantity of waste remains on site. This all needs to be screened and removed / disposed of. Also half the site is being used to store stone / gravel of varying sizes in numerous piles. In summary, there needs to be a lot of work at the site before any type of general employment uses could be accommodated. In principle, employment uses would be acceptable on the site with regard to the policies in the Minerals Local Plan, but the compliance with the restoration conditions would need to occur first.	16-20 yrs	SELAA Review (May 2014)

Rural Employment Sites - Not currently deliverable and discounted economic development sites

SHLAA site No.	Parish	Site Name	Reason for being undeliverable within the Local Plan period (2011-2031)	Source of Assessment
RUR_E1	Preston	Land between Preston village and bypass	Unsuitable - not within or adjacent to a settlement identified as being sustainable in the Local Plan	SELAA Review (May 2014)
RUR_E3	Colesbourne	Home Farm Stone Barn	Below 0.25 ha threshold	SELAA Review (May 2014)

36 Rural - potential economic development sites

SHLAA site No.	Parish	Site Name	Reason for being undeliverable within the Local Plan period (2011-2031)	Source of Assessment
RUR_E4	Colesbourne	The Two 1000 Ton Grain Stores	Below 0.25 ha threshold	SELAA Review (May 2014)
RUR_E5	Colesbourne	Colesbourne Park Stable Yard	Below 0.25 ha threshold	SELAA Review (May 2014)
RUR_E6	Colesbourne	Penhill Farm	Below 0.25 ha threshold	SELAA Review (May 2014)
RUR_E7	Cerne Wick (South Cerney CP)	Cerne Wick Nursery	Unsuitable - not within or adjacent to a settlement identified as being sustainable in the Local Plan	SELAA Review (May 2014)
RUR_E8	Oddington CP	Land at Lower Oddington	Unsuitable - not within or adjacent to a settlement identified as being sustainable in the Local Plan	SELAA Review (May 2014)
RUR_E9	Weston-sub-Edge	Land at Weston-sub-Edge	Unsuitable - not within or adjacent to a settlement identified as being sustainable in the Local Plan	SELAA Review (May 2014)
RUR_E10	Mickleton	Prospect Gardens	Unsuitable - unsustainable location - too remote from settlement.	SELAA Review (May 2014)
RUR_E11	Kempstorf CP	Land either side of Kempstorf Canal route	Not currently available - site is currently in use with no expression of developer interest. No response from enquiries to establish whether site is available. Not suitable for general employment uses but may be appropriate, if available, in future for uses in association with canal restoration.	SELAA Review (May 2014)
RUR_E14	Latton CP	Gateway Centre Site	Not within Cotswold District. Cotswold District Council will work with neighbouring authorities should they wish to pursue a cross-boundary site. Notwithstanding this, site is not within or adjacent to a settlement identified as being sustainable in the Cotswold District Council's Preferred Development Strategy Consultation Paper or with Wiltshire Council's Core Strategy.	SELAA Review (May 2014)
RUR_E15	Latton CP	Gateway Centre Site	Not within Cotswold District. Cotswold District Council will work with neighbouring authorities should they wish to pursue a cross-boundary site. Notwithstanding this, site is not within or adjacent to a settlement identified as being sustainable in the Cotswold District Council's Preferred Development Strategy Consultation Paper or with Wiltshire Council's Core Strategy.	SELAA Review (May 2014)
RUR_E16	Draycott (Blockley CP)	Land at Tanzie Field, Draycott	Unsuitable - not within or adjacent to a settlement identified as being sustainable in the Local Plan	SELAA Review (May 2014)
RUR_E17	Blockley CP	Land at Northwick Business Centre	Unsuitable - although adjacent to an existing employment development, site is greenfield and is not within or adjacent to a settlement identified as being sustainable in the Local Plan.	SELAA Review (May 2014)
RUR_E18	Chipping Campden CP	Polish Camp	Not currently available - there are no plans to develop the site and, although it may be released in future, there is no reasonable prospect or certainty that the site will be delivered in the plan period.	SELAA Review (May 2014)
RUR_E20	Cherington	Land at Aston Down	The site is not within or adjacent to a settlement identified as being sustainable within the Local Plan. Paragraph 170 of the Inspector's Report from the Stroud District Local Plan Examination (reference: PINS/C1625/429/5) states that "the site makes a significant contribution to the economy and employment land supply of the district, but it lies within the AONB, is remote from any major settlement, and has sustainability, accessibility and public transport shortcomings. The site was the subject of a planning appeal in 2009, which established a detailed planning regime for the site, strictly controlling the uses of land and existing buildings. Any future proposals for development, intensification or changes of use at this site would need to have regard to this planning decision, as well as the significant policy constraints which apply in this area, including its location in the AONB and accessibility issues". Cotswold District Council agree the Inspector's position that this is a key employment site on the edge of the district. However, the intensification of use here would not be suitable.	SELAA Addendum II (December 2015)

