

CONSULTATION: MAIN MODIFICATIONS TO THE SUBMITTED COTSWOLD LOCAL PLAN 2011-2031 February 2018



COTSWOLD
DISTRICT COUNCIL

Explanatory Note

Following submission of the [Cotswold District Local Plan 2011-2031](#) ⁽¹⁾ for examination in July 2017, hearing sessions were conducted by an independent Planning Inspector in October and November 2017. During the course of the examination, a series of Post-Submission Main Modifications have been prepared (“the Modifications”). The Modifications include changes to the Policies Map.

The Modifications are now published and the Inspector is inviting representations to be submitted through this formal consultation in accordance with the Council’s Statement of Community Involvement. Representations may only be made in relation to these proposed Modifications and changes to the policies map, and not about other aspects of the Plan or “omission sites”.

How you can comment

The Modifications can be viewed through an online portal at [[Main Modifications Consultation](#)]. Once registered, the submission of representation(s) through the portal is convenient and straightforward.

Alternatively you can email representations, using a standard form (see below), to localplan@cotswold.gov.uk; or post completed form(s) to:

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

Hard copies of the Modifications and associated papers can be inspected at Cotswold District Council offices in Cirencester and Moreton-in-Marsh, or at libraries within Cotswold District. The representations form can also be obtained from these offices and libraries, or downloaded at: <http://www.cotswold.gov.uk/go/forwardplanning>.

When making representation(s), **please state the reference number of each Modification on which you wish to comment**; indicate whether you are objecting, supporting or commenting; and include your name and contact details. If you are representing a client, please also let us know who you are representing. As the Modifications are intended to address issues of legal compliance and/or soundness, representations should be made with specific regard to their effect on those issues.

Representations should explain how/ why the Modification(s) would fail to address one or more of the government’s following ‘tests of soundness’⁽²⁾:

- **Positively prepared** – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
- **Justified** – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;

1 Local Plan Submission Draft Reg. 19 tracked changes with Focussed Changes and Minor Modifications (July 2017) [Local Plan Examination Document Reference SD007]

2 National Planning Policy Framework, paragraph 182

Explanatory Note

- **Effective** – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
- **Consistent with national policy** – the plan should enable the delivery of sustainable development in accordance with the policies in the National Planning Policy Framework (NPPF).

Representations should focus on whether the Modifications meet the tests listed above.

Please ensure your representation(s) reach Cotswold District Council by no later than 5pm on 4th April 2018. As this is a statutory consultation, representations received after the deadline cannot be accepted. Representations received by the Council within the consultation period will be forwarded to the Local Plan Inspector, who will then consider all of the representations about the proposed Modifications before finalising his report.

Normally, all issues arising from the consultation on the proposed Modifications should be capable of being considered through the written representations procedure. Exceptionally, however, the Inspector may decide that it is necessary to hold a further hearing session or sessions to clarify and resolve any substantive outstanding issues relating to the proposed Modifications. If this is the case, all representors will be informed and the examination website updated accordingly.

Please note that the Council is required to make all comments publicly available on its website. Anonymous representations cannot be accepted.

About this consultation document

The document comprises two schedules which list:

- Changes to the submitted Local Plan's Policies Map; and
- Main Modifications to the text of the submitted Local Plan.

Both schedules indicate Modifications in the order that they appear in the Submitted Local Plan (July 2017) and include;

- a reference number;
- the relevant policy, paragraph or map number in the Submitted Local Plan (July 2017) (please note that the paragraph numbering is different in the Submitted Cotswold District Local Plan 2011-2031 (July 2017): Tracked Changes with Main Modifications (February 2018));
- the proposed Modification; and
- the reason for the Modification.

Modifications are indicated as follows:

- deletions shown as a ~~strikethrough~~;
- new text is shown underlined

No Main Modifications are proposed to the following sections of the Local Plan: Introduction (section 1); Issues (section 3); Vision (section 4); and Objectives (section 5). These sections therefore do not form part of this document.

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Changes to the submitted Local Plan's Policies Map

| Ref. | Map | Proposed Modification | Reason for Modification |
|------|---|--|--|
| PM01 | Key to Policies Map | <p>Various changes, including:</p> <ul style="list-style-type: none"> ● Amendments to rectify errors and/or incorporate any consequential/policy number changes, including: <ul style="list-style-type: none"> ○ Mixed Use Allocation (Willersey) Cirencester and Willersey (Policy S1 and S19) ○ Allocation for Burial Ground Allocation (Chipping Campden) ○ Car Park Allocation (Chipping Campden, Lechlade, Cirencester) (Policies S7, S16, S1) ○ Mixed Housing & Local Green Space Allocation (Kemble) ○ Former Cheltenham to Stratford upon Avon Railway Line ○ Protected Route of Former Railway Line-- (Andoversford, Bourton-on-the-Water, Cirencester, Fairford, Kemble, Lechlade, Moreton-in-Marsh, South Gerney, Tetbury) ○ Primary Shopping Area (Policy S3A); Primary Frontages (Policy S3A); Secondary Frontages (Policy S3A) ○ Kemble Airfield Cotswold Airport ● Rearranging items in the Key so that they are in Plan order and grouped together by category. ● Inserting relevant policy references where necessary (e.g. DS1 for Development Boundary and Housing Allocation) | To ensure the Policies Map Key is complete, accurate and consistent with the Plan's policies and Policies Map Inset. |
| PM02 | General – Policies Map Insets | Consequential changes to the reference numbers of maps and designations (e.g. Local Green Spaces, Traveller Sites) where additions and/or deletions have been made. | To ensure reference numbering is logical and consistent throughout the Plan. |
| PM03 | Policies Map Inset 2 Cirencester Town Centre | Amend inset 2 to reflect change from mixed use to parking at CIR_E14 - Waterloo Car Park and also to delete a superfluous area to the north west of the site | To illustrate Focused Change [FC026] and to rectify a minor drafting error. |
| PM04 | Policies Map Inset 2 Cirencester Town Centre | C_39 – delete allocation | To accord with updated SHELAA Review (September 2017)[EB012] |
| PM05 | Policies Map Inset 4 Fairford | District Centre Boundary to be amended | To correct an error in FC005 and align with Final Retail Study update (Dec 2016) |
| PM06 | Policies Map Inset 5 - Kemble | Denote the areas proposed respectively for housing (previously K_2, now K_2A) and Local Green Space (previously LGS7, now LGS6) | To clarify which parts of the site are proposed for residential site allocation and Local Green Space designation. |


Changes to the submitted Local Plan's Policies Map

| Ref. | Map | Proposed Modification | Reason for Modification |
|------|--|---|--|
| | | Amend the Development Boundary to exclude the land proposed as Local Green Space | Refer also to the Main Mods Schedule. The modification reflects the Council's response to Matter 6 Action 6.7, and consultation during December 2017. |
| PM07 | Policies Map Inset 8 - Tetbury | T_24B – delete allocation TET_E2A – delete allocation | To accord with updated SHELAA Review (September 2017) [EB012] |
| PM08 | Policies Map Inset 10 - Bourton-on-the-Water | B_32 – delete allocation | To accord with updated SHELAA Review (September 2017) [EB012] |
| PM09 | Policies Map Inset 11 - Northleach | N_13B – delete allocation | To accord with updated SHELAA Review (September 2017) [EB012] |
| PM10 | Policies Map Inset 12 - Stow-on-the-Wold | S_8A – delete allocation | To accord with updated SHELAA Review (September 2017) [EB012] |
| PM11 | Policies Map Inset 14 - Blockley | (i) Amend BK_14A to exclude area granted planning permission for new dwellings (ii) Delete LGS1 | To reflect: (i) permissions: 16/05066/OUT and 16/03027/FUL; (ii) Annex to Inspector's Main Modifications Note January 2018 [ED080] |
| PM12 | Policies Map Inset 15 - Chipping Campden | (i) Remove the part of CC_23B and CC_23C to exclude area granted planning permission (ii) CC_40A – delete allocation | To reflect: (i) permission: 16/00937/OUT; (ii) the fact that the majority of CC_40A now has planning permission and the remaining area is not expected to deliver 5 or more dwellings. |
| PM13 | Policies Map Inset 17 - Moreton-in-Marsh | Delete the employment allocation MOR_E11 and adjust the development boundary to correspond with housing allocation M_12A | To accord with updated information in the SHELAA Review (September 2017)[EB012]; and as a result of Inspector's Actions – week 2, 8.2 |
| PM14 | Policies Map Inset 17 - Moreton-in-Marsh | Amend the map to include the site of the Warner Budgen's supermarket and car park within the Key Centre Boundary | To accord with the Annex to Inspector's Main Modifications Note January 2018 [ED080] |
| PM15 | Policies Map Inset 18 - Willersey | Amend inset to illustrate the mixed use allocation at Willersey in line with other 'mixed use' allocations | Submitted version illustrates Willersey 'mixed use' site, as separate to other housing / employment mixed use sites. For conformity with other mixed use sites. |
| PM16 | New Policies Map Inset (19) to accompany Policy SP2 - Cotswold Airport Policies Map | More detailed inset Policies Map is required to indicate exactly where the two policy clauses will apply Delete annotation for Kemble Airfield and replace with an 'Inset 19' square on the District Policies Map. | To accord with Inspector's Actions – week 2, 6.3 (3). Clarification to show area within which development shall be compatible with use of land as an airport. |

Changes to the submitted Local Plan's Policies Map

| Ref. | Map | Proposed Modification | Reason for Modification |
|------|--|--|--|
| PM17 | Appendix C – Gypsy and Traveller Accommodation | <p>Map 1 – Shormcote - amend boundary</p> <p>Map 2 – Seven Springs, Coberley - delete allocation</p> <p>Map 3 – Meadowview, Fosse Way, Bourton-on-the-Water - amend boundary</p> <p>Map 4 – Green's Close, Great Rissington - delete allocation</p> <p>Map 5 – Seven Springs, Coberley - delete allocation</p> <p>Include New Map 2 – Oaksey Road, Culkerton</p> | To accord with updated information reported in the updated Gypsy and Traveller Identification of Potential Sites (December 2017) [ED077] |

Key to Policies Map and Insets


 INSET MAP - N.B. ALTHOUGH INSET MAPS DEFINE ALL POLICY DESIGNATIONS RELEVANT TO THE RESPECTIVE SETTLEMENTS, THEY DO NOT INCLUDE ANNOTATIONS FOR POLICIES THAT APPLY ACROSS THE WHOLE DISTRICT OR LARGE PARTS OF IT.

Local Plan Strategy


 Development Boundary (Policy DS2)


Delivering the Strategy

 Strategy Delivery Sub-areas (South Cotswolds, Mid Cotswolds, North Cotswolds) (Policies SA1, SA2, SA3)


 Housing Allocation (Policies S1, S4, S5, S6, S7, S9, S10, S12, S15, S16, S18, S19)


 Employment Allocation (Policies S7, S11, S16, S18)

 Mixed Use Allocation (Policies S1, S19)

 Strategic Site, South of Chesterton, Cirencester (Policy S2)


 Cirencester Strategy Area (Policy S1)


 Car Park Allocation (Cirencester, Lechlade, Chipping Campden) (Policies S1, S7, S16)


 Cemetery Extension (Lechlade) (Policy S7)


 Burial Ground Allocation (Chipping Campden) (Policy S16)


Economy, including Retailing and Tourism


 Established Employment Site (Policy EC2)


 Special Policy Areas (Cirencester RAU, Campden BRI, Fire Services College) (Policy EC4)


 Town Centre Boundary (Cirencester) (Policy EC7)


 Primary Shopping Area (Cirencester) (Policy S3)

 Primary Frontage (Cirencester) (Policy S3)

 Secondary Frontages (Cirencester) (Policy S3)

 Key Centre Boundary (Bourton-on-the-Water, Chipping Campden, Moreton-in-Marsh, Stow-on-the-Wold, Tetbury) (Policy EC7)

 District Centre Boundary (Fairford, Lechlade) (Policy EC7)

 Local Centre Boundary (Northleach, South Cerney) (Policy EC7)


Built, Natural and Historic Environment

 Local Green Space (Policy EN3)


 Area of Outstanding Natural Beauty (Policy EN5)


 Special Landscape Area (Policy EN6)


 Conservation Area (Policy EN11)


 Provisional Flood Storage Areas (Policy EN14)


Infrastructure and Other Spatial Issues


 Route for Multi Use Path (Lechlade to Fairford) (Policies S5, S7)


 Lorries in the Vale of Evesham Zone (Policy INF6)


 Protected Routes of Former Railway Lines (Policy INF3)

 Green Belt (Policy SP1)

 Cotswold Airport (Policy SP2)

 Thames & Severn Canal (Policy SP3)

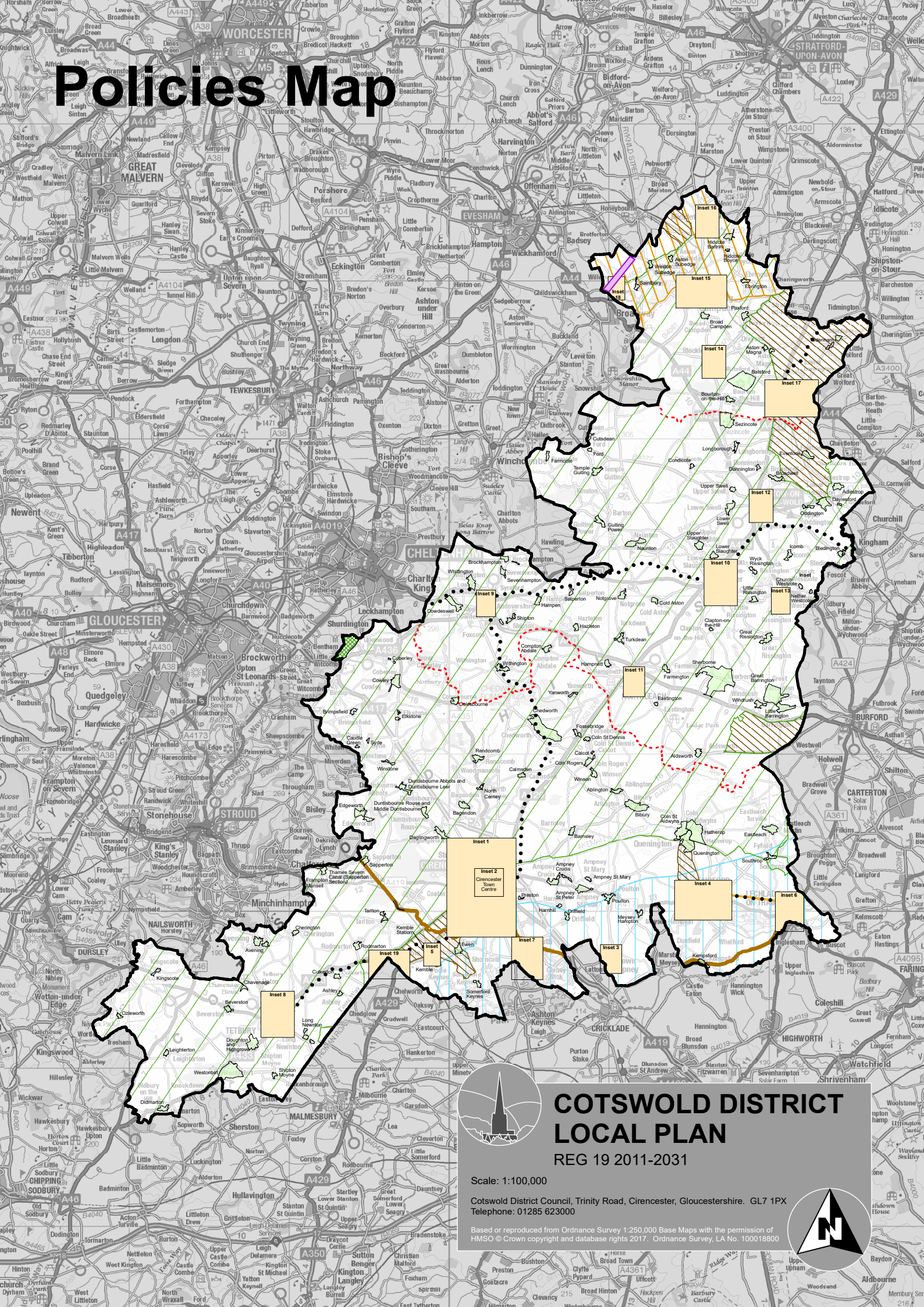
 Cotswold Water Park (Mineral Extraction after use) (Policy SP5)

 Former Cheltenham to Stratford-upon-Avon Railway Line (Policy SP6)

COTSWOLD DISTRICT LOCAL PLAN (2011-2031)

Cotswold District Council, Trinity Road, Cirencester, Glos., GL7 1PX
Tel: 01285 623000

Policies Map



COTSWOLD DISTRICT LOCAL PLAN

REG 19 2011-2031

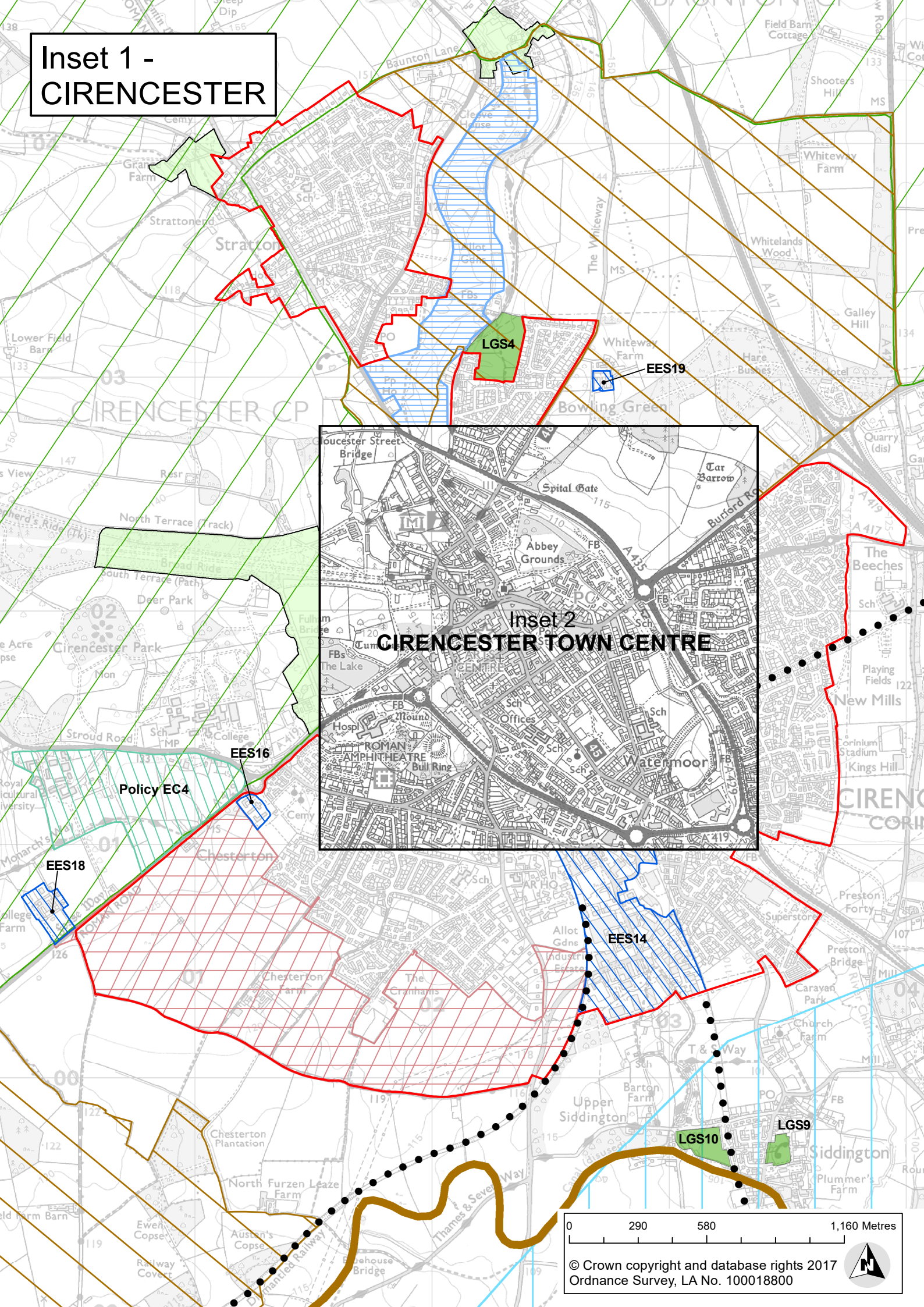
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Cotswold District Council, Trinity Road, Cirencester, Gloucestershire. GL7 1PX
Telephone: 01285 623000

