

SHLAA site No.	Site Name	Greenfield / Brownfield	Suitable	Available	Achievable	Constraints	Area (ha)	Capacity (no. of dwellings)	Comments
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### Residential sites within or adjacent to settlements identified as being sustainable in the Local Plan

#### Andoversford

A_9	Owdeswell Manor Farm, Andoversford	GF		Yes		Medium/high landscape sensitivity; Mature trees along eastern boundary; Within the Cotswold AONB; Topography rises from east to west; Within setting of The Mount (Grade II Listed Building) and views from the Gloucestershire Way; PROW running along and adjacent to the eastern boundary; Grade 3 agricultural land (detailed survey required); 97m from gas pipeline buffer; Eastern half of site within filled quarry/ landfill buffer zone; Eastern half of site within Water Treatment Facilities 800m buffer zone.	7.25	135	Site currently used as a horse paddock. However, its development would be prominent in the landscape and the AONB would extend housing southwards into open countryside. Notwithstanding this, on average, most services and facilities can be accessed in within 30 minutes travel time from the site.
A_10	Land south of Gloucester Road, Andoversford	GF		Yes		Medium/high landscape sensitivity; Within the Cotswold AONB; Planning application refused primarily due to impact on the setting of The Mount (Grade II Listed Building); Development would be visible from the Gloucestershire Way; Grade 3 agricultural land (detailed survey required); North-eastern part of the site within filled quarry/ landfill buffer zone and water treatment facilities 800m buffer zone.	1.9	45	The site is located on a valley side in open countryside with topography rising from east to west. The site has reasonable accessibility to services and facilities, being on average 30 minutes travel time from the site. However, its development would suburbanise the entry to the village by extending housing southwards.

#### Cirencester

C_52	27/27A Dyer Street, Cirencester	BF	Y	Yes - in longer timeframe, although in active retail use	Y	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	6	An accessible site in a town centre location. On average, most services and facilities can be accessed in under 15 minutes travel time from the site.
C_101A	Magistrates Court, Cirencester	BF	Yes	Yes	Yes	Conservation Area; Potential contamination from petrol tank; Archaeology; Adjacent to Listed buildings on Dyer Street; Property disposal process with convenient issues.	0.09	5	An accessible site in a town centre location. On average, most services and facilities can be accessed in under 15 minutes travel time from the site. Poor quality existing building suitable for redevelopment. Site is currently being marketed. Potential to improve townscape. Mixed use scheme would be suitable. Apartment development possible, which would have potential to exceed the 5 dwelling threshold. Potential covenant restricting land to be used only as a magistrates' court. This would need to be removed before development could commence.

#### Chipping Campden

CC_23B	Land at Aston Road, Chipping Campden	GF	Yes	Yes	Yes	AONB; Grade 1 Agricultural Land (detailed survey required); Potential ground nesting birds.	1.37	34	Development on higher grade agricultural land should be dealt with sequentially in accordance with the NPPF. Site would also intrude into the AONB and is separated from the settlement boundary by allotments. A scheme that relocates the allotments would be preferred although this may not be achievable. Potential access from The Bratches.
CC_23C	Land at Aston Road, Chipping Campden	GF	Yes	Yes	Yes	AONB; Grade 1 Agricultural Land (detailed survey required); Access; Potential ground nesting birds.	4.22	80	Development on higher grade agricultural land should be dealt with sequentially in accordance with the NPPF. Site would also intrude into the AONB but site is adjacent to the development boundary. The access issue may require the site to be developed along with CC_23B or CC_23E. Potentially suitable, subject to a detailed assessment of agricultural quality.
CC_30	Springhill Camp, Chipping Campden Parish	BF		Yes		Not within or adjacent to a settlement identified as being sustainable in the Local Plan; Within Cotswold AONB; Part of site is Grade 3 agricultural land used for grazing (detailed survey required); Northern and eastern parts of site within filled quarry/ landfill buffer zone. On slight incline rising to the north; Demolition and clean up costs likely to be high given the number of buildings on site, most of which have asbestos roofs; site contains many mature trees, some of which may be worthy of TPOs; Poor accessibility to services and facilities.	23.19	438	The site is in active use as a farm. However, although in Chipping Campden parish, the site is approximately 3.2km from Chipping Campden's development boundary and housing in this location would create unsustainable travel patterns and an isolated community. On average, a journey in excess of 30 minutes travel time from the site is required to access most services and facilities.
CC_40	Berrels Pitch, Aston Road, Chipping Campden	BF/GF	Yes	Yes	Yes	AONB; Multiple ownership; Surrounded by large low density house types; Access issue.	1.03	13	Site included in SHLAA (May 2014). However, the site boundary has now changed to exclude Ellesmere. Access issues, although owners has indicated that knocking down garages may overcome this. Backland development is not ideal.

