

Cirencester Site Assessments

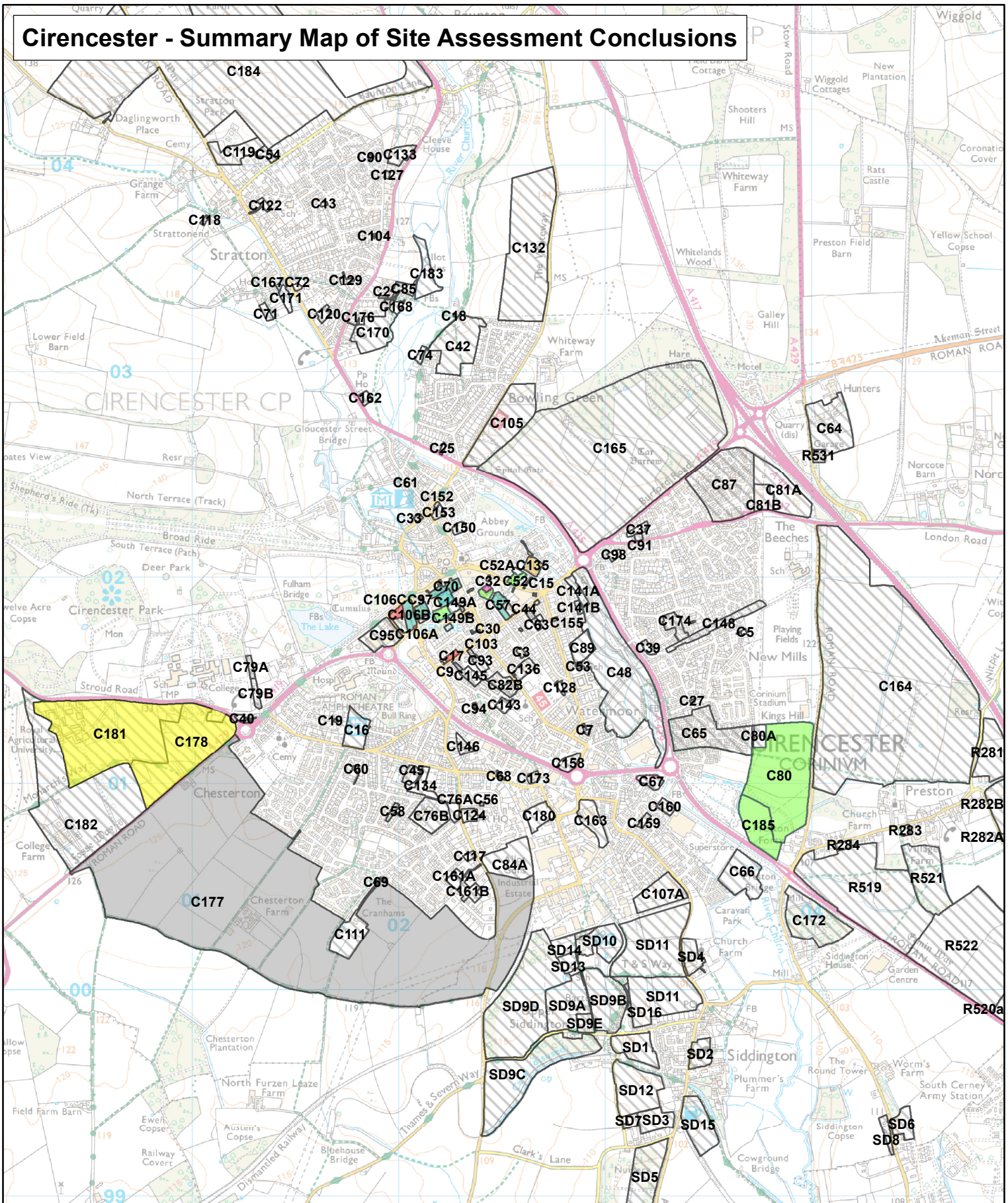
Strategic Housing and Economic Land Availability Assessment (2021)











Contents

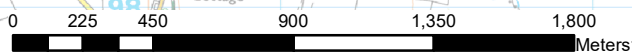
Summary Map of Site Assessment Conclusions	I
Site Assessments: Part I	3
Site Assessments: Part 2	24
27–27A Dyer Street (ref: C52)	24
Forum Car Park, Magistrates Court, Police Station (refs: C57, C101A, C101B)	29
Brewery Car Park and surrounding land (ref: C70, C149A and C149B)	35
Land west of Kingshill Lane and Forety Farm (refs: C80, C185)	40
Sheep Street Car Park (Old Memorial Hospital) (ref: C97)	46
Sheep Street Island (ref: C106B)	52
Waterloo Car Park (ref: C135)	60
Land south of Stratton Mills and Stratton Meadow (refs: C168 and C170)	66
Royal Agricultural University (RAU) Triangle Site (ref: C178)	71

Cirencester - Summary Map of Site Assessment Conclusions



Key

- | | | | |
|--|--|---|--|
|  | Discount |  | Adopted Local Plan Site Allocation (Car Park) |
|  | Adopted Local Plan Strategic Site Allocation |  | Delete Adopted Local Plan Site Allocation |
|  | Adopted Local Plan Site Allocation (Housing) |  | Candidate for further consideration for allocation in the Local Plan |
|  | Adopted Local Plan Site Allocation (Mixed Use) |  | Adopted Local Plan Special Policy Area |



Site Assessments: Part I

Ref.	Address	Proposal	Assessment	Conclusion
C1	Cattle Market	Housing	Duplicate of C95	Discount
C2	14 Whiteway View	Housing	Development complete	Discount
C3	Masonic Hall – plus garage and car parking	Housing	Below 5 dwelling threshold - former Urban Capacity Study site with no expression of interest (still used as Masonic Hall).	Discount
C4	Land at Churn Meadows	Housing	Development complete	Discount
C5	22 Kingshill (demolition of garage)	Housing	Development complete	Discount
C6	23 Castle Street	Housing	Development complete	Discount
C7	24 Queen Street	Housing	Extant planning permission. Deliverability assessed in Housing Land Supply Report	Discount
C8	25 Sheep Street, Cirencester	Housing	Development complete	Discount
C9	25-27 Querns Lane (in place of workshops/warehouse)	Housing	Development complete	Discount
C10	26 Ashcroft Road	Housing	Below 5 dwelling threshold	Discount
C11	3 Weavers Road	Housing	Development complete	Discount
C12	7 Ashcroft Road	Housing	Below 5 dwelling threshold	Discount
C13	31 Vaisey Road	Housing	Development complete	Discount
C14	35 Cricklade Street	Housing	Development complete	Discount
C15	37 Dyer Street	Housing	Below 5 dwelling threshold	Discount
C16	4 Acre Field	Housing	Unsuitable - The site is a green lung in the built up area with high amenity value as a recreational space. The site is not promoted for development so it is also uncertain whether it is available.	Discount

Ref.	Address	Proposal	Assessment	Conclusion
C17	42-54 Querns Lane	Housing or employment	<p>The site comprises three retail warehouse units (Majestic Wines and the former Helibeds and Laura Ashley units) and two garages. Subsequent to the allocation of this site for residential use in the adopted Local plan, it has been confirmed that:</p> <ul style="list-style-type: none"> - Majestic Wines, who occupy the central part of the site, have signed a long-term lease until 2034. This part of the site is no longer available. - The former Laura Ashley is under offer to a non-residential institution and is also unavailable. - Further to a withdrawn planning application on the former Helibeds unit, a new planning application is likely to be submitted on the site in the coming months. Discussions are already underway to progress this. - The garage is still in active use and is unavailable. <p>The site is located inside the Cirencester development boundary, where the principle of development is supported. However, a large proportion of the site is no longer available and there is no longer a reasonable prospect that the site will come forward before 2031. The remaining area that is available is below the size threshold for allocation in the Local Plan.</p>	Deallocate from the Local Plan
C18	5 Lower Bowling Green Lane	Housing	Development complete	Discount
C19	50 Chesterton Park	Housing	Below 5 dwelling threshold	Discount
C20	50 Querns Lane	Housing	Development complete	Discount
C21	50 Querns Lane	Housing	Duplicate of C20	Discount
C22	50-52 Lewis Lane	Housing	Development complete	Discount
C23	52 Querns Lane	Housing	Duplicate of C20	Discount
C24	56 Dyer Street (bc - 14 Gloucester Street)	Housing	Below 5 dwelling threshold - also now in retail use.	Discount
C25	6 Abbey Way	Housing	Development complete	Discount
C26	61 Castle Street	Housing	Below 5 dwelling threshold	Discount

Ref.	Address	Proposal	Assessment	Conclusion
C27	95 Queen Elizabeth Road	Housing	Development complete	Discount
C28	6A Abbey Way	Housing	Duplicate of C25	Discount
C29	3, 5, 7 Ashcroft Road	Housing	Duplicate of C12	Discount
C30	74 Cricklade Street	Housing	Below 5 dwelling threshold	Discount
C31	78 Dyer Street from residential	Housing	Below 5 dwelling threshold	Discount
C32	8 Dyer Street	Housing	Development complete	Discount
C33	8 Thomas Street	Housing	Below 5 dwelling threshold	Discount
C34	82 Dyer Street	Housing	Development complete	Discount
C35	85 Lewis Lane	Housing	Development complete	Discount
C36	87A Cricklade Street	Housing	Development complete	Discount
C37	Land adjoining 19A (north of) London Road	Housing	Duplicate of C91	Discount
C38	Archery House Bungalow, The Park	Housing	Unable to locate site	Discount
C39	Austin Road Flats	Housing	This site accommodates an existing block of flats that are in active use and are managed by Bromford Homes. A review of similar accommodation at Paterson Road resulted in a redevelopment proposal, although the proposal will not produce a net gain in dwellings. If the Austin Road Flats were to be redeveloped, it is likely that the site would also not produce a net gain in dwellings.	Discount
C40	Bartonbury Glen, Stroud Road	Housing	Development complete	Discount
C41	Bowling Green Farm	Housing	Duplicate of C42	Discount

Ref.	Address	Proposal	Assessment	Conclusion
C42	Land off Berry Hill Crescent, also known as "The Humpty Dumps"	Housing	<p>Unsuitable - The site is designated as a Local Green Space by the Local Plan. It is very sensitive within the Special Landscape Area and is visible within the valley that it sits within, particularly local footpaths including the Monarch's Way. The site is also well used by the local community. It was specifically recommended for inclusion in Special Landscape Area by Local Plan Inspector for the Local Plan (2001-11).</p> <p>An outline application for 66 dwellings was refused in November 2015 on landscape grounds (ref: 15/03539/OUT). The subsequent appeal was dismissed in September 2016 as the site's development would "cause substantial harm to the landscape character and appearance of the site and its environs" (appeal ref: APP/F1610/W/16/3144113).</p> <p>A further application for 21 dwellings was refused in April 2017 (ref: 17/00180/FUL). The subsequent appeal was also dismissed (appeal ref: APP/F1610/W/17/3177805).</p>	Discount
C43	Briar Patch, Church Lane, Cerney Wick	Housing	Included in error	Discount
C44	BT Exchange	Housing	The site is in active use as a telephone exchange and is unavailable. The lease ends beyond 2031 and there is an option to renew. Although the site may become available in future, there is no reasonable prospect or certainty that a development will be delivered within the next 15 years.	Discount
C45	Chesterton House, Vyners Close	Housing	Development complete	Discount
C46	Chesterton Park	Housing	Duplicate of C75	Discount
C47	Chesterton Primary School - part of playing field	Housing	Duplicate of C76	Discount

Ref.	Address	Proposal	Assessment	Conclusion
C48	City Bank Park, allotments and Cirencester School's playing field	Housing	Unsuitable - The site is entirely within the Conservation Area and is in close proximity of several listed buildings. The southern part is City Bank Park and City Bank Allotments. The embankment of a disused railway line also crosses the south of the site. The middle part of the site is Cirencester Primary School's playing fields and a wooded area runs down the site's eastern boundary. These are all important green spaces that form part of the Conservation Area. The north of the site is already developed with residential and commercial uses adjoining Beeches Road. In addition, the River Churn and a Key Wildlife Site run through the site and large parts of it are within Flood Zone 3b, 3a or 2 (SFRA Level 2). There are very few parts of this site that are suitable for development and none at the scale of the SHELAA.	Discount
C49	Deer Park School	Housing	Included in error	Discount
C50	City Bank (Purley Road) CIR 15 A	Housing	Duplicate of C89	Discount
C51	Corn Hall	Housing	Development complete	Discount
C52	27/27A Dyer Street	Dependent on Town Centre Masterplan	Detailed site assessment provided in Part 2	See Part 2
C52A	27/27A Dyer Street	Housing	Development complete	Discount
C53	Earle & Ludlow Ltd, 77 Victoria Road	Housing	Development complete	Discount
C54	Elmbrook House, Baunton Lane	Housing	Development complete	Discount
C55	Former Arkenside Hotel 44-46 Lewis Lane Cirencester	Housing	Development complete	Discount
C56	Former Chefs Cottage, Oakley Hall	Housing	Below 5 dwelling threshold	Discount

Ref.	Address	Proposal	Assessment	Conclusion
C57, C101A, C101B	Forum Car Park	Dependent on Town Centre Masterplan	C57, C101A and C101B have been assessed together to consider whether any strategic benefits could be gained by allocating one or more of the sites or whether any parts of the sites, which might otherwise be unsuitable for housing or commercial development, could deliver other elements of a scheme. Detailed site assessment provided in Part 2.	See Part 2
C58	Garage block, Oakley Road	Housing	The site is in active use and is unavailable. The displacement of parking potential from 70 garages would also be a major constraint and is also likely to make this land unsuitable.	Discount
C59	Garage, offices and car park	Housing	Duplicate of C106	Discount
C60	Garage Site, Apsley Road	Housing	Below 5 dwelling threshold	Discount
C61	Hannis Butchers Shop, Barton Court	Housing	Below 5 dwelling threshold	Discount
C62	Harebushes	Housing	Duplicate of C165	Discount
C63	Former Arkenside Hotel 44-46 Lewis Lane Cirencester	Housing	Duplicate of C55	Discount
C64	Hunters Equestrian, Cherry Tree Lane	100 homes	Not within or directly adjacent to a settlement identified as being sustainable in the current or emerging Local Plan. Development would also be an unacceptable intrusion into the countryside and breaks new ground beyond the A419.	Discount
C65	Kingshill South	Housing	Development complete	Discount
C66	Land at Kingsmeadow	Housing or employment	Flood Zone 3	Discount
C67	Cirencester Lorry Park, Old Cricklade Road, Kingsmeadow	Employment	Development complete	Discount
C68	Land adjacent to 87 Chesterton Lane	Housing	Development complete	Discount

Ref.	Address	Proposal	Assessment	Conclusion
C69	Land adjacent to Cranhams Lodge, Cranhams Lane	Housing	Below 5 dwelling threshold	Discount
C70, C149A, C149B	Brewery Car Park and surrounding land	Dependent on Town Centre Masterplan	C70, C149A and C149B have been assessed together to consider whether any strategic benefits could be gained by allocating one or more of the sites or whether any parts of the sites, which might otherwise be unsuitable for housing or commercial development, could deliver other elements of a scheme. Detailed site assessment provided in Part 2.	See Part 2
C70B	Land adjacent Brewery Car Park (The Existing Bowls Club)	Housing	Notwithstanding the availability of this land, this site is known to have significant archaeological issues.	Discount
C71	Land adjacent 'Donside', off Barnway	9 cottages	Below 5 dwelling threshold - 5 or more dwellings would be difficult to achieve due to the required landscape buffer and the adjacent low density development pattern. A smaller development may be suitable. The site is disused land within the AONB that now comprises an area of naturally reoccurring scrub. It neighbours detached bungalows to the east, detached two-storey housing to the north and fields in agricultural use to the south and west. The site's development would continue the line of housing along the western side of Donside. Donside does not appear to be adopted, although it is a public right of way. Further investigation is required into any biodiversity issues and archaeology. The site is not immediately available but is likely to become available later in the plan period. The site is within a Source Protection Zone.	Discount
C72	Land adjacent to Stratton Wold	Housing	Development complete	Discount
C73	Land at Barton Lane	Housing	Development complete	Discount
C74	Land at Bowling Green Lane	Housing	North-western section of site in Flood Zone 3b (SFRA Level 2). Remaining area would not accommodate 5 or more dwellings	Discount
C75	Land at Chesterton Farm	Mixed use, including housing, employment, retail and community facilities	Duplicate of C177	Discount

Ref.	Address	Proposal	Assessment	Conclusion
C75B	Land at Chesterton Farm	Housing	Included in error	Discount
C76A	Chesterton School Wooded Area, Somerford Road	Housing	Unavailable and unsuitable – The site was previously promoted but was found to be unsuitable and a planning application was refused for 12 dwellings in 2005 (ref: 05/00544/OUT). The refusal reasons included; loss of views from highways and footpaths; loss of important local green space + area's wooded character; loss of mature trees + negative impact on TPOs; loss of a dedicated wildlife area & biodiversity; and increased traffic on Somerford Road, which is already subject to congestion. The same issues persist and the benefits of a residential development on this site are unlikely to outweigh the harm. It has subsequently been confirmed that the site is no longer available for development.	Discount
C76B	Chesterton School, Somerford Road	Housing	Unavailable - The site comprises Chesterton Primary School and its playing field. The site was formerly assessed in combination with C76A as part of the same site. It has subsequently been clarified that there are no plans to make the school building available.	Discount
C77, C77A, C178	Royal Agricultural University and the Triangle Site	–	Incorporated within C181 and C182	Discount
C77A	Royal Agricultural University	–	Incorporated within C181 and C182	Discount
C78	Land at corner of Cranhams Lane and corner of Somerford Road (Chesterton School)	Housing	Duplicate	Discount
C79A	Northern part of former Highways Depot, Stroud Road	Housing	Extant planning permission for a classroom block (Ref: 14/00211/FUL)	Discount
C79B	Southern part of Former Highways Depot, Stroud Road	Housing	Unsuitable - The site has a combination of constraints. It is within AONB and has many TPOs. Its linear shape also makes site difficult to develop. It is unsuitable for housing development.	Discount

Ref.	Address	Proposal	Assessment	Conclusion
C80, C185	Land west of Kingshill Lane	Up to 400 dwellings and further housing on C185	C80 and C185 have been assessed together to consider whether any strategic benefits could be gained by allocating one or more of the sites or whether any parts of the sites, which might otherwise be unsuitable for housing or commercial development, could deliver other elements of a scheme. Detailed site assessment provided in Part 2.	See Part 2
C80A	Allotments adjacent to Kingshill South	Housing	Discount - Allotment site that should be retained if needed unless a suitable alternative location can be found. The site is also not promoted for development and is unavailable.	Discount
C81A	Land east of Kingshill North	Housing	Development complete	Discount
C81B	Employment permission of Land east of Kingshill North	Employment	Extant planning permission for employment uses (ref: 13/02942/OUT). Unsuitable for residential uses.	Discount
C82A	Paternoster School, Watermoor Road	Housing	The site is unavailable. It comprises Paternoster Primary School and its playing field. The site was formerly assessed in combination with C82B as part of the same site. It has subsequently been clarified that there are no plans to make the school available.	Discount
C82B	Paternoster House, Watermoor Road	Housing	Unavailable – Notwithstanding the unavailability of this land, if it were to become available, the site is brownfield land in a central location that would otherwise be suitable for redevelopment, subject to high quality design and overcoming the impact on the Scheduled Ancient Monument and archaeology.	Discount
C83	Land at Siddington	Housing	Included in error	Discount
C84A	Land east of Wilkinson Road	Housing or employment	Unsuitable - Statutory allotments, which are well used and should be retained if needed unless a suitable alternative location can be found.	Discount
C84B	Field east of Somerford Road	Mixed use, including housing, employment and community facilities	Duplicate of C177	Discount

Ref.	Address	Proposal	Assessment	Conclusion
C84C	Field south-east of Wilkinson Road	Mixed use, including housing, employment and community facilities	Duplicate of C177	Discount
C84D	Field sandwiched between Spratsgate Lane and former railway line	Mixed use, including housing, employment and community facilities	Duplicate of C177	Discount
C85	Land at Stratton Mill (revision Countrywide Farmers Reserved Matters Application. Also known as Whiteway View)	Housing	Development complete	Discount
C86	Land at Stratton Rectory	Housing	Duplicate of C110	Discount
C87	Land between A419 and A417 Kingshill North	Housing	Development complete	Discount
C88	Land north of Baunton Lane, Stratton	Housing	Duplicate of C110	Discount
C89	Land off Purley Road	Housing	The site is unavailable. It has been sold to Cirencester Town Council on the understanding that it will not be developed. The site may also not be suitable as it is an important green space with amenity value. There are also concerns regarding archaeological elements, flooding and access issues.	Discount
C90	Land opposite 230 Stratton Heights	Housing	Extant planning permission. Deliverability assessed in Housing Land Supply Report	Discount

Ref.	Address	Proposal	Assessment	Conclusion
C91	Land to rear of 12-16 Burford Road	Housing	Development complete	Discount
C92	Land to rear of 18-22 Tower Street	Housing	Below 5 dwelling threshold - there are also significant TPO constraints	Discount
C93	Land to rear of Querns School	Housing	The site is unsuitable and unavailable. It was refused planning permission for 7 dwellings in August 2006 and the subsequent appeal was dismissed (ref: 05/01694/FUL). The refusal reasons cannot be overcome. The site is a Scheduled Ancient Monument, is within the Conservation Area and is adjacent to several Listed Buildings.	Discount
C94	Lavender Lane / Trinity Road	Housing	Development complete	Discount
C95	Livestock Market / Leisure Centre CIR2	Housing	Development complete	Discount
C96	Memorial Hospital and car park	Housing	Duplicate of C97	Discount
C97	Sheep Street Car Park (Old Memorial Hospital)	Dependent on Town Centre Masterplan	Detailed site assessment provided in Part 2	See Part 2
C98	Gardens to rear of 28A-36 London Road	Housing	Below 5 dwelling threshold - the site comprises 5 gardens in multiple ownership. One owner has removed their site from the SHLAA meaning the remaining site area cannot deliver 5 or more dwellings. Furthermore, none of remaining landowners expressed an intention to develop the site.	Discount
C99	Land north of London Road	Housing	Duplicate of C37 & C91	Discount
CI00	Part garden at 95 Queen Elizabeth Road	Housing	Duplicate of C27	Discount
CI01A	Magistrates Court	See C57	See C57	Discount
CI01B	Cirencester Police Station	See C57	See C57	Discount
CI02	Querns Business Centre	Housing	Development complete	Discount

Ref.	Address	Proposal	Assessment	Conclusion
C103	Querns School, Querns Lane	Housing	Development complete	Discount
C104	Rear of Little Acres, Quarry Close	Housing	Development complete	Discount
C105	Rugby Football Club	Housing	The site is unavailable. It has covenants restricting its use for anything other than sports facilities. Notwithstanding the availability, the topography rises towards the north-east. The site has high landscape value and is an integral part of the Special Landscape Area. It also forms part of the rural setting of Whiteway Farmhouse (a Listed Building) to the north. These constraints bring into question whether this site is also unsuitable for development.	Discount
C106A	Former TH White Garage	Housing	Development complete	Discount
C106B	Sheep Street Island	Dependent on Town Centre Masterplan	Detailed site assessment provided in Part 2	See Part 2
C107A	Site (A) at Siddington	Housing	Development complete	Discount
C108	Site B at Siddington	Housing	Included in error	Discount
C109	Site C at Siddington	Housing	Included in error	Discount
C110	Site at Baunton Lane, Stratton	Housing	Subsumed within C184	Discount

Ref.	Address	Proposal	Assessment	Conclusion
C111	The Cranhams, Cranhams Lane	Up to 40 houses and 2-4 apartments, including the conversion of the Cranhams (subject to Listed Building consent)	Unsuitable - The site comprises 'The Cranhams', which is a Listed Building, and its domestic curtilage. It also incorporates an enclosed field in agricultural use to the south. The west of the site contains a pond and some scrub land, which have biodiversity value and where Great Crested Newt have been found. The site is adjacent to a Scheduled Ancient Monument to the south. Furthermore, the site forms the setting of the Listed Building and maintains views into the open countryside further to the south. The site's development would have a significant and unacceptable impact on the setting of the Listed Building. In the context of the Chesterton strategic planning application, the site has an important function in providing a green swathe that links the existing built up area with the countryside to the south. The site's development would therefore have a negative impact on the wider landscape, particularly from the Public Right of Way at western and southern boundaries. The development proposal also includes the conversion of The Cranhams to flats. This would require further investigation, although it is not expected that such a scheme could deliver 5 or more dwellings.	Discount
C112	Site opposite Oakleaze, South Cerney Road	Housing	Included in error	Discount
C113	Land at Somerford Road	Housing	Duplicate of C84	Discount
C114	Land at Somerford Road	Housing	Duplicate of C84	Discount
C115	Land south of Cirencester	Housing	Duplicate of C75	Discount
C116	Southleigh, 48 Somerford Road	Housing	Duplicate of C117	Discount
C117	Southleigh, 48 Somerford Road	Housing	Extant planning permission. Deliverability assessed in Housing Land Supply Report	Discount
C118	Stratton End, Gloucester Road	Housing	Development complete	Discount
C119	Stratton Park, Stratton	Housing	The site is unavailable. It is in 4 separate ownerships, all of which are confirmed as unavailable. The site is also in the AONB, is close to a Grade II* Listed Building to the south-west and is adjacent to the Conservation Area. The site is therefore in a highly sensitive location.	Discount
C120	Stratton Place, Stratton	Housing	Development complete	Discount

