

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015 Draft for Consultation



COTSWOLD
DISTRICT COUNCIL

Contents

1	Introduction	5
2	Development Strategy	9
2.1	Development Within Development Boundaries	9
2.2	Residential Development Outside Cirencester and the Principal Settlements	28
2.3	Monitoring Indicators	29
3	Housing	29
3.1	Affordable Housing in Cirencester and the Principal Settlements	29
3.2	Housing Mix and Tenure	31
3.3	Dwellings for Rural Workers Outside Settlements	34
3.4	Gypsy, Traveller and Travelling Show People Sites	35
3.5	Residential Care Accommodation	37
3.6	Removal of Occupancy Conditions	38
3.7	Monitoring Indicators	39
4	Economy	39
4.1	Local Plan Economic Strategy	39
4.2	Employment	43
4.2.1	Existing Employment Sites	43
4.2.2	Safeguarding Employment Sites	44
4.2.3	Significant Employment Sites	45
4.2.4	Royal Agricultural University (RAU), Cirencester	46
4.2.5	Campden BRI, Chipping Campden	49
4.2.6	Fire Services College, Moreton-in-Marsh	52
4.2.7	Proposals for Employment Generating Uses	56
4.2.8	Agricultural Diversification	57
4.2.9	Monitoring Indicators	58
4.3	Town Centres and Retailing	58
4.3.1	Town Centres and Retail Hierarchy	58
4.3.2	Town Centre Uses	61
4.3.3	Retail Impact Assessments	72

Contents

4.3.4	Monitoring Indicators	73
4.4	Tourism	73
4.4.1	Development of Tourist Facilities and Visitor Attractions	73
4.4.2	Tourist Accommodation	75
4.4.3	Monitoring Indicators	78
5	Design	78
5.1	Design	78
5.2	Monitoring Indicators	79
6	Natural and Historic Environment	79
6.1	Landscape	80
6.2	Trees, Hedgerows and Woodlands	85
6.3	Biodiversity and Geodiversity	86
6.3.1	Biodiversity and Geodiversity: Features, Habitats and Species	86
6.3.2	Biodiversity and Geodiversity: Designated Sites	87
6.4	The Historic Environment (Heritage Assets)	89
6.4.1	Designated Heritage Assets - Conservation Areas	89
6.4.2	The Conversion of Designated and Non-Designated Heritage Assets	90
6.5	Pollution, Contaminated Land and Hazardous Substances	91
6.6	Monitoring Indicators	93
7	Infrastructure	93
7.1	Infrastructure Delivery	94
7.1.1	Infrastructure	94
7.1.2	Community Infrastructure Levy and Developer Contributions	96
7.2	Social and Community Infrastructure	97
7.3	Movement and Connectivity	99
7.3.1	Sustainable Transport	100
7.3.2	Highway Safety	100
7.3.3	Parking Provision	101
7.3.4	Vale of Evesham Heavy Goods Vehicle Control Zone	103

Contents

7.4	Green Infrastructure	106
7.5	Managing Flood Risk	107
7.6	Telecommunications Infrastructure	109
7.7	Renewable and Low Carbon Energy Development	110
7.7.1	Renewable and Low Carbon Energy Development	111
7.7.2	On-site Energy Generation Measures for New Developments	112
7.8	Monitoring Indicators	112
8	Other - Spatial Issues	112
8.1	Cirencester Town Centre Strategy	112
8.2	Gloucester and Cheltenham Green Belt	120
8.3	Kemble Airfield	122
8.4	Thames and Severn Canal, and the River Thames	124
8.5	Cotswold Water Park (Upper Thames Clay Vales): Post-Mineral Extraction After Use ...	127
Appendices		
9	Cotswold Design Code	130
10	Monitoring Framework	148

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

I Introduction

Background

1.1 The National Planning Policy Framework (NPPF) requires each local planning authority to produce a Local Plan that plans positively for the development and infrastructure required in its area. The NPPF also requires Local Plans to be prepared with the intention of contributing to the achievement of sustainable development.

1.2 The aim of the Cotswold District Local Plan is to set out policies and proposals to meet the challenges facing the area over the period 2011 - 2031. The plan must be consistent with the requirements of the NPPF. Once adopted, the Local Plan will guide future decisions on the use and development of land in the District.

1.3 The plan brings together a large amount of government policy, research and evidence that underpins its strategy, policies and proposals. This information – known as the plan’s “evidence base” is available to view here:

<http://www.cotswold.gov.uk/residents/planning-building/planning-policy/emerging-local-plan/evidence-base-and-monitoring/>

1.4 The evidence base is constantly evolving as fresh information comes to light.

1.5 The local plan is the main basis for making decisions on planning applications. When adopted, planning decisions must be made in accordance with it, unless material considerations indicate otherwise. It therefore gives local communities, developers and investors greater certainty about the types of applications that are likely to be approved. As is explained further below, the local plan sits alongside the NPPF, which, together with national planning practice guidance (PPG), must also be taken into account in making decisions on planning applications and in the preparation of local and neighbourhood development plans.

1.6 Neighbourhood development plans, when adopted, form part of the development plan. They are prepared by the local community. They can be as simple, or as detailed, as local people want, provided that they are in line with national planning policy, and the strategic policies of the local plan. Where policies of different plans are in conflict, the policies contained in the neighbourhood development plan will effectively replace the non-strategic policies in the local plan for that neighbourhood. Where this plan or any development plan documents are adopted after a neighbourhood plan has already been adopted, the council will issue a statement of conformity to clarify whether any policies in the neighbourhood plan are superseded.

1.7 Other development plan documents and supplementary planning documents may be produced when necessary to cover specific topics, sites or to provide more detailed guidance. These too will be taken into account in any planning decisions. All relevant planning policy documents can be seen at the council offices and online.

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

What is this consultation about?

1.8 This consultation invites comments to be made on emerging non-strategic policies which the council will, in due course, use to assess planning applications. The policies are primarily intended to assist in delivery of the council's Local Plan objectives. The objectives have previously been made public in consultation documents published in May 2013 (Preferred Development Strategy) and January 2015 (Development Strategy and Site Allocations). They are not the subject of this consultation **and representations made in relation to them may be disregarded at this stage.**

1.9 The draft policies are quite different from the saved policies of the current Local Plan. A key reason for this is that the council needs to avoid repeating policy that exists at national level in the NPPF, or technical detail that is comprehensively addressed in PPG. The Local Plan needs to be just that: a plan addressing **local** issues.

National Planning Policy Framework (NPPF)

1.10 The NPPF comprises national policy for planning and sets the context within which the system operates. It covers, at a strategic level, matters including housing, the economy, transport, the natural environment and other key issues. Local Plans are required to be in conformity with it. Given the status of the NPPF it is unnecessary for local planning documents to repeat its policies. It therefore is very important in preparing planning proposals, or in reaching decisions on them, that the provisions of the NPPF are taken into account alongside the policies of the Local Plan.

1.11 A further component that must be taken into account is PPG.

Planning Practice Guidance (PPG)

1.12 Introduced in 2013, PPG obviates the need for Local Plans to set out detailed generic requirements that previously may have been incorporated into policy. For example PPG on Design relates to matters including:

- local character (including landscape setting);
- safe, connected and efficient streets;
- a network of green spaces (including parks) and public places;
- crime prevention;
- security measures;
- access and inclusion;
- efficient use of natural resources; and
- cohesive & vibrant neighbourhoods.

1.13 Equally importantly, PPG is susceptible to rapid change. The government intends to update it regularly.

1.14 Planning applications should be determined in accordance with adopted Local Plan policies and, where appropriate, an adopted Neighbourhood Plan unless material considerations (including the NPPF and NPPG) indicate otherwise.

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

Using the Local Plan

1.15 It is understandable that people may want "self-contained" planning policies that individually cover every eventuality. However, this is both undesirable and unnecessary. It is undesirable because the result can often be an overly detailed, repetitious and lengthy document that is difficult to read or understand. It is unnecessary because a properly constructed – and correctly used – plan will be adequate **provided its policies are read together**. For instance, a policy relating to development in the countryside does not need to include references to landscape or highway impacts because other policies in the plan deal with those matters. And if there are not policies in the plan, there will be policies in the NPPF or, if the issue is one of detail, there will be guidance in the PPG.

1.16 One purpose of this consultation is to ask the public and stakeholders whether the council has left any gaps in this policy "triangulation" between the NPPF, PPG and emerging Local Plan.

1.17 To reiterate, it is important to remember that the Local Plan **must be read as a whole** to fully understand the policy context for decision-making on development proposals.

What stage has the Local Plan reached and what's next?

1.18 As shown in the diagram below, this consultation is the second half of the informal Regulation 18 stage of plan preparation. It complements the first half - "Development Strategy and Site Allocations" - consulted upon early in 2015. Representations made in respect of both halves will be taken into account in preparing the next iteration of the Local Plan, which will be subject to a further round of public consultation in 2016. Consultation then will be under Regulation 19, a formal stage in plan preparation. The draft Local Plan will at that point be known as the "Pre-Submission" Local Plan. Representations under Regulation 19 will be restricted to comments relating to the soundness of the draft Local Plan or to its compliance with legal requirements or processes. This is because those are the broad areas that the Inspector will focus on in examining the Local Plan. The examination will be in public. The Inspector may, at her or his discretion, invite people who have made representations to take part in discussions.

1.19 For the avoidance of doubt, it should be noted that this consultation document does not address any representations that were made in relation to the public consultation undertaken earlier in 2015. Those representations will be taken into account in preparing the Pre-Submission Local Plan.

Key Milestone	Timescale
Community involvement in development of issues and options	Complete Nov 2007
Issues & Options	Complete Nov 2008
Settlement Hierarchy	Complete Dec 2010 – Mar 2011
Second Issues & Options	Complete May 2013
Preferred Development Strategy	
Community involvement in development of issues and options	Complete May 2013

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

Key Milestone	Timescale
Local Plan: Preferred Development Strategy	
Draft Local Plan: Development Strategy and Site Allocations and accompanying Sustainability Appraisal (SA) consultation (Reg. 18)	Cabinet December 2014 Public consultation January – February 2015
Draft Local Plan: Planning Policies consultation (Reg.18)	Cabinet October 2015 Public consultation October 2015
'Publication' (Pre-submission) Whole Local Plan and final SA (Reg. 19 & 20)	Spring 2016
Submission of Local Plan and SA to the Secretary of State (Reg. 22 & 23)	Autumn 2016
Examination of Local Plan and SA (Reg. 24)	To be confirmed by Planning Inspectorate
Hearing period and preparation of Inspectors Report	To be confirmed by Planning Inspectorate
Inspector's Report – fact check	To be confirmed by Planning Inspectorate
Inspector's Report – final (Reg. 25)	To be confirmed by Planning Inspectorate
Adoption of Local Plan and Policies Map (Reg. 26)	Dependent on Examination process

How you can comment

1.20 The consultation document can be viewed online at <http://consult.cotswold.gov.uk> Once you have registered, it is easy to submit comments on any section of the document or provide feedback on the document as a whole.

1.21 As well as viewing the interactive on-line version, you can also see the entire document and download a pdf version from the website.

1.22 Please be aware that representations can only be submitted in response to the contents of this document. **This consultation exercise is not an opportunity to reiterate the content of representations submitted in response to earlier consultation documents.** As previously indicated, those representations will be taken into account in preparing the next phase of the Local Plan development.

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

1.23 Copies of the consultation document and associated supporting papers are available to view at the Council offices in Cirencester and Moreton-in-Marsh and at libraries across the District.

1.24 If you do not wish, or are unable, to submit comments online, it is possible to email your comments to localplan@cotswold.gov.uk.

1.25 When making your comments, please make clear which policy/paragraph or diagram your comments relate to and your reasons and evidence. It is also very helpful if your comments are clear and concise. If you wish to propose alternative wording for a particular policy or part of the plan, please include this in your representation. Please include your name and contact details. If you represent a client, you need to let us know who you are representing.

1.26 It is important to be aware that the Council is required to make all comments publicly available on its website. Written comments can be sent to:

Local Plan Consultation
Forward Planning Team
Cotswold District Council
Trinity Road
Cirencester
GL7 1PX

1.27 Please ensure your comments reach us by noon on Monday 21st December. We are unable to guarantee that comments received after the deadline can be taken into consideration.

2 Development Strategy

2.1 Development Within Development Boundaries

2.1 Development Boundaries have been defined around the District's 17 most sustainable settlements. The boundaries essentially define the built-up areas of these towns and villages, including sites proposed for development in this Local Plan.

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

Policy DS1

DEVELOPMENT WITHIN DEVELOPMENT BOUNDARIES

Within the Development Boundaries indicated on the Proposals Map, applications for development will be permitted provided the development respects the topography and the traditional form, character, open spaces, appearance and setting of the settlement, and would cause no adverse environmental or visual harm to the site or its surroundings.

2.2 The Development Boundaries are intended to:

- allow for appropriate, incremental growth by focussing the majority of development on the District's most sustainable settlements; and
- help maintain a sustainable development strategy, and protect smaller settlements and the open countryside from development that would be more appropriately located at Cirencester and the 16 principal settlements.

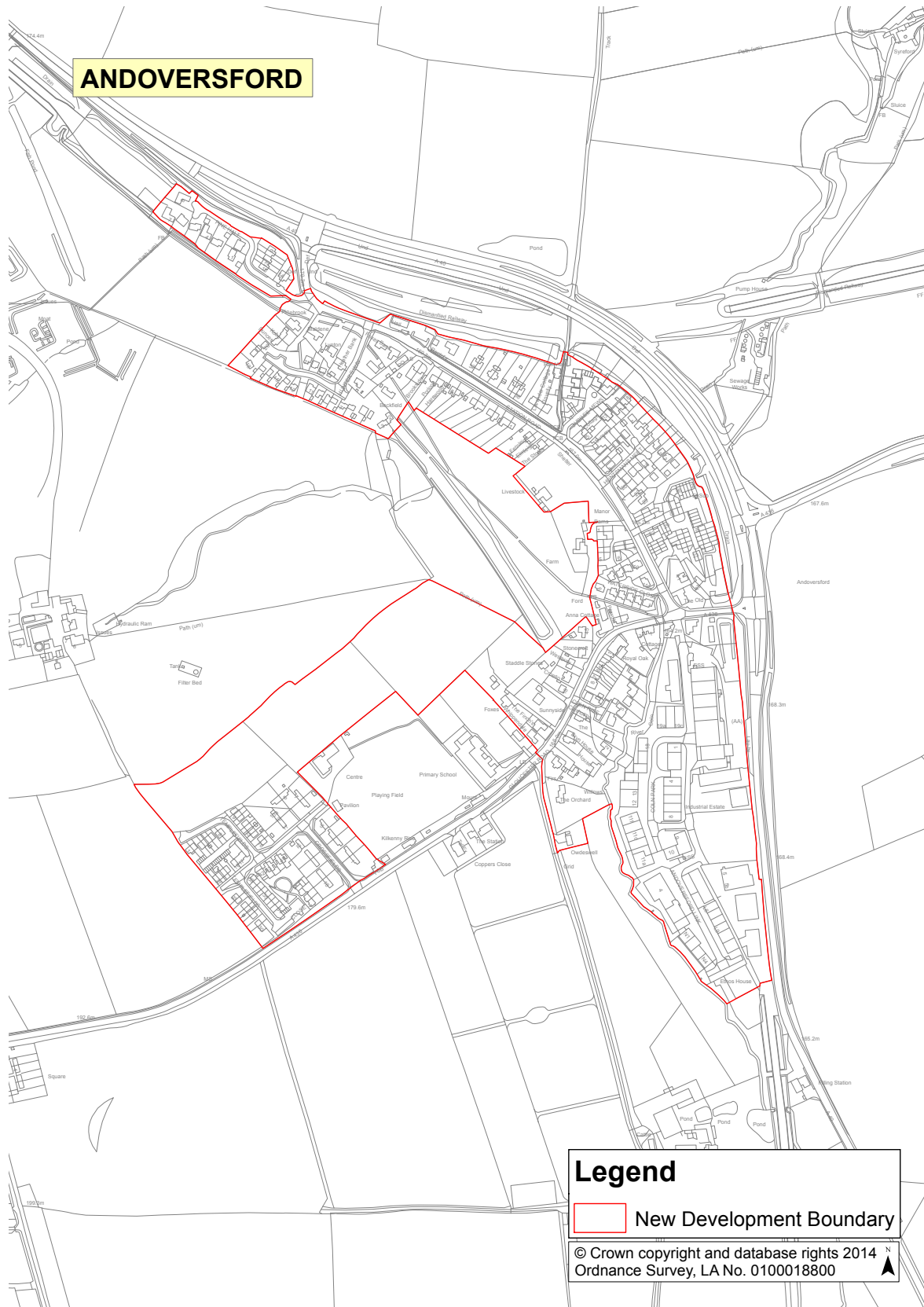
2.3 In principle, this policy allows for development of an appropriate scale within Development Boundaries, subject to criteria aimed at protecting important interests.

2.4 Cirencester and most of the principal settlements include conservation areas and historic buildings. These make important contributions towards the Cotswold heritage, for which the area is internationally renowned. Evidence shows that inappropriate development can cause irreparable, if localised, damage to the sensitive historic environment. In some instances, this has resulted from the development of large blocks of new housing while, in others, infill development of visually important spaces has harmed the traditional character of settlements. A settlement's historic, incremental pattern of development should not be materially harmed by incongruous, out-of-scale, or inappropriate development.

2.5 Open spaces, gardens, gaps, 'green wedges' and 'green corridors' all make important contributions to the built environment. They can provide settings for buildings, variety in the street scene, vistas, and buffers between developed areas. Cotswold settlements derive much of their character from open spaces and it is important that they are protected from inappropriate development. While some have been specifically identified as local green spaces⁽¹⁾, others also function as important open spaces and this should be borne in mind when considering planning applications for development.

1 Policy SP9 in the Local plan Reg.18 Consultation: Development Strategy and Site Allocations (January 2015)

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015



Map 1 Andoversford Development Boundary

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015



Map 2 Blockley Development Boundary

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015



Map 3 Bourton-on-the-Water Development Boundary

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015



Map 4 Chipping Campden Development Boundary

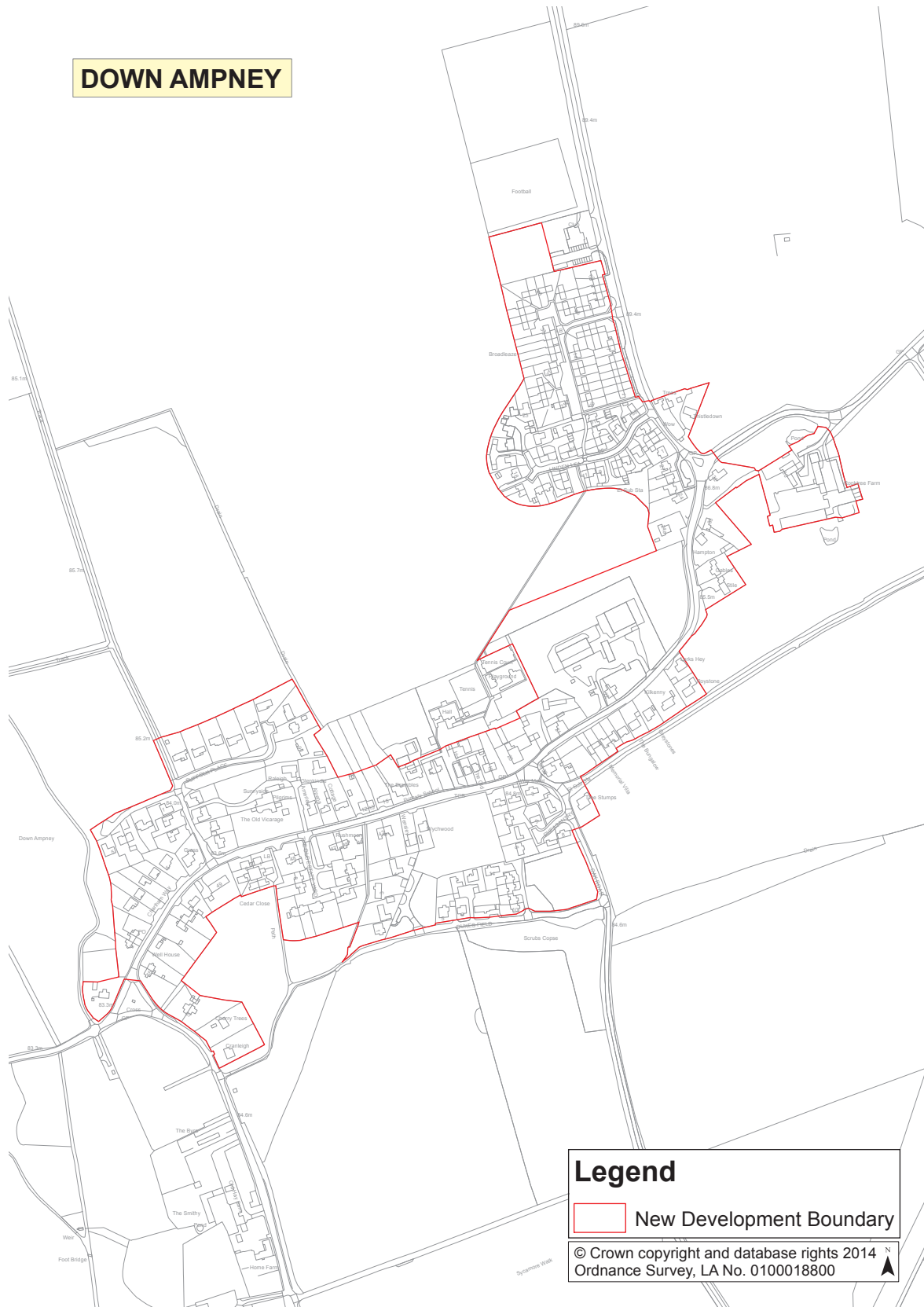
LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015



Map 5 Cirencester Development Boundary

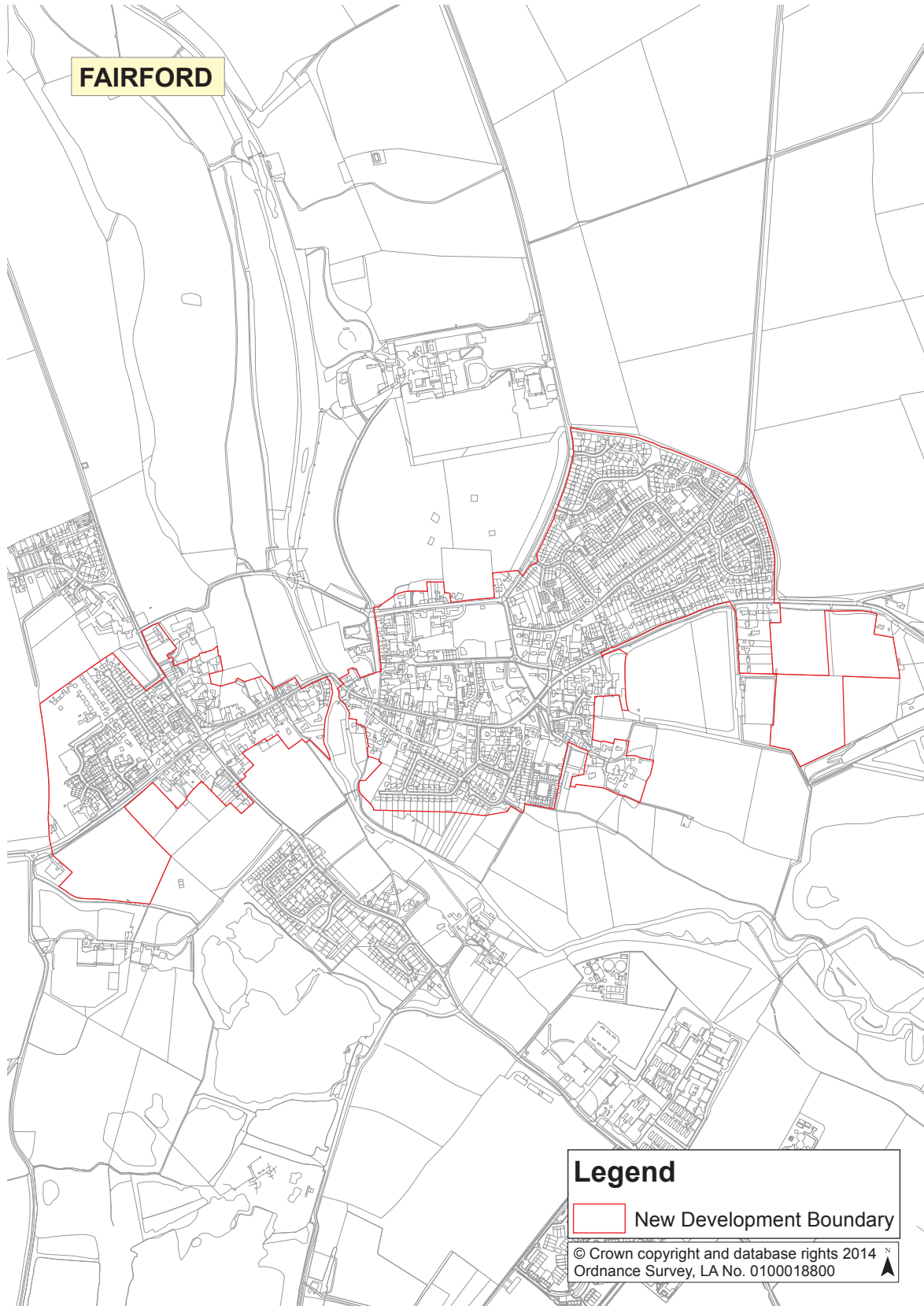
LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