Rural - potential economic development sites 36

SHLAA site No.	Parish	Site Name	Reason for being undeliverable within the Local Plan period (2011-2031)	Source of Assessment
RUR_E21	Beverston	Babdown Industrial Estate Extension	<p>In addition to the Inspector's comments, the part of Aston Down airfield that is within Cotswold District is the least developed and is largely used for wheat production. There are also biodiversity concerns, as old airfields often have unimproved grasslands. The airfield buildings are also considered to be non-designated heritage assets, which need to be conserved along with their settings.</p>	SELAA Addendum II (December 2015)
RUR_E22	Brimpsfield	Land adjacent to the Cricket Ground, Birdlip	<p>In addition to the above, the SHLAA assessment process also identified the following potential development constraints: former Second World War II RAF military airfield use, which may limit the suitability of parts of the site; within Cotswold AONB and visible from the A4136 and the surrounding countryside; Grade 3 agricultural land (detailed survey required); southern part of site within filled quarry/ landfill buffer; Local electricity network power cables across site; poor accessibility to services and facilities; Listed Buildings at Babdown Farm whose setting may be compromised by the expansion of the employment estate.</p>	SELAA Addendum II (December 2015)
RUR_E23	Kemble	Kemble Airfield	<p>The SHLAA submission proposes a new mixed use development comprising around 2,000 houses and some employment uses. However, Kemble Airfield is not within or adjacent to a settlement identified as being sustainable within the Local Plan and a new settlement is incompatible with the emerging Development Strategy for Cotswold District and the adopted Wiltshire Core Strategy.</p> <p>The site is in active use as an airfield, as well as providing employment and leisure uses, which have a significant contribution to the local economy. Some of the employers are reliant on functioning runways. The airfield is also an important regional infrastructure asset that is supportive of the aerospace industry and the loss of this facility would also potentially have wider economic impacts.</p> <p>The site is within a prominent location that is visible from a large number of places, including the Thames Path national trail, public roads and footpaths, and villages both within the Cotswold AONB and the Kemble/Ewen Special Landscape Area. The site's development would comprise blocks of development that would have a highly damaging impact on the surrounding landscape. There are also four Listed Buildings on-site (within Cotswold boundary) and two directly adjacent in Wiltshire. Development would radically change the character of their currently spacious setting.</p> <p>Although this site is technically categorised as brownfield, in reality the site comprises large areas of open green space around the runways, hangars and associated airport buildings. Furthermore, there are concerns about the potential impact on biodiversity value of these areas, although a full ecological survey is required.</p> <p>An assessment of the traffic impacts upon the strategic road network would also be required, as it is believed that the site's development could have an impact on Junction 17 of the M4. There are also concerns about the impact of traffic on the local highway network, in particular, the junction of the A429/A433, the junctions around Cirencester's 'ring road', including the roundabout by the Cirencester Office Park (Stroud Road) and the pinch point that exists where the A433 narrows to a single lane as it passes below the Swindon to Gloucester railway line.</p> <p>In addition to the above, the SHLAA assessment process also identified the following potential development constraints: ancient woodland at Kemble Wood (123m); Key Wildlife Site (125m); north tip of site filled quarry/landfill buffer zone; potential contamination constraints associated with former airfield use; many existing buildings and areas of hardstanding on site with associated demolition and clean-up costs; important trees and woodland on the site that provide screening to the existing airfield.</p>	SELAA Addendum II (December 2015)