Ref.	Address	Proposal	Assessment	Conclusion
C121	Stratton Rectory	Housing	Duplicate of C122	Discount
C122	Stratton Rectory, 94 Gloucester Road (res Matt to 2836/G)	Housing	Development complete	Discount
C123	TA Headquarters and south of Somerford Road	Housing	Duplicate of C124	Discount
C124	TA Headquarters and south of Somerford Road	Housing	The site is unavailable. The MoD is now investing in this site with their new strategy to develop the TA.	Discount
C125	Telephone Exchange	Housing	Duplicate of C44	Discount
C126	Telephone Exchange, Lewis Lane	Housing	Duplicate of C44	Discount
C127	The Folly Gallows Pound Lane	Housing	Development complete	Discount
C128	The Garden House, Stonewalls, Chester Street	Housing	Development complete	Discount
C129	The Gate House, 65 Albion Street	Housing	Development complete	Discount
C130	The Lodge, 61 Watermoor Road	Housing	Merged with C136	Discount
C131 (see C52 and C135)	The Waterloo Car Park and Argos Store	Housing	Duplicate of C52 and C135	Discount

Ref.	Address	Proposal	Assessment	Conclusion
C132	The Whiteway	Housing	Unsuitable - Sensitive site and development would be damaging to the Special Landscape Area. Remote from the town centre and development would extend the settlement into the open countryside.	Discount
C133	Vale Field, Gallows Pound Lane	21 dwellings	Unsuitable - The site is a field used for animal pasture. It is surrounded by large detached dwellings to the south and west, a wooded area to the north and open countryside on the opposite side of the A435 to the east. The site is in multiple ownership, although all parties are willing to develop the land. There are 4 trees designated with Tree Protection Orders (TPO) along the western boundary and the swathe of trees along the northern and eastern boundaries that are also protected by a TPO. The TPOs prevent access into the site both from the A435 and Gallows Pound Lane without significantly impacting the protected trees. The site also has steep topography that rises to the west and forms part of the Special Landscape Area on the northern approach into Stratton. The site's development would cause harm to the Special Landscape Area and the approach into the town. There is also potential for currently unknown heritage assets due to the lack of previous archaeological investigation of the site.	Discount
C134	Vyners Close	Housing	Extant planning permission. Deliverability assessed in Housing Land Supply Report	Discount
C135	Waterloo Car Park	Decked car park but also Dependent on Town Centre Masterplan	Detailed site assessment provided in Part 2	See Part 2
C136	Watermoor House, Watermoor Road	Housing	The site is unavailable. The site is in active use as a care home with no redevelopment plans.	Discount
C137 (see C133)	Land west of Cheltenham Road, Stratton	Housing	Duplicate of C133	Discount
C138 (see C48)	Car Park off Beeches Road (joint site)	Housing	Duplicate of C48	Discount
C139	Dwelling between Cattle Market & Tetbury Road	Housing	Development complete	Discount

Ref.	Address	Proposal	Assessment	Conclusion
C140 (see C16)	Four Acre Field - part playing field required	Housing	Duplicate of C16	Discount
C141A	Beeches Road Car Park	Housing	The site is unavailable. It is a surface level public car park, which is bound by London Road to the north, Beeches Road to the east and the River Churn to the west. Commercial uses are located opposite the eastern boundary, the gardens of the neighbouring properties to the west, and there is further housing to the north and south. Mature trees are also located along the eastern and western boundaries. The site has flat topography but is heavily constrained by flooding - there is Flood Zone 3b within south and Flood Zone 3a and 2 within south and north (SFRA Level 2). There are also ecological issues associated with the River Churn, which is designated as a Local Wildlife Site. Although not absolute reasons why the site should not be developed, the site is also a Scheduled Ancient Monument and is within the Conservation Area and is therefore sensitive for these reasons. Any displacement of parking would also need to accord with the Town Centre Parking Strategy.	Discount
C141B	Land rear of Purley Road	Housing	Unsuitable and unachievable - The site comprises allotment gardens that are accessed from Purley Road. It is surrounded by housing to the south and west, further gardens to the north and the River Churn to the east. There are also mature trees along the eastern boundary. The site has flat topography but is heavily constrained by flooding - there is Flood Zone 3 and 2 (SFRA Level 2) across nearly the whole site. There are also ecological issues associated with the River Churn, which is designated as a Local Wildlife Site. The site also does not have an access road and its development would likely also require the development of the Beeches Road car park and a new bridge over the River Churn. Given that the Beeches Rad car park is unavailable for development, it effectively means that development of this site is currently unachievable. The site is also sensitive in terms of its location within the Conservation Area.	Discount
C142	Old Hord Site, Off London Road	Housing	Development complete	Discount
C143	Playing Field, off Trinity Road	Housing	The site is unavailable and is likely to be unsuitable. It is currently in active use as a playing field and there are no plans to dispose of or redevelop the land. Although the site may be released in future, there is no reasonable prospect or certainty that new residential units will be delivered within the plan period. The site is also sensitive in terms of it being a Scheduled Ancient Monument, is within the setting of a Grade II* Listed Building and is within the Conservation Area.	Discount

Ref.	Address	Proposal	Assessment	Conclusion
C144 (see C133)	Pony Paddock, Stratton	Housing	Duplicate of C133	Discount
C145	Dingley Dell Car Park	Housing	The site is unavailable and is likely to be unsuitable. It is currently in active use as a car park for the adjoining offices. The site also has a significant archaeology constraint and is a Scheduled Ancient Monument.	Discount
C146	Rear gardens - even no. homes on Somerford Road	Housing	The site unsuitable, unavailable and unachievable. It comprises 14 rear gardens in multiple ownership. Suitable access is unachievable. Former Urban Capacity Study site with no expression of interest from any of the landowners and site is unavailable.	Discount
C147	Cinema, hotel and car park	Housing	Duplicate of C55 and C63	Discount
C148	Land at City Bank, Beeches Road and the Former Railway Line	Housing	Unsuitable and unachievable - Linear site comprising the former railway route. Now forms an important pedestrian / cycle way, linking housing to Kingshill School. The site is a green corridor into the town.	Discount
C149A	Brewery Car Park (north-east part)	–	See C70	Discount
C149B	Brewery Car Park (south-west part)	–	See C70	Discount
C150	Abbey Car Park	–	Unsuitable - This site has strategic importance as a car park for the north of the town centre. It is also a Scheduled Ancient Monument and development would have a negative impact on the setting of several Listed Buildings. The site is also within the Conservation Area.	Discount
C151 (see C148)	Beeches Car Park	Housing	Duplicate of C148	Discount
C152	6-20 Spital Gate Lane, former Pegasus Planning	Housing	Development complete	Discount
C153	30 Dollar Street, Dollar Street House, former St James Place	Housing	Extant planning permission. Deliverability assessed in Housing Land Supply Report	Discount

Ref.	Address	Proposal	Assessment	Conclusion
C154	4 London Road	Housing	Development complete	Discount
C155	Garage, Purley Avenue	Housing	Extant planning permission. Deliverability assessed in Housing Land Supply Report	Discount
C156	Jubilee Club, Ashcroft Road	Housing	Below 5 dwelling threshold	Discount
C157	Nursery, 25 Ashcroft Road	Housing	Below 5 dwelling threshold - former Urban Capacity Study site with no expression of developer interest. Site is currently in use as a nursery.	Discount
C158	Kwik Fit and Fire Station, School Lane	Housing	Unsuitable - The site is in use as a fire station and Kwik Fit. The location is well suited for a fire station as it offers a good strategic access onto the A429. These uses should be retained on this site.	Discount
C159	Rosedale, South East of Rose Way	Housing	Development complete (ref: 10/00965/REM)	Discount
C160	VW Garage and Land	Housing	Development complete	Discount
C161A	Pinehurst, South of 48b to Littlecot, Berkeley Road	Housing	Development complete	Discount
C161B	Pinehurst, South of 48b to Littlecot, Berkeley Road	Housing	The site comprises eight gardens in multiple ownership. Former Urban Capacity Study site with no expression of interest.	Discount
C162	Stratton Garage, Gloucester Road	Retail / mixed use / commercial, or any other considered suitable	Not within or adjacent to Cirencester's proposed Development Boundary. The site is a former petrol filling station which has more recently been used for car sales. It is located on the A435 and is surrounded by fields in all directions that are the floodplains of the River Churn. The existing buildings are of low design quality. However, the site is exposed within the Special Landscape Area and is itself heavily constrained by flooding.	Discount
C163	Vygon's Premises, Bridge Road	Retail	Development complete	Discount
C164	East of Kingshill	Housing	Unavailable	Discount

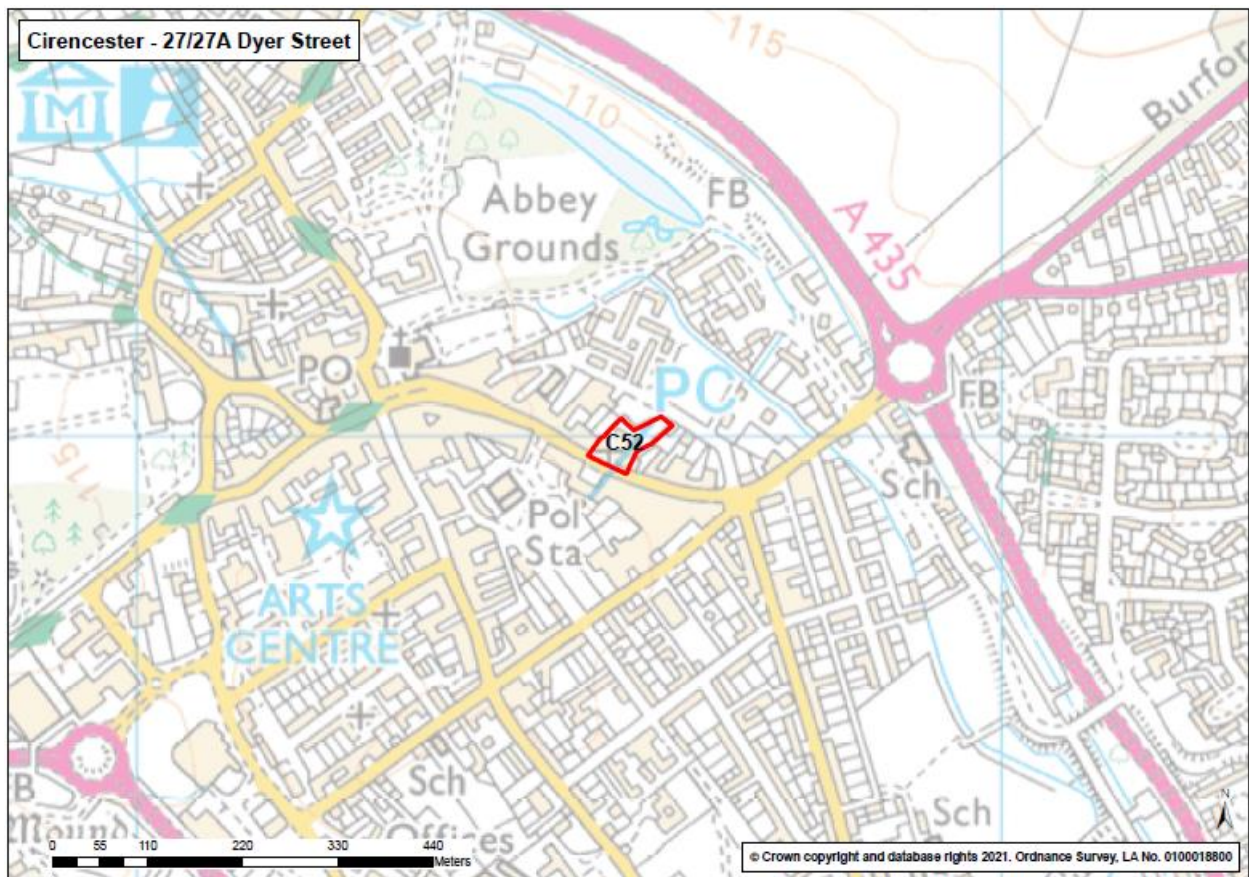
Ref.	Address	Proposal	Assessment	Conclusion
C165	Harebushes	Housing	Unsuitable and unavailable - site forms part of the green wedge that connects Cirencester town centre directly into the countryside. Its development would greatly detract from the landscape of Cirencester. The site forms part of the Special Landscape Area and a large part of it is also a Scheduled Ancient Monument. There has also been no expression of developer interest.	Discount
C167	Land off Barn Way	Housing	Extant planning permission. Deliverability assessed in Housing Land Supply Report	Discount
C168	Land south of Stratton Mills	7 dwellings	Detailed site assessment provided in Part 2 (Part 2 found the development of this site to be unsuitable)	Discount
C170	Stratton Meadow	40-50 dwellings in combination with C168	Detailed site assessment provided in Part 2 (Part 2 found the development of this site to be unsuitable)	Discount
C171	Land off Barn Way Site B, Stratton	Housing	Mainly within SFRA Level 2 Flood Zone 3b	Discount
C172	Siddington Park Farm	Retirement Village	Extant planning permission. Deliverability assessed in Housing Land Supply Report	Discount
C173	Social Club	Housing	Development complete (Ref: 14/03185/FUL)	Discount
C174	Paterson Road Flats	Housing	Extant planning permission. Deliverability assessed in Housing Land Supply Report	Discount
C175	Garden area at the rear of 88 Chesterton Lane	Housing	Unable to locate site (no location plan submitted)	Discount
C176	Land to the rear of 28 Cheltenham Road, Stratton	1 house	Below 5 dwelling threshold	Discount
C177	Land at Chesterton Farm	Mixed use, including housing, employment, retail and community facilities	Extant planning permission. Deliverability assessed in Housing Land Supply Report	Discount

Ref.	Address	Proposal	Assessment	Conclusion
C178	Royal Agricultural University Triangle Site	Employment or housing	<p>This site is designated in the adopted Local Plan as a Special Policy Area, where there is a presumption that proposals for the expansion of the existing University campus, including associated development for educational, training, business and research development, student accommodation and other operational floorspace, will be permitted.</p> <p>A Reserved Matters application, pursuant to Outline permission ref. 10/00964/OUT as amended by permission ref. 18/01104/FUL, comprising details of Buildings A-F including scale, external appearance, landscaping, and means of access to the proposed buildings, is currently being determined (ref: 20/03566/REM).</p> <p>No evidence has been provided to demonstrate that this site cannot be delivered in accordance with the Local Plan policy and the extant planning permission. Furthermore, housing development on this site is likely to be problematic due to the sensitive location of this site within the AONB.</p>	Discount
C179	Bailey Lodge, Royal Agricultural University	Employment and Residential	Development complete but incorporated within C181	Discount
C180B	Metric House	Employment	Development complete	Discount
C181	Royal Agricultural University	Uses directly related to the Royal Agricultural University	Detailed assessment provided in Part 2 – however, this finds the site to currently be unsuitable for residential or other uses	Discount
C182	College Farm Workshops and Royal Agricultural College Sports Fields	None	Unsuitable - The site partly incorporates the Royal Agricultural University fields and some fields used for agriculture. The south-west part of the site is an 'Established Employment Site' designated in the Local Plan. The site is heavily constrained by its location within the AONB and at the entrance into the town and is unsuitable for redevelopment	Discount
C183	Land east of Stratton Mill	Community and/or environmental	Can come forward without allocation in the Local Plan. The site will be maintained on record as a candidate should there be a need for such a proposal.	Discount
C184	Daglingworth Place Farm	1,700 homes + commercial development	Unsuitable - The site is located in the AONB. Such a large scale of development in such a sensitive location would be unsuitable.	Discount
C185	Forty Farm	Housing	See C80	Discount

Ref.	Address	Proposal	Assessment	Conclusion
SD9D	Severalls Field	Housing	Extant planning permission. Deliverability assessed in Housing Land Supply Report	Discount
SD10	The Coach Houser Stables, Upper Siddington	Housing	Unsuitable and availability unconfirmed - development would bring coalescence between Siddington and Cirencester. The site is also highly visible in the surrounding landscape, particularly from the Public Right of Way in the north-western corner. The site's development would also have a severe impact on the setting of a Listed Building and would remove the green buffer between Siddington and Cirencester.	Discount
SD11	Site (A) at Siddington	Housing	Unsuitable and availability unconfirmed - development would bring coalescence between Siddington and Cirencester. Eastern edge within Flood Zone 3b (SFRA Level 2).	Discount
SD11	Cirencester arm of the Thames and Severn Canal	Employment	Unsuitable and availability unconfirmed - development would bring coalescence between Siddington and Cirencester. Eastern edge within Flood Zone 3b (SFRA Level 2).	Discount
SD14	Land at Siddington Glebe, Love Lane	Employment	Unsuitable and availability unconfirmed - development would bring coalescence between Siddington and Cirencester. Poor access and power line issues.	Discount

Site Assessments: Part 2

27–27A Dyer Street (ref: C52)



Proposal: Redevelopment to provide retail, housing and / or commercial uses

Assessment date: February 2021

Land ownership: Single ownership

Site area: 0.29ha

Site description

The site is located in Dyer Street and within the commercial centre of Cirencester. It comprises a building dating from the 1970s which fronts onto Dyer Street with a private car park and loading bay accessed from the rear (The Waterloo). There are retail units at the ground floor and with a former gym above and storage/staff areas associated with one of the retail uses. There is a walkway through the site which provides access between Dyer Street and The Waterloo.

Planning history

This is a summary of the key planning applications and site history. It is not a comprehensive list.

The site is located within the Cirencester development boundary, as defined by the adopted Local Plan. It is also located inside the Cirencester Town Centre boundary and inside Cirencester's Primary Shopping Area. It is also located within a Secondary Shopping Frontage. It is a key site for the Cirencester Town Centre Masterplan.

The NPPF (2021) does not include secondary shopping frontages. Furthermore, the NPPF also specifies that planning policies should "recognise that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites".

16/05023/FUL – "Change of use of gym (Use Class D2) to create 6 No. apartments (Use Class 3)". Permitted

Landscape

These comments are made on the basis of a survey conducted by a qualified Landscape Officer. A full townscape assessment would be required of any development proposal (desktop and site assessments) undertaken by an appropriately qualified and experienced landscape professional.

Landscape Context

National Character Area 107: Cotswolds

Landscape Character Type: Urban

Landscape Character Area: N/A

Constraints/Designations

Landscape: Not within the Cotswolds AONB or a Special Landscape Area

Historic: No listed buildings within the parcel but some are present around the parcel. Within the Conservation Area – Cirencester Town Centre.

Other (floodplain, PROWs): No PRoW within the parcel. Pedestrian permeability through the parcel is currently provided. TPO adjacent to the northern access road.

Landscape sensitivity

Evaluation: **Low**

Justification: The parcel is located within the settlement and development boundary. It has been previously developed and its current usage is for commercial properties and parking, this gives it an urban context. The landscape sensitivity of the parcel is considered to be **Low**. Consideration should be given to the design and scale of any proposal to ensure the proposal does not dominate or appear discordant within the local townscape and street scene.

Biodiversity

These comments are made on the basis of a desktop and site survey conducted by a Principal Planning Policy Officer in winter. Further specialist survey work may be required before the site can be allocated in the Local Plan.

The site is not located within an area covered by a formal nature conservation designation. However, it is within a Great Crested Newt Red Zone.

There are not expected to be significant ecological issues on the site due to it being a building and a car park. However, further investigation is required, particularly to establish whether there are any bats or nesting birds within the roof structure of the buildings and whether the trees adjacent to the Waterloo provide habitat for protected species.

Biodiversity net gain enhancement in this location might include native species planting within any new landscape provision, bird and bat boxes and bat access tiles. There is also an opportunity to improve the town centre green infrastructure network through the redevelopment of the site.

Trees

These comments are made on the basis of a desktop and site survey conducted by a Principal Planning Policy Officer in winter. An Arboricultural Report that accords with BS 5837:2012 would be required of any development proposal.

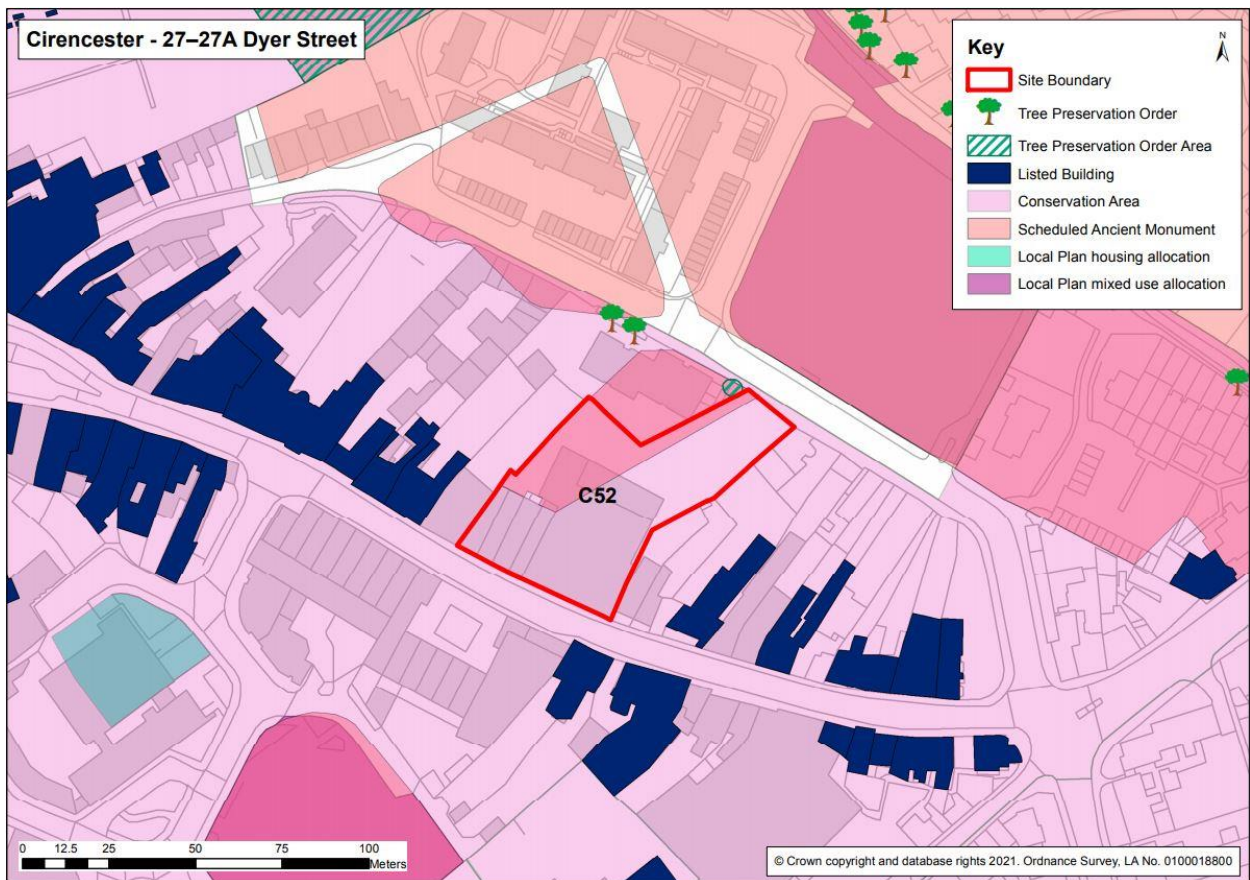
Two deciduous trees in the north-eastern corner of the site, adjacent to The Waterloo, are protected by a Tree Preservation Order. The site is also entirely within the Conservation Area where all trees are protected and Conservation Area Consent is required for their removal.

There are no further trees within the site. There may be opportunities for some tree planting, particularly in planters, although the sensitive archaeology is likely to govern the types and location of planting.



Historic Environment (excluding archaeology)

These comments are made on the basis of a desktop and site survey conducted by a Principal Planning Policy Officer. A full historic environment or heritage assessment would be required of any development proposal.



Context: Historic mapping identifies that the site has provided a building frontage along Dyer Street since at least the 1840s and likely before. It has also maintained a pedestrian linkage from Dyer Street through to the land to the north. The site was once burgage plots and its current shape relates to that previous burgage plot arrangement.

Today, the site contains several two and three-storey 1970's block-built buildings, which have a functional appearance and limited aesthetic value.

Designated heritage assets: The northern part of the site falls within part of a Scheduled Ancient Monument (Cirencester Roman Town). The part of the site which is not part of the Scheduled Monument is also likely to contain archaeological remains of equivalent significance. Development requiring groundworks would need to be the subject of a programme of assessment and evaluation before any planning application is determined and may also require Scheduled Monument consent.

The site is located within Cirencester Town Centre Conservation Area. The existing buildings are a detractor from the Conservation Area and their redevelopment would provide an opportunity to improve the Conservation Area.

The site is also within the setting of several listed buildings, including several Grade II listed buildings on the opposite side of Dyer Street. There is also an opportunity to improve the setting of these buildings through the redevelopment of the site. The historic context of the site should form the starting point for the design of any redevelopment scheme.

Non-Designated Heritage Assets: Adjacent to several Cotswold Stone buildings, which are NDHAs

Heritage at risk issues: None known

Opportunities: To improve the environmental quality of this part of the town centre

Other issues / constraints

- Online shopping and changes in shopper behaviour is leading to a national decline of physical retail space and units. It is therefore questionable whether a retail-led scheme would be viable. Such a scheme may also now have a negative impact on the main shopping streets within the town centre, which are experiencing a gradually increasing vacancy rate;
- This site is strategically linked to the Waterloo Car Park, as it provides a pedestrian access into the town centre;
- Viability due to archaeology, required high design quality, and demolition and clean-up costs;
- Tenancies of existing retailers / occupants;
- Irregularly shaped site – will constraint the layout of the development;
- Loss of car parking spaces on the site;
- Amenity – the site neighbours residential properties. A town centre site comes with a degree of noise expectation, although noise issues may constrain certain types of potential use in this location;
- Hydrology – The site has low flood risk. However, it is within a Source Protection Zone; and
- Within Fairford, Kemble and South Cerney Airport Safeguarding Areas.