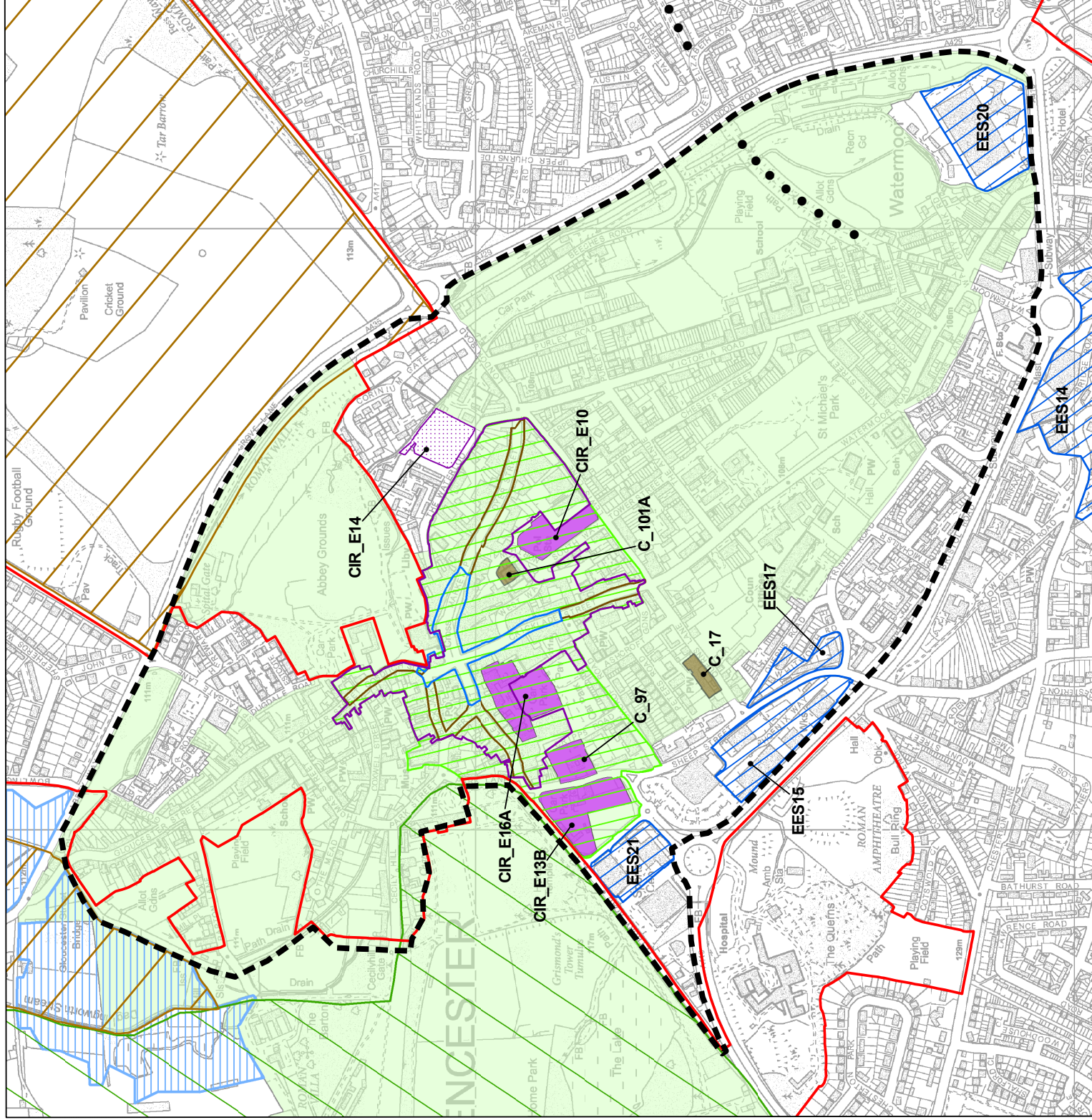
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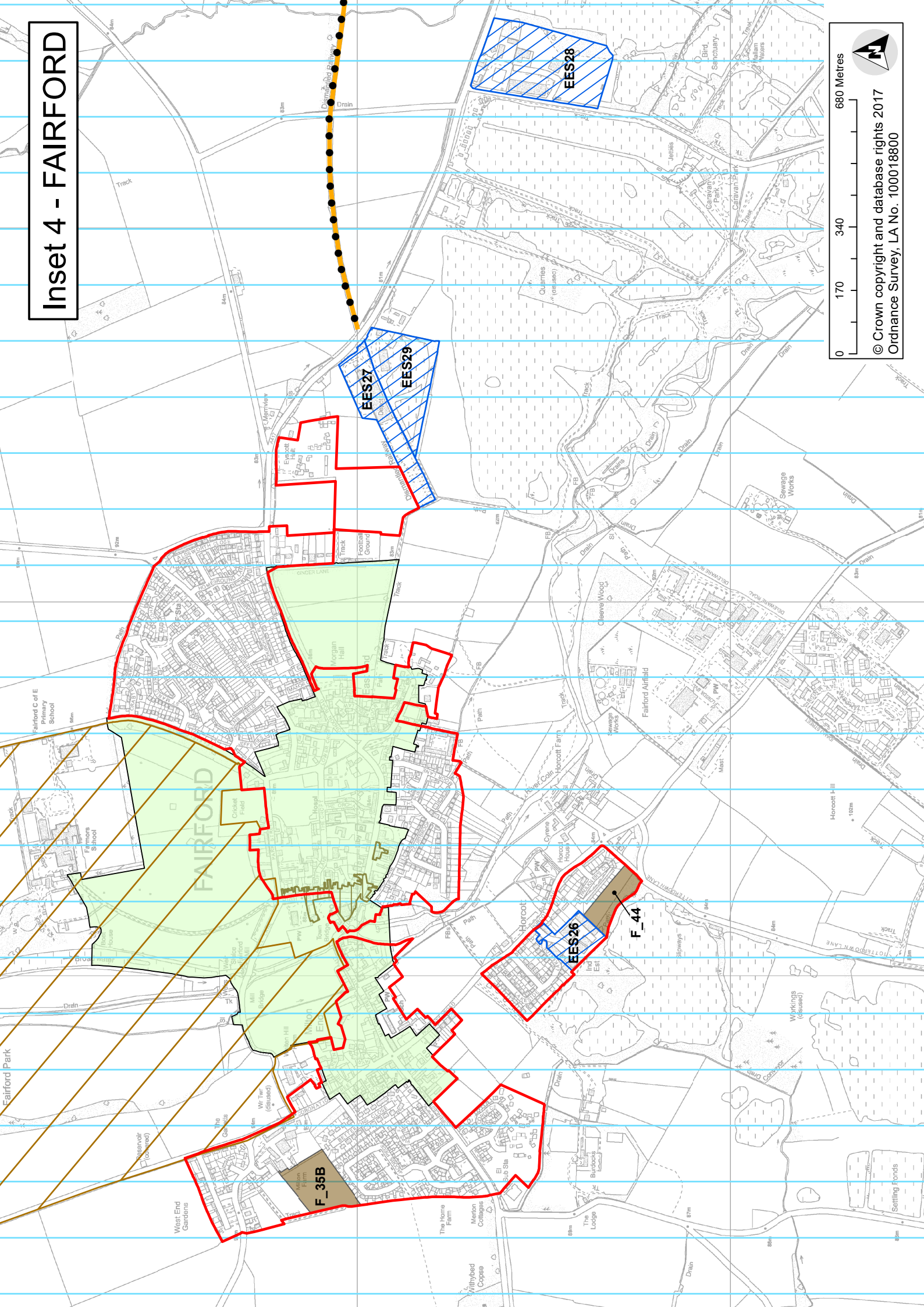
Inset 1 - CIRENCESTER



Inset 2 CIRENCESTER TOWN CENTRE



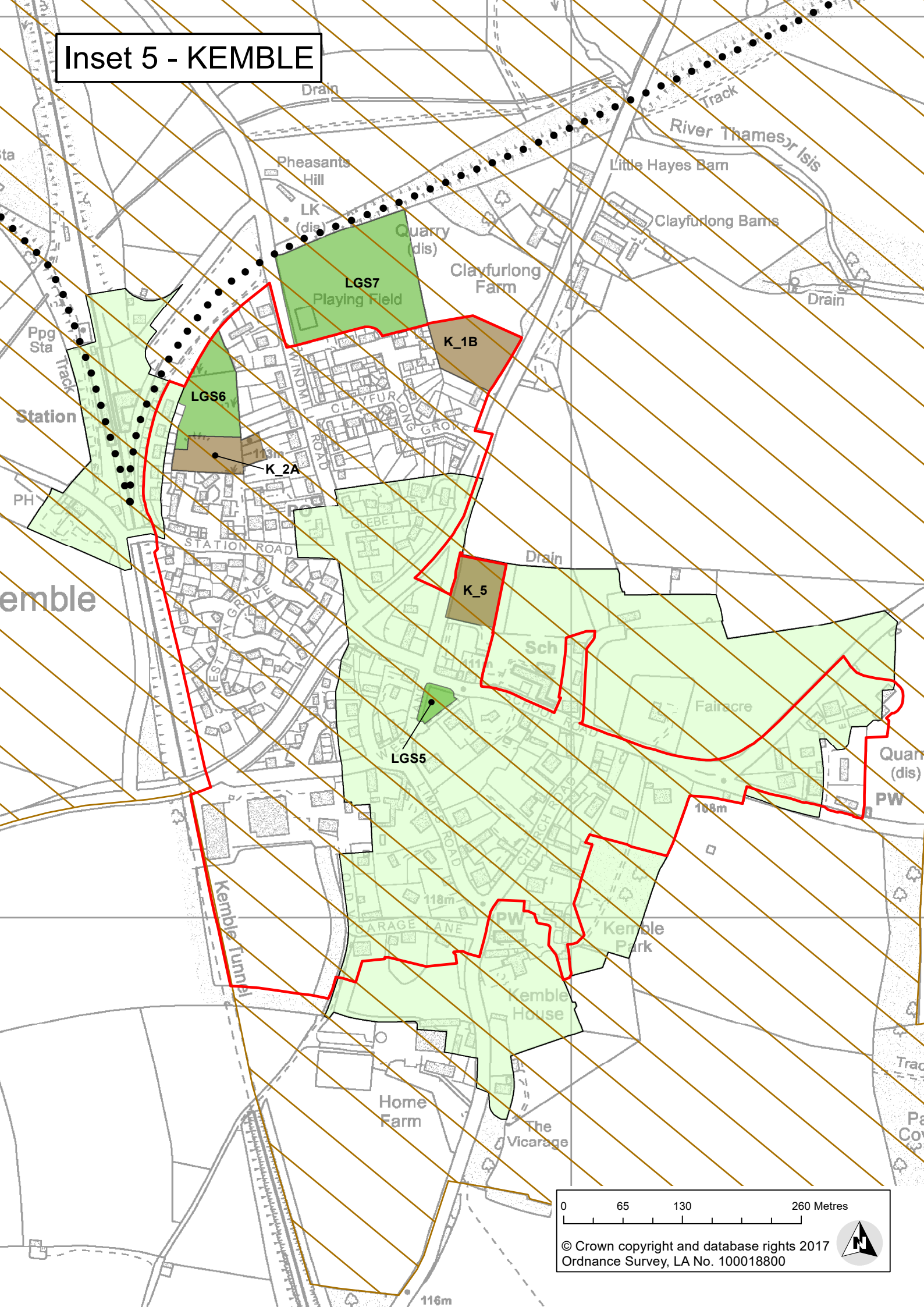
Inset 4 - FAIRFORD



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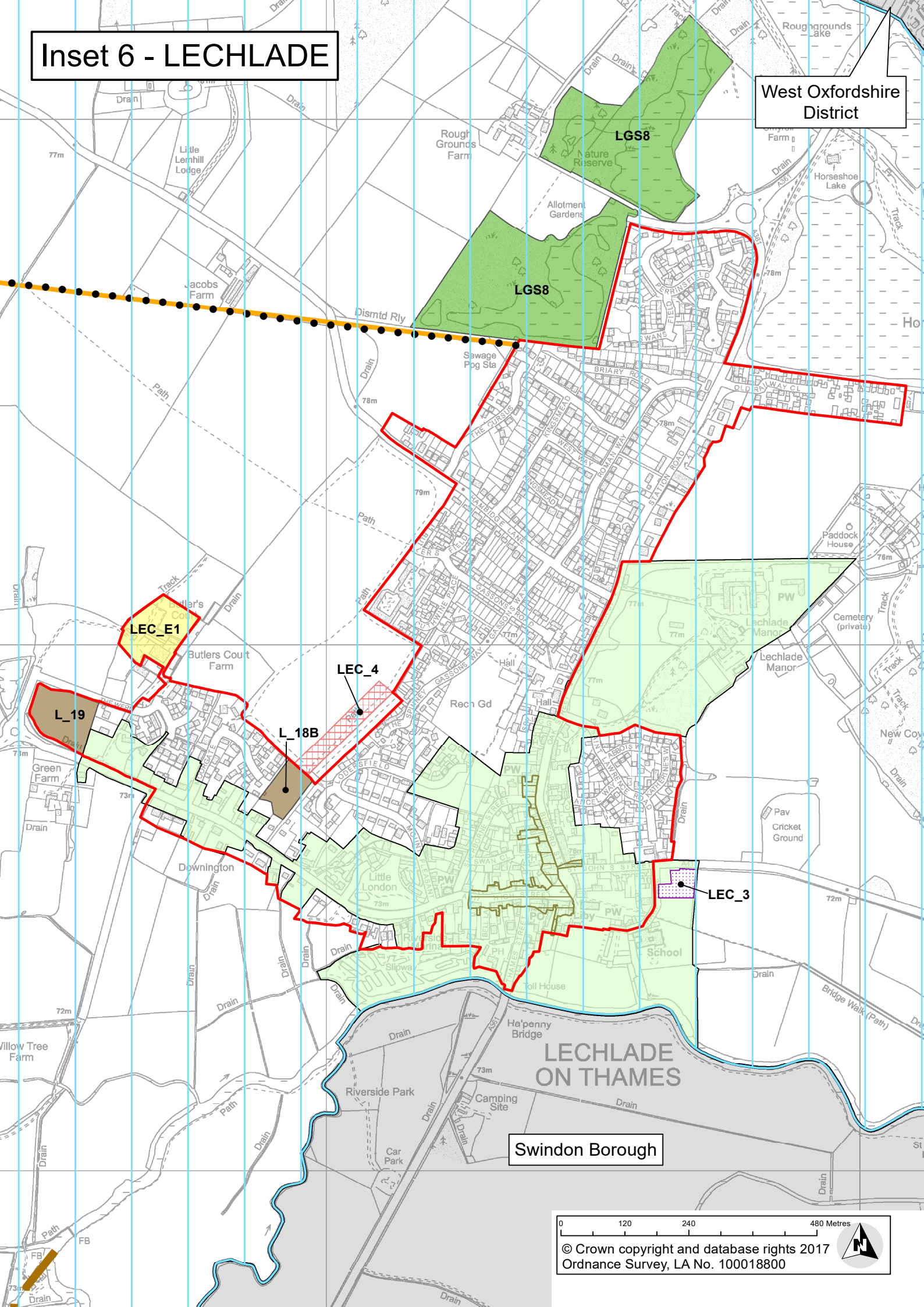
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Inset 5 - KEMBLE

