

Minutes of Somerford Keynes Parish Council Meeting

Village Hall, 10th November 2025

Present: Cllr A. Clark (AC), Cllr H.Collins (HC), Cllr N.Hunt (NH), Cllr G.Valentine (GV), Cllr M.H-Oldland (MHO), Cllr J Whitwell (JW), CDC Cllr M McKeown (MM)

Also present: Clerk K.Holdsworth (KH) and five members of the public

1. Apologies

Cllr M. Keegan

2. Declaration of Interest

None

3. Public Session

3.1 CIL Funds

A question was asked about how much we have and when it needs to be spent by.

As set out in previous minutes, we have around £89k with c£25k committed to projects.

Funds need to be spent within five years of receipt, we have received a number of separate payments so most of that we currently have will still have between three and four years to go. There are criteria for spend which are set out in appendix two.

The Parish Council (PC) has frequently asked parishioners for suggestions on what this could be spent on, that this process works is proven by the bus shelter installation which was requested by some school children.

If you do have any suggestions please send them to skpcclerk@gmail.com.

3.2 Padel Court Planning Application

Residents of a nearby property to the proposed development wished to discuss a number of aspects. The PC response to this application is covered in section 6.6.

4. Approval of Minutes of 13th October Meeting

Proposed MHO, seconded HC

5. Report from District Cllr M.McKeown

A priority for CDC has been to produce a new Local Plan to address the fact that the Government have doubled the target for new house builds in the area. CDC has to produce a plan to demonstrate it has identified locations where these could be built.

Options that are being looked at include growing The Steadings (Siddington/Cirencester) from 2500 to 3900 properties and adding 600 more at Kemble (making a total of 1000 new builds) over the next 15 years.

The Clerk has forwarded details of the consultation process which runs through to January 2nd 2026.

6. Actions from Previous Meeting

6.1 Road Signs Left By Highways Following Pavement Work

These have now been collected.

6.2 Half Yearly Financial Summary

This can be seen in appendix one.

6.3 Progressing Risk Management Policy

GV is nearing completion of the PC's Risk Management Policy.

The key issue highlighted is the ability to access information in the event of the Clerk's absence. To address this others will be given access to various login details and certain documents will be stored in a safe.

Full details will be published when the policy is completed, in the meantime the PC thanks GV for his work on this,

6.4 Environment Agency Flood Prevention at Shorncote

MK is still attempting to contact the Environment Agency.

6.5 Software to Map Water Courses

Jim Thompson (husband of HC) has identified an alternative software package and has found a way of transferring data into that, thus saving the costs that would be incurred to pay someone to do the same with Parish OnLine.

6.6 Padel Court Planning Application

Following discussion at the previous PC meeting councillors have visited three courts locally to assess the noise impact.

We have received a little correspondence from parishioners on the topic, both in favour and highlighting some concerns.

The PC has not objected to the application but has submitted a comment asking CDC to ensure that best practice (from experience of the growing number of courts both locally and nationally) is adopted to ensure noise and light impacts are minimised based on the proximity of residents and the fact that the location is in an area of SSSI.

7. Matters Discussed

7.1 Finance and Governance

7.1.1 Audit

We have now received the Final External Auditors Report & Certificate for 24/25. This has been published on the website along with the Notice of Conclusion of Audit. Thanks to KH and GV for all their work on this.

7.1.2 Risk Management Policy

See 6.3.

Action: GV & KH to progress.

7.1.3 .Gov email address

Whilst this is stated as advisory rather than mandatory for parish councils it was highlighted in the audit feedback so is something the PC will adopt.

Village resident, IT Consultant and husband of the Clerk Keith Holdsworth has agreed to help the PC to implement this.

The PC will need to purchase a .Gov domain which is around £40 per annum and email hosting at an approx. cost of £55 per annum.

The PC voted to approve this cost.

Action: KH to progress.

7.1.4 Parish Field contract extension

MK in ongoing dialogue with Lake 32 who have expressed an interest in extending.

7.2 Flooding

7.2.1 Shorncote

See 6.4.

Action – MK to continue to chase.

7.2.2 General

HC reported the Environment Agency has not yet undertaken works at Neigh Bridge.

The Spillway on the Spine Road has been cleared by LME.

Falling leaves can cause blocked drains at this time of year, it's helpful if residents can clear those in front of their properties

HC has been in touch with Lucy Eccles (the Flood and Community Resilience Officer) and will start her induction training to become a flood warden soon.