Summary

The site is located within the Cirencester development boundary, town centre boundary, and primary shopping area boundary. It is also part of a secondary shopping frontage, where the Local Plan specifies that the loss of main town centre uses will be resisted.

The site is partly a Scheduled Monument and is likely to have sensitive archaeology. It is also within the Conservation Area, within the setting of listed buildings, although its redevelopment provides an opportunity for improvement.

The preference would be for the demolition of the existing building and the erection of a replacement building with main town centre uses at the ground floor, retaining and improving the walkway, and residential use above. However, it is also recognised that viability may be an issue in this location.

Recommendation

C52 is a candidate for further consideration for allocation within the Local Plan.

Indicative capacity

9 dwellings (according to the density multiplier assumption). However, a town centre site may be expected to deliver a higher density. The capacity also depends on which parts of the site are developed and whether ground floor main town centre uses are provided.

Proposed site design brief if the site was allocated in the Local Plan

This following is not an exhaustive list and further guidance on design requirements will be provided through the pre-application process.

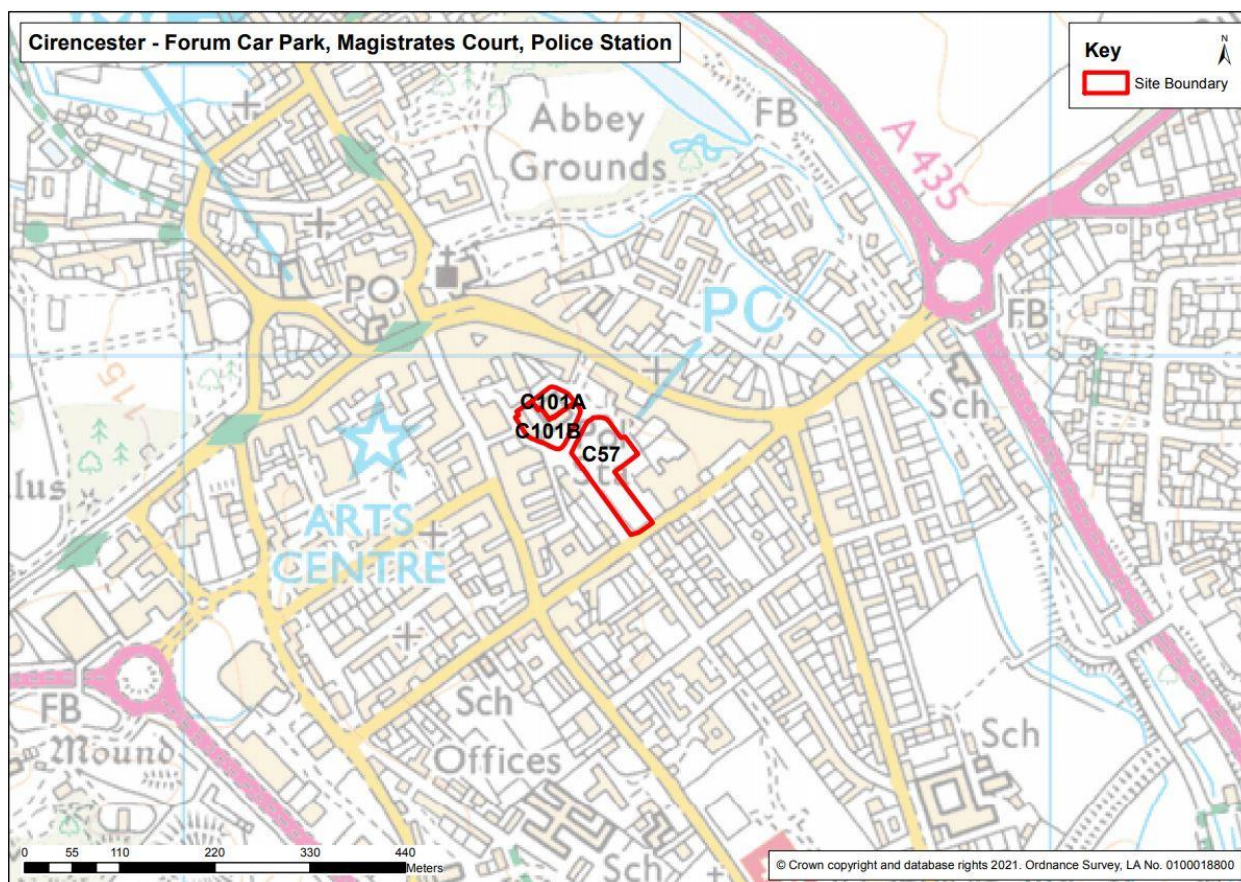
If this site were to be redeveloped, proposals must ensure:

- The access into the town centre is retained and improved – e.g. through a central walkway enclosed by a building frontage on either side – the access must be safe and accessible for all and invite pedestrians to explore the town centre;
- The historic context of the site is used as the starting point for the design of any redevelopment scheme;
- Opportunities are taken to provide more planting and habitats in this part of the town where green infrastructure improvements are required.

Key actions required

- Archaeological investigations;
- Ecology survey;
- Townscape survey; and
- Understanding of the changing nature of high street and retail demand in Cirencester.

Forum Car Park, Magistrates Court, Police Station (refs: C57, C101A, C101B)



Proposal: Variety of potential uses

Assessment date: February 2021

Site area: Combined = 0.88ha (C57 = 0.54ha; C101A = 0.10ha; C101B = 0.24ha)

Land ownership: Two ownerships

Site description

C57: The Forum Car Park is a 191-space public car park located directly adjacent to Cirencester's Primary Shopping Area. The site forms an important part of the town centre's parking provision, although it has limited aesthetic value.

C101A: The site comprises the former Magistrates Court building.

C101B: The site comprises Cirencester Police Station, which is a three storey building of low design quality that is still in active use.

Planning history

This is a summary of the key planning applications and site history. It is not a comprehensive list.

The sites are located inside the Cirencester development boundary, as defined by the adopted Local Plan. C57 is allocated for mixed use development, whilst C101A is allocated for residential development. The sites are located within the Cirencester Town Centre boundary but adjacent to the Primary Shopping Area. They are key sites for the Cirencester Town Centre Masterplan.

None of the sites have any other recent relevant planning history.

Land to the west of C57 (Forum House)

20/02795/FUL – “Demolition of the existing two storey building and replacement by a three-storey residential property comprising 10 flatted units”. Permitted

Landscape

These comments are made on the basis of a survey conducted by a qualified Landscape Officer. A full townscape assessment would be required of any development proposal (desktop and site assessments) undertaken by an appropriately qualified and experienced landscape professional.

Landscape Context

National Character Area 107: Cotswolds

Landscape Character Type: Urban

Landscape Character Area: N/A

Constraints/Designations

Landscape: Not within the Cotswolds AONB or a Special Landscape Area

Historic: No listed buildings within the parcel but some are present around the parcel. Within the Conservation Area – Cirencester Town Centre.

Other (floodplain, PRowS): No PRowS within the parcel. Pedestrian permeability through the parcel is currently provided.

Landscape sensitivity

Evaluation: **Low**

Justification: The parcel is located within the settlement and development boundary. It has been previously developed and its current usage is for commercial properties and parking, this gives it an urban context. The landscape sensitivity of the parcel is considered to be **Low**. Consideration should be given to the design and scale of any proposal to ensure the proposal does not dominate or appear discordant within the local townscape and street scene. Opportunities should also be taken to improve the green infrastructure in this part of the town.

Biodiversity

These comments are made on the basis of a desktop and site survey conducted by a Principal Planning Policy Officer in winter. Further specialist survey work may be required before the site can be allocated in the Local Plan.

The sites are not located in an area covered by a formal nature conservation designation nor is it expected that the redevelopment of the sites would have a significant impact on an area protected by a nature conservation designation.

The police station and magistrates court buildings may have potential to be used by roosting bats and other wildlife, which would require further investigation if this area were to be redeveloped. The trees and drystone walls within the wider site may be of ecological significance, although these could be retained within a well-designed scheme.

Biodiversity net gain enhancement in this location might include bird and bat boxes, bat access tiles, native species within the landscaping, and the provision of additional trees.

Trees

These comments are made on the basis of a desktop and site survey conducted by a Principal Planning Policy Officer in winter. An Arboricultural Report that accords with BS 5837:2012 would be required of any development proposal.

The site does not have any trees protected by a Tree Preservation Order. However, the site is located within the Conservation Area and so all trees within it are protected.

The most significant trees present are primarily located around the boundary of the Forum Car Park. These include an Ash and a Horse Chestnut towards the north of the car park and six further medium sized deciduous trees along its western boundary with South Way. There are also several trees in the adjacent BT Phone Exchange site, which have canopies that overhang the south eastern boundary of C57.

There are several smaller Rowan, Sycamore, Cherry and other deciduous trees in front of the Police station and the Magistrates Court.

The trees provide a positive contribution in an area which has little other green infrastructure. The provision of additional trees in this area is likely to be constrained by the sensitive archaeology, although good design may help to overcome this issue.



Historic Environment (excluding archaeology)

These comments are made on the basis of a desktop and site survey conducted by a Principal Planning Policy Officer. A full historic environment or heritage assessment would be required of any development proposal.

C57 is a Scheduled Ancient Monument (Cirencester Roman Town). The sites are all likely to be archaeologically sensitive. Previous archaeological investigation in the area revealed Roman buildings of high significance to be present at this location. Ground works for the redevelopment may have an adverse impact on highly important archaeological remains. The sites are also located within Cirencester's medieval town, and archaeological remains relating to medieval settlement are also likely to be present on the sites.

The sites are all located within the Cirencester Town Centre Conservation Area. They are also within close proximity to, and within the setting of several listed buildings, particularly the Church of Saint John the Baptist (Grade I), and 3, 5 and 12 Dyer Street (each listed Grade II).

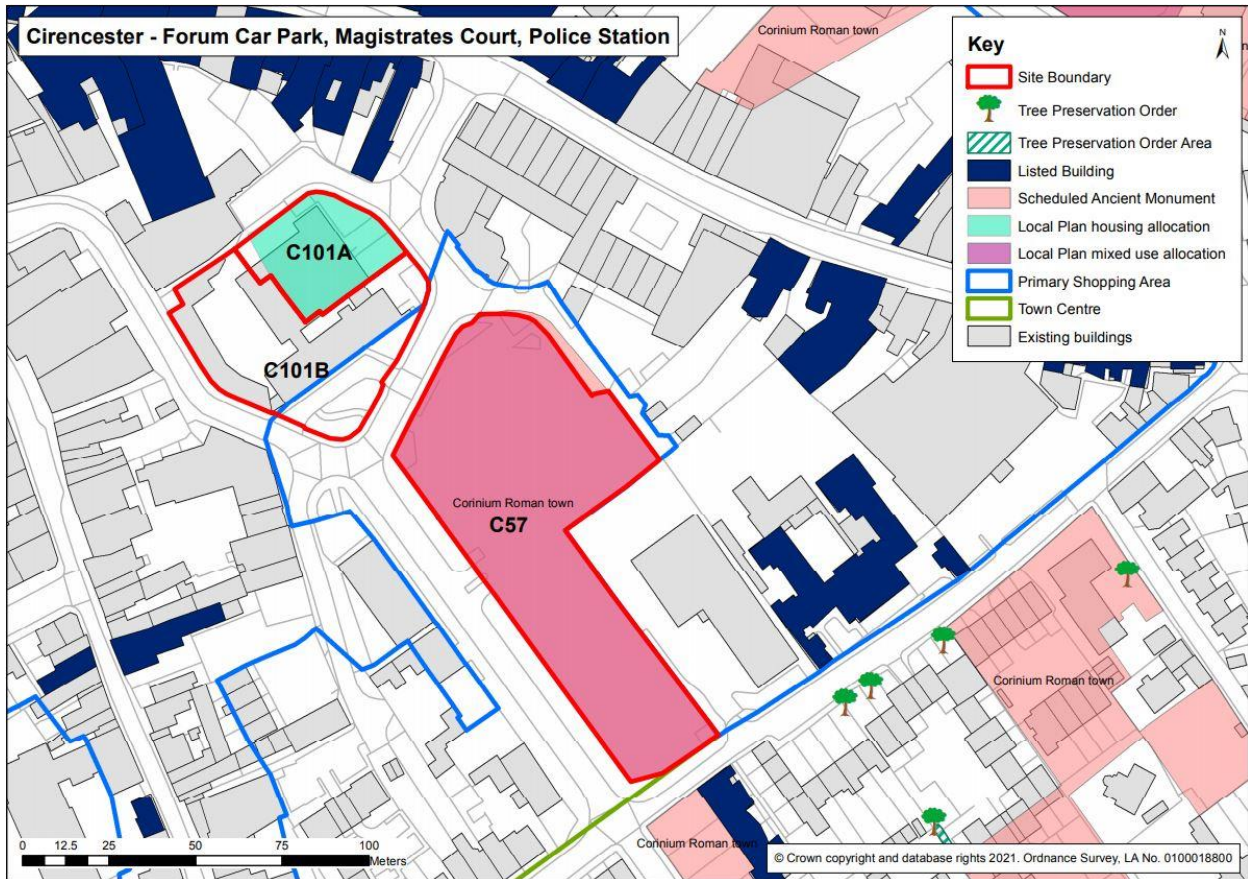
The Cirencester Town Centre has a detailed Conservation Area appraisal (November 2008). This identifies the Police Station as a "neutral building", which neither contributes to, nor detracts from the character, appearance and significance of the Conservation Area.

The spatial analysis identified the Forum as an area dominated by mediocre buildings, rear service areas, and the car park, which has considerable potential for enhancement, and which lacks active street frontages.

It specifically states that:

"Of particular significance is the long view from St Michael's Park aligned with Tower Street and South Way to the church tower, a route which happens to follow a principal road of the Roman grid, and passes the west end of the Roman Basilica and the crossroads of the Fosse Way and Ermin Street; it is considered that the mid-twentieth century police station, with its horizontal emphasis, currently adds a visually unsettling element to this important view."

The sites form part of a former medieval vista to church, which has been lost over time. If they were redeveloped, there is an opportunity to restore this vista.



The comments conclude that:-

“Consequently the potential redevelopment of the Police Station would, in principle, be reasonable, even welcome, as it would allow many of the aforementioned issues to be addressed.

The form and style of the building should flow out of a careful analysis and understanding of the context and a coherent philosophical rationale, but a subtle and sympathetic contemporary approach should not be ruled out.

The redevelopment of the car park itself is similarly a rare opportunity to address an area that contributes little to the townscape/conservation area. The first step of any such proposal would be to consider the overall layout and potential connectivity to the existing surrounding grain of streets, and any future aspirations. The southern connectivity, via South Way to Lewis Lane is both historic (Roman) and successful, however the connection of North Way to Dyer Street is awkward and convoluted, and provides considerable opportunities for enhancement.

The simplest solution would be to create a straight line from the northern end of South Way to Dyer Street. An alternative would be to consider reinstating the line of the historic Roman Road. Whilst some of this lies outside the current site, and could be a longer-term aspiration, the current site could be the first step in realising this. This would have the advantage of further revealing the Roman Hippodamian gridiron town plan, and if ever fully implemented could connect South Way with Dyer Street and potentially beyond.”

There are particularly important potential opportunities for meaningful and integrated enhancement of the town centre’s currently limited green infrastructure as part of any redevelopment.

Other issues / constraints

- The Magistrate’s Court has temporarily been brought back into use to deal with a backlog of cases resulting from Covid-19;
- Phasing - any loss of car parking will have to fit in with the delivery of the town centre’s Car Parking Strategy¹;
- The Cotswold District Retail Study Update (GVA Bellfinger, 2016) identifies connectivity issues from the general location of these sites to the surrounding core retail streets. A revised highway and public realm layout may

¹ www.cotswold.gov.uk/media/234098/Parking-strategy-2010.pdf

overcome some of these concerns and the inclusion of the Police Station and Magistrates Court would bring the site closer to Dyer Street and Cricklade Street and provide better visual linkages;

- C101A - there may have contamination issues relating to an on-site petrol tank on the site; and
- Within Fairford, Kemble and South Cerney Airport Safeguarding Areas.

Summary

The Forum site is primarily a popular public car park and its redevelopment depends on future parking demand, alternative car being provided elsewhere, or car parking being retained within the development of this site. If this issue can be resolved, there is an opportunity to improve some long-standing issues with the townscape and green infrastructure in this location.

Collectively the sites are archaeologically sensitive and the Forum Car Park is part of a Scheduled Monument. The sites are also located within the Conservation Area and in the setting of several listed buildings, so sensitive design would be required.

There is a need for an holistic approach to the redevelopment of the three sites as a whole, in order to ensure that long-lasting opportunities are taken to deliver the policy requirements for protecting and enhancing the historic environment, townscape and public realm, as a key to sustaining and improving the vitality and viability of the town and its role as economic centre of the District.

In line with the NPPF ambition to deliver more housing within town centres, the sites may be suitable for this purpose. It should be borne in mind that the archaeological significance of the sites may affect the viability of redevelopment in respect potentially of limiting options and/or increasing building costs. It may also direct suitable uses and even affect the types of green infrastructure improvements that may be possible (e.g. avoiding tree root damage).

Recommendation

The car park should continue to be allocated in the Local Plan for development (residential, office or public service uses are likely to be suitable but retail is unlikely to be a viable / deliverable use).

The Magistrates Court site allocation could be broadened to provided greater flexibility in the type of uses that would be suitable on this site.

The Police Station building is a candidate for further consideration as a Local Plan site allocation.

The town centre masterplan should consider the redevelopment of the three sites in combination.

Indicative capacity

22 dwellings (based on density multiplier assumption, although given this is a town centre location a higher density development may be possible. The number of dwellings delivered will largely be dependent on the parking arrangements).

Proposed site design brief if the site was allocated in the Local Plan

The following is not an exhaustive list and further guidance on design requirements will be provided through the pre-application process. Developments will be expected to comply with the requirements of the Cotswold Design Code and to deliver high quality built and green infrastructure design.

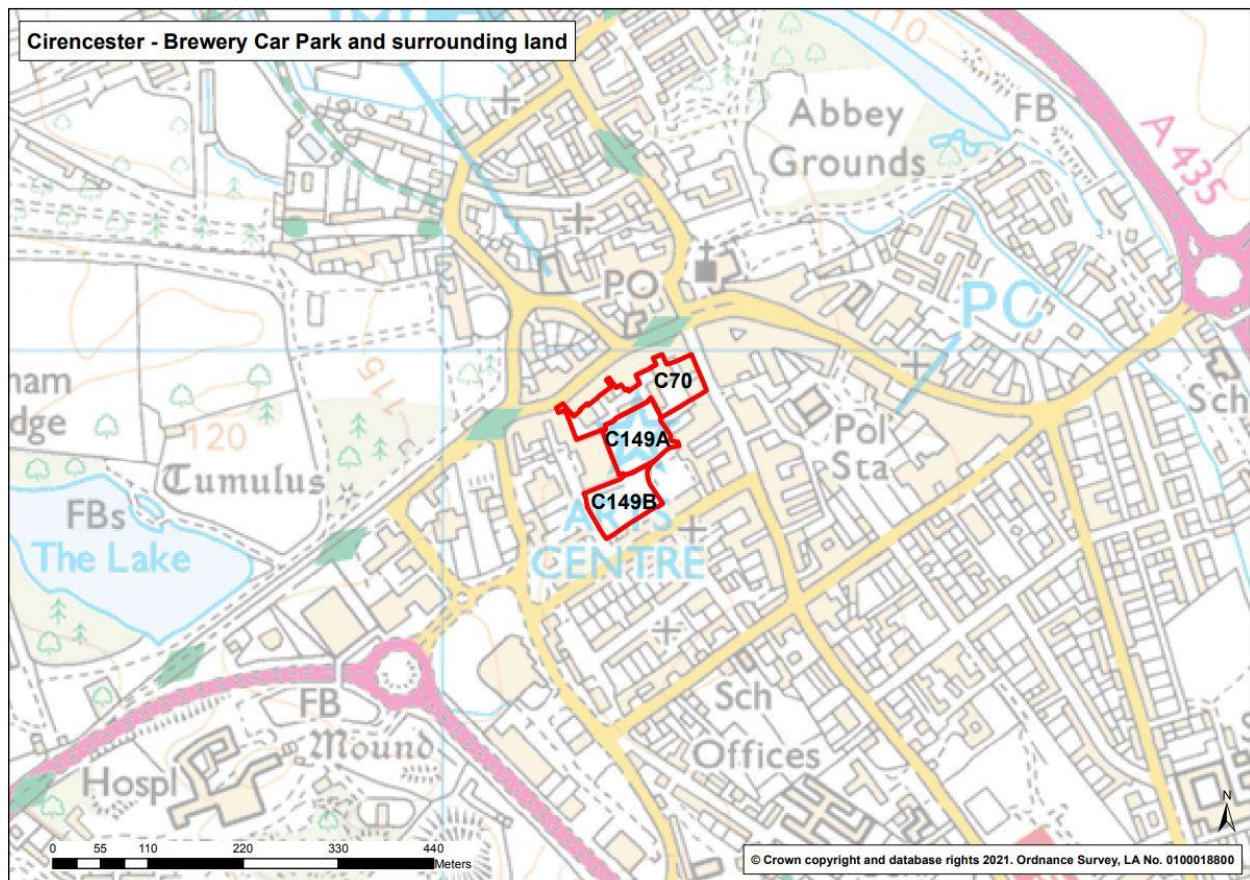
If the sites were to be redeveloped, development proposals should:

- use the historic context of the site should as the starting point for the design of any redevelopment scheme and the safeguarding of nationally significant archaeology should be a key objective;
- be coordinated to deliver wider benefits in this general location;
- preserve and enhance the important views of the church tower from Tower Street and South Way;
- avoid horizontal, monolithic massing;
- strive to create more active frontages;
- seek to enhance the view down North Way from Dyer Street; and
- provide planting and habitats to substantially improve the green infrastructure network.

Key actions required

- Feasibility study, including archaeological investigations.
- Updated Cirencester Town Centre Car Parking Strategy and evidence; and
- Townscape assessment.

Brewery Car Park and surrounding land (ref: C70, C149A and C149B)



Proposal: Cinema, student accommodation, retail and leisure facilities, housing

Site area: Combined = 1.47ha (C70= 0.64ha, C149A= 0.43ha, C149B= 0.40ha)

Assessment date: February 2021

Land ownership: Mostly owned by Cotswold District Council, but parts of C70 are in four other ownerships

Site description

The site incorporates the Brewery Car Park (C149A and C149B), as well as Brewery Court and the rear of shops on Castle Street (C70). The site has flat topography.

The Brewery Car Park is a 298 space short-stay public car park and is the most popular of Cirencester's car parks. Consequently, it is frequently at full capacity and is at its busiest around midday, with occupation ranging from 90%-100% on weekdays and Saturdays. The car park is integral to the operation of the adjacent Tesco Metro supermarket.

Brewery Court includes several shops in active use, public toilets and a central area of public open space containing seating. There are also several units to the north of the Brewery Car Park, a large proportion of which are vacant or are on short-term leases.

The site also has several pedestrian linkages to the surrounding commercial and residential areas including two linkages onto Castle Street to the north and two linkages onto Cricklade Street to the east.

The site is largely surrounded by backland development with limited aesthetic value.

- To the north are the rear servicing areas of commercial units fronting onto Castle Street;
- To the east are the rear elevations of the commercial units that front onto Cricklade Street, Brewery Court and Bishop Walk Arcade;
- To the south are the Bowls Club and the rear of houses that front onto Ashcroft Road; and
- To the west is the Tesco Metro supermarket and residential and commercial uses on Cripps Road.

Planning history

This is a summary of the key planning applications and site history. It is not a comprehensive list.

Planning permission was granted in November 2014 on the northern part of the allocation for a £48 million development comprising a four screen cinema, student accommodation, restaurants and cafes, shops, a multi-purpose arts facility and refurbished public realm, including the provision of a new substation and public toilets, which would replace the existing structures (ref: 14/01529/FUL). Development commenced in 2018 with the demolition of the former Jungle retail unit. The planning permission remains extant indefinitely, although no further development has occurred since the initial commencement.

The retail units to the north of Tesco Metro were vacated from 2014 to make way for the cinema development, including Bramleys greengrocer, Sue Ryder Care and Store Twenty One. The units were boarded up and have now been vacant for several years. A recent survey² identified that this area is now a real concern to local businesses and visitors to the town centre, and it is said to appear rundown and to be a detractor of Cirencester's quality. Elite Beds reoccupied 3 Farrell Close in early 2019 on a short-term lease, although the other units remain vacant.

C70 and C149A are allocated by Policy SI of the adopted Local Plan for retail-led mixed-use development (Local Plan ref: CIR_E16A). The sites are all within the Cirencester development boundary (Policy DS2) and the Cirencester Town Centre Boundary. C70 is also located within Cirencester's Primary Shopping Area. They are key sites for the Cirencester Town Centre Masterplan.

Landscape

These comments are made on the basis of a survey conducted by a qualified Landscape Officer. A full townscape assessment would be required of any development proposal (desktop and site assessments) undertaken by an appropriately qualified and experienced landscape professional.

Landscape Context

National Character Area 107: Cotswolds

Landscape Character Type: Urban

Landscape Character Area: N/A

Constraints/Designations

Landscape: Not within the Cotswolds AONB or a Special Landscape Area

Historic: Listed buildings are present within parcel C70 and some are also present around the parcels. Within the Conservation Area – Cirencester Town Centre.

Other (floodplain, PROWs): No PROW within the parcel. Pedestrian permeability through the parcel is currently provided.