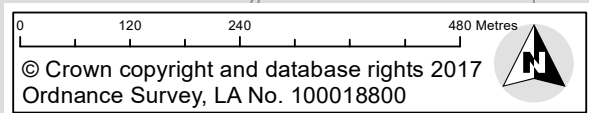


Inset 6 - LECHLADE

West Oxfordshire District

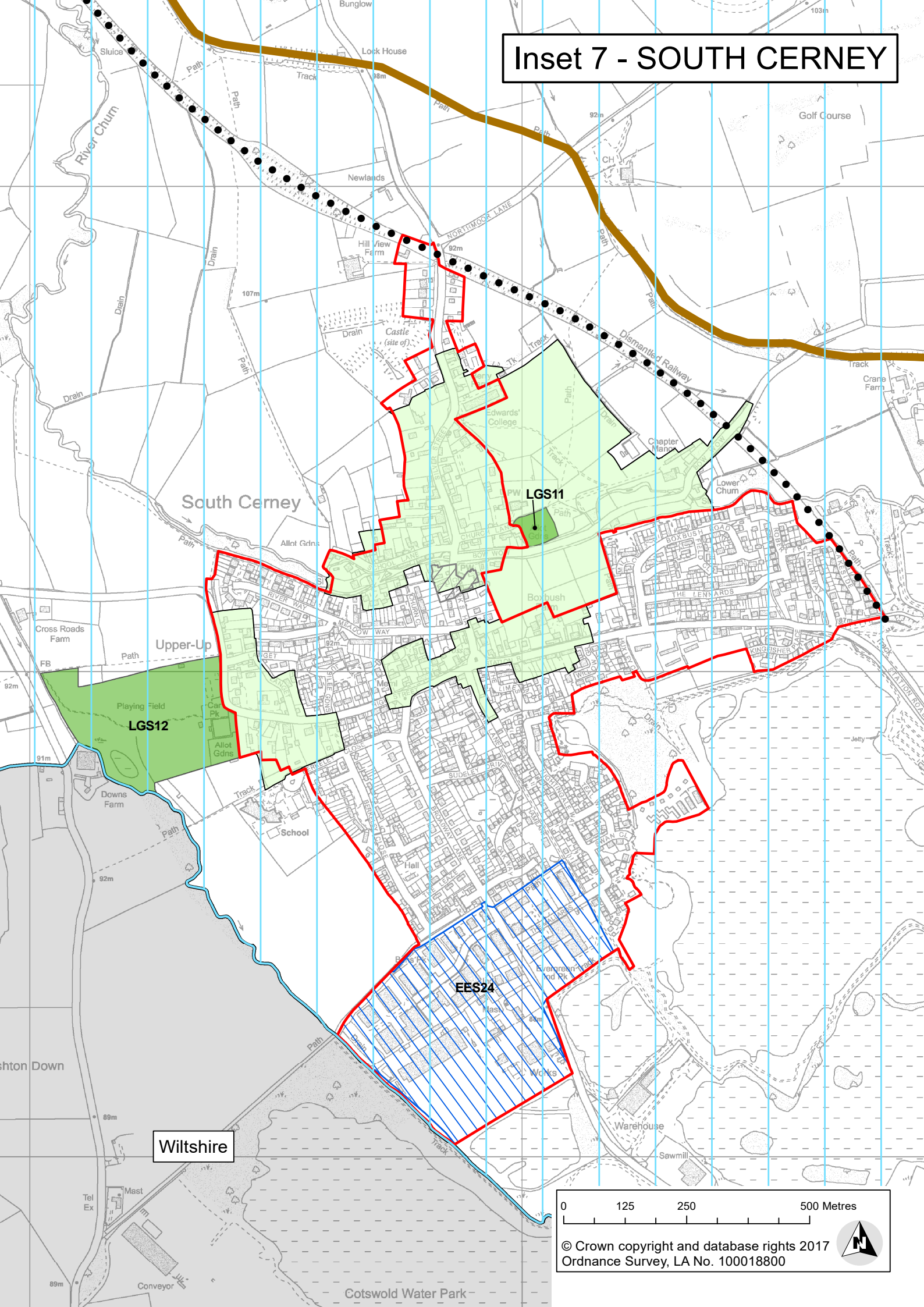


Swindon Borough

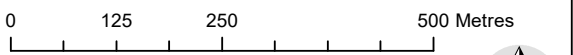


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Inset 7 - SOUTH CERNEY



Wiltshire

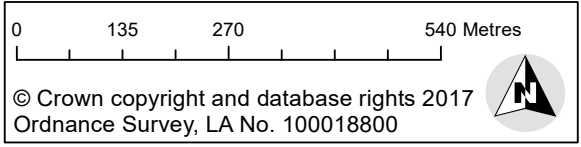
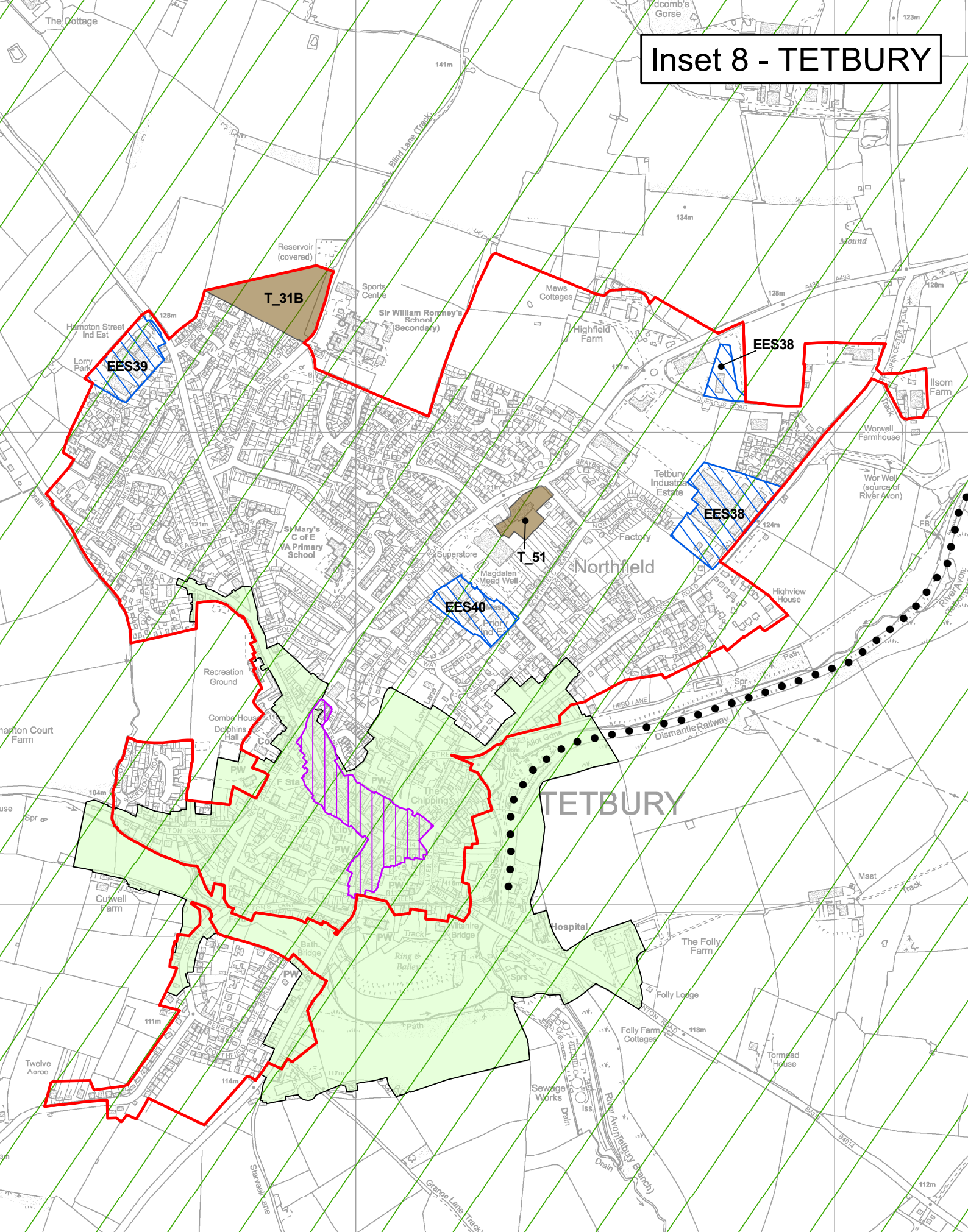


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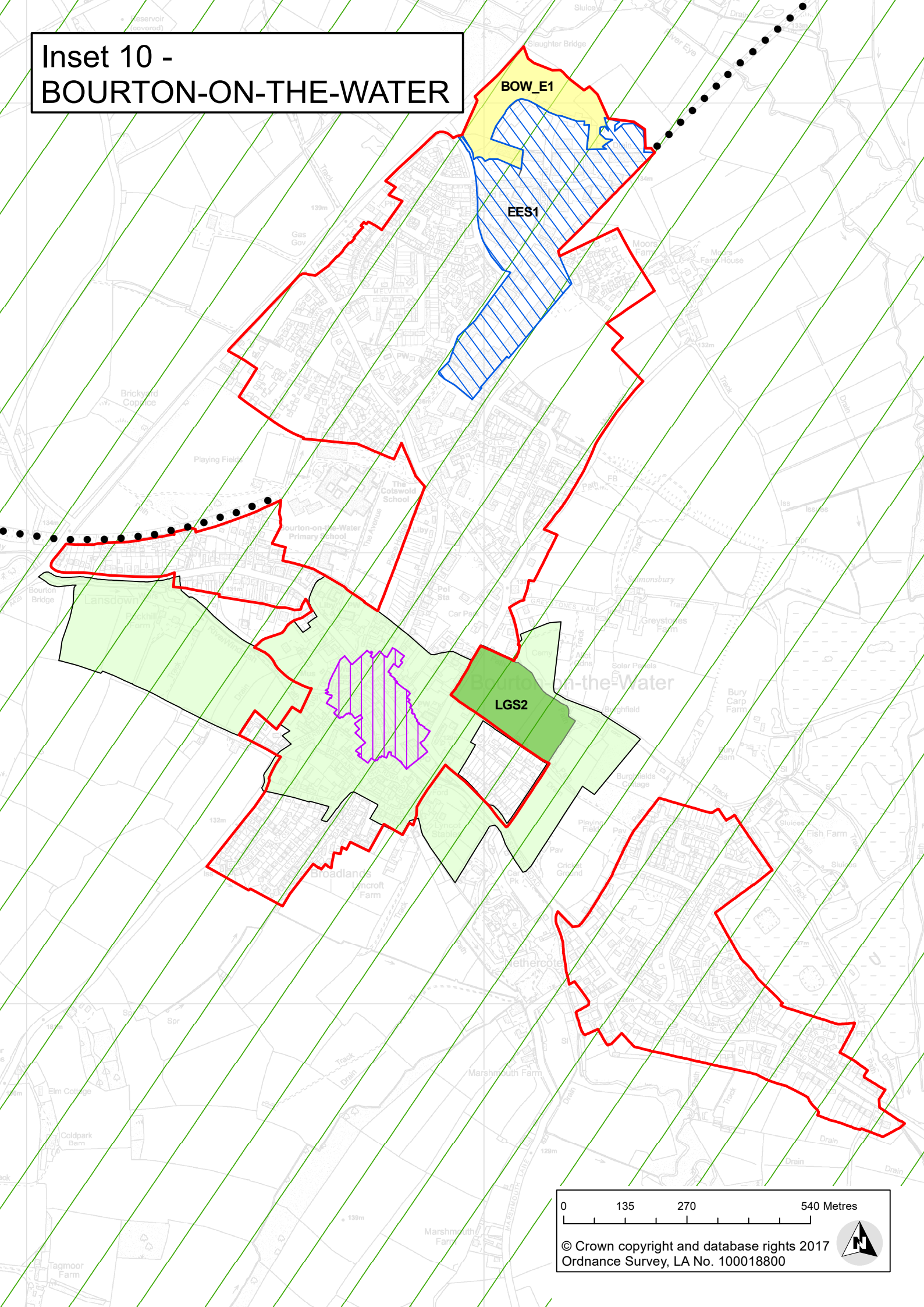


Cotswold Water Park

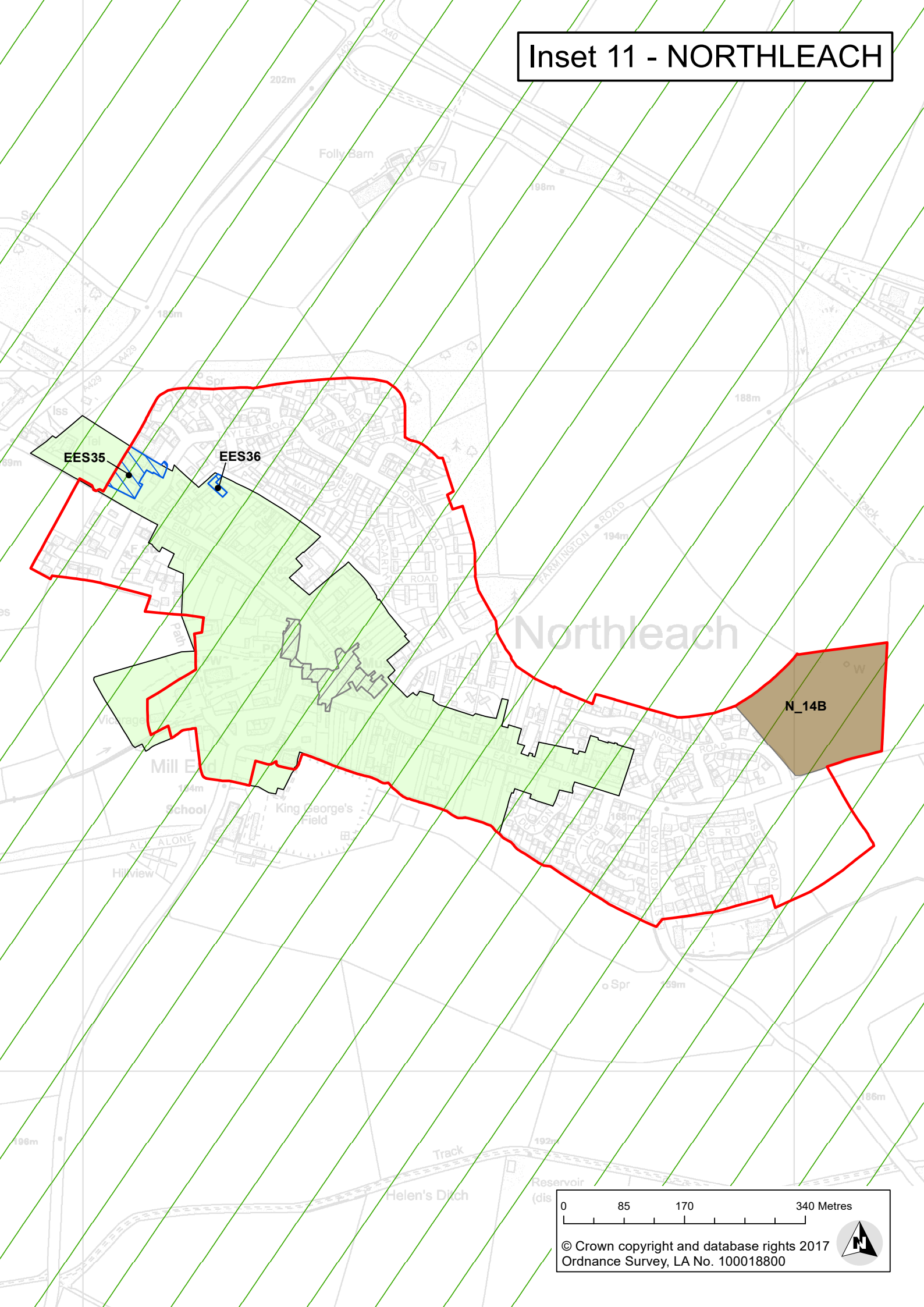
Inset 8 - TETBURY



Inset 10 - BOURTON-ON-THE-WATER




Inset 11 - NORTHLEACH

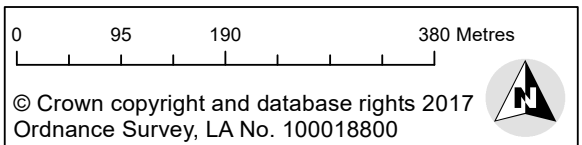
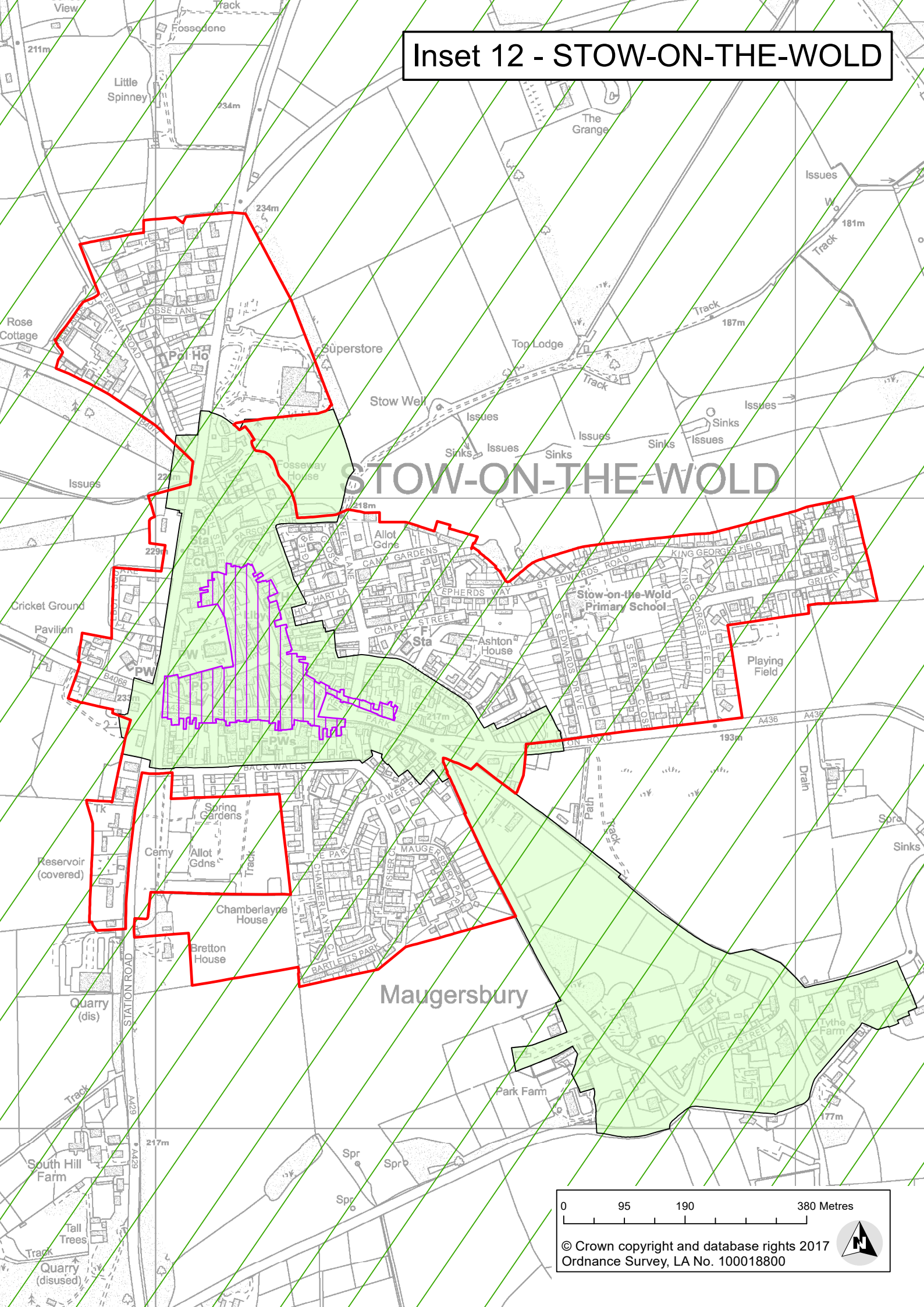


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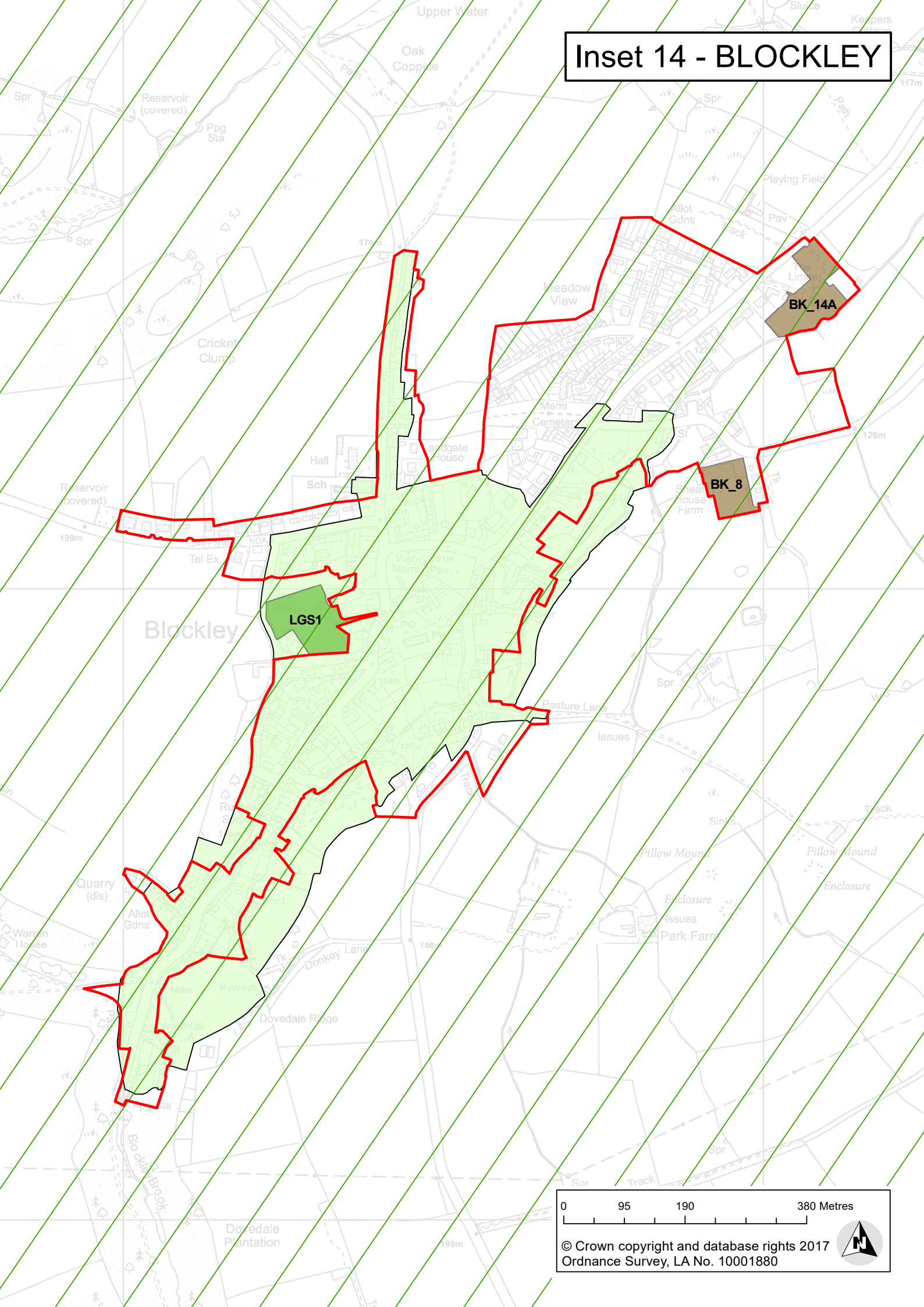
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Inset 12 - STOW-ON-THE-WOLD




