

Fairford Neighbourhood Plan

Site Assessment Report

Regulation 16 version (revised)

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1. INTRODUCTION

The purpose of this report is to provide a summary of the site assessment work that has informed the selection of sites in the Fairford Neighbourhood Plan. This report has informed the Sustainability Appraisal (SA/SEA) of the Plan, which has in turn informed the choice of its specific site allocation policies.

The work has been undertaken and completed by the Neighbourhood Plan Steering Group but has been reviewed and validated by Neil Homer MBA MRTPI, Planning Director of RCOH Ltd, as professionally credible, consistent and transparent.

2. METHODOLOGY

It is important to explain how the site assessment work fits with the process of preparing the Neighbourhood Plan and with the separate but closely related SA/SEA exercise. The approach reflects the advice of the Planning Practice Guidance on the assessment of sites for their housing and other development potential. A number of comments were received on this process at the Pre Submission stage indicating that it had not been explained well enough. In which case, this final version of the report goes into more detail.

As neighbourhood plans cover much smaller areas than Strategic Housing Land Availability Assessments, they are able to consider a variety of spatial issues for place making that is not possible for every Parish at the District scale (e.g. in the direct provision of infrastructure). This allows for more emphasis to be placed on defining and comparing the spatial merits of sites in considering if and how they may be developed.

The visioning and objective work that formed the basis of early community engagement activity on the Plan provided a clear preference for the spatial strategy that the Plan must adopt to growing the town in the future. Essentially, the strategy focuses on leveraging community benefits wherever possible and reasonable to do so and in doing so, avoiding harmful incursions into the surrounding landscape. Since Fairford historically floods, and has been identified as subject to groundwater flooding, flood risks were also an important consideration.

Site assessments have been undertaken by the neighbourhood planning team. The availability and capacity of the sites, is drawn from the District Council's 'call for sites' exercises and the Town Council's own knowledge of available land. Of the other available sites, any land that was beyond the town was excluded at the outset of being contrary to a range of national and adopted Local Plan policies.

The initial assessments originally formed part of a number of broader spatial options that were tested during the preparation of the Draft and Final SA SEA reports. However, as part of the examination of the Neighbourhood Plan, changes have been made to the approach taken and the Revised SA SEA report simply assesses individual sites against the SA SEA objectives, and not spatial options.

For each site, the observations relate to:

- its potential, by way of its location, to deliver a reasonable community infrastructure benefit as part of a scheme
- its current/past use
- flood risks, including groundwater

- the legacy of any expressed community opinions on its development potential (either through the planning history of past development proposals or the engagement activities undertaken so far)
- its location in relation to existing policy designations (e.g. Conservation Area) and the nature of its surrounding land uses

In respect of the latter bullet point, and through consultations with the community, a number of specific factors were used to guide the evaluation of the 'pros' and 'cons' of each site. These, and the associated aims, are outlined in the table below.

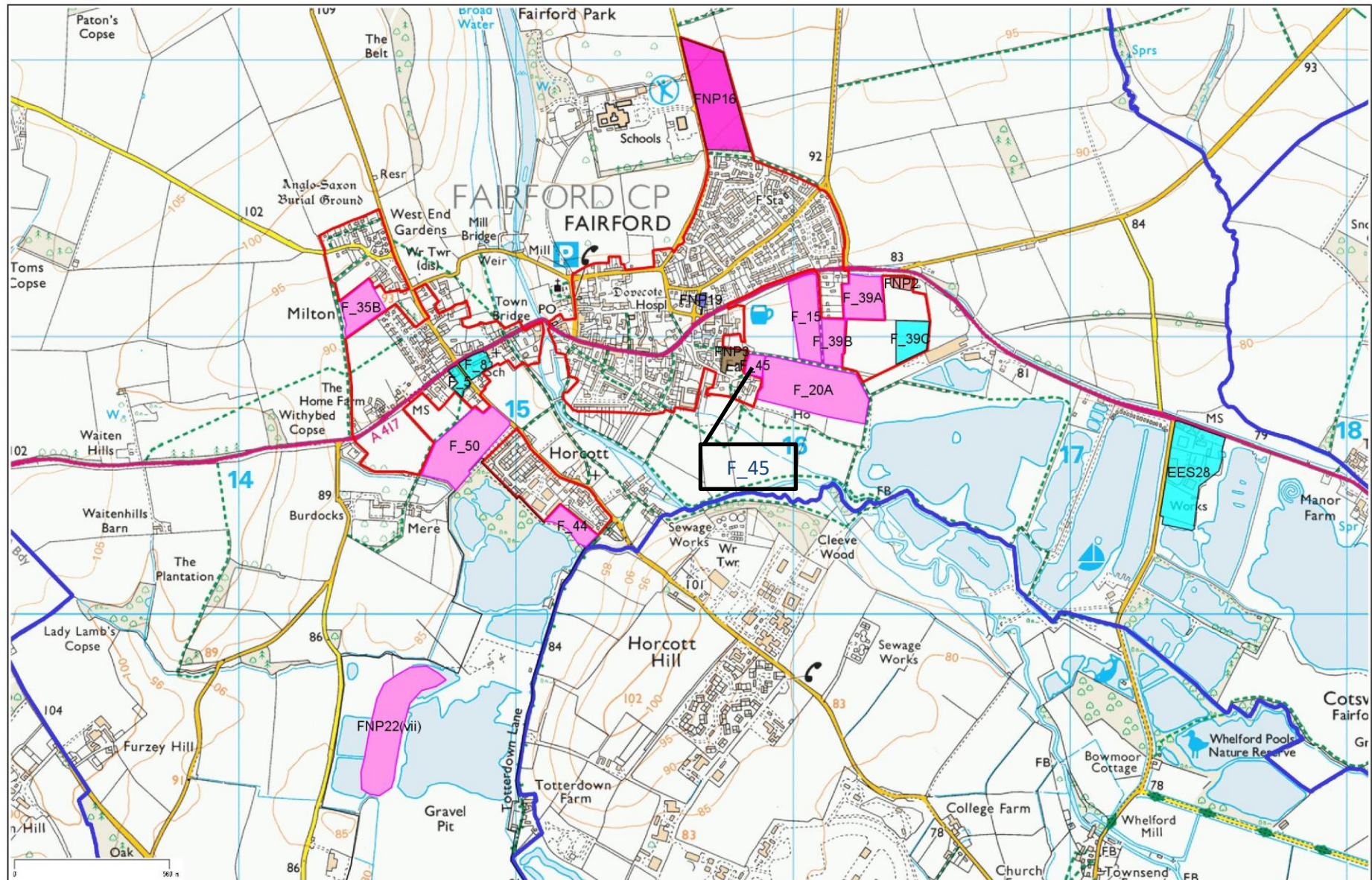
Factor	Aim
Environmental quality	To ensure groundwater sources are protected and pollution (all forms) is prevented
Biodiversity	To ensure biodiversity and the natural environment are protected
Flood Risks	To ensure development is not vulnerable to flood risks (all types) and does not increase these elsewhere
Traffic	The effect of additional traffic to/from any new development is assessed, specifically to minimise additional traffic through the centre of the town.
Listed Buildings/Scheduled Monuments	To preserve existing heritage assets and the significance of their settings
Conservation Area	To preserve as far as possible the character of the current conservation area in terms of the area itself, and the relationship with areas on its boundary
Views/Visual Impact	To maintain significant (outward) views over the surrounding countryside and any significant (inward) views of the town To limit the visual impact of any new development
Rural Character	New developments should not change the existing rural character of the town
Land resources	Protection of better quality agricultural land; re-use of brownfield land; access to recycling
Open/Green Space Considerations	To maintain or improve green and open spaces within the town
Public Rights of Way	To maintain the amenity value of Public Rights of Way, including views from these
Amenity Potential	Any large development should add better amenity to the town. e.g. sports facilities, educational facilities, doctor's surgery/schools parking, children's play areas, cycle paths, additional footpaths, publicly accessible green space
Community	New developments should not disrupt or better still, build on the sense of community in the town
School access	To ensure ease of access to local schools
Health access	To ensure ease of access to local health facilities (appropriate to demographics)
Distance to Town Centre	New developments should ideally be reasonably close to the town centre to help retain character and sense of community
Employment access	To ensure ease of access to local employment (including via public transport)
Infrastructure	To enable improvements in local infrastructure capacity or quality

With respect to Biodiversity, evidence has been sourced from the local community who regularly visit the sites including local birdwatchers. Further evidence has been sourced from the Natural England/DEFRA Magic Mapping site which identifies specific Bird Conservation Targeting Project (BCTP) species in the Fairford area which include: Yellow Wagtail, Turtle Dove, Tree Sparrow (norther Fairford), Redshank, Lapwing, Grey Partridge, Curlew, Corn Bunting. There have also been recent sightings of Snipe (on BCTP list). The Natural England/DEFRA Magic Mapping site has also been accessed to check and identify relevant Agricultural Land Classifications, SSSI and impact zones, Priority Habitats, local Wildlife Sites and Nature Reserves in the Fairford area.