Landscape sensitivity

Evaluation: **Low**

Justification: The parcel is located within the settlement and development boundary. It has been previously developed and its current usage is for commercial properties and parking, this gives it an urban context. The landscape sensitivity of the parcel is considered to be **Low**. Consideration should be given to the design and scale of any proposal to ensure the proposal does not dominate or appear discordant within the local townscape and street scene. Opportunities should also be taken to improve the Green Infrastructure network.

Biodiversity

These comments are made on the basis of a desktop and site survey conducted by a Principal Planning Policy Officer in winter. Further specialist survey work may be required before the site can be allocated in the Local Plan.

The site is not located within an area covered by a formal nature conservation designation. However, it is partly within a Great Crested Newt Red Zone and partly within a Great Crested Newt Amber Zone.

² Cirencester In-Centre Survey of 300 people and Cirencester Business Survey distributed to over 500 town centre businesses (19% response rate), undertaken by NEMS Market Research in October 2018

The site contains a number of trees, which are the main features of ecological of interest within the site. There are also several buildings within the north of the site, which may provide roosting habitat for bats or nesting birds. The majority of the site, however, is a tarmacked car park or paved public realm area, which is expected to have low biodiversity value.

Biodiversity net gain enhancement in this location might include native species planting within landscaped areas, bird and bat boxes and bat access tiles. There is also an opportunity to better link this site within the wider green infrastructure network.

Trees

These comments are made on the basis of a desktop and site survey conducted by a Principal Planning Policy Officer in winter. An Arboricultural Report that accords with BS 5837:2012 would be required of any development proposal.

The site does not contain any trees protected by a Tree Preservation Order. However, the trees are all protected by the Conservation Area designation and will require Conservation Area Consent to remove.

The trees within the site are found primarily within the Brewery Car Park. These comprise a mixture of small and medium sized deciduous trees in and around the car parking spaces. The trees in the southern part of the car park are larger. Although there are no particularly fine individual trees, the trees have a collective importance for their green infrastructure function in an area which has little other green infrastructure. The planting of new trees in this location may be constrained by the sensitive archaeology.



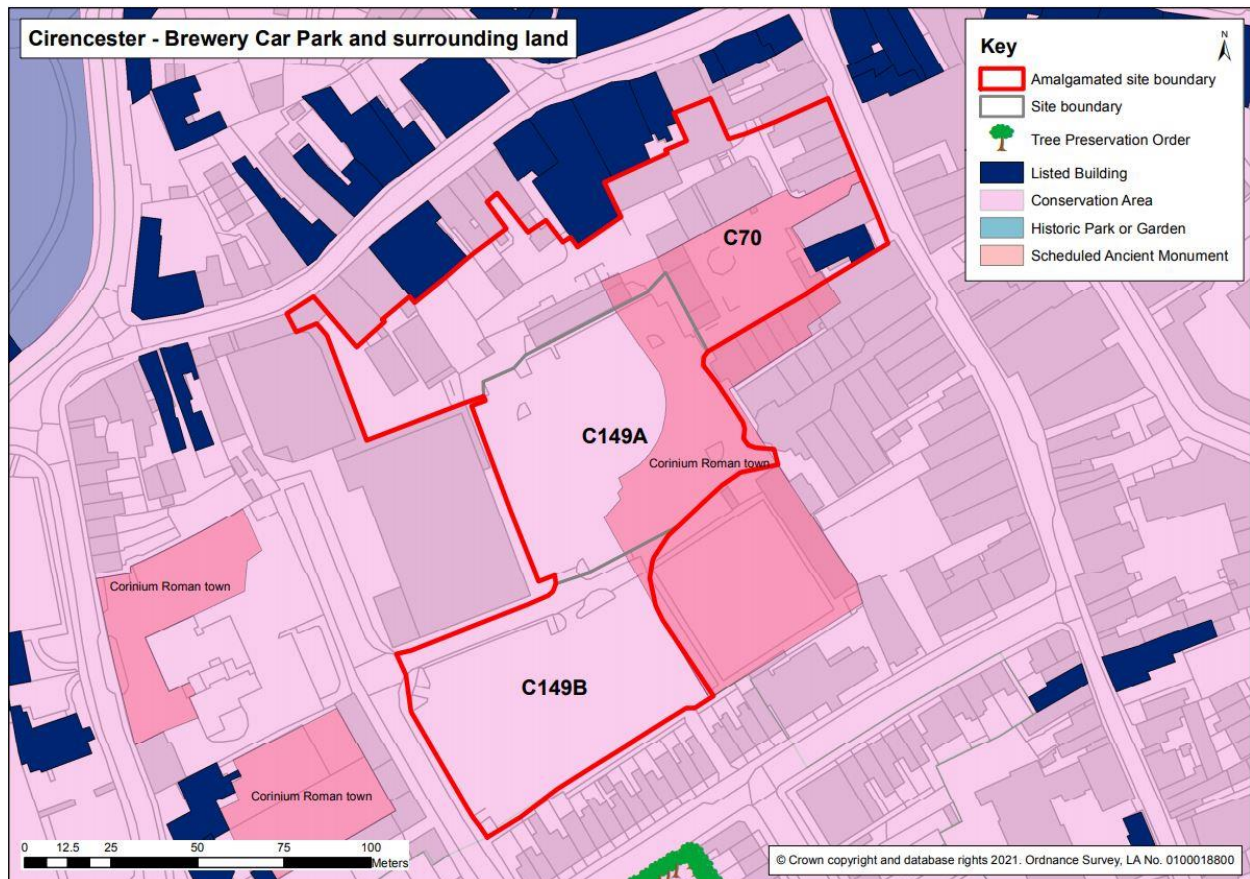
Historic Environment (excluding archaeology)

These comments are made on the basis of a desktop and site survey conducted by a Principal Planning Policy Officer. A full historic environment or heritage assessment would be required of any development proposal.

The eastern part of the collective site is part of a Scheduled Ancient Monument (Cirencester Roman Town) and lies within the area covered by the Roman town. A tessellated pavement was found on the site in 1909 and the site, including the area outside the Scheduled Monument, has a high potential for buried archaeological remains from the Roman period. There is also a moderate possibility of Saxon and/or medieval archaeology in this part of the town.

The site is also within the setting of a number of Grade II listed buildings, which front onto Castle Street and Cricklade Street. It is also within the setting of the Grade I listed Church of St John the Baptist. However, the site has limited environmental quality and there is an opportunity to improve the setting of these buildings. The listed buildings will, however, influence the design of any development proposals.

The entire site is also within the Cirencester Town Centre Conservation Area. Similar to the listed buildings, there is an opportunity to improve the environmental quality of this part of the Conservation Area through high quality development. The Cirencester Town Centre Conservation Area appraisal identifies this area as one that has a negative impact on the Conservation Area and is in need of improvement.



Other issues / constraints

- Online shopping and changes in shopper behaviour have led to a national decline of retail. It is therefore questionable whether a retail-led scheme would be viable or desirable in the long term. Such a scheme may also now have a negative impact on the main shopping streets within the town centre, which are experiencing a gradually increasing vacancy rate.
- The mixed use cinema development appears to have stalled, so the whole site may be considered within a wider development proposal.
- Phasing - any loss of car parking would have to fit in with the delivery of the town centre's Car Parking Strategy³. The Strategy is scheduled for review pending the outcome of a Feasibility Study relating to the Town Centre Masterplan. Any loss of car parking would need to minimise impact and not reduce accessibility to local services and facilities, particularly for elderly and disabled visitors.
- The units to the north of the site would need to be vacated before any redevelopment can take place. This will depend on leases.
- Whilst the site allocation includes several shops around Brewery Court, the reality is that parts of this area are of reasonably good quality (e.g. around Brewery Court) and do not lend themselves easily to redevelopment.

³ www.cotswold.gov.uk/media/234098/Parking-strategy-2010.pdf

- Amenity – the site neighbours residential properties along Ashcroft Road that back onto the car park along its southern boundary and residential properties above the shops on Castle Street. Any proposals would need to consider the amenity of these residents. A town centre site comes with a degree of noise expectation, which may constrain certain types of potential use in this location. Commercial kitchens are also located at the back of properties facing Castle Street, which may have a similar impact in terms of odour.
- Hydrology – The site has low flood risk. However, it is within a Source Protection Zone.
- The whole site is in a Filled Quarry or Landfill Buffer Zone.
- Within Fairford, Kemble and South Cerney Airport Safeguarding Areas.

Summary

C70 and C149A are allocated in the Local Plan for a retail-led mixed use development. This may need to be revised due to the ongoing decline in “high street” retailing as a result of increased online shopping. C70 also has a stalled (but extant) planning permission for a mixed use Cinema scheme. The car park has an important function in serving the town centre. Any development must fit in with the town centre car parking strategy.

The environmental quality of the site could be improved through high quality development and, in doing so, there is an opportunity to create a beneficial impact on the Conservation Area and improve the setting of a number of listed buildings. However, the site is also partly a Scheduled Ancient Monument and redevelopment proposals across the entire site are likely encounter archaeology issues.

There may be an opportunity to improve the current access situation and congestion issues on Ashcroft Road, Cricklade Street and Querns Lane through a new access via the Sheep Street Car Park. It is therefore important that development proposals on these two sites are considered in combination.

Recommendation

- C70 and C149A should continue to be allocated for development, subject to the findings of the Cirencester town centre masterplan feasibility studies. A residential development or B1 office use would be suitable. A community or leisure use may also be possible. Retail-led development, however, is unlikely to be viable.
- C149B should form part of any wider development proposals but would be unsuitable for retail, office, leisure or community uses. This part of the site may be suitable for residential uses.

Indicative capacity

36 dwellings (according to the density multiplier assumption for the entire site). However, a town centre site may be expected to deliver a higher density scheme. The capacity also depends on which parts of the site are developable, which will only be established through the feasibility study.

Proposed site design brief if the site was allocated in the Local Plan

This following is not an exhaustive list and further guidance on design requirements will be provided through the pre-application process.

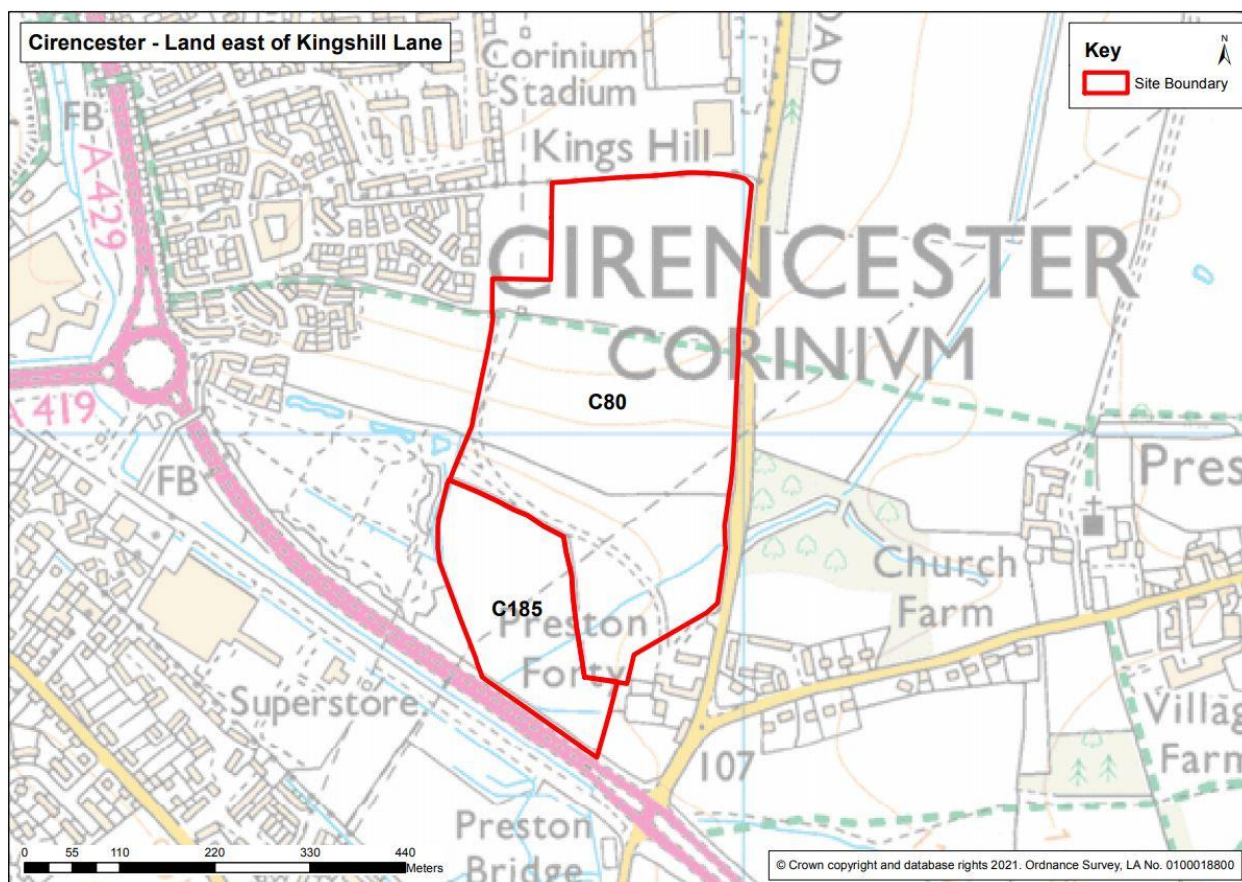
If this site were to be redeveloped, proposals should:

- consider whether the access arrangement could be improved by providing a new access through the Sheep Street Car Park;
- seek to introduce a building frontage at the rear of the properties on Castle Street;
- improve the appearance of the Tesco supermarket façade along the eastern boundary;
- use the historic context of the site as the starting point for the design of any redevelopment scheme; and
- consider opportunities to provide more planting and habitats in this part of the town where green infrastructure improvements are required.

Key actions required

- Feasibility study, including archaeological investigations; and
- Updated Cirencester Town Centre Car Parking Strategy and /or understanding of future parking needs.

Land west of Kingshill Lane and Forey Farm (refs: C80, C185)



Proposal: C80: up to 400 dwellings; C185: Further housing

Assessment date: February 2021

Land ownership: Two ownerships

Site area: Combined = 16.82ha (C80 = 13.39ha, C185 = 3.43ha)

Site description

The sites are located on the eastern edge of Cirencester. They comprise several arable fields with topography that rises from south to north.

A national network overhead power line crosses through the sites. There is recently completed housing to the west. A park is located to the south-west and sports pitches to the north. Kingshill Lane forms a large proportion of the eastern boundary with the village of Preston is located to the south-east. The site is also adjacent to Forty Farmhouse to the south-east, which is a Listed Building. The A417 forms the southern boundary of C185.

Planning history

This is a summary of the key planning applications and site history. It is not a comprehensive list.

C80

16/05245/OUT – “Outline application (with all matters reserved for subsequent consideration) for residential development (up to 375 dwellings), infrastructure, ancillary facilities, open space and landscaping, creation of new vehicular access and emergency vehicular access from Kingshill Lane”. Withdrawn

16/05246/OUT – “Outline application (with all matters reserved for subsequent consideration) for residential development (up to 130 dwellings), infrastructure, ancillary facilities, open space and landscaping, and creation of new vehicle access from Kingshill Lane”. Withdrawn

C185

No recent relevant planning history

Landscape

These comments are made on the basis of a survey conducted by a qualified Landscape Officer. A full landscape and visual impact assessment would be required of any development proposal (desktop and site assessments) undertaken by an appropriately qualified and experienced landscape professional.

Parcel Specific Description

C80: The parcel was assessed as part of the 'Study of land surrounding Key Settlements in Cotswold District Update, Additional Sites: Final Report' (Cotswold District Council and White Consultants, October 2014) report. The description provided for this parcel is reproduced below and remains an appropriate description:

'The site comprises of three arable fields with moderately regular boundaries on the sloping valley sides of the River Churn. The field boundaries are low cut hedges running along the slopes but a mixture of low hedge and fence along Kingshill Lane to the east. The site is therefore open. The western boundary is open abutting a line of pylons and power lines which are a detractor. Beyond this to the west is the recently constructed Kingshill development which has been built reflecting vernacular forms and has a moderately varied structure and a positive edge, though unmitigated with vegetation at present. There is a public footpath running along the slope through the site. To the east there is a young mixed tree belt. To the south, the site abuts the relatively open floodplain and views are possible across this from the busy A419(T) which also reduces tranquillity through movement and noise. A sports building and low floodlights are visible on the skyline to the north of the site. Listed buildings lie at Preston Forty Farm to the south and Preston Conservation Area lies to the east beyond the tree belt'

C185: The parcel comprises two pastoral fields within the local flood plain. The field boundaries are generally low cut hedges of varying quality and density. Pylons and power lines are present within and around the parcel and form a detractor within the landscape. To the north of the parcel is a continuation of the agricultural context, while to the east is Preston Forty Farm (some of which is listed). The A419 road abuts the southern boundary and creates a prominent detractor to perceptual qualities within the parcel. West of the parcel is Kingshill Meadow Country Park that provides flood capacity and public recreation space. No public access is permitted within the parcel. Given the low lying position of the parcel the visual envelope is likely to be well-contained, although views from vantage points within the immediate landscape exist.

Landscape Context

National Character Area 107: Cotswolds

Landscape Character Type: Dip Slope Lowland

Landscape Character Area TV3B: The Ampneys

Constraints/Designations

Landscape: Not within the Cotswolds AONB or a Special Landscape Area

Historic: No listed buildings within the parcel but some are present to the south-east of the parcels. Not within a Conservation Area.

Other (floodplain, PROWs): PRoW present within parcel C80 (Preston Footpath 4).

Landscape sensitivity

C80 evaluation: High/Medium

The landscape sensitivity given to the parcel as part of its inclusion within the 'Study of land surrounding Key Settlements in Cotswold District Update, Additional Sites: Final Report' (Cotswold District Council and White Consultants, October 2014) report was **High/Medium**. The justification provided for this rating is reproduced below and remains an appropriate justification for the parcel's landscape sensitivity:

'The site is susceptible to change because it is open and lies on a prominent slope highly visible to users of the A419 to the south. Development on this site would be a major extension of built form into open countryside. The presence of the sports facilities to the north are not sufficient justification for a major built extension as they are relatively low key in nature. The power lines provide a logical boundary to the built form and the new development will provide a positive edge once landscape planting is established'

It is also noteworthy that there were [landscape objections](#)⁴ to the 350 dwelling development on similar grounds.

C185 evaluation: **High/Medium**

The parcel is sensitive to development given its position in the floodplain. Given this context development within the parcel would be inappropriate. Green Infrastructure provision could be enhanced by extending the neighbouring country park into the parcel. This would promote health and wellbeing through recreation and also allow a greater level of habitat management to improve biodiversity. The natural functions of the parcel would remain and it would still form an active part within local flood management.

Biodiversity

These comments are made on the basis of a desktop and site survey conducted by a Principal Planning Policy Officer in winter and supporting information and analysis of the planning application for 350 dwellings on C80. Further specialist survey work may be required before the site can be allocated in the Local Plan.

The southern parts of C80 and C185 are located within a Great Crested Newt Red Zone, while a significant part of both sites is also in a Great Crested Newt Amber Zone. The southern part of C185 is also located in a Site of Special Scientific Interest Impact (SSSI) Zone, where developments of 50 or more homes may have an impact on a SSSI.

The River Churn Key Wildlife Site is located 100m to the south-west of C80 and 25m to the south-west of C185 on the southern side of A419 dual carriageway. There is also an area of Priority Habitat (deciduous woodland) to the east of C80 on the opposite side of Kingshill Lane.

The planning applications on C80 included an [Environmental Statement \(Pegasus, 2016\)](#). The [response from the Council's Biodiversity Officer](#)⁵ provided a summary of the key habitats and species on the site. The Council had no objections to the scheme on biodiversity grounds subject to requested mitigation measures being incorporated. The findings of this work remain highly indicative of habitats and biodiversity which may currently be present. They are also indicative of the types of habitat which may be present on C185, albeit this site is closer to the River Church Key Wildlife Site so any development would likely have a greater impact.

Trees

These comments are made on the basis of a desktop and site survey conducted by a Principal Planning Policy Officer in winter. An Arboricultural Report that accords with BS 5837:2012 would be required of any development proposal.

An [assessment of trees](#)⁶ was undertaken as part of the planning application on C80 (ref: 16/05245/OUT). This found there to be no significant trees within the site. There are a few trees growing along the site boundary that could be usefully retained to give some maturity to any new landscaping. These trees are not of great individual merit and could be retained in the proposed indicative layout. The assessment also identified that landscaping should be sought to make appropriate provision for significant new tree planting within and around the boundaries of the site.

The trees within C185 are primarily located along the southern boundary. These have importance in screening views into the site from the A419(T).

⁴ 16/05245/OUT – Landscape Officer Response, 6 March 2017

⁵ 16/05245/OUT – Biodiversity Officer Response, 10 March 2017

⁶ 16/05245/OUT – Tree Officer Response (no date given)



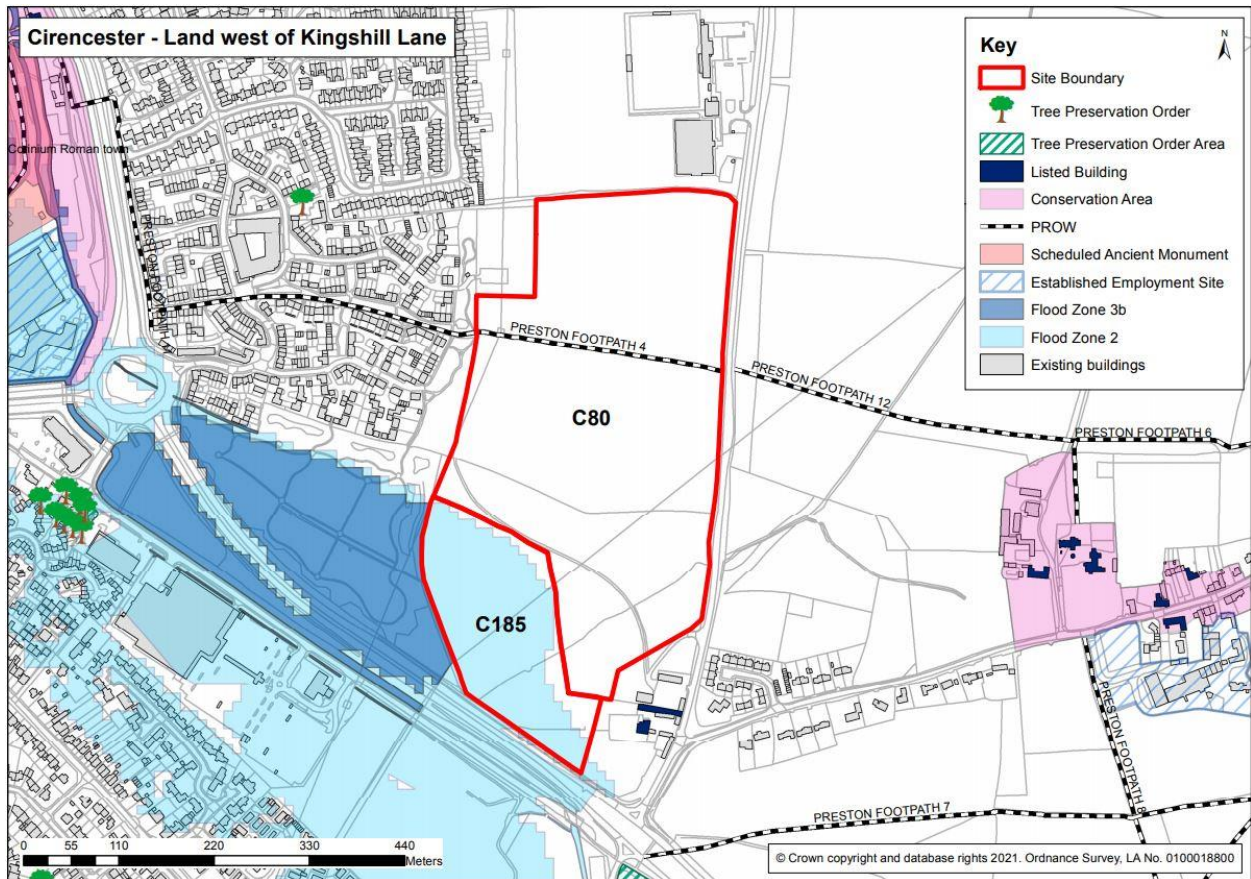
Historic Environment (excluding archaeology)

These comments are made on the basis of a desktop and site survey conducted by a Principal Planning Policy Officer. A full historic environment or heritage assessment would be required of any development proposal.

The 350 dwelling planning application on C80 included a [response from the Council's Conservation Officer](#). The issues identified are relevant to both sites and included:

- Preservation of the character of Kingshill Lane, which is a predominantly rural road. The development will encroach on the boundary of the lane and will potentially suburbanise the character of this part of the lane, which would be an adverse impact.
- Forty Farm is located to the south-east of the site. There are two Grade II Listed buildings associated with the farmstead, the Farmhouse and the threshing barn. Other structures within the site may be considered curtilage listed. The proposal was considered to cause harm to the significance of the listed building and its setting.
- Setting of Preston Village, Conservation Area and associated listed buildings to the east - Preston village is located to the south-east of the site. The historic core of the village contains several buildings that are Grade I and II listed including All Saints Church. The core of the village is also located within a Conservation Area.

The response identified that the proposal for 375 houses would not provide capacity to introduce appropriate buffers and tree screening from the southern and eastern boundaries in order to protect the setting of listed buildings including the setting of Forty Farm and also the Preston Conservation Area. Nor did the proposal appear to provide capacity for suitable public amenity space. This would need to be addressed if the site were allocated in the Local Plan.