36 Rural - potential economic development sites

SHLAA site No.	Parish	Site Name	Reason for being undeliverable within the Local Plan period (2011-2031)	Source of Assessment
			(Site also considered under residential ref K_7)	
SID_E1	Siddington	Cirencester arm of the Thames and Severn Canal	Unsuitable - development would bring coalescence between Siddington and Cirencester.	SELAA Review (May 2014), as updated by the SELAA Consolidation (January 2016)
SID_E2	Siddington	Land at Siddington Glebe, Love Lane	Unsuitable - development would bring coalescence between Siddington and Cirencester. Poor access and powerline issues.	SELAA Review (May 2014), as updated by the SELAA Consolidation (January 2016)
SID_E3	Siddington	The Coach Houser Stables, Upper Siddington	Unsuitable - development would bring coalescence between Siddington and Cirencester. Majority of site in Strategic Flood Risk Assessment Level 2 Flood Zone 3b.	SELAA Review (May 2014), as updated by the SELAA Consolidation (January 2016)
SID_E4	Siddington (although adjacent to Cirencester's development boundary)	Severnills Field	*Considered alongside Cirencester's potential economic development sites as the site is adjacent to Cirencester's development boundary.	SELAA Review (May 2014), as updated by the SELAA Consolidation (January 2016)

36.1 Due to their volume, it has not been possible to provide maps of the rural sites that are not currently developable within this document.

Sources of information 37

Type of site	Specific Information sources for Cotswold District
Existing housing and economic development allocations	Cotswold District Local Plan 2001-2011; Cotswold District Council Residential Land Availability Study (various years of monitoring studies); Cotswold District Council Employment Land Availability Study (various years of monitoring studies)
Omission sites put forward through the Local Plan 2001-2011 process	Cotswold District Local Plan Inspector's Report (Evidence to Local Plan Inquiry April - Sept 2004)
Site development briefs not yet with planning permission	None available
Planning applications that have been refused or withdrawn	UNIFORM Development Management database. Planning appeal correspondence.
Lapsed planning permissions	Residential Land Availability Study 2012; UNIFORM Development Management & Building Control database
Land in the local authority's ownership	Local authority records Register of surplus public sector land (English Partnerships)
Surplus and likely to become surplus public sector land	National register of public sector land Engagement with strategic plans of other public sector bodies such as County Councils, Central Government, National Health Service, Policy, Fire Services, utilities providers, statutory undertakers
Vacant and derelict land and buildings (including redundant and disused agricultural buildings, potential permitted development changes e.g. offices to residential)	Local authority empty property register (residential, industrial and commercial) English House Condition Survey (CLG) National Land Use Database Commercial property databases (e.g. estate agents and property agents) Valuation Office database Active engagement with sector Council Tax information
Additional opportunities in established uses (e.g. making productive use of under-utilised facilities such as garage blocks)	Ordnance Survey maps Aerial photography Planning applications Site surveys
Business requirements and aspirations	Enquiries received by local planning authority Active engagement with sector
Sites in rural locations	Local and neighbourhood plans Planning applications Ordnance Survey maps (Geographical Information System OS base) Aerial photography (Google Map, Google Earth, Bing) Site surveys
Large scale redevelopment and redesign of existing residential or economic areas	
Sites in and adjoining villages or rural settlements and rural exception sites	
Potential urban extensions and new free standing settlements	
Additional sources of information used in the Cotswold SHLAA	
Urban Capacity Study	Cotswold District Urban Capacity Study (2001)
Local planning authority Employment Land Review	Cotswold District Employment Land Study Review (2013)