Note.

- All sites are within the Brize Norton and Fairford Airport Safeguarding Area
- All sites are within the Upper Thames Valley Minerals Consultation Area
- Groundwater figures are as indicated on the ESI Groundwater Flood Risk map.
- Most of the sites are within the Cotswold Water Park area, any zone designations are noted

3. THE IDENTIFIED SITES



4. ASSESSMENTS SUMMARY

Site/Policy Ref	Site Location	Pros	Cons (for housing)
FNP16	Land off Leaffield Road	Importantly, this area is not subject to fluvial, ground water or surface water flood risk; Close to schools and some sports facilities; proposed scheme helps to address local congestion and parking issues and release land for Primary school expansion; Local Plan SA preferred area for development; supported by local community and landowner.	Close to edge of Conservation Area and Special Landscape Area (although not considered to impact principal features, with appropriate landscaping); relatively distant from town centre and some other facilities; greenfield site; access from Leaffield Road (would be mitigated by proposed scheme to provide land for parking etc); part within groundwater SPZ 2.
FNP3	Land at East End (SHLAA ref F_38)	Close to health facilities and relatively close to town centre; Would enable provision of parking capacity for doctors/staff at the nearby surgery, to help resolve an identified issue. Suitable location for retirement homes	In Conservation Area and close to Grade II listed building (Morgan Hall). PROW through north and to east of site. Access via East End. Drainage issues.
FNP22 (vii)	Land off Rhymes Lane	Could enable the delivery of a package of recreational, tourism and community benefits and flood risk management improvements as part of a masterplan for Horcott Lakes.	Constrained access via Rhymes Lane; distance from town centre, schools and other facilities; potential conflicts with Local Plan policies for Cotswold Water Park etc. (although these do not deal with the conflicting needs of this location well). Landscape. May require independent drainage/sewage treatment.
F_39A (SHLAA ref)	Land off London Road (FTFC Practice Ground)	Reasonable walking distance to town centre and local employment. Connected to footpath network.	Sports ground, proposed by land interests for upgraded sports facility. Relative distance from town centre, schools and other facilities. Visual impact on nearby housing and setting of town. GW flood risk, drainage, impact on off-site flood risk, access (capacity/location)
F_39B (SHLAA ref)	Fairford Town Football Club football ground site	Reasonable walking distance to doctors surgery and local employment. Connected to footpath network.	Sports ground and camping facility; Relative distance from town centre; impact on views from PROWs, setting of Conservation Area and rural

			character. GW flood risk; drainage. Impact on off-site flood risk. Access (capacity/location)
F_39C (SHLAA ref)	Field South East of Keble Fields (Bovis).	Close to existing employment site. Site big enough to buffer between business use and new housing uses to the north and west. Possible mixed use scheme of housing and employment if carefully designed to avoid amenity conflicts.	GW flood risk, drainage. Alternative use for business. Access (capacity/location). Relatively remote from town centre, schools and other facilities.
F_45 (SHLAA ref)	Land south of Morgan Hall	Reasonable walking distance to town centre. Connected to footpath network.	Impact on landscape, setting of CA and listed buildings, views from PROWs. Loss of private 'allotment' land. Access via East End and narrow private lane. Drainage
F_20A (SHLAA ref)	Land south of Cinder Lane	Reasonable walking distance to town centre and local employment. Connected to footpath network.	Impact on biodiversity, landscape, setting of CA and listed building, impact on views from PROWs, flood risk (impact on off-site flood risk), access (capacity/location), drainage, B&MV agricultural land.
F_50 (SHLAA ref)	Land west of Horcott Road	Close to local employment and some green space. Reasonably close pedestrian access to town centre, but cycle access involves negotiating Horcott Rd and A417. Connected to footpath network.	Landscape, impact on setting of CA and town, views from PROWs and rural character. Development would cause coalescence of Horcott with Fairford. Access via Horcott Rd. Groundwater SPZ 1. GW/SW flood risks (inc off-site flood risks) and drainage issues. Remote from doctors surgery and schools.
F_15 (SHLAA ref)	Jones's Field (Morgan Hall Field)	Reasonable walking distance to town centre. Connected to footpath network.	Biodiversity (Woodpasture and Parkland BAP priority habitat) Within CA and curtilage/setting of Morgan Hall (Grade II listed); Views from PROWs. GW flood risk & drainage. Access onto A417 (visibility issue).
F_35B (SHLAA ref)	Land behind Milton Farm	Relatively unobtrusive if screened as now largely surrounded by other development. Reasonable walking distance to town centre. Connected to footpath network.	Impact on rural character, Impact on views from PROWs and adjacent housing, Access (to the site and via Coronation Street) and traffic impact; impact on farm access to adjoining fields, Groundwater SPZ 1, GW flood risk, drainage. Not currently available.

F_44 (SHLAA ref)	Land behind Faulkners Close	Adjoins existing housing development.	Landscape, impact on biodiversity. Adjoins existing industrial estate; access issues; remote from town centre, schools and other facilities. Drainage and impact on flood risk (inc off-site flood risks), Conflict with amenity/tourism use.
F_5 and F_8 (SHLAA ref)	Applestone House/Coln House School	Reasonable walking distance to town centre. Connected to footpath network.	Listed Buildings and CA, Access via Horcott Road. Better suited to meet local demand for business/office/workshop uses.
FNP19 (SHLAA ref F_2)	East Glos Engineering Co. Site	Reasonable walking distance to town centre, schools and other facilities. Previously developed site. Potential to improve visual impact compared with existing buildings on the site.	Within Conservation Area and setting of adjacent listed buildings. Access with restricted visibility. Sub-threshold capacity. Established business use that policy FNP19 protects from unnecessary loss to housing. Possible alternative use for business redevelopment in 'edge of centre' location.

DISCOUNTED SITES (NOT ASSESSED)

Site/Policy Ref	Site Location	Pros	Cons
-	FTYFC playing field		Landscape, setting of CA and town, Flood risk (Zone 2/3), Access via Horcott Rd
F_20B (SHLAA ref)	Land between East End and River Coln		GW and fluvial flood risk (Flood Zone 3), drainage, access, landscape (discounted in 2014 SHLAA)
F_21 (SHLAA ref)	Land south of Moor Lane		Impact on views, landscape, flooded in 2007 (discounted in 2014 SHLAA)
F_24	Former Fairford Railway Station		Landscape, biodiversity, part of established employment site.
F_36B (remaining part)	[Land between Horcott and Fairford] (Land south of Cirencester Road)		This site is now essential to maintaining the rural setting of this end of the Fairford Conservation area.
F_39D (FNP3)	Land at London Road (community facilities area)		Conflict with healthcare/community consent (part of 13/03793/OUT) and potential area healthcare strategy.
F_40 (SHLAA ref)	Land south of East End		Impact on views, landscape, flooded in 2007 (discounted in 2014 SHLAA)
F_41	Land at 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. Also Woodpasture and Parkland BAP Priority Habitat.
F_52	Land west of Terminus Cottage and Station Cottage		Not in SHLAA at time of assessment; remote from town centre, schools and facilities; access issues

5. INDIVIDUAL SITE ASSESSMENTS

(N.B. distances in this section are approximate, measured from centre of site)

Site: FNP16 Land off Leafield Road

Gross Site Area = 4.8 Ha,

Proposed housing capacity: up to 80

Current Use: Agricultural

Availability: Owner willing to work with FNPSG. The site has been submitted by the landowners for inclusion in the 2016/17 SHLAA as development for housing together with community enabling proposals. The landowners have provided further site assessment reports.