8. Community Infrastructure Levy Projects

8.1 Church Staircase

The deposit has now been passed for payment for the staircase to proceed.

9. Planning

25/03034/FUL

Full Application for Installation of 4 Padel Courts with sports canopy, clubhouse and associated landscaping and engineering works at Land North East Of Lake 63 Somerford Keynes Gloucestershire

Comments submitted by PC

25/02963/FUL

Full Application for Erection of garage, extension to west elevation, internal and external alterations and associated works at The Orchard Mill Lane Somerford Keynes Cirencester Gloucestershire

No Objection

25/03206/FUL

Full Application for Erection of single storey extension to side elevation at Wellspring Cottage Water Lane Somerford Keynes Cirencester Gloucestershire

No Objection

PL/2023/03359

Full planning permission

Construction and operation of anaerobic digestion facility, ancillary infrastructure and construction of new access from Ashton Road

Land West of Ashton Road, Ashton Keynes, Wilts, SN6 6QT

Objection submitted by PC

25/03375/NEI

Neighbouring Authority Consultation for Construction and operation of anaerobic digestion facility, ancillary infrastructure and construction of new access from Ashton Road, Ashton Keynes, Wilts, SN6 6QT at Outside Cotswold District Gloucestershire

Objection submitted by PC

10. Correspondence**10.1 20mph Speed Limit**

A resident expressed a view that speeding is an issue and speed checks should be done.

The PC felt this has been sufficiently discussed over the past couple of years and nothing has materially changed to warrant a further review.

10.2 Somerford Keynes Parish Charities

With Christmas fast approaching, increased heating and food bills and uncertainty around the Autumn budget, the trustees of the Somerford Keynes Village Charity, are reminding Parishioners of its' existence, to help those struggling to meet an immediate financial need or pressure. Grants may be applied for and used for a wide range of purposes with the intention of easing a short-term issue.

If you, or someone you know is resident in Somerford Keynes or Shorncote and facing such difficulty, now or at any time of the year, please contact Mrs Clare Baker by email or telephone, in the strictest confidence at clarebaker60@gmail.com or on 07870 851353.

More details about the charity's aims, history and privacy notice may be found on the Somerford Keynes village website under 'Notices'.

10.3 First Aid Course

Marcus Gibbons has kindly offered to run another First Aid Course. If this is something you would be interested in (dates to be confirmed shortly), please contact skpcclerk@gmail.com.

Feedback from previous courses has been excellent, we thank Marcus for sharing his time and expertise on this important topic.

10.4 Padel Courts

See 6.6.

11. October Income and Expenditure

Income

Interest Earned October 25 £245.92

Cil £4679.72

Total Income £4925.64

Expenditure

Parish Clerk Wages £1015.21 (July/August/September 2025)

PKF Littlejohn LLP £378.00 (External Audit Fees)

K Holdsworth 16.06 (Printer Ink)

Total Expenditure £1409.27

Village Lake

J Uncles (Wildflower Area) £125.00

VL Total Expenditure £125.00

CIL Expenditure

J Uncles £200.00 (Maintenance to Boardwalk)

Total CIL Spend £200.00

Transfers £None

Petty Cash Expenditure £None

12. Any Other Business

None

Meeting closed at 8.50 pm

There will be no Parish Council Meeting in December.

Date of next meeting Monday 12 January 2025

Appendix 1

Somerford Keynes Parish Council Half Year Financial Summary 2025/26

This document provides a summary of the financial position of the Parish Council (PC) to the end of September 2025.

Over the past three years our situation has changed considerably. The influx of Community Infrastructure Levy (CIL) funding has provided an unprecedented amount of money in the PC accounts. The amount of work involved in managing this along with general inflationary impacts on other costs led the PC to increase the precept in 2024/25.

For 2025/26 we retained the precept at the same level. We closely monitor all expenditure along with incurred and projected costs and have full confidence that this is the right level for the current year and near term.

The prime sources of income for the PC are the precept and the rental of the Parish Field to Lake 32, a local outdoor activities business. This is entering year four of a five year contract, dialogue has begun with a view to agreeing an extension.

In broad terms we look to finance the administration of the PC from the precept whilst funding the costs required for the upkeep of the Village Lake (gifted to the community by a gravel extraction company) from the Parish Field rent.