37 Sources of information

Type of site	Specific Information sources for Cotswold District
Calls for sites - invitation to development industry, agents, landowners, communities, parish councils, and the public to put forward sites.	<p>Two Call for Sites campaigns ran in 2008 and 2013 - the council identified over 450 stakeholders and invited them to submit land for consideration in the SHLAA</p> <p>A press release was made in April 2013, which was published by five different local newspapers / journals.</p> <p>Further emails / letters / enquiries received after the publication of the SHLAA.</p>
New sites submitted on an ad-hoc basis	A collection of sites were amassed, which were assessed in the SHLAA/SELAA Addendum I (November 2014) and the SHLAA/SELAA Addendum II (December 2015)
GRCC - Gloucestershire Rural Community Council	GRCC SHLAA Sites Review update (October 2013)
Cotswold District Council (CDC) Officer local knowledge and street by street survey	Met with other officers within Council (June 2013).
Local Plan Site Allocations: Regulation 19 Public Consultation (January 2015)	<p>Site submitted by members of the public as part of the consultation</p> <p>Town and parish councils were asked to submit new sites whilst undertaking their own site assessments (November 2014)</p>

Table 1

Site assessment form 38

38.1 The appraisal of SHLAA sites followed the process set out in the Site Assessment Form below.

Part 1 - Site Assessment Form

Site Details	
SHLAA site reference number & site name	
Brief of location (i.e. north of settlement x)	
Information source (i.e. how was it originally identified?)	
Planning status (if relevant)	
Landowner contact details	
Agent details (if relevant)	
Parish / town council - contact details	
CDC Ward Councillor - contact details	
Site Characteristics	
Description of site	
Site size (or range if appropriate)	
Indicative capacity of dwellings	
Boundaries identified on map?	
Current land use(s)	
Surrounding land use(s)	
Character of surrounding area	
Greenfield or brownfield	
Constraints Investigated in Desktop Study	
Does the site fall within a Development Boundary or policy area identified in the Cotswold District Local Plan 2001-2011?	
Does the site fall within the Strategic Flood Risk Assessment (SFRA) Level 2 Climate Change Flood Zone?	
Is the site within either a gas pipeline, explosive safeguarding or oil pipeline buffer zone?	
Are there any natural features of significance, such as topography?	
Does the site fall within an area with a landscape designation? <ul style="list-style-type: none"> ● Area of Outstanding Natural Beauty (AONB) ● Special Landscape Area (SLA) ● Greenbelt 	
Does the site impact on any other ecological / natural designations? <ul style="list-style-type: none"> ● Special Area of Conservation (SAC) ● National Nature Reserve (NNR) ● Special Scientific Interest (SSSI) ● Local Nature Reserve (LNR) ● Key Wildlife Site (KWS) ● Regionally Important Geological Site 	

38 Site assessment form

Area there any tree considerations? <ul style="list-style-type: none"> ● Tree Preservation Orders (TPOs) or specimens worthy of protection ● Ancient Woodland ● Wooded areas / hedges 	
Does the site impact on historic or cultural heritage? <ul style="list-style-type: none"> ● Listed Building ● Conservation Area ● Historic Park or Garden ● National Trust / English Heritage asset ● Scheduled Ancient Monument (SAM) ● Historic battleground ● Any other special historical interest 	
Does the site fall within an area of either Grade 1, 2, or 3a best and most versatile agricultural land? Has a detailed agricultural survey been undertaken on the site?	
Is there any known contamination on or near the site? <ul style="list-style-type: none"> ● Water treatment facilities buffer zones ● Filled quarry or landfill buffer zones ● Any other contamination? 	
Does the site impact on land of existing or future strategic importance? <ul style="list-style-type: none"> ● Highway network ● Railway line (existing and former) ● Canal (existing and former) ● Car park facility 	
Infrastructure	
Water supply?	
Drainage Issues?	
Sewerage issues?	
Electricity? Any pylons located within site or nearby?	
Strategic transport Infrastructure nearby or required?	
Accessibility	
Sustainable transport accessibility (e.g. range of means of public transport and frequency of service; cycling & walking opportunities to services & facilities)	
Access to primary services, facilities and jobs (e.g. employment, retail & leisure) i.e. distance to nearest main town e.g. Cirencester, Principal Settlements, or surrounding towns e.g. Swindon, Cheltenham, Witney etc	
Access to key local services & facilities (e.g. Post office, health, primary school, village hall, pub, general store) within settlement or distance to nearest.	
Are there any additional constraints that can be identified?	
Initial Conclusion of Part 1 Site Assessment	
Proceed to Part 2 of the Site Assessment? (Y/N with reasons)	