Factor	Assessment (including possible mitigating measures)
Environmental quality	SW part of site is just within Ground Water SPZ 2 (could be avoided by directing discharges outside this area). Development would result in increased sewage pollution of the River Coln and areas downstream following heavy rainfall unless the capacity of the main sewage system is increased or, alternatively, an independent sewage system is installed.
Biodiversity	No on-site habitat or European protected species impacts identified, but priority habitat (Woodpasture and Parkland BAP) adjacent to SW and NW corners of site on opposite side of Leafield Road, which is also designated as part of a Strategic Nature Area. Adjacent woodland and hedgerows would need to be maintained as far as possible, but. Important trees, including those with TPOs, would be incorporated into the green areas on the site. Potential impact on SSSIs downstream due to sewage system capacity issue (as for all sites in Fairford).
Flood Risks (all types)	No identified on-site risk from fluvial, surface or ground water sources, although any run-off would need to be appropriately attenuated to avoid increasing flood risk via minor watercourses and other drainage routes. To avoid increasing risk of sewer flooding, improvements are required to the town's foul drainage system before any further significant housing developments are allowed to connect to it.
Traffic	Some additional traffic in Leafield Road is inevitable from the development if it is accessed from this. Access to the schools at key times is currently restricted due to parking on Leafield Road by the Primary School and resulting congestion. This would be relieved by provision of an off-road turning, drop-off and car parking area as part of the development proposal. Due to the proximity there should be NO additional school traffic generated, which would be a significant benefit compared with locating the new housing elsewhere in the town. Access in future by a new road link from the east would relieve the pressure on a constrained road network on the eastern side of the town centre. Although it may still be desirable to maintain a car access route via Leafield Road to spread the traffic burden and minimise overall environmental impact. This might also help to facilitate a bus route via the development.
Listed Buildings/Scheduled Monuments	None on site or affected in the vicinity. The site is to the East of Hatherop Rd, opposite to the Fairford Primary and Farmors School complexes. As such the site is screened by the school buildings and does not impact on the Conservation Area or Fairford Park.
Conservation Area	The site is adjacent to the NE corner of the Conservation Area but largely screened from it by trees.
Views/Visual Impact	There would be significant impacts on views to the northeast, east and southeast from points on Leafield Road and from the PROW to the north (through gaps in the hedge), but only moderate impacts from other viewpoints, including to the northwest from part of Lovers Lane and more distant views to the west from Hatherop Lane. The site is adjacent to the eastern boundary of the Special Landscape Area, but it is not considered that development would have a substantial impact on the principal features of this, which relate to the river valley, due to the topography and intervening vegetation. It is approx. 2 miles distant from the edge of the AONB, which is therefore not impacted. It is proposed that the impacts would be mitigated by additional tree planting and maintenance/enhancement of existing hedgerows. In order to minimise any increased noise and light pollution between the proposed development and the existing developments to the south of the site, it is proposed that a broad area of trees, hedges, incorporating existing and new footpaths, should be introduced. This will also create a clear separation between the sites.
Rural Character	The site lies within the TV2C Southrop Lowlands LCA. The Study of Land Surrounding Key Settlements in Cotswold District (2014 Update) describes the land on this side of the town as "large scale arable fields and pasture gently on the undulating dip slope", <u>although it acknowledges that "the abrupt and visually harsh edge between the modern housing development and the landscape ... means that such areas are not integrated with the landscape setting"</u> . It is important that layout, design and landscaping should mitigate this and be consistent with this edge of town location.

Land resources	The land is green field and agricultural (arable) but not considered to be of "best and most versatile" quality.
Open/Green Space Considerations	There is currently no public access to the site, but development would clearly affect its open nature.
Public Rights of Way	No direct impacts, although some views southward (through hedge gaps) from the footpath (BFA18) running to the north, and to the northwest from Lovers Lane would be affected.
Amenity Potential	Potential for the inclusion of a turning, drop-off and car parking area for the Primary School, to assist in relieving existing traffic congestion problems in Leaffield Road, and possible expansion of the school in the future. Also, provision of public open space and footpaths as part of the development.
Community	Close to school and some sports facilities, and relatively close to others, but relatively remote from Town Centre facilities (similar distance to sites on the western side of the town), so easy and safe non-car access as well as car access (e.g. for shopping) will be important.
School access	Close to schools. Provision of land for car parking etc would release space for expansion of the school, which will be necessary due to the expanding population.
Health access	About 1300m from doctor's surgery at Keble Lawns.
Distance to Town Centre	About 1300m.
Employment access	About 1600m from London Road Industrial Estate (via new access road).
Infrastructure	The introduction of parking/car & bus turn around facilities for the school and the allocation of land for any future school expansion need, would be beneficial for the community.

Planning History

CDC assessments

SHLAA – Submitted for call in August 2016

Current applications - None

FNPSG assessment summary

Pros:

Importantly, this area is not subject to fluvial, ground water or surface water flood risk.

Close to schools and some sports facilities.

Proposed scheme helps to address local congestion and parking issues and release land for Primary school expansion; Local Plan SA preferred area for development; supported by local community and landowner.

Cons:

Close to edge of Conservation Area and Special Landscape area (although not considered to impact principal features, with appropriate landscaping); relatively distant from town centre and some other facilities; greenfield site; access from Leaffield Road (would be mitigated by proposed scheme to provide land for parking etc); part within groundwater SPZ 2.

Conclusion:

Suitable for inclusion in FNP, subject to provision of car parking/other facilities for the Primary School and access from the east via a new road from Hatherop Lane

Site: FNP3 Land East of Beaumont Place, East End (SHLAA Ref F_38)

Gross Site Area = 0.475 Ha,
 Proposed housing capacity: Up to 10
 Current Use: Fallow
 Availability: Owner willing to work with FNPSG

Factor	Assessment (including possible mitigating measures)
Environmental quality	Part of site (with existing dwelling) is within Groundwater SPZ 3. Development would result in marginally increased sewage pollution of the River Coln and areas downstream following heavy rainfall unless the capacity of the main sewage system is increased or, alternatively, an independent sewage system is installed.
Biodiversity	No on-site habitat or European protected species impacts identified, but priority habitat (Woodland and Parkland BAP) adjacent northern boundary of site (Grounds of Morgan Hall). The area is bordered on the south and east by tall hedgerows and trees, which provide a natural habitat for nesting birds, insects, rabbits and other wildlife. Potential impact on SSSIs downstream due to sewage system capacity issue (as for all sites in Fairford)
Flood Risks (all types)	The site provides soakaway drainage for water run-off from the surrounding houses, and soakaway for drainage from Morgan Hall. Following periods of rain the site is also subject to standing water. Any additional run-off from the site would add to existing issues in East End. It is shown as a Medium or High risk area on the ESI Groundwater Flood Risk map.
Traffic	The East End road is narrow, barely two cars' width, with a blind bend, on-road parking and speed humps. It is already subject to both car and delivery van traffic to the Eight Bells public house (near the A417 end), surgery, bowling club, Lygon Court & Beaumont Court retirement complexes and other residences. Cable cottages front onto the road. The only really viable access to the site would involve demolishing a present temporary building on the site, which is situated close to the bowling club on East End road.
Listed Buildings/Scheduled Monuments	None on the site itself. The northern boundary of the site adjoins part of the grounds of Morgan Hall, a Grade II listed building. However, inter-visibility is very limited due to high Cotswold stone wall and intervening vegetation, so the impact on the significance is considered to be less than substantial.
Conservation Area	The site is within the Fairford Conservation Area
Views/Visual Impact	Development would impact views from the bungalows on the south side of the site and Beaumont Place retirement homes adjacent to the west side of the site, as well as from the PROW through the north of the site. The PROW to the East of the site would be partly shielded by the tall hedgerow.
Rural Character	The site is in a rural grassed field enclosed by a Cotswold stone wall to the north, hedgerows and garden/builder's yard beyond to the east, hedgerows backing onto three bungalows on the South and Beaumont retirement home to the west.
Land resources	The land is 'green field'.
Open/Green Space Considerations	Development would result in some green space being lost, which is regularly used by dog and other walkers. (The developer is willing to leave a green buffer adjacent to the PROW).
Public Rights of Way	A Public Right of Way/footpath exists through the North of the site and adjacent to the Eastern boundary, connecting East End to the Cinder Track and the lakes.
Amenity Potential	The site has potential for the provision of car parking for the doctors' surgery at Keble Lawns, accessible on foot via the PROW.
Community	The site is close to the surgery and bowling club and is within reasonable walking distance of the town centre.
School access	The site is about 1100m from the town's Primary School and 1350m from the Secondary School, to which pedestrian/cycle access would require crossing of the A417 at a relatively hazardous location.
Health access	About 100m from the doctor's surgery at Keble Lawns.
Distance to Town Centre	In walking distance to the town centre – around 700m, but requires crossing the A417.
Employment access	The site is within reasonable walking or cycling distance from the main business parks on London Road (1400m) and at Horcott (1300m).
Infrastructure	Inclusion of doctor/staff parking for the surgery in a development as proposed would help alleviate the present parking congestion at the surgery.

Planning History

CDC assessments

SHLAA – Assessed in November 2012 as not currently deliverable and with access issues

Current applications

No current formal application.

FNPSG assessment summary

Pros:

Suitable location for retirement homes close to the doctors surgery and Bowling Club;

Would enable provision of parking capacity for doctors/staff at the nearby surgery, to help resolve an identified issue.
Close to health facilities and relatively close to town centre;

Cons:

The site is within the Conservation Area and subject to drainage (including groundwater) access and green space issues.
In Conservation Area and close to Grade II listed building (Morgan Hall).
PROW through north and to east of site.
Access via East End.

Conclusion:

A proposal for the area to be developed to include parking for doctors/staff at the nearby surgery and limited numbers of low level retirement dwellings could be considered if the above issues could be resolved, and has been included in the FNP.

Site: FNP22(vii) Land off Rhymes Lane (for 'Eco' housing development and forms part of the proposed Horcott Lakes mixed use development)

Gross Site Area = 5.9 Ha,

Proposed housing capacity: Up to 20 of 'high environmental standard' (not to include affordable housing, due to location)

Current Use: Reclaimed mineral extraction land

Availability: Owner willing to work with FNPSG. They will be implementing a full Site Assessment and Hydrology Survey.