Other issues / constraints

- C185 and the southern part of C80 are modelled to have higher risk of ground water flooding (between 50% and 75%);
- The site occupies a prominent and elevated position. Its development would be conspicuous in several important local viewpoints and seen against the skyline, including views from the A419 on the entrance to Cirencester;
- The site forms part of a green swathe which abuts the settlement edge and contributes to Cirencester's rural setting;
- Loss of agricultural land – a soil survey is required to understand whether this is best and most versatile agricultural land; and
- The site provides a rural buffer between Cirencester and Preston. Its development would bring coalescence between Preston and Cirencester and would be an intrusion into open countryside.

Summary

The development of either site would be a significant eastwards extension of Cirencester and would lose agricultural land. Both sites have 'High / medium' landscape sensitivity, primarily because of their open nature and their prominent position, which is highly visible to users of the A419(T) to the south. The development would also cause a level of harm to the historic environment. However, there are also opportunities for enhancements that the development could bring.

Recommendation

- C80 is a candidate for further consideration for allocation for residential development in the Local Plan.
- C185 is unsuitable for residential development but may be considered as part of the development of the adjacent land in order to deliver some of the planning benefits associated with the wider scheme.

Indicative capacity

C80 = 317 dwellings (as calculated by density multiplier assumption – a higher or lower density may be suitable subject to a detailed design).

C185 = a very small number of dwellings on land outside the flood zone, but capacity to provide an extension to the adjacent country park.

Proposed site design brief if the site was allocated in the Local Plan

This following is not an exhaustive list and further guidance on design requirements will be provided through the pre-application process.

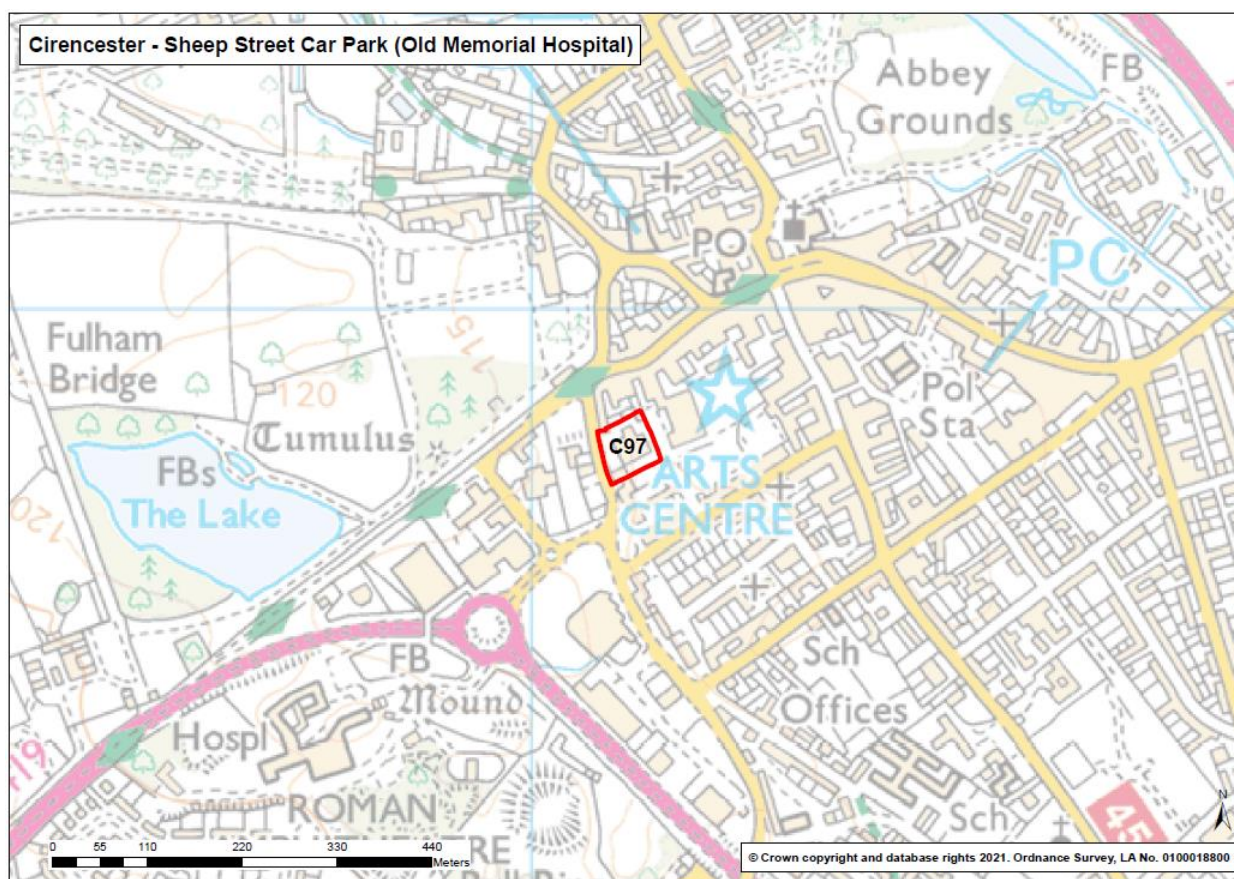
If this site were to be redeveloped:

- The neighbouring country park should be extended into C185 to promote health and wellbeing through recreation and also allow a greater level of habitat management to improve biodiversity. The natural functions of the parcel should remain and still form an active part within local flood management and should retain a rural setting for the listed farm.
- The design of houses should be set within parkland to break up the buildings so that their impact is minimised.
- Landscaping should be included within the design to make appropriate provision for significant new tree planting within and around the boundaries of the site and maintain separation between Cirencester and Preston.
- Consideration must be given to how the impact of the power lines across the site can be minimised.
- Demonstrate how development will contribute towards modal shift in transportation, permeability with the wider town/countryside and accessibility to services and facilities

Key actions required

- An indicative masterplan that shows the mitigation of issues and a demonstration that development is achievable.

Sheep Street Car Park (Old Memorial Hospital) (ref: C97)



Proposal: The site is available for different types development, dependent on an updated car parking strategy and the town centre masterplan.

Site area: 0.38ha

Assessment date: February 2021

Land ownership: Single ownership. 23 Sheep Street is currently leased for commercial use.

Site description

The site occupies a prominent location within the west Cirencester town centre on the approach from the A429 ring-road. It has flat topography and mostly comprises a recently extended 113 space surface level car park (the Sheep Street Car Park), which is a long-stay public car park.

The site also contains a former World War II air raid shelter in the south-east corner, which is now used as an exhibition space, and two former cottages in the south-western corner which are in commercial use.

The site is accessed from Sheep Street, which forms the western boundary. The site also provides a pedestrian route into the town centre, particularly for people entering from the Old Station Car Park and St James's Place.

Opposite the western boundary are the Old Station Car Park, the former Cirencester railway station building and the Memorial Centre. The northern boundary neighbours a row of two-storey Cotswold stone cottages, which also front onto Sheep Street. The large rear garden of one cottage (15 Sheep Street) forms much of the site's northern boundary.

There is a building in commercial use on the north-east boundary, which fronts onto Castle Street. The rear of this building is visible from the site, including an imposing metal stairway and the servicing area of the building.

The eastern boundary abuts Cripps Road. Opposite are the Tesco Metro service yard and staff car park. Cripps Road leads into the Brewery Car Park, which is also visible from the site.

The southern boundary neighbours a printing business to the south-east; and a Grade II listed house to the south-west (25 Sheep Street) – the large rear garden of this property runs along much of the southern boundary.

Planning history

This is a summary of the key planning applications and site history. It is not a comprehensive list.

The Memorial Hospital closed as a hospital and was bought by Cotswold District Council in 1988. The building was used as offices and meeting rooms before becoming vacant in 2013.

In 2020 the hospital building was demolished and the surface level car park was extended to become a 113 space car park a temporary period of 10 years (ref: 18/04977/FUL).

Several policies in the adopted Cotswold District Local Plan 2011-31 have particular relevance to this site:

- Policy S1 allocates the site for mixed-use residential-led development (Local Plan ref: C_97).
- The site is within Cirencester's development boundary.
- Inset Map 2 (Cirencester Centre) shows the site to be within the Cirencester Town Centre Boundary but on the edge of the Primary Shopping Area.
- Policy EC8 sets a sequential test for main town centre uses. A proposal for a main town centre use would need to pass the sequential test.

The site is therefore a key site for the Cirencester Town Centre Masterplan.

Conservation Area Consent was issued by the Secretary of State (CDC ref. CT.0128/2/A dated 09.04.91) for "Part demolition of old hospital buildings, including mortuary and air raid shelters. Making good buildings retained for office use and extension of existing surface car parking (public and private)". This was partially implemented and means the air raid shelter still has planning permission to be demolished.

Landscape

These comments are made on the basis of a short survey conducted by a Principal Planning Officer.

The site is not located within the Cotswolds Area of Outstanding Natural Beauty (AONB) or a Special Landscape Area. However, the AONB is located 60m to the north on the opposite side of Tetbury Road. The site is located inside the town centre. It is classified as previously developed land. It is bordered on all sides by existing development and has an urban character and appearance.

The re-development of the site would not result in an encroachment of development into the open countryside or have a material impact on the setting of the town from the AONB landscape. The trees on the site are a key part of the local landscape / townscape and their removal would impact upon that local landscape. Their retention or the harm of their loss would need to be considered within any design proposals.

Biodiversity

These comments are made on the basis of a desktop and site survey conducted by a Principal Planning Policy Officer in winter. Further specialist survey work may be required before the site can be allocated in the Local Plan.

The site is not located within an area covered by a formal nature conservation designation nor is it expected that the redevelopment of this site would have a significant impact on an area protected by a nature conservation designation.

The planning process supporting the Old Memorial Hospital demolition and the car park redevelopment identified that the air raid shelter may have potential to be used by roosting bats and other wildlife, which would require further investigation if this area were to be redeveloped. The trees and drystone walls within the wider site are also of ecological significance, although these could be retained within a well-designed scheme.

Biodiversity net gain enhancement in this location might include things like native species planting or the provision of artificial nesting and roosting sites for a range of bird and bat species. The redevelopment of the wider site is likely to present an opportunity for further ecological enhancements.

Trees

These comments are made on the basis of a desktop and site survey conducted by a Principal Planning Policy Officer in winter. An Arboricultural Report that accords with BS 5837:2012 would be required of any development proposal.

The site contains several trees, including a mature Cedar, two mature Sycamores, a mature Hazel, and two mature Thorn trees. There are also several recently planted birch trees, which were part of the recent car park expansion scheme. Although not protected by a specific Tree Preservation Order (TPO), these trees are located within the Conservation Area and are therefore protected. Notwithstanding this, they would warrant a TPO if they were under threat.

The trees are mostly located around the periphery of the site but they would likely have substantial root protection areas, which will impact the design of any proposals. It is expected that the trees could be retained within a well-designed scheme. A new Arboricultural Report will be required to review their condition when a development proposal comes forward to establish any protection that might be required.

The planting of new trees is likely to be constrained by archaeology, although trees planted in tubs may be possible.



Historic Environment (excluding archaeology)

These comments are made on the basis of a desktop and site survey conducted by a Principal Planning Policy Officer. A full historic environment or heritage assessment would be required of any development proposal.

Part of the site is a Scheduled Monument (GC361 - Corinium Roman Town) with known complex archaeological deposits of Roman and later date (archaeology is discussed in the other issues / constraints section).

The site does not contain any listed buildings. However, it is adjacent to several Grade II listed buildings. These include the former Cirencester railway station building and Apsley Hall, which are located to the west on the opposite side of Sheep Street; a row of Cotswold Stone Cottages directly to the south (25-29 Sheep Street); and 51, 61 and 63 Castle Street to the north. The Grade II* listed Cirencester Park Wall is also located 126m to the north-west.

The site is within the Cirencester Town Centre Conservation Area. It has an open character. Historically, the building line along Sheep Street was broken by this site – the Old Memorial Hospital was located within the centre of the site.

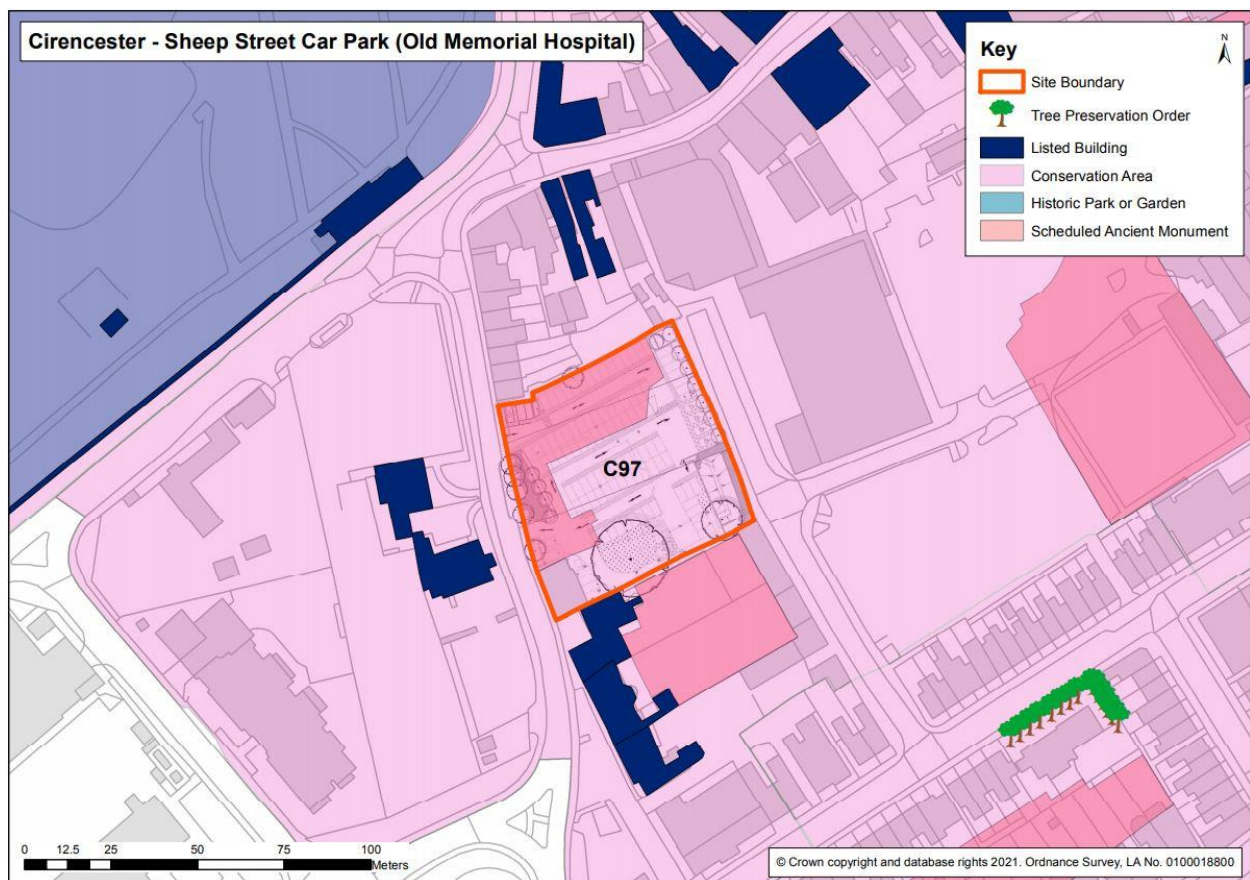
The former World War II air raid shelter is a non-designated heritage asset and is also considered to contribute positively to the character of the Conservation Area. It is suggested that this should be retained in any development.

The long-term retention and preservation of the shelter would assist in the balance of considerations relating to the substantiality of overall harm when redeveloping other parts of the site.

Although not listed, 23 Sheep Street is a traditional Cotswold Stone building which makes a positive contribution to the Conservation Area and is a non-designated heritage asset. The frontage of this building is similar in character to the neighbouring 25-29 Sheep Street, which are all Grade II listed.

The stone walls around the boundaries are also non-designated heritage assets which make a positive contribution to the Conservation Area.

The new car park has been sensitively designed. However, there are now through views from Sheep Street to the servicing yard of the Tesco supermarket, which is a detractor from the Conservation Area. The redevelopment of this site would provide an opportunity to screen these through views. There is also an opportunity to extend the building frontage along Sheep Street, which would help to provide some enclosure along this frontage, as well as to enhance the route into the town centre through this site.



Other issues / constraints

- The site currently provides a pedestrian route that links the Brewery Car Park/Tesco and Sheep Street/St James's Place. The design of any new development should retain a pedestrian through-route.
- The Brewery Car Park entrance is congested. The situation may be improved if an access was provided through the Old Memorial Hospital. This would free up land for further car parking or alternative uses in the Brewery Car Park.
- Previous archaeological investigations within the area have found remains from the prehistoric, Roman, Anglo-Saxon, medieval and post-modern periods, with the Roman period the most represented. A desktop assessment undertaken in 2008 identified defences from the Roman Town through the eastern half and centre of the site and a Roman extra-mural cemetery may be present extending from the west. The site has moderate potential for as yet unknown burial archaeological remains dating back to the Roman period, Anglo-Saxon, Medieval and post medieval periods. The whole of the allocation therefore has national archaeological importance. Any development proposal would likely need to minimise the ground impacts so that the archaeological remains are preserved from harm or loss.

- Typically the car park is at its busiest on weekdays, and is often at 100% capacity before 10:00hrs, suggesting it is well used by commuters. The car park has a much lower occupancy rate on Saturdays (typically around 50%-80%), but is still considered to be a popular well used car park⁷.
- Phasing - any loss of car parking will have to fit in with the delivery of the town centre's Car Parking Strategy⁸. The commercial uses at 23 Sheep Street would need to be relocated if this building is to be redeveloped.
- Amenity – The site neighbours residential uses to the north and south. The surrounding buildings are between one and three storeys in height. Overlooking and light intrusion are likely to be issues that would govern the scale and position of buildings within the site.
- Retail: There is a significant break in the continuous retail frontage linking this site to the rest of the town centre and the site is unlikely receive sufficient footfall to make a retail use viable. Furthermore, any proposal for a main town centre uses would need to pass the retail sequential test.
- The site is within a Source Protection Zone.
- The whole site is in a Filled Quarry or Landfill Buffer Zone. There may also be potential contamination issues relating to the former hospital use.
- Within Fairford, Kemble and South Cerney Airport Safeguarding Areas.

Summary

The 113 space car park has strategic significance for its role within the town centre's parking provision. The redevelopment of this part of the site would be dependent on a feasibility study and the masterplanning of the town centre. Part of the car park is also a Scheduled Monument so would need consent from Historic England, which would likely hinge on the results of archaeological investigations and is likely to require design measures to minimise the impact on archaeology. Subject to overcoming these issues, it is expected that the site could accommodate a housing or commercial development if sensitively designed.

The air raid shelter is a non-designated heritage asset and is now an exhibition space which is important to the local community and tourists. It also contributes positively to the Conservation Area. The long-term retention and preservation of the shelter would assist in the balance of considerations relating to the substantiality of overall harm when redeveloping other parts of the site.

23 Sheep Street contributes positively to the Conservation Area and the frontage of traditional Cotswold stone buildings along Sheep Street. The building frontage is similar in character to adjacent listed buildings. Its demolition and redevelopment would harm the Conservation Area and the setting of listed buildings. However, the conversion of this building to an alternative use, including residential or offices, is likely to be suitable.

Recommendation

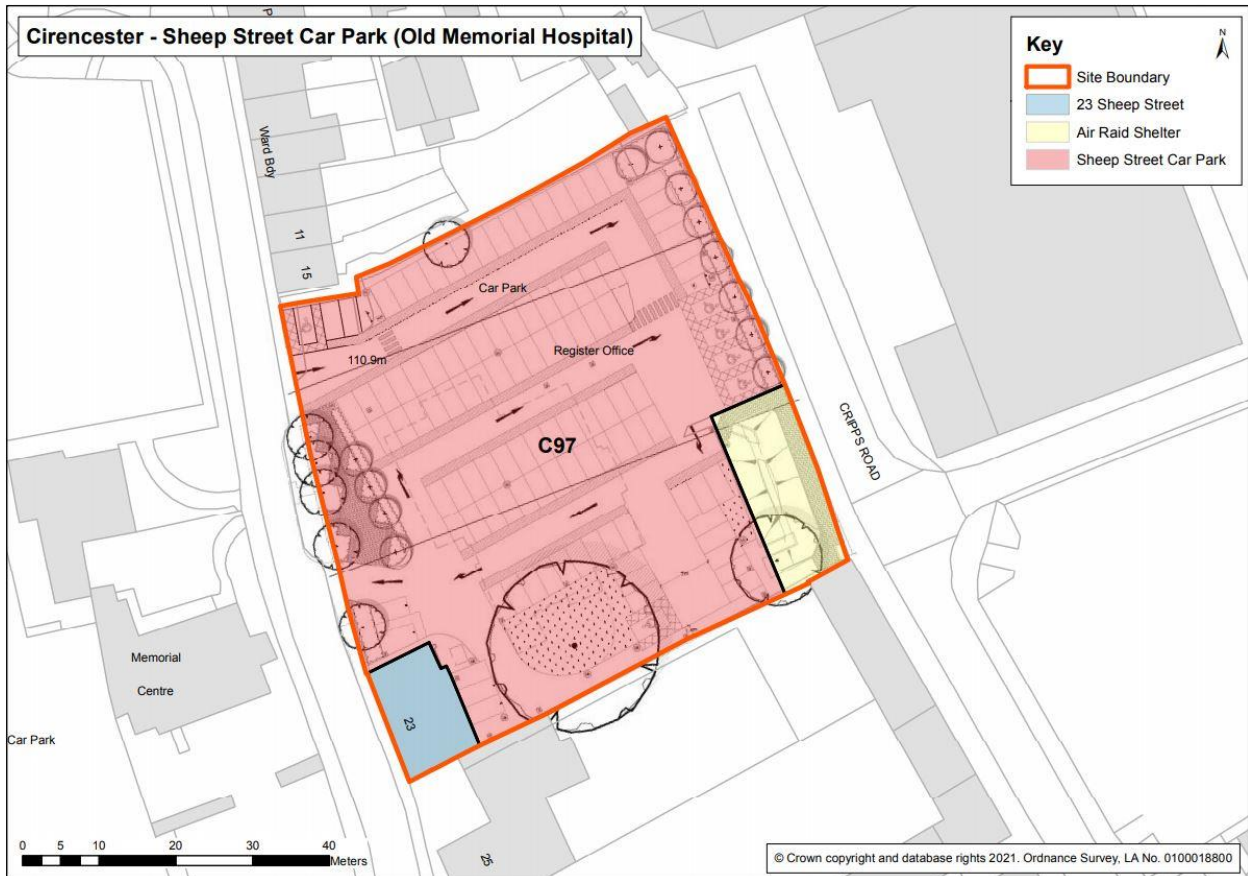
The car park should continue to be allocated in the Local Plan for development (residential or commercial uses would be suitable). It would also be suitable to be retained as a car park if needed.

The air raid shelter should ideally be retained and incorporated within any wider redevelopment proposal.

23 Sheep Street is unsuitable for redevelopment but would be suitable for conversion.

⁷ Cirencester Car Park Feasibility Study, June 2016

⁸ www.cotswold.gov.uk/media/234098/Parking-strategy-2010.pdf



Indicative capacity

11 homes (calculated using a density multiplier assumption – a higher or lower density may be suitable subject to a detailed design)

Proposed site design brief if the site was allocated in the Local Plan

The following is not an exhaustive list and further guidance on design requirements will be provided through the pre-application process. Developments will be expected to comply with the requirements of the Cotswold Design Code and to deliver high quality built and green infrastructure design.