Site assessment form 38

Part 2 - Site Assessment Form

Estimating the housing potential of the site
What is the estimated housing potential of the site?
What housing potential does the proposer of the site indicate?
What does the Panel consider the housing potential of the site to be?
Assessing the 'suitability' of a site for housing
A site is suitable for housing development if it offers a suitable location for development and would contribute to the creation of sustainable, mixed communities. The following factors should be considered to assess a site's suitability:
Is the site allocated in the current Local Plan for housing or does it have planning permission for housing already? (<i>these sites will generally be suitable, unless circumstances have changed that would alter their suitability</i>)
Are there any policy restrictions? (such as designations, protected areas, existing planning policy and corporate or community strategy policy).
Are there any physical problems or limitations? (such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination)
Are there any potential impacts? (including effect upon landscape features and conservation)
Is there an issue with appropriateness or the likely market attractiveness of the type of development proposed?
What environmental conditions would there be? (i.e. which would be experienced by prospective residents)
<i>Conclusion: Is the site SUITABLE?</i>
Assessing the 'availability' for housing
A site is considered available for development when, on the best information available, there is confidence that there are no legal or ownership problems.
Is the site in multiple ownership?
Are there any ransom/ access strips, tenancies, or operational requirements of landowners?
Is the site controlled by a housing developer who has expressed an intention to develop?
Has the land owner expressed an intention to sell?
If the problem has been identified, how could it be realistically overcome?
<i>Conclusion: is the site AVAILABLE? (timescale 0-5 yrs, 6-10, 11-15 yrs?)</i>
Assessing the 'achieveability' of a site for housing
A site is considered achievable for development where there is a reasonable prospect that housing will be developed on the site at a particular point in time. This is a judgement about the economic viability of a site, and the capacity of the developer to complete and sell the housing over a certain period.

38 Site assessment form

Estimating the housing potential of the site
What are the market factors affecting the site? (such as adjacent uses, economic viability of existing, proposed and alternative uses in terms of land values, attractiveness of the locality, level of potential market demand and projected rate of sales).
What are the cost factors affecting the site? (including site preparation costs relating to any physical constraints, any exceptional works necessary, relevant planning standards or obligations, prospect of funding or investment to address identified constraints or assist development).
Are there any delivery factors? (including the developer's own phasing, the realistic build-out rates on larger sites, likely earliest and latest start and completion dates, whether there is a single developer or several developers offering different housing products, and the size and capacity of the developer).
Is the use of a 'residual valuation model' necessary to help determine whether housing is an economically viable prospect for a particular site?
What is the estimate of the housing potential of the site? How does it affect its economic viability?
What are the views of house builders and local property agents on the 'achieveability' of the site?
Conclusion: is the site ACHIEVABLE?
Overcoming constraints on sites
What action is needed to overcome any constraints identified? (e.g. is investment needed for new infrastructure? How can fragmented land ownership be dealt with? are environmental improvements required? does planning policy currently constraining housing development need amending?)
Conclusion: Can CONSTRAINTS be overcome?
OVERALL CONCLUSION OF SITE ASSESSMENT
Is the site considered DELIVERABLE? (i.e. the site is available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable). NB. Sites with planning permission are assumed to be deliverable unless there is clear evidence that schemes will not be implemented within five years.
Is the site considered DEVELOPABLE? (i.e. its in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged).
Is the site considered NOT CURRENTLY DEVELOPABLE? (i.e. It is not seen how the site can be delivered in the plan period).