Factor	Assessment (including possible mitigating measures)
Environmental quality	Independent sewage system suggested since the site could not easily connect to the main Fairford/Horcott system, but discharge would have to be cleaned to good standard as the site is in Groundwater SPZ 1.
Biodiversity	Key Wildlife Site within 250m at northern Horcott lakes. A considerable variety of wildlife is present including water fowl, hedgerow birds and mammals, as found around other lakes in the area formed as part of restoration of former mineral extraction sites. However there is an inherent conflict between encouraging wildfowl and aircraft safeguarding requirements in a location so close to RAF Fairford. Potential impact on SSSIs downstream due to sewage system capacity issue (as for all sites in Fairford)
Flood Risks (all types)	Outside fluvial risk area in the relatively small Dudgrove brook catchment, and identified on ESI map as High/Medium groundwater risk area, but would be built on ground sufficiently high to avoid these issues. However, there is an identified issue with flood risk downstream on the Air Base and in Whelford, so it is proposed to incorporate a scheme for managing the lake levels to help reduce this. To avoid increasing risk of sewer flooding, improvements are required to the town's foul drainage system before any further significant housing developments are allowed to connect to it or, alternatively, an independent sewage system is installed.
Traffic	Access via Rhymes Lane, which is used by traffic to the nearby garage, Fairford Concrete Products site, farm and is an emergency route to the Fairford Airbase, is basically single track and would require some upgrading as part of the development proposal, together with provision of pedestrian and cycle links (possibly via Totterdown Lane). Given the proposed scale of development, limited additional traffic would be generated through Marston Meysey as well as routes via the A417 to the north.
Listed Buildings/Scheduled Monuments	None on site
Conservation Area	(Remote from Conservation Area)
Views/Visual Impact	Visual impact is in the context of the wider landscape rather than view from or towards the town itself. The proposed development would be set back and screened by hedges (partly permeable) from Rhymes Lane and would have to be appropriate to the setting of the lake. It would be visible from the PROW along Totterdown Lane across middle Horcott lakes. However, this could be partly mitigated by good design and screening by trees etc.
Rural Character	The site lies within LCA TV 1C Fairford and Lechlade on the edge of a zone dominated by Fairford airfield and its associated buildings and structures. Since the site is in a remote location reached by narrow lanes it is rural in itself, but development would therefore not affect the rural character of the town. Design (housing and layout) should reflect this location with appropriate landscaping.
Land resources	Part of land restoration following mineral extraction.
Open/Green Space Considerations	It is envisaged that as an 'Eco' development it would incorporate significant green spaces and tree planting in the scheme.
Public Rights of Way	None on site at present, but new footpaths/cycleways are proposed for the overall development of the Horcott Lakes.
Amenity Potential	Potential scheme involving transfer of the northern Horcott Lakes (including site F_44) to the local community to maintain and extend existing wildlife/recreational uses. Could be linked by new footpaths around the middle and lower Horcott lakes in the future to provide extended routes. CWP zone B (suitable for recreational uses provided there is no creation of noise or traffic nuisance)
Community	Remote from town and facilities
School access	Cycling rather than walking distance from Secondary School (3000m) and Primary School (3250m) – This would require negotiating Rhymes Lane, Marston Meysey lane and part of A417, which is hazardous.
Health access	2750m from Doctors' Surgery (car journey)
Distance to Town Centre	2200m via lane and footpaths (cycle or car journey)
Employment access	2100m from Horcott Road Industrial Estate, 3900m from London Road Industrial Estate (cycle or car journey)
Infrastructure	Potential for scheme to help manage flood risk in the catchment, by managing levels and flows through the lakes. Proposed to include solar panels on lake for clean power generation, plus water level management.

Planning History
CDC assessments
SHLAA – None

Current applications
None

FNPSG assessment summary

Pros:

Could enable the delivery of a package of recreational, tourism and community benefits and flood risk management improvements as part of a masterplan for Horcott Lakes. This includes transfer of northern lakes to FTC for public enjoyment, development of wildlife visitor centre, extensive new footpaths, management of lake levels to reduce flooding, plus solar panels for power generation. Landscape impact could be mitigated by sympathetic design. These uses would provide valuable social and environmental benefits, contributing to other sustainability objectives. The limited housing development envisaged (up to 20) would enable the master plan which on balance would enhance public accessibility and enjoyment of the lakes and countryside.

Cons:

Constrained access via Rhymes Lane; Remote from town centre, schools and other facilities; potential conflicts with Local Plan policies for Cotswold Water Park etc. (although these do not deal with the conflicting needs of this location well).
Landscape. May require independent drainage/sewage treatment.

Conclusion:

Although remote from the town and its facilities, an 'eco' housing development would be acceptable subject to environmental considerations and as part of a package involving other community benefits such as the transfer of the northern Horcott lakes to the community for wildlife and recreational uses, with provision for the future management of the latter.

Site: SHLAA Ref. F_39A Land off London Road (FTFC Practice Ground)

Gross Site Area = 2.26 Ha,

Potential housing capacity (not proposed): 68

Current Use: Football practice field

Availability: Football Club preferred site for development of new sports ground facility

Factor	Assessment (including possible mitigating measures)
Environmental quality	Development would result in increased sewage pollution of the River Coln and areas downstream following heavy rainfall unless the capacity of the main sewage system is increased or, alternatively, an independent sewage system is installed. Green field site.
Biodiversity	Mature hedgerows surround parts of the site which links to countryside, ecological value - green space remaining in area of built development. Badger sets in vicinity. Mature trees on north boundary would need to be retained. Potential impact on SSSIs downstream due to sewage system capacity issue (as for all sites in Fairford) (Nearest SSSI 720m to southeast)
Flood Risks (all types)	Flood zone 1 but flow route into Lake 104, shown as Ground Water flood risk on ES1 map implying potential difficulties with sustainable drainage. To avoid increasing risk of sewer flooding, improvements are required to the town's foul drainage system before any further significant housing developments are permitted to connect to it.
Traffic	Concerns about safe access. Site has visibility/safety issue with exit onto A417 from existing consented site, and concerns expressed about intensification of its use.
Listed Buildings/Scheduled Monuments	None on site or adjacent.
Conservation Area	N/A.
Views/Visual Impact	Softens edge of Bovis development on eastern entrance to town.
Rural Character	Part of 'rural' approach to Fairford from the east.
Land resources	Site is grassland formerly agricultural (B&MV), presently used as the Fairford Football club's practice pitch.
Open/Green Space Considerations	The site is an open field which previously extended into countryside to the east and is now surrounded by houses.
Public Rights of Way	None on site.
Amenity Potential	Potential for developing an improved sports ground & social facility.
Community	Land in current sports/community use.
School access	1100 m from Primary school, 1400m from Secondary school.
Health access	950m from Doctors' Surgery.
Distance to Town Centre	1200m from town centre, requires crossing A417.
Employment access	The site is within reasonable walking or cycling distance from the business park on London Road (900m). Commuting to the Horcott Rd Industrial Estate (1900m) would most likely be by car, via the town centre.
Infrastructure	Potential for developing an improved sports ground & social facility. However, this would be likely to involve the loss of the existing facilities at the Fairford Town Football Club ground on Cinder Lane.

Planning History

CDC assessments

Previous SHLAA assessment process (SHLAA Addendum2 Dec 2015) also identified the following potential development constraints: a number of hedges and trees 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 ESI map, implying potential difficulties with some methods of sustainable drainage.

Current applications

No current formal applications.

Acceptability

FNPSG assessment summary

Pros:

Reasonable walking distance to town centre and local employment. Connected to footpath network.

Cons:

Sports ground, proposed by land interests for upgraded sports facility.

Relative distance from town centre, schools and other facilities.

Visual impact on nearby housing and setting of town.

GW flood risk, drainage, access (capacity/location)

Conclusion:

This site is not considered suitable or acceptable for allocation in the FNP, for the reasons given above.