As additional revenue sources the CIL funds have been invested into interest generating accounts and we reclaim VAT from previous year expenditure. Most VAT this year has come from CIL based projects. This is recycled into our ringfenced CIL pot with the associated restrictions on what it can be used for.

Income for the first half of 2024/25 is as follow;

Precept	£6300
Parish Field Rental	£1736
Gloucestershire CC	£1750 This is a one off refund from a PC contribution to a past project which failed to materialise
VAT Reclaim	£5469
Interest	£1505
Total	£16760

An additional CIL payment of £4620 will be received in October. Then, aside from interest, no further income is expected this financial year.

At the end of September 2025 this leaves the PC with a balance of £17916 in general funds and £89607 of CIL funding.

Year to date expenditure with a full year projection and comparison to last year is set out below.

	H1 Actual	H2 Projection	Year End Total Forecast	2024/25 Total
Clerk's Salary	£2965	£1900	£4865	£2673
Essential Spend	£563`	£1200	£1763	£1615
Expenses	£164	£100	£264	£135
Village Lake	£578	£800	£1378	£1344
One Off – New Laptop				£400
Total	£4270	£4000	£8270	£6167

Essential spend covers items like insurance, audit charges and subscriptions. Guidelines and regulations such as moving to .gov e-mail addresses will increase compliance costs but the amounts are not expected to be significant.

Expenses are items such as printer ink, stationery and funding for events such as the Annual General Meeting.

On the face of it there is a significant increase between FY25 and FY26 spend, with the main difference being in Clerk's salary. The Clerk invoices quarterly but, due to some family issues at the end of March, the final 2024/25 invoice could not be submitted until this financial year. As a result, there were three payments in 2024/25 and will be five in 2025/26. This purely manifests itself in cashflow terms (effectively beneficial to the PC as one of the invoices was later than planned) as opposed to being an issue of ongoing cost and concern.

Whilst the total projected spend of £8370 is slightly above the £8036 fixed income that we aim to cover expenditure from it is, as explained above, a one off that will correct itself next year. For now the gap can easily be covered from PC reserves.

We have documented processes for the agreement of all expenditure and details of each item of income and spend are distributed by the Clerk each month in the form of a running year to date summary. We are confident that this level of management, scrutiny and transparency ensures that the finances of Somerford Keynes Parish Council are in a very good state.

**Appendix 2
CIL Guideldines**



**COTSWOLD
DISTRICT COUNCIL**

Community Infrastructure Levy

Guidance for Town and Parish Councils

In this guidance:

What can CIL be spent on?

Find out how CIL can help to support development in your area by funding community facilities such as village halls, play area... *See Page 2*

What percentage of CIL funds go to Town and Parish Councils?

CIL is designed to incentivise development in an area. Find out the percentage of CIL funds your Town/Parish Council is entitled to. *See page 2*

Crowdfund Cotswold

You can even use your CIL Neighbourhood Portion to start a Crowdfund Cotswold campaign. *See page 2*

Producing an annual report of CIL funds

Each year, Town/Parish Councils will need to detail what CIL funds they have received and where funds have been spent. *See page 3*

Get in touch

CIL Team
Cotswold District Council,
Trinity Road, Cirencester,
GL7 1PX
Email: CIL@cotswold.gov.uk
Or visit our webpages:
www.cotswold.gov.uk/CIL

The Community Infrastructure Levy (CIL) is the way in which the Council collects financial contributions from developers to help pay for new and improved infrastructure.

The levy applies to all residential development that creates one or more dwellings or annexes, as well as retail development over 100 sqm.

Affordable housing (i.e. social rented, affordable rented and intermediate housing) and self-build housing qualify for 100% relief from CIL. This means a developer will not pay CIL on affordable housing or a self-build house, provided they claim the relief.

Town and Parish Councils will receive 15% of CIL collected from development in their area. In areas

where a Neighbourhood Plan is in place, the proportion is 25%.

Money raised can be spent on anything that deals with the demands that development places on the area, such as open space, school places, cycle/pedestrian routes, transport infrastructure and community facilities.

Section 106 Agreements will continue to be used for site-specific infrastructure.

Find out more in this guidance and by visiting www.cotswold.gov.uk/CIL

What are the CIL rates in Cotswold District?