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Advisory Panel

39.1 Representatives from the following organisations assisted with the SHLAA & SELAA Panel on 7th November 2013:

Representative	Type of professional expertise	Contribution
Bromford Group	Housing Association (affordable housing)	Attended panel meeting
Cotswold Conservation Board	Landscape protection organisation	Attended panel meeting
Cotswold District Council Forward Planning	Planning policy	Attended panel meeting
Cotswold District Council Heritage & Design	Landscape / urban conservation	Attended panel meeting
CPRE - Campaign for the Protection of Rural England	Landscape protection organisation	Attended panel meeting
Environment Agency	Flood risk management / water quality and resources / waste regulation / climate change / contaminated land / conservation and ecology specialists	Attended panel meeting
Highway Agency	National highway infrastructure provider	Attended panel meeting
Hunter Page Planning	Planning consultancy	Attended panel meeting
Gloucestershire County Council	Local highway infrastructure provider / local economic development	Attended panel meeting
Gloucestershire Rural Communities Council	Rural housing experts	Attended panel meeting
Gloucestershire Local Enterprise Partnership	Local economy specialists	Attended panel meeting
Gloucestershire Wildlife Trust	Wildlife organisation	Attended panel meeting
Markey Group	Construction company	Attended panel meeting
McLoughlin Planning	Planning consultancy	Attended panel meeting
Network Rail	National rail infrastructure provider	Attended panel meeting
Perry Bishop and Chambers	Estate agent / local property expert	Attended panel meeting
Primary Care Trust	NHS / healthcare provider	Attended panel meeting
Thames Water	Water infrastructure provider (south-east and north Cotswold)	Attended panel meeting
Wessex Water	Water infrastructure provider (south-west Cotswold)	Attended panel meeting

39.2 Invitations were also sent to the following organisations, who were unable to attend: Alder King (planning consultancy), Homes and Communities Agency, Robert Hitchins Ltd., (planning consultancy), Redrow Homes (construction company), English Heritage, Civil Aviation Authority, Gloucester Clinical Commissioning, Integrated Transport Authority, Marine Management Organisation, Natural England, Royal Agricultural University.

39.3 To help assess the sites in advance of the panel meeting, panel members were sent:

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- An Excel spreadsheet listing all the potential SHLAA sites
- Terms of Reference (SHLAA methodology)
- A protocol for considering sites
- A guidance / policy summary
- Site plans
- Photos

Terms of Reference for the Advisory Panel

1. The purpose of the Panel is to establish the deliverability and developability of sites put forward for housing development, as part of the Strategic Housing Land Availability Assessment for Cotswold District. The SHLAA will provide part of the evidence base for the Cotswold District Local Plan. The latest SHLAA planning guidance was provided on a CD.
2. The Panel will consist of representatives invited by Cotswold District Council. It is likely that Panel members would represent the development industry, social landlords, property agents, the local community and other agencies, in addition to Cotswold District Council.
3. Panel members will be expected to declare their financial or other interests in any site under discussion.
4. All comments received will be collated to provide an agreed consensus of opinion. Any sites which would benefit from further discussion, and/or other sites not commented on, will be considered at an Officer meeting.
5. The names and contact details of Panel members will be recorded and made available on public request.
6. No payment will be offered for attendance at a Panel meeting.
7. Results for each site considered by the Panel will be made available to all panel members, and will be published along with other information on sites.
8. The SHLAA databases will remain the property of Cotswold District Council, and any changes to the SHLAA databases as a result of the advice of the Panel will be made by Cotswold District Council.
9. The Panel will advise on assessing the achievability / viability of sites in order to establish their potential in terms of deliverability / developability.