#### Down Ampney

DA_9B	Land adjacent to Chestnut Close, Down Ampney	GF		Yes		Western part of site has high/medium landscape sensitivity and eastern side has medium sensitivity; Land is in productive arable use and a detailed survey shows site to be Grade 2 quality; Local electricity network pylons along eastern boundary; Narrow access road from Charlham Lane, which would be difficult to widen due to existing housing; PROW on eastern boundary	2.25	42	Some development facing onto Chestnut Close in south-east corner of site may be suitable. On average, most services and facilities can be accessed in within 30 minutes travel time from the site.
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DA_11	Land at Down Ampney, Down Ampney	GF		Yes		High / medium landscape sensitivity; Site forms an important gap / green wedge within the village with views into open countryside; Development would break away from historic building pattern; Although site is fallow agricultural land, a detailed survey shows the western area to be Grade 3a quality and a small area to the far west is Grade 2; North-eastern part of site within filled quarry/ landfill buffer zone; Local electricity network pylons on eastern part of site; No easy vehicle access to site (unless access is provided through Broadway Farm development, although increased traffic may not be suitable through the new housing).	5.64	105	On average, most services and facilities can be accessed in within 30 minutes travel time from the site.

#### Fairford

F_15	Jones' Field, Fairford	GF		Yes		Part of the setting of a Listed Building; Mature trees on boundary; Grade 2 agricultural land (detailed survey required).	2.31	45	On average, most services and facilities can be accessed in under 15 minutes travel time from the site. However, site is part of Fairford's historic landscape and is an important green space within the Conservation Area, contributing to town's setting and character and its well defined historic edge.
F_39A	Field north-west of granted planning permission at London Road (13/03793/OUT), Fairford	GF/BF		Yes		In use as a sports field. Mature trees on northern boundary.	2.26	68	On average, most services and facilities can be accessed in under 15 minutes travel time from the site.
F_39B	Fairford Town Football Club, Fairford	GF		Yes		In use as a football ground; demolition and clean up of changing rooms / bar.	1.35	41	On average, most services and facilities can be accessed in under 15 minutes travel time from the site.
F_39C	Field south-east of granted planning permission at London Road (13/03793/OUT), Fairford	GF		Yes		Although site is fallow arable farmland, a detailed survey shows nearly half of the site to be of Grade 3a quality.	1.31	39	Fallow agricultural land. On average, most services and facilities can be accessed in under 15 minutes travel time from the site.
F_50	Land west of Horcott Road, Fairford	GF		Yes		High / medium landscape impact. Site acts to prevent coalescence of Horcott and Fairford and provides setting to the Conservation Area and its relationship with the countryside. In active agricultural use for hay production. Several mature trees on eastern boundary. Access issues, as Horcott Lane is very narrow, particularly at it's junction with Cirencester Road. Public footpath along northern boundary.	4.82	145	On average, most services and facilities can be accessed in under 15 minutes travel time from the site.