Inset 14 - BLOCKLEY

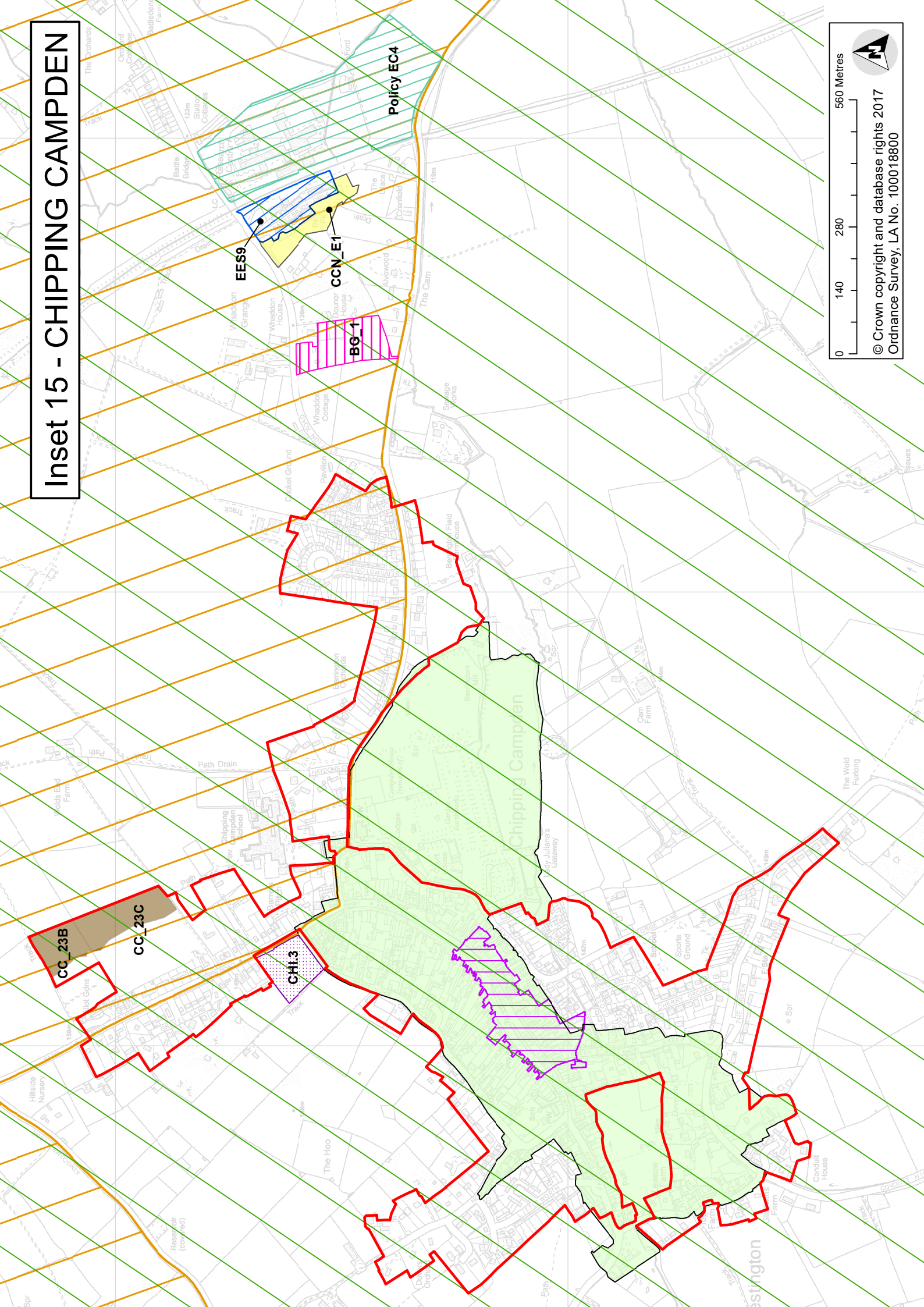


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Inset 15 - CHIPPING CAMPDEN



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Stratford District /
West Oxfordshire District

Policy EC4

MOR_E6

EES32

M_12A

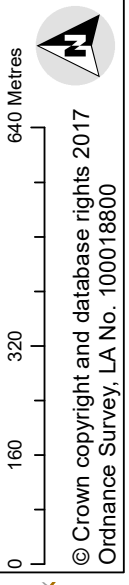
M_19A

M_19B

M_60

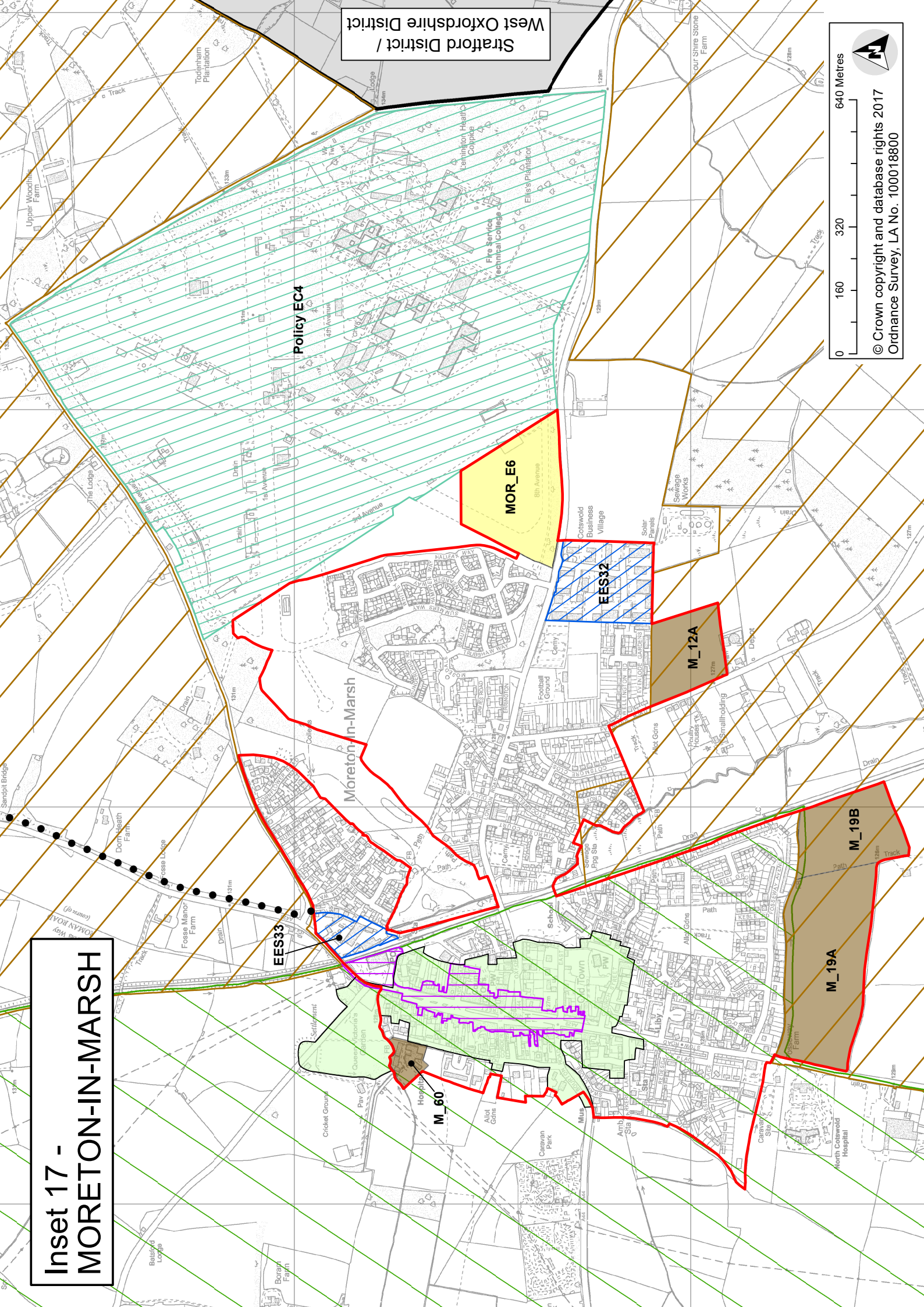
EES33

Inset 17 -
MORETON-IN-MARSH

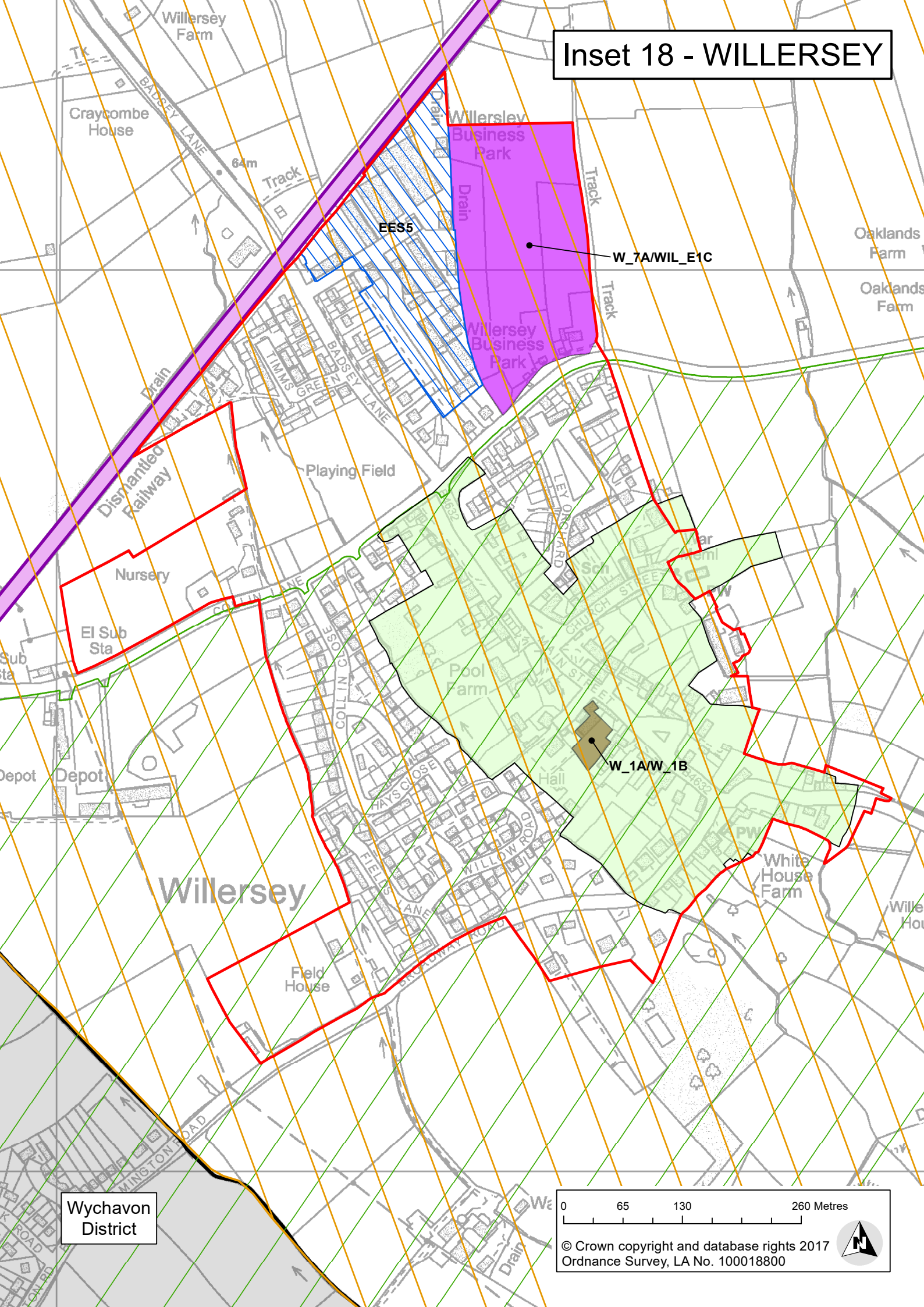


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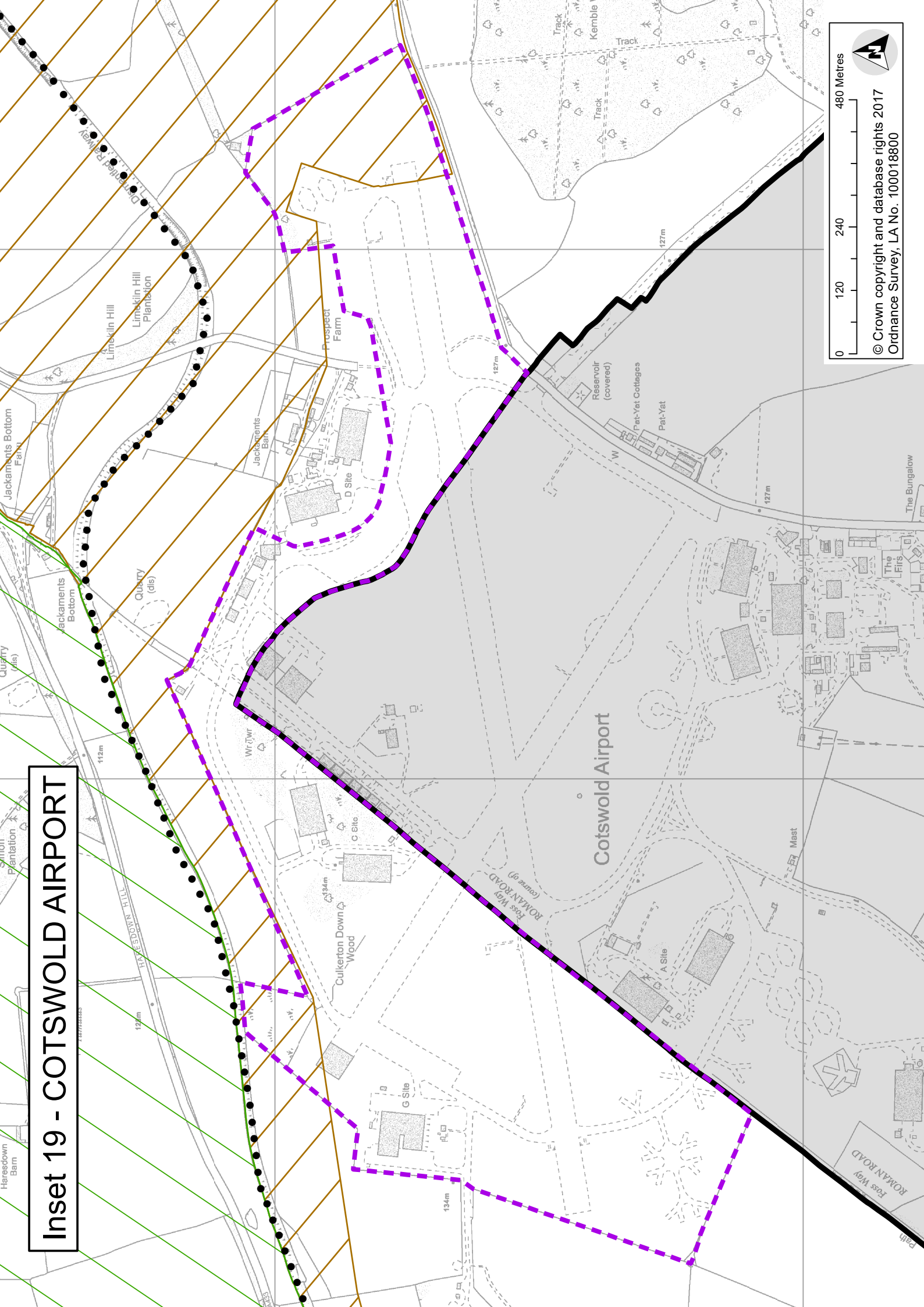
Inset 18 - WILLERSEY



Wychavon District

0 65 130 260 Metres
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Inset 19 - COTSWOLD AIRPORT



Local Green Space Map 1 - CHURCH WESTCOTE



Church Westcote

Nether Westcote

LGS3

Well House
197m

PW

Burtons Bank

Cemy
Church Piece

Issues
Sprs

Church Farm

Quarry
(disused)

194m

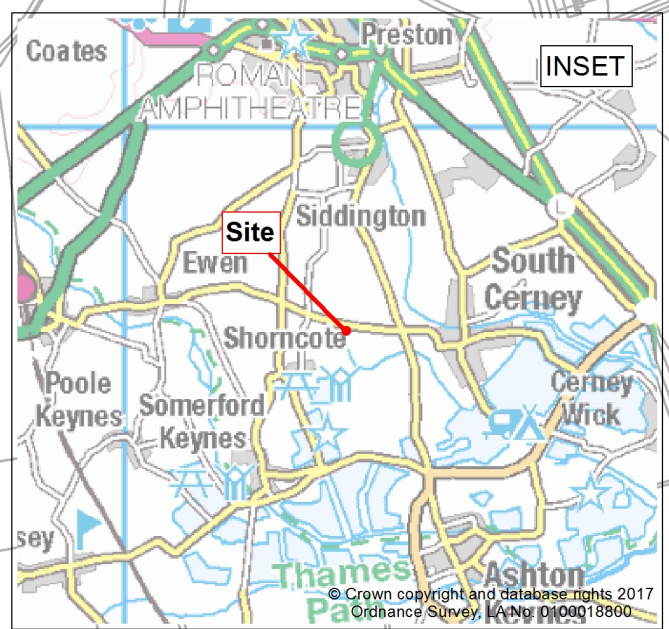
211m

0 55 110 220 Metres

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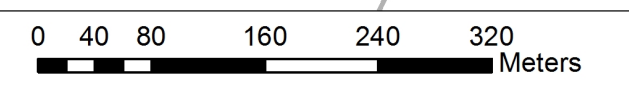