General assumptions agreed by the Panel for assessing sites

- An average market situation should be assumed; previously the SHLAA panel considered it prudent to look at the market over the long-term of the plan period.
- The SHLAA deals with sites **without** planning permission. Sites with planning permission are assumed to be 'deliverable' (unless there is evidence to suggest otherwise). The District has a low non-implementation or lapse rate and these sites are recorded in the 5 year housing land supply document.
- The panel are only expected to consider sites capable of delivering 5 or more dwellings. Site below this threshold would not be allocated for housing.
- The SHLAA is not planning policy and does not sanction development, although it has been referred to within the planning application process. It should be noted therefore that current planning policies will still apply.

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- The Panel will primarily be assessing **achieveability** and **deliverability**. However, the Panel should be aware that in line with the National Planning Policy Guidance note, the suitability of the assessment has been guided by the development plan, emerging policy and national policy (unlike previous years where a policy neutral approach was used).
- Housing capacities have been calculated using a variety of evidence. This included SHLAA submission figures, evidence provided by Officers and a Density Multiplier Assumption (DMA) (see section 3 for the calculation).
- A consensus of opinion will be agreed. Any sites which would benefit from further discussion, and / or other sites not commented in the Review, will be considered at an Officer meeting.

39.4 A second Panel meeting was held on 10th November 2015 to discuss new sites that had been submitted to the SHLAA and SELAA and some sites that had a change in circumstance that required the site to be reassessed Representatives from the following organisations contributed to the Panel process.

Organisation	Organisation	Contribution
Town and Parish Council's		
Andoversford Parish Council	Parish Council	Attended panel meeting
Down Ampney Parish Council	Parish Council	Attended panel meeting
Chipping Campden Town Council	Town Council	Attended panel meeting
Fairford Town Council	Town Council	Attended panel meeting
Kemble Parish Council	Parish Council	Attended panel meeting
Maugersbury Parish Concl	Parish Council	Attended panel meeting
Moreton in Marsh Town Council	Town Council	Attended panel meeting
Siddington Parish Council	Parish Council	Attended panel meeting
South Cerney Parish Council	Parish Council	Attended panel meeting
Stow on the Wold Town Council	Town Council	Attended panel meeting
Tetbury Town Council	Town Council	Attended panel meeting
Upper Rissington Parish Council	Parish Council	Attended panel meeting
Voluntary Panel Members		
Bovis Homes	House Builder	Attended panel meeting
Bromford Group	Housing Association	Attended panel meeting
Cotswold Conservation Board	Landscape Protection Organisation	Attended panel meeting
CPRE - Campaign for the Protectionof Rural England	Landscape Protection Organisation	Attended panel meeting
Gloucestershire Wildlife Trust / LNP	Local Nature Partnership	Attended panel meeting

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Organisation	Organisation	Contribution
Highways England	National Highway Network Provider	Provided comments separately
McLoughlin Planning	Planning Consultancy	Attended panel meeting
Perry Bishop	Estate Agent / Local Property Expert	Attended panel meeting
Redrow	House Builder	Attended panel meeting
Thames Water	Water Infrastructure Provider	Attended panel meeting
Wessex Water	Water Infrastructure Provider	Provided comments separately
Landowners and Property Agents		
Co-Operative Estates	Landowner	Attended panel meeting
David Lock Associates Ltd	Property Agent	Attended panel meeting
Hallam Land Management	Property Agent	Attended panel meeting
Helen Kirkup	Landowner	Attended panel meeting
Hourigan Connolly	Property Agent	Attended panel meeting
Hunter Page Planning	Property Agent	Attended panel meeting
JRM Property Solutions	Property Agent	Attended panel meeting
John Withers	Landowner	Provided comments separately
Nexus Planning	Property Agent	Attended panel meeting
Plan A	Property Agent	Attended panel meeting
Roy Eastlake	Landowner	Attended panel meeting
Sandywell Ward - Cheltenham	Property Agent	Attended panel meeting
Rural Solutions	Property Agent	Attended panel meeting
Neighbouring Authorities		
Cheltenham, Gloucester & Tewkesbury JCS	Local Planning Authority	Attended panel meeting
Stroud District Council	Local Planning Authority	Provided comments separately
Wiltshire Council	Local Planning Authority	Provided comments separately
Others		
Fairford Planning Watch / F N D Group	Local Campaign Group	Attended panel meeting
Cotswold District Council		
Heritage and Design	Natural and Historic Environment	Attended panel meeting
Forward Planning	Planning Policy	Attended panel meeting
Development Management	Development Management	Provided comments separately