#### Kemble

K_7	Kemble Airfield, Kemble	GF/BF		Yes		Not within or adjacent to a settlement identified as being sustainable in the Local Plan; 123m from ancient woodland at Kemble Wood; Directly adjacent to the Cotswold AONB; Directly adjacent to the special landscape area; 123m from key wildlife site; Four Listed Buildings on-site and two directly adjacent; North tip of site with 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; Poor accessibility to services and facilities.	139 (whole) 71.69 (in Cotswold District)	1,355 (in Cotswold District)	Site is in active use as an airfield. On average, a journey in excess of 30 minutes travel time from the site is required to access most services and facilities.
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#### Lechlade

L_16A	Land north of Lechlade, Lechlade	GF / BF		Yes		Directly adjacent to key wildlife site; Grade 3 agricultural land; Within filled quarry/ landfill buffer; Former sand and gravel extraction previous use. Part of site is route of shelved bypass scheme.	4.45	84	On average, most services and facilities can be accessed in within 30 minutes travel time from the site.
L_31	Land at the Wern, Lechlade	GF / BF		Yes		Western part of site has medium landscape sensitivity but eastern part has high / medium sensitivity; Eastern part within the setting of SAM; Directly adjacent to a Listed Building at Farm Cottage and Butler's Court; Disused farm buildings and hardstanding within centre of site; Western part of site is in productive agricultural use as animal pasture - this area is shown within a detailed survey to be Grade 1 agricultural land; central part of the site comprises the route of the shelved bypass road.	7	132	Western fields are suitable, but should form western boundary of the settlement. On average, most services and facilities can be accessed in within 30 minutes travel time from the site.
L_32	Lechlade Garden Centre, Lechlade	BF		Yes		Not within or adjacent to a settlement identified as being sustainable in the Local Plan; Development would set precedent for westward expansion of settlement; Southern end of site within climate change floodzone 3a; 1 TPO on site at the southern entrance to the site; In active use as a garden centre; Several buildings on site as well as large areas of hardstanding with associated demolition and clean up costs.	1.84	39	On average, most services and facilities can be accessed in within 30 minutes travel time from the site.

#### Moreton in Marsh

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M_61	Land at Fosseyway Garden Centre, Moreton in Marsh	GF		Yes		Site has high / medium landscape sensitivity as it is away from other residential development and extends settlement southwards; Within Cotswolds AONB; On the edge of the special landscape area; Grade 3 agricultural land (detailed survey required); Set back from Fosse Way; Visible from hills to the west.	1.03	24	In productive agricultural use for arable farming. On average, most services and facilities can be accessed in under 15 minutes travel time from the site, although less able people accessing Moreton's facilities would be more difficult.

#### Northleach

N_18	Land adjacent to Copse View, Moreton in Marsh	GF		Yes		Site has high landscape sensitivity as it is significantly separated from Northleach's development boundary by fields and the Fosse Way; 160m from ancient woodland at Prison Copse; Grade 3 agricultural land (detailed survey required); Steep topography rising to the south; highly visible from valley to the north and Northleach Prison, a Listed Building; Extends development westwards across Fosse Way; Monarch's Way and Diamond Way PROWs to north and development would obscure important views of Northleach Church and the western approach to the town.	1.00	24	In productive agricultural use for hay production. On average, most services and facilities can be accessed in under 15 minutes travel time from the site, although the Fosse Way is a barrier to pedestrian movement on the journey to Northleach town centre.
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#### Siddington

SD_9D	Severrills Field, Siddington	GF		Yes		Site has High / medium landscape sensitivity as it prevents coalescence between Siddington and Cirencester. The site also provides the landscape setting for the historic part of Siddington; Part of site provides screening of Love Lane Industrial Estate; Grade 2 agricultural land (detailed survey required); Northern part of site has national electricity network pylons running from east to west; local electricity network pylons also run from north to south; Access issues, as site does not directly connect to a road; Disused railway line along western boundary; Gas pipeline buffer goes across site; 1 TPO on site; Within filled quarry/ landfill buffer.	5.39	99	Southern part of site in productive agricultural use as animal pasture. Mixed use development proposed. On average, most services and facilities can be accessed in under 15 minutes travel time from the site.
SD_15	Land east of Ashton Road, Siddington	GF		Yes		Development would be a significant southwards extension into open countryside; Directly adjacent to key wildlife site; within setting of Listed Building (Greyhound pub); Grade 3 agricultural land (detailed survey required); Former railway line on western boundary; Severn & Thames Canal route on eastern boundary, which is a green corridor that would be eroded by development; The canal tow path is also a PROW and development would alter the rural approach to Siddington.	3.5	57	Site used as a horse paddock. On average, most services and facilities can be accessed in under 15 minutes travel time from the site.