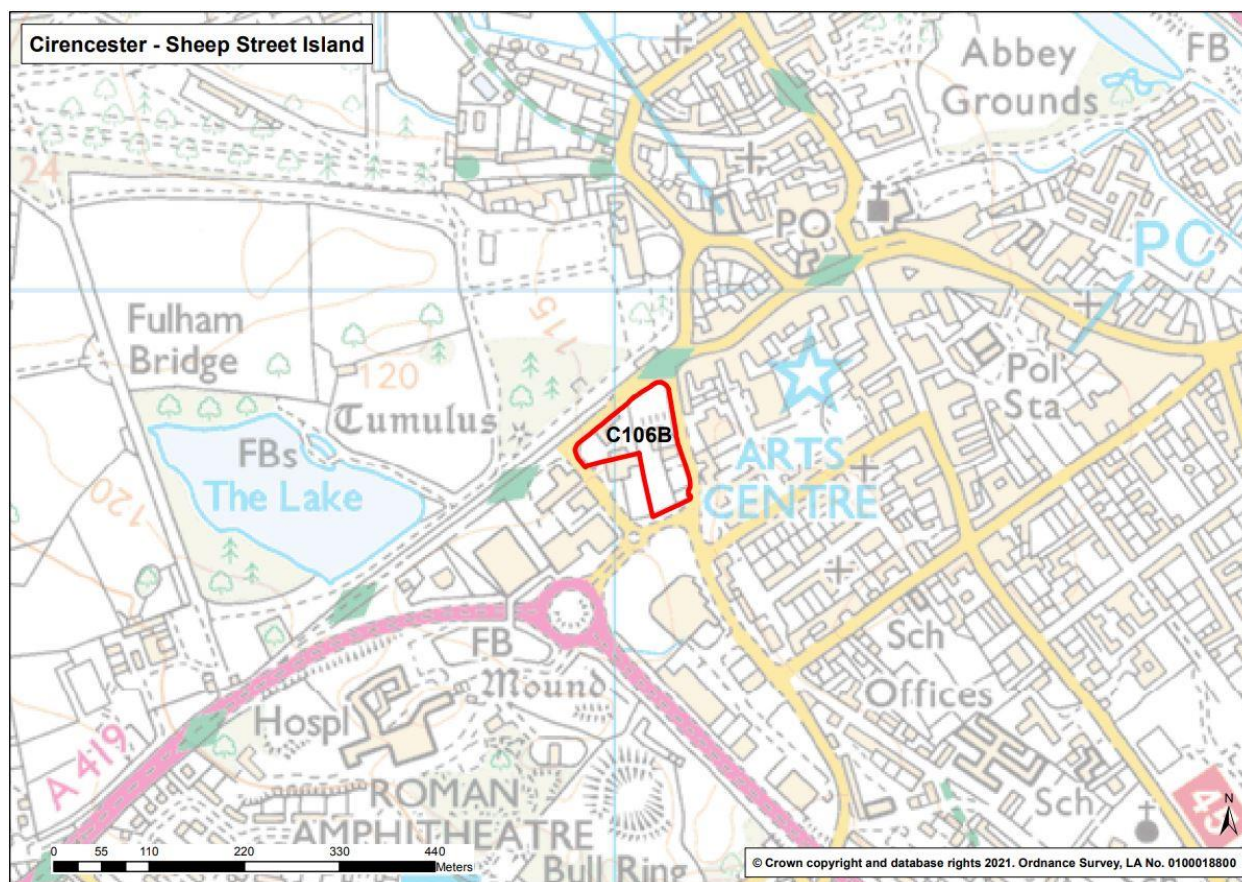
If C97 were to be redeveloped:

- The development should seek to protect and enhance non-designated heritage assets within the site, including 23 Sheep Street, the air raid shelter, and the dry stone walls;
- The scheme design should seek to provide further enclosure to Sheep Street, possibly by extending the existing building line long Sheep Street further;
- A pedestrian walkway through the site should continue to be provided to maintain the link from the Brewery Car Park to Sheep Street;
- Consideration should be given to whether an access road can be provided through the site to the Brewery Car Park to improve or replace the current Brewery Car Park access arrangement;
- The historic context of the site should form the starting point for the design of any redevelopment scheme. Given the whole of the allocation has national archaeological importance, any development proposal would likely need to minimise the ground impacts so that the archaeological remains are preserved from harm or loss.
- Opportunities should be taken to provide more planting and habitats in this part of the town where green infrastructure improvements are required.

Key actions required

- Feasibility study, archaeological investigations and Cirencester Town Centre Car Parking Strategy Update.

Sheep Street Island (ref: C106B)



Proposal: Part of the site is available for different types development, dependent on an updated car parking strategy and the town centre masterplan.

Assessment date: January 2021

Land ownership: Multiple ownerships

Site area: 0.96ha

Site description

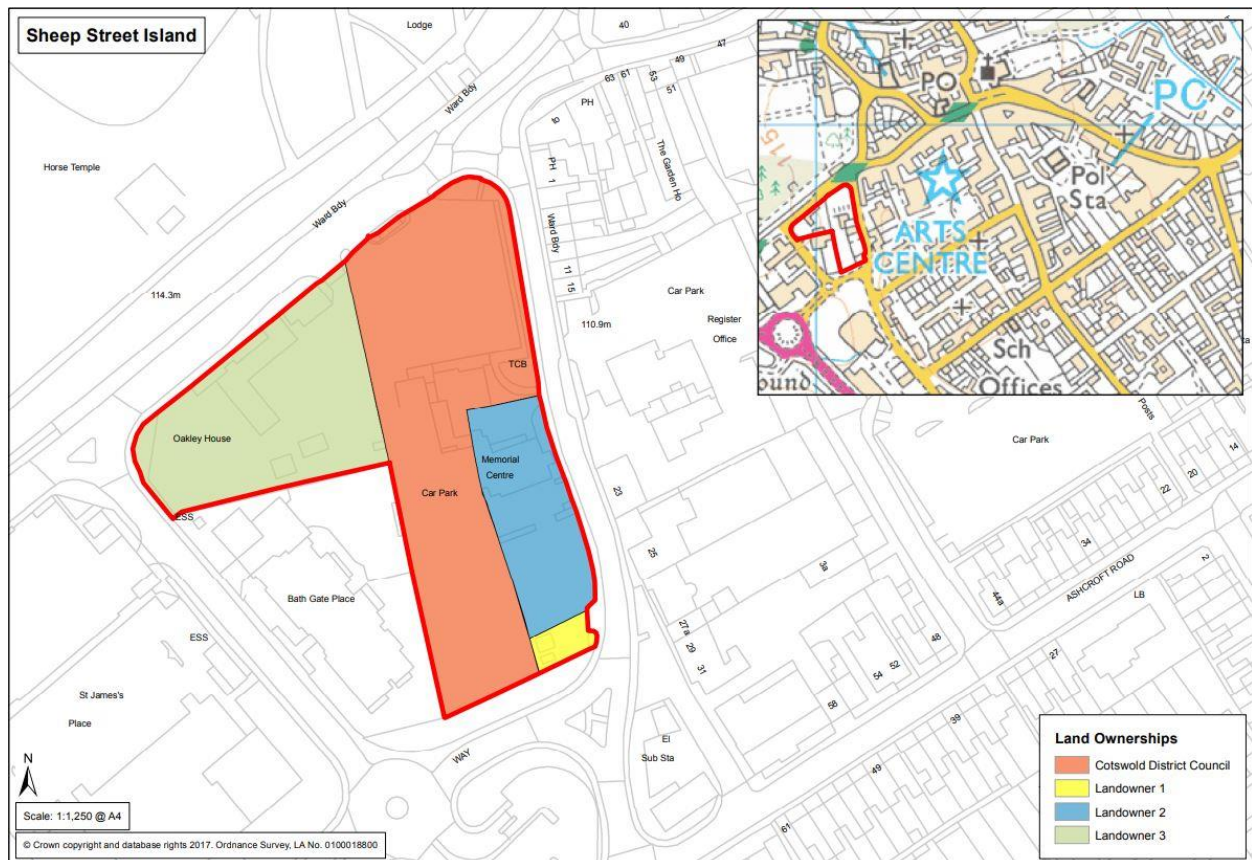
The site has a prominent location within the west Cirencester town centre and is part of an important 'gateway' into the town and its historic centre from the A429 ring-road. The site contains five separate land uses, which are:

- The Old Station Car Park (0.44ha), which is long-stay public car park containing 149 standard spaces, two disabled spaces, and five motorcycle spaces. Typically the Old Station Car Park is busiest throughout the working week, and is often at 100% capacity before 10:00hrs, demonstrating that it is well used by commuters. The Car Park is less busy at weekends when typically it can be between 60% and 90% capacity⁹;
- The former railway station building (0.06ha), which is Grade II listed and is currently used for storage and civic events;
- The Memorial Centre (0.15ha), which is also Grade II listed and is used as a NHS mental health resource centre and has its own private visitor / staff car park;
- Oakley House (0.29ha), which is the offices of two well-established businesses. Oakley House also has a private staff car park, as well as an extensive green area containing a number of large trees. Oakley House is separated from other parts of the Sheep Street Island site by a tall Cotswold Stone wall and it is also stepped up in height. Oakley House and its private staff car park and extensive green area are not available for a large-scale mixed-use development. There is an aspiration to bring back the barns/stables on the site into some sort of use; and

⁹ Cirencester Car Park Feasibility Study, June 2016

- Wooden sheds / garages in the south-east corner (0.02ha), which are in storage use in association with the cottages on the opposite side of Sheep Street. These have been confirmed as unavailable.

The site is in four separate ownerships. These largely correspond with the land uses except the former station building and the Old Station Car Park, which are both owned by Cotswold District Council.



The site is within the centre of a circulatory one way road system, which includes Hammond Way, Tetbury Road and Sheep Street. The surrounding buildings are between one and three storeys in height.

- Opposite the north-western boundary is the Grade II* listed Cirencester Park Wall, which screens Cirencester Park to the rear.
- The south-western boundary adjoins the newly developed Bath Gate sheltered housing development with St James's Place offices located further to the west.
- The southern boundary looks over the Waitrose car park.
- The eastern boundary looks towards Cirencester's main shopping area. The opposite side of Sheep Street has several cottages, some of which are Grade II listed, and the Sheep Street Car Park.

Planning history

This is a summary of the key planning applications and site history. It is not a comprehensive list.

The site's former principal use was a railway station and its goods yard, which served the Cirencester to Kemble branch line. The railway line was removed in the 1960s, although the Grade II listed Brunelian railway station building remains.

The site became an island with the construction of the A429 inner ring-road. The scheme provided a new access into the town centre via Hammond Way and it downgraded and stopped-up Tetbury Road.

The Grade II listed Memorial Centre was built as a chapel in 1833 on and was converted into public hall, known as Apsley Hall, before being given to the Memorial Hospital in 1921. The building became Cirencester Memorial Centre in 1990 and is now used as an NHS medical facility.

The adjacent former TH White garage site to the west, which forms part of the 'island', was redeveloped in 2018 to provide 34 sheltered apartments (Bath Gate) (ref: 14/05222/FUL).

Several policies in the Cotswold District Local Plan 2011-31 (adopted 3 August 2018) have particular relevance to this site:

- Policy S1 allocates the site for mixed-use development (Local Plan ref: CIR_E13B).
- The site is within Cirencester's development boundary.
- Inset Map 2 (Cirencester Centre) shows the site to be within the Cirencester Town Centre Boundary but on the edge of the Primary Shopping Area. Policy EC8 requires a sequential test for where main town centre uses are preferred.

The site is a key site for the Cirencester Town Centre Masterplan.

Old Station Car Park

No recent relevant planning history

Oakley House

19/04106/FUL – "Refurbishment of 2No existing outbuildings". Permitted

18/04048/TCONR – "Yew tree near boundary wall which overhangs council car park - reduce the canopy to reshape and balance out the shape of the canopy - Maximum of 30% reduction." No Objection

10/01470/TCONR – "Trees to left of driveway - T1 Acacia - dead, exempt. T.2 Beech - fell. T3 Four Damson trees - fell. T. 4 Yew - shorten all side branches growing towards building and shape tree." Permitted

09/03642/TCONR – "Trees bordering TH White's Car Parking Area. T. 1 Yew - crown reduction 20%. T. 2 Hawthorn, remove overhanging branches onto car park. T. 3 Plum removal overhanging branches on to car park." Permitted

Apsley Hall (Cirencester Memorial Centre)

17/02458/LBC – "Demolition and erection of new ramp and front entrance door and alterations to car park including new cycle store and bin stores". Permitted

17/02457/FUL – "Demolition and erection of new external ramp with new entrance door and alterations to existing car park including new cycle and bin stores". Permitted

16/02019/FUL – "Demolition and erection of new external ramp to Cirencester Memorial Centre and alterations to car park including new cycle and bin stores". Permitted

16/03702/LBC – "Internal alterations to layout". Permitted

16/02020/LBC – "Demolition and erection of new external Ramp to Cirencester Memorial Centre and alterations to car park including new cycle and bin stores". Permitted

15/04773/LBC – "Installation of additional handrail to existing ramp". Permitted

15/02027/LBC – "Internal and external alterations". Permitted

15/00903/LBC – "Replacement door to east elevation, and internal works including reception counter, access door, disabled toilet, kitchen, consulting room and subdivision of existing office into two". Permitted

Landscape

These comments are made on the basis of a short survey conducted by a Principal Planning Officer.

The site is not located within the Cotswolds Area of Outstanding Natural Beauty (AONB) or a Special Landscape Area. The AONB is, however, located on the opposite side of Tetbury Road adjacent to the north-west boundary. The site is screened from views from the AONB by the Grade II* listed Cirencester Park Wall and woodland within Cirencester Park., a Registered Park & Garden.

The site is located inside the Town Centre. It is classified as previously developed land. It is bordered on four sides by existing development and is inside a circulatory road. The site therefore has an urban character and appearance, although this is softened by the presence of several trees including within the Oakley House site and along the road frontage with Sheep Street.

The re-development of the site would not result in an encroachment of development into the open countryside or have a material impact on the setting of the town from the AONB landscape. The site could be re-developed without having an adverse impact on the character or appearance of the wider landscape or the AONB, providing that the existing trees on the site are retained, as these are important landscape features within the townscape / landscape.

Biodiversity

These comments are made on the basis of a desktop and site survey conducted by a Principal Planning Policy Officer in winter. Further specialist survey work may be required before the site can be allocated in the Local Plan.

The site is not located within an area covered by a formal nature conservation designation nor is it expected that the redevelopment of this site would have a significant impact on an area protected by a nature conservation designation.

The former station building, Aspley Hall and Oakley House all have potential to be used as bat roosts and any development might affect flight lines, light levels in relation to their use of the building.

The trees and drystone walls within the wider site may provide a habitat for some protected species. These could be retained within a well-designed scheme.

Biodiversity net gain enhancement in this location might include things like bird and bat boxes and native species planting.

Trees

These comments are made on the basis of a desktop and site survey conducted by a Principal Planning Policy Officer in winter. An Arboricultural Report that accords with BS 5837:2012 would be required of any development proposal.



The site contains a number of trees. None are protected by a Tree Preservation Order (TPO). However, the trees are protected by the Conservation Area designation.

There are several trees or groups of trees within the site, which are of particular importance:

- Oakley House to the west of the site is flanked by a high concentration of attractive mature and semi-mature trees.

- There are several Cherry trees along the boundary between the Old Station car park and Sheep Street.
- There is a large red deciduous tree near the Old Station building.

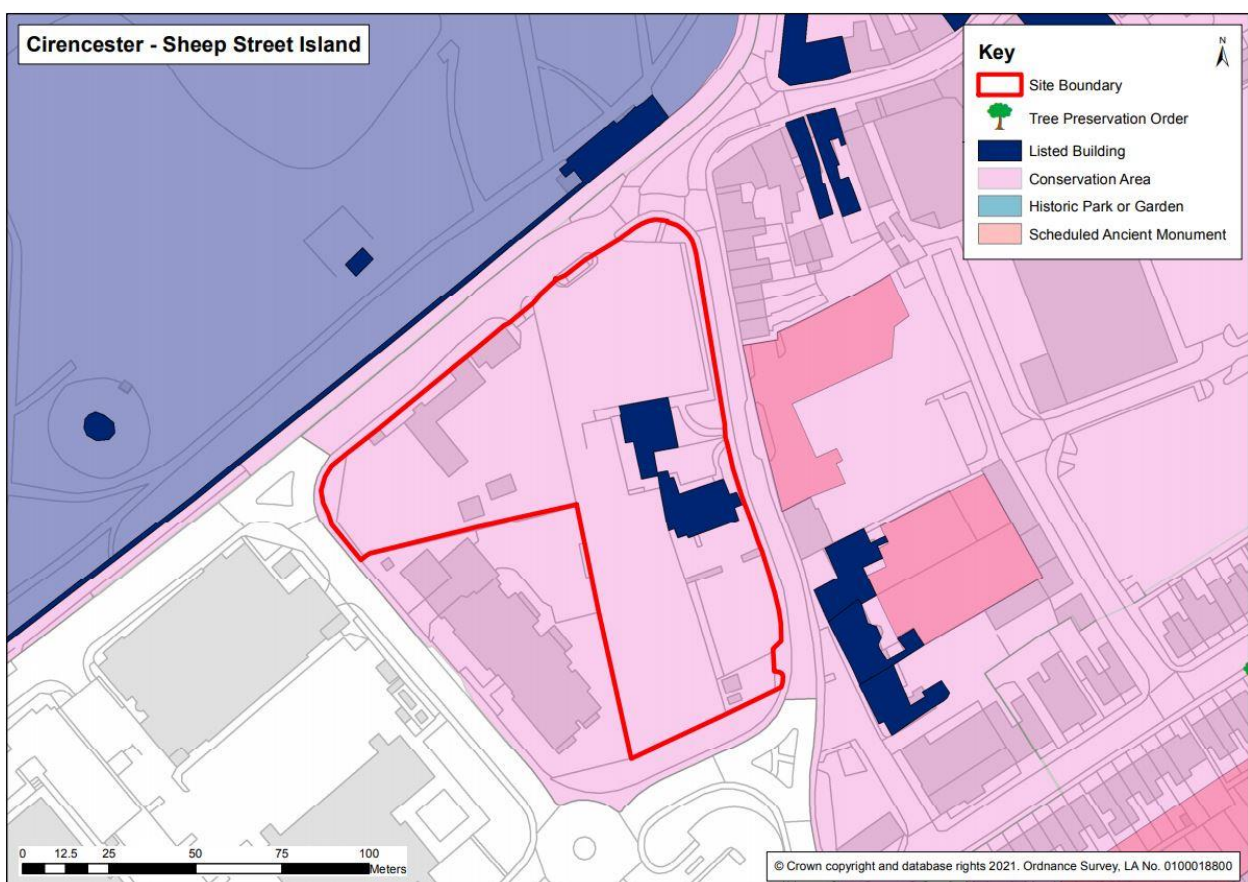
There are further trees within and on the boundaries of the site. In combination, the trees all help to soften the built form and help to screen views into the site, as well as providing enclosure to the streetscene.

The protection of the trees will constrain the developable parts of the site, particularly the expansion of Oakley House. Although the Old Station car park, the old station building and the Memorial Centre contain important trees, large parts of these sites contain no trees and are more developable.

There may be some limited opportunities to provide further tree planting – in particular, additional tree planting along the southern boundary and along the northern boundary with Tetbury Road.

Historic Environment (excluding archaeology)

These comments are made on the basis of a desktop and site survey conducted by a Principal Planning Policy Officer. A full historic environment or heritage assessment would be required of any development proposal.



The site is not a Scheduled Ancient Monument. However, it is located opposite the Corinium Roman Town Scheduled Ancient Monument (ref: GC361) and is in the vicinity of 'The Querns', which is the area of the Roman amphitheatre and an extra-mural cemetery.

The site is within the Cirencester Town Centre Conservation Area. It also contains two Grade II buildings. These are The Old Station Building (including the former railway station platform) and Aspley Hall, which are both located towards the east of the site. The site is also located opposite 25-29 Sheep Street, which are Grade II listed cottages, and the Grade II* listed Cirencester Park Wall.

The site contains several Non-Designated Heritage Assets, including Oakley House; dry stone walls on the site boundary; and a large stone retaining wall which once formed part of the railway station complex. The site is also archaeologically sensitive since it is located within Cirencester's Roman town, which makes the entire site a Non-Designated Heritage Asset. Development proposals would also need to retain and enhance important views down the Old Tetbury Road towards the church and the town centre.

The site also contains some features which do not contribute positively to the Conservation Area or the setting of the listed buildings. These include:

- The public car park, which has a functional appearance and does not provide an attractive gateway to visitors first entering the town;
- The modern extension to the Old Station Building, which does not relate well to the original structure;
- The wider site has a sporadic and convoluted development pattern, which is hampered by split levels and irregular shaped parking areas;
- There is now a lack of a building frontage along parts of Sheep Street and Tetbury Road, which historically existed;
- The site is bound by the circulatory road system. The outlook from the south of the site is particularly unattractive.

Given the sensitive historic context of this site, any redevelopment should be heritage-led. In particular, there is an opportunity to bring the railway station back into active use and celebrate the previous railway use through the site design; to enhance the setting of the listed buildings; to restore the building line along Sheep Street; and to rethink how the parking arrangements – it would be preferable to position the parking areas hidden from external view.

Other issues / constraints

- The Cirencester Community Rail Group proposes to install a very light rail line linking Cirencester to Kemble. This would include a station on Tetbury Road opposite the northern boundary.
- Phasing - any loss of car parking will have to fit in with the delivery of the town centre's Car Parking Strategy¹⁰.
- Previous archaeological events within the area have found remains from the prehistoric, Roman, Anglo-Saxon, medieval, and post medieval periods, with the Roman period the most well represented. A desktop assessment in 2008 identified defences from the Roman Town through the eastern half and centre of the site and an extra-mural cemetery extending from the west. The site has moderate potential of as yet unknown buried archaeological remains. It would be unlikely that any remains would form an absolute constraint on development. However, there may be Roman cemetery remains on the site which would be expensive to excavate. Such remains might also be subject to the Burial Act 1857 and Disused Burial Grounds Act 1981. There may be a requirement that human remains are excavated (rather than building directly in and over the ground containing remains). Any design would have to take account of the position of any other important archaeological remains and attempt to preserve them in situ in accordance with the NPPF.
- It is likely that any possible exit point from what is currently the Old Station Car Park onto Hammond Way would create a highway safety issue. Although this is subject to technical expert advice of Gloucestershire County Council who would need to consider the following cumulative highway safety concerns:
 - Hammond Way and Sheep Street converge only a few yards to the left of any possible exit point;
 - Both Hammond Way and Sheep Street are on sharp curves on the approach to the exit point and there are likely be visibility splay issues;
 - There is a pedestrian crossing over Sheep Street and Hammond Way close to the left of the proposed exit point;
 - Traffic approaching the proposed exit point is preparing to enter into a four-way mini-roundabout;
 - Hammond Way receives high volumes of traffic;
 - There is a height difference between the southern part of the Old Station Car Park and Hammond Way. Providing an exit onto Hammond Way with the required gradient would require the exit point to be set back a reasonably long distance into the Sheep Street Island site; and
 - Providing a bus exit point onto Hammond Way would require the removal of part of a dry-stone wall from within the Conservation Area.
- Topography – The site has split-level topography, which descends from the west of the site down towards the town centre. The height differences would constrain a large-scale comprehensive development.

¹⁰ www.cotswold.gov.uk/media/234098/Parking-strategy-2010.pdf

- Site shape and size – The Old Station Car Park is long and thin. The car park is split in two by the former station building and Apsley Hall / the Memorial Centre. It would be preferable to consider these two sites together to redevelop the site.
- Former railway station building needs internal refurbishment and rewiring.
- Amenity – The neighbouring residential uses to the east (cottages on Sheep Street) and west (Bath Place sheltered houses) will create amenity considerations for any future development proposal.
- Hydrology – The site has low flood risk. However, it is within a Source Protection Zone.
- Contamination – records indicate some historic landfilling on the former railway yard. Further investigation is needed to establish the potential for contaminated land. This is likely to require remediation and mitigation measures, which would add cost to any scheme.
- Within Fairford, Kemble and South Cerney Airport Safeguarding Areas.
- Public transport interchange: It has been suggested that the site could be used as a public transport interchange. Buses would enter from Tetbury Road, travel through what is currently the Old Station Car Park, and exit onto Hammond Way. This proposal has been assessed but has several significant issues:
 - i. This proposal would require the whole Old Station Car Park site.
 - ii. Bus operators have indicated that the site is unsuitable for a bus interchange. They believe that the location is too far from the main shopping area and that public transport users would be unwilling or unable to catch a bus from here. The distance from the shops for disabled or elderly users is a concern. The bus routes would also need to be longer and more circuitous to serve this location, which would increase journey times and decrease viability.
 - iii. There is an aspiration to link local bus services with national coach services at the bus interchange. National Express and Megabus currently pick up and drop off at the Cirencester London Road bus stop. Most services enter Cirencester from the A429 Burford Road, stop at London Road, and then exit the town centre via a loop of Lewis Lane, South Way, North way and Dyer Street (an off-peak journey time of five minutes and 0.8 miles). If a bus interchange is located at the Old Station site, coach services would need to travel around the A429 inner bypass to pick up / drop off passengers and return via the same route (an off-peak journey time of 10 minutes and nearly 4 miles), which doubles the journey time. Megabus, in particular, has indicated that their business model relies on quick stopping times and they have previously considered picking up and dropping off at the services at the service station adjacent to the A417T. Megabus does not get a large amount of custom from Cirencester and a bus interchange at the Old Station site is incompatible with their business model.
 - iv. National Express has said that its passengers require cheap long-stay car parking close to the coach stop, potentially to allow parking for several days. The relocation of such parking would need to take place close to the Old Station Car Park to resolve this issue.
 - v. There are likely to be highway safety issues with an exit onto Hammond Way (as discussed in the other issues / constraints section). In addition to the points already raised, buses exiting would require a large part of the road to enter Hammond Way (in particular, Megabus coaches are typically 15m, as opposed to the regular 12m buses used by other companies). This presents a further highway safety concern.
 - vi. If buses and coaches exited via Tetbury Road, it would require them to turn around. However, the Old Station Car Park is narrow (approximately 25 metres) and there would be difficulty providing sufficient space for a passenger waiting area and turning space for buses. This arrangement would also increase journey times and would also be less safe, as it would require buses to reverse.

Summary

- The Old Station Car Park, the old station building and the Apsley Hall / Memorial Centre car park are the parts of the site with the greatest potential to accommodate any development. Any development of these areas would require the cooperation and agreement between the NHS medical group and the Council, particularly in relation to the configuration of parking arrangements. However, there is potential to reintroduce a building frontage along Sheep Street in internalise the car parking areas so they are hidden from public view.

- The Oakley House is unavailable for redevelopment, although there is an aspiration to bring back the barns/stables on the site into some sort of use. Even if this part of the site was available, Oakley House is a Non-Designated Heritage Asset and there are numerous trees, which make this part of the site unsuitable for a mixed-use development. The site is located within the Cirencester development boundary and inside the town centre boundary where there is a presumption in favour of development. This would enable the barns/stables to be brought back into use, subject to adhering to other policies in the Local Plan.
- The garages in the south-east corner are unavailable.
- A public transport interchange in this location would be unsuitable.

Recommendation

- Remove Oakley House from the Local Plan site allocation
- Remove the garages in the south-east corner from the Local Plan site allocation
- The Old Station car park and Apsley Hall should continue to be allocated in the Local Plan for development, subject to the findings of the Cirencester town centre masterplan feasibility study. A residential development or BI office use would be suitable. A community use may also be possible.