DOWN AMPNEY



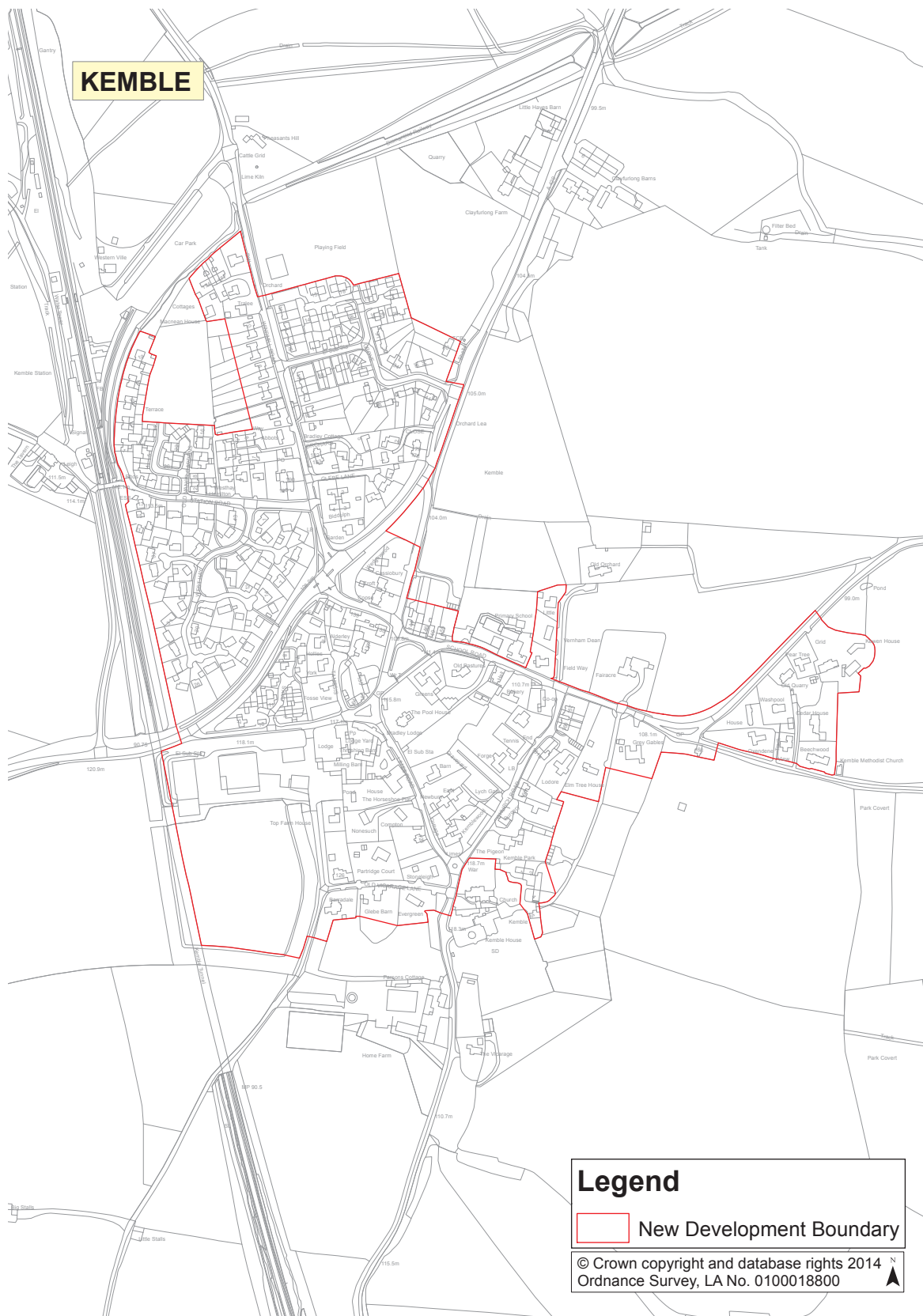
Map 6 Down Ampney Development Boundary

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015



Map 7 Fairford Development Boundary

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015



Map 8 Kemble Development Boundary

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015



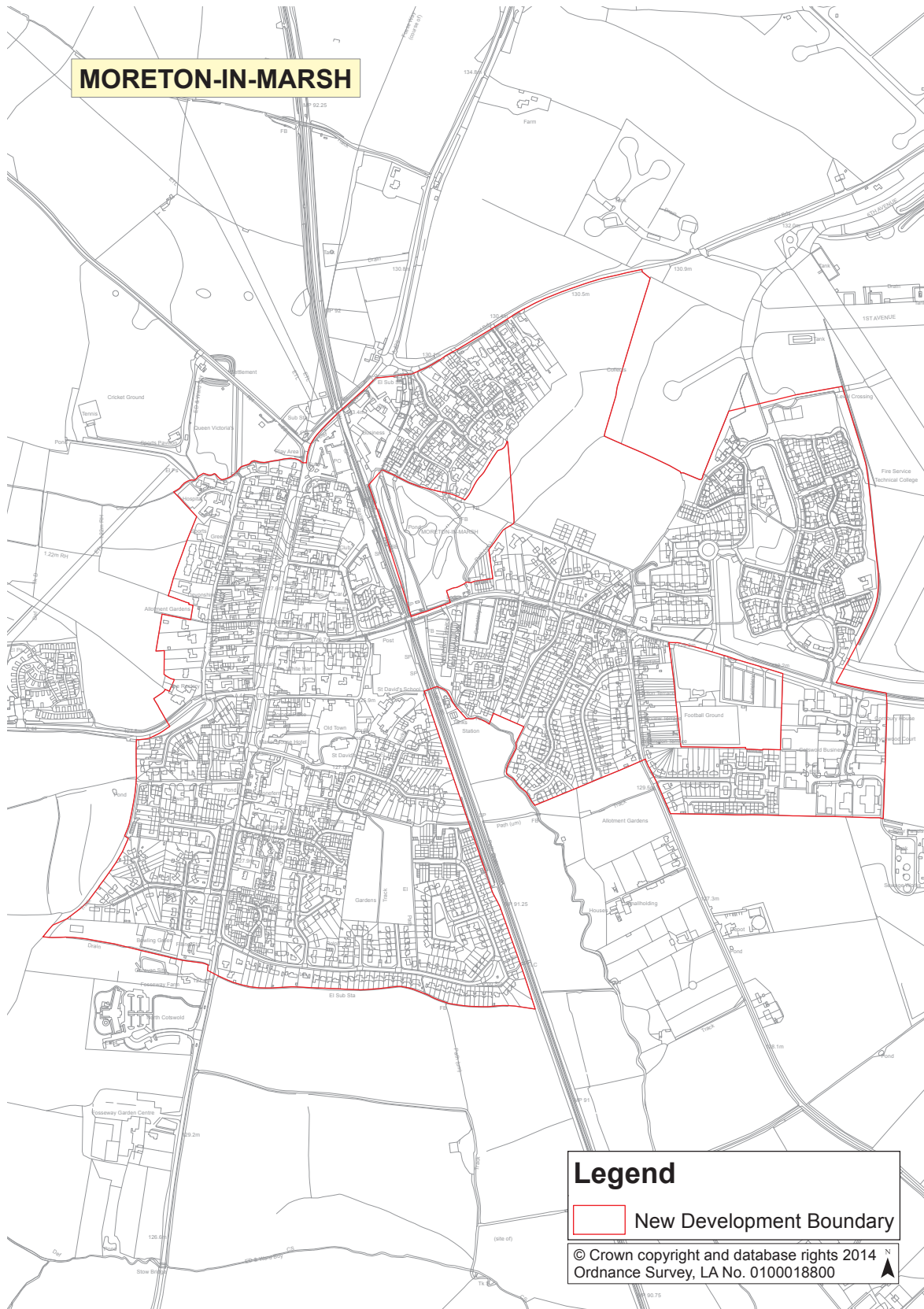
Map 9 Lechlade Development Boundary

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015



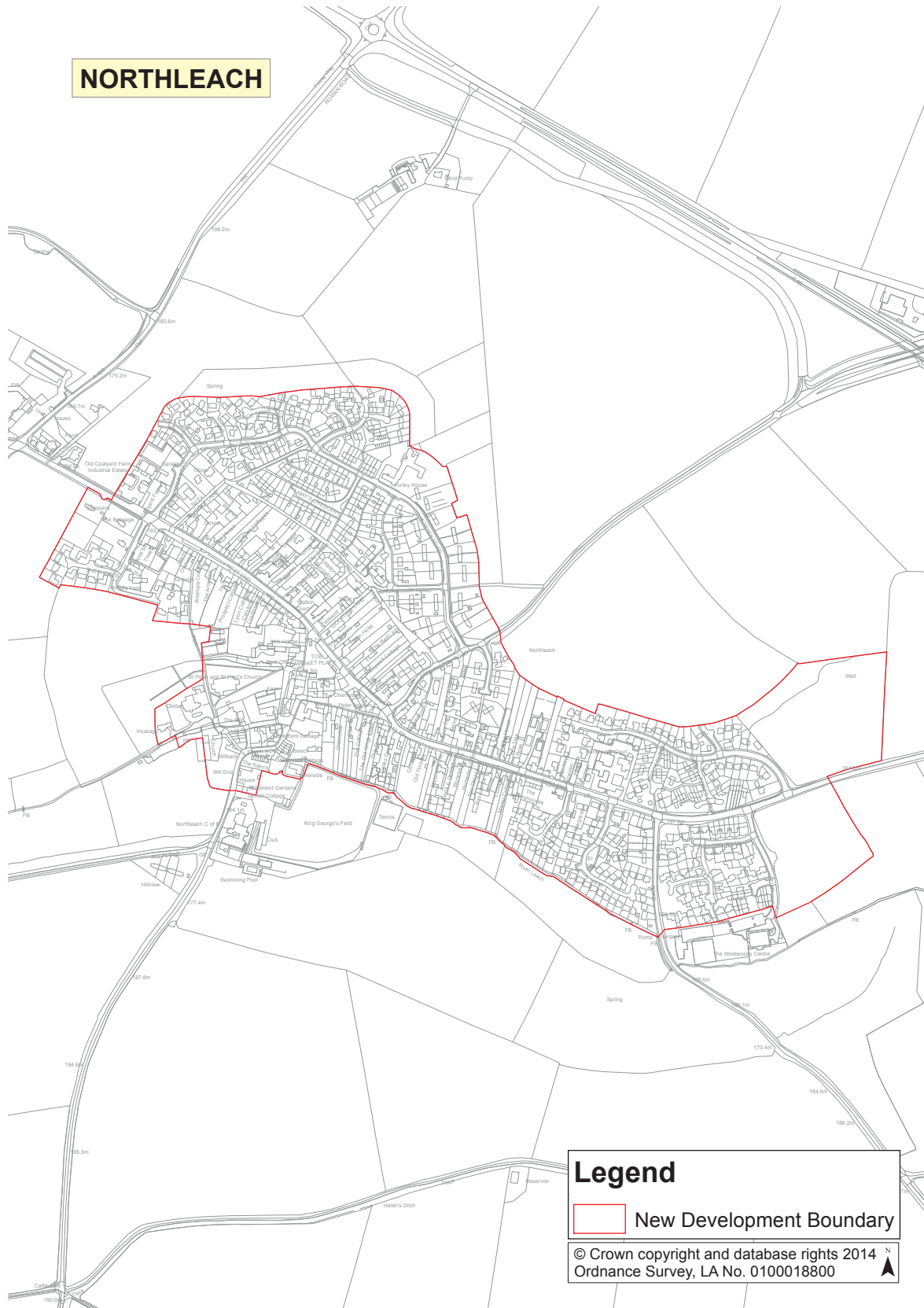
Map 10 Mickleton Development Boundary

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015



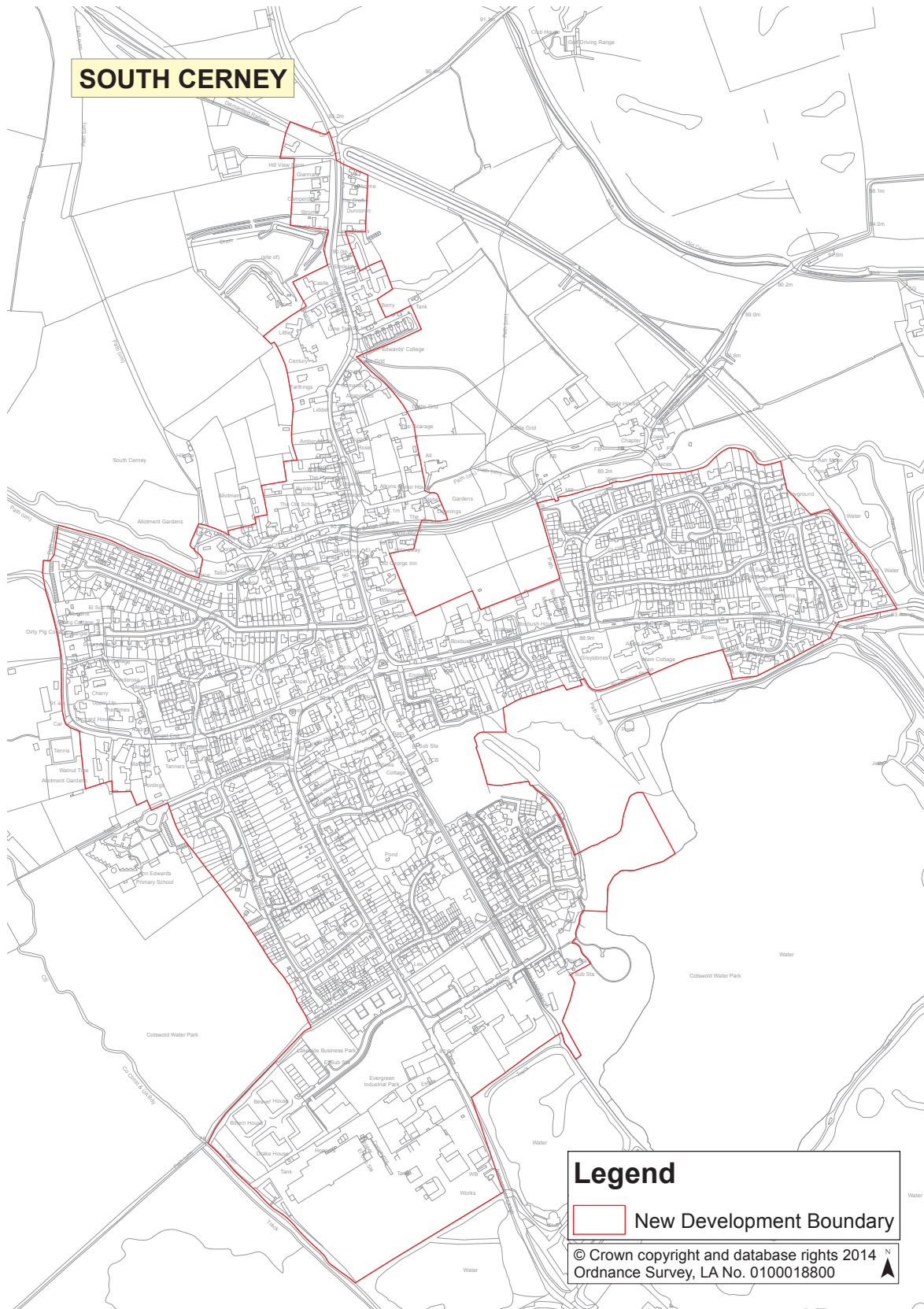
Map 11 Moreton Development Boundary

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015



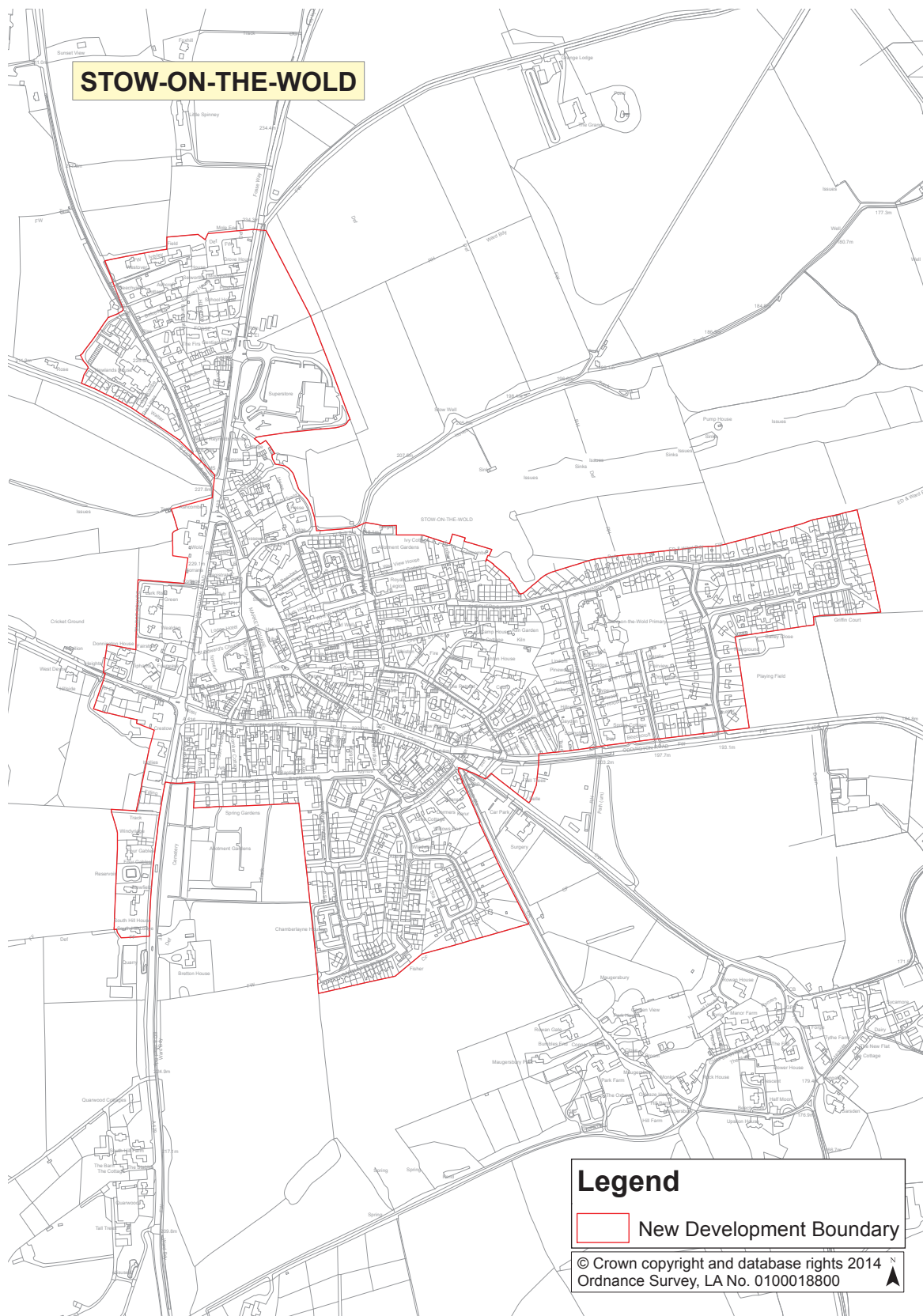
Map 12 Northleach Development Boundary

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015



Map 13 South Cerney Development Boundary

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015



Map 14 Stow Development Boundary

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015



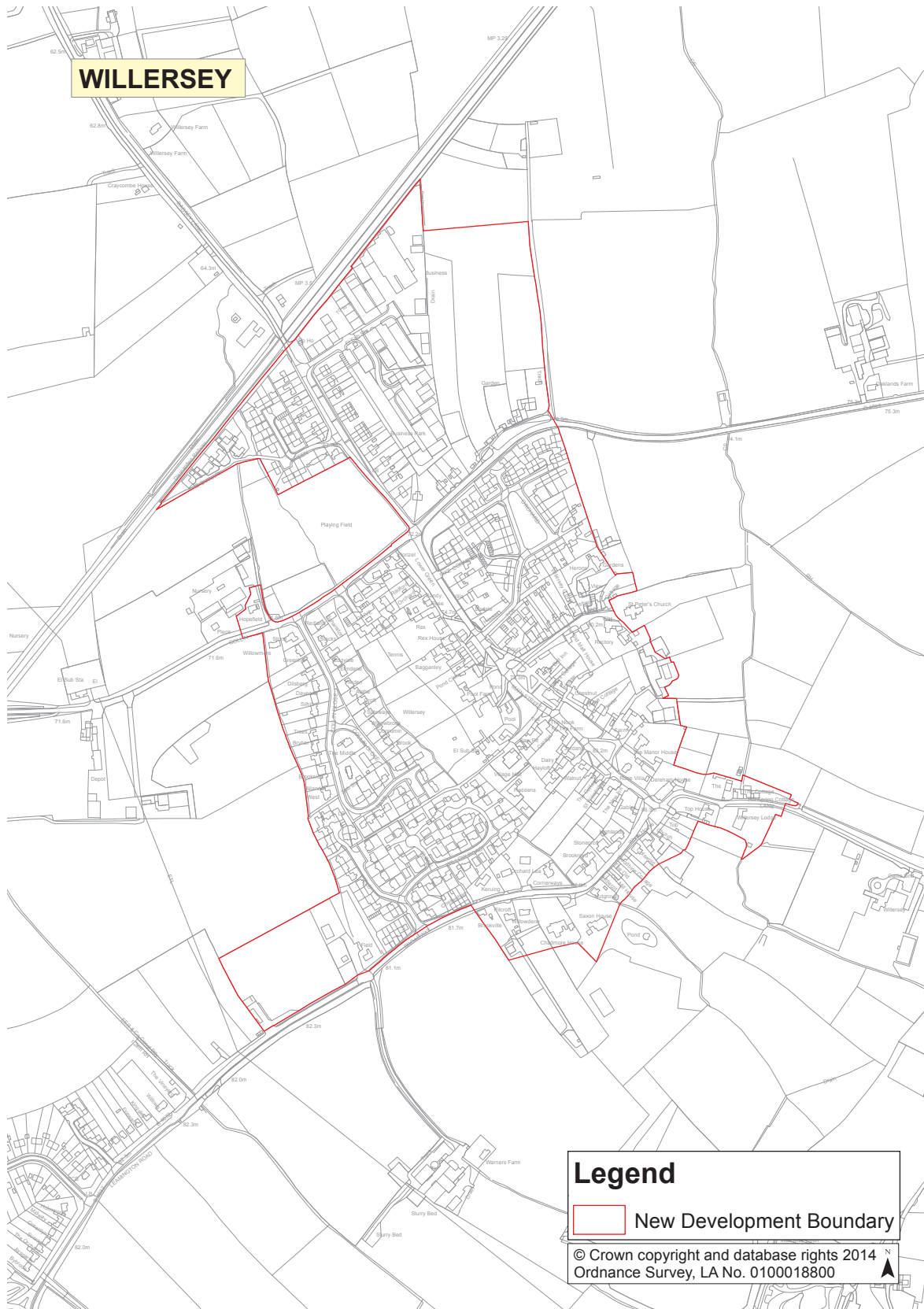
Map 15 Tetbury Development Boundary

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015



Map 16 Upper Rissington Development Boundary

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015



Map 17 Willersley Development Boundary

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

2.2 Residential Development Outside Cirencester and the Principal Settlements

2.6 Beyond Cirencester and the Principal Settlements, the overwhelming majority of Cotswold District is made up of open countryside and a liberal scattering of rural settlements, including villages, hamlets and farmsteads. About 40% of the District's population lives in these rural locations. Most of the District's settlements have an essentially rural character that often merges into the surrounding landscape – a particular characteristic of the Cotswolds. Many, though not all, rural settlements lack 'everyday' services; facilities; public transport to better-served settlements; and convenient access to job opportunities.

Policy DS2

RESIDENTIAL DEVELOPMENT OUTSIDE CIRENCESTER AND THE PRINCIPAL SETTLEMENTS

1. **Outside the development boundaries for Cirencester and the Principal Settlements, proposals for affordable housing will be permitted, with some facilitating open market housing, where necessary, within or immediately adjacent to settlements that meet the following criteria:**
 - a. **The settlement has a least one of the following facilities:**
 - A village general store
 - Post Office
 - Primary School
 - b. **The settlement is accessible by sustainable modes of transport, including daily bus services to Cirencester or a Principal Settlement that facilitate trips during normal employment hours.**
2. **Any proposals that incorporate facilitating open market housing must demonstrate clear social, economic and/or environmental benefits resulting from the development, including an appropriate mix of house types and sizes to meet the needs of the community.**

2.7 Due to the generally low levels of service provision, job opportunities and public transport availability, rural settlements are not considered to be sustainable locations for substantial amounts of housing growth; hence, Development Boundaries have not been defined around them. Instead, rural settlements are treated similarly to the open countryside in planning policy terms.

2.8 Therefore, this policy applies to anywhere in the District that is not located within either a development boundary, or an area that is subject to a site-specific policy or allocation. This includes peripheral areas adjacent to the boundaries defined around Cirencester and the Principal Settlements.

2.9 Although new-build open market housing is generally discouraged in unsustainable rural locations, there may be instances where a small amount is justified, particularly if it meets a locally-identified demand for a particular size or type of housing. It could, for example, create the opportunity to provide or enhance a local service or facility as well as facilitate the development of affordable homes for local

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

people. Any resulting development would have to be proportionate in scale, and appropriately designed, to be in keeping with the rural nature of the locality. In order to be both proportionate and acceptable, the numbers of open market houses involved are likely to be very small.

2.3 Monitoring Indicators

3 Housing

3.1 Affordable Housing in Cirencester and the Principal Settlements

3.1 Affordability in the Cotswold District housing market has worsened considerably since 2000. According to DCLG information, the ratio of lower quartile income to lower quartile earnings has risen from 7.05 in 2000 to 11.15 in 2013. According to the Gloucestershire Strategic Housing Market Assessment (2014):

- 49.6% of newly forming households in the Cotswold District will be unable to afford to buy or rent in the market.
- There is a significant gap between market entry rents and market entry purchase prices, which means it is difficult for households to move between tenures
- Private sector rents are rising faster than earnings across the County

Current and Projected Need for Affordable Housing

3.2 Affordable housing is required for eligible households whose needs are unable to be met within the open market. Affordable housing includes: social rent, affordable rent, and intermediate low cost home ownership (including shared ownership, discounted and equity model) as defined by the NPPF.

3.3 Increasing the supply of affordable housing is one of the key priorities for Cotswold District council. The inclusion of an up to date policy within the Local Plan to set out the local requirements for affordable housing will help to boost the supply of affordable homes in the District over the plan period and start to rebalance the local housing supply ensuring that local people can access the housing that is urgently required.

3.4 The proposed 7600 housing requirement for Cotswold District over the plan period 2011 to 2031 would deliver around 380 homes per year. It is clear that the need to provide affordable housing cannot be fully addressed through the level of development considered appropriate for the District. The Council continues to work closely with Registered Providers and other bodies, including charitable trusts, to facilitate their affordable housing delivery programmes. Against this background, the Council will continue to maximise the delivery of affordable homes to meet the District's housing need, subject to development viability.

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

Policy H1

AFFORDABLE HOUSING IN THE PRINCIPAL SETTLEMENTS

In Principal Settlements:

1. All housing developments that provide a gross of five or more dwellings or comprise an area of 0.3 hectares or larger, will be expected to contribute towards affordable housing provision to meet the identified need in the District and address the Council's strategic objectives on affordable housing.
2. Schemes with fewer dwellings or on sites of less than 0.3 hectares will make a financial contribution by way of a commuted sum towards the District's affordable housing need subject to viability.
3. The affordable housing requirement is up to 50% on all sites requiring a contribution subject to viability. In exceptional circumstances the Council may consider accepting a financial contribution from the developer where it is justified that affordable housing cannot be delivered on-site, or that the District's need for affordable housing can be better satisfied through this route. Commuted sums will also be charged for an incomplete number of affordable units provided on site.
4. The type, size and mix, including the tenure split, of affordable housing will be expected to address the identified and prioritised housing needs of the District. This should be proportionate to the scale and mix of market housing, resulting in a balanced community of housing that is designed to be tenure blind and distributed in clusters. It will be expected that affordable housing will be provided on-site as completed dwellings by the developer, unless an alternative contribution is agreed, such as serviced plots. The applicants will be expected to agree the housing provision and design with the District Council at application stage.
5. Where viability is questioned or a commuted sum is considered, an "open book" assessment will be required. Cotswold District Council will arrange for an external assessment which will be paid for by the developer.

3.5 There is a significant and increasing need for affordable housing in the District. The District Housing Needs Assessment (HNA 2010) identified a net annual need for 535 new affordable homes. The SHMA 2014 using the same methodology identified a net annual need for 574 additional units.

3.6 *It should be noted that, following the Examination in Public of both the Stroud Local Plan and the Joint Core Strategy, who are in the same Housing Market Area as Cotswold District, further work is required on the SHMA and it is acknowledged that the Council needs to provide additional evidence for the District's affordable housing policies. Any changes to the affordable housing policies will be fully consulted upon.*

3.7 It is assumed there will be no public subsidy towards affordable housing provision. Any relaxation of the policy requirements will only be considered where the Council is satisfied, on a site by site basis, that such a requirement will render any development proposals unviable having first varied the mix and type of housing to improve viability in agreement with the district council.

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

3.8 The dwellings will be transferred to a Registered Provider (RP) of the number, size, type and tenure of affordable homes required by the Council's policies in accordance with the SHMA, the Council's Housing Supplementary Planning Document 2007 and consequent update, and relevant housing plans of the Council. Occasionally, it may be appropriate to provide free serviced land for the provision of the required units to a RP or the Council with the agreement of the District Council.

3.9 The development of any affordable housing and the calculation of any financial contributions should be in conformity with the details set out in the Council's Housing SPD.

3.10 For the purposes of the Local Plan, the definition of a dwelling is that as defined by DCLG, which is currently as a self-contained unit of accommodation. Self-containment is where all the rooms (including kitchen, bathroom and toilet) in a household's accommodation are behind a single door which only that household can use.

3.2 Housing Mix and Tenure

3.11 The delivery of future housing should meet the needs and aspirations of people requiring market and affordable housing in the District. Providing an appropriate mix of housing types and tenures is a vital part of creating sustainable communities and meeting the diverse needs of all people within the District.

3.12 The provision of smaller open market homes will reduce the need for affordable homes, by providing market solutions for households with lower earnings.

3.13 The existing housing stock will always be the main source of supply. The requirements for new homes are based upon the identified requirements to address existing deficits between this supply and identified local need and demand, and to encourage a better supply from the existing stock through meeting the requirements of those who are currently inadequately housed.

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

Policy H2

HOUSING MIX AND TENURE

1. **All developments will be expected to provide a suitable mix and range of housing in terms of size, type and tenure to reflect local housing need and demand in both the market and affordable sectors, particularly the requirements of an ageing population and smaller more affordable open market homes to reflect local earnings.**
2. **Developers will be expected to provide a range of types and sizes of market homes and demonstrate how the proposed mix of market housing provision will meet local demand with regard to household size and income; thereby reducing the need for affordable homes in the District.**
3. **Any affordable accommodation with 2 or more bedrooms will be expected to be houses or bungalows unless there is a need for flats or specialist accommodation.**
4. **To support prospective self-builders on sites of more than 20 dwellings developers will be required to supply at least 5% of dwelling plots for sale to self-builders.**
5. **The Council will consider exception sites for Starter Homes on land that has been in commercial or industrial use, and which has not currently been identified for residential development.**

3.14 The Council will seek to ensure that new housing reflects the need and demand of the District's existing and future communities, and provides an improvement to the quality and mix of new market and affordable housing in the District.

3.15 An appropriate mix of housing in new developments will help to enable a better flow of the existing housing stock (both market and affordable). The Council will require new development to incorporate a range of different housing types which contribute towards meeting the identified housing needs and demands for different demographic groups in the District. As recommended by the latest SHMA update, the Council will encourage a greater proportion of one and two bedroom properties to be developed to meet the demand for owner occupied and intermediate housing in the District. Generally two bedroom affordable homes will be houses rather than flats. They are difficult to sell as low cost homeownership or rent. There may be a need for a small number of 2 bed ground floor flats or upper floors where there is lift access.

3.16 The SHMA (2014) for the District identified that there is a good existing supply of larger (3+ bedroom) dwellings. To create a better balanced stock to address the impact of the ageing population and the needs of young people entering the market, the Council will need to deliver a higher proportion of smaller (1 or 2 bedroom) units over the life of the Plan including level access homes e.g. bungalows.

3.17 The Council will also encourage development proposals which seek to meet the housing need of older people and the need for self-build housing across all tenures.

3.18 Where the developer is required to provide self-build plots it will be expected that:

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

- plots which have been made available and marketed appropriately for at least 12 months and have not sold, may either remain on the open market as self-build or be offered to the Council or a Housing Association before being built out by the developer; and
- Planning permissions specific to the self-build plot will include conditions requiring self-build developments to be completed within 3 years of a self-builder purchasing a plot.

3.19 Further guidance from the Government on self-build is expected.

3.20 The Council will work in a positive and proactive way with landowners and developers to secure a supply of land suitable for Starter Homes exception sites to deliver housing for young first time buyers in the area. Suitable sites are likely to be under-used or no longer viable for commercial or industrial purposes, but with remediation and infrastructure costs that are not too great so as to render Starter Homes financially unviable. Land in both public and private ownership can be considered.

3.21 The Council's Strategic Housing Market Assessment and the Council's Housing SPD provide more detailed information of the housing mix required.

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

3.3 Dwellings for Rural Workers Outside Settlements

Policy H3

DWELLINGS FOR RURAL WORKERS OUTSIDE SETTLEMENTS

Outside settlements, new agricultural, forestry or other land management-centred occupational dwellings will be permitted where:

- a. it is demonstrated that there is an essential need for a worker to live permanently at or near their place of occupation in the countryside;
- b. it is demonstrated that the unit and activity concerned have been established for at least three years; have been profitable for at least one year; are currently financially sound; and, by reference to a business plan, have a clear prospect of remaining so;
- c. any dwelling has not been sold from the holding by the applicant or landowner, or any relevant occupancy condition removed from a dwelling on the holding or estate in the last three years;
- d. a suitable alternative site to meet the functional need is not available on a defined development site within Cirencester and the 16 Principal Settlements or within a village or hamlet;
- e. the proposed dwelling is located, as appropriate, within or adjacent to the existing farmstead or other farm buildings on the holding; and
- f. the size of the proposed dwelling is proportionate to its functional need.

3.22 In order to promote sustainability, development should be located where it will enhance or maintain the vitality of rural communities and avoid the building of new isolated homes in the countryside. However, the District Council recognises that, from time to time, there may be special circumstances that justify this taking place; for example, it may be essential for a rural worker to live permanently at or very near their place of work. Whether this is essential in any particular case will depend on the needs of the enterprise concerned and not on the personal preferences or circumstances of any of the individuals concerned.

3.23 When permitting a new agricultural, forestry or other land management-centred occupational dwelling, the Council may, by planning condition, remove permitted development rights in respect of future extensions. Where the Council does so, any future extension would only be permitted if it is justified by the functional requirement of the enterprise.

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

3.4 Gypsy, Traveller and Travelling Show People Sites

3.24 Gypsies and travellers pursue an active, itinerant lifestyle and are generally self-employed people. However, increasingly, gypsy and traveller communities are becoming more settled. Travelling showpeople are business people who have traditionally been involved in holding fairs and circuses for many hundreds of years.

3.25 The Housing Act 2004 requires local authorities to take account of the needs of travelling people and to create strategies to meet those needs. National policy requires local planning authorities to identify and, if necessary, allocate sufficient sites to meet the needs of these groups within their local plans.

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

Policy H4

GYPSY, TRAVELLER AND TRAVELLING SHOW PEOPLE SITES

1. **The Council will safeguard existing authorised sites for Gypsy, Traveller and Travelling Showpeople uses provided there remains a need for these uses within the District.**
2. **The Council will ensure that a five years' supply of specific deliverable sites is maintained throughout the lifetime of the Local Plan by adopting the following sequential approach:**
 - a. **First preference will be to designate additional pitches /plots within the boundaries of existing suitable sites, including sites that have already been identified.**
 - b. **Second preference will be to extend existing suitable sites.**
 - c. **Only where a sufficient supply of additional pitches or plots cannot be achieved through sustainable development at the above locations should new sites be considered within the broad geographical locations indicated in the GGTTSSAA⁽²⁾.**
3. **If the need cannot be met at any existing suitable site, or there is no realistic alternative of previously developed land being available, planning applications will be assessed against the following locational criteria:**
 - a. **the proposal will not have a significant detrimental impact on neighbouring residential amenity, other land uses and the local environment;**
 - b. **the site has safe and satisfactory vehicular and pedestrian access to the surrounding principal highway network;**
 - c. **the site is accessible to community services and facilities;**
 - d. **the site is sufficient to enable vehicle movements, parking and servicing to take place, having regard to the number of pitches/plots and their requirements; and**
 - e. **there is adequate access for slow moving vehicles towing caravans, service and emergency vehicles, with no harmful impact on the local highway network; and**
 - f. **the site can be landscaped and screened to provide privacy for occupiers and maintain visual amenity.**

3.26 A locally-set target of 26 additional pitches for Gypsies and Travellers is identified to meet needs in Cotswold District from 2012 to 2031, in accordance with the results of the October 2013 County-wide Needs Assessment (GGTTSSAA). The resulting proposed sites were included in the Local Plan Reg.18 Development Strategy and Site Allocations consultation document (Policy SP8). There was no need identified for Travelling Showpeople pitches in the GGTTSSAA and none were proposed in Policy SP8.

3.27 The GGTTSSAA states that, where specific sites for further Gypsy, Traveller and Travelling Showpeople provision cannot be identified, the Councils should consider including broad geographical locations within their Local Plans. It goes on to recommend that the identification of further sites should

2 Gloucestershire Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (Peter Brett Associates, October 2013)

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

focus on the broad geographical locations and should first take into account where the need arises and the capacity of local infrastructure to determine the most appropriate broad location to commence the site search. It should secondly look to other locations, including around sustainable settlements where there is no current need, and for, Travelling Showpeople, sites with good access to the highway network.

3.28 A large proportion of future need arises from the growth of existing families that are resident within the District. Therefore, the proposed approach is to seek to meet needs where they arise. A sequential approach towards future provision is proposed, which provides for the intensification and then extension of existing suitable sites before new sites are sought. Criteria are identified to guide development to appropriate locations if new sites are required.

3.29 On the grounds that sufficient and suitable land has been allocated to meet the identified need within the district for Gypsy and Traveller pitches/ plots (Policy SP8), any proposals for pitches will be directed to those allocations in the first instance. Should any of the allocated sites be considered unsuitable, compelling reasons must be produced to convince the Council why it is necessary to consider an alternative location.

3.5 Residential Care Accommodation

Policy H5

RESIDENTIAL CARE ACCOMMODATION

Proposals for residential care accommodation will be permitted where it is demonstrated that there is a local need for this facility and it will be occupied by people with a local connection.

3.30 Care developments containing units with their own front door will be regarded as dwellings in accordance with the DCLG definition and classified as C3 land use. Therefore, they will trigger an obligation to provide affordable accommodation on site. If the site is considered unsuitable the Council may wish to accept a commuted sum instead to meet need off site.

3.31 There is a need in the district to provide care accommodation for various groups of people for rehabilitation and out of hospital care, including the elderly, people with disabilities and vulnerable people.

3.32 Applicants will be expected to provide evidence that the accommodation meets the strategic aims and objectives of Gloucestershire County Council and NHS Gloucestershire, including demonstration of local need for the service.

3.33 The forecast change in population by broad age groups for the period 2011-2031 predicts significant growth in the over 60 age group. The proportion of people aged 75+ years will rise by 93% and those aged 85+ years will grow by 144%. This is a dramatic increase in potentially vulnerable elderly couples and single elderly person households.

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

3.34 Accommodation for the elderly and others in need of care is moving towards more flexible forms of living and support which seek to maintain their independence and control of their lives. There are several options where residents can enjoy their own self-contained home within a site offering extra facilities. These include retirement homes/villages, and 'extra care' housing, where varying levels of care and support are provided in the home. These models often include a restaurant or dining room, health & fitness facilities and hobby

3.35 rooms on site. Other forms of accommodation include care or nursing homes, which comprise single rooms within a residential setting where residents receive varying levels of care. Care can range from primarily personal care to nursing care for those who are bedridden, very frail or have a medical condition or illness.

3.36 Residential care accommodation should normally be located within settlements where there is easy access to a range of services e.g. shops, healthcare and social facilities. This should enable non-car access to local facilities for residents and staff, and ensure the facility is accessible for staff and visitors. However, as an exception, approval may be granted for care or nursing homes adjoining or close to a settlement – recognising that developers have to compete on the open market for land, and that there may be a lack of suitable sites within settlement boundaries. In these circumstances it will be particularly important for applicants to demonstrate local need for such provision, having regard to County strategies.

3.37 Discussions should be held with the Council's Strategic Housing Team at pre-application stage or earlier.

3.6 Removal of Occupancy Conditions

Policy H6

REMOVAL OF OCCUPANCY CONDITIONS

Outside an area where Policy SP5 applies, removal of an occupancy condition will be permitted where it is demonstrated:

- a. **that there is no longer an essential need for the dwelling on the holding or premises, or is likely to be within the foreseeable future;**
- b. **that a reasonable and sustained attempt has been made to market and sell the property with its occupancy condition at a realistically reduced value, and no prospective buyer has come forward;**
- c. **where there is a need for affordable housing in the locality, the dwelling could not be used for affordable housing on either a temporary or permanent basis to help meet this need.**

3.38 Over time, the situation that made it essential to provide a new dwelling for someone employed on the land can change. When this happens, a planning application may be made to remove the occupancy condition so that the property can be sold on the open market.

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

3.39 The criteria for assessing proposals for new dwellings in the countryside are rigorous, thus, similar care will be taken in dealing with applications for the removal of occupancy conditions. Therefore, this Policy will apply to dwellings outside development boundaries to accord with Strategic Policy SP5 (Distribution of Housing and Employment Development).

3.40 Farmers and landowners, as part of their business planning, may be looking at their assets to see if they can be realised. However, it is important to ensure that the removal of occupancy conditions is not undertaken lightly as this would undermine the sustainability principles that underpin the Plan's development strategy. Applicants will need to demonstrate that there is no other agricultural, or similar, need for the dwelling in the locality, including affordable housing, before releasing the property on the open market.

3.7 Monitoring Indicators

4 Economy

4.1 Local Plan Economic Strategy

4.1 The District's economy is healthy, with generally affluent communities, low unemployment rates and high activity rates. It has the highest rates of employed residents in senior professional and technical roles in the County; the 7th highest level of home working in England; and 21% of the resident employed population are self-employed.

4.2 However, there are pockets of deprivation and mean/median wages are below the national average. The cost of living in the area is high and the affordability of housing is a key issue for the District. As a result, businesses face skill and labour shortages. The 2011 census shows that the District is relatively self-contained although, it is a net importer of labour of about 2,000 people, predominantly from adjoining districts.

4.3 Cotswold District Council recognises that the District is not the key focus for growth in Gloucestershire. The competitive advantage of larger surrounding towns such as Swindon, Cheltenham and Gloucester is recognised in the relevant Strategic Economic Plans, which identify them as key locations for growth. However, with a highly skilled population and key business assets, Cotswold offers a unique business location that offers a high quality of life in an outstanding natural and historic environment. The Local Plan seeks to support strong and sustainable economic growth while recognising that the district:

- is in a rural location within an Area of Outstanding Natural Beauty;
- is relatively removed from the motorway network and has poor transport links with the rest of Gloucestershire and the M5; and
- is an area where the residual value of commercial development does not support broader private sector or institutional investment.

4.4 The local plan economic strategy has been developed through consultation with local business organisations, delivery partners including GFirst, businesses and residents.

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

4.5 The Strategic Objective for the Economy in Cotswold District was consulted upon in the Reg 18 Local Plan Consultation: Development Strategy and Site Allocations (January 2015). The following objectives respond to comments made and set out the overall approach of the local plan economic strategy.

A

Economic Objective A

To make provision to meet the objectively assessed employment and economic needs of the District by allocating new employment land and safeguarding existing business locations. The focus for growth is Cirencester and the Principal Settlements, whilst supporting growth of existing business locations and including opportunities for more sustainable working practices, including home-working.

4.6 Economic forecasts⁽³⁾ indicate a potential job growth of between 7,800 and 8,800 jobs over the plan period 2011 to 2031 with 3,000 of these jobs created between 2015 and 2021. Financial and business services are forecast to provide more than a third of the total job growth (36%) with accommodation and food services accounting for 25% and 16% respectively. Remaining sectors showing significant growth are construction (13%) and distribution, hotels and catering (11%). The value of manufacturing in real terms is projected to increase by almost 50% over the period to 2025 but employment is forecast to continue declining.

4.7 Prior to the preparation of the Regulation 19 Local Plan Document, the Objectively Assessed Employment Need will be updated (as will the Housing and Retail figures), using the latest available ONS population projections and the DCLGs housing projections. The Cambridge Econometrics and Oxford Economics models will be re-run to update the economic forecasts that underpin the Local Plan.

4.8 In reaching conclusions on the amount of employment land to be provided, national guidance requires local plans to consider economic forecasts; the historic rates of business development; other market signals; and the labour supply. The local plan economic strategy aims to support:

- the established business focus at Cirencester, including the new development at Chesterton;
- the expansion of high quality business parks and general / industrial business areas at Cirencester and the Principal Settlements ;
- optimising expansion of existing training, research and technology organisations, including incubator / small and medium enterprise facilities (SME) at Royal Agricultural University, Cirencester; Campden BRI at Chipping Campden and Fire Services College, Moreton in Marsh;
- the provision of sites for specific occupiers who require expansion on existing sites; and
- rural employment opportunities.

3 The Cotswold Economy Study prepared by Peter Brett Associates for the Council and two economic forecasts from Cambridge Econometrics and Oxford Economics in August 2014 form the evidence base for establishing the objectively assessed employment and economic need

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

4.9 Annual Monitoring illustrates a significant loss of B Class employment floorspace and the lack of available sites and premises for new or expanding businesses in the district. Current vacancy rates for B Class development are below the England average. The local plan seeks to provide a choice of employment land and premises to meet the needs of business.

B

Economic Objective B

To support the local economy and enable the creation of more high quality jobs in professional, technical and knowledge-based sectors and seek to support economic opportunities which capitalise on the strength of existing academic and training institutions and research organisations.

4.10 The proposed local plan economic strategy builds upon existing strengths in the economy, exploiting the competitive advantage of the District's key businesses and seeking sustainable economic growth to maintain and support its current place in the market. It focuses growth on the District's largest Settlement, Cirencester, whilst supporting key employment opportunities for growth, at Bourton-on-the Water, Moreton-in-Marsh, Tetbury, Chipping Campden and Lechlade, and also for specific users such as Campden BRI, Fire Services College, and the Royal Agricultural University. The Strategy also seeks to safeguard existing employment sites where they are still attractive to the market, and secure high quality employment sites where there is an identified need for further development opportunities.

4.11 The Strategic Economic Plan⁽⁴⁾ sets out ambitious plans to accelerate economic growth and seeks to support growth in knowledge-intensive sectors to support the growth in jobs, productivity and value of the economy GVA⁽⁵⁾. However, the District does not have a strong presence in those existing sectors, nor the competitive advantage to attract new knowledge-intensive based sectors. The Council seeks to build upon and support its:

- thriving Small and Medium Enterprise (SME) population;
- highly skilled resident workforce;
- entrepreneurial culture; and
- larger employers and institutions.

4.12 It will also seek to provide opportunities and flexibility for growth to meet its local needs.

4 Strategic Economic Plan for Growing Gloucestershire, GFirst, March 2014

5 Gross Value Added - a measure of value to the economy

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

C

Economic Objective C

To support and improve vitality and viability of Primary, Key, District and Local Centres. This includes maintaining Cirencester's dominant employment and service role, whilst ensuring flexibility and adaptability to changing economic circumstances.

4.13 The allocation of B class employment land (as set out in the January 2015 Reg 18 Local Plan Consultation: Development Strategy and Site Allocations) represents less than half of job growth in the District. A greater proportion of jobs will be in other sectors, including construction, retail, hotels, restaurants, transport, education and health, which are provided for outside of the B Class land allocations. Cotswold market towns and villages provide the day-to-day shopping and services for residents of the District, and in doing so create employment for people living around them. However, the District is not self-contained. Larger cities and towns outside of the District, especially Cheltenham, Gloucester and Swindon, draw expenditure out of the District and function as service and employment hubs for many Cotswold residents.