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39.5 Invitations were also sent to the following organisations, who were unable to attend:

39.6 Alder King, Bovis Homes, Brodie Manning, Bruton Knowles, Carter Construction, Civil Aviation Authority, English Heritage, Environment Agency, Forest of Dean District Council, Gladman Developments, Gloucestershire Care Services, Gloucestershire Clinical Commissioning Unit, Gloucestershire Constabulary, Gloucestershire County Council, Gloucestershire Local Enterprise Partnership, Homes and Communities Agency, Lechlade Town Council, Mango Planning and Development Ltd., Markey Group, Natural England, Office of Rail Regulation, Newland Homes Ltd., Northleach Town Council, Oxfordshire County Council, Pegasus Group, Pippa Cheetham (O&H Properties Ltd.), Robert Hitchins Ltd., SF Planning Ltd., Smiths Gore, South Gloucestershire Council, Stratford District Council, Strutt & Parker, Swindon Borough Council, Vale of White Horse District Council, Warwickshire County Council, West Oxfordshire District Council, Worcestershire County Council, Wychavon District Council.

39.7 To help assess the sites in advance of the panel meeting, panel members were sent:

- A table showing the draft site assessments
- Site plans
- The Terms of Reference (SHLAA methodology)
- Comments form

Terms of Reference for SHLAA Advisory Panel

1. The SHLAA panel meeting is a fact finding exercise to help establish the deliverability and developability of potential development sites. The SHLAA will provide part of the evidence base for the Cotswold District Local Plan.
2. Anything discussed at the panel meeting and any information that is subsequently sent to attendees will remain confidential until the SHLAA is published.
3. The panel will consist of representatives invited by Cotswold District Council. It is likely that panel members will include representatives from the development industry, social landlords, property agents, the local community and other agencies, in addition to site landowners and agents and Cotswold District Council.
4. Panel members will be expected to declare their financial or other interests in any site under discussion before speaking.
5. All industry expertise and opinions received at the panel meeting will be taken into consideration at an Officer meeting where all available evidence will be drawn together to form conclusions on each site's deliverability.
6. The names and contact details of panel members will be recorded and made available on public request.
7. No payment will be offered for attendance at the panel meeting.
8. Results for each site considered by the panel will be made available to all panel members and will be published along with other information on sites.
9. The SHLAA will remain the property of Cotswold District Council and any changes to the SHLAA as a result of the advice of the panel will be made by Cotswold District Council.

40 List of abbreviations

List of abbreviations	
AONB	Area of Outstanding Natural Beauty
CDC	Cotswold District Council
CIL	Community Infrastructure Levy
CLG	Communities and Local Government
DEFRA	Department for Environment, Food and Rural Affairs
DMA	Density Multiplier Assumption
FZ	Flood Zone
GIS	Geographical Information System
GRCC	Gloucestershire Rural Communities Council
KWS	Key Wildlife Site
LB	Listed Building
LNR	Local Nature Reserve
NNR	National Nature Reserve
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance
S.106	Section 106 agreement
SAC	Special Area of Conservation
SAM	Scheduled Ancient Monument
SELAA	Strategic Economic Land Availability Assessment
SLA	Special Landscape Area
SFRA	Strategic Flood Risk Assessment
SHLAA	Strategic Housing Land Availability Assessment
SSSI	Site of Special Scientific Interest
TPO	Tree Preservation Order

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