Indicative capacity

16 dwellings (calculated using a density multiplier assumption – a higher or lower density may be suitable subject to a detailed design); 0.65ha of BI office employment land; or land for a community facility.

Proposed site design brief if the site was allocated in the Local Plan

This following is not an exhaustive list and further guidance on design requirements will be provided through the pre-application process.

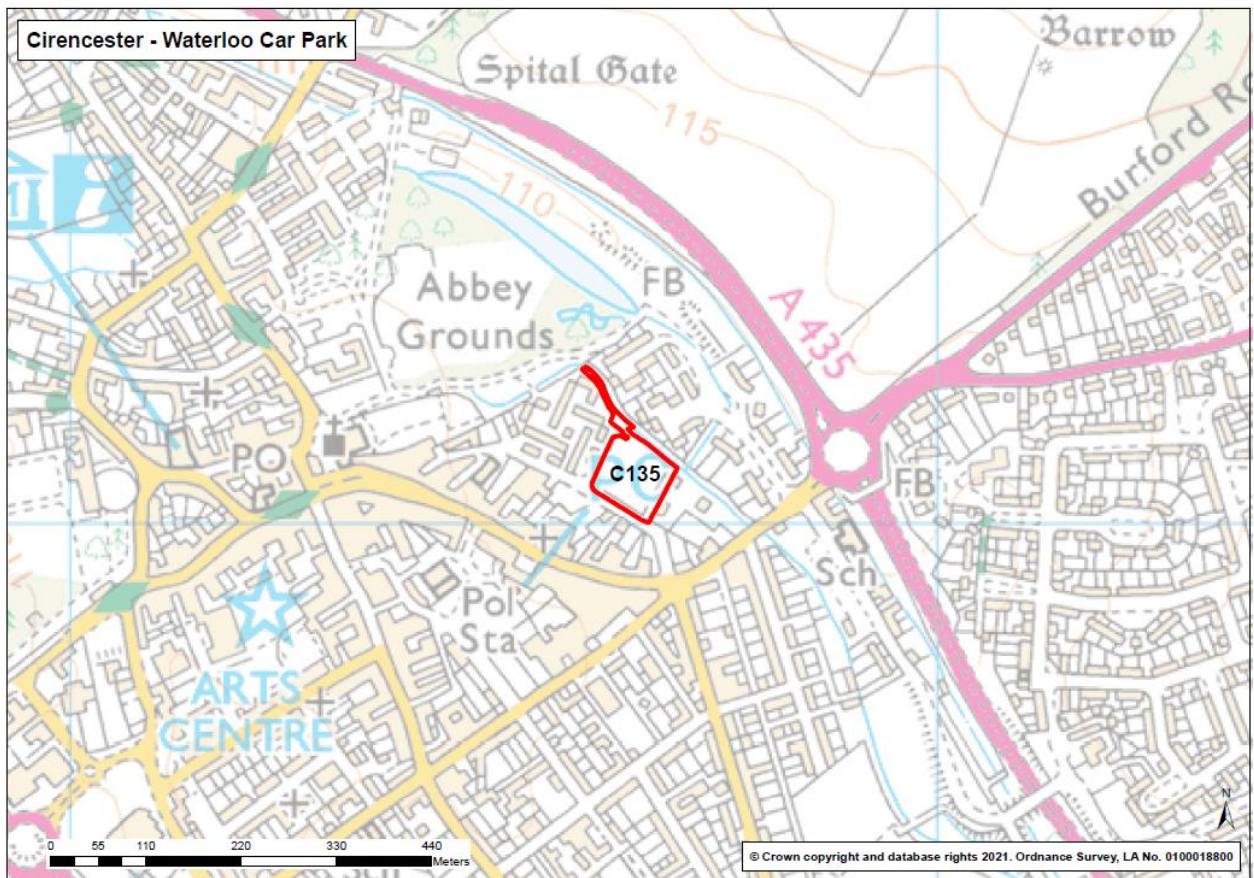
If this site were to be redeveloped, proposals should:

- be heritage-led;
- seek to introduce a building frontage around the periphery of the site, particularly along Sheep Street;
- seek to internalise parking areas to hide them from public view;
- The historic context of the site should form the starting point for the design of any redevelopment scheme. Any development proposal would need to prioritise investigation and safeguarding of potentially significant archaeological remains; and
- Opportunities should be taken to provide more planting and habitats in this part of the town where green infrastructure improvements are required.

Key actions required

- Feasibility study, including archaeological investigations.
- Updated Cirencester Town Centre Car Parking Strategy.

Waterloo Car Park (ref: C135)



Proposal: Car park or other development

Assessment date: February 2021

Site area: 0.67ha

Land ownership: Single ownership

Site description

The site comprises a 233-space surface level public car park, which serves the town centre. The car park is accessed from London Road via The Waterloo.

The site is located to the rear of the main shopping area within the town centre, which is located to the south and is accessed via a narrow pedestrian walkway next to the Argos shop. There is housing to the north, east and west. The River Church is also located adjacent to the north-eastern boundary. Abbey Grounds Park is also located to the north and is accessed via a footpath that links directly to the site.

Planning history

This is a summary of the key planning applications and site history. It is not a comprehensive list.

The site is located within the Cirencester development boundary, as defined by the adopted Local Plan. It is also allocated within the Local Plan for decked car parking. The adopted Local Plan strategy for Cirencester town centre identifies the Waterloo site as the location where parking capacity will be intensified to accommodate future parking demand and to release other town centre sites for alternative uses.

The site is located outside but adjacent to the Cirencester Town Centre Boundary and the Primary Shopping Area. It is a key site for the Cirencester Town Centre masterplan.

Landscape

These comments are made on the basis of a survey conducted by a qualified Landscape Officer. A full townscape assessment would be required of any development proposal (desktop and site assessments) undertaken by an appropriately qualified and experienced landscape professional.

Landscape Context

National Character Area 107: Cotswolds

Landscape Character Type: Urban

Landscape Character Area: N/A

Constraints/Designations

Landscape: Not within the Cotswolds AONB or a Special Landscape Area

Historic: No listed buildings within the parcel but some are present in the local area. Not within a Conservation Area but adjacent to the Conservation Area on two sides.

Other (floodplain, PROWs): No PROW within the parcel. Pedestrian permeability through the parcel is currently provided. Not TPOs within the site but a number of TPOs are present on the trees to the north and over the road to the south.

Landscape sensitivity

Evaluation: **Low**

Justification: The parcel is located within the settlement and development boundary. It has been previously developed and its current usage is for parking, this gives it an urban context. The landscape sensitivity of the parcel is considered to be **Low**. Consideration should be given to the design and scale of any proposal to ensure the proposal does not dominate or appear discordant within the local townscape and street scene. Any development should be offset from the northern boundary to safeguard the mature and in some cases protected trees along this boundary and the river. There is also an opportunity to improve Green Infrastructure in this location through the development of this parcel.

Biodiversity

These comments are made on the basis of a desktop and site survey conducted by a Principal Planning Policy Officer in winter. Further specialist survey work may be required before the site can be allocated in the Local Plan.

The site is adjacent to the River Churn, which is a Key Wildlife Site and is recognised for its mammal interest, likely to be water vole, otter and bats, which are all protected species. Any development on the site has potential to impact the river through pollution (during construction), lighting and shading (due to the height of structures), which may impact upon protected species and wetland habitats.

There is likely to be ecological impacts arising from demolition, construction and the development itself, so an ecological assessment would be required to inform adequate mitigation, compensation and enhancement measures, particularly with regard to the Key Wildlife Site (River Churn).

The site is also located within a Great Crested Newt Amber Zone and is adjacent to Priority Habitat (deciduous woodland) to the north. Biodiversity net gain enhancement in this location might include things like native species planting in any new landscaped areas, provision of bird and bat boxes within the design of the building, river corridor enhancements, potential green walls/roofs, and the provision of trees to expand the green infrastructure network.

Trees

These comments are made on the basis of a desktop and site survey conducted by a Principal Planning Policy Officer in winter. An Arboricultural Report that accords with BS 5837:2012 would be required of any development proposal.

The site does not contain any trees protected by a Tree Preservation Order (TPO) and it is not located within the Conservation Area. However, the site is adjacent to several TPOs along the course of the river to the north, which may be impacted by a development on this site.

Many of the trees on the car park site, whilst collectively providing a high level of amenity value, are in poor condition. Tree removal has taken place in recent years and it is likely that due to the condition of the trees within the car park, more tree removal will be necessary in the near future. Possible causes for the condition and health of the trees may be the result of de-icing salt, vehicle impacts and limited and exhausted planting pits.

The trees to the north and north-east of the site, between the existing car park and the river, are considered important assets to the built environment and offer a high degree of amenity value. The trees also visually buffer the site from the houses beyond. The green strip and trees will also be acting as a pollution buffer between the car park and river, as well as a wildlife corridor. The trees to the north and northeast should therefore be retained and adequately protected.



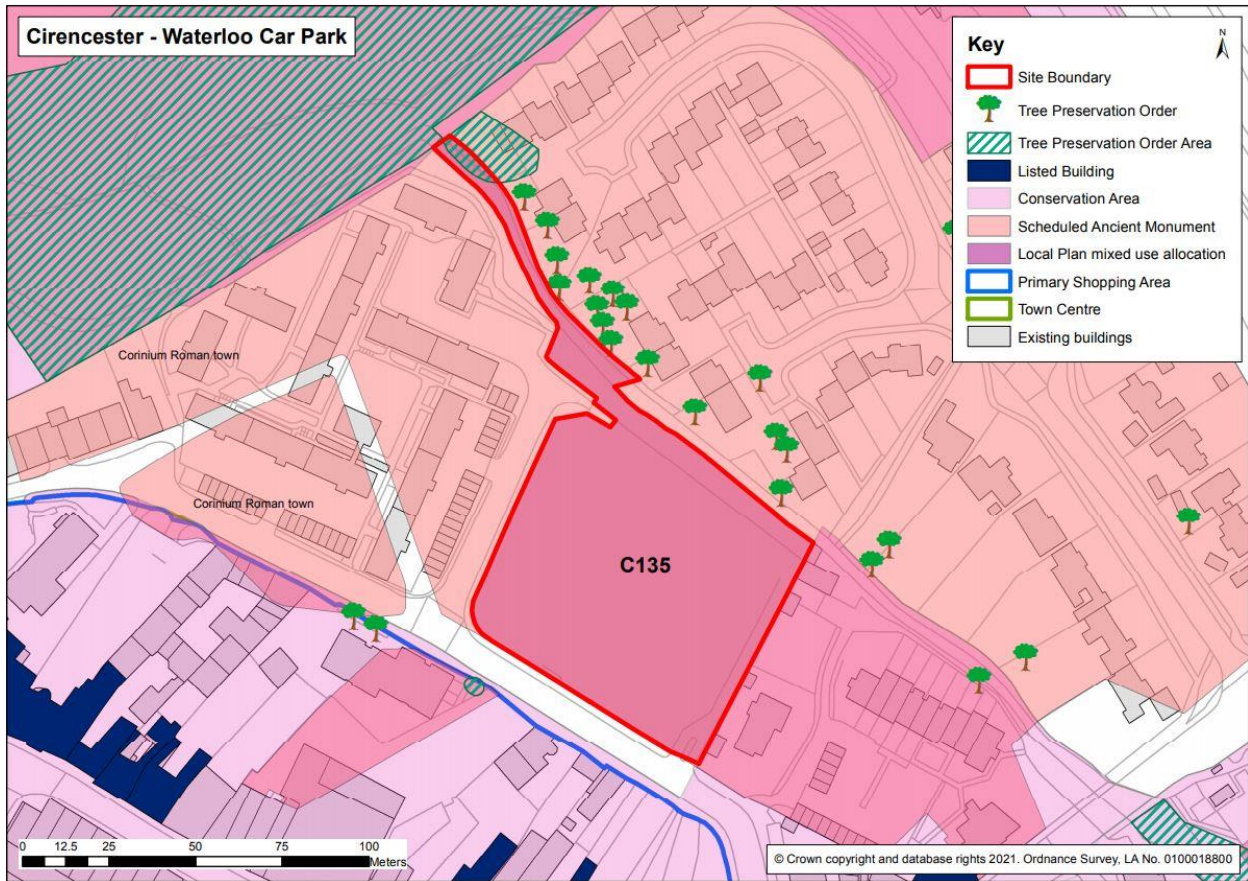
Historic Environment (excluding archaeology)

These comments are made on the basis of a desktop and site survey conducted by a Principal Planning Policy Officer. A full historic environment or heritage assessment would be required of any development proposal.

The Waterloo Car Park lies outside, but immediately adjacent to the Cirencester Conservation Area; it thus falls within its immediate setting. However it does form an integral part of the modern town. It also lies to the rear of several listed buildings along Dyer Street, particularly 47-57 (odd), and is therefore within their setting.

To the south-west, on the further side of The Waterloo, there are the rear of the burgage plots along Dyer Street (the buildings of which are generally 2 ½-3 storey). To the south, these remain open, although several have been converted into car parks. Beyond these are two historic outbuildings, now converted into commercial premises; these are not separately listed, and initially would not appear to be within the historic curtilage of any listed buildings; however they would constitute non-designated heritage assets, and are identified in the Conservation Area Statement (November 2008) as positive buildings. These are modest buildings, being 1½ and 2 storey respectively, albeit of similar heights.

To the north of these is the rear of the rather brutal, 3-storey modern building that contains Argos, and its car park; this is identified in the Conservation Area statement as a negative building. The only significance of this is the angled alignment of the site, which is historic, and may be a remnant of the orientation of the Roman grid; beyond this is Woolrich House, a modern, 3-storey commercial/residential building.



Along the north-west side of the site is a long run of mid-20th century housing, which is effectively 4-storey (3 plus a high false-mansard).

The south-east of the site is bounded by a line of trees along the banks of the River Churn, beyond which are the later-20th century, 2-storey houses of Corinium Gate.

To the south-east of the site are several 20th-century bungalows, identified in the Conservation Area Statement as neutral; and a single, 2-storey historic building, identified as positive, with an area of walled, and well-wooded garden between the two.

Consequently the context of the site is on one that is higher and more densely developed to the west/north-west, but becoming generally lower and less dense, with more greenery and visual interrelationships with designated and non-designated heritage assets to the south-east.

From the eastern corner there are some glimpses of the tower of the Church of Saint John the Baptist; however, these are slight, incidental glimpses, not defined views.

The site (or the trees on the further side of it) forms the termination of the view up The Waterloo from the Junction of Victoria Road, Dyer Street, and London Road.

This view is an important consideration in terms of the character of an important entrance into the historic town, as well as the character and appearance of the conservation area and the setting of numerous designated and undesignated heritage assets. This need not, in itself preclude development on the site, but should be a very significant consideration in the design process.

The relationship of the site, not just to the present context but to any future context, is also of great importance, and thus it needs to be considered in the light of potential wider masterplan for the town, including any possible new linkages.

In order for the full implications of any proposed design to be robustly understood and assessed it is vital that both a thorough views analysis, and a thorough heritage impact assessment be undertaken. The number and position of these viewpoints in the views analysis should be agreed with the L.P.A. beforehand, but would certainly include key views within the town and, depending upon the proposed height, longer views towards Cirencester.

Part of the site is part of a Scheduled Ancient Monument, and the whole of the site is archaeologically sensitive since it is located in Cirencester's Roman town

Other issues / constraints

- The majority of the site lies within Flood Zone 2 with the nearby River Churn to the north-east being in Zone 3 and therefore Policy EN14 (Managing Flood Risk) is also relevant. Proposals which include residential or commercial development would be subject to the Flood Risk Sequential Test.
- Phasing - any loss of car parking will have to fit in with the delivery of the town centre's Car Parking Strategy¹¹.
- Pedestrian connectivity with the town centre could be improved.
- Amenity – The neighbouring residential uses will create amenity considerations for any future development proposal.
- Within Fairford, Kemble and South Cerney Airport Safeguarding Areas.

Summary

The site is an important parking facility which serves the town centre. It is mostly located in in Flood Zone 2, which constrains the potential for alternative uses to car parking. The site is within the setting of the Conservation Area and a number of listed buildings and any development will impact the amenity of neighbouring housing. The site is also located adjacent to a key wildlife site, so a sensitively designed development would be required.

The development of this site needs to fit into the wider town centre strategy and the masterplan. In particular, there is an opportunity to improve the link between this site and the town centre.

Recommendation

- Establish a more up-to-date picture of long-term parking needs in the town centre, which reflects the changing nature of the high street and the need to tackle climate change. This will need to consider how these contextual issues might affect how people move around and through the town centre. Only then can the Council consider whether to continue with the allocation of a decked car parking scheme.

Indicative capacity

Car parking – the number of additional spaces is subject to detailed design

Proposed site design brief if the site was allocated in the Local Plan

This following is not an exhaustive list and further guidance on design requirements will be provided through the pre-application process.

If this site were to be redeveloped, proposals should:

- seek to introduce a building frontage onto The Waterloo;
- retain and protect the trees in the north and northeast of the site;
- provide ecological enhancements, particularly river corridor improvements for the adjacent key wildlife site; and
- use the historic context of the site as the starting point for the design of any redevelopment scheme.

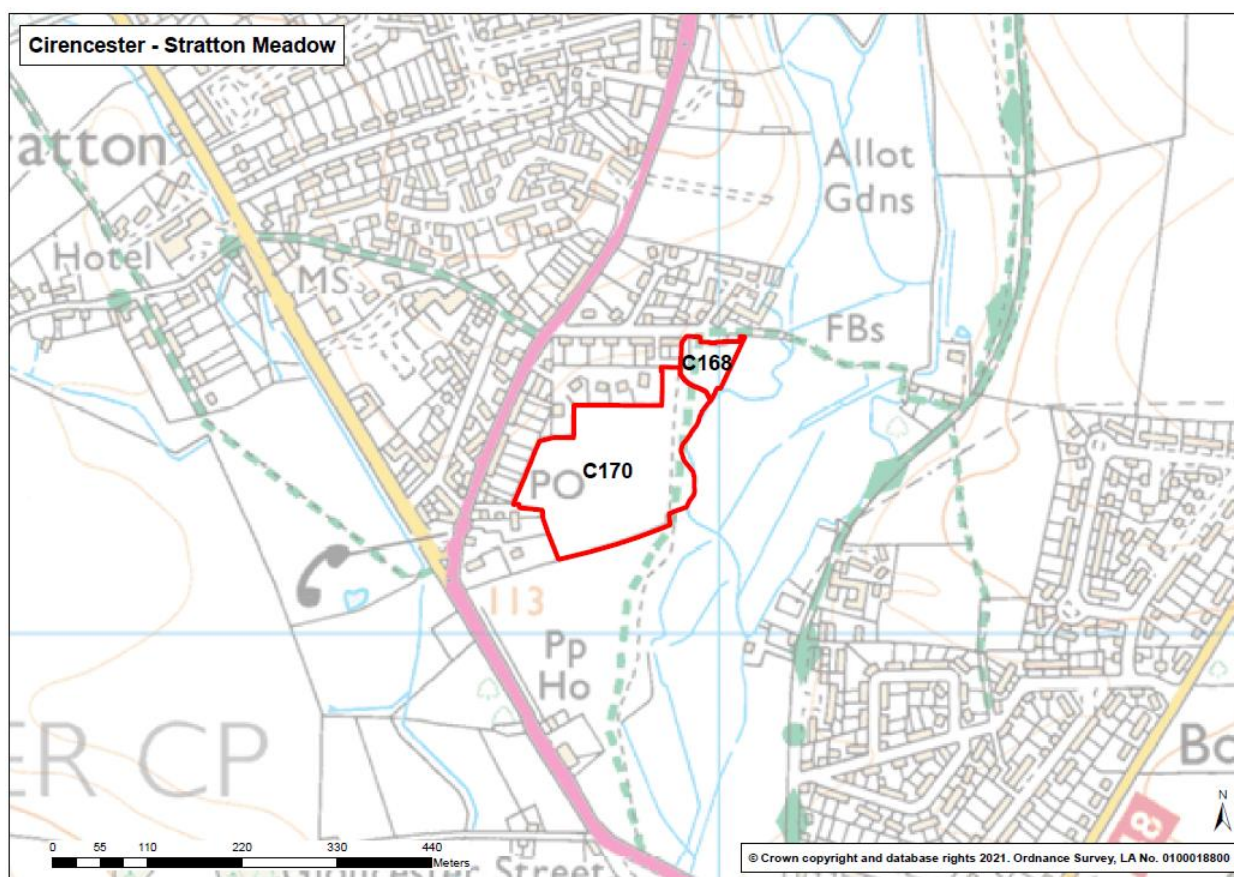
Key actions required

- Feasibility study, including further archaeological investigations building on the investigations that have already been undertaken as part of the multi-storey application;
- Updated Cirencester Town Centre Car Parking Strategy;
- Views analysis of the site;
- Heritage impact assessment;

¹¹ www.cotswold.gov.uk/media/234098/Parking-strategy-2010.pdf

- An arboricultural impact assessment and report will be required that accords with BS5837:2012; and
- Ecological assessment for any proposed development.

Land south of Stratton Mills and Stratton Meadow (refs: C168 and C170)



Proposal: C168: 4 homes; C170: Further housing

Assessment date: February 2021

Site area: Combined = 3.17ha (C168 = 0.33ha, C170 = 2.84ha)

Land ownership: Two ownerships

Site description

The sites are located to the south-east of the village of Stratton and are accessed from Whiteway View.

Both sites are relatively flat. C168 is a small parcel of unkempt land, which is bound by a dry stone wall, trees and vegetation. C170 is pasture field used as a horse paddock. The two areas are divided by a dense unmanaged shrub belt and a low stone wall.

The sites adjoin existing development to the north and west and the open countryside to the south and east. The River Churn is adjacent to the eastern boundary.

Planning history

This is a summary of the key planning applications and site history. It is not a comprehensive list.

C168 (including small parcel of land within the north of C170)

15/03279/OUT – “Outline application for the erection of 7 dwellings including access and layout (all other matters reserved)”. Withdrawn

16/03402/OUT – “Outline application for the erection of 7 dwellings including access and layout (all other matters reserved)”. Refused. Appeal dismissed (appeal ref: APP/F1610/W/17/3179661)

C170 (rest of site)

No recent relevant planning history

Landscape

These comments are made on the basis of a survey conducted by a qualified Landscape Officer. A full landscape and visual impact assessment would be required of any development proposal (desktop and site assessments) undertaken by an appropriately qualified and experienced landscape professional.

Description

These parcels are located on the south eastern edge of Stratton in an undeveloped area of land that separates the settlements of Cirencester and Stratton. The land is characterised as agricultural land bound by varying levels of hedgerow, trees and fencing.

Beyond the northern and western boundaries of the parcels is the residential built form of Stratton. To the south and east is a continuation of the agricultural field down to the River Churn. The topography of the site is generally quite flat with a gentle sloping character.

A Public Right of Way (PRoW) crosses the parcels along a north/south axis (Cirencester Footpath 8). Further PRoW are present within the local landscape including a section of the Monarch's Way which is located a short distance to the east of the parcel.

Parcel specific features

CI 68 – This parcel has been the subject of numerous refused planning applications for residential development. A planning inquiry (APP/F1610/W/17/3179661) was also dismissed. It is noted that the parcel has been cleared in the last couple of years. This lessened the overgrown characteristic, the boundary vegetation was retained as are the characteristic dry stone walls which are in varying conditions.

CI 70 – This parcel is larger than the former and is characterised by its open pastoral character. No planning history exists for this field. It borders dwellings along its western and northern boundaries while the River Churn is present along the eastern boundary. The pastoral character continues beyond the river and to the south. The boundaries of the field include dry stone walling, hedgerow and trees.

Landscape context

National Character Area 107: Cotswolds

Landscape Character Type: Dip Slope Lowland Valley

Landscape Character Area TV4A: Lower Churn Valley

Constraints/Designations

Landscape: Not within the Cotswolds AONB. The built settlement of Stratton is not situated within any designated landscape area, but the parcels are located within the North Cirencester Special Landscape Area (SLA). The character of the parcels is consistent with the identified character and qualities of the SLA.

Historic: No listed buildings are present within the parcels. A few listed structures are present within the local area. The parcels are not located within a Conservation Area.

Other (floodplain, PROWs): Cirencester Footpath 8 crosses both parcels along a north/south axis. Further PRoW are present within the local area including the promoted Monarch's Way long distance footpath to the east.

Landscape sensitivity:

CI 68 Sensitivity: **Medium**

The encroachment of the settlement edge into this pleasant rural gap would be harmful to the local landscape character and the SLA. The parcel is considered to provide an attractive rural setting to the built edge of Stratton which strengthens the rural character. Development of the parcel would have an urbanising impact on the landscape character and views from local public vantage points. The PRoW within the parcel would need to be accommodated within any proposal and provides views across the parcel. Any development would materially change the experience of footpath users on this stretch.

CI 70 Sensitivity: **High/Medium**

The parcel is sensitive to development given its open character and connection to the neighbouring rural agricultural landscape. The parcel occupies a pleasant rural gap within the SLA. Development would enclose the space and reduce the separation between Stratton and Cirencester. Additionally development would have a negative impact on the qualities of the SLA and the parcels contribution to the unspoilt rural green corridor between Cirencester and Stratton. Numerous views from the footpath within the parcel and the local area are achieved.

Biodiversity

These comments are made on the basis of a desktop and site survey conducted by a Principal Planning Policy Officer in winter. Further specialist survey work may be required before the site can be allocated in the Local Plan.

The sites are both identified as Priority Habitat (coastal and floodplain grazing marsh). The eastern parts of both sites are also within the Cotswold Valleys Nature Improvement Area. The River Church runs adjacent to the eastern boundary of both sites and the River Church Key Wildlife Site extends into the eastern boundary of the sites. Both sites are also located within a Great Crested Newt Red Zone.