Site: SHLAA Ref. F_39B Fairford Town Football Club

Gross Site Area = 1.35 Ha,
 Potential housing capacity: 40
 Current Use: Sports ground
 Availability: Currently N/A because of use as football ground

Factor	Assessment (including possible mitigating measures)
Environmental quality	Development would result in increased sewage pollution of the River Coln and areas downstream following heavy rainfall unless the capacity of the main sewage system is increased or, alternatively, an independent sewage system is installed.
Biodiversity	Site is greenfield bridge from edge of town into open countryside. Adjacent to BAP Woodpasture and Parkland Priority Habitat. Important trees and hedge on southern edge of site must be retained. Potential impact on SSSIs downstream due to sewage system capacity issue (as for all sites in Fairford)
Flood Risks (all types)	Fluvial flood zone 1 but flow route into adjacent Lake 104. Borehole evidence of regular Ground Water flooding and likely difficulties with sustainable drainage. To avoid increasing risk of sewer flooding, improvements are required to the town's foul drainage system before any further significant housing developments are permitted to connect to it.
Traffic	Access from Cinder lane, narrow unmade private road, has poor visibility junction onto A417. Concerns about capacity of alternative access via existing Bovis estate on increasingly busy stretch of road with multiple junctions in close proximity.
Listed Buildings/Scheduled Monuments	Close to Morgan Hall and would arguably affect the setting of this.
Conservation Area	Edge of Conservation area and would affect the setting of this.
Views/Visual Impact	Development would have a severe impact on views to the southeast from Cinder Lane and to the north and northwest from the ancient track and PROW (Fieldway) running to the south of the site.
Rural Character	The site is a currently a low intensity use including green space linking to open countryside to the south and well screened by trees.
Land resources	Present use as football field and camp-site (Caravan and Camping Club certified site).
Open/Green Space Considerations	Site is currently a green space with sporting use and also provides a bridge from the edge of town into open countryside.
Public Rights of Way	Views from important ancient track and PROW (Fieldway) immediately to south of site and PROW on Cinder Lane would be impacted.
Amenity Potential	Present use as football ground is valuable amenity to the town.
Community	Bar and club house provide well-used social amenities.
School access	1370m from Primary school, 1670m from Secondary school.
Health access	600m from Doctors' Surgery.
Distance to Town Centre	1100m from town centre, requires crossing A417.
Employment access	The site is within reasonable walking or cycling distance from the business park on London Road (900m). Commuting Horcott Rd Industrial Estate (1700m) would most likely be by car, via the town centre.
Infrastructure	None identified.

Planning History

CDC assessments

Previous SHLAA assessment - (SHLAA Addendum2 Dec 2015) 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 ESI map, implying potential difficulties with some methods of sustainable drainage.

Current applications

No current formal applications

FNPSG assessment summary

Pros:

Reasonable walking distance to doctors surgery and local employment. Connected to footpath network.

Cons:

Sports ground and camping facility; Relative distance from town centre; impact on views from PROWs, setting of Conservation Area and rural character. GW flood risk, drainage, impact on off-site flood risk. Access (capacity/location).

Conclusion:

This site is not considered suitable or acceptable for allocation in the FNP, for these reasons.

Site: FNP18 / SHLAA Ref. F_39C – Field South East of Keble Field/Bovis

Gross Site Area = 1.7 Ha,

Potential housing capacity: 50 (Kensington & Edinburgh)

Current Use: Agricultural/fallow

Availability: Preferred as site for expansion of London Road Industrial Estate

Factor	Assessment (including possible mitigating measures)
Environmental quality	Development would result in increased sewage pollution of the River Coln and areas downstream following heavy rainfall unless the capacity of the main sewage system is increased or, alternatively, an independent sewage system is installed. Potential detrimental noise impact from the adjacent industrial area.
Biodiversity	The site is surrounded by mature hedgerows/trees and adjacent to the old railway embankment which is rich in hedgerow birds, rabbits and insects. Key Wildlife Site 60m to the south. There is also potential impact on SSSIs downstream due to sewage system capacity issue (as for all sites in Fairford) and water run off issues from an industrial site.
Flood Risks (all types)	The southern end of the site is shown as having ground water flood risk on the ESI map. There also potential issues of increased surface water run-off into the industrial area and Lake 104 from development. To avoid increasing risk of sewer flooding, improvements are required to the town's foul drainage system before any further significant housing developments are permitted to connect to it.
Traffic	Access may be possible through the existing industrial estate to the East of the site, but this is restricted due to present industrial activity and road width. Concerns expressed about capacity of alternative access via existing Bovis estate on increasingly busy stretch of road with multiple junctions in close proximity.
Listed Buildings/Scheduled Monuments	None on site.
Conservation Area	N/A.
Views/Visual Impact	Views from the adjacent housing development would no longer be onto green land.
Rural Character	The site is bordered on the North and West by the new Keble Fields housing development, the industrial area to the East and the old railway embankment to the South.
Land resources	The site is presently fallow arable farmland with half being Grade 3a quality.
Open/Green Space Considerations	There is currently no public access to the site, but development would clearly affect its open nature.
Public Rights of Way	None on site of or adjacent.
Amenity Potential	The present amenity value is its rural character but in the longer term the site could be used for expansion of the London Road industrial area.
Community	The site is far away from any local amenities such as the town centre, schools, surgery.
School access	The distance to Farmor's secondary school is 1840m and 1540m to the primary school. Access to both schools would require using, and crossing the busy A417.
Health access	The surgery is 1260m from the site.
Distance to Town Centre	The town centre is 1550m from the site.
Employment access	Close employment access to the London Road industrial area (870m via roads). Future development for light industrial/business or mixed use would increase employment opportunities for the town
Infrastructure	Potential development with employment opportunities

Planning History

CDC assessments

SHLAA (Addendum November 2015) – Constraints include the site presently being arable farmland (50% 3a quality); noise impact; environmental setting; sewage/drainage issues and access.

Current applications

No current formal applications

FNPSG assessment summary

Pros: Close to existing employment site.

Site big enough to buffer between business use and new housing uses to the north and west. Possible mixed use scheme of housing and employment if carefully designed to avoid amenity conflicts.

Cons:

GW flood risk, drainage, impact on off-site flood risk.

Alternative use for business.

Access (capacity/location). Relatively remote from town centre, schools and other facilities.

Conclusion:

This site is not considered suitable or acceptable for allocation for housing in the FNP for these reasons. However, it would be suitable as an extension to the London Road industrial area to help increase local employment opportunities, (FNP18).

Site: SHLAA Ref. F_45 Land South of Morgan Hall

Gross Site Area = 0.486 Ha,
 Potential housing capacity: 12 (SHLAA review 2012)
 Current Use: Private 'allotment' gardens/builder's yard
 Availability: Unknown

Factor	Assessment (including possible mitigating measures)
Environmental quality	Development would result in increased sewage pollution of the River Coln and areas downstream following heavy rainfall unless the capacity of the main sewage system is increased or, alternatively, an independent sewage system is installed.
Biodiversity	The area is bordered on the North and East by thick hedgerows and trees, which provide a natural habitat for nesting birds, insects, rabbits and other wildlife. Buzzards breed in the nearby Morgan Hall grounds. Potential impact on SSSIs downstream due to sewage system capacity issue (as for all sites in Fairford).
Flood Risks (all types)	The site provides soakaway drainage for water run-off from the houses to the west, and soakaway for drainage from Morgan Hall. Any additional run-off from the site would add to existing issues in East End. It is shown as a Medium or High risk area on the ESI Groundwater Flood Risk map and nearby EA borehole gives evidence of high groundwater levels (sometimes above surface). To avoid increasing risk of sewer flooding, improvements are required to the town's foul drainage system before any further significant housing developments are permitted to connect to it.
Traffic	Access beyond East End would be via narrow private lane.
Listed Buildings/Scheduled Monuments	None on the site itself, but the site lies between two Grade II listed buildings, Morgan Hall grounds immediately to the north and Moor Farm immediately to the south, affecting their settings.
Conservation Area	The site borders the Fairford Conservation Area.
Views/Visual Impact	Development would severely impact the landscape in the area as it is close to the southern boundary of Morgan Hall, is bordered on the west and north by PROWs and also is on the eastern edge of the Fairford conservation area. The present part use of the site for allotments is in keeping with its surroundings.
Rural Character	The site is in a rural setting surrounded by to the west and north by mature hedgerows, fields to the east. It provides an important link from the edge of town into the countryside. Its use for private 'allotments' also adds to its rural character.
Land resources	Part of the land is currently used for private allotments, the other part as a small builder's yard.
Open/Green Space Considerations	Development would result in the loss of a rural setting on the east of the town, bordering the Conservation Area and adjacent to PROWs on the north and west of the site, which are regularly used by dog and other walkers, connecting East End to the Cinder Track and the lakes.
Public Rights of Way	A Public Right of Way/footpath exists to the north and west of the site.
Amenity Potential	Part of the land is presently used for private allotment garden use.
Community	Important due to its use for allotments. The site is close to the surgery.
School access	The site is about 1200m from the town's Primary School and 1450m from the Secondary School, to which pedestrian/cycle access would require crossing of the A417 at a relatively hazardous location.
Health access	About 200m from the doctor's surgery at Keble Lawns.
Distance to Town Centre	In walking distance to the town centre – around 800m, but requires crossing the A417.
Employment access	The site is within reasonable walking or cycling distance from the main business parks on London Road (1300m) and at Horcott (1300m).
Infrastructure	None identified.

Planning History

CDC assessments

SHLAA – Assessed in November 2012 as not currently deliverable and with access issues.

Current applications

No current formal application.

FNPSG assessment summary

Pros:

Reasonable walking distance to town centre. Connected to footpath network.

Cons:

Landscape impact, setting of CA and listed buildings, impact on views from PROWs. Loss of private 'allotment' land. Access via East End and narrow private lane. Drainage

Conclusion:

This site is not considered suitable or acceptable for allocation for housing in the FNP for these reasons.

Site: SHLAA Ref. F_20A Land South East of Fairford

Gross Site Area = 6.35 Ha,
 Potential housing capacity: 120 (SHLAA review 2012)
 Current Use: Agricultural
 Availability: Unknown.