The CIL rates are set out in the adopted Charging Schedule, which can be found on the Council's website. A summary of the rates (£ per sqm) can be found in the table below. Please note that the CIL rates will be index linked from the base year to the date when permission is granted using the 'CIL Index' published by the Building Cost Information Service of the Royal Institute of Chartered Surveyors. The current rates can be found on the Council's website: <https://www.cotswold.gov.uk/planning-and-building/community-infrastructure-levy/calculate-your-cil-charge/>

Development type	CIL Rate
All residential development, including Sheltered Housing and Extra-care Housing but excluding the Chesterton Strategic Site	£80.00
Retail development	£60.00
All other development	£0

www.cotswold.gov.uk/CIL

Up to 25% of CIL funds will be passed to Town/Parish Councils

The 'Neighbourhood Portion' allows Town/Parish Councils to spend CIL funds on their own priorities.

CIL is not only designed to pay for infrastructure needed to support growth, it is also designed to incentivise communities to welcome and promote new development in their area. As such, the regulations require the District Council to pass a proportion of CIL funds raised in a particular area to the relevant Town/ Parish Council.

The minimum figure is 15%, subject to an annual cap. The cap is equivalent to £100 multiplied by the number of existing council tax dwellings in the Town/Parish. In most cases, the annual cap will not reduce the CIL funds passed to Town/Parish Councils due to the level of development planned.

When development liable for a charge is in an area covered

by a Neighbourhood Plan at the time permission is granted, the relevant Town/Parish Council will receive a higher CIL proportion of 25%. There is no annual cap in the area covered by the Neighbourhood Plan.

The relevant proportion of CIL funds will be passed to the Town/ Parish Council every 6 months, in October for all funds received between April and September, and in April for all funds received between October and March.

It should be noted that CIL is paid in instalments upon commencement of development so it may be some time following the granting of planning permission that a Town/Parish Council receives its proportion.



“Town/Parish Councils are encouraged to work jointly with the District and County Councils to deliver the infrastructure that is needed.”

What can Town/Parish Councils spend their portion of CIL on?

CIL funds must be used to support development.

The proportion of CIL that a Town/Parish Council receives must be used to support the development of the area.

Funds can be spent on:

- the provision, improvement / replacement, operation or maintenance of infrastructure;
- or
- anything else that is concerned with addressing the demands that development places on an area.

This gives Town/Parish Councils considerable freedom to spend their proportion of CIL on the things that address the impacts of development on their area.

Examples include:

- Improvements to a village hall
- New or improved play areas
- Provision of affordable housing
- Preparation of a Neighbourhood Plan (providing it addresses the demands that development places on the area).

Crowdfund Cotswold

As a Town/Parish Council, you could also use your 'Neighbourhood Portion' to start a Crowdfund Cotswold campaign!

Crowdfund Cotswold gives residents with project ideas the ability to attract funding from their communities, the council, local businesses and foundations - all through one portal. The programme brings people across the district together through locally-led ideas that our communities want to help make happen. You can pledge as little as £2 towards a project you want to bring to life.

For more information, please visit the [Crowd Fund Cotswold website](#).

Illustrative examples

20 market homes (90 sqm each) in Parish A would raise a CIL charge of £144,000 (20 x 90sqm x £80 per sqm). Parish A does not have a Neighbourhood Plan adopted so it would receive 15% of the CIL from this development, which equates to £21,600.

50 market homes (90 sqm each) in Parish B would raise a CIL charge of £360,000 (50 x 90sqm x £80 per sqm). Parish B has an adopted Neighbourhood Plan so it would receive 25% of the CIL from this development, which equates to £90,000.

A retail development of 500 sqm in Parish C would raise a CIL charge of £30,000 (500sqm x £60 per sqm). Parish C does not have an adopted Neighbourhood Plan so it would receive 15% of the CIL from this development, which equates to £4,500.

IMPORTANT NOTE

CIL cannot be used as a replacement for everyday Town/Parish Council expenditure.

Any funds that are erroneously spent will need to be handed back to the District Council. Additionally, funds that are not spent within 5 years must also be handed back to the District Council.

If the Town/Parish Council has to hand funds back but cannot afford to, the District Council will recover the funds by deducting from future CIL receipts that were due to be passed to the Town/Parish Council.



Producing an annual report of CIL funds

Town/Parish Councils that receive CIL must prepare an annual report detailing funds received and spent.

Town/Parish Councils that have received a proportion of CIL funds have a duty to produce an annual report that details the amount of CIL funds received and spent.