The planning applications on C168 identified a number of protected species within or close to the site, including grass snakes, slow worms, otters, nesting birds, foraging bats, badgers, common toads and hedgehogs.

The planning applications process established that some biodiversity impacts on C168 could be addressed through mitigation, although this would significantly reduce the developable area. However, C170 being Priority Habitat raises fundamental concerns to the development of this site, which are unlikely to be able to be addressed through mitigation.

Trees

These comments are made on the basis of a desktop and site survey conducted by a Principal Planning Policy Officer in winter. An Arboricultural Report that accords with BS 5837:2012 would be required of any development proposal.

Neither site contains any trees that are protected by a Tree Preservation Order (TPO). The trees that are present are mostly located around the site boundaries, although a significant proportion of C168 is trees and vegetation. The trees are important in both sites for their role in screening existing development within the wider landscape. Their removal would risk making the sites less developable.

Any development on either site would likely need to retain a significant tree-lined buffer along the eastern boundary and along the southern boundary of C170 to minimise impacts on the River Church Key Wildlife Site and to screen views within the wider landscape.



Historic Environment (excluding archaeology)

These comments are made on the basis of a desktop and site survey conducted by a Principal Planning Policy Officer. A full historic environment or heritage assessment would be required of any development proposal.

Context: Both sites were once part of a larger field, which used to extend further to the west right up to Cheltenham Road. The site is now viewed in the context of mid-20th Century housing to the west and north along

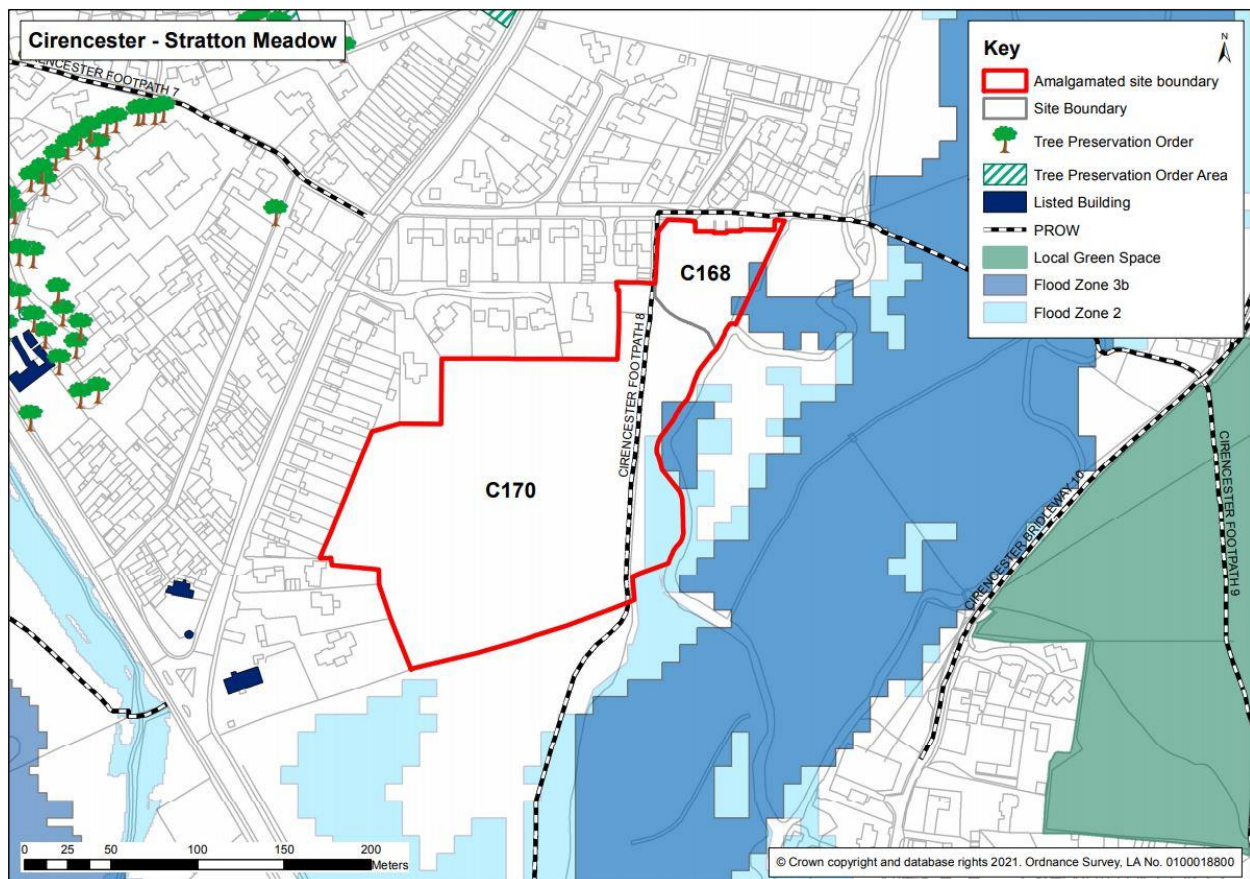
Cheltenham Road and Whiteway View. There is modern but traditionally designed development to the north of C168, most of which was built in the early 2000s. The south and east of the site is very much rural in context.

Designated heritage assets: Neither site is located within the Conservation Area. However, C170 in particular is visible from the northern extent of the Gloucester Street and River Walk Conservation Area and form part of its rural setting.

Non-Designated heritage assets: Dry stone walls on the boundaries

Heritage at risk issues: None known

Opportunities: None know



Other issues / constraints

- Part of both sites is within Flood Zone 3b and additional parts of both sites is in Flood Zone 2
- Coalescence of Stratton and Cirencester
- C168 has 10-30% of homes above the Radon action level

Summary

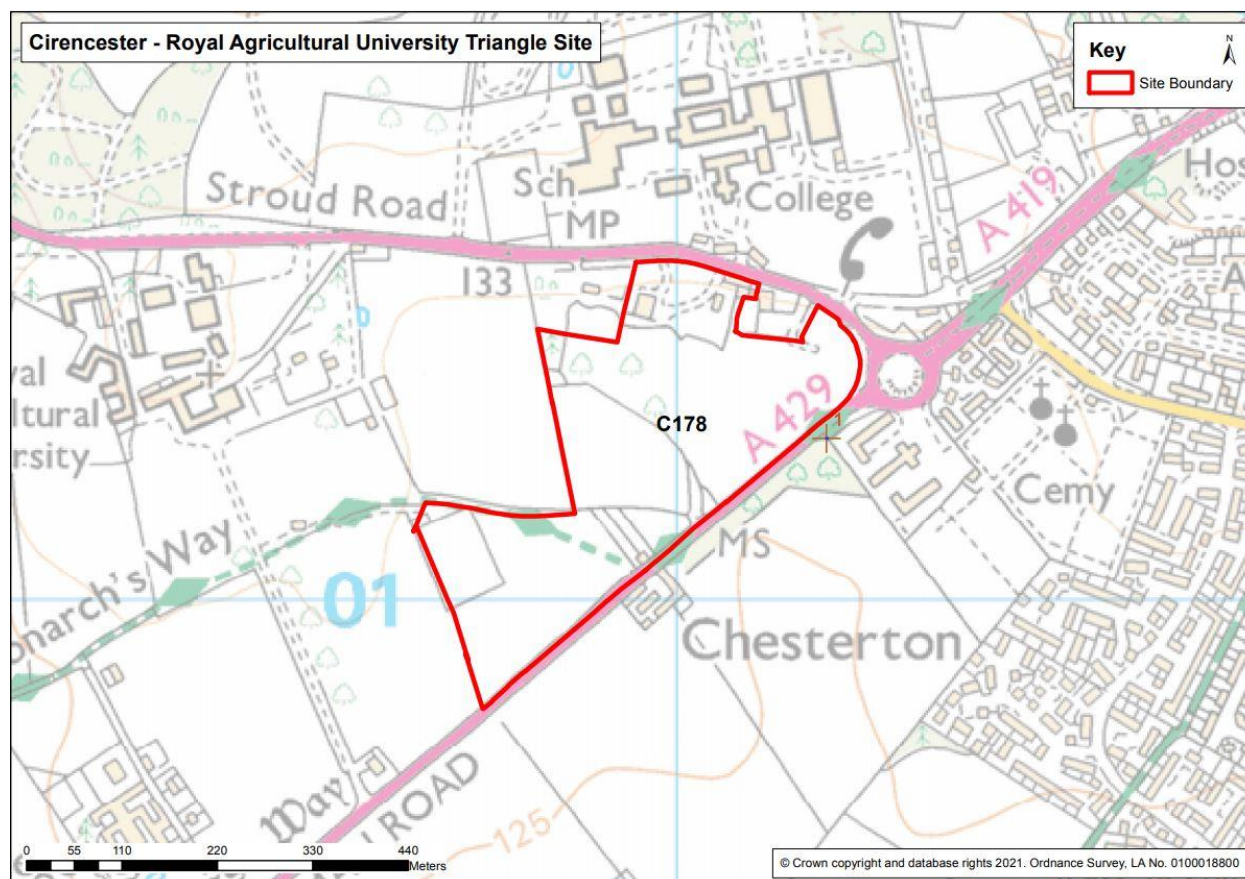
Both sites are located in the Special Landscape Area. C170 in particular is extremely sensitive in this regard and would be unsuitable for development due to the impact on the Special Landscape Area. In addition, both sites are ecologically sensitive and include protected / priority habitats and species. The loss of Priority Habitat and the likely harmful impact on protected species through the development of C170 is unlikely to be able to deliver measurable biodiversity net gain, should the site be developed.

Previous planning applications have demonstrated that C168 is unable to accommodate five or more dwellings. It may be that a lower number of houses could be accommodates on this site, although this would be below the five dwelling Local Plan site allocation threshold.

Recommendation

CI68 in isolation falls below the size threshold of five or more dwellings for allocation in the Local Plan
CI70 is currently unsuitable for allocation in the Local Plan

Royal Agricultural University (RAU) Triangle Site (ref: C178)



Proposal: A wider variety of uses to the extant planning permission, including residential and a wide variety of commercial uses.

Assessment date: February 2021

Land ownership: Single ownership

Site area: 10.09ha

Site description

The site, known locally as the 'Triangle Site', is located at the southern entrance into Cirencester on land with flat topography. It is located to the east of the RAU and is principally in agricultural use with some trees and hedgerows crossing the site. There is an all-weather sports pitch within the south-west of the site. The southern part of the site also includes a small group of dwellings (Steadings Cottages). The northern part of the site also contains several dwellings (Trent Lodge, Bartonbury Lodge, and Further Barton Lodge).

The site is located approximately 1.1km from Cirencester town centre. It is bound by Stroud Road to the north, Tetbury Road to the south and the roundabout which forms the junction of these two road is located next to the north-eastern boundary. To the west is the existing RAU Campus, its tree lined entrance from Tetbury Road, and its sports facilities. The boundaries of the site consist of mature hedgerow and trees along the north, east and southern boundaries. With the exception of a belt of trees/woodland, the western boundary is currently open with the RAU buildings beyond.

Planning history

This is a summary of the key planning applications and is not a comprehensive list

The site is not allocated for development in the adopted Local Plan, although is designated by Policy EC4 as a Special Policy Area. Unlike Local Plan allocations, which are located inside Development Boundaries, this site is located outside the Cirencester Development Boundary.

The reasoned justification for Policy EC4 explains that, "The Royal Agricultural University (RAU) is a key economic asset both for Cirencester and the wider District. Its future success and continued growth aspirations, identified in the RAU's

Corporate Plan 2014 to 2019, are supported. The expansion of the existing campus, including redevelopment for educational, training, business and research development, student accommodation and other operational floorspace, will support the RAU's vision to become an international contributor to the global strategy for sustainable food supply, land management and the built environment." Policy EC4 goes on to specify that at the Triangle Site, "proposals for the expansion of the existing University campus, including associated development for educational, training, business and research development, student accommodation and other operational floorspace, will be permitted."

- Planning permission was granted for the whole triangle site in April 2007 (ref: 01/01011/OUT) for the erection of commercial buildings (floor area approximately 34,373 sq. metres) for uses comprising education, research, agricultural business and a conference facility, together with the associated infrastructure works.
- That permission was renewed (under ref: 10/00964/OUT), dated 3 May 2013, with an extended implementation timescale of five years.
- These outline permissions include a legal agreement (and condition) that limits the permissions to development comprising conference, education and research and development purposes in connection with agriculture, the agri-food business, forestry, rural conservation and rural land management and for no other purpose, including any other purpose in Class B1, B2, B8 and D1 (Condition 8).
- A small parcel of the triangle site (at Bailey Lodge) was subject to a planning application for 'erection of a new 2 storey office & research facility, including demolition of a 2 storey residential property, new hard landscaping, cycle storage and car parking' (ref: 17/00276/FUL), which was approved in March 2017 and subsequently implemented with the Growth Hub now being fully open.
- In July 2020 an application for the variation of conditions 3 (Approved drawings) and 4 (Scale of buildings) of planning permission ref. 10/00964/OUT was approved to include an amended Masterplan reflecting the above planning permission at Bailey Lodge (ref: 18/01104/FUL).
- A Reserved Matters application, pursuant to Outline permission ref. 10/00964/OUT as amended by permission ref: 18/01104/FUL, comprising details of Buildings A-F including scale, external appearance, landscaping, and means of access to the proposed buildings, is currently being determined (ref: 20/03566/REM).
- The site is also adjacent to the Chesterton strategic site, which has Outline planning permission for a mixed use development which, amongst other things incorporates up to 2,350 residential dwellings, 9.1 hectares of employment, a primary school and a neighbourhood centre including A1, A2, A3, A4 and A5 uses as well as community facilities (including a health care facility D1) (ref: 16/00054/OUT). This would create a new roundabout on Tetbury Road (A429), which would provide access into the RAU Triangle Site.

Landscape

These comments are made on the basis of a survey conducted by a qualified Landscape Officer. A full landscape and visual impact assessment would be required of any development proposal (desktop and site assessments) undertaken by an appropriately qualified and experienced landscape professional.

Description

The parcel is located to the south west of the Cirencester settlement and forms part of the Royal Agricultural University campus. The parcel is occupied by employment development, fields and mature vegetation. The use of these fields varies from pasture to recreation. Planning permission exists on part of the parcel for employment development. Beyond the northern boundary is a detached dwelling and Stroud Road with Cirencester College and Deer Park Schools beyond. To the east is development within the existing Cirencester settlement. To the south is the permitted but not yet built Chesterton scheme that extends the settlement edge along the south west along Tetbury Road. Beyond the western boundary is a continuation of the mixed use field character present within the parcel and the built form of the Royal Agricultural University.

There is a range of public vantage points within and around the parcel that provide views, these include footpaths, pavements and roads. Cirencester Footpath 31 crosses the south west of the parcel and also forms part of the promoted Monarch's Way walking route.

Landscape Context

National Character Area 107: Cotswolds

Landscape Character Type: Dip Slope Lowland

Landscape Character Area TV3B: The Ampneys

Constraints/Designations

Landscape: Within the Cotswolds AONB

Historic: No listed buildings within the parcel but some are present to the east and west. Not within a Conservation Area.

Other (floodplain, PROWs): PRoW present within the parcel (Cirencester Footpath 31). This footpath also forms part of the Monarch's Way.

Landscape Sensitivity

Evaluation: **Medium**

Justification: The parcel's original susceptibility to development was derived from its undeveloped context and position within the Cotswolds AONB. The undeveloped baseline context has been altered by the numerous permissions within the parcel and the developing context to the south relating to the Chesterton scheme. The permitted context extends the edge of the settlement into the AONB and neighbouring landscape and ties the parcel to the built context of Cirencester. Any development will be an intensification of the existing loose/low density development pattern currently present. The landscape sensitivity of the parcel is considered to be Medium. This assessment has considered the parcel's existing character and position within the AONB against the permitted context both within and adjoining the parcel. There is an opportunity to create and enhance robust Green Infrastructure corridors within and around the parcel. This would also help to soften the edges of any development, which could represent an improvement on the existing settlement edge. The integrity and context of the Monarch's Way would need to be maintained as it passes through the parcel.

Biodiversity

These comments are made on the basis of a desktop and site survey conducted by a qualified Town Planner in winter. Further specialist survey work may be required before the site can be allocated in the Local Plan.

The site is not located within an area with a formal natural conservation designation. However, the northern part of the site is modelled to be within a Great Crested Newt Red Zone and the southern part of the site is modelled to be within a Great Crested Newt Amber Zone. The northern part of the site incorporates two areas of Priority Habitat (deciduous woodland).

Previous planning applications have highlighted various biodiversity concerns, including badgers, great crested newts, bats, trees, woodland and hedgerows. It is known that great crested newts are present in ponds within approximately 250 metres of the site. Lesser horseshoe bats have recently been recorded in close proximity to the site and several trees with roost potential have been identified in previous surveys within the site. The development of this site could also cause lighting issues and habitat loss for bat species.

There is now a requirement for new developments to deliver biodiversity net gain. Things that might help to deliver BNG in this location might include ecological enhancements within the landscaping and built-development, including bat, bird, hedgehog, insect and other wildlife boxes, a sensitive lighting strategy, woodland, hedgerow and wildflower meadow creation and management, along with wetland features for biodiversity (i.e. holding water permanently). However, further surveys are required to confirm this.

Trees

These comments are made on the basis of a desktop and site survey conducted by a qualified Town Planner in winter. An Arboricultural Report that accords with BS 5837:2012 would be required of any development proposal.

The site does not contain any trees protected by a Tree Preservation Order (TPO). However, the site contains two areas of Priority Habitat, which contain various deciduous trees. There are also a large number of mature and semi-mature deciduous and coniferous trees within and around the site, particularly along the boundary with Tetbury Road and around the southern part of the site.

The extant planning permission would retain the vast majority of trees within the layout of the development. The same principle would be expected within any alteration to any altered scheme. There may also be some further opportunities for new tree planting within and around the site.



Historic Environment (excluding archaeology)

These comments are made on the basis of a desktop and site survey conducted by a qualified Town Planner. A full historic environment or heritage assessment would be required of any development proposal.

Context: The site is located at the southern gateway into Cirencester. It has the character of parkland historically associated with the listed RAU core buildings, which are located to the west.

To the north, the site is seen in the context of Baily Lodge, which accommodates the Growth Hub, and several dwellings. To the south, there are sports pitches. To the west is the historic parkland setting of the RAU.

The site context will be changed significantly by the development of the Chesterton strategic site, which will introduce modern housing and employment development opposite the south-eastern boundary. This development will also significantly alter the highway arrangements on Tetbury Road (A429).

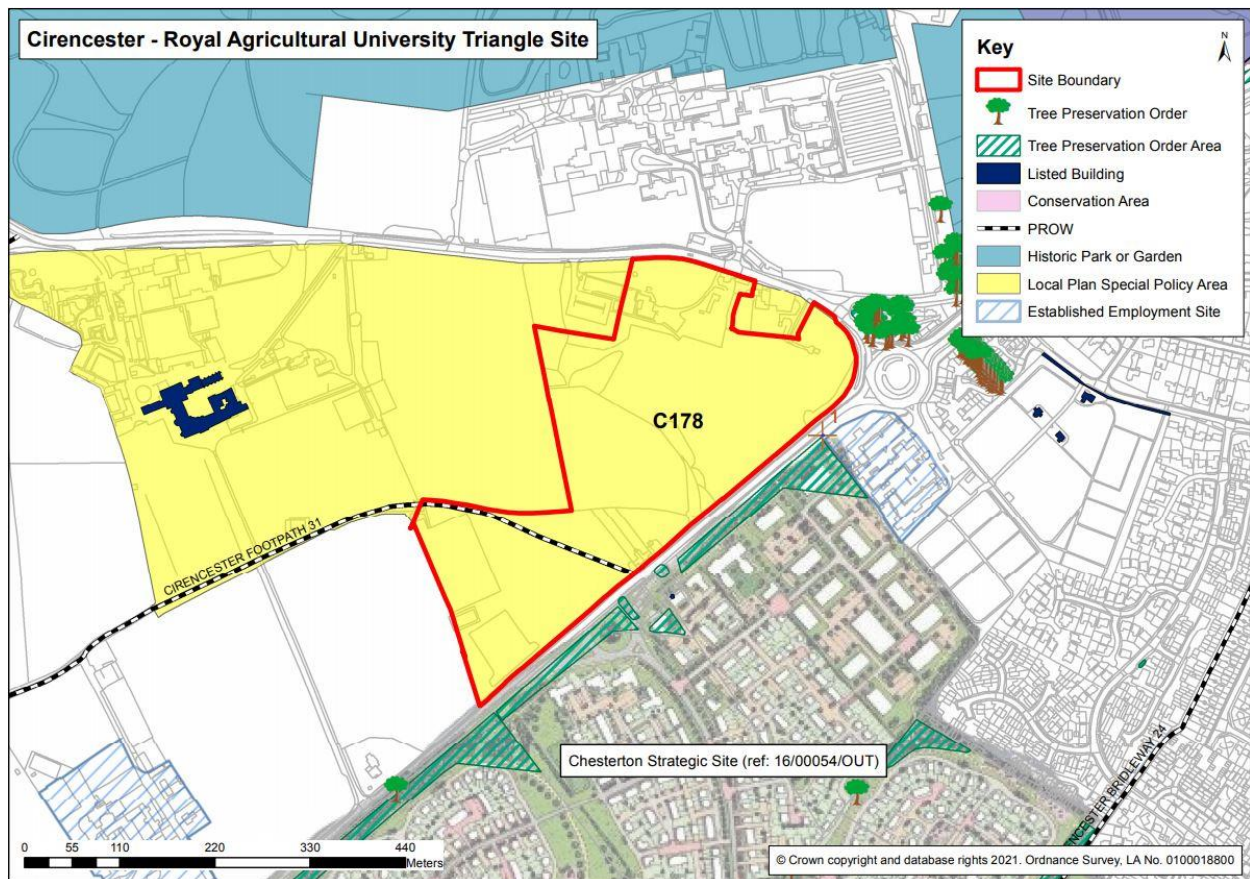
Designated heritage assets: The Cirencester Park Conservation Area, and the other three Cirencester conservation areas, lie some distance from the site and their settings are highly unlikely to be affected by the development of this site.

The site is located 300m to the east of the Royal Agricultural College building, which is a Grade II listed building. This building is partially screened by existing development, although C178 does form part of the setting of this building, particularly from the entrance from Tetbury Road.

Non-Designated heritage assets: The cottages opposite the old vet school buildings/barns.

Heritage at risk issues: None known

Opportunities: None known



Other issues / constraints

- The extant planning permission and the Local Plan Special Policy are both conditioned to the expansion of the existing University campus. The development proposal would deviate away from this and would provide housing and commercial development, which is not linked to the RAU.
- A site marketing exercise is currently being conducted for the extant planning permission. The results are awaited to establish the deliverability of the current planning permission. However, as things stand, there is nothing to say the extant permission is not deliverable.
- The current development proposal is reasonably vague. It does not specify the types of commercial uses or the number and type of dwellings proposed. It also does not specify the locations of where those uses would be. Without this detail, it is difficult to assess the site properly.
- The site over 10ha and is located within the Cotswolds AONB. Whilst the existing approved development was not deemed to be major development in the AONB, the particular features of that development meant that it was not classified as major development. However, a broader commercial development with additional residential uses is altogether different from the existing scheme. Such a proposal may well breach the threshold for being classified as major development in the AONB. If the development proposal is major development, the must be 'exceptional circumstances' for the development. Further assessment of this issue would be needed alongside the further detail of the specific development proposal.
- The adjacent Chesterton strategic site has planning permission 9.1ha of employment land (office, industrial and storage and distribution). Any similar uses on C178 would be in direct competition with the delivery of employment uses on the Chesterton strategic site, and resultantly may have a harmful impact on the Local Plan development strategy.
- The site is also in an 'out of centre' location – it is nearly 1km from the town centre boundary. Any commercial uses that are 'main town centre uses' would need to pass a sequential test. This includes, amongst other things, office, hotel and retail uses.
- A gas pipeline and its buffer zone extend through the western part of the site, which would preclude housing or commercial development in this area.

- The site incorporates some sports pitches and the Local Plan policy requires that there is no net loss of playing pitch provision and other outdoor sporting facilities on the site.
- Kemble and Fairford air safeguarding areas.
- Loss of agricultural land.
- Source Protection Zone.

Summary

The site is designated in the adopted Local Plan as a Special Policy Area. The purpose of the designation is to enable growth of the RAU. The site is not allocated for development and it is not located within the Cirencester development boundary.

The site has planning permission for commercial buildings with uses comprising education, research, agricultural business and a conference facility, together with the associated infrastructure works. This includes a condition for uses in connection with agriculture, the agri-food business, forestry, rural conservation and rural land management and for no other purpose.

The proposal seeks a greater flexibility of uses, including residential and a wider variety of commercial uses, which deviates away from the extant permissions and the Special Policy Area designation. However, residential development and other commercial uses in this location would likely have more impact on the setting of the college buildings than the approved employment development. It would be difficult to develop these uses whilst retaining the parkland character of the site.

The site over 10ha and is located within the Cotswolds AONB. Whilst the existing approved development was not deemed to be major development in the AONB, the particular features of that development meant that it was not classified as major development. However, a broader commercial development with additional residential uses is altogether different from the existing scheme. Such a proposal may well breach the threshold for being classified as major development in the AONB. If the development proposal is major development, there must be 'exceptional circumstances' for the development.

A site marketing exercise is currently being conducted for the extant planning permission. No evidence has been submitted to demonstrate that the extant planning permission is not deliverable.

Further detail is needed on the exact nature of the development proposal in order to assess it properly.

Recommendation

The site submission for C178 requires further detail in order to assess it properly.