4.14 The Cotswold District Local Plan will aim to:

- Strengthen the vitality and viability of Primary, Key, District and Local Centres set out in a retail hierarchy
- Maintain key local service provision
- Reduce car journeys
- Retain market share and prevent further expenditure leaving the District

4.15 Cirencester will continue to be the District's dominant centre but the strategy also allows opportunity for a focused approach in the other Principal Settlements, which will strike a balance for the District. Growth and enhancement in these locations is considered to be the most effective strategy for improving overall economic performance and competitiveness in Cotswold District.

D

Economic Objective D

To support sustainable tourism in ways that enable the District to act as a tourist destination which attracts higher numbers of longer-stay visitors, thus benefitting the local economy.

4.16 Tourism is a major and growing part of the local economy with the 'Cotswolds' as an internationally recognised brand. The District has a long standing commitment to support the rural economy and tourism, and this continues through the Local Plan working in partnership with key stakeholders including the development of a Destination Management Plan. When wider impacts are considered, tourism is estimated to support over 4,000 full time equivalent jobs in the District.

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

4.17 The strategy seeks to support the appropriate development of new or extended tourist facilities and visitor attractions whilst protecting the heritage and environment assets that make the Cotswolds attractive to tourists in the first place. Development that has a low impact which also addresses an identified weakness or gap in the tourism economy, will be encouraged.

4.2 Employment

4.2.1 Existing Employment Sites

4.18 The Employment Land Review (Cotswold Economy Study, PBA 2012) has highlighted that existing employment sites, both within and beyond settlements, play a critical role in meeting the economic and business needs of the District. Protection of such sites and support for their potential intensification, where appropriate, is critical in ensuring that existing businesses are retained and have the opportunity to grow. This is particularly important as there are few vacant employment sites and premises available to the market.

4.19 Viability reports (Hewdons and POS Reports 2014) also demonstrate that the construction costs for new employment development are not redeemed through land values or the rental yields. Therefore it is critical that the best use is made of existing employment sites and premises and that they are retained to offer immediate opportunities to expand and for new business to grow.

Policy EC1

EXISTING EMPLOYMENT SITES

- 1. Proposals for B class employment development, or other employment development that does not fall within a specific use class, including expansion and/or intensification of the site, will be permitted on existing employment sites within the development boundaries of Cirencester and the Principal Settlements.**
- 2. Within established employment sites, and allocated sites, beyond the development boundaries, proposals for B Class employment development will be permitted.**

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

4.2.2 Safeguarding Employment Sites

Policy EC2

SAFEGUARDING EMPLOYMENT SITES

Within the development boundaries of Cirencester and the Principal Settlements, proposals for the conversion, change of use, or redevelopment of sites with current or former employment generating uses, will only be permitted if all of the following conditions have been satisfied:

- a. evidence demonstrates that the property has been actively and effectively marketed for a period of at least twelve months on terms at market values that reflect its lawful use and condition and demonstration that no substantive interest has been received;**
- a. the applicant has demonstrated to the satisfaction of the Local Planning Authority that the site is inappropriate for its existing, or any other, employment use having regard to the objectively assessed need for employment land in the District;**
- b. the applicant has demonstrated that the overall benefit to the community of the proposal outweighs any adverse effect on employment opportunities and the range of available employment land and premises available in the locality**
- c. redevelopment proposals which would result in the loss of all employment uses are accompanied by clear viability or other relevant evidence demonstrating why it is not possible to deliver employment development as part of a mixed-use scheme within a reasonable period of time; and**
- d. the development proposals are compatible with extant uses on the site.**

4.20 Cotswold District has many established and successful employment sites both within and outside towns and villages. A review of these sites was completed in 2012 (Cotswold Economy Study, PBA 2012) and identified existing employment sites which should be safeguarded and those that could be used for alternative uses. All such sites make an important contribution to the employment stock of the District and this policy provides a context for considering planning applications to support their continued role and function. In an area with scattered settlements and sensitive environmental considerations, it is important that, wherever possible, existing employment sites and premises, in towns and villages especially, should be retained. Maximising the use of these sites reduces the need for the development of new sites particularly on the edge of villages or within the countryside and seeks to maintain and enhance a strong economic community.

4.21 Policy EC2 seeks to retain sites for local employment, unless specific factors indicate otherwise. The economic analysis demonstrates that whilst there are a few declining employment sectors, there is an increased land requirement to enable the economic potential of the area to be achieved. The issue, however, is more complex than simple numbers. A number of the larger, well established, industrial estates within the District provide opportunities for a range of employment developments, including

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

those that may not be acceptable within residential areas. They provide the main opportunities for uses such as manufacturing. If lost to other uses, the relocation of such estates elsewhere could be extremely difficult.

4.22 The aim, therefore, is to maintain and enhance the role of existing employment sites, where they are well located, through the development of further employment uses and the prevention of changes to other uses. The consideration of development proposals that would result in the loss of a site currently or previously used for employment must be made in accordance with policies that support the overall economic strategy of the Local Plan.

4.23 The Council will, therefore, require robust evidence that a site or building is no longer appropriate for employment use before considering alternative options. All details of marketing a site or premises and any offers or enquiries should be provided to the Council during the marketing period, together with full reasons as to why any offer has not been accepted. The facility should only be marketed at an appropriate value agreed by the Council and an independent assessor for its existing use.

4.2.3 Significant Employment Sites

4.24 The Strategic Economic Plan produced by GFirst sets out ambitious plans to accelerate economic growth by focusing on key drivers of productivity and supporting growth in high value sectors.

4.25 Through the Local Plan: Development Strategy and Site Allocations Consultation (January 2015), the Council recognised that a nuanced approach was needed to support the continued prosperity of the District's larger institutions and employers. Three businesses/organisations with substantial sites in the main settlements of the District approached the Council with their future growth plans and aspirations. The Council recognised their need for certainty in a fluctuating economic climate, and considered it appropriate to provide support and clarity through the local plan process. Consequently, three key business and organisations' sites have been identified where a distinctive planning framework is required to support both their continued growth and the delivery of the Strategic Economic Plan.

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

Policy EC3

SIGNIFICANT EMPLOYMENT SITES

1. **Development associated with the existing user, in line with a comprehensive masterplan, will be permitted in the following locations (as defined on the Proposals Maps):**

Royal Agricultural University, Cirencester;

Campden BRI, Chipping Campden; and

Fire Services College, Moreton in Marsh

2. **Development at these locations will be master-planned and implemented on a comprehensive basis. A master plan for the site (defined on the Proposals Map) will be produced by the landowner / existing user, in consultation with the local community and the Council, and submitted to the Council as part of any full or outline planning application(s). The Council will decide whether the Master Plan has been produced with an appropriate level of community participation, as described in the Council's Statement of Community Involvement.**

4.2.4 Royal Agricultural University (RAU), Cirencester

4.26 The Royal Agricultural University is a key economic asset for Cirencester and the wider District and the importance of its success and continued growth aspirations identified in the University's Corporate Plan 2014 to 2019 is supported. The expansion of the existing Royal Agricultural University, including redevelopment comprising educational, training and business and research development floorspace, student accommodation and other operational floorspace, will be permitted to support the University's vision to be an international contributor to the global strategy for sustainable food supply, land management and the built environment.

4.27 The long term growth strategy of the University will be supported in order to deliver new and improved facilities and associated development. The comprehensive masterplan will guide develop to at least 2026 and beyond. The masterplan will need to be robustly planned to clearly identify the needs and aspiration of the University whilst considering the sensitive landscape and heritage constraints including the AONB.

4.28 The Local Plan allocates a strategic site at Chesterton. In developing the Masterplan a strategy for maximising the relationship between the two sites should be developed considering opportunities for shared infrastructure and the potential for a complementary relationship between the research at the University and the commercialisation research in support of productivity and growth aspirations set out in the Strategic Economic Plan.

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

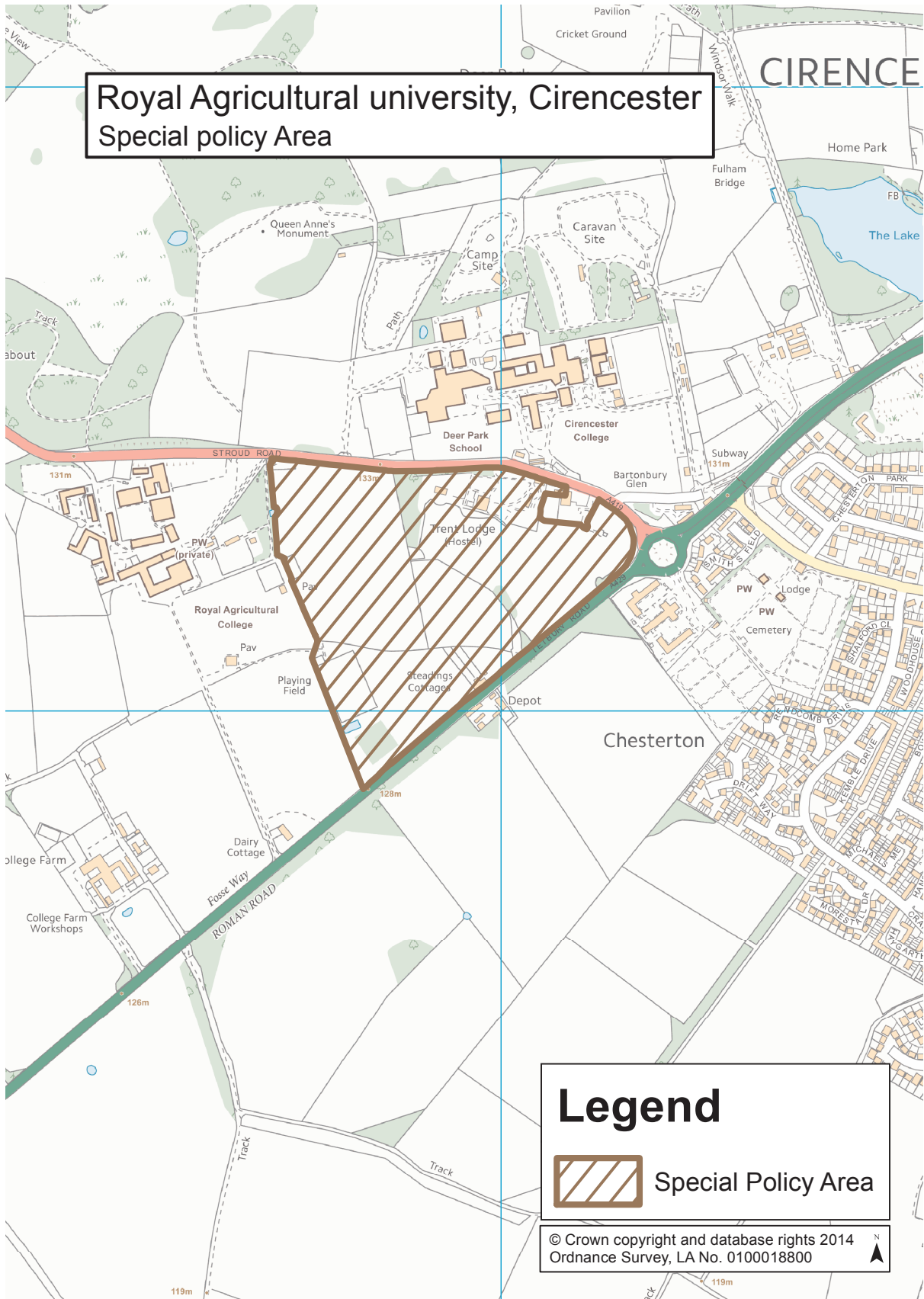
Policy EC3-A

ROYAL AGRICULTURAL UNIVERSITY (RAU), CIRENCESTER

The expansion of the existing Royal Agricultural University (within the site shown on Map 18), including redevelopment comprising educational, training and business and research development floorspace, student accommodation and other operational floorspace, will be permitted subject to the following considerations:

1. A Master Plan for this sensitive location is required to be submitted to Local Planning Authority as part of any full or outline planning application(s) to ensure that a holistic, long term, approach is taken, which is responsive both to the university's needs and also appropriate for the development of this constrained, sensitive site.
2. The Master Plan must satisfactorily address the following issues, and any planning application will be permitted subject to:
 - a. The applicant has demonstrated to the satisfaction of the Local Planning Authority that the proposed development is closely and reasonably related to the operation of Royal Agricultural University and its vision to be a major, world class international contributor to the global strategy for sustainable food supply and land management and the built environment;
 - b. The design, layout of the buildings and any associated new access, parking and service facilities including lighting safeguard and enhance the character of the Area of Outstanding Natural Beauty, Listed Buildings, biodiversity, the unique parkland setting and important gateway setting to Cirencester;
 - c. The submission of a satisfactory scheme that addresses transport and access constraints and maximises the opportunities for the development to be designed and phased to ensure maximum practicable integration between the different uses within and beyond the site including the Strategic Employment and Housing Site at Chesterton;
 - d. The applicant has demonstrated to the satisfaction of the Local Planning Authority that the development supports the vitality and vibrancy of Cirencester Town Centre;
 - e. The completion of ecological surveys and monitoring prior to the preparation of the masterplan and/or any application submitted and propose a Biodiversity Strategy for the protection and enhancement of biodiversity that establishes which areas will be protected and enhanced, and appropriate mitigation measures; and
 - f. The applicant has demonstrated to the satisfaction of the Local Planning Authority that the protection of the Gas Pipeline buffer zone is secured.

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015



LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

4.2.5 Campden BRI, Chipping Campden

4.29 Campden BRI is a food research and development institution near Chipping Campden where national and international food testing and research is completed. It has seen significant growth in business, with food security being a key issue for both private and public sector members. Campden BRI currently has 2,100 members from 70 countries across the world, including Pepsi, Kelloggs, and Warburtons. It holds conferences and training events for 17,000 visitors per year. The company employs 300 staff at Chipping Campden.

4.30 The existing site comprises a series of ad hoc buildings and facilities which no longer meet modern standards of design or efficiency for a research and development institution. Campden BRI requires a positive framework which supports investments in new laboratories, business space, supporting infrastructure to fulfil its growth aspirations whilst recognising the environmental and landscape constraints.

4.31 The Council recognises that the wider Campden BRI site needs to be conceptualised and planned as a comprehensive redevelopment to secure the future of the organisation within the District. The overriding constraint is the sites location within Flood Zone 3b, and Campden BRI is working with the Environment Agency to resolve this issue. Further significant constraints, in particular those relating to access and the location within the AONB, must be addressed through the masterplanning process.

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

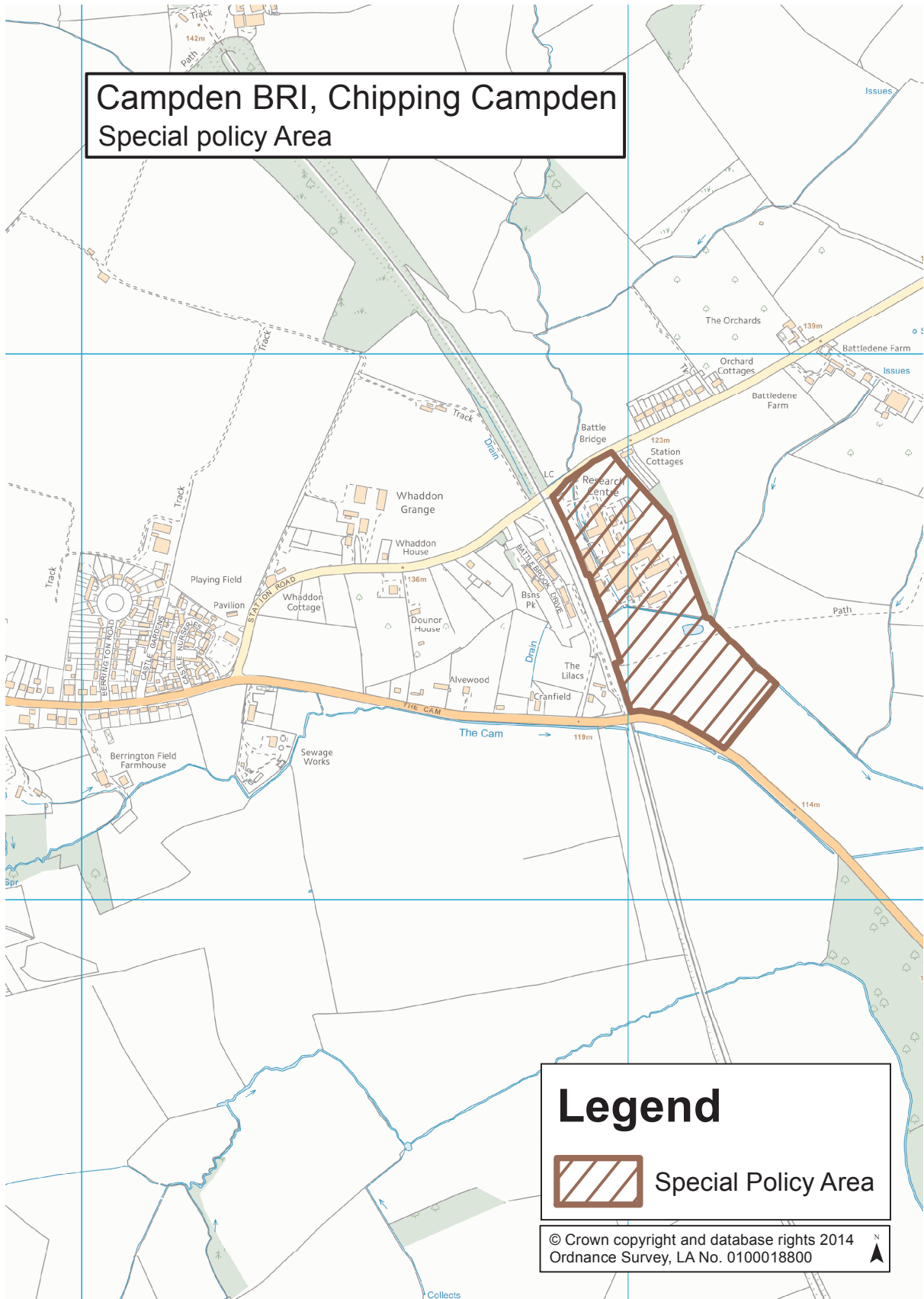
Policy EC3-B

CAMPDEN BRI, CHIPPING CAMPDEN

The expansion of the Food Research and Development establishment at Campden BRI (within site shown on Map 19), including redevelopment comprising research and development floorspace, skills and training facilities, and additional operational floorspace including training delegate accommodation, will be permitted subject to the following considerations:

1. A Master Plan is required to be submitted to Local Planning Authority as part of any full or outline planning application(s) to ensure that a holistic, long term, approach is taken, which is responsive both to the business needs and also appropriate for the development of this constrained, sensitive site within the AONB.
2. The Master Plan must satisfactorily address the following issues, and any planning application will be permitted subject to:
 - a. The applicant demonstrating to the satisfaction of the Local Planning Authority that the proposed development is closely and reasonably related to the operation of Campden BRI as a food research and development organisation;
 - b. The design, layout of the new buildings and any associated new access, parking and service facilities, including lighting, adequately safeguard biodiversity and the character of the Area of Outstanding Natural Beauty;
 - c. The applicant demonstrating to the satisfaction of the Local Planning Authority, in association with the Environment Agency, that all flood constraints are identified and overcome including the implementation of appropriate mitigation measures which can be secured through conditions or separate contractual agreements;
 - d. The completion of ecological surveys and monitoring prior to the preparation of the masterplan and/or any application submitted and the proposal of a Biodiversity Strategy for the protection and enhancement of biodiversity that establishes which areas will be protected and enhanced, and appropriate mitigation measures;
 - e. An investigation into land contamination will be required prior to the granting of any planning permission. Should this indicate that remediation should be undertaken, this must be done to a standard agreed with the Council and conditions will be imposed on any planning permission to ensure that development takes place in accordance with a programme which takes account of remediation needs/requirements;
 - f. A plan demonstrating the comprehensive phasing programme for the construction, reuse or demolition of existing redundant buildings and infrastructure within the site; and
 - g. Appropriate investigation in relation to use of the adjoining railway line and station and implementation of any appropriate safeguarding measures, that may be secured by condition as necessary in accordance with the Local Transport Plan.

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015



Map 19 Campden BRI Special Policy Area

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

4.2.6 Fire Services College, Moreton-in-Marsh

4.32 The Fire Services College is a leader in fire and emergency response training and one of the world's largest operational fire and rescue training facilities. It specialises in providing dedicated training for fire and rescue services, emergency responders and a wide spectrum of commercial and public sector clients globally. In March 2013, the College moved from government ownership to Capita in order to secure future investment to maintain the College as a pioneering facility for the fire and rescue services (both UK and overseas). Significant infrastructure and supporting facilities are required to ensure that the College remains at the forefront of training provision.

4.33 Development of the Fire Service College campus represents an opportunity to provide a range of high quality uses whilst retaining and improving the award winning training facilities the College is known for. The relocation out of inefficient buildings and the consolidation into new, modernised and flexible facilities presents an important aspect of development at the site and will help contribute towards a more efficiently run service. The policy seeks to provide a framework which allows sufficient flexibility to allow for a range of related uses including emergency and training businesses, conference centre and accommodation. The framework also supports new college and public access facilities that could include leisure, employment, culture, tourism and hospitality uses and new employment-led mixed uses.

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

Policy EC3_C

FIRE SERVICES COLLEGE, MORETON IN MARSH

The expansion of the existing Fire Services College (within the site shown on Map 19), including redevelopment comprising educational, training and business and research development floorspace, accommodation and other operational or ancillary or complementary floorspace, will be permitted subject to the following considerations):

1. A Master Plan for this location is required to be submitted to Local Planning Authority as part of any full or outline planning application(s) to ensure that a holistic, long term, approach is taken, which is responsive both to the college's needs and also appropriate for the development of this constrained, sensitive site.
2. The Master Plan must satisfactorily address the following issues, and any planning application will be permitted subject to:

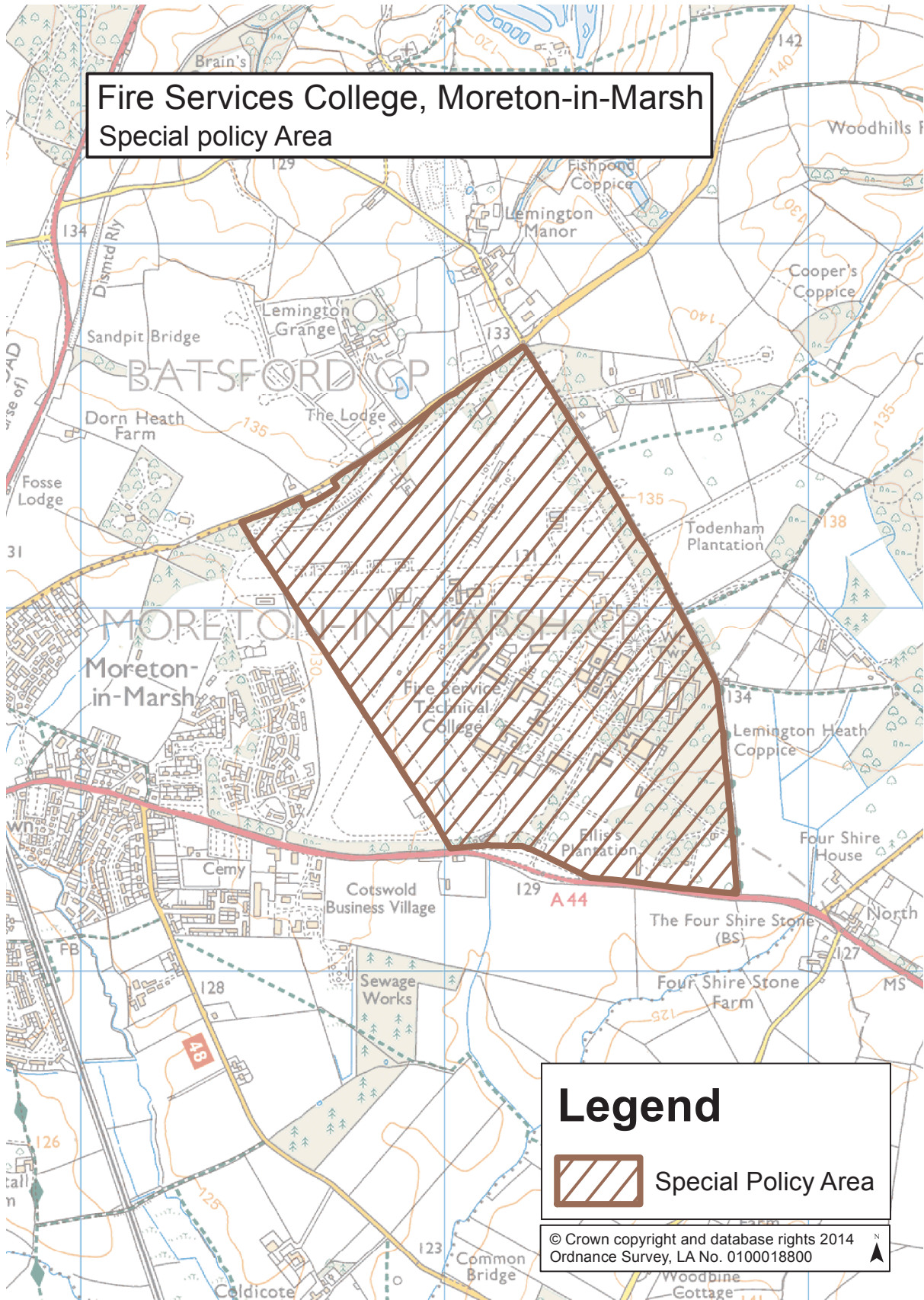
The operational areas:

- a. The applicant has demonstrated to the satisfaction of the Local Planning Authority that the proposed development is closely and reasonably related to the operation of Fire Services College;
- b. The design, layout of the buildings, structures and any associated new access, parking and service facilities including lighting safeguard biodiversity and the character of the important gateway setting to Moreton in the Marsh;
- c. The applicant has demonstrated to the satisfaction of the Local Planning Authority that appropriate investigation has been carried out in relation to use of the operational area (noise, fumes, smells) and the potential impact on noise sensitive residential development adjacent to the site and identified any appropriate safeguarding measures which may be secured by condition as necessary;
- d. The completion of ecological surveys and monitoring prior to the preparation of the masterplan and/or any application submitted and propose a Biodiversity Strategy for the protection and proactive management of the County designated Key Wildlife site and enhancement of biodiversity that establishes which areas will be protected and enhanced, and appropriate mitigation measures;
- e. An investigation into land contamination will be required prior to the granting of any planning permission. Should this indicate that remediation should be undertaken, this must be done to a standard agreed with the Council and conditions will be imposed on any planning permission to ensure that development takes place in accordance with a programme which takes account of remediation needs/requirements ;
- f. The development to be designed and managed to ensure maximum accessibility and integration between the community leisure uses on the site and their available use for the local residents.

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

- g. The master plan includes the **employment allocation on site MOR.E6** of 7.13 hectares identified for B1, B2 and B8

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015



Map 20 Fire Services College Special Policy Area

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

4.2.7 Proposals for Employment Generating Uses

4.34 Most new B-Class employment development will be centred on Cirencester, followed by Tetbury, Bourton-on-the-Water and Moreton-in-Marsh, together with existing employment sites at South Cerney and Chipping Campden. The business parks at Chipping Campden, South Cerney and Moreton-in-Marsh have potential to accommodate further B-Class employment floorspace.

4.35 Some B-Class employment development would be encouraged at Lechlade, Northleach and Stow-on-the-Wold in order to address specific, local needs.

4.36 Through B-class site allocations and settlement-specific policies (set out in the Local Plan: Development Strategy and Site Allocations Consultation Paper (January 2015)) and Policy E3 (user specific policy), and Policy E1 (which applies to existing employment sites, including in rural locations), the Local Plan provides for a range of employment sites and premises for new B-Class employment development, thus enabling market choice and improvement/maintenance of existing residents' opportunities to work locally.

4.37 However, as explained in the local plan economic strategy, the allocation of B class employment land represents less than half of job growth in the District. A greater proportion of jobs will be in other sectors, including construction, retail, hotels, restaurants, transport, education and health.

Policy EC4

PROPOSALS FOR EMPLOYMENT-GENERATING USES

Within the development boundaries of Cirencester and the Principal Settlements, proposals for employment – generating uses will be permitted where they are appropriate in terms of their nature, scale, infrastructure requirements and intensity of use.

Outside the development boundaries of Cirencester and the Principal Settlements, proposals for employment – generating uses will be permitted where they:

- a. **contribute to the economic objectives A to D identified in the local plan economic strategy;**
- b. **do not entail residential use as a principal element of the business;**
- c. **facilitate the retention or growth of a local employment opportunity;**
- d. **are justified by a business case, demonstrating that the business is viable; and,**
- e. **in terms of their nature, scale, infrastructure requirements and intensity of use, are appropriate to the location.**

4.38 Employment development is much broader than B Class uses, and therefore provision needs to be made through policy for all types of employment development too. Due to the environmental constraints within the district and the need to locate employment development in the most sustainable locations, it is important that best use is made of sites at Cirencester and the Principal Settlements.

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

4.39 However, the Council also recognises the importance of the rural economy to Cotswold District and, therefore, enables small-scale employment development appropriate to the rural area. Rural business units represent an important element of the employment portfolio of Cotswold District. The policy encourages the positive development of small rural employment premises in appropriate locations. Sensitive, small-scale employment development helps to sustain the rural economy and create local employment opportunities. Proposals, however, must be in keeping in terms of scale, size and function with the location.

4.40 Continued demand for rural workspace driven by lifestyle choices, a strong tourism sector, and the footloose nature of small enterprises (brought about by improvements in telecommunications and broadband access) is expected. Self-employment in the Cotswolds is significantly higher than the national average and opportunities for home working need to be strengthened. In addition, superfast broadband and telecommunications are key factors contributing to the success of rural businesses.

4.41 Therefore, employment proposals which contribute to supporting or restructuring of the local economy by providing incubation space for small-scale rural economic activity, including opportunities for more sustainable working practices such as home-working, will be encouraged. Guidance on Live/Work units is provided in the Housing Chapter.

4.2.8 Agricultural Diversification

Policy EC5

AGRICULTURAL DIVERSIFICATION

Development that relates to the diversification of an existing farm, agricultural estate, or other land-based rural business will be permitted provided that:

- a. **the proposal would not prejudice the continued viable operation of the existing use;**
- b. **existing buildings are reused where possible; and**
- c. **a whole farm / business plan is provided, where considered appropriate by the Local Planning Authority, to demonstrate how the proposal would support the continued operation of the agricultural and/or other land-based rural business.**

4.42 Agriculture and other land based sectors including energy, tourism and recreation underpin the rural economy of the Cotswolds and support a considerable number of ancillary businesses. Changes in agriculture have made diversification increasingly important to the economic viability of farm units. The range of diversification proposals, however, is so varied that it is difficult to establish specific policies for every potential use. Instead, this Plan sets out the criteria against which individual proposals will be judged.

4.43 If suitable buildings become available on a holding, it is important that these are used in preference to allowing new-build development. New buildings, where justified and acceptable, should be well integrated with the existing farm to help them harmonise with the surrounding environment.

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

4.44 There is a potential policy conflict between farm diversification and the need to reduce reliance on the private car. The Local Planning Authority is more likely to approve proposals that would give rise to modest additional daily traffic movements, or where the impact on minor roads would not be significant.

4.45 Diversification proposals should contribute effectively to the agricultural business and the rural economy while integrating new activities into the environment and the rural scene. Planning applications for development related to diversification should be seen within the context of the future business plan for the farm or estate as a whole. Change that has not been properly thought through will be of little long-term benefit to the holding or to the rural economy. Whole farm plans should, therefore, be submitted with applications for significant farm diversification proposals to help ensure that a coherent approach is undertaken, and to build in some certainty about the future activities of holdings. Farm plans would not be a requirement in every case, but may be requested before considering an application.

4.46 When required, the farm business plan should include details of existing farm activities, the need for diversification, details of the proposal and implications of the proposal on the rural economy and the environment.

4.2.9 Monitoring Indicators

4.3 Town Centres and Retailing

4.3.1 Town Centres and Retail Hierarchy

4.47 Cotswold market towns and villages provide the day to day shopping and services for residents of the District, and in doing so create employment for people living around them. However, larger, towns and cities, especially Cheltenham, Gloucester and Swindon, function as service and employment hubs for many Cotswold residents and draw expenditure out of the District.

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

Policy EC6

TOWN CENTRES AND RETAIL HIERARCHY

1. **Town centre uses (as defined in the NPPF) will be located according to the following retail hierarchy :**
 - a. **Primary Town Centre: Cirencester**
 - b. **Key Centres: Bourton-on-the-Water, Chipping Campden, Moreton-in-Marsh, Stow-on-the-Wold and Tetbury**
 - c. **District Centres: Fairford, Lechlade,**
 - d. **Local Centres: Northleach and South Cerney**
2. **Cirencester will be the preferred location in the District for the development of main town centre uses and it will be promoted and enhanced accordingly to attract increased expenditure from within and outside the District;**
3. **The vitality and viability of the Key Centres will be promoted and enhanced as locations in the District for main 'town centre' uses;**
4. **The vitality and viability of the District Centres will be maintained and enhanced by providing a complementary focus for main 'town centre' uses in the District, functioning as important service centres for the needs of their respective localised catchment areas.**
5. **Local Centres will provide for the daily retail needs of their local populations in a range of small shops, public houses, surgeries and other community services and facilities.**
6. **In settlements that do not feature in clause 1 above, proposals for small local shops and services will be permitted if they would enhance a settlement's viability; and help to meet the needs of, and are conveniently accessible to, the local community.**

4.48 Main town centres uses are defined in the NPPF (Appendix 2: Glossary). The uses include: retail development; leisure, entertainment facilities, intensive sport and recreation uses; offices; and arts, culture and tourism development.

4.49 Cirencester will continue to be the District's dominant centre for retailing though the strategy allows the opportunity for a focused approach in the other selected settlements. Growth and enhancement in these locations is considered to be the most effective strategy for improving the overall economic performance and competitiveness of the District.

4.50 There are a number of opportunities for new retail development within the Primary Town Centre at Cirencester. Development of these sites could potentially provide modern A1 retail space that is currently lacking in the town centre as well as a range of evening and leisure uses. The proposal is to strengthen Cirencester as the first preference in the District for main town centre uses. Cirencester Town Centre Strategy provides further guidance.

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

4.51 Beyond Cirencester, the five Key Centres have the widest variety of shops, facilities and services. The District Centres, whilst also providing shops, facilities and services, are more limited in both number and range. Although the two smaller Local Centres provide a more limited range of services and facilities within their centres, they play an important role in providing for daily needs of the settlement and surrounding rural area.

4.52 These centres will provide a complementary focus for main town centre uses in the District, functioning as important service centres to meet the needs of their respective catchment areas.

4.53 Small local shops and services (including public houses, post offices and surgeries) in rural settlements are recognised as important economic assets but also as a focus for wider social and community activities. Proposals which would result in the loss of services and facilities will not be permitted where this would damage the viability of a settlement or increase car travel by local residents unless it can be independently proven to be unviable for re-use for local service provision.

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

4.3.2 Town Centre Uses

Policy EC7

TOWN CENTRE USES

1. **Town Centre uses (as defined in the NPPF), that support the vitality and viability of Centres identified in the Retail Hierarchy (Policy ED6) will be permitted, firstly, within the Primary / Key / District / Local Centre boundaries identified on the proposals maps, and secondly, edge of centre locations.**
2. **When considering proposals for town centre uses beyond the identified Centre boundaries, preference should be given to accessible sites that are well connected to the centre by public transport, walking and cycling, and**
 - a. **contribute to the quality, attractiveness and character of the settlement and the street frontage within which the site is located; and**
 - b. **maintain or improve, where possible, the health and wellbeing of the District's residents through increased choice and quality of shopping, leisure, recreation, arts, cultural and community facilities.**
3. **All proposals for town centre uses should:**
 - a. **be of a size, scale, function and intensity appropriate to the position of the centre in the Town Centres and Retail Hierarchy (Policy ED6);**
 - b. **be consistent with the strategy for the settlement;**
 - c. **help maintain an appropriate mix of uses in the centre;**
 - d. **contribute to the quality, attractiveness and character of the settlements and the street frontage within which the site is located; and be consistent with floor space provision requirements identified in the latest evidence.**
4. **The loss of town centre uses within the Centre boundaries identified on the proposals maps will be resisted. The Local Planning Authority will seek to ensure that local residents have access to a range and choice of A1 shops, especially where non-A1 comparison provision dominates.**
5. **Any proposal for the loss of a town centre use will need to submit evidence to demonstrate that the property has been marketed for 12 months and that the use is no longer of commercial interest.**
6. **Excessive concentrations of single uses will not be permitted where this would be likely to cause issues of amenity or affect the vitality of the area.**

4.54 Evidence presented in the Local Plan: Development Strategy and Site Allocations Consultation (January 2015) provides indicative floor space requirements for Cirencester, Moreton-in-Marsh, Tetbury and Bourton-on-the-Water. For Cirencester, the proposed strategy is long term and there is no emphasis

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

placed on 'front loading' the floor space requirements. For Moreton-in-Marsh, Tetbury and Bourton-on-the-Water, the indicative floor space requirement is small, with no real need to develop new floor space within the first five years.