The report must set out the following:

- The total amount of CIL received for the financial year
- The total amount of CIL spent in the financial year
- A summary of expenditure including details of what items CIL was spent on and the amount of CIL expenditure on each item.
- Any CIL that has been handed back to the District Council due to failure to spend or applying CIL funds to inappropriate items.
- The total amount of CIL from the financial year unspent and the total amount of CIL from previous years unspent.

The District Council provides a template report, which the Town/Parish Council can use if they wish.

The report must be published by 31st December following the reported year (i.e. the previous financial year). The report must be published on the Town/Parish Council's website if they have one.

The report must also be sent to Cotswold District Council before 31st December. The District Council will publish all reports on its website as well.

CIL funds are subject to the same requirements for financial management and auditing as all monies Town/Parish Councils receive and spend as detailed in the Local Government Act 1972 and the Accounts and Audit (England) Regulations 2011.

Further information

- [More detailed information on the CIL process](#)
- [Cotswold District Council Infrastructure Reporting](#)
- [Technical legislative guidance on CIL](#)
- [Support on determining local infrastructure needs](#)
- [More information on neighbourhood and community-led planning](#)

Monthly Report: October & November 2025

Prepared by: Mike McKeown (mike.mckeown@cotswold.gov.uk) Councillor for the Kemble Ward Cabinet Member for Climate Change and Digital Services Cotswold District Council (CDC)

Kemble Ward Update

Kemble Wick Flooding

- While no homes were flooded, there was significant groundwater flooding across Kemble Wick during the storm on the weekend of 15 November, reinforcing the urgent need for action. GCC and CDC flood officers, along with residents, have been dealing with repeated issues during October and November. A joint meeting between Sam (CDC) and Gill (GCC) is now being arranged.
- Following receipt of the Rappor flood-risk summary, I have asked the CDC Flood Team to produce a short **implementation plan** and accompanying **marked-up map**. This should set out the recommended physical works, where each is located, and the purpose of each intervention so delivery can begin quickly.
- Key elements Rappor identify include: an intercepting ditch and small bund above the village; reinforcement of the existing bund and a new field-side ditch; extending and deepening the Aura site swale; reinstating and clearing roadside ditches and grips; installing a short culvert; and a demountable barrier for one driveway as a property-level safeguard. Regular maintenance responsibilities will also need to be clarified.
- The urgency is due to **Aura likely leaving the site soon**, and both Aura and Bathurst currently having equipment on-site that could undertake much of the ditching and bund-formation work if we move quickly**, and both Aura and Bathurst currently having equipment on-site that could undertake much of the ditching and bund-formation work if we move quickly.

Kemble–Cirencester Cycle Path

- Engagement with the final landowner is still pending, which is preventing Sustrans completing their feasibility work. • The Parish Council did attempt to speak with the landowner but were unable to make contact. If this remains the case, we will need to evaluate alternative, more costly Mike McKeown – Monthly Report 2

alignments. • CDC continues to stress the strategic importance of this route in sustainable travel planning.

Highways and Road Safety

• Further safety measures at the Spratsgate Lane / Ewen Lane crossroads have now been completed, including surface-painted SLOW markings and approach markers on the side roads. Hopefully this will improve the situation, although it can't entirely mitigate for people misjudging the speed of approaching traffic.

Community Facilities

• The EV chargers at Somerford Keynes Village Hall are now operational, and signage will go up shortly once the Village Hall Committee have confirmed their preferred placement. The chargers include a reduced rate for residents, aimed at helping those without off-street parking as well as providing affordable charging for visitors.

Community Engagement

• Following local requests, additional dog bins have been installed around Kemble. • A Retrofit Roadshow event helped residents explore grants, insulation, heat pumps and solar options, and a number of residents went on to book free home visits with Justine, CDC's Home Energy Efficiency Officer, for bespoke advice.

Kemble Wick Solar Farm

• The project is nearing completion, and an opening event for the Community Benefits Fund is planned. • Aura has adjusted several of its flood-mitigation measures following the recent consultant review.

Bledisloe Barns, Coates

• This remains a large and contentious application. I've met residents and parish councillors on site, submitted a detailed objection, and supported residents in pursuing transparency regarding the applicant's business plan. • Ecological and heritage submissions have been updated, but do not overcome the fundamental issues around scale, intensification, amenity impact and sustainability. • I remain in close contact with the case officer and will call the application into Planning Committee if the officer recommendation is not for refusal.