Map 1 - GT_2 / 3
South Cerney
Four Acres, Shorncote



KEY

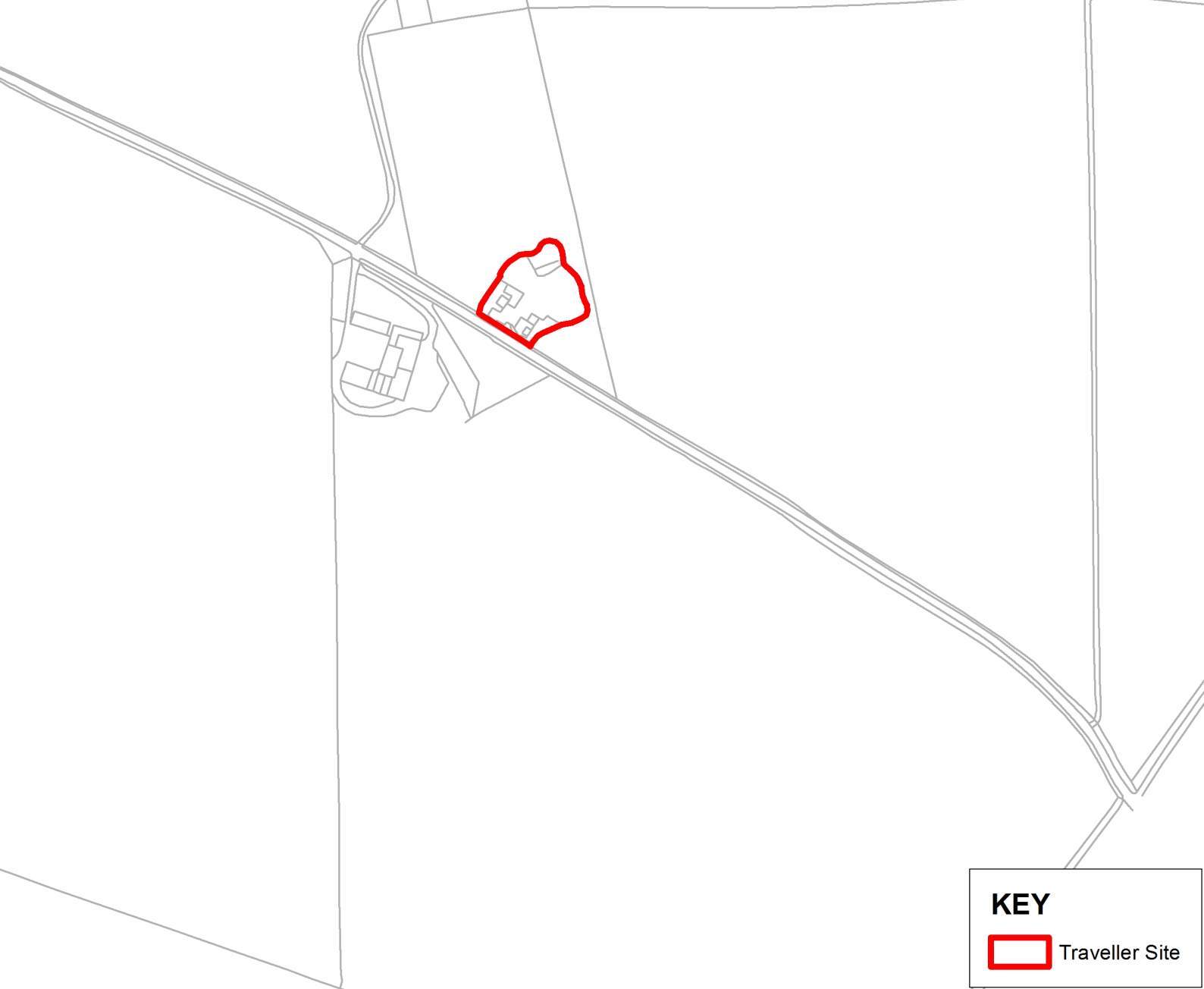
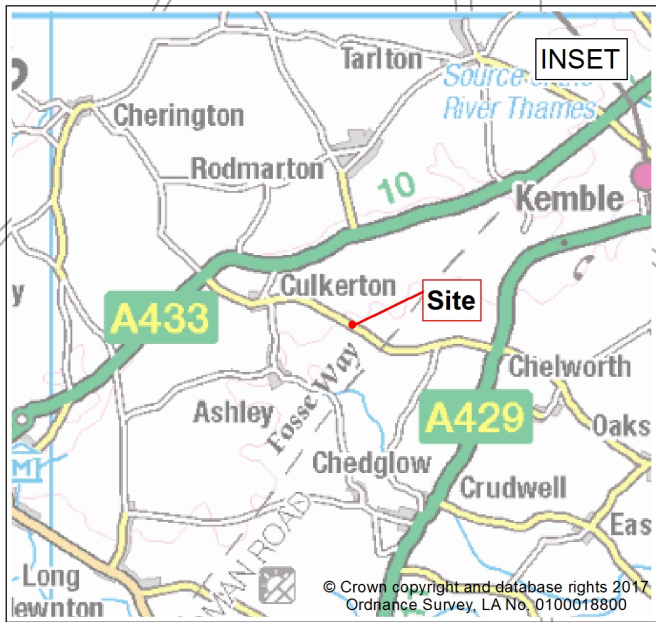
 Traveller Site



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Map 2 - GT_1
Ashley
Oaksey Road, Culkerton



KEY

 Traveller Site

0 25 50 100 150 200
Meters

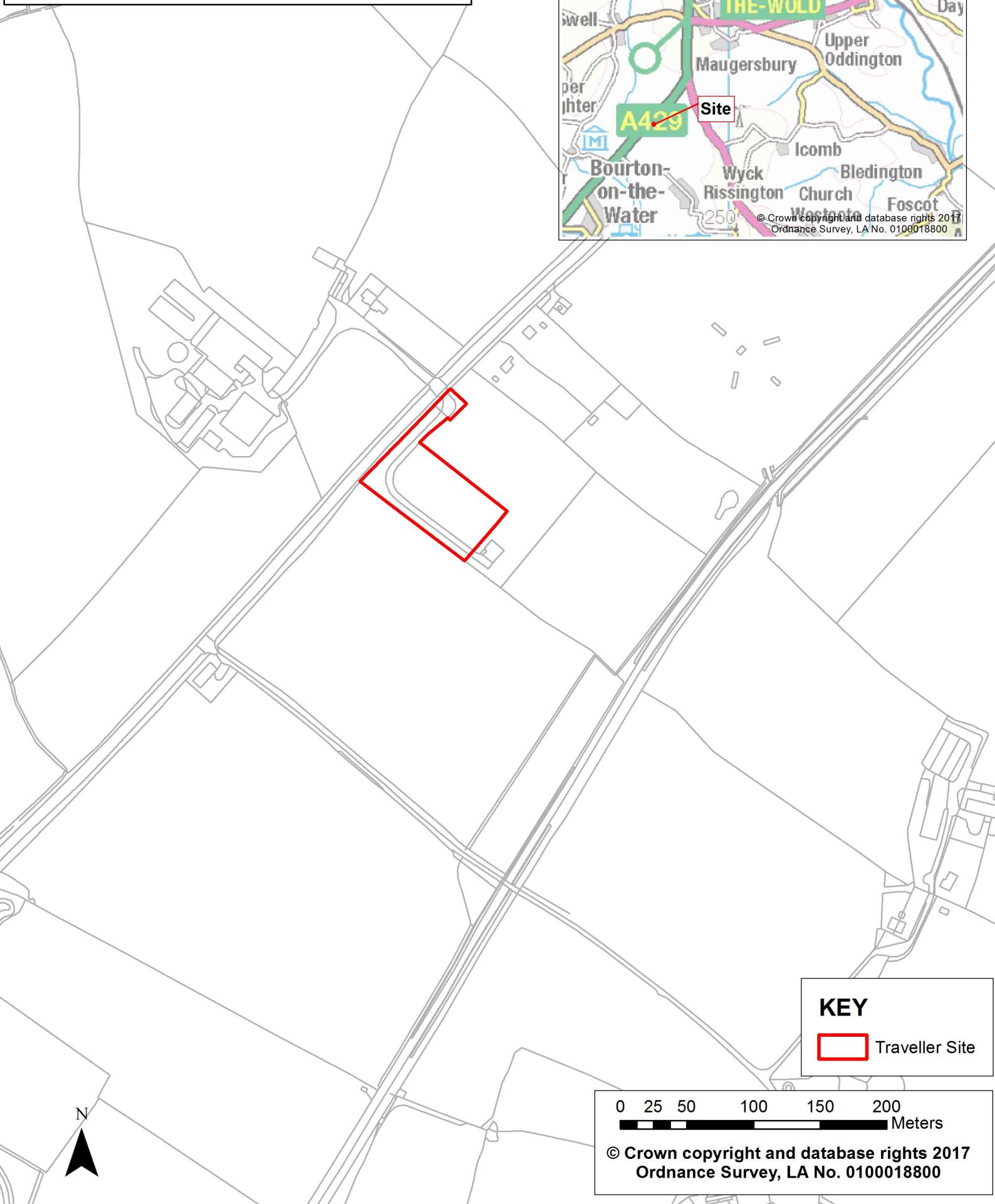
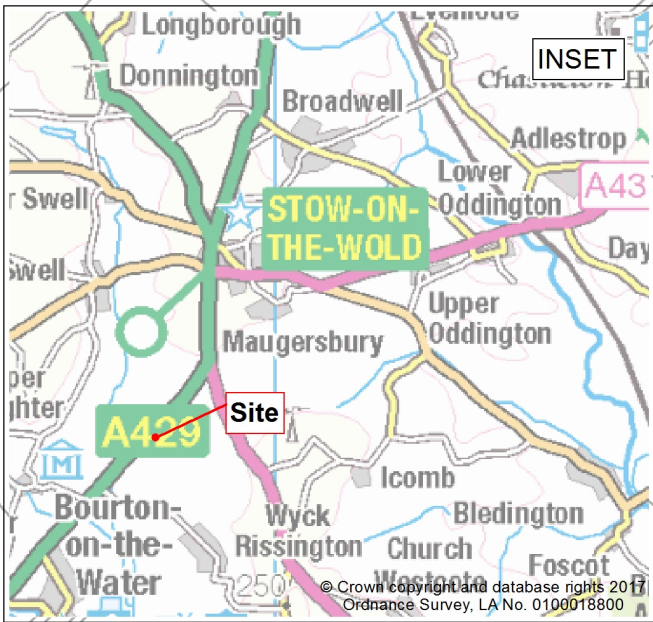
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Map 3 - GT_9

Maugersbury

Land Parcel South Of Meadow View,
Stow Road, Bourton-on-the-Water



KEY

 Traveller Site

0 25 50 100 150 200
Meters

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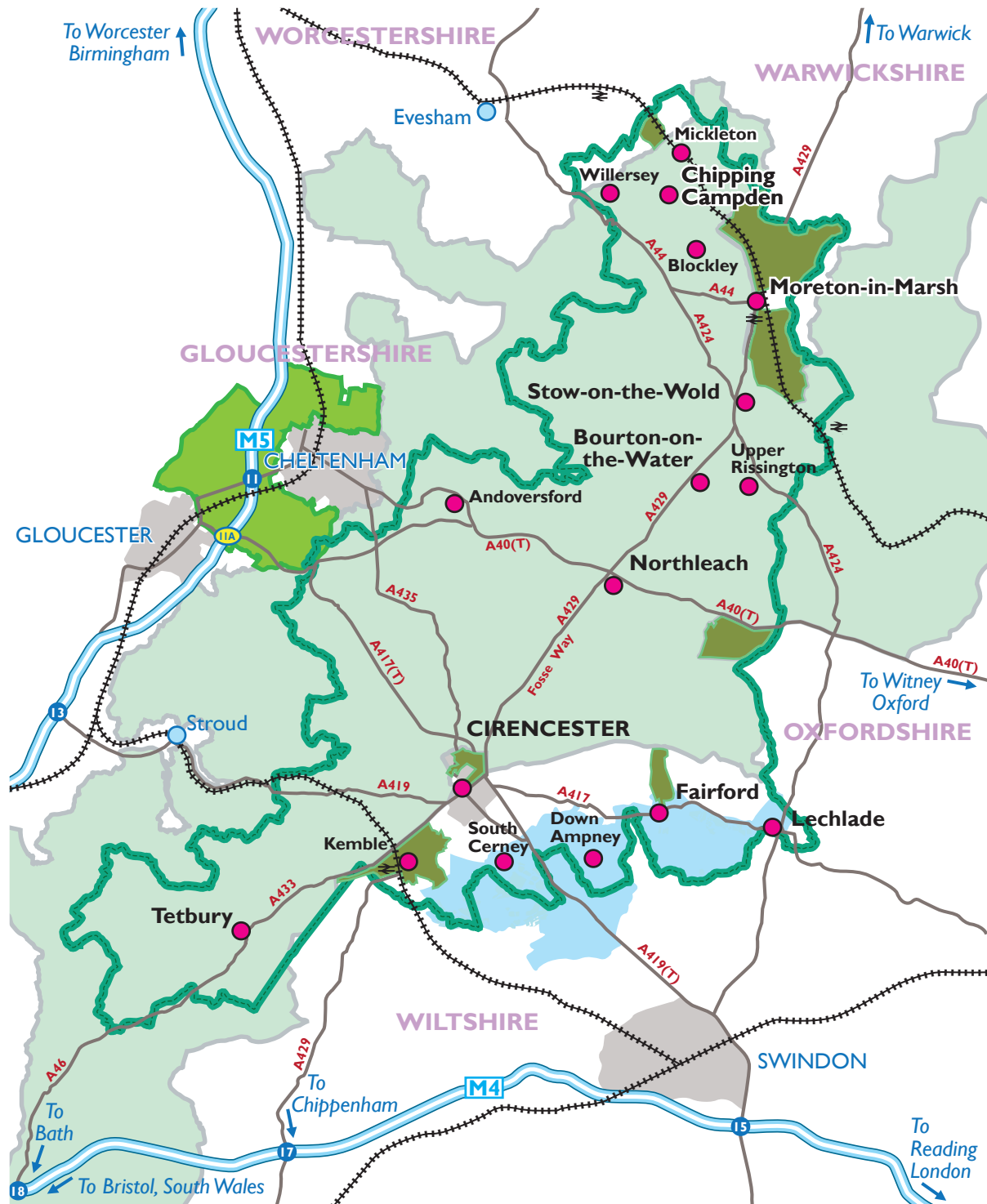


Main Modifications to the text of the submitted Local Plan

Section 2: Portrait

| Ref. | Policy / Paragraph | Proposed Modification | Reason for Modification |
|-------------|------------------------------|--|--|
| Main Mod 01 | Diagrammatic map after 2.0.6 | <ol style="list-style-type: none"> 1. Insert title: Key Diagram 2. Key Sustainable Principal Settlements 3. Insert Special Landscape Areas [N.B. The updated Key Diagram is included at the end of this schedule]. | <ol style="list-style-type: none"> 1. To ensure terminology accords with NPPF 157 2. To ensure the term used in the Key Diagram is consistent with the Local Plan Strategy 3. To include a key landscape designation, which was previously not shown. |

Key Diagram [Main Mod 01]



Key

- Principal Settlements
- Cotswold District Boundary
- Cotswold Water Park
- Area Of Outstanding Natural Beauty
- Special Landscape Area
- Green Belt

Main Modifications to the text of the submitted Local Plan

Section 6: Local Plan Strategy

| Ref. | Policy / Paragraph | Proposed Modification | Reason for Modification |
|-------------|--|--|--|
| Main Mod 02 | 6.1.1 | <p>6.1.1: In accordance with national planning policy, this Local Plan takes a positive approach towards meeting the District's objectively assessed development needs for the period 2011-2031 (OAN). The OAN and the Strategic Housing Market Assessment provide the required housing evidence for Cotswold District. The Local Plan has identified sufficient land to provide <u>The District's OAN of 8,400 new dwellings (420 dwellings per annum) access for the Plan period was based on the DCLG 2014-based household projections (5,900 additional households 2011 to 2031), and taking account of 'other factors', including market signals, house prices, affordability, rents, under-supply, concealed families, overcrowding and affordable housing. The OAN, moreover, was adjusted further to support future economic growth.</u></p> <p><u>The District forms part of the Gloucestershire housing market area (HMA) and the Plan does not make provision to accommodate unmet needs from other parts of the HMA. However, it does assume that net in-migration will be higher than in the DCLG 2014-based household projections. The OAN includes market, affordable, sheltered and extra care dwellings, but does not include nursing and residential care home bed spaces. The delivery of the housing requirement will be monitored annually to ensure the Council meets the District's OAN in full and maintains a five year housing land supply.</u></p> | <p>This modification clarifies which types of housing are included in the OAN, which makes the plan effective. The modification is associated with Matter 9 Action AP9.6 to AP9.8.</p> |
| Main Mod 03 | <p>DS1 – Development Strategy</p> <p>6.1.2 and 6.1.16</p> <p>Monitoring Indicator for DS1 (Appendix J)</p> | <p>AMENDMENTS TO THE EMPLOYMENT LAND SUPPLY AND REQUIREMENT</p> <p>DS1: Sufficient land will be allocated which, together with commitments, will deliver at least 8,400 dwellings and at least 27 <u>24</u> hectares for B class employment use...</p> <p>6.1.2: Providing for the maximum <u>baseline economic forecast</u> plus a 5 year buffer would <u>requires a net increase in excess of 24 hectares of B class employment land</u> (3) <u>(4)</u> for the period 2011-2031. The requirement takes consideration of a forecast 16.6 hectare increase of B1 class land (including 64,626sqm of office floorspace (4) <u>(4)</u>), a 2.1 hectare reduction of B2 class land, and a 9.9 hectare increase of B8 class land.</p> <p>Separate paragraph after 6.1.2: Having regard to the economic forecasts, trends in employment land completions, a 4.1 hectare (net) reduction of B class employment land between 2011 and 2016, in which time 5.8 hectares of B2 class land was lost, and the need to align with the GFirst SEP, the Local Plan proposes to allocate 27 <u>23</u> hectares of B class land, and support the delivery of extant planning permissions for B class employment development (14 hectares). The Plan, which <u>also safeguards key established employment sites, and promoting three new Special Policy Areas, alongside and provides</u> supporting diversification policies in sustainable rural locations...</p> | <p>To reflect the Council's response to the MIQs on Session 6b (ED017.6b), Matter 8 (ED017.8) and Matter 12 (ED037). The modification clarifies that:</p> <ul style="list-style-type: none"> the baseline forecast plus a 5 year buffer is not a maximum; two employment allocations have been deleted (TET_E2A in Tetbury and MOR_E11 in Moreton-in-Marsh); extant planning permissions contribute towards meeting the |

- 3 Essentially, B class employment covers business (B1), general industry (B2) and storage and distribution (B8)
- 4 Being a main town centre use, the floorspace requirement is also given for office uses (B1 class). This floorspace requirement includes the same 25% (5 year) buffer that is used to calculate the employment land requirement.