4.55 This consultation provides the opportunity for retail sites to come forward in response to the qualitative and quantitative demand identified in the previous Local Plan consultation and will help enable the Council to identify suitable sites. A re-run of the retail data modelling, in alignment with the employment and housing figures update, will be commissioned prior to the preparation of the full draft Local Plan (Regulation 19). This will ensure the retail evidence base is robust and as up-to-date as possible.

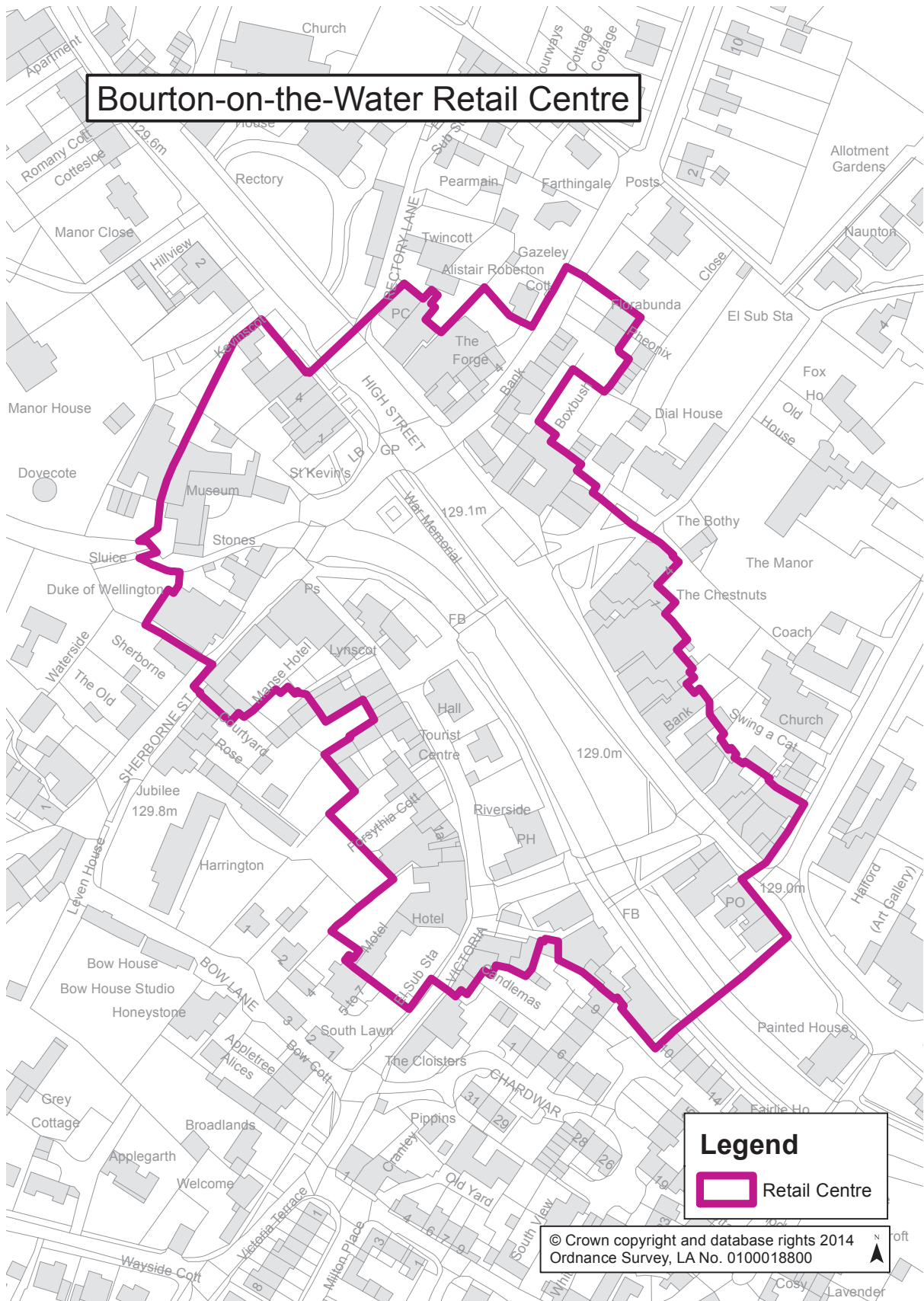
4.56 It is not necessary to identify further retail floorspace requirements in the other settlements identified in the retail hierarchy (Policy EC6). However, this does not mean that these places will be static. It is also acknowledged that there is minimal need to expand the quantitative retail offer, though qualitative improvements should be encouraged. Therefore, the Council will support proposals that improve the retail offer within any of these centres as set out in Policy ED6. Also, the Council will put measures in place to:

- Review town centre parking
- Continue to improve and enhance public realm and streetscape
- Deliver traffic management improvements: and
- Support and promote markets

4.57 It is important to define the boundaries of the Centres identified in the Retail Hierarchy (Policy EC6) as the primary location of retail development, maintaining a concentration of class A1 uses which are important to the attractiveness of the centres. These are designated as Primary / Key / District and Local Centres on the Proposals Map. Within these boundaries, proposals for ground floor non-retail uses will only be permitted if the development does not harm the retail focus on these frontages. On upper floors, there will be support for a diverse range of uses such as residential and office space.

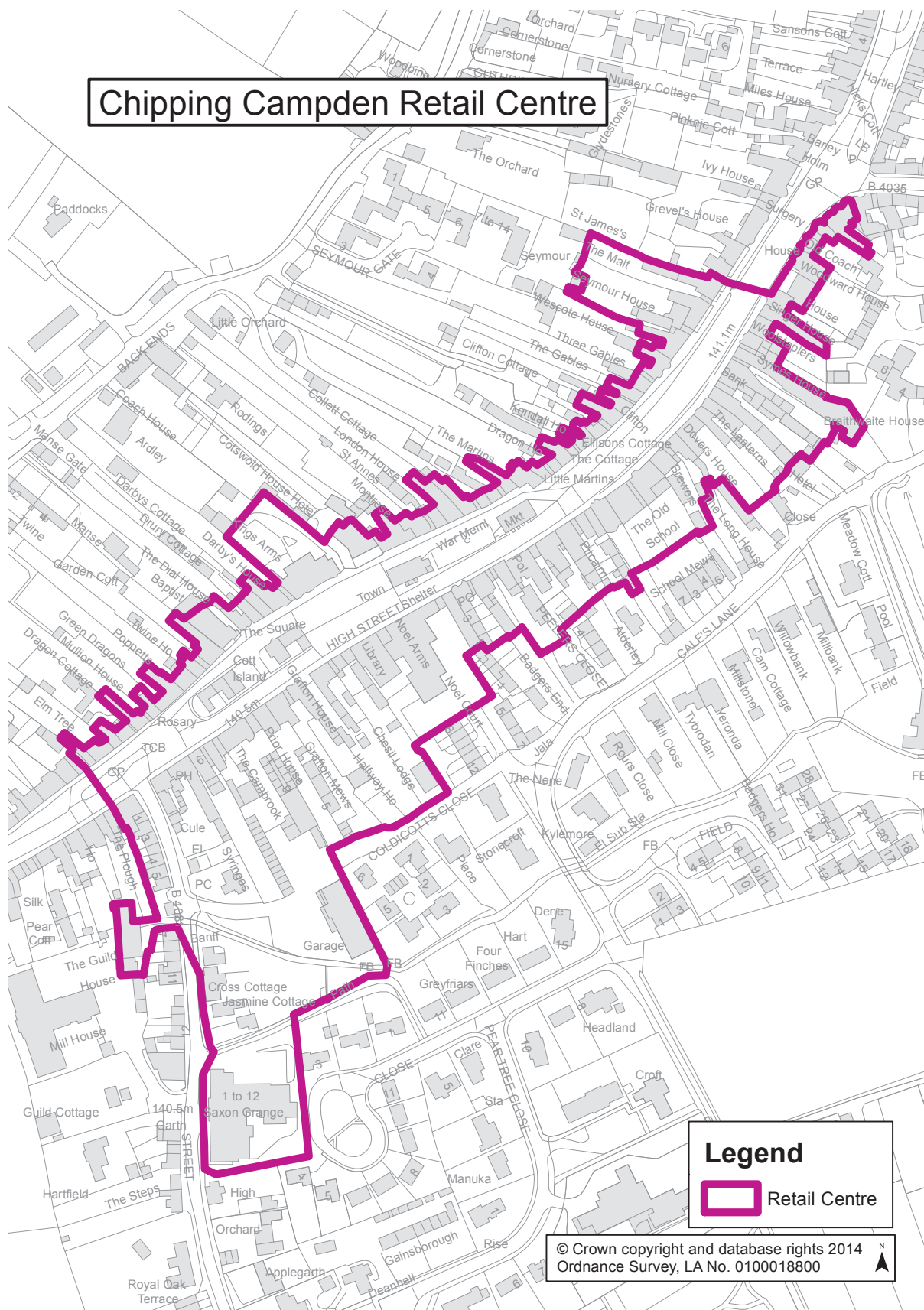
4.58 With the exception of Cirencester, it is considered that the settlements identified in the Retail Hierarchy (Policy EC6) centres are too small to define secondary and primary frontages within the Centre boundaries. Refer to Cirencester Town Centre Section for policies relating to Cirencester's primary and secondary frontages.

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015



Map 21 Bourton-on-the-Water Retail Centre

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015



Chipping Campden Retail Centre

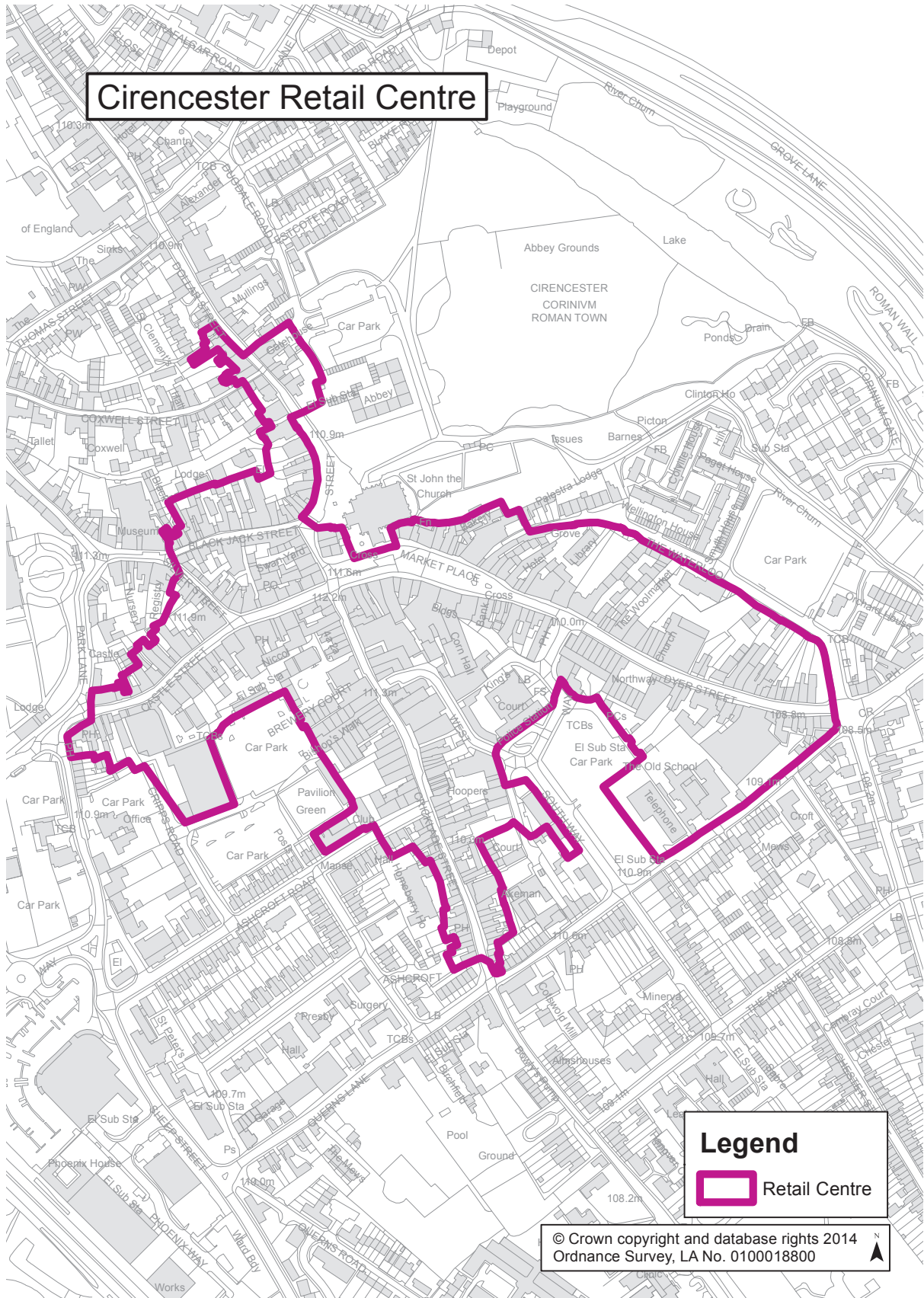
Legend

 Retail Centre

© Crown copyright and database rights 2014
Ordnance Survey, LA No. 0100018800

Map 22 Chipping Campden Retail Centre

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015



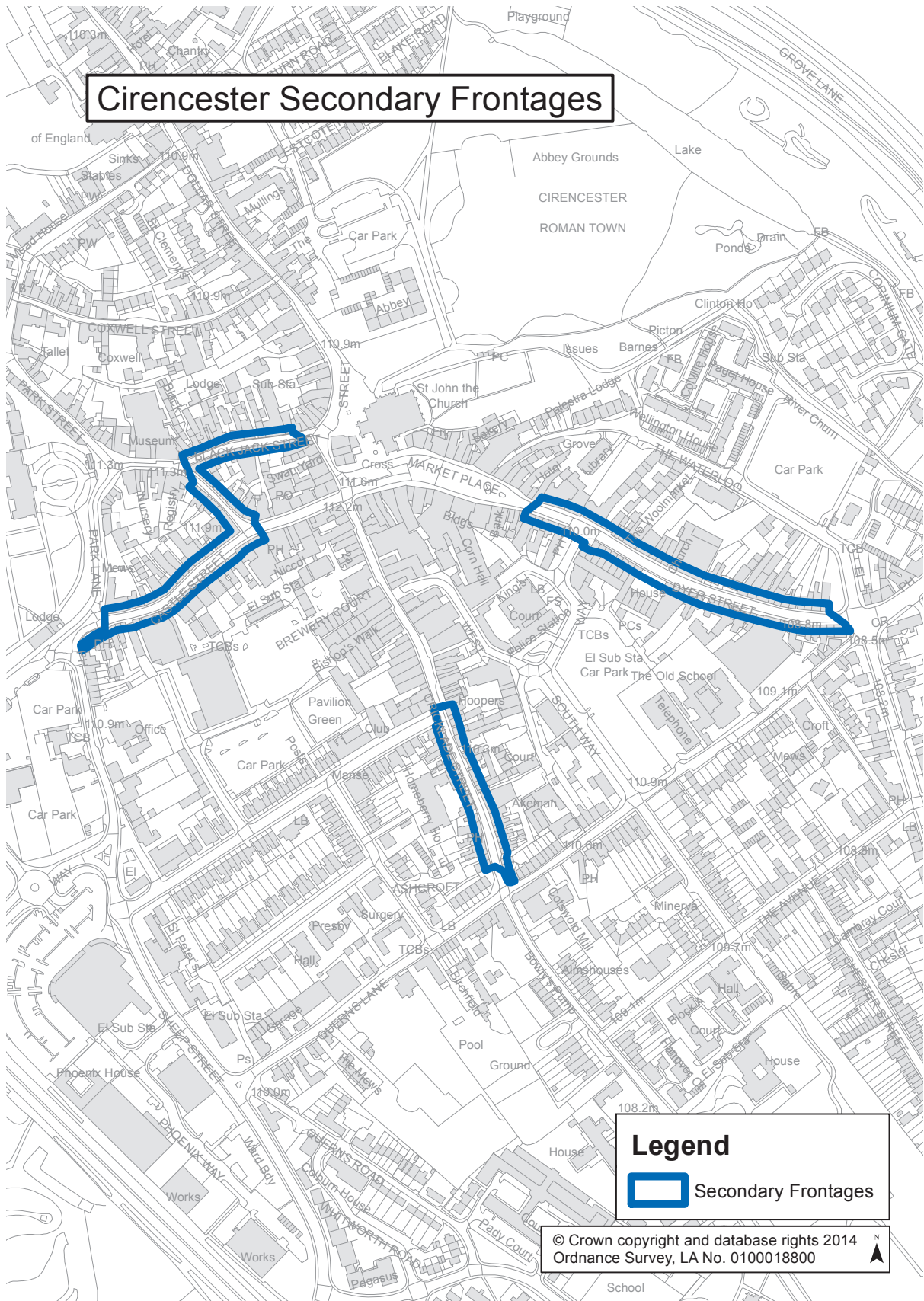
Cirencester Retail Centre

Legend
Retail Centre

© Crown copyright and database rights 2014
Ordnance Survey, LA No. 0100018800

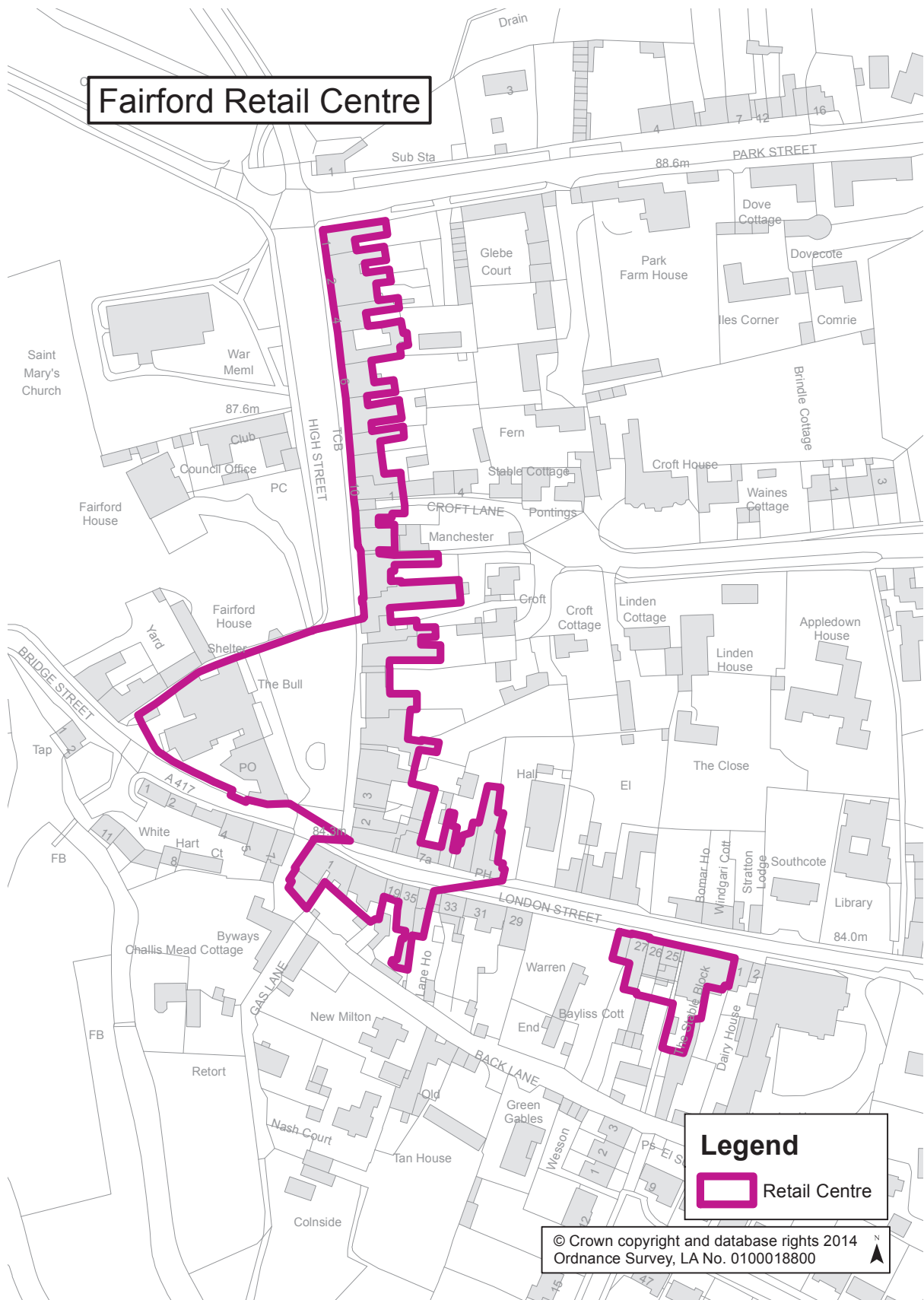
Map 23 Cirencester Retail Centre

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015



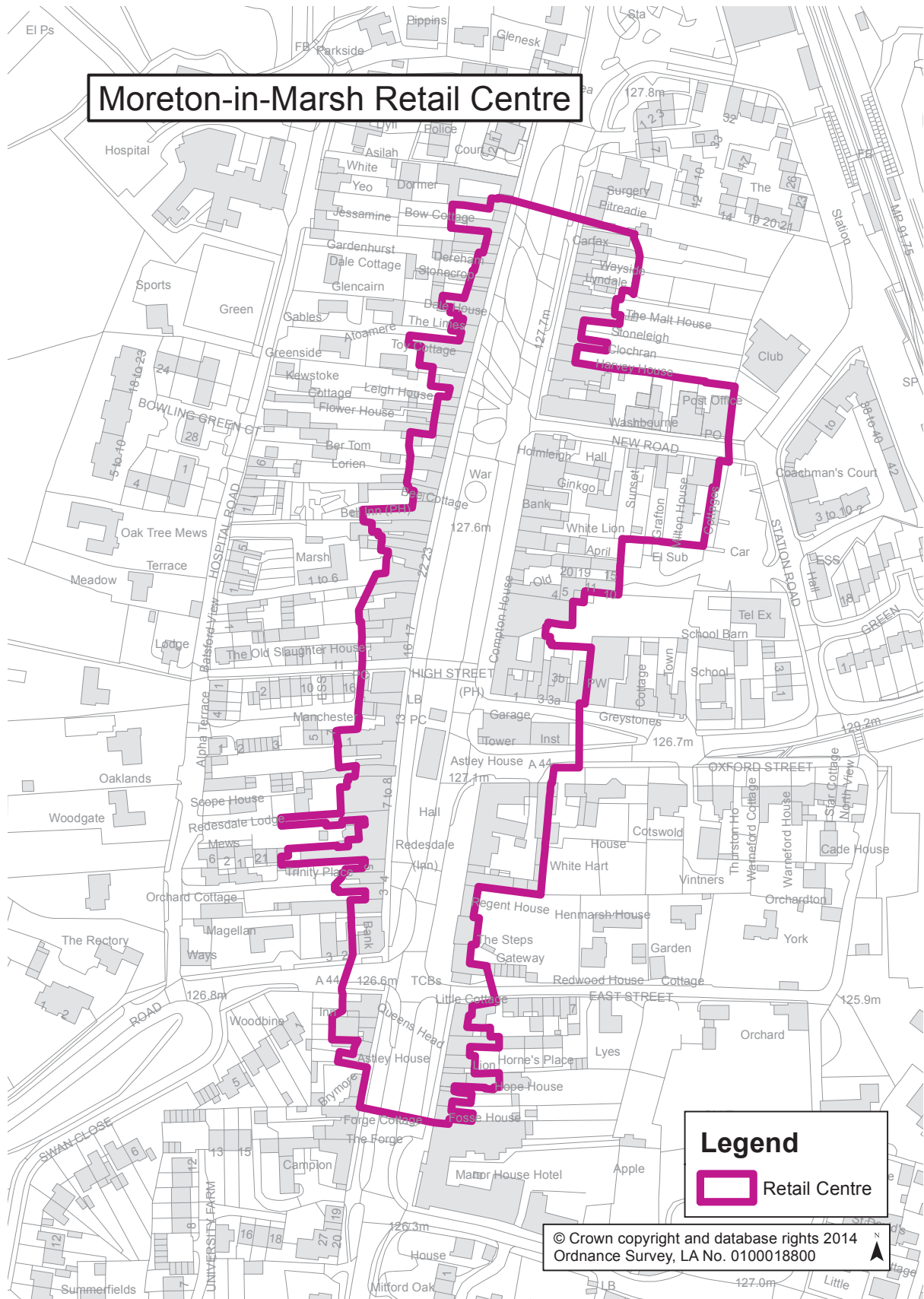
Map 24 Cirencester Secondary Frontages

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015



Map 25 Fairford Retail Centre

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015



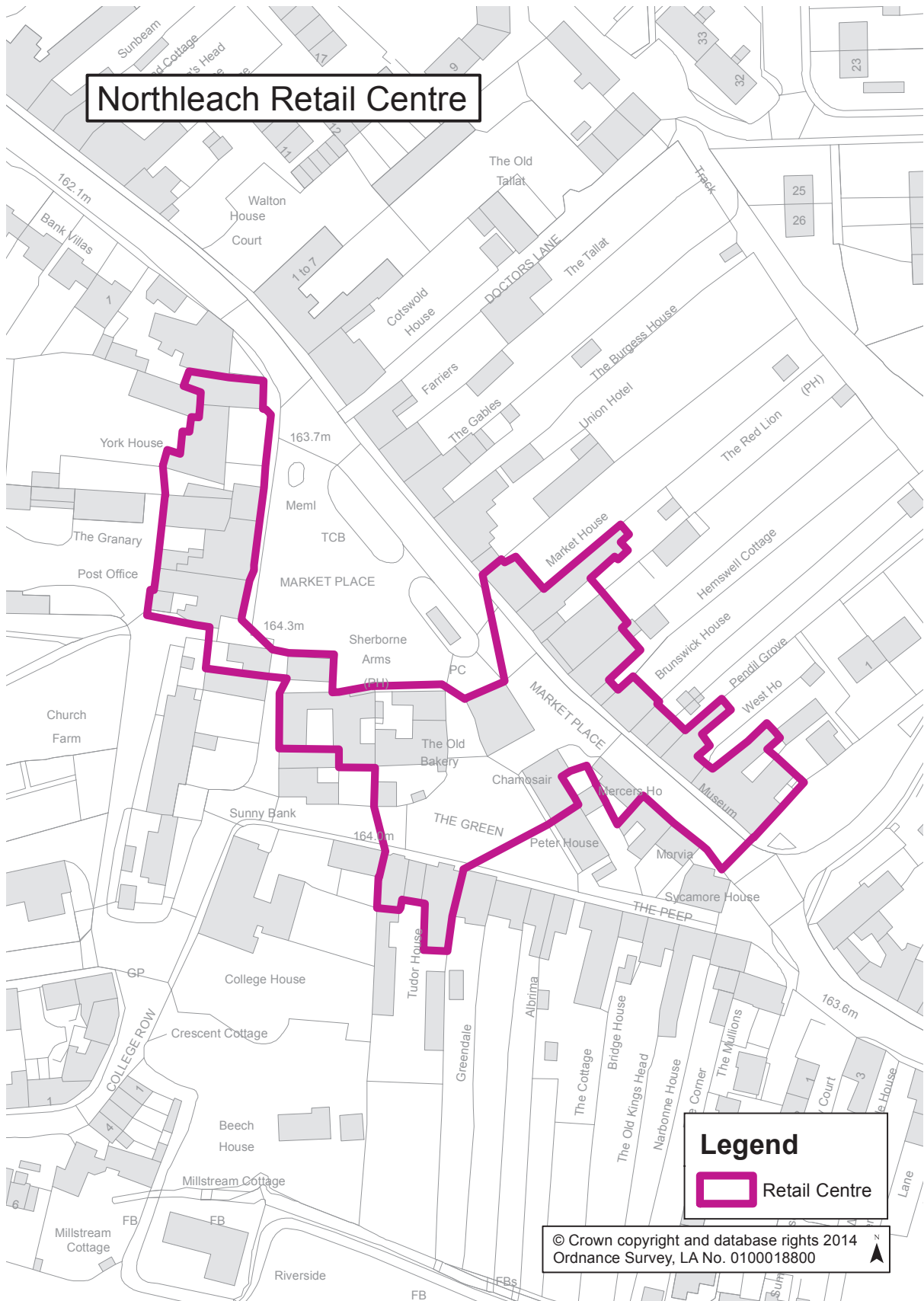
Moreton-in-Marsh Retail Centre

Legend
Retail Centre

© Crown copyright and database rights 2014
Ordnance Survey, LA No. 0100018800

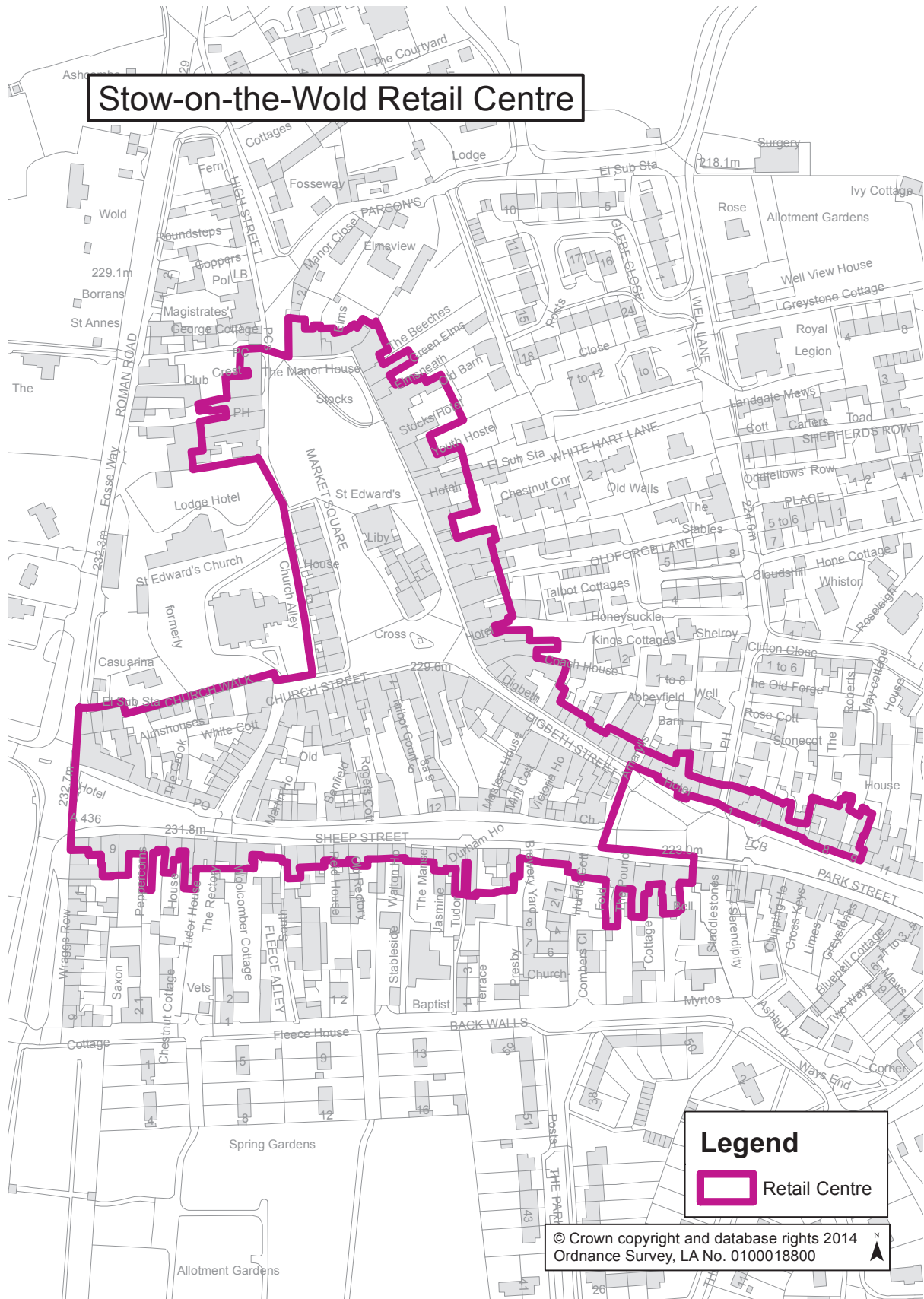
Map 26 Moreton-in-Marsh Retail Centre

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015



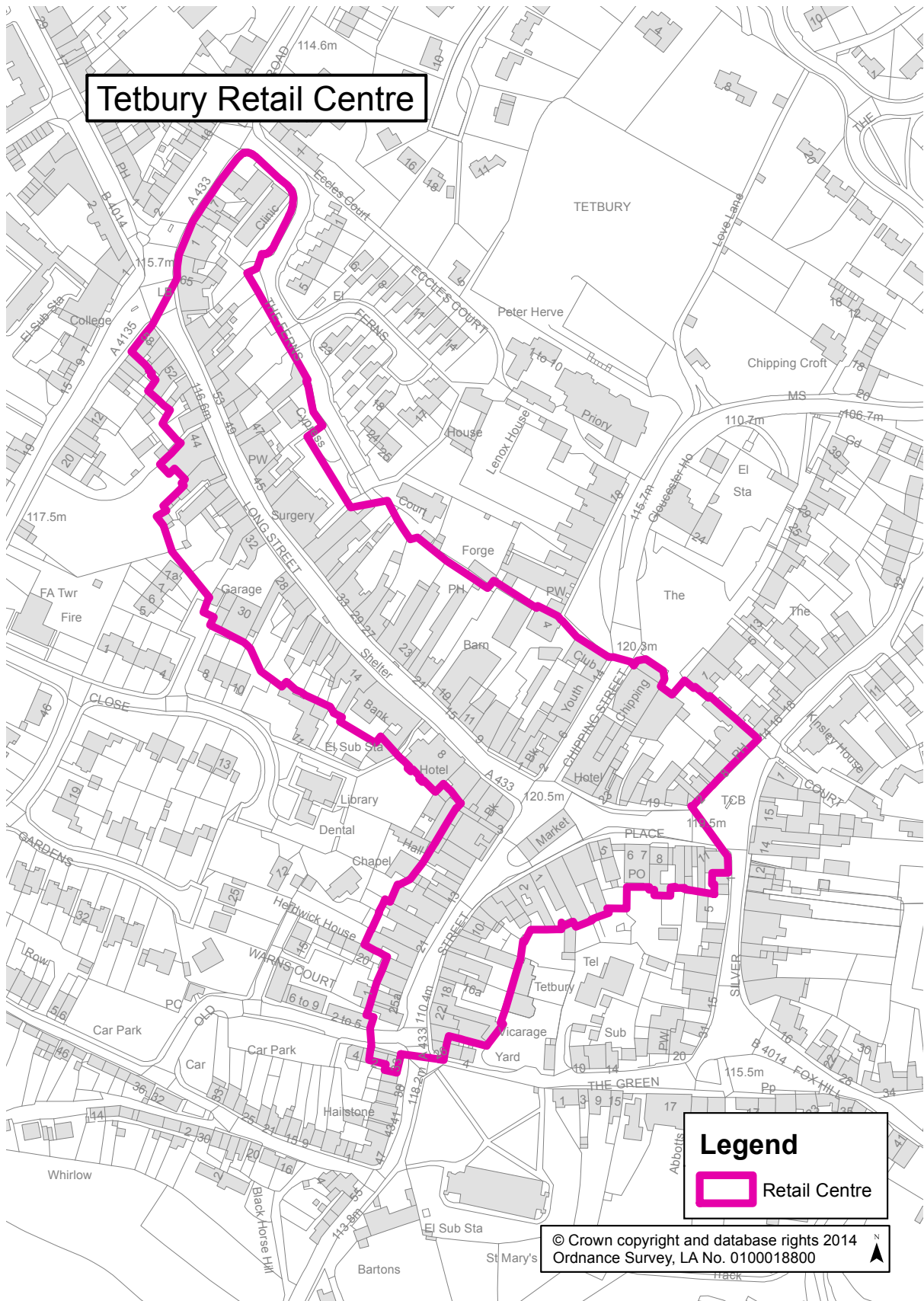
Map 27 Northleach Retail Centre

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015



Map 28 Stow-on-the-Wold Retail Centre

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015



Map 29 Tetbury Retail Centre

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

4.3.3 Retail Impact Assessments

Policy EC8

RETAIL IMPACT ASSESSMENTS

Proposals for net sales floorspace exceeding 500m², which lie outside an identified Primary / Key / District or Local Centre, shall be accompanied by a Retail Impact Assessment.

4.59 The NPPF requires that when assessing applications for retail, leisure and office development outside of town centres, which are not in accordance with an up-to-date Local Plan, local planning authorities should require an impact assessment if the development is over a proportionate, locally-set floorspace threshold.