Local Plan Update – Relevance to Kemble

• The Preferred Options Consultation (Nov 2025) proposes significant growth across the district to meet the Government's new mandatory target of 1,036 homes per year. Mike McKeown – Monthly Report 3

- Kemble is identified as a **Non-Principal Settlement** with limited capacity for large allocations due to landscape, infrastructure and transport constraints. While I feel that the level of growth proposed here is too large for a village of this scale, the consultation sets out indicative numbers for the wider Kemble area: **around 590 homes within the Local Plan period (to 2043)** and **up to around 1,070 homes in total** over the longer term. However, given the mandatory Government housing targets and the requirement for councils to accept almost all land put forward by landowners unless there are very strong planning grounds to reject it, our ability to influence this may be limited to shaping the infrastructure, layout and design.
- For **The Steadings (Chesterton)**, the consultation proposes **around 400 additional homes within the Local Plan period**, rising to **around 1,290 homes in total** over the full build-out. This remains the single largest strategic site affecting Cirencester and has knock-on effects for traffic and infrastructure relevant to Kemble.
- Due to the loss of our five-year housing land supply, speculative applications around Cotswolds remain a risk until the updated Local Plan is adopted.
- A **Local Plan consultation event will be held at Kemble Village Hall at 7pm on 24th November**, giving residents an opportunity to speak directly with officers and understand the proposals in detail.
- The consultation runs **from 14 November 2025 to 2 January 2026**, and residents can respond online at: <https://www.cotswold.gov.uk/localplanupdate>. I have also created a page summarising the Kemble-specific impacts here: <https://mikemckeown.info/project/council-sets-out-options-to-tackle-huge-government-housing-targets-ahead-of-public-consultation-whats-happening-and-why-it-matters-for-kemble/>

Cabinet Portfolio – Climate Change

Home Energy Efficiency

- I recently presented CDC's work on retrofit, heat pumps, solar and property-level decarbonisation at the **Climate Emergency UK national event**.
- Our partnership with Furbnow continues to scale up, with district-wide events planned through winter.

UK100 Climate Academy

- I have now started as a **Coach** in the UK100 Climate Leadership Academy, supporting climate-focused cabinet members from councils across the country.
- This helps raise CDC's profile while sharing our experience in retrofit, EV strategy and community energy.

Mike McKeown – Monthly Report 4

EV Charging

- Additional council-owned chargers across the district are now in place, including those in Cirencester which are awaiting activation.
- This expansion supports equitable access to charging, especially for residents without off-street parking.

Green Tourism

- The Sustainability Champions scheme and Car-Free Cotswolds programme have been rolled out, helping local businesses reduce emissions and promote low-carbon travel.

Cabinet Portfolio – Digital Services

Digital Transformation & AI

- Work continues on identifying AI use cases across council services.
- Early pilots include meeting-minute writing and exploring the use of AI within planning, including support for Local Plan work.
- A Responsible AI Policy is being drafted to guide safe and transparent use of AI within CDC.

Cotswold District Council – Corporate Updates

Local Government Reorganisation

- Gloucestershire councils must submit reorganisation proposals by November 2025.
- A Gloucestershire-wide analysis of the one-vs-two unitary options has now been completed. This shows that a **single unitary authority** would be both less disruptive and more cost-efficient. As a result, CDC is likely to **formally recommend the single unitary option**, subject to upcoming Cabinet and Full Council votes.
- This recommendation is advisory only – the final decision will be made by the Government next year, following a formal public consultation.
- Elections for the new authority or authorities are expected in 2027 or 2028.

Local Plan and Housing Targets

- The Government has confirmed the new housing requirement of **1,036 homes per year**, more than double the previous target.
- As a result, CDC currently has only **1.8 years** of housing land supply under the new methodology. Mike McKeown – Monthly Report 5

- CDC continues to lobby the Government on the basis that more than **80% of the district is unsuitable for development**, largely due to the protections of the Cotswolds National Landscape (AONB). This leaves excessive pressure on the remaining land, much of which lacks the infrastructure to support large-scale growth.
- The areas shown in the consultation reflect **land offered by landowners**, rather than sites chosen by CDC. Under the national system, with housing targets set so high, CDC must accept all land put forward unless there are **very strong planning grounds** to reject it. Otherwise, the Planning Inspector is likely to simply add those sites back in during examination.
- The Preferred Options Consultation sets out broad areas of preferred growth and will be followed by full site-specific allocations in 2026.

All CDC News can be viewed here: <https://news.cotswold.gov.uk>