Main Modifications to the text of the submitted Local Plan

| Ref. | Policy / Paragraph | Proposed Modification | Reason for Modification | | | | | | | | | | | | | | | | | | |
|---|--|---|---|-----------------|--------------------------|-------|---------------------|--|---|-----------|---|-----------|---|--|-------------------------|-----------|---|---------|---|---------|--|
| Main Mod 04 | <p>Tables 1 to 3 and Figure 1</p> <p>6.1.10, 6.1.11, 6.1.12 and 6.1.14, and new paragraphs</p> | <p>6.1.16: Policy DS1 states that <u>at least 27 hectares B class employment land will be allocated within the District over the plan period</u> the 24 hectare B class employment land requirement will be delivered through site allocations and committed developments. Some allocations include B1 class (office) land, which is a main town centre use. Due to the lack of sites in town centre locations, which are often constrained by their size and historic character, it is necessary to meet the B1 class requirement on alternative sequentially preferable sites.</p> <p>Separate paragraph after 6.1.16: B1 office use proposals on allocated sites where the proposal is consistent with the allocation would not be subject to the sequential and impact tests. Allocated sites have already been through a specific site selection process and are considered suitable for the allocated use. In this context the allocated site is already considered to be 'in accordance with the Plan'.</p> <p>Separate paragraph after 6.1.16: The detailed site allocations for B class employment land are set out in the settlement policies of this Plan (section 7). Cotswold District Council will work with landowners to develop an implementation plan for each employment allocation which will define the interventions necessary to successfully deliver the employment sites successfully over the Plan period. Key employers in the District with major land considerations are supported through a Special Policy Area approach (section 9). It is likely that new B class employment developments will <u>come forward</u> be delivered through the intensification of uses on existing sites and such developments could contribute towards meeting the employment land requirement; therefore, <u>policy EC2a safeguarding policy is included</u> for established employment sites along with other policies that are supportive of the rural economy.</p> <p>DS1 Monitoring Indicators</p> <ul style="list-style-type: none"> • <u>Number of hectares of Net additional employment land completed for B1, B2 and B8 class uses (Ha).</u> • <u>Net additional employment land and floorspace gained through the intensification of use of established employment sites and other non-designated existing employment sites (Ha).</u> • <u>Net additional floorspace completed for B1, B2 and B8 class uses (sqm).</u> | <p>Local Plan employment land requirement; and</p> <ul style="list-style-type: none"> • the identified need for employment land is 24 hectares. <p>The modification ensures that the plan is based on proportionate evidence and is justified.</p> <p>The modification also provides a broad breakdown of the expected land requirements for B1, B2 and B8 use classes. This provides relevant justification for the uses that are proposed on employment sites and ensures that relevant policies in the Plan can be effectively implemented.</p> | | | | | | | | | | | | | | | | | | |
| Main Mod 04 | <p>Tables 1 to 3 and Figure 1</p> <p>6.1.10, 6.1.11, 6.1.12 and 6.1.14, and new paragraphs</p> | <p>AMENDMENTS TO THE HOUSING LAND SUPPLY AND REQUIREMENT</p> <table border="1" data-bbox="1053 846 1364 1832"> <thead> <tr> <th>Overall Housing Requirement and sources of Land Supply</th> <th>Number of units</th> </tr> </thead> <tbody> <tr> <td>Housing Land Requirement</td> <td>8,400</td> </tr> <tr> <td>Housing Land Supply</td> <td></td> </tr> <tr> <td>Completions 1st April 2011 to 31st March 2016</td> <td>2,353,176</td> </tr> <tr> <td>Deliverable (b) and developable (b) extant planning permissions at 1st April 2016</td> <td>3,367,870</td> </tr> <tr> <td>2016-2017 (including -27 dwelling lapse rate)</td> <td></td> </tr> <tr> <td>Cheriton strategic site</td> <td>2,350,800</td> </tr> <tr> <td>Other new land allocations in this Local Plan</td> <td>760,574</td> </tr> <tr> <td>Windfalls estimate 2016-2017 to 31st March 2016</td> <td>960,191</td> </tr> </tbody> </table> | Overall Housing Requirement and sources of Land Supply | Number of units | Housing Land Requirement | 8,400 | Housing Land Supply | | Completions 1st April 2011 to 31st March 2016 | 2,353,176 | Deliverable (b) and developable (b) extant planning permissions at 1st April 2016 | 3,367,870 | 2016-2017 (including -27 dwelling lapse rate) | | Cheriton strategic site | 2,350,800 | Other new land allocations in this Local Plan | 760,574 | Windfalls estimate 2016-2017 to 31st March 2016 | 960,191 | <p>Responds to Action AP16.1 to AP16.5 (ED069) and the Inspector's Proposed Modifications to make the Plan sound – This modification clarifies how the housing land supply and requirement are calculated and how they will be updated in future. This change also updates the baseline position to 1 April 2017 to align with the</p> |
| Overall Housing Requirement and sources of Land Supply | Number of units | | | | | | | | | | | | | | | | | | | | |
| Housing Land Requirement | 8,400 | | | | | | | | | | | | | | | | | | | | |
| Housing Land Supply | | | | | | | | | | | | | | | | | | | | | |
| Completions 1st April 2011 to 31st March 2016 | 2,353,176 | | | | | | | | | | | | | | | | | | | | |
| Deliverable (b) and developable (b) extant planning permissions at 1st April 2016 | 3,367,870 | | | | | | | | | | | | | | | | | | | | |
| 2016-2017 (including -27 dwelling lapse rate) | | | | | | | | | | | | | | | | | | | | | |
| Cheriton strategic site | 2,350,800 | | | | | | | | | | | | | | | | | | | | |
| Other new land allocations in this Local Plan | 760,574 | | | | | | | | | | | | | | | | | | | | |
| Windfalls estimate 2016-2017 to 31st March 2016 | 960,191 | | | | | | | | | | | | | | | | | | | | |

5 As set out by Footnote 11 of the NPPF

6 As set out by Footnote 12 of the NPPF

Main Modifications to the text of the submitted Local Plan

| Ref. | Policy / Paragraph | Proposed Modification | Reason for Modification |
|------|--------------------|--|---|
| | | <p><u>Total expected housing delivery over the plan period</u> Supply <u>9,9229,611</u></p> <p>6.1.10: Based on past data and expected future trends, a realistic estimate an allowance of 146 windfalls is added to the housing land supply for the period 1st April 2017 to 31st March 2020 and 95 windfalls per annum 89 dwellings p.a. are anticipated over the remainder of the Plan period from 1st April 2019.</p> <p>New paragraph: Full details of the housing supply can be accessed in the Housing Land Supply Report. An updated version of Table 1 will be included in subsequent reviews of the Housing Land Supply Report, which will be published around May each year.</p> <p>6.1.11: Local plans need to demonstrate that a five year housing land supply is available at the time of adoption and maintained through the plan period. The target for the five-year supply is five times the annual target (i.e. $420 \times 5 = 2,100$) plus any shortfall from the earlier years of the plan period from 2011. Government also asks authorities to include a buffer of 5% (or 20% where there has previously been persistent under delivery). Cotswold has not been persistently under delivering, therefore a 5% buffer has been applied. Indeed, an over-supply of 285 dwellings has been recorded over the period 2011-2016 when measured against the increased housing requirement figure resulting from the May 2016 OAN. The calculation of the District's five year housing requirement is based on a residual requirement approach for the remaining years of the plan period. This deducts net completions since 2011 from the requirement for the plan period of 8,400 dwellings. The base date for the five year residual requirement is 1 April 2017.</p> <p>New paragraph: Between 1 April 2011 and 31 March 2017, 3,176 net additional dwellings had been completed in the District. The residual requirement for the remainder of the plan period is therefore 5,224 dwellings (i.e. $8,400 - 3,176 = 5,224$).</p> <p>New paragraph: The annualised average residual requirement is 373 dwellings, which is calculated by dividing the total residual requirement by the 14 remaining years of the plan period (i.e. $5,224 / 14 \text{ years} = 373$). This method is similar to the 'Liverpool approach', whereby any shortfall in delivery is equally distributed across the remainder of the plan period.</p> <p>New paragraph: Multiplying the residual annual requirement by five gives a five year requirement of 1,866 dwellings (i.e. $373 \times 5 \text{ years} = 1,866$). The NPPF requires authorities to include a buffer of 5% (or 20% where there has previously been persistent under delivery). Given that Cotswold District has not persistently under delivered, a 5% buffer is appropriate. The five year requirement plus 5% buffer is therefore 1,959 dwellings (i.e. $1,866 + 93 = 1,959$).</p> <p>New paragraph: The five year requirement will be recalculated annually to take account of further dwelling completions over the remainder of the plan period with a 5% (or 20%) buffer added in accordance with the NPPF. This will be set out in the Housing Land Supply Report, which will be published around May each year.</p> <p>6.1.12: At 1st April 2016, the five-year housing land requirement for the plan area was recorded as:</p> | <p>findings of the Residential Land Monitoring Statistics Report (September 2017) (EB020) and the Housing Land Supply Report (November 2017) (ED046).</p> <p>The modification also reflects the Inspector's conclusion that the Chesterton strategic site is expected to deliver 1,800 dwellings during the Plan period (with the remainder of the 2,350 dwellings being built after 2031) and that 120 dwellings are likely to be built on the site by 31 March 2022. The modification ensures that the Plan is based on proportionate evidence and is justified. It also ensures that the plan is effective and deliverable over the Plan period.</p> |
| | | <p><u>Annual requirement (420) x 5</u> <u>2,100</u></p> | |
| | | <p>Table 2 – Five-year Housing Land Requirement 2016-2024</p> | |

Main Modifications to the text of the submitted Local Plan

| Ref. | Policy / Paragraph | Proposed Modification | Reason for Modification | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---|--|--|-------|--|---------------------|---|----|--------------------------------|-----|--------------|-------|-------------------------------|------------------|--------------------------|-----|--|------|----------------------|--|---|--|-------|---|--|-------|---|--|-------|---|--|-------|---|---|-----|-----------------------------------|--|--|---|--|-------|---|---------------------------|-----|---|------------------------|---|---|-----------|-----|---|-------------------------------|-------|---|---|-----------|--|
| | | <table border="1" data-bbox="167 1048 504 1832"> <tr> <td>Deliverable extant planning permissions at 1st April 2016 (with expected lapses totalling 48 units) (7)</td> <td>3,136</td> </tr> <tr> <td></td> <td>(3,184 subtract 48)</td> </tr> <tr> <td>SHELAA sites over 5 units within Development Boundaries</td> <td>27</td> </tr> <tr> <td>Windfalls (2 years x 80 units)</td> <td>160</td> </tr> <tr> <td>Total supply</td> <td>3,323</td> </tr> <tr> <td>Housing requirement 2016-2024</td> <td>2,100 (420 p.a.)</td> </tr> <tr> <td>5% buffer on requirement</td> <td>105</td> </tr> <tr> <td>Supply in equivalent years ((3,323 / 2,205) x 5)</td> <td>7.54</td> </tr> </table> <p data-bbox="534 1211 560 1832">Table 3 – Five-year Housing Land Requirement 2016-2024</p> <table border="1" data-bbox="595 1016 1310 1832"> <thead> <tr> <th colspan="2">Residual Requirement</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Total Residual Requirement for 2017 to 2031 (i.e. 8,400 - 3,176)</td> <td>5,224</td> </tr> <tr> <td>B</td> <td>Residual requirement for 2017 to 2031 expressed as an annual average (i.e. 5,224 / 14 years)</td> <td>373.1</td> </tr> <tr> <td>C</td> <td>Total residual requirement for 2017 to 2022 (i.e. 373.1 x 5 years)</td> <td>1,866</td> </tr> <tr> <td>D</td> <td>Total residual requirement for 2017 to 2022 plus a 5% buffer (i.e. 1,866 + 93)</td> <td>1,959</td> </tr> <tr> <td>E</td> <td>Residual requirement for 2017 to 2022 (including 5% buffer) expressed as an annual average (i.e. 1,959 / 5 years)</td> <td>392</td> </tr> <tr> <td colspan="2">Five Year Supply for 2017 to 2022</td> <td></td> </tr> <tr> <td>F</td> <td>Deliverable sites with planning permission on 1 April 2017 (including -27 dwelling lapse rate)</td> <td>2,503</td> </tr> <tr> <td>G</td> <td>Chesterton strategic site</td> <td>120</td> </tr> <tr> <td>H</td> <td>Other land allocations</td> <td>0</td> </tr> <tr> <td>I</td> <td>Windfalls</td> <td>336</td> </tr> <tr> <td>J</td> <td>Total supply for 2017 to 2022</td> <td>2,959</td> </tr> <tr> <td>K</td> <td>Supply available at 1 April 2017 expressed as number of years against the residual requirement (including 5% buffer) (i.e. (2,959 / 1,959) x 5 years)</td> <td>7.6 years</td> </tr> </tbody> </table> | Deliverable extant planning permissions at 1st April 2016 (with expected lapses totalling 48 units) (7) | 3,136 | | (3,184 subtract 48) | SHELAA sites over 5 units within Development Boundaries | 27 | Windfalls (2 years x 80 units) | 160 | Total supply | 3,323 | Housing requirement 2016-2024 | 2,100 (420 p.a.) | 5% buffer on requirement | 105 | Supply in equivalent years ((3,323 / 2,205) x 5) | 7.54 | Residual Requirement | | A | Total Residual Requirement for 2017 to 2031 (i.e. 8,400 - 3,176) | 5,224 | B | Residual requirement for 2017 to 2031 expressed as an annual average (i.e. 5,224 / 14 years) | 373.1 | C | Total residual requirement for 2017 to 2022 (i.e. 373.1 x 5 years) | 1,866 | D | Total residual requirement for 2017 to 2022 plus a 5% buffer (i.e. 1,866 + 93) | 1,959 | E | Residual requirement for 2017 to 2022 (including 5% buffer) expressed as an annual average (i.e. 1,959 / 5 years) | 392 | Five Year Supply for 2017 to 2022 | | | F | Deliverable sites with planning permission on 1 April 2017 (including -27 dwelling lapse rate) | 2,503 | G | Chesterton strategic site | 120 | H | Other land allocations | 0 | I | Windfalls | 336 | J | Total supply for 2017 to 2022 | 2,959 | K | Supply available at 1 April 2017 expressed as number of years against the residual requirement (including 5% buffer) (i.e. (2,959 / 1,959) x 5 years) | 7.6 years | |
| Deliverable extant planning permissions at 1st April 2016 (with expected lapses totalling 48 units) (7) | 3,136 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | (3,184 subtract 48) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SHELAA sites over 5 units within Development Boundaries | 27 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Windfalls (2 years x 80 units) | 160 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total supply | 3,323 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Housing requirement 2016-2024 | 2,100 (420 p.a.) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5% buffer on requirement | 105 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Supply in equivalent years ((3,323 / 2,205) x 5) | 7.54 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Residual Requirement | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| A | Total Residual Requirement for 2017 to 2031 (i.e. 8,400 - 3,176) | 5,224 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| B | Residual requirement for 2017 to 2031 expressed as an annual average (i.e. 5,224 / 14 years) | 373.1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| C | Total residual requirement for 2017 to 2022 (i.e. 373.1 x 5 years) | 1,866 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| D | Total residual requirement for 2017 to 2022 plus a 5% buffer (i.e. 1,866 + 93) | 1,959 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| E | Residual requirement for 2017 to 2022 (including 5% buffer) expressed as an annual average (i.e. 1,959 / 5 years) | 392 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Five Year Supply for 2017 to 2022 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| F | Deliverable sites with planning permission on 1 April 2017 (including -27 dwelling lapse rate) | 2,503 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| G | Chesterton strategic site | 120 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| H | Other land allocations | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| I | Windfalls | 336 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| J | Total supply for 2017 to 2022 | 2,959 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| K | Supply available at 1 April 2017 expressed as number of years against the residual requirement (including 5% buffer) (i.e. (2,959 / 1,959) x 5 years) | 7.6 years | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

7 This figure excludes committed dwellings that are unlikely to be delivered within five years. Further details on the calculations are provided in the latest Five Year Housing Land Supply report, which is available to download from the Council's Forward Planning Evidence and Monitoring pages at www.cotswold.gov.uk

Main Modifications to the text of the submitted Local Plan

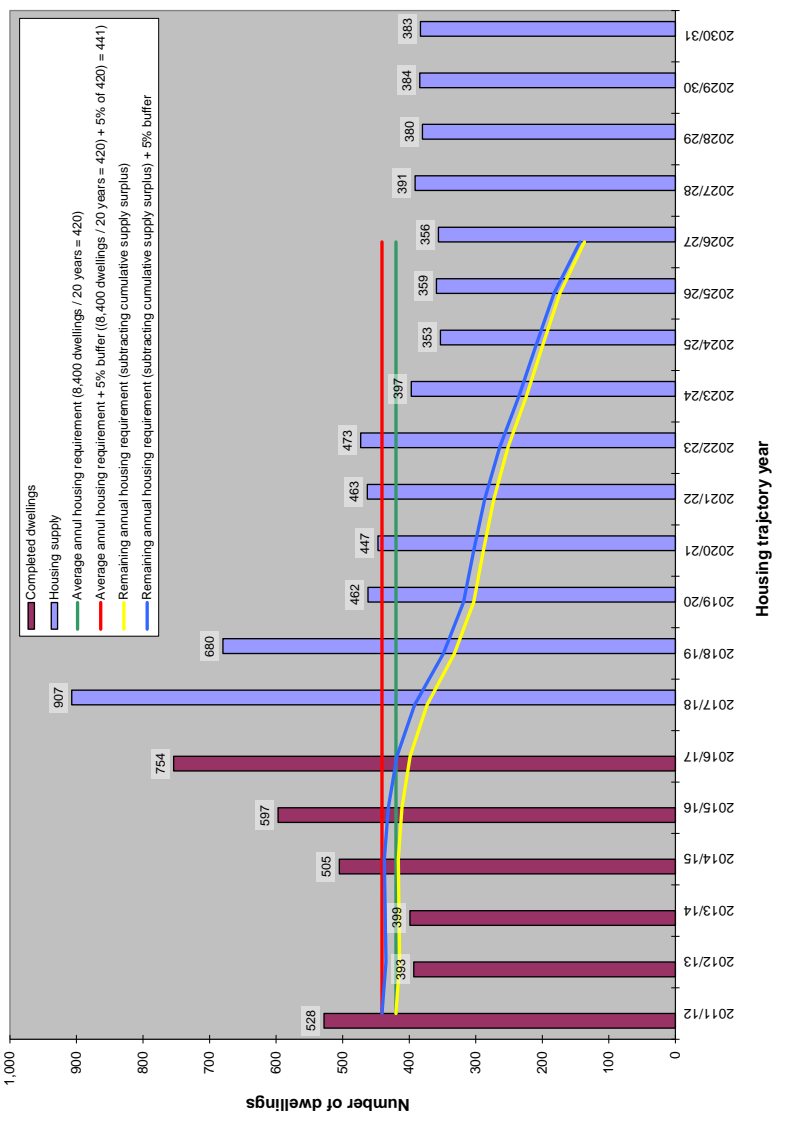
| Ref. | Policy / Paragraph | Proposed Modification | Reason for Modification |
|-------------|--------------------|---|--|
| | | <p>Table 32 – Five-year Housing Land Requirement and Supply 2016-2021 2017-2022</p> <p>6.1.14: Over the five-year period 2016/17-2021/22, there is a land supply capable of delivering 3,323,959 homes. The identified supply exceeds five years' worth of housing requirements (2,460,866) by 1,223,093 dwellings. This is equivalent to 7.547.6 years' supply of land and is sufficient to provide ample flexibility and choice over the next five years.</p>  | |
| Main Mod 05 | 6.3.5 | <p>6.3.5: Small-scale residential development means housing which is proportionate to, and complementary with, the size and character of the settlement and its surroundings, including, for example, two-bed properties. In this context, the policy applies to the provision of any new residential units through the alteration, replacement, conversion or sub-division of an existing dwelling, as well as through new-build. Any development provided through this policy, besides being proportionate in scale and ...</p> | <p>Responds to Matter 2 Action 2.2 – The deleted text was included in error. Its deletion removes doubt and ensures the plan is clear and therefore effective.</p> |