4.60 The impact test applies to retail, office and leisure-proposals.-The scope and level of detail required will vary according to local circumstance. Impact assessments will not be limited to new development, they may also be required for extensions, redevelopment or the variation of conditions where this would alter the effects of a development.

4.61 The majority of retail applications submitted to Cotswold District Council are less than 100m², reflecting the type and characteristics of the District's market towns and rural settlements. Accordingly, the default retail impact assessment threshold set out in the NPPF is lowered to 500m² to reflect the type and scale of the existing retail offer and ensure that, when considering a planning application, the Local Planning Authority has a full understanding of the impact of new proposals on the existing retail offer.

4.62 Proposals for retail developments up to 500m² will generally be regarded as being of a scale that would not result in significant adverse impacts. Where impact assessments indicate significant adverse impacts on an existing vitality and viability of the centre, development will be refused. What constitutes a significant adverse impact will be based on the circumstances of each case. The cumulative impact of recent/committed proposals may also be relevant. Where the evidence shows there is no significant adverse impact the positive and negative effects of the proposal will be balanced, together with locational and other considerations, to reach an overall judgement.

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

4.3.4 Monitoring Indicators

4.4 Tourism

4.63 Tourism is a key employment sector in the District, with an estimated total spend of £83 million in 2010⁽⁶⁾. In 2013, there were 6,000 jobs in tourism-related sectors in Cotswold. This represented 21.3 per cent of all tourism jobs in Gloucestershire and 15.2 per cent of all jobs in the district. The main categories of visitor spend are: accommodation; shopping; food and drink; attractions and entertainment; and travel⁽⁷⁾. Cultural activity also has high economic value and brings in tourist trade.

4.64 The Destination Management Plan for Tourism Across the Cotswolds, April 2014 vision is 'To ensure that the Cotswolds is a vibrant year round destination where visitors enjoy high quality, authentic experiences and tourism makes an increasing contribution to the economic, social and environmental sustainability of the local economy.'

4.65 A SWOT analysis in the Destination Management Plan highlights a significant range of challenges and opportunities that the local plan could help address. Opportunities include converting day visits to staying visits by product development; Cotswold Canal expansion; the range of outdoor activities, local and independent shops and doubling the railway track of the 'Cotswold line'. Weaknesses include lack of low cost accommodation; road signage; limited conference facilities, concentration of tourism in honeypot destinations with little to offer younger people and families and limited parking.

4.4.1 Development of Tourist Facilities and Visitor Attractions

Policy EC9

DEVELOPMENT OF TOURIST FACILITIES AND VISITOR ATTRACTIONS

New or extended tourist facilities and visitor attractions (excluding accommodation) will be permitted provided the proposal:

1. **has a functional relationship and special affinity with the heritage of the area;**
2. **is well related to the main tourist routes;**
3. **is an identified opportunity that is not met by existing facilities;**
4. **as far as possible, use is made of existing buildings, particularly agricultural buildings in the countryside, with the number and scale of new buildings kept to a minimum; and**
5. **does not require new build on site accommodation.**

4.66 The Local Plan ensures that new tourism development is effectively and appropriately controlled to protect the high quality natural and built environment of the District, especially in the AONB. The term 'special affinity' has been used in order to protect the character of Cotswold towns and the

6 South West Tourism Alliance - Value of Tourism 2010

7 Employment Study 2012 (Paragraph 3.2.19)

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

countryside. Attractions for which there is no special justification for their location in that particular area, will not normally be permitted. The nature of the attraction should rely on its location within the Cotswolds. The A-roads of the District tend to form the main tourist routes.

4.67 Development which helps to address current weaknesses in the tourist economy should be encouraged where appropriate. For example, low cost accommodation and low impact family attractions, such as farm activity visits.

4.68 The area's popularity with visitors is not sufficient justification, in itself, for the location of new tourist attractions. The overriding priority is to protect landscape quality and prevent unnecessary development in the countryside. Any large-scale visitor development will generally be considered to be unacceptable if it would harm the landscape or features of historic interest, or have a harmful impact on the transport network.

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

4.4.2 Tourist Accommodation

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

Policy EC10

TOURIST ACCOMMODATION

Hotels and Serviced Accommodation:

1. New hotels and other serviced accommodation will be permitted where the proposal:
 - a. is provided through the change of use of existing buildings, especially where this would involve the renovation of a listed or other historic building; or
 - b. is appropriately located within the Development Boundaries of Cirencester or the Principal Settlements .
2. The extension of an existing hotel will be acceptable, provided it is in keeping with the scale of the existing building.

Self-Catering Accommodation:

Proposals for self-catering accommodation, will be permitted where it:

1. is provided through the renovation and conversion of existing buildings, including agricultural buildings; or
2. is appropriately located within the Development Boundaries of Cirencester or the Principal Settlements

Un-serviced Accommodation:

Proposals for new-build un-serviced holiday accommodation beyond the Development Boundaries of Cirencester and the Principal Settlements will not be permitted.

Removal of occupancy conditions – holiday lets

Applications for the removal of occupancy conditions on holiday accommodation that has been built or converted for that purpose outside Development Boundaries of Cirencester and the Principal Settlements will not be permitted. Applications will be permitted where the original building was used as a dwelling or the building is located within Development Boundaries.

Touring Caravan and Camping Sites:

Proposals for the development of touring caravan and camping sites, include new styles of camping (e.g. pods, glamping), will be permitted provided that the site:

1. is well related to the main tourist routes;

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

2. **makes use of any converted or potentially convertible agricultural buildings that may be available, with the number and size of any new buildings reduced to the minimum necessary;**
3. **demonstrates a very high standard of design and landscaping and minimal adverse impact on its surroundings; and**
4. **it would not cause harm to the character and appearance of the local landscape.**

4.69 Generally, hotel accommodation is considered to be adequate, but with scope for the upgrading of existing facilities and the further development of conference facilities. Hotels and other serviced accommodation will normally be acceptable within settlements, and extensions to existing facilities. Other serviced accommodation includes residential conference centres, guest houses and bed and breakfast accommodation where these require planning permission. New-build hotel development outside settlements would normally be contrary to Policy ED10. Hotels in rural areas can be provided successfully by the conversion and improved use of existing buildings.

4.70 Self-catering is particularly popular in rural areas, with high season and short-break holidays offering attractions for a significant number of holiday-makers. It can make a valuable contribution to the rural economy.

4.71 As part of farm diversification schemes, the provision of self-catering units can often be a valuable alternative use for traditional agricultural buildings. Although quality standards still need to be high, self-catering holiday units will often not need to be designed to the same requirements as permanent homes. Many of the trappings of residential use, such as garages, fenced garden areas, sheds and greenhouses, are not necessarily needed and the internal layout can be simpler. The result can be a more sympathetic and architecturally successful conversion.

4.72 In countryside locations of high environmental quality, the conversion of existing property may well be the only acceptable way of providing self-catering accommodation. Elsewhere, the creation of new-build units within development boundaries may be acceptable.

4.73 For the avoidance of doubt "self-catering accommodation" is taken to include holiday lodges where permanent residential occupation has been excluded.

4.74 As identified above, a weakness in the tourist economy is the lack of lower cost accommodation. There are relatively few permanent sites for touring caravans and camping in the District, although there are some, for example, near Moreton-in-Marsh, at the former Notgrove railway station, and in Cirencester Park. Larger sites exist in the Cotswold Water Park, notably at the Hoburne Cotswold site near South Cerney. The local plan offers the opportunity to encourage the development of lower cost accommodation, such as caravan and camping sites, in order to improve the tourist offer and encourage day visitors to stay longer thus increasing the benefits to the local economy. Consideration should be given to proposals that incorporate more innovative and a variety of camping opportunities, such as pods and 'glamping'.

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

4.4.3 Monitoring Indicators

5 Design

5.1 Design

5.1 The Cotswolds is widely recognised as an outstandingly beautiful area, rich in the architecture of every period and style. Many towns and villages contain impressive set pieces, ranging from a scatter of cottages around a green to gently curving town streets and market places.

5.2 The design quality achieved in the past was generally very high. Local standards of traditional craftsmanship have been exceptional for hundreds of years.

5.3 The Government attaches great importance to the design of the built and natural environment. It expects local authorities to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes. Good design is a key aspect of sustainable development and addressing climate change, is indivisible from good planning and should contribute positively to making places better for people.

Policy D1

DESIGN

Development will be permitted which accords with the Cotswold Design Code. Proposals should be of design quality that respects the character and distinctive appearance of the locality.

5.4 This policy will be applied to all aspects of design – including architectural, landscape, ecological, urban and sustainable design - within developments of every scale, from conversions and small extensions to major residential sites and large employment facilities.

5.5 Whilst Planning Practice Guidance⁽⁸⁾ provides comprehensive direction on many general design considerations - such as sustainable design, connectivity and crime prevention - it is important to ensure that the local context is also fully considered. This is particularly so in an area renowned for the quality of its built and natural environment and which features very sensitive locations such as the Cotswolds Area of Outstanding Natural Beauty together with numerous Conservation Areas.

5.6 There are a number of developments, particularly post-war housing schemes around some of the key settlements, where the character of the area has not been reflected in scheme design. These developments often have been built using standard house types and layouts that are not locally distinctive. The result is insensitive development that is not integrated with its surroundings either in

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

character or in scale. The design of new developments must ensure that poor design quality is not replicated and that there is a sense of transition between the open countryside and an existing settlement's historic core and character.

5.7 As well as ensuring that local character and distinctiveness are retained and enhanced, there are other key local issues that the design of development should address. These include meeting the challenge of climate change mitigation and accommodating the district's ageing population. The latter signals the need to improve the health and well-being of residents through appropriate design of homes and open spaces. One of the ways this can be achieved is by adopting the principles of lifetime homes. In addition, an inclusive approach to design, which ensures that new developments are integrated both physically and socially with current communities and places, should be followed.

5.8 To address local development and design issues the Council has up-dated and broadened the scope of the Cotswold Design Code (originally produced in March 2000 as supplementary planning guidance). It now includes landscape and green infrastructure design, and addresses some shortfalls in the 2000 version. Implementation of the new design code is key to the success of this design policy and other policies in the local plan.

5.9 The revised Cotswold Design Code (see Appendix 1) emphasises the requirement to design development so that it either follows an authentic vernacular and traditional approach, in line with the local architectural character, or that it is designed in a high quality contemporary and innovative manner, which reflects and respects local character. The decision whether to adopt a traditional or contemporary approach will depend on the type of development proposed, the site and its setting.

5.2 Monitoring Indicators

6 Natural and Historic Environment

6.1 Cotswold District is renowned for the exceptional quality of its natural, built and historic environment. Much of the district is designated as an Area of Outstanding Natural Beauty (AONB). There are numerous important wildlife habitats and protected species, and many buildings, settlements and landscapes are of architectural or historic interest⁽⁹⁾. The "Cotswold character" is key to the area's sense of place, its local distinctiveness and the quality of life of residents and visitors. Local plan policies aim to conserve and enhance the environment not only for its own sake but also for its role in supporting the local economy.

6.2 In line with the NPPF, the Local Plan, through its site allocations and policies, presents a positive framework for delivering the following strategy objectives⁽¹⁰⁾ for the natural and historic environment. Elements of the objectives will be delivered outside the planning process, relying upon the actions of a wide range of stakeholders and partner organisations.

9 The District has over 5000 listed buildings

10 <http://www.cotswold.gov.uk/media/1057486/Historic-Environment-Topic-Paper-020714.pdf>

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

6.1 Landscape

6.3 In the European Landscape Convention (ELC), to which the UK Government is a signatory, landscape is defined as “an area as perceived by people, whose character is the result of the action and interaction of natural and/or human factors”. Planning Practice Guidance says “One of the core principles in the National Planning Policy Framework is that planning should recognise the intrinsic character and beauty of the countryside. Local plans should include strategic policies for the conservation and enhancement of the natural environment, including landscape. This includes designated landscapes but also the wider countryside.”

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

Policy EN1

LANDSCAPE

The Wider Natural and Historic Landscape

1. **Development will be permitted where:**
 - a. **it does not have a detrimental impact on the natural and historic landscape (including the tranquillity of the countryside) of Cotswold District or neighbouring areas; or**
 - b. **the public benefits of the development outweigh the need to conserve the landscape character and visual quality.**
2. **Proposals will take account of landscape and historic landscape character, visual quality and local distinctiveness; and will be expected to enhance, restore and better manage the natural and historic landscape, and any significant landscape features and elements, including key views, settlement patterns and historic landscape features.**

Cotswolds Area of Outstanding Natural Beauty (AONB)

3. **In determining development proposals within the AONB or its setting, the conservation and enhancement of the natural beauty of the landscape, its character and special qualities will be given great weight.**
4. **Major development will not be permitted within the AONB unless:**
 - a. **it is in the public interest;**
 - b. **the lack of alternative sites outside the AONB justifies an exception being made; and**
 - c. **any detrimental effect on the environment, the landscape and recreational opportunities can be satisfactorily moderated.**

Special Landscape Areas

5. **Development within Special Landscape Areas that demonstrably meets the economic and social needs of communities will be permitted provided that it does not have a materially detrimental impact upon:**
 - a. **the quality of the natural, historic and built environment; and**
 - b. **the landscape character, appearance or tranquillity of the area.**

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

6.4 The landscape of the District is a result of both natural and human factors over long periods of time and is widely recognised for its natural and historic value. Landscape designations cover a large proportion of the District (80% of the District falls within the Cotswolds AONB; with a further 6% included within Special Landscape Areas and 6% within the Cotswold Water Park.) It is vital that the character, visual quality and historic value of the landscape of the District is conserved and, where possible, enhanced.

The wider natural and historic landscape

6.5 Many of the special qualities of the Cotswolds are shared by the rest of the District, including within the setting of the AONB. The Cotswolds National Character Area, as delineated by Natural England covers a wider area than just that designated as AONB. The other two National Character Areas within the District – the Upper Thames Clay Vale and the Severn and Avon Vales also exhibit many of these “Cotswold” characteristics. Detailed landscape and historic landscape characterisation work has been carried out for the entire District, and these character assessments emphasise the high landscape and historic quality of the whole area and the need to ensure their protection and enhancement. This approach is reinforced in the Planning Practice Guidance, which states “One of the core principles in the National Planning Policy Framework is that planning should recognise the intrinsic character and beauty of the countryside.”

6.6 Within and outside the designated landscapes there is a range of individual landscape assets and features, including key views, skyline features, settlement patterns, field boundaries and early cultivation systems. Such features are worthy of conservation and enhancement as part of the development process.

6.7 A particularly important issue for the AONB and other parts of the District is the conservation and enhancement of the setting of historic settlements (including individual farmsteads, as well as towns and villages). Development pressures over the last 50 years have led to some modern developments that have had a detrimental impact on the edges of settlements and this should be avoided in the future. Opportunities should be taken for new developments to reverse this negative impact by being of high quality design that respects the local landscape and historic character. The design policy DMx, together with the revised Cotswold Design Code at Appendix 1, is relevant in this respect.

6.8 Some aspects of landscape quality are intangible such as the tranquillity of an area. Tranquillity mapping, undertaken by CPRE, shows Cotswold District to be a largely tranquil District. This sense of tranquillity contributes to the overall experience of the area. It can be detrimentally affected by a wide range of activities and proposals, for example through noise and light pollution. It is crucial that this tranquillity is retained and where possible enhanced, particularly in the Cotswolds AONB. “Dark skies” form a key element of tranquillity and landscape character in certain parts of the District.

Cotswolds Area of Outstanding Natural Beauty (AONB)

6.9 The importance of Areas of Outstanding Natural Beauty has long been recognised in national planning policy. As some of the most sensitive landscapes in the country they are particularly vulnerable to pressures for development and change. Many of the key issues for the Cotswolds AONB are outlined

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

in the Cotswolds AONB management plan (2013-2018), which has been produced by the Cotswolds Conservation Board in consultation with its partners. Relevant policies within that plan are reflected in Local Plan policies. The management plan also highlights the special qualities of the Cotswolds:

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

The special qualities of the Cotswolds –

“The area is a rich mosaic of historical, social, economic, cultural, geological, geomorphological⁵ and ecological features.

- the unifying character of the limestone geology – its visible presence as natural outcrops, its use as a building material and through the plant and animal communities it supports;
- the Cotswold escarpment, including views to and from it;
- the high wolds – a large open, elevated landscape with commons, ‘big’ skies and long-distance views;
- river valleys, the majority forming the headwaters of the Thames, with high-quality water;
- dry stone walls, which give the AONB its essential character in many areas;
- internationally important flower-rich limestone grasslands;
- internationally important ancient broadleaved woodland, particularly along the crest of the escarpment;
- variations in the colour of the stone from one part of the AONB to another which add a vital element of local distinctiveness;
- the tranquillity of the area;
- well-managed arable and livestock farms;
- distinctive settlements, developed in the Cotswold vernacular, high architectural quality and integrity;
- accessible landscape for quiet recreation; and
- historic associations.”

Table 1

6.10 The NPPF accords great weight in planning decisions to the conservation of landscape and scenic beauty in these areas together with their wildlife and cultural heritage. It stipulates that planning permission should be refused for major developments in the AONB except in exceptional circumstances and where it can be demonstrated they are in the public interest.

6.11 Major development can be defined in quantitative terms – a threshold number of dwellings, for example. However, it follows from appreciation of the area’s varied natural form that consideration of what constitutes ‘major’ development is both a matter of context and a matter of fact and degree: what is deemed to be ‘major’ in one area may not be deemed to be so in another. The local plan therefore does not provide a quantitative definition of ‘major development’ here as this would be misleading and inflexible within the context of a policy largely concerned with qualitative issues. It will therefore be a matter for the development management process to determine whether or not a proposal constitutes major development.

6.12 The design of new developments should reflect the analysis of the special qualities of the AONB and opportunities for enhancement as described in the AONB management plan and relevant landscape character assessments. Notwithstanding the relatively uniform character of the landscape across the AONB, there are changes in landscape character and distinctiveness within it and it is important that these are recognised and reflected in the design of new development.

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

Special Landscape Areas (SLA)

6.13 The purpose of SLA designation is to protect locally significant landscapes that, although not nationally designated, are of comparable quality to, and abut, the AONB. Their designation is based on a formal assessment of the landscape qualities of the area. SLAs are attractive landscapes in their own right, but may also provide important foreground settings and effective buffers for the AONB. There are nine SLAs in Gloucestershire, six of which lie wholly or partly in the District. Their boundaries will be illustrated on the proposals map.

6.2 Trees, Hedgerows and Woodlands

6.14 Trees, hedgerows and woodlands play a major part in establishing the character of the Cotswolds landscape and make a valuable contribution to the ecological balance of the area, particularly veteran trees, ancient woodland and hedgerows.

Policy EN2

TREES, HEDGEROWS AND WOODLANDS

1. **Development will be permitted that conserves and enhances:**
 - a. **trees of high landscape, amenity, ecological or historical value;**
 - b. **veteran trees;**
 - c. **hedgerows of high landscape, amenity, ecological or historical value; and/or**
 - d. **woodland of high landscape, amenity, ecological or historical value.**

2. **Where trees, woodland or hedgerows are proposed to be removed as part of development, compensatory planting will be required.**

6.15 This policy does not prevent the appropriate management of trees and woodlands or removal of trees that are not in character with their locality.

6.16 In some cases the public benefit of development may outweigh the importance of retaining the trees on the development site, in which case it is crucial that compensatory tree planting takes place on or near the site. Appropriate tree species should be selected and arrangements made for the long-term management of the new trees.

6.17 For the avoidance of doubt, parameter 1 of the policy includes trees protected by a Tree Preservation Order or located within a conservation area. Parameter 3 relates particularly to those meeting the criteria of “important hedgerow” in the Hedgerow Regulations. And parameter 4 relates particularly to ancient semi-natural or ancient replanted woodland.

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

6.3 Biodiversity and Geodiversity

6.3.1 Biodiversity and Geodiversity: Features, Habitats and Species

Policy EN3

BIODIVERSITY AND GEODIVERSITY: FEATURES, HABITATS AND SPECIES

1. **Development will be expected to demonstrate no net loss in biodiversity.**
2. **Proposals that conserve and enhance biodiversity and geodiversity will be permitted.**
3. **Proposals that minimise and reverse habitat fragmentation and promote the creation, restoration and beneficial management of ecological networks, habitats and features and green infrastructure will be permitted, particularly within areas subject to landscape-scale biodiversity delivery initiatives.**
4. **Proposals that would result in the loss or deterioration of irreplaceable habitats and resources, such as ancient woodlands and veteran trees, will be permitted where the need for and public benefits of the development clearly and demonstrably outweigh the loss.**
5. **Development that is likely to have an adverse effect on internationally protected species will be permitted where there are reasons of overriding public interest and there is no alternative acceptable solution.**
6. **Development on sites supporting other protected species and species and habitats “of principal importance for the purpose of conserving biodiversity”⁽¹¹⁾ will be permitted where adequate provision can be made to ensure the conservation of the species or habitat.**

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

6.3.2 Biodiversity and Geodiversity: Designated Sites

Policy EN4

BIODIVERSITY AND GEODIVERSITY:DESIGNATED SITES

International Sites

1. **Development that would affect an internationally designated site (including proposed sites and sites acquired for compensatory measures) will be subject to the most rigorous examination. Development that is not directly connected with, or necessary to the management of the site for nature conservation; which is likely to have significant effects on the site (either individually or in combination with other plans or projects); and where it cannot be ascertained that the proposal would not harm the integrity of the site, will be permitted only where:**
 - a. **there is no alternative solution; and**
 - b. **there are reasons of overriding public interest why the development should proceed**

National Sites

2. **Development that is likely to have an adverse effect upon nationally designated nature conservation sites will be permitted where the benefits, in terms of other objectives, clearly outweigh the impacts on the special features of the site and broader nature conservation interests and there is no alternative acceptable solution.**

Local Sites

3. **In other locations, including locally identified wildlife sites (Key Wildlife Sites) and Local Nature Reserves, development will only be permitted where it can be clearly demonstrated that there are reasons for the proposal which significantly outweigh the need to safeguard the substantive nature conservation value of the site.**
4. **Development should maintain Regionally Important Geological / Geomorphological Sites for their scientific and educational value. Development that significantly adversely affects local geological features will be permitted where comparable sites can be identified or created elsewhere, or the impact can be adequately mitigated through other measures.**

6.18 Cotswold District has a diverse range of habitats and species. Some areas are of international significance, including the Cotswolds Beechwoods and Commons Special Area for Conservation. Many further areas and species are important at the national or local level. All of the sites designated will be shown on the Proposals Map. Further sites may be designated during the lifetime of this plan. There

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

are also international sites that lie just outside the District that could be affected by development within it. The potential impacts of this local plan have been considered in the relevant Habitats Regulations Assessment.

Internationally designated nature conservation sites in or near Cotswold District

Severn Estuary SPA

Table 3

Severn Estuary Ramsar

Severn Estuary SAC

Bredon Hill SAC

Dixton Wood SAC

Cotswold Beechwoods SAC

Rodborough Common SAC

North Meadow and Clattinger Farm SAC

Source: Habitats Regulations Assessment Report (LUC 2015)

Table 2

6.19 The NPPF together with other legislation and guidance highlights the importance of conserving and enhancing the biodiversity and geodiversity assets and networks of the District. The degree of protection should be commensurate with the importance of the asset and its contribution to ecological networks. The protection of internationally designated wildlife sites will be the overriding policy consideration where development may cause a significant adverse impact to such a site. To ensure the long-term resilience of the biodiversity resource it is vital that development not only ensures no net loss of biodiversity but makes a contribution to the enhancement of biodiversity through habitat creation and land management.

6.20 Where development is permitted the council will seek through the use of appropriate conditions to ensure that it does not adversely affect nature conservation interests, that damaging impacts are prevented, that long term protection is secured and that necessary compensation is provided. Where development would cause significant harm to local biodiversity, which cannot be mitigated or (as a last resort) adequately compensated for, the application will be refused. Development proposals where the primary objective is to conserve or enhance biodiversity will be encouraged. Where there are opportunities for enhancements which benefit nature conservation and biodiversity the council will seek appropriate measures to secure them.

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

6.21 The impacts of climate change and habitat fragmentation are of key concern, therefore special attention should be paid to ensuring that ecological networks (especially those that include and support European sites and European protected species) are protected and enhanced. This could take place for example through support for landscape-scale biodiversity initiatives, such as Nature Improvement Areas and the delivery of the Gloucestershire Nature Map. This may entail working across administrative boundaries, in co-operation with other Local Authorities and partners, and in particular the Gloucestershire Local Nature Partnership, that has designated three Nature Improvement Areas, which are wholly or partially located in the District. The key ecological networks (mapped as strategic nature areas) will be illustrated on the proposals map, and it is important to recognise that there are also local wildlife linkages, which should be protected and enhanced but cannot be mapped due to the resources required to analyse the whole District and to map every wildlife linkage.

6.4 The Historic Environment (Heritage Assets)

6.4.1 Designated Heritage Assets - Conservation Areas

6.22 Policies of the NPPF, supplemented by guidance within PPG, enable the historic environment including heritage assets⁽¹²⁾ and their settings to be adequately protected and enhanced within the development management process. The key consideration is the potential harm that might be caused to the heritage asset or its setting given its level of significance, and how that is balanced against the proposed public benefits of the proposals. In addition, the NPPF emphasises the importance of the opportunities that relevant new development may have to better reveal the significance of heritage assets.

6.23 Listed Buildings and Scheduled Ancient Monuments are also subject to separate regulatory regimes.

12 Heritage assets are defined in the National Planning Policy Framework as "A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. 'Heritage asset' includes designated heritage assets and assets identified by the local planning authority (including local listing)." In addition, Designated heritage assets are defined as - "A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site; Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation."

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

Policy EN5

DESIGNATED HERITAGE ASSETS - CONSERVATION AREAS

Development proposals, including demolition, that would affect Conservation Areas and their settings, will be permitted provided they:

- a. are in keeping with the special character and appearance of the Conservation Area in terms of siting, scale, form, proportion, design and materials;
- b. include hard and soft landscape proposals, where appropriate, that respect the character and appearance of the Conservation Area;
- c. will not result in the loss of open spaces, including garden areas and village greens, which, because of their openness, make a valuable contribution to the character and/or appearance, and/or allow important views into or out of the Conservation Area;
- d. are informed by the relevant Conservation Area appraisal (where available); and
- e. do not include internally illuminated advertisement signs.

6.4.2 The Conversion of Designated and Non-Designated Heritage Assets

Policy EN6

THE CONVERSION OF DESIGNATED AND NON-DESIGNATED HERITAGE ASSETS

The conversion of heritage asset to alternative uses will be permitted where:

- a. the conversion would secure the future of an asset, and/or its setting, which would otherwise be at risk; the proposed conversion would not significantly harm the character of the asset, including its internal spaces and curtilage;
- b. its setting and the character or the appearance of the surrounding landscape; and
- c. the asset is structurally sound, suitable for and capable of conversion to the proposed use without substantial alteration, extension or re-building, which would be tantamount to the erection of a new building.

Subsequent extensions or alterations to heritage assets that have been converted will be permitted where the works would not harm the character or appearance of the building, its significance as a heritage asset, its setting or the landscape.

6.24 Specific local policy is required on Conservation Areas, which are particularly numerous in the Cotswolds. They form a very special part of the character of the villages and towns in the District in terms of their buildings, the open spaces within the Conservation Areas, and their surroundings.

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

6.25 Another key local issue is the conversion of heritage assets to other uses. To retain these important assets, it may be necessary to allow development that might otherwise be inappropriate; for example, the conversion of a traditional barn to a new house in an unsustainable location. Conversions must be carefully controlled to ensure that the asset's historic importance, character and landscape setting are all conserved.

6.26 Besides many designated heritage assets, there is also a wide range of non-designated assets, such as old buildings of historic interest, whose significance is not sufficient to warrant listing, and locally "scheduled" archaeological features. All heritage assets must be protected and enhanced because they are of vital importance to the character and "sense of place" of the area.

6.5 Pollution, Contaminated Land and Hazardous Substances

6.27 The air can be polluted through gaseous emissions from industrial processes or through local traffic generation, and may be exacerbated through local microclimatic factors.

6.28 Water can be polluted by the discharge of solid or liquid pollutants into groundwater or water courses.

6.29 In areas where the community values quiet enjoyment and tranquillity, noise can be similarly detrimental, as can vibration, dust, smell and the intrusion of light and heat.

6.30 Many of these pollution sources are dealt with by separate legislation and regulations, but they remain material considerations in planning, in terms of potential adverse impacts on the health of the local community and the natural and built environment of the Cotswolds, and contributing to climate change. The impact of potentially polluting activities can be minimised and avoided through planning policy controlling the location of potentially polluting development; controlling operations; and ensuring that incompatible uses of land are separated to avoid potential conflict.

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

Policy EN7

POLLUTION, CONTAMINATED LAND AND HAZARDOUS SUBSTANCES

1. Pollution

Permission will not be given for development that:

- a. **would result in an unacceptable risk to public health or safety, the environment, general amenity or existing land uses because of its location or due to the potential pollution of air, surface water, ground water sources, or land pollution;**
- b. **is likely to cause significant noise nuisance, unacceptable light levels and spillage, flicker, vibration, dust or smell; lies within a protected area around sewage treatment works or similar installations.**

2. Contaminated land and hazardous substances

Permission will not be given for development that lies on or in the vicinity of land that is suspected of being contaminated or containing a potential hazardous substance unless it can be demonstrated that there is no unacceptable risk to future occupiers of the development, neighbouring uses and the environment from the contamination or potential hazardous substance including ground gas migrating from landfill sites.

Where planning permission is granted, conditions may be imposed requiring the execution of any necessary remedial works. Where a site is affected by land contamination responsibility for securing a safe development rests with the developer and/or landowner, who will be required to carry out the above.

6.31 The NPPF states that local planning authorities should ensure new developments are appropriate for their locations, to prevent 'unacceptable risks' from pollution.

6.32 In regards to air pollution, the council may ask for an air quality assessment if the development is considered to have an adverse impact on air quality (either individually or cumulatively with other planned development). Particular caution will be applied in or close to designated Air Quality Management Areas (e.g. Birdlip) and due regard had to any air quality action plan.

6.33 Many developments will create some noise; however the level of noise should not give rise to significant adverse impacts on health and quality of life. Acceptable noise levels will vary according to the source, receptor and time, and the policy is not intended to unduly restrict existing, established businesses which may need to develop. Planning conditions may be used to reduce adverse impacts. In countryside areas particularly valued for their tranquillity, no significant increase will be allowed.

6.34 It is important that there are controls on developments which pose a risk to groundwater, to ensure an adequate and safe water supply. Groundwater feeds into both public and over 200 private water supplies. These supplies may be affected through pollution and may be depleted through surface water and drainage systems which do not allow for natural infiltration of water through soils. The most

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

vulnerable ground water sources are designated as Groundwater Source Protection Zones. Further details are available from the Environment Agency website www.gov.uk/government/organisations/environment-agency.

6.35 Certain sites and pipelines in the District are designated as notifiable installations, by virtue of the substances stored, transmitted or used. Some development, such as housing, may be incompatible with such sites for safety reasons. The Council holds maps showing the location of these sites

6.36 Particular care will be taken in relation to the redevelopment of contaminated land and in relation to hazardous substances that have radiological effects and other statutory nuisances. Where a site is affected by contamination, responsibility for securing safe development lies with the developer and/or landowner. Developers will be required to show that appropriate measures have been taken to mitigate any adverse impact upon development from any potential contamination and/or hazardous substance (natural or background occurrence, e.g. radon gas).

6.6 Monitoring Indicators

7 Infrastructure

7.1 Successful and sustainable communities depend upon physical, green and social and community infrastructure to meet the needs of residents and businesses. Infrastructure encompasses a wide range of provision including transport, public utilities, flood management measures, social and community infrastructure such as health care facilities, sports provision, green infrastructure, education, leisure and tourism, and other community facilities ranging from community meeting halls to children's play areas.

7.2 It is important to recognise that whilst there is a degree of funding from governmental and other public sources, a significant amount of the money for provision of new or enhancement of existing infrastructure is sourced as financial contributions from developers or in the form of payment in kind through direct provision by developers of facilities or services.

7.3 Clearly, there is only so much that a developer can be expected to contribute to infrastructure provision without threatening the economic viability of a proposal. This may be particularly so in cases where development costs may be unusually high - the redevelopment of a brownfield site where the land may, for instance, be contaminated. In those and similar circumstances the council will on a case-by-case basis take into account evidence of any mitigating circumstances that affect the viability of redevelopment. Notwithstanding, the council cannot reasonably be expected to allow development that will have an unacceptable impact on existing infrastructure.

7.4 Where viability appears finely balanced, hard choices may sometimes need to be made in prioritising what infrastructure is to be provided and/or when it is to come forward during the life of the development. For this reason, it is crucial to consider infrastructure provision 'in the round' and not to look at items in isolation from each other. This approach is endorsed by Government at Page 3 of the National Infrastructure Plan 2013: *The government recognises that meeting the UK's infrastructure ambitions requires a long-term sustainable plan, which means taking a cross-cutting and strategic approach to infrastructure planning, funding, financing and delivery.*

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

7.5 Recognition of the need to provide sufficient infrastructure to enable and support sustainable development and economic growth is inherent within the NPPF. Whilst infrastructure is referenced frequently throughout the framework, several core planning principles and key sections relate specifically to it (such as Parts 4, 5, 8 and 10).

7.6 In acknowledging the central importance of infrastructure to the delivery of objectives, the Local Plan's policies and proposals are supported by an Infrastructure Delivery Plan (IDP). Its function is to assess the infrastructure and services that will be required to support the levels of housing and employment growth proposed in the plan. In doing so, the IDP fulfils several roles:

- it provides evidence supporting the preparation and delivery of the Local Plan;
- it presents estimated infrastructure costs and secured sources of infrastructure funding, including the potential for developer contributions towards infrastructure through S106 planning obligations;
- it will, in due course, also be the evidence base underpinning any Community Infrastructure Levy (CIL) charging schedule; and
- it identifies whether any Nationally Significant Infrastructure Projects (NSIPs) are expected to come forward within the area. Currently there are no NSIPs in the area registered with the Planning Inspectorate.

7.1 Infrastructure Delivery

7.1.1 Infrastructure

Policy INF1

INFRASTRUCTURE

The District Council will secure developer contributions towards the provision of infrastructure through the following means:

- a. **Preparation and regular review of the Cotswold Infrastructure Delivery Plan (IDP) that will set out the infrastructure to be provided by partners;**
- b. **Securing contributions to all aspects of land use, infrastructure and services that may be affected by development, in accordance with the District Council's identified priorities and objectives for delivering sustainable communities through the preparation of a Community Infrastructure Levy charging schedule and/or negotiating planning obligations;**

Where viability is a constraint, the following infrastructure needs will be prioritised by Cotswold District Council:

- a. **Cotswold Core Infrastructure, which are those projects considered to be of fundamental importance for supporting the delivery of the Strategy;**
- b. **Place Making Infrastructure, which are those projects needed to realise the Vision; and**
- c. **Strategic (County-wide) Infrastructure, which are those projects identified in the IDP as being of county-wide or strategic importance.**

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

7.7 Cotswold District Council will work with partners, including infrastructure providers, developers and other Local Authorities, to ensure that infrastructure is in place at the right time to meet the needs of Cotswold District and to support the growth set out in the Local Plan.

7.8 The Cotswold IDP identifies Core Infrastructure Projects as those that are considered to be of fundamental importance for supporting the delivery of the Spatial Strategy, such as transport, flood risk, utilities, education, health care and the emergency services.

7.9 The provision of Affordable Homes should be added to this list.

7.10 Place-making Infrastructure is that required to realise the Plan Vision. Developer contributions towards infrastructure will be sought for projects including, but not exclusively, libraries, community centres, cultural facilities, sports and recreation facilities, open space and public realm enhancements.

7.11 Strategic (County-wide) Infrastructure. The Cotswold IDP has been prepared as part of a joint commission with the other District Councils in Gloucestershire. Production of IDPs covering the other Council areas may result in the identification of strategic projects that are considered to be of county-wide or cross-boundary importance. A short list of these projects will accompany the each stage of the Cotswold IDP.

7.12 An updated IDP is being prepared and will be used to inform the next Reg 19 stage of plan preparation.

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

7.1.2 Community Infrastructure Levy and Developer Contributions

Policy INF2

COMMUNITY INFRASTRUCTURE LEVY AND DEVELOPER CONTRIBUTIONS

The Council will seek to implement the Community Infrastructure Levy through the relevant legal processes, to support the provision of necessary infrastructure serving Cotswold District. The Council will strike an appropriate balance between the estimated costs of infrastructure needing to be funded by the Community Infrastructure Levy and the potential effects of the levy on the economic viability of development. The imposition of the levy will be based on an appropriate rate per square metre of net additional floorspace on appropriate development listed in the CIL Schedule. Developments will be able to make in-kind payments of land under circumstances permitted by the regulations.

Additional contributions to fund infrastructure requirements arising from individual developments will be sought through the use of section 106 agreements, as allowed for in the regulations. The Council will prepare a Regulation 123 list to clarify the infrastructure to be funded by each means.