Factor	Assessment (including possible mitigating measures)
Environmental quality	Development would result in increased sewage pollution of the River Coln and areas downstream following heavy rainfall unless the capacity of the main sewage system is increased or, alternatively, an independent sewage system is installed.
Biodiversity	SSSI 300m to SE. The site is 6.35Ha of agricultural land and accommodates a wide range of birds (hedgerow birds, buzzards, pheasants etc.), invertebrates and mammals in the surrounding hedgerows and is used by wild fowl from the nearby lakes. Two thirds along the site it is divided by a mature hedgerow which is bordered on both sides by the agricultural land with no adjoining footpaths and is therefore important for the biodiversity of the site due to there being little to no human intrusion in this area. The site is also an important part of the wildlife corridor to the nearby SSSI and Whelford Pools Reserve. Potential impact on SSSIs downstream due to sewage system capacity issue (as for all sites in Fairford).
Flood Risks (all types)	The site is in the line of surface run-off and ground water flows from the East end of Fairford and is important for water retention. Parts of the site are subject to surface flooding in high rainfall periods. Part of the southern edge of the site is as adjacent to Flood Zone 3. However the principal issue is the effect of the high water table on the feasibility of infiltration SUDS and hence on runoff. This may potentially affect the operation of the pumping station as well as increasing other off-site flood risk. To avoid increasing risk of sewer flooding, improvements are required to the town's foul drainage system before any further significant housing developments are permitted to connect to it.
Traffic	Access to the site is limited to Cinder Lane, a narrow unmade private road with visibility issues at the junction with the A417, or through the existing development on F_39. Concern has been expressed about intensification of access onto this section of the A417 with a number of junctions.
Listed Buildings/Scheduled Monuments	There are no listed buildings or scheduled monuments on the site, although close to Morgan Hall and Moor Farm (both Grade II listed).
Conservation Area	The site is outside, but on the edge of, the Conservation Area and would affect the setting of this.
Views/Visual Impact	Views to the South across the site, from the Public Right of Way on the Northern border, are of open countryside and fields across to the River Coln. To the East of the site is a PROW and Lake 104. From the PROW to the South there are open views across the site to the PROW along the Cinder Track, mature hedgerows, trees and the land adjacent to Morgan Hall. On the West there are 2 bungalows and a converted Cotswold barn and agricultural buildings with uninterrupted views over the site. Any development on the site would therefore seriously damage the open country nature of this part of Fairford for the many walkers who use the surrounding footpaths and the residents to the West.
Rural Character	The site is agricultural land with fields to the South, Lake 104 to the East and high hedges and trees to the North, which border Morgan Hall (Grade II listing) and a PROW. The site also has abundant wildlife (hedges), is a bat habitat and, in Winter months, is used by migrant birds and wildfowl. Any development would destroy the site's rural character.
Land resources	DEFRA rated Good – Moderate agricultural land. Rotation crops of spring/autumn wheat, barley and rape are grown on the site.
Open/Green Space Considerations	As stated in the SHLAA report (2012) the site is in a rural landscape that contributes to the setting of the town and Lake 104. It is also an important site for the attenuation of the resulting excess surface water run-off from the East End and particularly from the new Bovis development to the North of the site. Together with the site's importance in providing views through to the River Coln and water meadows to the South, it is proposed that it be designated as an area of Special Landscape Value.
Public Rights of Way	The site is bordered to the North, South and East by Public Rights of Way. These are important for walkers, cyclists and runners, connecting the town through rural countryside, to the Cotswold Water Park
Amenity Potential	The main amenity value is its rural landscape which is not only important to the setting of the town but for its open views from the surrounding and well used, PROWs.
Community	The site is in a rural setting, to the East of Fairford, with very little coalescence with the rest of the town. There is a pedestrian/cycle link from the PROW on the northern edge of the site, via East End,
School access	The site is about 1500m from the town's Primary School and 1000m from the Secondary School, to which cycle access would require crossing of the A417 (in a 40mph zone)
Health access	The site is about 500m from the doctor's surgery at Keble Lawns.
Distance to Town Centre	In walking distance to the town centre – around 1100m, but requires crossing the A417.

Employment access	The site is within reasonable walking or cycling distance from the business park on London Road (1200m) and in the town. Commuting to the business park on Horcott Rd would most likely be by car, through the town.
Infrastructure	Provides valuable water storage capacity.

Planning History

CDC assessments

SHLAA – Access issues, need to accommodate PROW (adjacent to site), Site is in a natural landscape that contributes to the setting of the town and Lake 104.

Current applications

No current formal applications

FNPSG assessment summary

Pros:

Reasonable walking distance to town centre and local employment. Connected to footpath network.

Cons:

Impact on biodiversity, landscape, setting of CA and listed buildings, impact on views from PROWs, flood risk (impact on off-site flood risk), access (capacity/location), drainage, B&MV agricultural land.

Conclusion:

This site is not considered suitable or acceptable for allocation in the FNP, for the reasons given above.

Site: SHLAA Ref. F_50 Land West of Horcott Road

Gross Site Area = 4.5 Ha,
 Potential housing capacity: 92 (Gladman proposal 2016)
 Current Use: Agricultural
 Availability: (Subject of appeal on refused application)

Factor	Assessment (including possible mitigating measures)
Environmental quality	Within Ground Water Source Protection Zone 1 Development would result in increased sewage pollution of the River Coln and areas downstream following heavy rainfall unless the capacity of the main sewage system is increased or, alternatively, an independent sewage system is installed.
Biodiversity	Close to Key Wildlife Site at Horcott Lakes. Potential impact on the seven bat species in C19 old barn on the adjacent Carters Field and migration routes of other wildlife between town/river and countryside to the west. Potential impact on SSSIs downstream due to sewage system capacity issue (as for all sites in Fairford).
Flood Risks (all types)	Flood Zone 1. The western part of the site is subject to extensive surface water flooding with water standing for long periods on occasions. There is also an identified issue with ground water flood risk for most of the site (ref Gladman FRA). High water table affects the feasibility of infiltration SUDS and hence on runoff. Without an effective management scheme this will result in increased off-site flood risk downstream in the catchment (including Fairford air base and Whelford). To avoid increasing risk of sewer flooding, improvements are required to the town's foul drainage system before any further significant housing developments are allowed to connect to it.
Traffic	Horcott Road is relatively narrow with an 18T weight limit from Totterdown Lane to the junction with the A417. Restricted visibility on a section just north of the site and particularly at the A417 cross-roads junction, which means that a significant increase in traffic is highly undesirable.
Listed Buildings/Scheduled Monuments	None on the site itself, but there are views of buildings in the town in the distance including St Mary's Church (Grade I).
Conservation Area	The site is an important part of the rural setting of this end of the Fairford Conservation Area.
Views/Visual Impact	Development would severely impact views to the West from this part of Horcott Road, the adjacent playing fields and footpath on the western side of the River Coln; also views to the South and West from the PROW running to the north of the site, the Old Piggery, other houses in the Conservation Area, Cirencester Road and properties in Lakeside. The site is identified in the 2000 White Report as part of "an important setting to the settlement", with similar comments in updates to this. It provides the remaining 'green' space/local gap between Fairford and Horcott.
Rural Character	The site is in an area of open old fields which previously extended into open countryside to the west and is now screened by trees from a group of houses at The Mere.
Land resources	A significant part of the site is classed as best and most versatile agricultural land.
Open/Green Space Considerations	Development would close the gap between Horcott and Fairford and effectively create a continuous belt of housing from Totterdown Lane to the A417.
Public Rights of Way	Views from the public footpath running to the north of the site (separated from the site by a low wall) would be severely affected. Already severely affected by the new development to the south of Cirencester Road adjacent to Burdocks, This path would lose its rural character completely.
Amenity Potential	The main amenity value of this site is visual – from the PROW to the north etc. If it was developed there might be potential for inclusion of public open space, allotments etc to serve the development, but this is no more than would be expected in any case.
Community	The site is relatively remote from the man town social facilities.
School access	The site is remote from the town's Primary and Secondary Schools, to which cycle access would require crossing of the already hazardous A417. It would be outside the catchment area of the Primary School.
Health access	About 1300m from the doctor's surgery at Keble Lawns.
Distance to Town Centre	Average walking distance to the town centre, via footpaths crossing the river (unlit), is just over 800m. This makes it reasonably close, although significant shopping would probably require car use, and footpath improvements would be required to enable reasonable disabled access.
Employment access	The site is within walking distance of Horcott Industrial Estate but this has limited capacity and is currently occupied mainly by a mixture of light industrial, service (e.g. motor) and wholesale/distribution businesses.
Infrastructure	Provides valuable water storage capacity.

Planning History

CDC assessments

SHLAA – Assessed in November 2015 and rejected for reasons including landscape, heritage, setting and rural character (quoting White Consultants Landscape report)

Current applications

Application by Gladman Developments for up to 92 houses with associated amenities April 2016 – Refused August 2016 but appealed

FNPSG assessment summary

Pros:

Close to local employment and some green space. Reasonably close pedestrian access to town centre (shortest route off-road and partly unlit), but cycle access involves negotiating Horcott Rd and A417. Connected to footpath network.