Figure 1 – Cotswold Housing Trajectory 2011-2031, May 2016 at 1 April 2017

Main Modifications to the text of the submitted Local Plan

| Ref. | Policy / Paragraph | Proposed Modification | Reason for Modification |
|-------------|---|---|---|
| Main Mod 06 | NEW SUB-SECTION 6.4 and Policy (DS4): OPEN MARKET HOUSING OUTSIDE PRINCIPAL AND NON-PRINCIPAL SETTLEMENTS | <p>6.4 Open Market Housing outside Principal and Non-Principal Settlements (POLICY DS4)</p> <p>6.4.1: To promote sustainable development in the countryside, NPPF 55 expects housing to be located where it will enhance or maintain the vitality of rural communities. In the absence of special circumstances, local planning authorities should avoid permitting new isolated homes in the countryside.</p> <p><u>POLICY DS4: OPEN MARKET HOUSING OUTSIDE DEVELOPMENT BOUNDARIES AND NON-PRINCIPAL SETTLEMENTS</u></p> <p>New-build open market housing will not be permitted outside Principal and Non-Principal Settlements unless it is in accordance with other policies that expressly deal with residential development in such locations.</p> | <p>Responds to Matter 2 Action 2.2 – This will plug a policy ‘gap’ identified at a planning appeal hearing (The Leasows, Chipping Campden – 16/01256/OUT). In so doing, this modification will ensure that the plan is consistent with national policy.</p> |
| | | <p>Table 1</p> <p>6.4.2: The Local Plan’s Development Strategy seeks to promote sustainability by focussing most growth in 17 Principal Settlements, notably Cirencester (Policy DS2), while facilitating small-scale residential development in non-Principal Settlements (Policy DS3). The Strategy facilitates sufficient development within Development Boundaries to meet, in full, the District’s objectively assessed housing needs over the Plan period.</p> <p>6.4.3: Besides the provisions of NPPF 55, which makes an exception for country houses that are truly outstanding or innovative, the Local Plan has policies that potentially allow for certain types of housing development in the countryside including:</p> <ul style="list-style-type: none"> • <u>affordable housing on rural exceptions sites (Policy H3);</u> • <u>housing for rural workers (Policy H5);</u> • <u>accommodation for gypsies and travellers (Policy H7); and</u> • <u>conversion of rural buildings (Policy EC6).</u> <p>6.4.4: Policy DS4 is intended to preclude, in principle, the development of speculative new-build open market housing which, for strategic reasons, is not needed in the countryside. The policy does not, however, preclude the development of some open market housing in rural locations; for example, dwellings resulting from the replacement or sub-division of existing dwellings, or housing created from the conversion of rural buildings. It would also not prevent alterations to, or extensions of, existing buildings.</p> <p>6.4.5: For the purposes of Policy DS4, any land that falls outside Development Boundaries and Non-Principal Settlements is referred to as countryside, even if it is technically previously developed land.</p> | |

Main Modifications to the text of the submitted Local Plan

Section 7: Delivering the Strategy

| Ref. | Policy / Paragraph | Proposed Modification | Reason for Modification |
|-------------|--|--|--|
| Main Mod 07 | 7.0.1 and a new paragraph | <p>7.0.1: A total of at least 8,400 houses is planned to be delivered in the settlements over the plan period to 2031 together with 27 ha of employment land. Housing and employment sites are allocated. The Local Plan includes site allocations that will meet the District's identified needs, which are set out in the settlement strategy policies set out below. The level of growth planned for each settlement will also help to address local affordable housing needs, sustain existing facilities and maintain the each settlement's role as a service centre.</p> <p>New paragraph (7.0.2): As part of the site allocation process, various constraints and issues (including flood risk, archaeology, landscape, form, scale and access) have been taken fully into account. In some instances, these considerations have resulted in fewer units or smaller areas being proposed for development than might otherwise have been anticipated. Further high level guidance on such considerations, and possible means by which they might be addressed, are included in the Local Plan evidence base, particularly the SHELAA.</p> | <p>Responds to Matter 6 Action 6.4 – rather than providing detailed information in the Local Plan for each allocation, this modification directs users of the Local Plan to where further information can be accessed on site constraints and the appropriate scale and nature of development. This modification will also help to inform Local Plan users of which assets should be retained on sites. The modification also avoids repetition of DS1. Furthermore, the Strategic Housing and Economic Land Availability Assessment (SHELAA) is updated annually and the change ensures that the plan reflects the most recent SHELAA – the modification collectively ensures that the plan is flexible, clear and effective.</p> |
| Main Mod 08 | 7.0.12 and a new paragraph | <p>REASONED JUSTIFICATION ADDITION FOR NON-STRATEGIC INFRASTRUCTURE</p> <p>7.0.12: The strategic infrastructure required in each sub-area is set out in policies SA1, SA2 and SA3. The policies for each individual settlement are numbered S1-S19 and are located in the relevant sub area section. They identify specific land allocations, including housing and employment, as well as local non-strategic infrastructure. The land allocations, development boundary and other land use planning designations are shown on the inset map for each settlement.</p> <p>New paragraph (7.0.13): The non-strategic infrastructure items referred to above were identified during engagement and consultation with local communities. These items are not critical or essential to delivery of the Local Plan, but some may be regarded as contributing to local place-making. Whilst alternative or supplementary funding routes may be available and could be pursued providing national policy and legislative rules governing the imposition of planning obligations are satisfied, an appropriate funding source for delivery may be the Community Infrastructure Levy.</p> | <p>To clarify the delivery mechanisms for infrastructure items identified in settlement policies thereby making the Plan effective.</p> |
| Main Mod 09 | SA1 – South Cotswold – Principal Settlements | <p>Delete existing Policy SA1 text and replace with the following:</p> <p>Policy SA1</p> <p>STRATEGY DELIVERY - SOUTH COTSWOLDS SUB-AREA</p> <p><u>Within the context of policy INF1, the strategic infrastructure requirements for the South Cotswolds Sub-Area are:</u></p> | <p>Responds to Matter 6 Actions 6.1 and the Council's responses to the MIQs on SA1 (ED017) – The modification simplifies the policy and clarifies the delivery mechanism for the infrastructure proposals in the Sub-Area.</p> |

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| | | <p><u>Healthcare</u></p> <ul style="list-style-type: none"> ● <u>Romney House surgery, Tetbury - expansion or relocation; and</u> ● <u>New doctors' surgery in Cirencester.</u> <p><u>Flood management</u></p> <ul style="list-style-type: none"> ● <u>SUDS and soft measure interventions to manage flood risk.</u> <p><u>Highways</u></p> <p><u>Junction improvements at:</u></p> <ul style="list-style-type: none"> ● <u>A429 / Cherrytree Lane, Cirencester;</u> ● <u>A417 (High Street) / A361 (Thames Street), Lechlade;</u> ● <u>A417 / Whelford Road, between Fairford and Lechlade;</u> ● <u>A429 / A433, between Cirencester and Kemble; and</u> ● <u>A433 (London Road) / A433 (Long Street) / Hampton Street / New Church Street, Tetbury.</u> <p><u>Sport & Recreation</u></p> <ul style="list-style-type: none"> ● <u>Re-use of the former Cirencester to Kemble and Tetbury to Kemble railway lines for cycling; and</u> ● <u>Cycling infrastructure in Cirencester, including improvements to Tetbury Road and London Road corridors.</u> | <p>Having regard to the updated Highways Capacity Assessment (ED028), there is no longer a requirement for the junction in Tetbury between the A433 (Long Street) / A433 (Bath Road) / B4014 (Fox Hill) / Chipping Street. This modification ensures that the plan is justified and based on proportionate evidence.</p> |
| Main Mod 10 | 7.1.1.1.6 | <p>CIRENCESTER HERITAGE ASSET AMENDMENTS</p> <p>7.1.1.1.6: As a Town Centre SPD. The <u>existing Cirencester Archaeological Assessment/Archaeology Review (January 2014)</u> and any further assessment required should also be taken into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the <u>heritage asset's conservation</u> and any aspect of the proposal. Although the potential difficulties for development are inescapable, <u>the historic environment should, wherever feasible, heritage assets should be conserved, unless fully justified, and be used as a key driver and focus for inward investment, regeneration and redevelopment.</u></p> | <p>To ensure clarity in the text. Change as proposed by Historic England</p> |
| Main Mod 11 | S1; S5; S7; S9; S11; S12; S13; S15; S16; and S18. | <p>ALLOCATION AMENDMENTS IN LIGHT OF UPDATED SHELA (SEPTEMBER 2017)</p> <p>S1 – Cirencester Town: C_39 – delete allocation</p> <p>S1 – Cirencester Town: C_97 – reduce capacity from 11 to 9 dwellings and specify that this is a 'net' figure</p> | <p>Partly responds to Matter 8 Action 8.2. The modifications also update the plan to reflect the Council responses to the MIQs on Matters 6a, 6b, 7 and 8. These were discussed at the respective hearing sessions</p> |

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| 7.1.7.4, 7.1.7.6, 7.1.7.9, 7.2.2.8, 7.3.2.4 and 7.3.4.6 | S5 – Fairford: F_44 – reduce capacity from 28 to 12 dwellings S7 – Lechlade: L_19 – reduce capacity from 9 to 6 dwellings S9 – Tetbury: T_24B – delete allocation S9 – Tetbury: TET_E2A – delete allocation S11 – Bourton-on-the-Water: B_32 – delete allocation S12 – Northleach: N_13B – delete allocation S13 – Stow-on-the-Wold: S_8A – delete allocation S15 – Blockley: BK_14A – amend site boundary and reduce capacity from 16 to 9 dwellings S16 – Chipping Campden: CC_23B and CC_23C – amend site boundary and reduce capacity from 114 to 36 dwellings S16 – Chipping Campden: CC_40A – delete allocation S18 – Moreton-in-Marsh: M_12A – reduce capacity from 68 to 63 dwellings S18 – Moreton-in-Marsh: MOR_E11 – delete allocation and amend Development Boundary Consequential changes resulting from the amendments to these policies: 7.1.7.4: Site TET_E2A is allocated to meet the requirements of Tetbury and contribute towards meeting the District-wide requirement for business, general industrial and storage/distribution employment land. 7.1.7.6: All housing and employment allocations are located... 7.1.7.9: An archaeological assessment and evaluation will be required prior to development of site TET_E2A. 7.2.2.8: The allocated housing site is subject to the relocation of the current retail facility on the site. 7.3.2.4: Sites CC_23B, CC_23C and CC_40A are identified as being suitable for residential development within the plan period. These sites have a potential combined capacity of 120 dwellings. However, the capacity of CC_23B may reduce at the detailed design stage due to its landscape sensitivity. A lower impact development that... | and update the plan to reflect the SHELAA Review (September 2017) [EB012]. The modifications ensure the plan is justified and is based on proportionate evidence. Consequential changes to the reasoned justification resulting from the deletion of TET_E2A, B_32, CC_40A, MOR_E11 and the amended capacity of CC_23B/C. Consequential changes to the policies maps resulting from the deletion of C_39, T_24B, TET_E2A, B_32, N_13B, S_8A, CC_40A and MOR_E11 and the amended site boundary of K_2, BK_14A and CC_23B/C. | |

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| Main Mod 12 | S1; S5; S8; S9; S10; S11; S12; S14; S15; S16; S17; S18, S19 and EC2 9.1.5, 9.2.1.2, 9.2.1.4, 9.2.1.7 and Table 8 (Minimum Disabled Parking Provision) Appendix J: Monitoring Indicators | 7.3.4.6: ...site MOR_E6 is proposed for B1 use class employment development. For similar reasons site MOR_E11 is allocated for B8 uses. Vehicular access to site MOR_E11 would be expected to go through the Cotswold Business Village. The sites would make a significant contribution to meeting the District-wide requirement for B class employment land. STANDARDISED USE OF THE TERM 'ESTABLISHED EMPLOYMENT SITES' Amend policy S1 and Appendix J (Monitoring Indicators) as follows: <u>Protected</u> <u>Established</u> employment sites: Amend policies S5; S8; S9; S10; S11; S12; S14; S15; S16; S17; S18 and S19 as follows: <u>Protected</u> <u>existing</u> <u>Established</u> employment sites: Policy EC2: <u>Existing</u> <u>Established</u> and allocated employment sites will be retained for B Class employment uses NB – consequential changes to the reasoned justification will result from the standardised use of the phrase 'established employment site'. For the avoidance of doubt, these changes are located at paragraphs 9.1.5, 9.2.1.2, 9.2.1.4, 9.2.1.7 and Table 8 (Minimum Disabled Parking Provision). | Responds to Q13 of the Inspector's Further Preliminary Questions (ED006). The submitted Plan uses several different terms to describe the same thing, including: established employment site, existing employment sites and protected existing employment sites. The different terms will be standardised to ensure that the Plan is clear and effective. |
| Main Mod 13 | 7.1.1.2.6 | STRATEGIC SITE SOUTH OF CHESTERTON, CIRENCESTER 7.1.1.2.6: The majority of the development will be undertaken <u>over</u> <u>within</u> the Plan period, though the housing element is expected to deliver 1,800 dwellings by 2031 and the remaining 550 dwellings after 2031. This will be monitored... | To accord with the Annex to Inspector's Main Modifications Note January 2018 [ED080] |
| Main Mod 14 | 7.1.1.2.9 | 7.1.1.2.9: It is anticipated that a neighbourhood centre will provide <u>small-scale</u> convenience and shopping service uses... of the existing town centre. <u>Retail uses will form an integral part of the neighbourhood centre and will contribute towards community cohesion. However, in addition, the scale and format of units and floorspace within the neighbourhood centre should be limited. This ensures so that they primarily serve the day-to-day needs of residents of the strategic site and not a wider catchment, though it is inevitable that some existing, neighbouring residents will also patronise the new facilities.</u> | Inspector's MIQ 182 highlighted to the Council that more clarity is needed in paragraph 7.1.1.2.9. A modification has been made to provide clarity on meaning of 'small-scale' shopping and service units and further explanation on the role of the neighbourhood centre. This ensures that the plan is effective. |

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| Main Mod 15 | <p>Sub-section 7.1.1.3 - Cirencester Town Centre</p> | <p>Delete entire sub-section 7.1.1.3 and replace with the following:</p> <p>7.1.1.3 Cirencester Town Centre</p> <p>7.1.1.3.1: Cirencester's retailing and commercial importance far outstrips anywhere else in the District. The town draws in large numbers of shoppers, commuters and others who, together with numerous visitors, help to create a vital and viable town centre economy.</p> <p>7.1.1.3.2: The rural nature of the surrounding areas, along with relatively poor public transport coverage, inevitably means that the majority of people from outside Cirencester travel into the town by car, thus fuelling the need for parking spaces. Parking capacity has been a growing issue for a number of years, but it has come to a head since 2015.</p> <p>7.1.1.3.3: Critical to Cirencester's attraction is its exceptional heritage - most of the buildings in the Primary Town Centre being statutorily listed for their architectural and historic importance. It is generally acknowledged that, in addition to each building's individual merits, their collective value creates a unified and exceptionally attractive historic townscape. Largely because of this and a healthy independent retailing offer, Cirencester has maintained a strong appeal both for users of, and visitors to, the town. However, the townscape in certain areas, particularly around some of the car parks, is of a significantly lower quality⁽⁸⁾.</p> <p>7.1.1.3.4: Like all town centres, Cirencester comprises a complex mix of uses, interactions and competing economic, social and environmental interests. To bring key principles and priorities together in a coherent, holistic manner, a flexible strategy is required which can respond to changing circumstances within the Plan's broader policy context.</p> <p>7.1.1.3.5: Certain issues, however, require specific policy guidance, including future retail provision (see Policy EC7, clause 3), mixes of uses in the primary and secondary frontages, and parking provision. Policy S3 provides this guidance, while also requiring future development to adhere to the principles set out in the Cirencester Town Centre Strategy, which is set out after the following policy.</p> <p>POLICY S3 – CIRENCESTER TOWN CENTRE</p> <p>Town Centre Strategy</p> <p>1. Development within Cirencester Town Centre, the extent of which is indicated on Policies Map Inset 2, will be permitted, in principle, where it is consistent with the Cirencester Town Centre Strategy.</p> | <p>Responds to Matter 6 Action 6.3 – The Modification will:</p> <ol style="list-style-type: none"> 1. Clarify the proposed approach to off-street car parking provision, including the net gain in spaces being pursued. 2. Clarify how redevelopment of existing surface level car parks and other elements of the town centre strategy are expected to be implemented following the delivery of decked parking. 3. Distinguish between matters of policy and strategy. 4. Bring the contents of this section up-to-date. 5. Generally better explain the strategy for the town centre. 6. Provide clarity that the retail floor space need is for the whole of Cirencester and not just the 'town centre'. This change is consistent with EC7 (FC054). |

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| | | <p><u>Retailing and other main town centre uses</u> ⁽⁹⁾</p> <p>2. <u>Class A1 uses should be concentrated in the Primary Frontage, defined on Policies Map Inset 2. The loss of A1 uses from the Primary Frontage will be resisted where it would harm the vitality or viability of the Primary Shopping Area, or harm Town Centre investment, or cause amenity problems.</u></p> <p>3. <u>Within Secondary Frontages, identified on Policies Map Inset 2, class A1 uses and other main town centre uses will be permitted where they would complement and enhance the retailing offer of the Primary Shopping Area. The loss of main town centre uses in a Secondary Frontage will be resisted and, other than A1 uses, concentrations of single uses will not be permitted where this would adversely affect the vitality and viability of the Primary Shopping Area or harm wider Town Centre investment, or cause amenity problems.</u></p> <p>4. <u>Where the loss of a main town centre use is proposed in either a Primary or Secondary Frontage, evidence must be submitted to demonstrate that the property has been continually, actively and effectively marketed for at least 12 months and that the use is no longer of commercial interest.</u></p> <p><u>Car parking</u></p> <p>5. <u>New development shall provide sufficient car parking capacity to meet its current and foreseeable needs.</u></p> <p>6. <u>Where appropriate town centre development is proposed on existing town centre car parks, alternative car parking provision shall be secured and implemented prior to the commencement of any development.</u></p> <p><u>The Strategy</u></p> <p>7.1.1.3.6: <u>A key aim for the town centre is to provide an attractive and vibrant place where people can access a good range of local services and facilities. This includes a diverse retail offer within the primary shopping area. Although Cirencester currently has a healthy town centre, it needs to evolve and improve to ensure that it continues to compete effectively by continuing to offer a different experience to larger neighbouring centres.</u></p> <p>7.1.1.3.7: <u>Paragraphs 7.1.1.1.4 to 7.1.1.1.6 of this Plan explain the importance of Cirencester's rich heritage, including archaeology, and the acute challenges this presents for the 'planning balance' when considering development opportunities in the town centre.</u></p> | |

9 Defined in the NPPF Glossary broadly as: retail development; leisure, entertainment facilities the more intensive sport and recreation uses; offices; and arts, culture and tourism development.