In advance of the implementation of the Community Infrastructure Levy, developments will be required to meet their infrastructure requirements through planning obligations and conditions in accordance with National and Development Plan policies.

Developments not identified as site allocations in the Local Plan and requiring a s106 agreement will use the formulas for infrastructure provision set out in the IDP to ensure fair and consistent contributions are made.

7.13 The Cotswold District Infrastructure Delivery Plan examines the need for infrastructure and the potential for this to be provided. The IDP estimates that infrastructure costs to support development will exceed £xx million thus it is only fair that policies should require development to contribute to infrastructure provision over the plan period. The Infrastructure Development Plan suggests that the Council implement the Community Infrastructure Levy, which was introduced by the latest Planning Act. Policy INF2 proposes that the Council will introduce the levy in accordance with the relevant regulations, which require that an appropriate balance is struck between the desirability of funding from the Community Infrastructure Levy (in whole or in part) the cost of infrastructure required to support development in its area, and the potential effects of the imposition of the levy on the economic viability of development across its area. Rates may be set according to the use of development or by location, and supplementary charges, nil rates, increased rates or reductions may be applied where appropriate. The Council is preparing CIL in parallel to the Local Plan programme. It is envisaged that the Charging Schedule will be submitted at the same time as the Local Plan.

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

7.14 On larger individual developments it can be more appropriate to fund certain site specific infrastructure through s106 agreements. To avoid 'double charging' the council will prepare a Regulation 123 list to clarify the funding streams and prevent this double counting. The list will be updated as appropriate and in accordance with the latest Government Regulations.

7.15 Whilst it is the intention of the Council to implement the Community Infrastructure Levy, it is prudent to include a policy that clarifies how the infrastructure requirements arising from planned development will be funded until such time that the Community Infrastructure Levy is adopted. When the Cotswold District Community Infrastructure Levy is implemented, this policy clause will cease to apply and will be removed as soon as the Local Plan is reviewed or earlier if circumstances allow.

Infrastructure Project Tracker

7.16 An Infrastructure Project Tracker has been prepared alongside the IDP. The tracker provides a schedule of infrastructure projects and allows them to be sorted (filtered) by sector, settlement and by whether developer contributions towards funding are to be sought. For each project, information on the organisation responsible for delivery, estimated cost, funding sources and phasing is recorded.

7.17 Given the large number of projects and organisations involved in delivering infrastructure, infrastructure planning must be seen as iterative process, with the IDP report updated on an annual or bi-annual basis. The purpose of the Infrastructure Project Tracker is to enable the progress of individual projects to be continuously updated, allowing for more regular reporting using the schedule without the need to edit the main report.

7.2 Social and Community Infrastructure

7.18 Most services and facilities in Cotswold District are concentrated within Cirencester and the 16 principal settlements. It is recognised that smaller scale services and facilities in local neighbourhoods and villages are vital to many residents for social and economic and environmental reasons.

7.19 To sustain and support existing strong, vibrant and healthy communities a wide range of facilities and services is needed. These are provided across the district by various bodies, including the public, private and voluntary sectors. The provision and location of these facilities and services plays an important role in encouraging and maintaining a sense of community and well-being. Facilities and services include:

- doctors' surgeries and dental practices, day-care centres, hospitals and other healthcare/social service facilities;
- community safety and emergency services (fire, police, ambulance: the "blue light" services);
- education and training facilities (including adult and further education), pre-school centres and other children's services community halls/hubs, including places of worship and youth provision;
- cultural facilities, such as arts centres, libraries and museums;
- waste management, collection, recycling and disposal services;

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

- sports facilities and open space of public or nature conservation value⁽¹³⁾; and
- parks, gardens and amenity open space together with natural or semi-natural green spaces including disused canals or railway lines.

Policy INF3

SOCIAL AND COMMUNITY INFRASTRUCTURE

- Proposals for community facilities either in their own right or as a consequential requirement of development in the area will be permitted where, as appropriate, it is demonstrated that:**
 - provision is synchronised with the scale, timing/phasing and needs of the development;**
 - account has been taken of existing facilities and services in the area, including the quantity and quality of provision;**
 - the proposal is economically viable in terms of its development costs and ongoing maintenance, and there is demonstrable local need for it;**
 - the facility or service is well-linked and accessible to the local community by foot, bicycle or public transport both at present and having regard to the future growth proposals of the development plan;**
 - the feasibility of multi-purpose use of the facility or service has been rigorously explored and, where possible, implemented in the proposal; and**
 - provision is made for the on-going management/maintenance of the facility or service.**
- Planning permission for development which results in the loss of local community facilities or services will be permitted provided:**
 - it is demonstrated that there is no local need for the facility or service and an appropriate, alternative community use to meet local requirements is not needed; or**
 - replacement facilities or services are provided in an appropriate alternative location having regard to the requirements of 1 above.**

7.20 The purpose of this policy is to make sure that as communities grow, supporting infrastructure can correspondingly grow or change whilst maintaining provision at an appropriate level.

13 The Council is currently preparing an update to the Open Space Sport and Recreation Study this will set local standards and compliment national standards. The documents should be referred to along with this policy

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

7.21 It is important that new development, where it will add to the combined needs of the community, contributes to new or expanded facilities. For provision to be effective and to ease pressure on existing facilities, new infrastructure must be delivered by the time the new development is available for occupation. Where new development is in an area of undersupply, there may be opportunities to improve facility provision and provide wider benefits. Developers should take opportunities to integrate new provision with existing facilities. This might be achieved by extending a facility or by providing it in a location that is accessible to residents in neighbouring areas with identified needs.

7.22 The right location for a community facility will depend on its scale and function. Facilities that serve the day-to-day needs of a community should be located in local centres close to the communities they serve and should be fully accessible and inclusive. The location of higher-level facilities, such as leisure centres, should be accessible to all members of the community and directed to an allocated site (where the Local Plan makes such provision) or other appropriate site in an area of identified undersupply.

7.23 New facilities should be located as to minimise the need to travel by car through being safely accessible by walking, cycling and public transport. Mixed-use developments can help ensure that houses and businesses are close to services. Facilities that are flexible and provide a range of uses can also help to generate higher levels of activity as well as making more efficient and effective use of land.

7.24 Good education and training facilities are essential to ensure that our local workforce has the relevant skills and training, and that the area is attractive to young families. Schools and colleges play a fundamental role in bringing the community together and providing shared facilities that local people and communities can use.

7.25 Where new homes are built, any additional demand for education and training will be catered for through the expansion of existing education provision. In some cases this may trigger the need for substantial changes to the services provided. New homes will be expected to contribute towards the enhancement of education facilities where they are insufficient to support new development. This may include contributions or the allocation of land (or both) to enable facilities to be built or improved.

7.26 Social and community infrastructure is vitally important in ensuring the quality of life and well-being of communities. For this reason, the redevelopment of a community facility will only be acceptable in certain circumstances; for example, where the facility will be replaced, or where it can satisfactorily be demonstrated that there is no current or future need or demand, or where a marginal loss will result in improvement or provision of a complementary use. Demonstration that there is no local need for an existing commercial facility such as a public house or shop should be supported by evidence that the facility has been actively marketed in its extant use for a period of at least 12 months. Having regard to loss of other facilities it should be shown that there has been a material change in circumstances affecting ongoing viability – for example the permanent withdrawal of funding. Proposals to build on existing sports and recreational buildings or land should be considered in accordance with the criteria in the NPPF.

7.3 Movement and Connectivity

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

7.3.1 Sustainable Transport

Policy INF4

SUSTAINABLE TRANSPORT

Development will be permitted that:

- a. actively supports travel choice through provision, enhancement and promotion of safe and legible connections to existing walking, cycling and public transport networks (including, where appropriate, the rail network);
- b. gives priority to pedestrians and cyclists and provides access to high quality public transport facilities taking account of the travel and transport needs of all people;
- c. does not have a detrimental effect on residential amenity by reason of unacceptable levels of noise; vibration or atmospheric pollution;
- d. ensures links with green infrastructure including Public Rights of Way and, where feasible, wider cycle networks;
- e. incorporates, where feasible, facilities for charging plug-in and other ultra-low emission vehicles;
- f. accommodates the efficient delivery of goods and supplies;
- g. considers the needs of people with disabilities by all modes of travel.

7.3.2 Highway Safety

Policy INF5

HIGHWAY SAFETY

Development will be permitted that:

- a. is well integrated with the existing transport network within and beyond the development itself, avoiding severance of communities as a result of measures to accommodate increased levels of traffic on the highway network;
- b. creates safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians, avoids street clutter and where appropriate establishes home zones;
- c. provides safe and suitable access and includes designs, where appropriate, that incorporate low design speeds; and
- d. avoids locations where the cumulative impact of congestion or other undesirable impact on the transport network is likely to remain severe following mitigation.

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

7.3.3 Parking Provision

Policy INF6

PARKING PROVISION

Development will be permitted that makes provision for residential and non-residential vehicle parking where, in the opinion of the Highway Authority, there is clear and compelling evidence that such provision is necessary to manage the local road network. The level of provision will be a matter for determination by the Local Planning Authority in consultation with the Highways Authority having regard to locally-determined criteria.

Proposals for public car parks will be permitted where the development:

- a. forms part of a town centre strategy or traffic management/parking strategy;
- b. is essential for maintaining the vitality and viability of a town or district centre and demonstrably serves the town or district centre as a whole;
- c. is located within or at the edge of the centre and is of a scale that is in keeping with the size of the centre;
- d. would help to reduce a significant traffic congestion problem or would not exacerbate existing traffic problems; and
- e. would not detract from the provision of alternative modes of transport.

7.27 The transport impact of new development should be fully assessed to ensure that development proposals are safe, well connected to the existing movement network (including, where appropriate, the rail network) and minimise damage to amenity. The National Planning Policy Framework (NPPF) supports the need to avoid adverse impacts through development and to mitigate them where they may occur. It requires the response to be proportionate. Development should be refused on transport grounds only where the residual cumulative impacts are severe. "Residual" here means after mitigation measures have been applied.

7.28 The volume and type of traffic generated by a development is a key planning consideration. Traffic generation can have an impact on the quality of people's lives, the character of an area and on the local and wider environment. Road layouts should therefore be designed carefully to discourage through traffic,(whilst still maintaining permeability), reduce vehicle flows and restrain vehicle speed. Particular attention will be paid to proposals that generate a large net increase in trips, involve heavy lorry movements, or result in high levels of on-street parking.

7.29 Where development proposals exacerbate existing – or create new – traffic problems mitigation measures will be sought. These could include, for example, highway junction improvements or the introduction of pedestrian facilities in areas where they do not currently exist. Proposals should avoid locations where there are known to be existing problems on the highway network and where adequate mitigation measures may prove difficult to implement. Similarly, locations that already experience

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

problems resulting from noise, air pollution or vibration arising from traffic should be avoided unless effective mitigation can be implemented. In the case of proposals to redevelop urban brownfield land a finer balance may need to be struck between competing objectives.

7.30 More sustainable modes of transport and forms of movement should be actively promoted as an alternative to private car use. To optimise access to sustainable transport modes, new development should provide links with existing public transport, pedestrian and cycle networks through its design and layout depending on the nature and location of the site. Where possible, in certain circumstances the council may seek improvements to public transport services for development proposals in areas with poor accessibility, as well as enhancements to walking and cycling routes. The provision in new developments of secure, well-located cycle parking and, where feasible related facilities such as changing areas, can help to encourage people to use this mode of transport more frequently.

7.31 The design process should ensure that access to a site is safe and convenient, and the needs of all users, including pedestrians, cyclists and people with reduced mobility are taken into account. This should include provision of and connection to wider routes for walking and cycling including connections to existing Public Rights of Way⁽¹⁴⁾ and wider cycling networks where the opportunity exists. Another useful means of facilitating modal shift and assisting in “future-proofing” is the provision, where possible, of charging points for low-emission vehicles. Policy DM x Design addresses some of these issues.

7.32 A ministerial statement of March 2015 supplements paragraph 29 of the NPPF in respect of setting local parking standards. Taken together national policy now says:

7.33 *If setting local parking standards for residential and non-residential development, local planning authorities should take into account:*

- the accessibility of the development;*
- the type, mix and use of development;*
- the availability of and opportunities for public transport;*
- local car ownership levels; and*
- an overall need to reduce the use of high-emission vehicles.* [this is the original NPPF paragraph]

7.34 *Local planning authorities should only impose local parking standards for residential and non-residential development where there is clear and compelling justification that it is necessary to manage their local road network.* [this is the supplementary text]

7.35 The net effect of the supplementary wording is that whether or not parking standards should be imposed in relation to a development proposal is at first instance a matter for Gloucestershire County Council as Highways Authority to determine on a case-by-case basis having regard to the five criteria set out above. The District Council’s role is to work in partnership with the Highways Authority in the determination of levels of parking provision that may be required if the “clear and compelling justification”

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

can be made. In other words, it is a two-step process. Cotswold District Council's existing parking standards are out of date. The Council intends in consultation with the Highways Authority either to revise those standards or to adopt a different approach based on guidance, and will bring the preferred approach forward for public consultation as part of the Pre-Submission Local Plan during 2016.

7.36 Planning applications need to address the transport implications of the proposed development both in terms of potential negative impacts and in taking opportunities to deliver positive solutions – such as modal shift. Some schemes, due to their size or location, will need to include the submission of a Transport Statement, setting out potential trip levels and any local transport issues. Schemes which create significant transport implications will require the submission of a detailed Transport Assessment. Proposals that are likely to have significant transport implications also need to be accompanied by a Travel Plan. Guidance on the scope, content and preparation of Transport Assessments and Travel Plans is available in national Planning Practice Guidance:

- <http://planningguidance.planningportal.gov.uk/blog/guidance/travel-plans-transport-assessments-and-statements-in-decision-taking/>

7.37 Developers should seek pre-application advice from Gloucestershire County Council as Highways Authority and/or Highways England prior to submission of an application as to whether a Transport Statement, Transport Assessment or Travel Plan will be required.

7.38 Gloucestershire County Council guidance is available here:

- <http://www.gloucestershire.gov.uk/article/105956/Manual-for-Gloucestershire-Streets>.
- <http://www.gloucestershire.gov.uk/extra/tpguidance>

7.3.4 Vale of Evesham Heavy Goods Vehicle Control Zone

7.39 Through maintaining a co-ordinated approach to relevant local planning policy, the Council has long been a partner of Wychavon District Council and Stratford on Avon District Council in seeking to mitigate the impact of HGV traffic in the Vale Of Evesham. The Council considers that the duty to co-operate supports this established approach and that evidence justifies retention of the policy in the new Local Plan.

Policy INF7

VALE OF EVESHAM HEAVY GOODS VEHICLE CONTROL ZONE

Proposals for employment development which would generate additional Heavy Goods Vehicle trips within the Vale of Evesham Heavy Goods Vehicles Control Zone, as identified on the Proposals Map, will be accompanied by a Transport Assessment showing how the supply and distribution routes proposed relate to the Heavy Good Vehicles Route Network.

7.40 The NPPF makes it clear that policies relating to transport have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives.

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

7.41 The Vale of Evesham is an important area for the processing and redistribution of food products. An increasing proportion of fruit and vegetables is imported and consequently the number of Heavy Goods Vehicles (HGV) has risen. For villages in the area, this increased level of HGV traffic has affected the quality of life of residents through the generation of increased noise, vibration and atmospheric pollution.

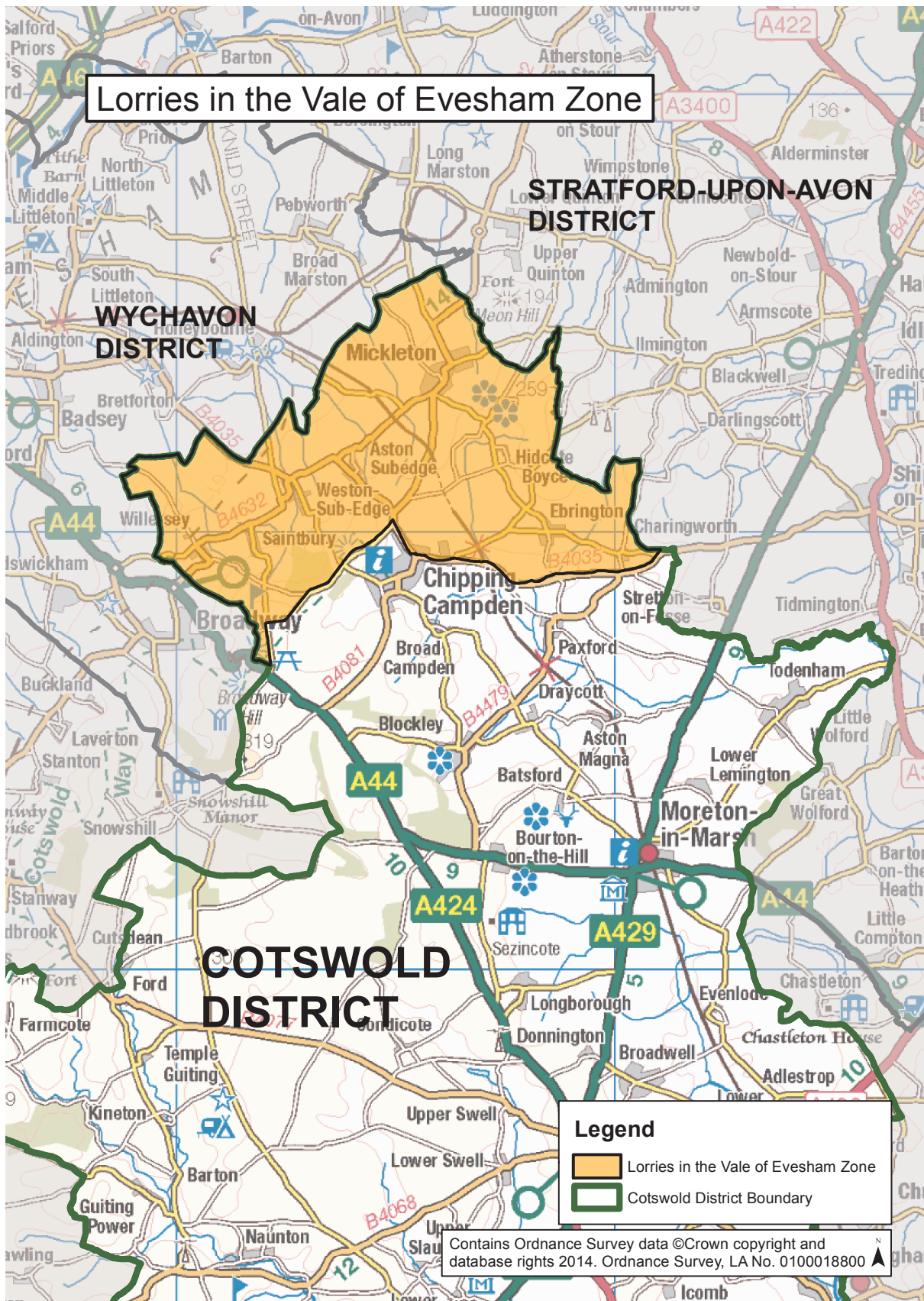
7.42 To mitigate the impact of HGV traffic this policy seeks to ensure that the road haulage industry uses, wherever possible having regard to new development proposals, the most appropriate roads for HGVs travelling within and through the Vale of Evesham.

7.43 Although these HGV traffic issues are primarily within Wychavon District, they do go beyond its boundaries into Cotswold District and Stratford on Avon District. All three planning authorities are promoting a similar policy in their Local Plans and will continue to work with the three Highway Authorities and the Worcestershire Freight Quality Partnership (as identified in the LTP3 Multimodal Freight Policy1) in its implementation.

7.44 It may be, for instance, that a proposed employment development within Cotswold District that is located outside the Zone would nevertheless use the road network within the Zone as its primary access and egress route. The Cotswold District policy is therefore worded slightly differently from that of Wychavon and Stratford on Avon to take account of that possibility.

7.45 For the avoidance of doubt, the Heavy Goods Vehicle Route Network is also shown on the Proposals Map.

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015



Map 30 Lorries in the Vale of Evesham Zone

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

7.4 Green Infrastructure

7.46 The National Planning Policy Framework defines green (or blue) infrastructure as: “A *network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.*”

7.47 The purpose of this policy is to ensure that individual assets and the integrity and connectivity of the Green Infrastructure network are planned, created, protected and enhanced, whilst recognising that the network extends beyond the district.

Policy INF8

GREEN INFRASTRUCTURE

1. **Development proposals must contribute, depending on their scale, use and location, to the protection and enhancement of existing Green Infrastructure and/or the delivery of new Green Infrastructure**
2. **New Green Infrastructure provision will be expected to link to the wider Green Infrastructure network of the District and beyond.**
3. **Green Infrastructure will be designed in accordance with principles set out in the Cotswold Design code.**

7.48 When new development is proposed, there is an opportunity to make a positive and proportionate contribution to green infrastructure. GI offers an intelligent, integrated way of managing our natural capital. In doing so, it helps to establish and reinforce networks for ecology, recreation and active travel that are resilient to current and future pressures, including climate change.

7.49 In the Cotswolds, a predominately rural area, areas of green (or blue) space including farmland and gardens are part of GI. These areas provide and deliver GI benefits in a number of ways including flood alleviation, food production and visual appeal.

7.50 Development proposals are required to protect as well as contribute to new and existing GI at a level that is proportionate to the scale, type and location of the development. For example it is unlikely that a contribution to GI would be required for the insertion of a dormer window, but a substantial level of GI would be expected as part of a major housing scheme. The key issue is that all GI should be considered together to ensure that they deliver multi-functional and networking benefits.

7.51 Major developments will be expected to contribute (either financially or through works undertaken) towards the development and enhancement of the strategic green infrastructure of the District. The Gloucestershire Local Nature Partnership has produced a “strategic framework for green infrastructure for Gloucestershire”, based on work initially carried out as part of the Gloucestershire Strategic

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

Infrastructure Delivery Plan preparation. The strategic principles within that document⁽¹⁵⁾ should be used in conjunction with this policy others in the local plan, particularly natural environment and site or settlement-specific policies (including the Cotswold Water Park and the Thames and Severn Canal).

7.52 Other developments, apart from minor householder applications, will be expected to contribute to local or neighbourhood green infrastructure, both on and off-site. Contributions should be proportionate to the impact and scale of development, and could include improvements to the local cycle path network, enhancements of local public open space and/ or habitat creation. The design of any new green infrastructure should reflect and enhance local character and distinctiveness.

7.53 This council is updating the Open Space, Sport and Recreation Study, and this will cover GI. The Study's findings may result in refinements to this policy.

7.5 Managing Flood Risk

7.54 In recent years, frequent flooding, exacerbated by climate change, and increasing water demand due to population growth in the UK has made the need for managing flood risk increasingly important.

7.55 The NPPF states that "*Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.*" (Paragraph 100).

7.56 The Local Plan takes account of the longer term issues of climate change and flood risk management. In doing so, the purpose of this policy is to ensure the active management of flood risk and the natural water environment.

15 http://gloucestershirebiodiversity.net/documents/index.php?filename=GI_framework_FINAL_2015.pdf

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

Policy INF9

MANAGING FLOOD RISK

1. **Development proposals must avoid areas at risk of flooding, in accordance with a risk-based sequential approach. Proposals must not increase the level of risk to the safety of occupiers of a site, the local community or the wider environment either on the site or elsewhere. For sites of strategic scale, the cumulative impact of the proposed development on flood risk in relation to existing settlements, communities or allocated sites must be assessed and effectively mitigated.**
2. **Minimising the risk of flooding and providing resilience to flooding, taking into account climate change, will be achieved by:**
 - a. **Requiring new development to, where possible, contribute to a reduction in existing flood risk**
 - b. **Applying a sequential test for assessment of applications for development giving priority to land in Flood Zone 1, and, if no suitable land can be found in Flood Zone 1, applying the exception test**
 - c. **Requiring new development that could cause or exacerbate flooding to be subject to a flood risk assessment which conforms to national policy and incorporates the latest available modelling and historic data and information and guidance contained in the Cotswold SFRA level 2 and the Gloucestershire Local Flood Risk Management Strategy , in order to demonstrate it will be safe, without increasing flood risk elsewhere**
 - d. **Requiring new development to incorporate suitable Sustainable Drainage Systems (SuDS) where appropriate in the view of the local authority to manage surface water drainage: to avoid any increase in discharge into the public sewer system; to ensure that flood risk is not increased on-site or elsewhere; and to protect the quality of the receiving watercourse and groundwater. Where possible, the authorities will promote the retrofitting of SuDs and encourage development proposals to reduce the overall flood risk through the design and layout of schemes which enhance natural forms of drainage. Developers will be required to fully fund such mitigation measures for the expected lifetime of the development including adequate provision for on-going maintenance.**
 - e. **Working with key partners, including the Environment Agency and Gloucestershire County Council, to ensure that any risk of flooding from development proposals is appropriately mitigated and the natural environment is protected in all new development**

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

7.57 The purpose of this policy is to ensure that development provides appropriate measures for the management of surface water as an essential element of reducing flood risk to both the site and its surroundings.

7.58 Site developers and promoters should ensure that they engage at an early stage with the appropriate water companies and sewerage undertakers in order for them to ascertain the capacity of existing water supply and wastewater networks and, where necessary, upgrade their infrastructure.

7.59 The drainage elements of new development must be designed to the principles set out in the Flood and Water Act 2010 and associated relevant design standards, including the Cotswold Design code. Further information can be found in the Cotswold District Water Cycle Study; the Strategic Flooding and Risk Assessment (level 2); and from the Gloucestershire County Council, the lead flood authority for Gloucestershire. Sustainable drainage systems should seek to enhance the water quality and biodiversity in line with the Water Framework Directive.

7.60 Managing flood risk should not detract from the fact that water is a valuable resource which should be managed and not wasted.

7.6 Telecommunications Infrastructure

7.61 Cotswold District is a primarily rural area, significant parts of which experience slow broadband speed and have poor telecommunication signals. Improvements to the telecommunications infrastructure can address this problem and thereby help to combat social exclusion of residents, improve access to services, and reduce the need to travel.

7.62 An improved communications network also contributes to the local economy by: providing people with a choice as to how and where they can operate their business; facilitating home working; and potentially attracting new employment opportunities.

Policy INF10

TELECOMMUNICATIONS INFRASTRUCTURE

1. Telecommunications infrastructure development that is likely to have a negative impact upon the environment, will be required to demonstrate:

- a. That all technically feasible alternatives have been found to be unviable or unfeasible and,
- b. That there is no alternative location, which is likely to be less conspicuous, having regard to reasonable operational considerations.

2. The infrastructure and all associated apparatus and structures shall be removed should it become redundant for telecommunication purposes.

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

7.63 The District's exceptional environmental and heritage assets make it imperative that any infrastructure improvements are undertaken with full regard to the area's sensitivities. This, however, needs to be balanced against continuing technical developments in telecommunications. The physical structure of installations is likely to change over time, while technical considerations may dictate optimum locations to achieve good communication signals and connections. The physical structure of installations may also change over time. Hence, it is important that redundant equipment is capable of being physically removed, which would enable the site to be restored to its former condition and use.

7.64 Broadband improvements are taking place as part of the 'Fastershire' scheme across Gloucestershire. It is expected that all homes and businesses in the identified 'exchange' areas for the Cotswolds will have the capability to receive a minimum of 2Mbps. Further improvements are planned, subject to funding availability

7.65 Telecommunication developments, are also required to have regard to the latest guidance in the International Commission for Non-Ionising Radiation Protection. These guidelines are intended to provide protection against all established health effects.

7.7 Renewable and Low Carbon Energy Development

7.66 Renewable energy is energy derived from natural resources, which are generally regenerative or are practically inexhaustible. Renewable and/or low carbon energy supplies include, but not exclusively, energy from wind farms, solar, biomass (e.g. energy crops) and decentralised heat networks. The scope of this policy excludes County Matter applications, e.g. energy from waste and anaerobic digesters.

7.67 The development of commercial energy generation schemes not only contribute to a low carbon future and diversified energy supply, but they also provide local economic benefits through the creation of job opportunities.

7.68 Renewable energy technologies can also be designed into new developments, such as photo voltaic cells and decentralised heat systems.

7.69 The Government has announced its intention to scale back the setting of targets for climate change. However, annual statistics are still provided for each local authority area to monitor carbon emissions against existing national and international targets. The latest report in June 2015 provides data from 2013. The national trend of reduction in carbon emissions is being achieved through reduction in gas and coal use in energy generation. For Cotswold District, since 2012 to 2013, carbon emissions decreased. However the District still has relatively high figures for transport, domestic and land use carbon dioxide emissions per capita, which could be attributed to the District's rural nature⁽¹⁶⁾. This demonstrates the continued need to reduce the carbon footprint of activities and development within the District.

16 [www.gov.uk/government/uploads/system/uploads/attachment_data/file/437384/2005-2013 UK local and regional CO2 emissions statistical release.pdf](http://www.gov.uk/government/uploads/system/uploads/attachment_data/file/437384/2005-2013_UK_local_and_regional_CO2_emissions_statistical_release.pdf)

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

7.7.1 Renewable and Low Carbon Energy Development

Policy INF11

RENEWABLE AND LOW CARBON ENERGY DEVELOPMENT

Proposals for the generation of energy from renewable or low carbon sources (other than wind energy) will be permitted, provided that:

- a. Any adverse impacts (either individually or cumulatively), including visual, landscape, heritage, biodiversity, highways and residential amenity, are satisfactorily mitigated;;
- b. It is of an appropriate type, scale, design for the location;
- c. It is compatible with surrounding land uses, such as military activities; and
- d. It avoids using best and most versatile agricultural land unless justified by compelling evidence.

The infrastructure and all associated apparatus and structures relating to the installation must be removed should it become redundant for energy generation purposes.

7.70 Gloucestershire County Council commissioned a Renewable Energy study (2010 and 2011). It is recognised that the study may need updating to reflect the District's current position and latest Government guidance. However, the study provides a broad overview of potential energy requirements from different typologies of development and a general overview of energy potential and constraints across the County, including the Cotswold District. Specific constraints relevant to the District include military activities, for example.

7.71 The Cotswold AONB Management Plan (2013-2018) supports '*renewable energy technologies that are of an appropriate type and scale for their siting*'. However, it emphasises the importance of schemes being appropriately located and designed in statutorily protected areas, i.e. the AONB.

7.72 The Gloucestershire County Council Renewable Energy study highlights indicative geographical areas for renewable energy types. It is, however, based on broad assumptions and states that detailed constraint analysis is required at a site-specific level to determine suitability. The Government also produced guidance (18th June, 2015) for local planning authorities on the allocation of sites for wind farms. Until such time as the Local Plan is reviewed, proposals for wind energy development will be considered against national policy and guidance.

7.73 Further work may be required at a more local level to identify potential areas for suitable renewable energy types and to investigate potential sites for wind farm proposals in Cotswold District.

7.74 Some installations have an operational lifespan. The temporary nature of such installations can be conditioned, allowing a review against the policy framework and energy environment at that time. This is considered to be an appropriate approach where the cumulative impact of such installations may begin to undermine the landscape character.

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

7.7.2 On-site Energy Generation Measures for New Developments

Policy INF12

ON-SITE ENERGY GENERATION MEASURES FOR NEW DEVELOPMENTS

Proposals for significant developments will be required to examine opportunities to draw its energy supply from decentralised, renewable and/or low carbon energy supply systems, and incorporate them, where feasible.

7.75 The NPPF requires local planning authorities to identify opportunities where development can draw energy from decentralised and renewable systems. The Gloucestershire Renewable Energy Study identifies potential energy technology and requirements for different typologies of development, including residential and commercial developments. Further work may be required to investigate such opportunities, which could lie within this Local Plan's site allocations.

7.76 The Council set out an interim policy position in March 2009, which required any development with a floor space above 1000m², or residential development of ten or more units, to incorporate renewable energy production equipment to provide at least 10% of the predicted energy requirements. These thresholds will be used to assess whether a development is 'significant' or not, until further evidence is produced if required.

7.8 Monitoring Indicators

8 Other - Spatial Issues

8.1 Cirencester Town Centre Strategy

8.1 Cirencester's retailing and commercial importance far outstrips the rest of the District, resulting in a vital and viable town centre economy that draws in large numbers of shoppers, commuters and others daily. The rural nature of the surrounding areas, along with relatively poor public transport services, means that the majority of people from outside Cirencester travel into the town by car. Conversely, parking survey results indicate that a relatively small percentage of motorists travel into the town centre from Cirencester's suburbs⁽¹⁷⁾.

8.2 A very high proportion of the buildings within the Town Centre are either registered as Listed, Grade 1 or Grade 2 and Grade 2*. It is generally acknowledged that, in addition to each building's individual merits, their collective value adds to their significance by creating a unified and exceptionally attractive historic townscape. Largely because of a combination of the centre's historic environment and a healthy independent retailing offer, Cirencester has maintained a very strong appeal both for users of, and visitors to, the town.

17 Cirencester Parking Survey (GCC, August 2015)

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

8.3 Therefore, the key issue is how the historic core, and its unique character and function should be protected, whilst accommodating changing retail, commercial and residential needs and preferences.

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

THE STRATEGY

Development within the Cirencester Town Centre Strategy area will be permitted where it meets the following aims:

Vitality and Viability

Improve the town centre's vitality and viability by maintaining a rich and varied cultural and retail offer, and a locally-distinctive shopping experience, with some national multiples supporting niche independent shops, resulting in greater retention of shopping expenditure;

- a. Provision will be made for 5,600m² of comparison retail floorspace and 1,300m² of net convenience floorspace in the plan period⁽¹⁸⁾;
- b. Existing town centre car parks will be safeguarded from loss of further spaces until alternative provision is secured and implemented;
- c. Within shopping frontages identified on the proposals map, shops and other town centre uses, such as restaurants or cafes, will be allowed where they would complement and enhance the shopping offer of the defined shopping frontage. The loss of town centre uses in these frontages will be resisted and excessive concentrations of single uses will not be allowed where this would be likely to cause issues of amenity or affect the vitality of the area.

Transport and Parking

Through the implementation of a Transport and Parking Strategy, future development will support and facilitate the creation of an attractive, vibrant town centre environment and provide a centre which is alleviated of congestion and pollution by:

- a. Considering the rationalisation and intensification of off-street parking, potentially by decking existing car park(s), where evidence and viability indicate this is an appropriate approach to meet identified demand, including for shopping and long-stay commuting⁽¹⁹⁾;
- b. Subject to any land currently used for off-street public car parking becoming surplus to requirements, considering its re-use for alternative, beneficial town centre purposes;
- c. Where justified, consider the removal of on-street car parking;
- d. Creating an improved public transport interchange at Southway;
- e. Making walking and cycling safer, convenient, accessible, and more attractive by considering pedestrian priority schemes; access restrictions to discourage unnecessary through traffic; better segregation between cars and cycles; and by ensuring pedestrian and cycle routes, and associated facilities, are maintained to an appropriate standard⁽²⁰⁾.

18 Cotswold Economy Study (PBA, October 2012)

19 Cirencester Parking Survey (GCC, August 2015)

20 Cotswold Cycling Strategy SPG - aims and objectives

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

Through the design of new development schemes, enhance the quality of pedestrian access and permeability within and to the town centre, and improve the quality of key pedestrian routes, including:

- a. Cricklade Street to the junction of Ashcroft Road
- b. Silver Street
- c. Castle Street
- d. Gosditch Street
- e. Dyer Street
- f. Black Jack Street

Tourism and Cultural Facilities

Suitable tourism and cultural proposals will be encouraged to strengthen the contribution of tourism to the local economy, and to make Cirencester an even more attractive place to visit throughout the year. Provision for a hotel or similar type of tourist accommodation will be made in and/ or adjacent to the town.

Enhancing Environmental Quality

Improve the environmental quality of the town centre by supporting proposals and interventions that create an attractive public realm, including:

- a. Enhanced streetscape, urban environment, amenity, safety and the improvement of the 'active' street frontage;
- b. Improve public realm with clear signposting and routing to key town centre destinations utilising distinctive local materials;
- c. Secure public art proposals and high quality and distinctive street furniture;

Green Infrastructure and Play Space

Improve the provision of additional play space and facilities for children and young people by restoring and upgrading Cirencester's open air swimming pool; sustaining and enhancing green infrastructure and major community spaces.

Enhance and manage the open spaces and key landscape features in the following areas:

- a. between London Road and City Bank Road;
- b. between Queen Elizabeth Road and Kingshill School; and
- c. informal space between Beeches, Kingshill and the town centre.

Redevelopment of town centre sites

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

Should alternative parking provision be secured, the release of town centre car parks would present the opportunity to facilitate high quality retail, commercial and employment uses, with complementary residential development, potentially including care home development. Any comprehensive development of key sites would be guided by a master plan prepared by Cotswold District Council as a supplementary planning document. The master plan would include detailed guidance on matters such as: design; movement (including parking provision); the general distribution of activities and uses in the wider area; and detailed guidance for some or all of the following sites:

- a. **Sheep street 'island' site;**
- b. **Memorial Hospital Site;**
- c. **Brewery Car Park and adjacent areas;**
- d. **The Forum Car Park and neighbouring land including Dyer Street;**
- e. **The Waterloo Car Park.**

Redevelopment of town centre sites will be encouraged in order to contribute towards the town centre's employment base, including class B1 office provision, and possibly studio/start-up space.

