

The Local Planning Authority for the Neighbourhood Plan area is Cotswold District Council (CDC). The Cotswold District Local Plan (adopted August 2018) is the key planning policy document for the District. This is the framework for decisions on the use and development of land, and our Plan must be in line with its strategic policies. The Local Plan designates Fairford as a ‘Principal Settlement’ - an appropriate location to deliver future growth in the District, selected on the basis of social and economic sustainability, including accessibility to services and facilities.

The CDC Local Plan, Policy S5 (Fairford) allocates two sites in Fairford to deliver a total of 61 new dwellings

- Site F35B Land behind Milton Farm and Betterton’s Close (49 dwellings);
- Site F44 Land to rear of Faulkner’s Close, Horcott (12 dwellings).

Therefore, our Plan must deliver at least 61 new houses.

Our previous Neighbourhood Plan did not proceed to completion, largely because we did not agree with CDC that these 2 sites were the best available. Fairford Town Council was then awarded technical support from AECOM, to undertake an independent and objective assessment of the potential sites within the Fairford Neighbourhood Plan area which have been offered up by landowners as appropriate for development.

Eleven sites, taken from CDC's Strategic Housing and Economic Land Availability Assessment (SHELAA) list, were considered and reviewed through AECOM's site assessment process, with a combination of desktop assessment and site visits.

Sites considered through the appraisal: -

[See Map](#)

SITES CONSIDERED THROUGH THE APPRAISAL

- 1: Land to rear of Faulkner's Close, Horcott (SHELAA Ref F 44)
- 2: Land west of Horcott Road (SHELAA Ref F 50)
- 3: Land Behind Milton Farm and Bettertons Close (SHELAA F35B)
- 4: Land north of Farmor's School (SHELAA Ref 51D).
- 5: Land north of Crabtree Park & Land off Leafield Road (SHELAA Ref F 51B & F 51C)
- 6: Land east of Aldsworth Close (SHELAA Ref F 51A)
- 7: Jones' Field (SHELAA Ref F15).
- 8: Land east of Beaumoor Place (SHELAA Ref F 38)
- 9: Land at London Road (SHELAA Ref F 39D)
- 10: Field south east of granted planning permission, London Road (SHELAA Ref F 39C)
- 11: Land west of Terminus Cottage (SHELAA Ref F 52)

Taking into account the location and accessibility of the sites, and the environmental constraints present, **AECOM assessed that seven**

of the eleven sites were potentially suitable for development, and could be taken forward for the purposes of the Neighbourhood Plan if the constraints which had been identified could be overcome:

These were sites 1,3,5,7,8,10,11.

AECOM were not able to be conclusive about the seven potentially suitable sites. All the sites had constraints and they recommended that further investigation is needed to decide whether these sites could be made suitable with appropriate mitigation, or not.

We considered the pros and cons and what mitigation would be needed to overcome the constraints on each site.

WHAT DO YOU THINK?

RESULT OF SITE ASSESSMENTS

SITE	Suggested housing number (theoretical)	SHELAA assessment	AECOM assessment	Our assessment
F 35B Milton Farm	(47)	Access problem, impact on landscape and PROW, impact on Conservation area. Acceptable	Could be suitable for development if concerns regarding access, agricultural land, and impact on landscape, settlement character and heritage are addressed. Potential	Access problem, impact on landscape and PROW, impact on Conservation area, impact on Special landscape area. Distant from centre. Low potential
F44 Horcott Lake	12 (up to 28)	Access may be difficult to achieve, impact on landscape, PROWs and Horcott lake. High groundwater flood risk. Acceptable	Serious ground water flooding, issues include access, heritage and landscape. Potential	Access, heritage and landscape issues. Flood risk too high Not acceptable Could be nature reserve
F51B +51C Leafield Road	80 (up to 343)	Some flood risk, harmful impact on countryside and Special landscape area. Not acceptable	The southern half of the site is potentially suitable with no Significant constraints. Potential	Impact on countryside and Special landscape area Could be mitigated. Potential. Could provide School parking and relief road

SITE	Suggested housing number (theoretical)	SHELAA assessment	AECOM assessment	Our assessment
F 15 Jones Field	About 20 (up to 50)	Conservation area, limited access, impact on landscape and PROW, (Morgan Hall) Acceptable.	The site could be a suitable development location if the issues relating to access, heritage, and loss of agricultural land are resolved. Potential	Could be suitable if access and heritage issues mitigated. Potential. Could provide Parking area and allotments
F 38 E of Beaumont	12	Conservation area, Query on access, impact on landscape and PROW, groundwater flood risk. Not currently acceptable.	The site could be suitable if numerous issues resolved; mainly access, heritage, amenity, ground water flood risk, and loss of agricultural land. Potential	Could be suitable If all issues resolved. Potential. Could provide relief parking for surgery
F 39C S of London Road	32	Access problem, landscape impact, groundwater flood risk. Acceptable	The site could be suitable if the access and ground and surface water flooding issues are resolved. Potential	Access could be via Industrial site. Flood risks may be unacceptable. Low potential. Could be employment site

SITE	Suggested housing number (theoretical)	SHELAA assessment	AECOM assessment	Our assessment
F 52 W of Terminus Cottage	17-30 (up to 65)	Difficult access, distant from centre, landscape impact, groundwater flood risk. Acceptable	The site could be suitable if the access and ground and surface water flooding issues are resolved. Potential	Difficult access, distant from centre, landscape impact. Flood risks may be unacceptable. Low potential

Note - for all sites. Thames Water has indicated that sewage capacity is limited and developers must consult them at an early stage. They would need to pay for any investigations required.

CDC Water Cycle Study (JBA, 2015) predicts that the waste water treatment works (WwTW) at Fairford will require some infrastructure upgrade to accommodate higher flows and/or to prevent water quality deterioration. Development sites greater than 15 units are likely to require local network improvements. Upgrading of Fairford WwTW is not included in 2015 to 2020 capital works programme and it is likely to be some years before the treatment capacity is increased. CDC has therefore indicated that larger developments should be delayed until the latter part of the 2018 to 2031 Plan period.