Cons:

Landscape, impact on setting of CA and town, views from PROWs and rural character. Development would cause coalescence of Horcott with Fairford. Access via Horcott Rd. Groundwater SPZ 1. GW/SW flood risks (inc impact on off-site flood risks) and drainage issues. Remote from doctors surgery and schools.

Conclusion:

This site is not considered suitable or acceptable for allocation in the FNP, for the reasons given above.

Site: SHLAA Ref. F_15 Jones' Field

Gross Site Area = 2.4 Ha,
 Current Use: Agricultural
 Availability: Owner willing to work with FNPSG

Factor	Assessment (including possible mitigating measures)
Environmental quality	Development would result in increased sewage pollution of the River Coln and areas downstream following heavy rainfall unless the capacity of the main sewage system is increased or, alternatively, an independent sewage system is installed.
Biodiversity	Site is Woodpasture and Parkland BAP priority habitat. As quoted in the SHLAA report 'the site contains a number of mature trees which are protected by a blanket TPO and form part of and are protected by Fairford's Conservation Area. The trees and hedgerows also have biodiversity value and there are signs of an old badger set' and breeding habitat for a wide range of mammals and birds. Potential impact on SSSIs downstream due to sewage system capacity issue (as for all sites in Fairford).
Flood Risks (all types)	To avoid increasing risk of sewer flooding, improvements are required to the town's foul drainage system before any further significant housing developments are allowed to connect to it. The southern end of the site is shown a Ground Water flood risk on ES1 map and is below the level of surrounding land, making sustainable drainage difficult – high water table makes drainage difficult.
Traffic	Cinder Lane is narrow and unsurfaced and the junction with the A417 is regularly obscured by parked vehicles. Traffic access onto the A417, either from Cinder Lane or directly from the site, is of concern.
Listed Buildings/Scheduled Monuments	The site adjoins the garden of Morgan Hall, a Grade II listed building, and development would impact on the setting of Morgan Hall. The site contains part of the historic haha which was part of Morgan Hall grounds.
Conservation Area	The site is within the Fairford Conservation Area.
Views/Visual Impact	The site forms part of Fairford's historic landscape and rural eastern entry to the town, which would be impacted by development.
Rural Character	The site is in a rural grassed field enclosed by a Cotswold stone wall to the North and trees and hedges to the East and South. To the West the site is open onto the land behind Morgan Hall).
Land resources	The land is B&MV agricultural land.
Open/Green Space Considerations	As defined in the SHLAA report ' <i>the site forms part of Fairford's historic landscape and is an important Green Space with the Conservation Area, contributing to the town's setting, character and its well defined, historic edge.</i> ' Views from both Cinder Lane and the PROW to the South of the site would be severely compromised.
Public Rights of Way	A PROW/footpath runs along the Southern edge, adjoining the South of the site and also along Cinder Lane to the East of the site.
Amenity Potential	The main amenity value is visual, as an important green space and a wildlife haven. Potentially a small portion of the site, to the North, could be used to alleviate off road parking for Victory Villas (cars presently parked over the pavement/verge to the North of the site).
Community	The site is close to the Eastern edge of Fairford and although within walking/cycling distance of the Town Centre it would require crossing the A417 (in a 40mph zone).
School access	The site is about 1200m from the town's Primary School and 1500m from the Secondary School, to which cycle access would require crossing of the A417 (in a 40mph zone)
Health access	The site is about 700m from the doctor's surgery at Keble Lawns.
Distance to Town Centre	In walking distance to the town centre – around 1000m, but requires crossing the A417.
Employment access	The site is within reasonable walking or cycling distance from the business park on London Road (900m) and in the town. Commuting to the main business park on Horcott Rd would most likely be by car, through the town.
Infrastructure	Possible space for limited off-road parking for Victory Villas residents.

Planning History

CDC assessments

SHLAA – Assessed in the November 2015 SHLAA review as not currently deliverable due to visual, historical, conservation/green space, access, and flooding issues

Current applications

No current formal application.

FNPSG assessment summary

Pros:

Reasonable walking distance to town centre. Connected to footpath network.

Cons:

Biodiversity (Woodpasture and Parkland BAP priority habitat)

Within CA and curtilage/setting of Morgan Hall (Grade II listed);
Views from PROWs.
GW flood risk & drainage.
Access onto A417 (visibility issue).

Conclusion:

This site is not considered suitable or acceptable for allocation in the FNP, for the reasons given above.

Site: SHLAA Ref. F_35B Land behind Milton Farm

Gross Site Area = 1.8 Ha,
 Potential housing capacity: 49 (CDC)
 Current Use: Agricultural
 Availability: Not currently available

Factor	Assessment (including possible mitigating measures)
Environmental quality	Development would result in increased sewage pollution of the River Coln and areas downstream following heavy rainfall unless the capacity of the main sewage system is increased or, alternatively, an independent sewage system is installed.
Biodiversity	Mature hedgerows surround the site and connect to surrounding countryside with clear evidence of birds and mammals e.g. rabbits. Potential impact on SSSIs downstream due to sewage system capacity issue (as for all sites in Fairford).
Flood Risks (all types)	To avoid increasing risk of sewer flooding, improvements are required to the town's foul drainage system before any further significant housing developments are permitted to connect to it.
Traffic	Access via working farm only which is located on Welsh Way between Coronation Street and Saxon Way – junction spacing issues for intensified use. For links to wider network: Mill Lane is single lane in places, parked cars reduce width on Coronation Street to effectively single lane.
Listed Buildings/Scheduled Monuments	None.
Conservation Area	Outside the Conservation Area.
Views/Visual Impact	The site provides an important, visual, rural and green space corridor between the new developments to the north and south of the site and views from the PROW to the West. It also forms an integral part of the character, both visual and need (pasture and access), of Milton Farm, which is a working farm with land to the West of the site.
Rural Character	The site has established hedgerows to the north, west & south, with hedgerow/farm buildings/garden to the east. There is primary access across the site to/from the operational farm to adjacent fields. The land is used for pasture and grazing.
Land resources	DEFRA rated Good – Moderate, Grade 3 agricultural land. The land is used for pasture and grazing (horses).
Open/Green Space Considerations	The site is integral to Milton Farm due to its agricultural use, and a green corridor/access to other fields which form part of the farm. Open views also from the PROW on the Western edge and a green space between the new developments to the north and south of the site.
Public Rights of Way	A PROW runs adjacent to the western boundary of the site. Access from the farm to adjacent agricultural land is through the site.
Amenity Potential	The main amenity is to Milton Farm (agricultural and access) and visual as a green gap between the new developments and from the PROW.
Community	The site is on the far west boundary of the town and remote from the town centre, schools and other services.
School access	The site is 1660m from the secondary school and 1860m from the primary school with poor access along the discontinuous footway and narrow carriageway via Mill Lane.
Health access	The site is 1600m from the surgery.
Distance to Town Centre	Distance to the shops and town centre is 1000m via a discontinuous footway and narrow carriageway along Mill Lane. Narrow footways and parked cars via Coronation Street.
Employment access	The site is within walking/cycling distance 1200m of the Horcott Road business park, but 2800m from the London Rd business park.
Infrastructure	None identified.

Planning History

CDC assessments

SHLAA – Access issues, impact on existing Milton farm operations.

Current applications

No current formal applications

[FNPSG assessment summary](#)

Pros:

Relatively unobtrusive if screened as now largely surrounded by other development. Reasonable walking distance to town centre. Connected to footpath network.

Cons:

Impact on rural character, Impact on views from PROWs and adjacent housing, Access (to the site and via Coronation Street) and traffic impact; impact on farm access to adjoining fields, Groundwater SPZ 1, GW flood risk, drainage. Not currently available.

Conclusion:

This site is not considered suitable or acceptable for allocation in the FNP, for the reasons given above.