Explanation

8.4 The main focus for the town centre will be to provide an attractive and vibrant place where people can access a range of local services and facilities, including a diverse retail offer within the primary shopping area. Whilst Cirencester has a healthy town centre, it needs to evolve and improve, so that it can continue to compete effectively with other nearby shopping destinations.

8.5 To ensure that the centre can continue to fulfil these roles and support the wider local economy, new development and the intensification of existing uses is needed. One of the strengths of the town centre is its attractive historic built heritage and wealth of listed buildings, but this also presents challenges for intensification and redevelopment to meet modern retail requirements. Much more could also be done to increase pedestrian permeability, helping to strengthen Cirencester's reputation as a shopping destination.

8.6 The main objective for this area is to promote a competitive and attractive retail sector of the Town centre through sensitive expansion, redevelopment and intensification of use, including more effective use of upper floors. A balance needs to be struck between ensuring there is no loss or substantial harm to heritage assets and the public benefit of maintaining a vibrant and vital centre, which includes viable uses for historic buildings.

8.7 The main issues currently facing the town centre are:

- Lack of available space for new retail and business development;
- Variable quality of public realm and improvements to the environment;
- Managing traffic flows and parking effectively for different users;
- Pedestrian flows through the town centre and links beyond the ring road;
- Loss of commercial space and retail units to residential use.

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

8.8 Retail Studies suggest that development opportunities within and adjoining the town centre are limited to the potential redevelopment of car park and service areas. This could enable the provision of modern A1 retail space that is currently lacking in the town centre as well as a range of evening and leisure uses to complement existing provision. This would serve both local and sub-regional consumers as well as tourists and so provide an alternative to other competing centres for their A1 comparison shopping

8.9 Cirencester's town centre is currently performing well. The proposed strategy for growth is longer term to ensure Cirencester continues to be vital and viable; thus, no emphasis has been placed on 'front loading' the floorspace requirements. It will take time to undertake the necessary master planning and site assembly tasks, especially in the light of the long run recovery predicted for the national economy⁽²¹⁾.

8.10 The quality of the public realm is variable, though in some instances there have been considerable improvements, notably in the Silver Street and Park Street area. However, generally it lags behind the quality of the buildings. The quality of the public realm is at its lowest in the areas redeveloped in 1960s and 1970s, and around the large parking areas. There is also a sharp contrast in the quality of townscape between the fronts and the backs of buildings.

8.11 The results of the 2015 parking survey indicate that most of the town centre car parks currently have some capacity, including at weekends, with The Waterloo and Forum car parks being particularly underused. The survey also reveals that on-street parking is congested in the central core of the town both during the week and at weekends⁽²²⁾.

8.12 Traffic management and parking measures will be required in order to:

- make more effective use of off-street parking;
- encourage through traffic onto the ring road; and
- improve road safety for pedestrians and cyclists.

8.13 In common with most town centres, ease of movement is a crucial issue in Cirencester. The town's historic street pattern and narrow pavements often makes pedestrian movement difficult. Despite this, the town centre retains an outstanding underlying permeability, enhanced in recent years by schemes such as Swan Yard/ post office. Significant progress has also been made towards a major improvement scheme for the Market Place. By reducing the priority given to traffic and rationalising the road layout, Market Place will be reinforced as the town's "heart" and social and civic hub.

Priorities

8.14 The Town Centre will, in the longer term, deliver new homes and significant retail and business opportunities. This would be guided by a Town Centre Master Plan (SPD) that will be produced by the District Council in association with other stakeholders, including the Town Council, Gloucestershire County Council, the local community, businesses and the Civic Society.

21 Cotswold Economy Study (PBA, October 2012)

22 Cirencester Parking Survey, August 2015

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

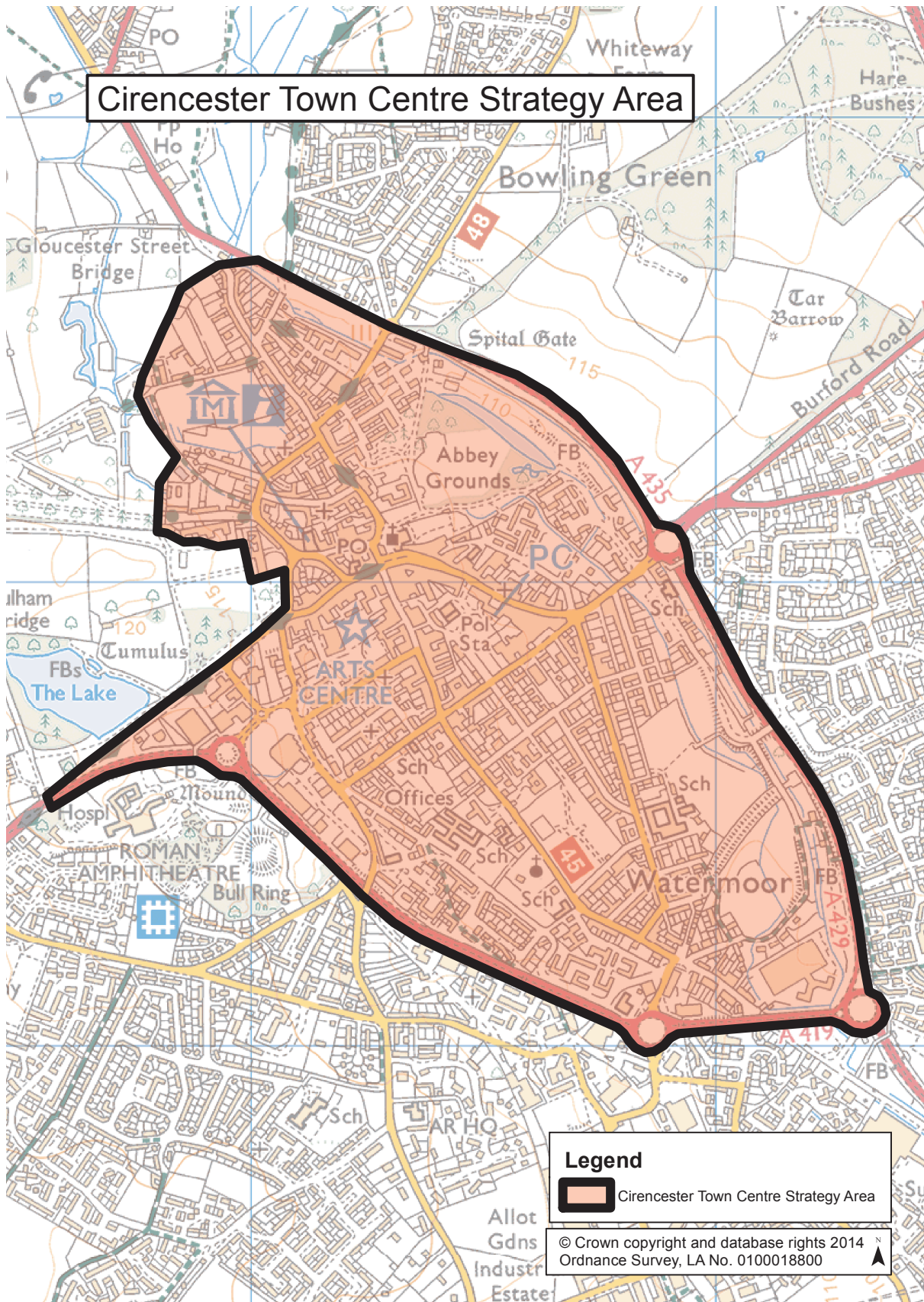
8.15 This master plan will seek to develop Cirencester Town Centre in a holistic manner, balancing the need to manage traffic, and improve the appearance of the public realm with other competing, environmental, social and economic objectives.

8.16 In addressing future development within the town centre, the following priorities have also been established. Together, these form the main considerations against which all the proposals should be tested.

8.17 Improve vitality and viability in the town centre and ensure that new development enhances the context and special character of Cirencester.

- Maintain and/or create active frontages.
- Maintain and improve the quality of the environment and contribute to the overall improvement of the streetscape and urban environment.
- Add to Cirencester's employment base.
- Provide services for Cirencester's residents and visitors.
- Encourage good neighbourliness by providing activities and spaces that are pleasant and safe for all and where conflicting activities are managed.

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015



Map 31 Cirencester Town Centre Strategy Area

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

8.2 Gloucester and Cheltenham Green Belt

8.18 A small part of the District, near Ullenwood, lies within the Gloucester and Cheltenham Green Belt. This 1.1 km² area, which includes Crickley Hill Country Park, is situated on top of the Cotswold escarpment and is located entirely within the Cotswolds Area of Outstanding Natural Beauty.

Policy SP1

CHELTENHAM AND GLOUCESTER GREEN BELT

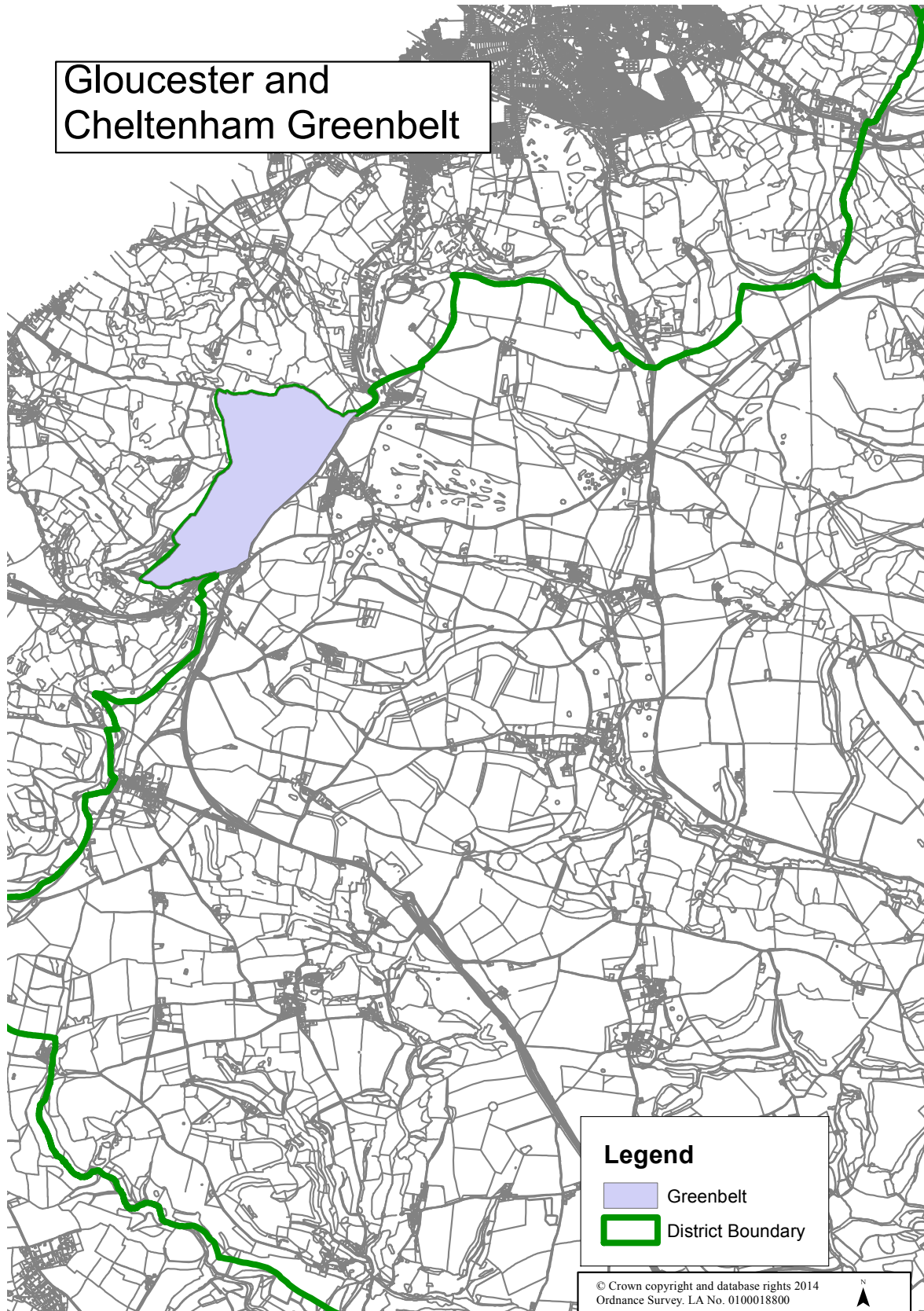
Appropriate development within the Green Belt will be permitted, having regard to national planning policy. Inappropriate development will be permitted only where very special circumstances justifying it are demonstrated to the satisfaction of the Local Planning Authority.

Explanation

8.19 National Planning Policy provides clear guidance on planning positively to enhance beneficial use of green belts, while making it clear that inappropriate development is harmful and should only be approved in very special circumstances.

8.20 The JCS authorities (Gloucester, Cheltenham and Tewkesbury) undertook a review of the Green Belt in 2011, though it did not include the small area within Cotswold District. The review, however, concluded that the area adjacent to the Cotswolds makes a significant contribution to the purposes of the Green Belt because it “forms a critical connection between wider countryside to the east and west.”

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015



Map 32 Gloucester and Cheltenham Greenbelt

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

8.3 Kemble Airfield

8.21 Kemble Airfield straddles the boundary between Cotswold District and Wiltshire, covering an area of some 210 hectares. It lies adjacent to both the Cotswolds AONB and the Kemble-Ewen Special Landscape Area and is highly visible from the A433 and A429, which pass to the south and north of the site respectively.

8.22 In 2001, the MoD sold the site in separate lots and today it operates as a private airport. There are various employment uses around the airfield, some of which are reliant on the operational runways.

8.23 A Development Framework guiding the future of the site was agreed in 1998 by the four affected County and District local authorities, together with the MoD.

Policy SP2

KEMBLE AIRFIELD

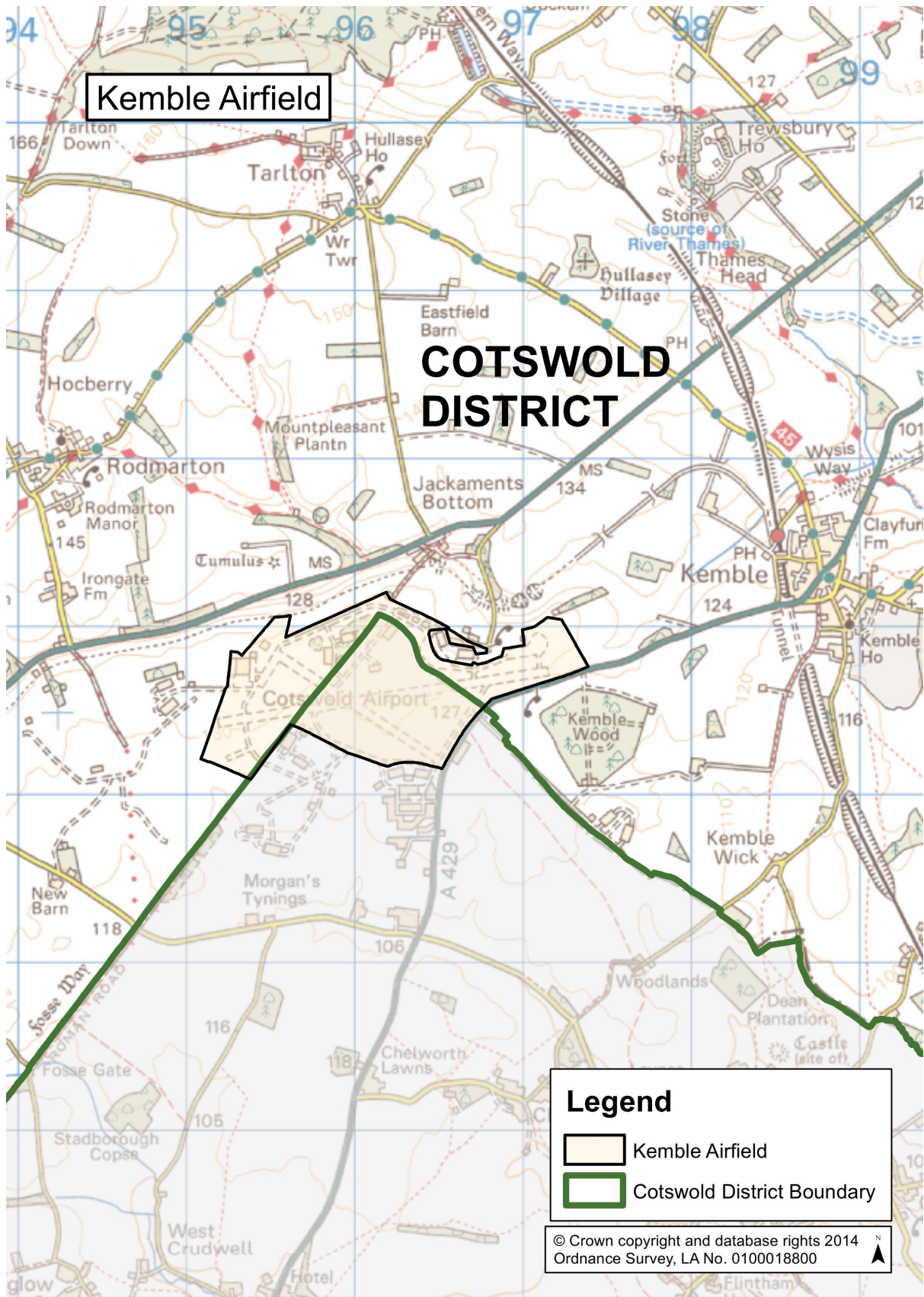
1. **The change of use of existing buildings within the safeguarded area, shown on the Proposals Map, will be permitted provided the use is compatible with the use of the land as an aerodrome.**
2. **Outside of the safeguarded area, shown on the Proposals Map, re-use of existing hangars for employment purposes within use classes B1, B2 and B8 will be permitted.**

8.24 Both Cotswold District and Wiltshire councils support the continued use of Kemble Airfield for economic and leisure purposes along with the associated employment uses based there. In seeking to retain use of the aerodrome as a productive asset⁽²³⁾, the local planning authorities are aware of the need to safeguard amenities in the area and the visual impact that development could have on the countryside.

8.25 The rural location of Kemble aerodrome also makes it necessary to be cautious about the extent of new employment development. Such development would inevitably lead to further dependence on the use of the car. Residential development would be particularly unsustainable in this location.

23 General aviation sector-led Guidance on Planning in relation to Aerodromes for local planning authorities, aerodrome owners and aerodrome operators (The General Aviation Awareness Council, April 2014):
<http://www.gaac.org.uk/2015/02/AVIATION%20SECTOR%20LED%20GUIDANCE%20ON%20PLANNING%20IN%20RELATION%20TO%20AERODROMES.pdf>

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015



Map 33 Kemble Airfield

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

8.4 Thames and Severn Canal, and the River Thames

8.26 In July 2001, The Cotswold Canals Partnership was launched to promote the restoration of the Cotswold Canals. The partnership includes The Waterways Trust, British Waterways, SWERDA, local authorities and the Canals Trust. A contemporary feasibility study concluded the benefits of such a restoration would be some £6.8 million visitor-spend per year and 500 full-time jobs and 1400 part-time construction jobs.

Policy SP3

THAMES AND SEVERN CANAL

Development will be permitted where it positively contributes to the restoration of the Canal and towpath. The Council will seek to improve access to and along the canal to encourage use for transport, leisure and recreational purposes.

Development will be permitted provided that it would not:

- a. **prevent or impair restoration, improvement or reconstruction of the Thames and Severn Canal;**
- b. **destroy its existing or historic route as shown on the proposals map, unless provision is made for its restoration on an acceptable alternative alignment, and for the restoration or improvement of the canal-side towing path and its linkage with existing rights of way and local communities;**
- c. **result in the loss of any buildings, locks or other structures associated with the canal;**
or
- d. **prevent opportunities for public access.**

Developments along the canal must respect, improve and enhance its character, setting, biodiversity and historic value. Reasonably related financial contributions will be sought towards the improvement or restoration of the canal and towpath.

8.27 Throughout the canal's length is a variety of structures and engineering works that are essential to its function and are part of the character of the canal environment. They must be retained and, where possible, restored if and when development takes place in their vicinity. Restoration of bridges must take account of present-day requirements.

8.28 For much of its course, the alignment of the canal is intact or readily discernible. In areas where the canal has effectively been obliterated, its original course can be determined. Wherever possible, restoration should be on the original alignment and other forms of development should avoid destroying the route. However, there may be circumstances when the canal could more readily be re-created immediately alongside its original line, for example, as part of a post-extraction restoration in gravel winning areas.

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

8.29 Restoration of the canal between the Sapperton Tunnel and Siddington may not come forward before the end of the Plan period; however, the canal route and its environs still need to be protected to facilitate future restoration. The canal route from Siddington (east of Ashton Road) to Inglesham is where restoration efforts will be concentrated initially and needs to be considered carefully. Expressed preferences, to date, have favoured the historic route. However, a new route could be required at Kempsford to overcome local difficulties. The Canal Partnership will help identify any potential realigned route, together with the location of reservoirs, if required, to support the management of water resources. [This all needs to be reviewed/updated – some of seems speculative]

8.30 Canal-side development such as canal user facilities, supporting infrastructure and offline marinas and boatyards will be judged against relevant policies of the Local Plan.

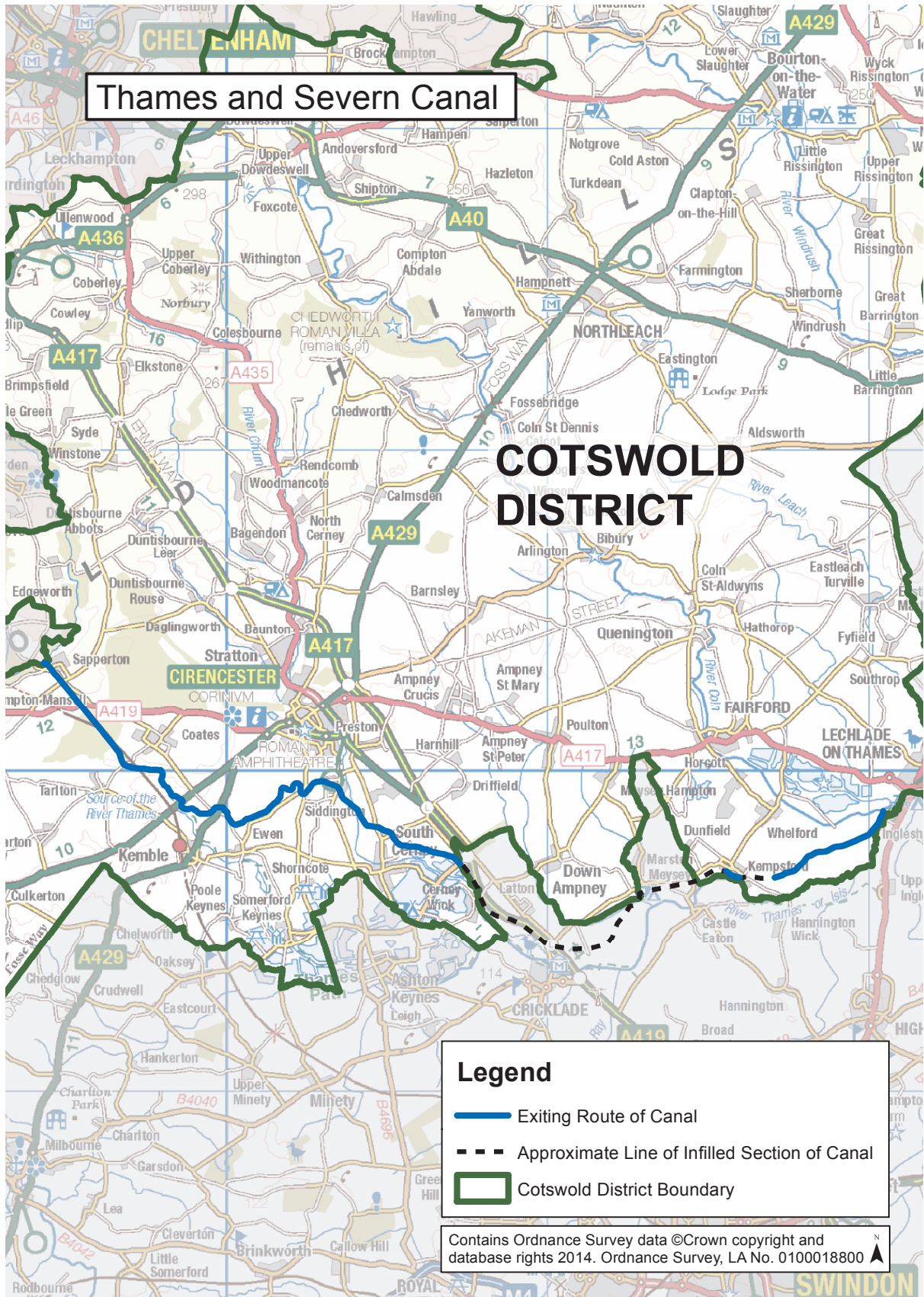
Policy SP4

THE RIVER THAMES

Where there is physical and environmental capacity for increased activity, proposals to increase moorings and further sport and recreation development, both on and off the main channel of the River Thames, will be permitted.

8.31 Any proposals for development associated with the River Thames should be complementary with the Environment Agency's forthcoming Strategy for the Upper Thames. The Strategy seeks to establish an appropriate level of recreational development and use that allows the river to flourish both as a leisure resource and a diverse and rich habitat. Any proposals should be mindful of the Agency's concern that restoration of the Cotswold Canals should not be achieved by increasing navigation access to the Thames above Lechlade towards Cricklade.

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015



Map 34 Thames and Severn Canal

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

8.5 Cotswold Water Park (Upper Thames Clay Vales): Post-Mineral Extraction After Use

8.32 The south-eastern part of Cotswold District has been subject to extensive sand and gravel extraction since the 1920s and it will continue to be so for some years to come, particularly around Down Ampney. Much of this evolving landscape comprises a complex of remnant agricultural land; more than 150 artificial lakes and other wetland habitats as well as active mineral working. It forms an important east / west swathe of low-lying landscape, with a number of key green infrastructure assets, including:

- the River Thames and the associated Thames Path national trail;
- a significant length of the Thames and Severn Canal;
- a number of Sites of Special Scientific Interest;
- close proximity to two Special Areas for Conservation (within Wiltshire); and
- Sustrans national cycling route 45.

8.33 In recognition of the area's distinctive characteristics, the Cotswold Water Park (CWP) was designated in the 1960s, which includes land within both Gloucestershire and Wiltshire. The CWP is an important brand name for this distinct area, which has become a nationally-recognised area for nature conservation while also providing a major tourism resource, notably for water recreation.

Policy SP5

POST-MINERAL EXTRACTION AFTER USE PROPOSALS IN THE COTSWOLD WATER PARK (UPPER THAMES CLAY VALES)

Proposals for sports, leisure, and/or recreational development, whether outdoor or water-based, except the development of holiday accommodation, will be permitted on former mineral extraction sites that lie within the Upper Thames Clay Vales National Character Area⁽²⁴⁾ provided the proposals:

- a. protect and enhance biodiversity;
- b. strengthen the Upper Thames Clay Vales landscape character and reinforces the Water Park's sense of place;
- c. enhance public accessibility and enjoyment of the lakes and countryside;
- d. do not prejudice the implementation of measures put in place as part of the approved restoration and aftercare scheme(s) associated with former mineral extraction;
- e. satisfactorily mitigate potential unacceptable adverse impacts on residential amenity; and
- f. maintain the character of settlements and their settings.

8.34 Previous local plan policy encouraged the development of the CWP as a resource for recreation, leisure and tourism, resulting in a variety of water sports venues, country parks, a public beach, and a number of holiday home complexes and hotels. Given the substantial amount of holiday accommodation,

24 National Character Area 108 (Upper Thames Clay Vales) is indicated on the proposals maps

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

particularly holiday homes, that has been constructed (or for which permission has been granted), it is no longer considered necessary to promote this type of development through a specific policy in the local plan. Therefore, the same policy approach will be applied within the Upper Thames Clay Vales as elsewhere in the District.

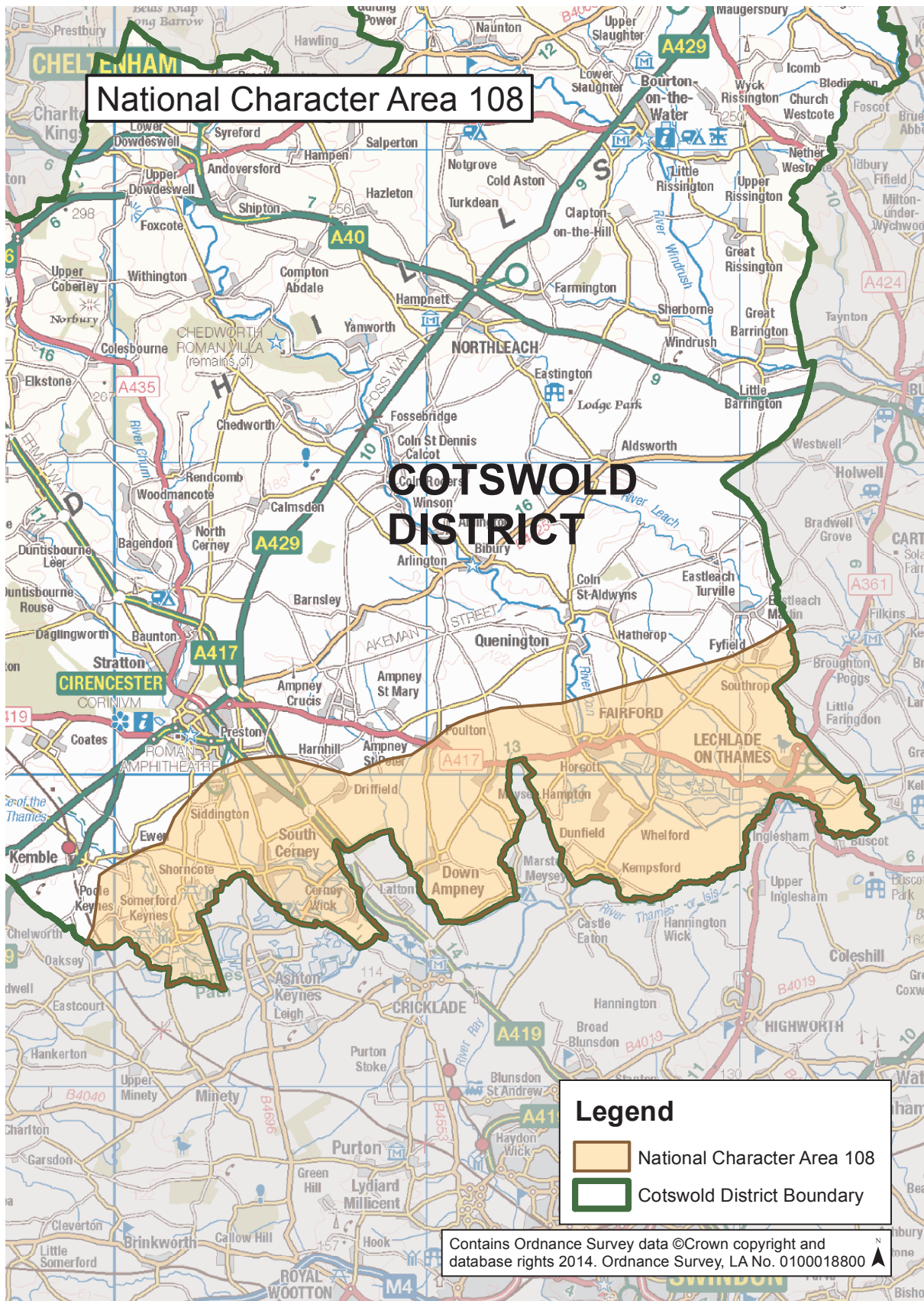
8.35 The CWP is a particularly important area for outdoor and water-based activities, employing a substantial number of people as well as encouraging high levels of visitors. The development of the area as a tourist destination has brought issues for some local residents, particularly where they have not been able to access the new facilities. The policy, therefore, encourages appropriate outdoor and in particular, water-based activities, while ensuring that local issues and concerns, such as access and the protection of tranquillity, are addressed. New routes for sustainable transport, notably cycling and walking will be encouraged to support tourism and improve local accessibility.

8.36 The area is an important resource for biodiversity with the lakes supporting rare aquatic species and waterfowl. There are also parcels of remnant farmland of high nature conservation value, notably the Special Areas of Conservation at North Meadow and Clattinger Farm, just south of the District boundary. It is important that developments within the area enhance this valuable biodiversity resource, both at a site level and the broader landscape scale. Wildlife is one of the main reasons why visitors are drawn to the area.

8.37 In recognition of the area's legacy of former mineral extraction sites and its increasing importance for leisure, recreation and tourism, this policy is more permissive towards those types of uses than is the case elsewhere in the District. To ensure that maximum benefits are achieved from these developments for local communities and the environment, a high level of biodiversity gain, public accessibility and environmental improvements will be sought when implementing the policy.

8.38 Over time, the CWP boundary defined in previous local plans has become out-of-date and no longer reflects the area within which mineral extraction has, and will continue, to occur. It even includes some areas where no extractable minerals are present. To ensure that this policy includes all potential mineral extraction sites, the policy refers to the Upper Thames Clay Vales National Character Area (as designated by Natural England), part of which falls within Cotswold District. This designation covers the entire CWP. Applications for development on all other sites within the CWP or Upper Thames Clay Vales NCA will be determined in line with other policies of the local plan and the NPPF.

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015



Map 35 National Character Area 108

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

9 Cotswold Design Code

Background

9.1 The Cotswolds is an outstandingly beautiful area, rich in built and natural heritage. The aim of this Design Code is to ensure the highest standards of new development, respecting the distinctive qualities of the District for the benefit of current and future generations.

9.2 This Design Code should be used in conjunction with national guidance, including the Planning Practice Guidance (PPG). The PPG emphasises the importance of good design as a key aspect of sustainable development. It encourages high quality and inclusive design that establishes a strong sense of place and responds to local character.

9.3 This Code is intended to cover all aspects of design, within a Cotswold context. It is relevant to a wide range of development, from householder extensions and alterations, to major residential schemes and commercial proposals. It is a material consideration in planning decisions and, set within the context of the Local Plan, carries considerable weight.

9.4 It may in some cases be appropriate to produce site specific design codes for very significant development schemes.

Informing the Design – Resources and Information

9.5 All good design is informed not only by the needs of the current and future users, but by a proper understanding of the site and its setting. These considerations are of particular importance where there is an existing high quality built and natural environment, such as in Cotswold District.

9.6 There is a wealth of information on the natural, built and historic environment of the District, which is continually being expanded. Reference should be made to the Council's website for the most recent information and guidance produced by the Council and other organisations, including: landscape character assessments; conservation area appraisals; design guidance for individual architectural features; and community design statements. Site specific information should also be sought, and the characteristics of the site and its wider surroundings should be carefully studied.

9.7 The Council's validation process clearly outlines the types of assessment that might be appropriate. These are likely to include, for example, landscape visual impact assessments, historic environment statements, and ecological appraisals. The type and scope of assessment required will relate to the development proposed and to the level of potential impact of that development.

Landscape, Settlements and Streets

9.8 Careful study should be made of the context of any new development. Each site will have its own characteristics, and a specific landscape or townscape setting. The proposed development should respond to this.

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

9.9 Settlements are distinctive in how they sit within the landscape. They have distinctive layouts and patterns of streets. These characteristics should be reflected in the location and design of new developments.

9.10 Cotswold towns typically have many buildings tightly arranged to their core, with building lines set immediately on, or close to, the rear of the pavement. Many feature gently curving streets, and are centred on wide thoroughfares or market places. Nearly all settlements incorporate important open spaces. Some Cotswold villages are arranged around village greens. Others are set out in a linear fashion, or are more dispersed and rural. A few grand houses might sit impressively in dominating locations, but the majority of buildings in the countryside appear nestled within their landscape setting, and are not prominent or located on the skyline. An understanding of the impact of any development proposal on key views is critical.

9.11 Traditional Cotswold street scenes contain buildings of a variety of scales and architectural styles. Together, however, there is a sense of rhythm, harmony and balance, and this should be continued in any new development. The particular character of existing streets should be respected. The gaps between buildings can often be important. New additions might add interest but should not appear out-of-keeping.

9.12 In designing new development, this attention to the site and its setting should work at all levels, from the overall principle, density and grain, to the scale, form, roofscapes, elevations and detailed features of the buildings, and to the landscaping surrounding them.

9.13 Whatever the design approach, it is important to ensure that development not only respects local character, but also develops a sense of place in its own right. This is particularly important for larger schemes, where some individuality in design for the whole development, or for areas within the development, will help the site to form its own identity and character, whilst still respecting the wider context.

Scale and Proportion

9.14 New buildings should be well proportioned and relate to the human scale, and to their landscape or townscape context.