#### South Cerney

SC_30	Land south of Station Road, South Cerney	GF / BF		Yes		Refused residential planning permission, which 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'; Small part of site within floodzones 3a and 3b; Part of site is a key wildlife site; 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; Very narrow configuration; PROW (bridleway) along eastern boundary.	2.25	57	On average, most services and facilities can be accessed in within 30 minutes travel time from the site.
SC_31	Land adjoining Walnut House, South Cerney	GF		Yes		Western half of site within floodzones 3a and 3b; Small part of the site within the Conservation Area and remainder of site has strong relationship with the Conservation Area; Grade 2 agricultural land (detailed survey required); Within filled quarry/ landfill buffer; Ridge and furrow; Local electricity network pylons; Extends development into open countryside; Access limitations, as site is not directly connected to a road; PROW and footpaths on southern and eastern boundaries.	1.78	15	High quality development on eastern third of site may be appropriate. On average, most services and facilities can be accessed in under 15 minutes travel time from the site.

T_39	Land at Cirencester Road, Tetbury	GF		Yes		Within Cotswold AONB; Half of site within filled quarry or landfill buffer; Local electricity network pylons run across north-east of site.	1.48	42	Site is fallow agricultural land. On average, most services and facilities can be accessed in under 15 minutes travel time from the site.
T_71	Land adjacent to Highfield Cottage, Tetbury	GF / BF		Yes		Not within or adjacent to development boundary and new housing would extend settlement northwards into open countryside; Within Cotswold AONB; Within setting of Highfield Cottage (Grade II Listed Building); Grade 2 agricultural land (detailed survey is required); Access limitations, unless access can be provided through the Highfield Farm housing development.	2.53	45	Site used as horse paddock, although also contains ménage, stables and a cottage. On average, most services and facilities can be accessed in under 15 minutes travel time from the site.

#### Upper Rissington

UR_1A	Upper Rissington Business Park, Tetbury	BF		Yes		AONB; Clean up costs; Several mature trees within the site.	2.28	43	Site has planning permission for a business park, as part of the neighbouring residential development. Currently used as a materials stores for neighbouring housing development.
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## Employment Sites

### Stow on the Wold

STW_E10	Stow Fair Site, Stow on the Wold	GF		Yes		High landscape sensitivity; Development would verge on coalescence between Stow and Mangersbury; 8 TPO's on site and several more on the edge; Within Cotswold AONB; Development would have negatively impact on setting of Stow's Conservation Area and Listed Buildings to north and south; 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.	4.42	Used as a horse paddock	On average, most services and facilities can be accessed in under 15 minutes travel time from the site.
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### Astone Down

RUR_E20	Land at Aston Down	GF		Yes		Not within or adjacent to a settlement identified as being sustainable in the Local Plan; Within Cotswold AONB; Grade 3 agricultural land (detailed survey required). Poor accessibility to services and facilities.	136.3 (whole) 52.64 (in Cotswold District)	Employment B1, B2, B8	Site is split across the Stroud District and Cotswold District boundary. Some of the former airplane hangars are already in employment use. Site also used as a glider aerodrome with arable farmland in the middle, although there are also large areas of hardstanding. On average, a journey in excess of 30 minutes travel time from the site is required to access most services and facilities.
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### Beverstone Parish

RUR_E21	Babdown Industrial Estate Extension	BF/ GF		Yes		Not within or adjacent to a settlement identified as being sustainable in the Local Plan; Within Cotswold AONB; Grade 3 agricultural land (detailed survey required); Southern most part of site within filled quarry/ landfill buffer; Local electricity network power cables across site; Visible from A4136 and surrounding countryside; Poor accessibility to services and facilities.	12.31	Employment B1, B2, B8	On average, a journey in excess of 30 minutes travel time from the site is required to access most services and facilities.
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