Site: SHLAA Ref. F_44 Land to the rear of Faulkners Close, Horcott (forms part of the proposed Horcott Lakes mixed use development)

Gross Site Area = 0.97 Ha,

Potential housing capacity: 20 (quoted in SHLAA as 28, but part of site is Deciduous Woodland Priority Habitat and National Forest Inventory Broad-leaved)

Current Use: Fallow

Availability: Owner willing to work with FNPSG; preferred as site for new visitor centre

Factor	Assessment (including possible mitigating measures)
Environmental quality	In Groundwater Source Protection Zone 1. Development would result in increased sewage pollution of the River Coln and areas downstream following heavy rainfall unless the capacity of the main sewage system is increased or, alternatively, an independent sewage system is installed.
Biodiversity	Part of site is Deciduous Woodland Priority Habitat inventory site(s) and National Forest Inventory Broad-leaved, and within 15 metres of Key Wildlife Site at Horcott Lakes. The site is partly overgrown with many different tree specimens including wild cherry, Hawthorn, Birch & Scots pine. Due to its natural aspect and adjoining Horcott Lakes there are a wide variety of birds, invertebrates, rabbits and signs of deer. Potential impact on SSSIs downstream due to sewage system capacity issue (as for all sites in Fairford).
Flood Risks (all types)	It is reported to be subject to a high-water table during high rainfall periods. The site is an important receptor for groundwater run-off from highway and other developments to the North and East. High water table affects the feasibility of infiltration SUDS and hence on runoff. Without careful management this will result in increased off-site flood risk downstream in the catchment (including Fairford air base and Whelford). To avoid increasing risk of sewer flooding, improvements are required to the town's foul drainage system before any further significant housing developments are permitted to connect to it.
Traffic	The site has potential access issues as the only access would be off the privately owned, rough and unmade, Totterdown Lane. Traffic from the site would enter the Horcott Road at the bottom of Horcott Hill.
Listed Buildings/Scheduled Monuments	None.
Conservation Area	Outside the Conservation Area.
Views/Visual Impact	The site is behind the short gardens of the bungalows on Faulkner Close and any development would directly impact on the views from these properties, on what is presently a natural area and also through to the wooded Horcott Lake area. Any housing development would directly impact on the rural nature of the Horcott Lakes and footpath adjoining the southern border of the site.
Rural Character	Although the site is bordered to the North by bungalows and to the Northwest by a fence/carpark for the Horcott Business Park, its setting with the Horcott Lakes to the South and countryside to the East, it is in a rural setting.
Land resources	Small site without identified agricultural classification. The site has been left uncultivated for many years, resulting in considerable natural growth of shrubs, hedgerows and trees which result in considerable biodiversity and a natural views from the bungalows to the North and from the Horcott Lakes and footpath to the South.
Open/Green Space Considerations	There is are well used footpaths through the site from the Bungalows to the North and Horcott Lakes to the South.
Public Rights of Way	None but clear and well-used paths running through the site. 4 or 5 houses on adjoining land have access gates onto this plot. Whilst not a PROW land clearing has been allowed. There is a public access footpath between the south of the site and the Northern Horcott lake.
Amenity Potential	The present owners of the site and Horcott Lakes, Hanson plc, have informed the Fairford Town Council (FTC) that they wish to sell the site and lakes. At the present time the FTC 'lease' the upper lakes for community use e.g. walking, bird watching. Other lakes are similarly 'leased' by angling clubs and by the Fairford Scout Group. Discussions are now taking place for the FTC to permanently take on the ownership of the Northern Lakes and also the site, F_44, with plans to introduce a visitors centre, car park and natural area for the benefit of the community and visitors.
Community	The site is on the east of Horcott and remote from the town centre and other community services.
School access	The shortest route to Farmor's Secondary School 2050m and to the Primary School is 2240m, requires crossing A417. This is partly on unmade paths. Pavement access adds 800m and is narrow across town bridge.
Health access	Access to the surgery is poor as it is 1500m away on the far side of the town.
Distance to Town Centre	Shortest route via unmade path, 1100m. Longer route follows pavements by road that narrows over town bridge, 1900m.
Employment access	560m on foot to Horcott Road Industrial Estate.
Infrastructure	Potential for a visitors centre as part of a mixed use development (ref: FNP22) for the whole of the Horcott Lakes area which will have significant community benefits.

Planning History

CDC assessments

SHLAA – Access issues, site is developable but categorised as a ‘reserve site’ which could be considered in the latter part of the plan period.

Current applications

No current formal applications

FNPSG assessment summary

Pros:

Adjoins existing housing development.

Cons:

Landscape, impact on wildlife and woodland area. Adjoins existing industrial estate; access issues, Remote from town centre, schools and other facilities. Groundwater SPZ 1. Drainage and impact on flood risk (inc off-site flood risks), Conflict with amenity/tourism use.

Conclusion:

This site is not considered suitable or acceptable for allocation for housing in the FNP, for the reasons given above.

Site: SHLAA Ref. F_5/F_8 Applestone House/Coln House School

Gross Site Area = 1.12 Ha, (inc conversion of existing buildings)

Potential for housing: ?

Current Use: Special School (GCC)

Availability: Current consultation on school closure

Factor	Assessment (including possible mitigating measures)
Environmental quality	Groundwater Source Protection Zone 1. Any re-development of these sites must consider the effect it could have on the presently overloaded sewage network in Fairford and the associated water run off issues into the drainage system. Present traffic congestion, safety and air pollution at the adjacent Horcott/A417 crossroads could also be increased through additional development of the sites.
Biodiversity	Potential impact on SSSIs downstream due to sewage system capacity issue (as for all sites in Fairford).
Flood Risks (all types)	High risk of surface water flooding. Shown as High/Medium risk on ESI groundwater flood risk map.
Traffic	Access to both sites is restricted due to their close proximity to the Horcott Road/A417 junction. The entrance to F_5 is off the busy A417 and F_8 off the narrow Horcott Road.
Listed Buildings/Scheduled Monuments	Coln House School is listed (Grade II) and the sites are close to other listed buildings on Milton St and Coronation Street..
Conservation Area	F_5 is within the Conservation Area. F_8 is partly outside the Conservation Area.
Views/Visual Impact	The sites are presently made up of a mixture of Cotswold style buildings and more modern additions (to Coln House school – largely hidden behind Cotswold stone walls). Any re-development of the site should take into account the setting and design of surrounding buildings.
Rural Character	The sites are within the town but include green space in the ownership and have rural views to the south.
Land resources	NA
Open/Green Space Considerations	Coln House school is adjacent to the schools playing field which has the River Coln on its southern border and adjacent PROW
Public Rights of Way	PROW (alley) immediately to the south of F_5
Amenity Potential	With the closure of the school the sites could be developed for B1 type, small business, office use, or for mixed use.
Community	The sites are towards the western edge of the town, within walking distance of the town centre and other facilities. The recent Neighbourhood Plan questionnaire has indicated a need for small business/office units and/or a business hub, which could be incorporated in any future re-development of these sites.
School access	The distance to Farmor's secondary school is 1500m and to the primary school 1700m. Access to both schools would require crossing the busy A417.
Health access	The surgery is 1150m from the site.
Distance to Town Centre	The town centre is 600m from the site.
Employment access	Close employment access to the Horcott Road Industrial Estate (600m). 2170 to London Road Industrial Estate – access most likely be car through town centre.
Infrastructure	Future development including small business/office/business hub use would increase employment opportunities for the town

Planning History

CDC assessments

SHLAA – (2012) F_5 conversion only, possible parking issues; F_8 withdrawn by GCC. Both sites discounted in May 2014 SHLAA update.

Current applications

No current formal applications

FNPSG assessment summary

Pros:

Reasonable walking distance to town centre. Connected to footpath network.

Cons:

Listed Buildings and CA, Access via Horcott Road. Better suited to meet local demand for business/office/workshop uses.

Conclusion:

This site is not considered suitable or acceptable for allocation for housing in the FNP, for the reasons given above, but could be developed for small business/office or mixed use.

Site: SHLAA Ref. F_2 East Glos Engineering Co. Site

Gross Site Area = ?

Potential housing capacity: 4 (2012 SHLAA)

Current Use: East Glos Engineering Co. small industrial

Availability: ?

Factor	Assessment (including possible mitigating measures)
Environmental quality	Possible contamination issues due to previous/existing industrial use
Biodiversity	Bats possibly resident in old buildings on the site
Flood Risks (all types)	Zone 1
Traffic	Potential accesses via Lower Croft and Mount Pleasant both have restricted visibility
Listed Buildings/Scheduled Monuments	Adjacent to listed buildings and therefore considered to be part of their settings
Conservation Area	Within Conservation Area
Views/Visual Impact	Views into/out of town not affected since the site is within the built-up area. Development would replace industrial buildings by housing with possibly higher rooflines, from point of view of adjacent houses and highways.
Rural Character	No
Land resources	N/A
Open/Green Space Considerations	N/A
Public Rights of Way	N/A
Amenity Potential	N/A (small site)
Community	Close to local facilities including 2 public houses
School access	Reasonable walking distance from schools
Health access	Close to surgery and cottage hospital
Distance to Town Centre	Walking distance
Employment access	
Infrastructure	Potential for car parking for adjacent public house etc associated with alternative commercial redevelopment

Planning History

CDC assessments

SHLAA – (2012) L-shaped site with large building footprint, east of Fairford. PDL, surrounded by residential development. If available, 0-5 yrs as within current development boundary..

Current applications

No current formal applications

FNPSG assessment summary

Pros:

Reasonable walking distance to town centre, schools and other facilities. Previously developed site. Potential to improve visual impact compared with existing buildings on the site.

Cons:

Within Conservation Area and setting of adjacent listed buildings. Access with restricted visibility. Sub-threshold capacity. Established business use that policy FNP19 protects from unnecessary loss to housing. Possible alternative use for business redevelopment in 'edge of centre' location.

Conclusion:

This site is not considered suitable or acceptable for allocation for housing in the FNP, for the reasons given above.