9.15 Excessive or uncharacteristic bulk should be avoided. New buildings should generally not dominate their surroundings, but should complement the existing structures or landscape, and sit comfortably within their setting.

9.16 New buildings, other than those in some town centre contexts, should be modest in height, often forming a transition from countryside to settlement.

9.17 Extensions to existing buildings should be in scale and character with the parent building. Additions should not dominate the original building, individually or cumulatively. Subservience in mass and height is often important, leaving the evolution of the building apparent.

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

Architectural Style – the Cotswold Vernacular

9.18 Many Cotswold settlements are quintessential English villages. The distinctive traditional architecture of the area is famous worldwide. Buildings have for many centuries had a relatively uniform and consistent style, resulting from the use of the local stone and traditional construction techniques. This is known as the Cotswold vernacular.

9.19 Many new buildings are designed in the Cotswold vernacular style and, if done correctly, this follows a great tradition. It is critical that new vernacular proposals are carefully researched and reflect the qualities of the traditional architecture of the area, including materials, proportions and roof forms, as well as the siting, scale and detailed design of features.

9.20 New designs should not draw on existing buildings that have not been successful or have not respected local distinctiveness. Neither should they be poor imitations of true vernacular architecture. At the same time there should not be blind copying or slavish replication of specific buildings or detailing. New vernacular proposals should be inspired by the best of the past, carrying the key qualities and essence of the Cotswold style, but also utilising new technologies and best practice to address the environmental, economic and social concerns of today.

9.21 It should be noted that the Cotswold vernacular is not entirely consistent across the whole District but that there are subtle variations in architectural forms and features, and in materials, that result in areas of differing character, which should again be reflected in new development.

9.22 Some key qualities of the Cotswold vernacular are:

9.23 <Insert diagrammatic image of Cotswold vernacular dwelling and photos of varied examples>

- The use of local limestone for walling, and split limestone slates for roofs. Roughcast render is also used, more often in southern parts of the District.
- A general simplicity of form and design is typical, often giving buildings an understated appearance, with any ornamentation usually limited to architectural features.
- Restricted gable widths, resulting in narrow plan depths to many buildings.
- Steep roof pitches, dictated by the use of the stone tiles.
- A variety of roof forms, sometimes a simple single ridge with plain roof slopes and windows set under the eaves (the unbroken quality of the roof slopes often being important), and sometimes forward-facing steep gables. Roof slopes are also often broken by smaller 'gablets', or dormers, some more substantial stone, and others timber-framed and rendered.
- Valleys traditionally formed by stone slates swept to a curve. Plain shallow eaves and verges, with an absence of overhangs, and without any exposed rafter feet, fascias or bargeboards.
- Chimneys, originally stone (often ashlar), and then commonly red brick from the nineteenth century. Tall chimneys, often set to the ridge line, with stacks normally integral and flush to gable end walls.

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

- Window openings well-spaced and fairly small, with sizeable areas of wall in-between. Openings usually centrally placed within gables, with end walls containing chimneys usually blank, or sparsely and asymmetrically fenestrated.
- Two and three light windows most common. Generally a hierarchy to the openings, with wider ground floor windows below smaller upper floor windows.
- Stone mullion window surrounds, directly glazed or containing metal casements, and sometimes with stone hood moulds above. Or simple flush timber casements, with slender glazing divisions.
- Doors usually solid timber boarded, sometimes containing a small glazed pane.
- Porches of varying styles. Some solid stone gabled form but many lightweight canopies, such as gables or flat hoods supported on brackets.
- Garden areas enclosed by boundary treatments, most typically dry stone walling.

9.24 From the eighteenth century a larger number of buildings were constructed showing the influences of classical architecture. Roofs set behind parapets become more common, as well as the use of verge copings. Unlike fully classical set pieces, such as some country houses and large town houses, many more buildings applied certain elements of classicism, whilst retaining a vernacular flavour. For example some farmhouses were given a polite, symmetrical facade, with sash windows.

9.25 A distinctive interpretation of the Cotswold vernacular continued through the Victorian period, with many architect-designed estate cottages and terraces, as well as civic buildings. Gothic or Tudor inspired architectural features were sometimes employed. Exposed rafter feet and decorative bargeboards and finials are occasionally seen. From the Victorian period, with the coming of the railways, the use of blue slate for roofing became more common.

9.26 The Cotswold vernacular is also renowned for its relationship with the Arts and Crafts movement. Arts and Crafts buildings had a distinctive character but drew heavily on the vernacular and emphasised quality of materials and craftsmanship, both to exteriors and interiors.

Architectural Style – Contemporary

9.27 Original and innovative proposals that reinforce a sense of place and help raise the standard of design generally are welcomed. A contemporary design should make strong local references and respect elements of the Cotswold vernacular, in order to maintain the architectural distinctiveness of the area.

9.28 On many listed buildings, in some prominent locations, or within consistently historic and traditional village and town street scenes, a contemporary building may appear too starkly out-of-keeping. This is more often the case in an area such as the Cotswolds, which has such a strong vernacular. But there are many opportunities to explore a less conventional design approach, and this is encouraged.

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

9.29 The massing of contemporary buildings should often be broken, especially in historic settings, to avoid overly horizontal proportions and a monolithic appearance. The scale and modulation of contemporary buildings should respond to the context, for example vertical articulation to reflect narrower historic plots within town centres. There should also usually be appropriate architectural interest within elevations.

9.30 The use of traditional local materials, most notably natural stone, appropriate proportions, and a high standard of workmanship will help to ensure that new developments are harmonious with their surroundings. There should be an emphasis on simplicity of design, with detailing neatly resolved and of the highest quality.

9.31 In some instances the use of modern, non-local materials may contribute towards a successful contemporary design. This might include the use of more extensive areas of glazing, zinc or copper roofs, and timber cladding. But obvious local references should still be made.

9.32 Modern design may also facilitate the incorporation of sustainable features more readily than when following a traditional design ethos. Key points that relate to the Cotswold context include the use of locally sourced materials, and the incorporation of heating and energy generation that utilises local resources, such as woodland products.

Materials and Craftsmanship

Stonework

9.33 The most important, unifying aspect of the traditional architecture of the Cotswolds is the use of the local stone. Cotswold stone is an oolitic limestone that has been quarried locally for centuries and used for walling, roofing, paving and architectural elements.

9.34 The colour of Cotswold stone varies across the District, from lighter creams and some greyer tones to the south, to deeper creams and rich honey colours further north. It is vital that the colour chosen is appropriate for each locality, when extending or altering existing stone buildings, or when constructing new buildings.

9.35 There are various styles of walling stone within the Cotswolds. Many higher status buildings are constructed in ashlar stonework. This consists of cut, finely tooled blocks of stone, laid to their natural bed, with very tight mortar joints.

9.36 More commonly walls are constructed of Cotswold rubble stone. This includes neater squared and dressed stonework, usually given a flatter tooled face. Many more buildings are built up in rougher, less worked rubble stone, and some in very shallow coursed field stone. Rubble stonework is generally laid to random, but most often consistent, course sizes.

9.37 Mortars are traditionally lime based. The use of lime mortar is a requirement in some situations, most commonly on listed buildings. It is also suitable for other traditional structures. Where a more modern mix is permissible, the inclusion of lime, white cement and local sand (including some larger aggregate sizes), is often found to be successful for new rubble stonework. The aim is a mortar that

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

dries to a colour to blend with the stone. The effect should generally be unified stonework, rather than obvious stones amongst mortar. Usually joints are brushed back to give a rougher texture, finished flush or marginally recessed from the faces of the stones.

Other walling materials

9.38 The use of lime washes and renders is particularly characteristic of southern parts of the District, such as Cirencester and Tetbury. Sometimes rubble stonework is traditionally given several coats of lime wash, in colours ranging from whiter tones to stronger ochres. Lime washes protect stonework and give buildings a distinctive soft appearance, usually continued across architectural elements such as stone mullion window surrounds and hood moulds.

9.39 Many Cotswold vernacular buildings were rendered historically, and in some cases the stonework we see today was never intended to be exposed. Traditionally most renders are of a roughcast type, with a thrown pea-shingle coat, and a lime wash finish. This gives a soft, interesting and locally distinctive appearance. Some buildings, usually those with classical design influences, and typically in town centres, are finished in smooth renders.

9.40 Other traditional building materials also make an important contribution to local character. Some red brick is seen, more commonly from the nineteenth century onwards, and more often in town contexts and for outhouses across much of the District. It was also used more widely to the far north, in the Vale of Evesham, and also the far south east, in the Upper Thames Valley.

Stone slates

9.41 Cotswold stone slates are constructed from limestone, split along its natural bed and dressed to various slate sizes. It is then laid to courses diminishing in size, from the eaves up to the ridge. A steep roof pitch is required. Ridge tiles are traditionally sawn stone, and valleys formed by slates swept to the curve. This widespread roof covering is one of the most distinctive characteristics of Cotswold vernacular architecture.

9.42 Artificial Cotswold stone tiles are available, and have improved in quality. They are still, however, not the authentic, traditional material. They have a subtly different appearance. They do not fully imitate the visual qualities and variations of the natural material, and do not weather and develop a patina with age in quite the same way. On listed buildings and in some other sensitive historic settings they may not be permissible. But they are appropriate for use on many unlisted buildings and housing developments across the District. A high quality artificial stone tile product, in these situations, gives roof slopes a suitably softer appearance, reflecting vernacular buildings and local distinctiveness.

Other roofing materials

9.43 From the nineteenth century onwards there is more use of blue-grey Welsh slate, for re-roofing, and often for lean-tos and outhouses, town houses and agricultural buildings. Roof pitches are generally shallower. In most contexts, the stone slate (or artificial stone tile) should remain the dominant material in new vernacular developments. Natural blue slate, although a welcomed traditional roofing material, does have a cleaner and harsher appearance.

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

9.44 Some use of thatch is also seen in the District, most widely in a few of the northernmost villages, but with scattered examples surviving further south. Plain clay tile is also seen in some locations, and clay pantiles in the south west of the District, around the Tetbury area, often on outbuildings.

Windows and doors

9.45 A high quality of materials is expected generally within new development. Slender metal window framing may be appropriate within stone mullion surrounds or within contemporary designs, but windows are generally required to be timber side-hung casements or sliding sashes.

9.46 The framing of casements should be balanced to opening and non-opening lights. Modern storm-proof detailing should be avoided and generally flush casement window construction should be used, with attention paid to achieving slender glazing divisions. Detailing should include plain chamfered external beading, to replicate traditional putty lines.

9.47 Timber doors would also usually be expected. Wider planks are often appropriate for boarded doors. Panelled doors should be of a period style appropriate to the building.

Finishes

9.48 Even the choice of finishes can make a vast difference to the character and appearance of buildings, such as window and door paint colours. The use of stained timber should generally be avoided as it is not a traditional finish and does not complement Cotswold stone. Colours should normally be selected from a fairly traditional palette, but this still allows for wide variety.

9.49 The nature and colour of other external woodwork should generally harmonise with the colour of the walling materials. Lintels, posts and weatherboarding are commonly oak. The most sympathetic finish for these features is often completely untreated. The wood then weathers and silvers with time to very successfully complement stone, and assist in vernacular and contemporary developments blending well within their settings.

Boundary treatments and surfacing

9.50 The use of traditional materials also extends to the landscaping surrounding buildings.

9.51 Dry stone walling is of course indigenous to the area and seen widely. Correctly laid walls require a skilled craftsman. They are traditionally topped with stones set on edge (cock-and-hen), but sometimes are given a simple curved concrete capping.

9.52 There are also examples of red brick walls and other boundary treatments including railings. Painted railings, vertical and set into low walls, are seen in town or village centre contexts, with horizontal parkland style railings often used in more rural settings. Mixed native species hedging can be used as part of a successful landscaping scheme, sometimes planted alongside post-and-rail fencing within agricultural surroundings. Wattle fencing can also be used for screening in many contexts, again sometimes whilst planting is established.

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

9.53 Modern, incongruous forms of boundary treatment should be avoided, especially in prominent locations. These include close-boarded and other forms of modern timber fencing, concrete block walls or certain types of hedging such as Leyland Cypress.

9.54 Within traditional street scenes and to front gardens lower forms of traditional boundary treatments should be maintained, so as not to obscure the frontages of buildings and result in uncharacteristic high enclosure to the road. Privacy should be established using planting.

9.55 Paving is traditionally limestone, or Yorkshire, flags. Stone cobbles, blue engineering bricks and other traditional setts are commonly seen. And crushed limestone or bound gravel can also be sympathetic surface finishes.

9.56 High levels of craftsmanship will be required to use both modern and traditional materials appropriately and to ensure high quality developments are delivered. It is often the detail and sensitivity of the work that makes all the difference in achieving a successful outcome. Skilled craftsmen are also often able to repair historic features, avoiding the need for more extensive replacement of fabric.

Sustainable Design

9.57 There is now a greater awareness of the need to ensure that developments are sustainable in their design and construction. The potential impacts of climate change can be addressed through a variety of means, from the incorporation of better insulation and renewable energy technologies, to adaptations for severe weather events, and the use of local and recycled building materials.

9.58 This can be achieved both within new developments and in alterations to existing buildings. Many aspects of sustainable design need to be considered at the onset of site planning to ensure that they can be achieved, for example the use of building orientation to maximise passive solar gain or sustainable urban drainage systems (SuDS).

9.59 Other issues are controlled via the Building Regulations system, but property owners and developers are encouraged to exceed the requirements of those Regulations. Detailed guidance on sustainable design is not provided within this Code as there is sufficient guidance provided elsewhere, for example in the national Planning Practice Guidance (PPG) and from Historic England.

9.60 Sustainable design needs to be responsive to the character of the area and the sensitivities of the site. For example a careful and sympathetic approach is required when dealing with listed buildings, and buildings in conservation areas or other sensitive historic or landscape settings, including the Area of Outstanding Natural Beauty. Some measures may be more appropriate in certain contexts than others.

Inclusive Design

9.61 An “inclusive” design approach will help a range of users within the community, including older people, those with physical impairments and medical conditions, and families. There are marked demographic changes in the District, particularly in more rural areas, with increasing numbers of older people. This brings with it a particular set of issues that should be addressed in the design of new developments.

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

9.62 New dwellings can be designed to ensure that occupiers can remain in their own homes as long as possible, without the need for costly additional interventions, perhaps by following Lifetime Homes principles, or by incorporating more single storey dwellings, or dwellings with lifts.

9.63 The design of the public realm, including open spaces and highways is also crucial. Getting out and about is of vital importance if older people are to remain healthy and active members of the community. In order to achieve this, the following should be given consideration:

- Open spaces, including streets and parks should be designed with adequate seating, gently sloping access routes, measures to reduce the fear of crime, and an attractive appearance, so that people are encouraged to use them.
- Open spaces, including pavements, should be well maintained to avoid trip hazards.
- Pedestrian crossings should be designed to give people with limited mobility time to cross the road.
- Community spaces should be incorporated into developments to improve social connections.
- Community spaces and facilities should have adequate WC provision.
- Public buildings should be designed with excellent inclusive access.

Effective Green Infrastructure and High Landscape Quality

9.64 High quality, well-integrated and carefully designed green infrastructure (GI) and landscape provision is crucial to the long-term success of developments, ensuring that the maximum multi-functional benefits are achieved for those that live in, work and visit new developments and their surrounding areas. The spaces in between new buildings, and the connections between a new development and the existing townscape or landscape, are equally important to the design of the structures themselves. The detail of the GI and landscape provided on a development site will be related to various factors including the nature of the site itself, and the type, size and impact of the development. Key principles to achieving well designed GI and high quality landscape include the following:

- | | |
|--|--|
| National and local standards and best practice | ● The amount, type and design of GI should be informed by the appropriate national and local standards, guidance and best practice, including the Accessible Natural Greenspace Standard from Natural England and the national allotment provision recommendations from the National Society of Allotment and Leisure Gardeners. |
| Local character | ● The design of newly created elements of GI and landscape should be inspired by and enhance the character of the existing GI, landscape, biodiversity and built environment of the site and the wider area. |
| Existing landscape features | ● GI design and distribution should be informed by existing landscape, ecological and historical features. For example stone walls, hedgerows, trees and ponds should be retained and successfully integrated into the GI network. |
| Heritage assets | ● A new development site may include or fall within the setting of historic buildings and structures, and archaeological sites. The GI network should be designed, used and managed in such a way as to protect and enhance |

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

the heritage assets and their settings, including key views and buffer areas.

- | | |
|--|---|
| Interface with existing properties | <ul style="list-style-type: none"> ● The interface between a new development and any existing adjacent properties should be designed to respect the amenity of existing residents and to ensure that the existing and new developments are well integrated. |
| On-site GI network | <ul style="list-style-type: none"> ● This should function as a network of interconnected green (and blue/aquatic) spaces, which fulfil various functions including: formal sport; recreation; pedestrian and cyclist routes; accessible natural green space; structural landscaping; SuDS; and wildlife habitat. Most of the elements of the GI should be multi-functional. |
| Distribution of GI across the site | <ul style="list-style-type: none"> ● The GI network should be designed to ensure that all residents, employees and visitors have convenient access to green spaces. This should be achieved through dispersal of meaningful and usable areas across the site. Elements of the GI should be of sufficient size to be functional and easily managed. The GI and landscape provision should be located so that it makes best use and enhances important local views. |
| GI and landscape provision on individual plots | <ul style="list-style-type: none"> ● The landscape design of individual plots and the areas immediately surrounding them (e.g. roadside verges) should be of high quality and should reflect the landscape, ecological and built character of the area. Private spaces such as gardens should be of an appropriate size for the dwelling provided, and should be designed to ensure privacy and adequate daylight. Private spaces should be clearly recognisable as such, through the use of suitable boundary treatments. |
| Inter-relationship with off-site GI | <ul style="list-style-type: none"> ● The on-site GI should be designed to ensure that it links physically with off-site GI features to maximise opportunities for ecological connections; footpath and cycle links; continuity of landscape features etc. |
| Off-site GI enhancements | <ul style="list-style-type: none"> ● Where possible enhancements to off-site GI assets should be achieved, for example increasing public access to nearby land and better management of wildlife sites in the locality. |
| Sustainable drainage solutions | <ul style="list-style-type: none"> ● The principle approach to the SuDS infrastructure should be to ensure that as much of it as possible is provided on the surface, mimicking the natural drainage of the site. This will reduce the burden on the existing sewerage system. The SuDS infrastructure should not only serve a drainage role, but also contribute to the visual amenity and the wider environmental performance of the development and its management should be fully integrated with the management of other aspects of GI. |
| Green features on buildings | <ul style="list-style-type: none"> ● Green features (living roofs and walls, bird or bat boxes, etc) should be incorporated into new and existing buildings. |

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

- | | |
|--|---|
| Biodiversity enhancements | <ul style="list-style-type: none"> • Opportunities should be taken within all areas of GI (and the built environment) to enhance biodiversity through species choice, creation of new habitats, land management etc. There should be linkages with existing biodiversity assets and networks, and increasing access to nature for people. |
| Species choice | <ul style="list-style-type: none"> • Within planting schemes, species choice should be guided by appropriateness to the local area (with an emphasis on native species); suitability for its function (e.g. winter screening); value for wildlife; and resilience to climate change. |
| Street trees | <ul style="list-style-type: none"> • Wherever possible street trees should be planted to improve amenity and environmental performance. Street trees can also be used to help to define the character of different areas of a development. |
| Road junctions | <ul style="list-style-type: none"> • The landscape design of new or significantly altered road junctions, particularly at visually prominent locations, should be of high quality, reflect the landscape character of the area, help to give a sense of place, and ensure greater legibility. |
| Pedestrian and cycle routes | <ul style="list-style-type: none"> • The walking and cycling network, which will form part of the GI, should encourage “active travel”, in line with the highway user hierarchy principle. On-site routes should link to off-site non-vehicular routes, particularly those that lead to key destinations such as shops, schools and railway stations. These routes should be designed so that they are also available to the existing residents and businesses in the locality and should be implemented early in the delivery of the development. |
| Healthy lifestyles | <ul style="list-style-type: none"> • GI should be designed to encourage healthy lifestyles for all, including: encouraging walking and cycling; provision of formal and informal sports facilities; providing volunteering opportunities; and food production. |
| Provision for all sectors of the community | <ul style="list-style-type: none"> • The amount, distribution and type of GI across a site (and any off-site GI enhancements) should be based on an assessment of the needs of the new residents and other users of the site. Consideration should also be given to helping to meet any shortfall in existing provision. |
| Accessibility | <ul style="list-style-type: none"> • The majority of the GI should be accessible, both physically and socially, to all sectors of the community, providing attractive, safe, welcoming and engaging spaces for local people. It should meet the needs of all sectors of the community, including “hard to reach” groups and those who may require specific provision (for example seating to assist those with limited mobility). |
| Timing of “construction” of GI | <ul style="list-style-type: none"> • Where appropriate, elements of the GI network should be “constructed” in advance of built development. Where this is not appropriate, the timing |

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

of their “construction” should be tied to the relevant phase of built development.

Long-term
Management

- The management and monitoring of GI should usually be controlled by a management plan. The plan should clearly set out who will be responsible for the management of the GI and landscape provision. Management plans should be implemented in full and regularly reviewed. Where appropriate the local community should be involved in the management of GI.

Table 4

Key Design Considerations for Specific Development Proposals

Development proposal	Key considerations
<p>Extensions to existing buildings</p> <p>Extensions to existing buildings should be in scale and character with the original building, and in-keeping with its setting, whether traditional or contemporary in design.</p>	<ul style="list-style-type: none"> ● Extensions should respect the scaling, proportions, materials and character of the building. ● They should not diminish the quality or integrity of that building, and should not detract from its surroundings. ● Excessive bulk should be avoided. Extensions should not dominate the original building, either individually or cumulatively. ● They should generally be subservient in height, area and overall mass to the original building, leaving the form and evolution of the building apparent. ● The location and massing of an extension, its roof form and the treatment of its elevations should respect the building. Usually, a similar solid to void ratio will be followed, with the location, spacing and size of openings in-keeping with the existing architecture. ● Simplicity of design is important. Extensions should appear as a natural part of the evolution of the building and should look ‘right’. ● It may often be necessary to adopt a design approach in-keeping with the original building, especially when dealing with listed buildings or prominent locations. But in some cases adopting a contemporary approach may be equally acceptable. ● Whether vernacular or contemporary, materials should be used that make reference to the existing building, and to the local distinctiveness and architectural traditions of the area. New materials need not be identical to the existing, but should harmonise with them. ● To vernacular buildings, integral garages should be avoided. ● Conservatories are usually best located to private rear elevations, not seen within the street scene. ● When dealing with vernacular dwellings or those in sensitive historic settings a solid roof treatment to garden rooms is usually most appropriate.

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

	<ul style="list-style-type: none"> • Dormers should be in-keeping with the building to which they are added, in their placement, scale and design. • Porches should be sympathetic in style. They may sometimes be deemed harmful where they are proposed on very simple, flat-fronted buildings or where they obscure features of interest, particularly on listed buildings. But stone gabled structures can sometimes be permissible, and often lighter-weight traditional canopies can more successfully overlay an historic building. • The gaps between buildings may be an important part of the street scene, in which case the rhythm and relief the spaces provide should be preserved. • Extensions should respect the privacy and amenity of neighbours, giving due consideration to issues of daylight or overbearing effect. • There should be sufficient space within the curtilage for parking and amenity purposes, and to ensure that there is not over-development.
<p>Garages and other outbuildings</p> <p>Garages and outbuildings should be carefully sited, scaled and designed so as not to detract from the character of the main building or its setting.</p>	<ul style="list-style-type: none"> • All new outbuildings should relate to the scale and character of the main building, and the plot in which it sits. For example, a large garage may look out-of-keeping within the context of a modest cottage, where traditionally only smaller outhouses might be expected. • New outbuildings should not be excessive in number. A larger number of outbuildings, seen in relationship to the main building, might result in visual clutter and might detract from the surroundings. • In some sensitive contexts, such as the setting of some listed buildings or within certain parts of a conservation area, garages may not be permissible, where for example they detract from the contribution a traditional property and its garden makes to the area, or where breaching the front boundary and introducing vehicular access to the garden is considered harmful. • Integral garages should not be formed within traditional buildings and should not be designed into new vernacular style houses. In such cases, garages should be detached. • Garages and other outbuildings should generally not be positioned forward of the street-facing or principal elevation(s) of the building. They should be pushed back to the rear of the building, so as not to compete with or detract from it. • Where adopting a vernacular design approach, single garages are often more appropriate, as their smaller mass and narrower gables are more in-keeping with traditional outbuildings. Garage door openings should be placed within the gable end of the building, with the ridge running the length of the roof. • Where double or larger garages are permissible, these are better oriented with their doors under the eaves and with their wider gables concealed from view. Roof lines should generally be kept low and incorporating accommodation above the garage, with associated openings and external stairs, may not always be permissible.

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

	<ul style="list-style-type: none"> ● Traditional outbuildings in the Cotswolds are generally of stone construction, occasionally with posts and boarding infilling below open eaves. Local stone is therefore often most appropriate and traditional for the construction of new outbuildings and garages. ● Large new timber buildings are not so characteristic of the Cotswolds. Of course smaller timber sheds and summerhouses are widely permissible. Traditional design, sensitive scaling and siting, and a subdued timber finish are important for such structures to blend in with their garden settings. ● Bracing to the posts of car ports and other open fronted outbuildings should be avoided. ● In sensitive locations garage doors should be side hung, vertically boarded and given a suitable (usually painted) finish. In new housing schemes the style and finish of garage doors should at least imitate this traditional appearance. ● There should be adequate space for manoeuvring of vehicles, but overly wide visibility splays and sweeping drives should generally be avoided. For more modest properties, entrances should maintain a more low-key appearance. ● Large stone piers, finials and ornate gates should be avoided, unless the access is for a high status building. High solid boarded gates should also be avoided where this is uncharacteristic or blocks important views. Often timber field gates or other traditional, low, open gates, set simply within low stone walls are most appropriate. ● Only minimal openings should be created in front boundaries. Traditional enclosure, such as walls, railings and hedges, should be maintained and not removed to establish off-street parking.
<p>New build houses in the Cotswold vernacular style</p> <p>The design and materials used should reflect the key attributes of the traditional buildings of the area, whilst providing energy-efficient and liveable modern homes.</p>	<ul style="list-style-type: none"> ● A mixture of house types, including a good representation of terraces and semi-detached, with only some detached. An organic layout achieving interesting street scenes, with attractive open spaces, suitably enclosed and given active frontages. ● Simple and traditional forms, with limited gable widths, plan depth often being achieved through rear gabled 'additions'. Steep roof pitches. ● Avoid over-fenestration and over-scaled window openings. Windows should be well spaced and generally centrally placed within gables, with a hierarchy of opening sizes. Gable end walls blank or with limited openings. ● Use of natural local limestone in sensitive locations and high quality artificial stone elsewhere. ● Stone of an appropriate colour to the locality. ● Usually rubble stonework, laid to random but consistent courses with mortar of a good colour match to the stone, with a rough texture, brushed back flush. ● Some use of high quality through-coloured render, of a roughcast texture. ● Natural or artificial stone tiles to roofs, laid to diminishing courses, with some use of natural blue slate.

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

	<ul style="list-style-type: none"> ● No bargeboards to verges or fascia boards to eaves. Exposed rafter feet avoided. ● The inclusion of chimneys, built up in traditional stone or brickwork, and flush to gable end walls. ● Dormers and porches of traditional design. ● Doors and windows recessed into the walls of the building. ● Appropriate colour stone facing lintels, to the depths of the reveals. Alternatively oak lintels, left untreated to silver. Stone or stone tile sills. ● Flush timber casements, with balanced opening and non-opening lights, and attention paid to traditional external proportions and detailing. ● Slender metal casements within stone mullion window surrounds. ● Front garden areas traditionally enclosed by natural dry stone walls and some railings. ● Traditional stone (or occasionally brick) boundary walls separating rear gardens from streets. ● Sensitive boundary treatments to outer edges of housing schemes, avoiding close-boarded fencing and including sufficient landscaping.
<p>Large commercial, industrial and agricultural buildings</p> <p>Such buildings should be sited, scaled and designed sensitively, using appropriate materials and finishes. The impact of associated features should also be minimised.</p>	<ul style="list-style-type: none"> ● New commercial or industrial buildings are more often located in the context of larger settlements, or other similar development. Their design should respond to their specific surroundings. ● Large new buildings within town centres, such as office blocks and care homes, should be sensitive to their historic context. ● Careful consideration should be given to scale and massing, responding to any surrounding historic grain and built forms. ● It is often difficult to reconcile larger buildings and the Cotswold vernacular style, as there are not traditional precedents at that scale, so a contemporary approach is often more suitable. ● Breaking the mass of a new building into modules, with varying roof lines and vertical articulation, is often valuable, especially within historic contexts. ● The highest quality of materials and detailing would be expected in sensitive settings. ● For large industrial or agricultural buildings in less sensitive settings some modern forms of cladding may be permissible, but sometimes traditional and higher quality materials are still appropriate, such as timber boarding. ● These buildings should be finished in dark or other appropriately subdued colours. This may include untreated timber or an equivalent grey stain. ● The scale and massing of buildings should respond to their landscape or townscape context. For example a low profile should be maintained and consideration should be given to breaking up the mass of a large new building (by varying in height, or using two small units rather than one). ● Buildings should be carefully positioned to fit in with the landform, and not in locations where they will dominate the surroundings (for example on the skyline or in the middle of a flat plateau).

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

	<ul style="list-style-type: none"> ● New farm buildings should generally be integrated within the existing farmstead. ● The landscape, heritage and other sensitivities of the site should be fully assessed, including for example the impact on longer views within the AONB. ● Extensive tree and hedge planting can help to assimilate the buildings into their surroundings but care should be taken to avoid the planting itself changing the character of an area, or the screening being necessary to conceal what may be an inappropriate development. ● Artificial bunds to hide new developments are also rarely successful, as they are out-of-character with natural landforms. ● Security features such as lighting, cameras and fencing should be carefully designed to minimise their impact. ● The impact of associated features, such as fuel tanks and outside storage areas, should be minimised by screening etc. ● New access roads can damage features such as trees and hedges, and existing tracks should be used wherever possible. ● New surface treatments should be in character with the surrounding area. ● Traditional boundary treatments should be used such as dry stone walls, and post-and-rail fencing with hedging. ● High sheet metal gates or other solid gates are likely to detract. Low barred gates, particularly timber, are more in keeping with a traditional rural character.
<p>Barn conversions</p> <p>In designing a barn conversion the aim should be to preserve the traditional agricultural appearance of the building, and the contribution it makes to the surrounding landscape.</p>	<ul style="list-style-type: none"> ● Barn conversions should be designed sympathetically. A scheme should work around the building, rather than the building being subjected to unnecessary changes. Often a creative approach is required. ● Barns and other historic agricultural structures should be conserved, and converted where appropriate, in their existing or original form, maintaining their traditional construction. ● Extensions should be limited and should not change the overall massing and form of the historic buildings. ● The building should be capable of conversion without extension or any significant degree of re-building. ● New openings in exterior walls should be avoided, preserving the often blank character of the walls of many barns and other traditional agricultural structures. ● Use should be made of existing openings. New glazing should be recessed within these, and should be of a simple, functional design, avoiding domestic styles. ● Screens within large threshing barn openings should be deeply recessed. Screens within open fronted animal shelter or cart shed structures should be set back to the rear of, and generally detached from, the columns or posts.

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

- Sometimes new narrow ventilation slit type openings or new small, square pigeon-hole type openings may be permissible.
- New openings in the style of single doorways or pitching doors (typically in gable end walls) are occasionally permissible.
- Roof slopes are typically unbroken expanses of stone tile or blue slate. Sometimes the absolute minimum of modestly scaled conservation style rooflights is permissible.
- Dormers should be avoided altogether, as well as other features typical of domestic buildings, such as chimneys, conservatories and porches.
- In minimising new external openings, and maximising natural light to rooms from existing openings, it is usually most appropriate to maintain an open plan to much of the interior of a barn. Smaller rooms might be housed in existing attached structures, and use might be made of mezzanine floors.
- Retaining large spaces to listed barn interiors is an important requirement, so that their full historic volume and scale is appreciated from within the building.
- Historic features should be preserved as far as possible within all barn conversions, and is of course a particular requirement for listed buildings. Such features can include roof timbers, floor structures, stairs or ladders, partitions, historic surfaces, and other fixtures, such as animal stalls and feeders, and even farm machinery.
- Upgrading of a barn interior to achieve habitable spaces should be sympathetic, especially within listed buildings. For example, in inserting ceilings, principal roof timbers should be left exposed. Wall linings should be reversible, should allow the masonry to breathe, and should not conceal features of interest. And new floors might overlay old surfaces of interest, preserving them beneath, if it is not possible to leave them exposed.
- Services and installations on or around the building (such as lighting schemes, alarm boxes and other security devices, post boxes, and aerials or satellite dishes) should be minimised and sympathetically sited, designed and finished. Potential night time light pollution should be considered.
- New outbuildings, such as garages and sheds, should be avoided, as these new structures detract from the simplicity and original form of a barn or farm complex, and generally have a more domestic appearance.
- Boundary treatments should be traditional and appropriate to the rural setting, such as hedging or low dry stone walls.
- New tracks, accesses and gateways should be designed to minimise the impact on the agricultural character of the surroundings.
- The landscaping around the building should aim to avoid obvious domestication. The extent of the residential curtilage should be limited, to minimise the impact of garden uses, and associated planting and paraphernalia. It should be particularly tightly drawn where a close relationship survives between a barn and its open field setting, and in these cases should generally be contained within enclosed courtyard areas.

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

	<ul style="list-style-type: none"> ● Landscape schemes should be soft and low-key, and inspired by the rural surroundings. For example hard surfacing and subdivisions should be avoided, and planting should generally be native species. ● Barns and other traditional agricultural structures may provide wildlife habitats for a range of important species and any impacts should be fully resolved with adequate biodiversity mitigation and enhancement put in place.
<p>Shop fronts</p> <p>The design of new shop fronts or the careful alteration of existing shop fronts is important in maintaining the historic character and vibrancy of town and village centres.</p>	<ul style="list-style-type: none"> ● Historic shop fronts should be preserved, including any features of significance, such as blind boxes and historic signage. ● Where alteration of historic or traditional shop fronts is proposed, this should be sympathetic to the building and the wider area. ● New or replacement shop fronts should maintain the divisions between historic plots and buildings. Shop fronts for wider retail units should maintain the appearance of smaller traditional shop fronts. ● New or replacement shop fronts should respond to the character and architectural style of the remainder of the building. ● New or replacement shop fronts should be well proportioned and detailed, for example with solid low stall risers, appropriate glazing divisions and suitably scaled fascia boards. ● Materials and finishes should be appropriate to the building and the area. In most town and village contexts painted timber shop fronts and fascia boards are required. ● Security measures should be sympathetic, for example toughened glass or internal shutters. External roller blinds are not likely to be acceptable.
<p>Signage</p> <p>Sympathetic signage is vital in preserving the amenity and historic character of buildings and areas.</p>	<ul style="list-style-type: none"> ● Signage should be appropriate to the shop front, building and wider area. ● Signage should not be visually dominant or incongruous. It should also not clutter the surroundings. ● New signs should be limited in number and scale, so as not to detract from the quality of a building or area. ● Fascia boards are often integral to shop fronts and should be appropriately proportioned. Where applied to other building frontages they should be modestly scaled and carefully placed to avoid close proximity to architectural features. ● In some cases, most often on listed buildings, new fascia boards may be harmful to the character of the building, especially where historic town houses are occupied by business premises. In which case, alternative forms of signage may have to be explored. Sometimes a hanging sign may still be permissible, or smaller plaque type signs. ● In most contexts painted timber fascias are most appropriate, either with traditional painted lettering or sympathetic applied letters. A simple frame to the edge of an applied timber fascia board is usually appropriate. Occasionally a simple square-edged matte finish aluminium sign may be permissible.

LOCAL PLAN REG.18 CONSULTATION: PLANNING POLICIES - Cabinet Version 15th Oct 2015

	<ul style="list-style-type: none"> ● Similarly, in sensitive historic settings, hanging signs should be framed painted timber, hung on simple or traditional metal brackets. Sometimes simple square-edged matte finish aluminium hanging signs are permissible. ● Very bright and garish colours should be avoided, especially where these appear incongruous and detract from the historic character of a building or area. ● Lighting of signage should be avoided. Internal illumination of signs is almost always unacceptable, especially in sensitive historic or landscape settings. Limited and subtly installed external illumination is sometimes permissible, usually for business premises with evening opening hours, but in the most sensitive contexts this may also be considered harmful. ● The amount of information on new signage should be limited as far as possible, usually to just the business name, in order to avoid visual clutter. The inclusion of telephone numbers, websites and unnecessary information about the business should be avoided. Often subtle small signs set behind, or applied to windows, can provide additional details.
--	--

Table 5

I0 Monitoring Framework

This document can be produced in Braille, large print, audio tape and in other languages.

If you would like a copy in one of these formats, please phone the Print and Design Department on 01285 623215.