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| | | <p>7.1.1.3.8: A major study of the town centre and resulting policy guidance ⁽¹⁰⁾ confirmed as long ago as 2007 that a looming shortfall in off-street parking provision at Cirencester needed to be addressed. This has now come to a head and it is imperative to plan for future parking requirements as well as address existing capacity issues.</p> <p>7.1.1.3.9: Cirencester currently has several surface-level car parks, and a number of these sites present the most obvious opportunities for redevelopment in the town centre. This includes the option of creating decked parking which would maximise capacity, initially at a single location. This will help to address the looming shortfall, which has been assessed at around 350 parking spaces over and above existing capacity (c. 1,310 spaces) ⁽¹¹⁾.</p> <p>7.1.1.3.10: Once sufficient additional car parking has been provided, the redevelopment potential of other car park(s), which may no longer be required for parking, could be 'unlocked'. Such sites could be then be considered for alternative uses that would both enhance the town centre's role and function and benefit its economy. In considering any redevelopment options for existing car parks, it is important to bear in mind that land might well be required to satisfy potential additional parking needs in the longer term.</p> <p>7.1.1.3.11: Maximising parking in a single location and putting other existing car park(s) to alternative use(s) would also present the opportunity to consider options for managing traffic more effectively in the town centre.</p> <p>7.1.1.3.12: Cirencester has always lacked a purpose-built public transport 'hub' in the town centre. Prior to 2016, Southway was the main place where bus services terminated; however, since the Market Place environmental improvements were implemented, Southway's use by buses and taxis has intensified. It is self-evident that improvements around Southway are required and, ideally, a purpose-built transport hub created. Depending on future land availability in the Southway - Forum area, redevelopment options could be considered to create this much-needed facility.</p> <p><u>CIRENCESTER TOWN CENTRE STRATEGY</u></p> <p><u>Historic Environment</u></p> <p>1. The town centre's historic environment should form an integral part of future redevelopment and/or other proposals that are aimed at improving Cirencester's role, function and economy, including future transport and parking schemes. Wherever feasible, the historic environment should be a key driver of, and focus for, inward investment, regeneration and redevelopment.</p> | |

10 Including Cirencester Town Centre SPD (November 2008) [EB071]; Cirencester Traffic and Movement Study (June 2007, Hyder Consulting) [NS021]

11 Cirencester Town Centre Off-Street Parking Study (Atkins, 3 February 2017)

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| | | <p>2. Any planning applications for redevelopment within the town centre should be fully cognisant of both the Cirencester Conservation Area Appraisal & Management Plan and the Cirencester Town Centre SPD. The Cirencester Archaeology Review (January 2014) and any further assessment required should also be taken into account when considering the impact of a proposal on a heritage asset.</p> <p>Transport, Parking and Access</p> <p>3. Through the implementation of Transport and Parking Strategies, future improvements should be directed towards supporting and facilitating an attractive, vibrant, town centre environment.</p> <p>4. The aim of providing a net increase of at least 350 car parking spaces over and above the existing off-street parking capacity (c. 1,310 spaces), while reducing congestion and pollution, should be addressed through complementary measures, including:</p> <ul style="list-style-type: none"> a. The rationalisation and intensification of off-street parking, including decking at least one existing car park (ideally The Waterloo) to meet identified parking needs, including for retailing and long-stay commuting⁽¹²⁾; b. Where justified, and subject to sufficient off-street parking being provided, considering the removal of on-street car parking where appropriate; c. Creating an improved public transport interchange in the Southway - Forum area; d. 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⁽¹³⁾; 5. Through the design of new development schemes, opportunities should be taken to enhance the quality of pedestrian access and permeability within and to the town centre. <p>Redevelopment Opportunities, Vitality and Viability</p> <p>6. Subject to any land that is currently used for off-street public car parking becoming surplus to requirements, and sufficient off-street parking has been provided elsewhere in the town centre to meet current and future parking needs, consideration should be given to redevelopment for alternative, beneficial, town centre purposes.</p> | |

12 Cirencester Parking Survey (Gloucestershire County Council, August 2015)

13 Cotswold Cycling Strategy SPG - aims and objectives

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| | | <p>7. <u>The Brewery and Forum car parks have been identified as potentially favourable locations for retailing.</u></p> <p>8. <u>Any comprehensive redevelopment of key sites ⁽¹⁴⁾ should be guided by a master plan prepared by Cotswold District Council as a supplementary planning document. The master plan would include detailed guidance on such matters as: design; movement (including parking provision); and the general distribution of activities and uses in the wider area.</u></p> <p>9. <u>Wherever possible, redevelopment of town centre sites should be encouraged to contribute towards the town centre's employment base, including class B1 office provision, and possibly studio/start-up space.</u></p> <p>10. <u>Seek to 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.</u></p> <p>11. <u>Tourism and cultural proposals should be encouraged where they strengthen the local economy and the attractiveness of Cirencester as a visitor destination throughout the year. Opportunities should be pursued to encourage the development of a hotel or similar type of tourist accommodation in and/ or adjacent to the town centre.</u></p> <p><u>Enhancing Environmental Quality</u></p> <p>12. <u>Improve the environmental quality of the town centre by supporting proposals and interventions that create an attractive public realm, including:</u></p> <ul style="list-style-type: none"> a. <u>Enhanced streetscape, urban environment, amenity, safety and the improvement of the 'active' street frontage</u> b. <u>Improving the public realm with clear signposting and routing to key town centre destinations utilising distinctive local materials</u> c. <u>Securing public art proposals and high quality and distinctive street furniture</u> d. <u>Improving the provision of additional play space and facilities for children and young people, including restoring and upgrading Cirencester's open air swimming pool; and sustaining/ enhancing green infrastructure, community spaces, open spaces and key landscape features.</u> <p>7.1.1.3.13: <u>To ensure that the town centre can continue to fulfil its important role in the District and support the wider local economy, new development and the intensification of existing uses is desirable. It is therefore important that the town centre's vitality and viability maintains a rich and</u></p> | |

14 Key sites are likely to include existing off-street car parks, potentially together with adjoining areas

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| | | <p>varied cultural and retail experience. A locally-distinctive shopping offer, with some national multiples supporting niche independent shops, is expected to produce the greatest retention of retail expenditure. Therefore, a competitive and attractive retail sector needs to be promoted within the town centre through sensitive expansion, redevelopment and intensification, including making more effective use of upper floors.</p> <p>7.1.1.3.14: The exceptional built heritage and wealth of listed buildings, however, present challenges for intensification and redevelopment when seeking to meet modern retail requirements. A balance needs to be struck between protecting heritage assets and the public benefit of promoting a vibrant and vital centre, which includes viable uses for historic buildings. Opportunities should therefore be taken, wherever possible, to put heritage at the heart of any development proposals in the town centre.</p> <p>7.1.1.3.15: The most substantial sites in the town centre that have potential for redevelopment, including for decked parking, are wholly or partly occupied by the following public car parks:</p> <ul style="list-style-type: none"> ● <u>Abbey Grounds car park (97 spaces)</u> ● <u>Beeches Road car park (144)</u> ● <u>Brewery car park (298)</u> ● <u>Forum car park (191)</u> ● <u>Leisure Centre (122)</u> ● <u>Memorial Hospital, Sheep Street (77)</u> ● <u>Station/ Sheep Street 'island' (149)</u> ● <u>Waterloo car park (233)</u> <p>7.1.1.3.16: The District Council, through the auspices of the Cirencester Car Parking Project Board, is actively reviewing parking provision in Cirencester and developing remedial options¹⁵. Decked parking has emerged as the optimum solution for increasing parking capacity, with the Waterloo car park identified as the preferred location. This is reflected in Policy S1 (site CIR_E14).</p> <p>7.1.1.3.17: Not all of the car parks, notably the 'off centre' ones at Abbey Grounds, Leisure Centre and Beeches, would necessarily be suitable or desirable options for redevelopment.</p> <p>7.1.1.3.18: The amount of redevelopment at any 'surplus', surface level car parks will depend on how far the additional parking, provided through decking, goes towards meeting identified parking needs, whilst being mindful of the possible need to accommodate further needs in the longer term.</p> <p>7.1.1.3.19: The Cotswold Retail Study¹⁶ also indicates that opportunities within and adjoining the town centre are largely limited to the potential redevelopment of certain car parks and service areas, notably at the Brewery and Forum. This could enable the provision of modern A1 retail space</p> | |

15 www.cotswold.gov.uk/residents/environment/parking-and-public-toilets/cirencester-parking-project/

16 Biffinger GVA, June 2017

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| | | <p>(currently lacking), as well as a range of evening and leisure uses to complement existing provision. This would serve both local and sub-regional consumers and tourists, thereby providing an alternative to competing centres for A1 comparison shopping.</p> <p>7.1.1.3.20: In common with most town centres, ease of movement is a crucial issue in Cirencester. The town's historic street pattern and narrow pavements can make pedestrian access inconvenient. Despite this, the town centre has seen enhancements in permeability in recent years through schemes such as Swan Yard/ post office. More, however, could be done to increase pedestrian permeability, helping to strengthen Cirencester's reputation as a shopping destination with improved accessibility around the town centre, including to and from car parks.</p> <p>7.1.1.3.21: Currently, too much unnecessary traffic passes through the town centre and this is exacerbated by the location of certain car parks, which help to dictate the current traffic management regime. Once decked parking has been introduced, it will be possible to better manage town centre-bound traffic more effectively. Subject to parking capacity being increased, traffic management measures should be devised which:</p> <ul style="list-style-type: none"> ● make most effective use of off-street parking; ● encourage through traffic onto the ring road; and ● improve road safety for pedestrians and cyclists. <p>7.1.1.3.22: The quality of the public realm throughout the town centre is variable, though in some instances there have been considerable improvements, notably Market Place, Gosditch Street/ West Market Place, Black Jack Street, Silver Street, Park Street and Park Lane. However, beyond these improved areas, the public realm throughout much of the town centre is generally mediocre, particularly Cricklade Street and areas that were redeveloped during the 1960s and 1970s, including around the car parks. There is sometimes a sharp contrast in the quality of townscape between the fronts and the backs of buildings.</p> <p>7.1.1.3.23: Proposals to improve Cirencester's townscape in line with the provisions of the Cirencester Town Centre SPD are supported in principle, focussed on making the town centre a more pedestrian-friendly environment.</p> <p>7.1.1.3.24: The Town Centre will, in the longer term, deliver significant retail and business opportunities along with new homes. This would be guided by a Town Centre Master Plan 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. The master plan will update and review the existing SPD and build upon the principles that are essentially still valid and supported. It 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.</p> | |

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| Main Mod 16 | S4 to S16 (except S12 and S14) | <p><u>Non-Strategic (Local) Infrastructure</u></p> <p><u>Once contributions to delivery of infrastructure required in the South-Gotswolds Sub-Area (Policy SA1) have been made, development proposals will, subject to viability, be expected to help deliver or make appropriate contributions towards the following projects are proposed:</u></p> | <p>Responds to Matter 6 Action 6.2 – The modification enables the delivery of locally-identified non-strategic infrastructure. This ensures that the plan is consistent with national policy.</p> |
| Main Mod 17 | 7.1.4.7 | <p><u>7.1.4.7: ...before any planning proposal can be approved. Development proposals will be expected to take account of the positive contribution the Local Green Space makes to the character of the wider site, including mitigating any potential impacts on natural features such as trees. In accordance with the Design Code in Appendix D, proposals will need to be carefully proportioned and new buildings should not dominate their surroundings. Proposals will need to complement the existing landscape and sit comfortably within the setting of the Local Green Space, for example, the height of buildings should provide a gentle transition from the open Local Green Space to the existing dwellings that border the site. Applications will also be required to investigate opportunities to locate a Sustainable Drainage System, in accordance with Policy EN14, in the south-west part of the site.</u></p> | <p>Responds to Q189 of the Inspector's questions on Matter 14. The modification provides clarity about what will be expected of development proposals, which makes the policy effective</p> |
| Main Mod 18 | S6 10.2.2.3 | <p>S6 – Kemble: K_2A – amend site boundary on the policies map to define the housing allocation and reduce capacity from 12 to 8 dwellings</p> <p>10.2.2.3: ...on the Map in Appendix A. <u>Site LGS7 is proposed as a Local Green Space which can accommodate both community gardens and (12 dwellings). It has, therefore, been included in the proposed housing allocations (Policy S6, Site K_2), subject to securing the local-term protection of the community gardens.</u></p> | <p>Reflects the Council's response to Matter 6 Action 6.7 – The submitted plan allocates different uses on the same land under the references LGS7 (a Local Green Space) and K_2 (a housing allocation). This is not consistent with national policy. The modification splits the site to define the extent of the Local Green Space and the housing allocation. The modification also reflects the further community engagement on the two separate allocations, which was undertaken in November/ December 2017. This ensures that the Plan is justified and based on proportionate evidence.</p> |
| Main Mod 19 | 7.1.5.6 | <p><u>7.1.5.6: Developers are advised that sites L_18B and L_19 are located within Source Protection Zone 1. Development in these locations have the potential to cause pollution and require precautions to be taken in consultation with the Environment Agency. A proportion of sites L_18B and L_19 lies...</u></p> | <p>Responds to Action AP6.1 – The modification corrects an error. The two sites are not within Source Protection Zone 1. The modification therefore ensures that the plan is based on proportionate evidence and is justified.</p> |
| Main Mod 20 | SA2 – Mid Cotswold – Principal Settlements | <p>Delete Policy SA2 text and replace with the following:</p> <p>Policy SA2</p> <p>STRATEGY DELIVERY – MID-COTSWOLDS SUB-AREA</p> | <p>Responds to Matter 6 Actions 6.1 and the Council's responses to the MIQs on SA2 (ED017) – The modification simplifies the policy and clarifies the delivery mechanism for the infrastructure proposals in the sub-area. It also has regard to the updated Highways Capacity Assessment (ED028).</p> |

Main Modifications to the text of the submitted Local Plan

| Ref. | Policy / Paragraph | Proposed Modification | Reason for Modification |
|-------------|--|---|---|
| Main Mod 21 | New paragraph after 7.2.2.4 | <p>Within the context of policy INF1, the strategic infrastructure requirements for the Mid-Cotswolds Sub-Area are:</p> <p><u>Highways</u></p> <ul style="list-style-type: none"> Improvement of Unicorn junction (A436/B4068), Stow-on-the-Wold. <p>New paragraph (7.2.2.5): The redevelopment and re-use of the Countrywide Stores and former Co-op site for retail and leisure uses, will offer the opportunity to maintain the position of Bourton-on-the-Water in the retail hierarchy and stem the amount of shopping trips outside of the village. Proposals which would result in the primary re-use of the site for Class A1 retail use and other retail, food/beverage and Class D leisure uses will be supported in principle, subject to a sequential test and assessment of their impact on the health of, and investment within the Bourton-on-the-Water Key Centre Boundary.</p> | <p>This modification ensures that the plan is justified and based on proportionate evidence.</p> <p>Responds to Matter 7 Action 7.1 – this site is already in retail use and does not require a new policy to support the site's redevelopment for retail use. However, the modification reflects the findings of SHELAA Review (September 2017) [EB012] and provides clarity on the Council's position regarding this site. The modification therefore ensures that the plan is effective and justified.</p> |
| Main Mod 22 | SA3 – North Cotswold – Principal Settlements | <p>Delete Policy SA3 text and replace with the following:</p> <p>Policy SA3</p> <p>STRATEGY DELIVERY – NORTH COTSWOLDS SUB-AREA</p> <p>Within the context of policy INF1, the strategic infrastructure requirements for the North Cotswolds Sub-Area are:</p> <p><u>Healthcare</u></p> <ul style="list-style-type: none"> Expansion or replacement of doctors' surgery in Chipping Campden. <p><u>Flood management</u></p> <ul style="list-style-type: none"> Flood alleviation bund and channel to the north-west and south of Moreton-in-Marsh. <p><u>Highways</u></p> <ul style="list-style-type: none"> Improvements to A429 (Fosse Way), Moreton-in-Marsh; Junction improvements at A429 (High Street)/A44 (Oxford Street), Moreton-in-Marsh; and Junction improvements at A429 (High Street)/A44 (Bourton Road), Moreton-in-Marsh. <p><u>Education</u></p> <ul style="list-style-type: none"> Expansion of Chipping Campden Secondary School. | <p>Responds to Matter 6 Actions 6.1 and the Council's responses to the MIQs on SA3 (ED017) – The modification simplifies the policy and clarifies the delivery mechanism for the infrastructure proposals in the Sub-Area. It also has regard to the updated Highways Capacity Assessment (ED028). This modification ensures that the plan is justified and is based on proportionate evidence.</p> |

Section 8: Housing to Meet Local Needs

Main Modifications to the text of the submitted Local Plan

| Ref. | Policy / Paragraph | Proposed Modification | Reason for Modification |
|-------------|---|---|--|
| Main Mod 23 | H1 (3) – Housing Mix and Tenure to Meet Local Needs | <p>3. Subject to the demand identified on the Local Planning Authority's Self-Build and Custom Register, on sites of more than 20 dwellings, developers will be required to provide at least 5% of dwelling plots for sale as serviced self or custom build plots. Proposals of more than 20 dwellings will be expected to provide 5% of dwelling plots for sale as serviced self or custom build plots, unless demand identified on the Local Planning Authority's Self-Build and Custom Register demonstrates there is a higher or lower level of demand for plots.</p> | <p>Responds to Matter 9 Action AP9.4 – the modification clarifies that the number of self-build plots required on sites of more than 20 dwellings could be more or less than 5% depending on identified demand. This ensures that the plan is effective.</p> |
| Main Mod 24 | 8.1.4 | <p>8.1.4: New housing should reflect the need and demand of the District's existing and future communities and should improve the quality and mix of new market and affordable housing in the District. Evidence shows that over half of dwellings, with three or fewer bedrooms granted permission between 2011 and 2016, fell below the national minimum space standards. If this trend were to continue over the plan period it would result in a disproportionate number of smaller dwellings. To support this, therefore, new housing is required to provide internal space standards contained in the 'Technical Housing Standards - Nationally Described Space Standard March 2015' or successor document. This standard was included in the viability assessment of the Local Plan and has been shown to be achievable. To provide an appropriate transition period the requirement, to comply with the nationally described space standard, will come into effect 12 months from the date of the Plan being adopted. For the purposes of this Policy, affordable housing is as defined in the NPPF and latest legislation. Current definitions are included in the Glossary.</p> | <p>Responds to Matter 9 Action AP9.2 – the modification provides further clarity that the nationally described space standard will come into effect 12 months from the date of the Plan being adopted (in order to provide an appropriate transition period). This ensures that the plan accords with national policy.</p> |
| Main Mod 25 | 8.1.5 | <p>8.1.5: Developers will be expected to demonstrate have regard to local evidence, for example the latest SHMA and parish needs surveys, to show how the proposed mix of market housing provision will meet local need and local demand with regard to household size and income using information sources such as local evidence in the SHMA and parish needs surveys, for example.</p> | <p>Responds to Matter 9 Action AP9.1 – The modification ensures that the paragraph does not place an onerous requirement on developers to justify their scheme's proposed mix and tenure of housing. Instead, the modification now advises that housing developments are expected to have regard to local evidence about housing needs including the latest SHMA and parish needs surveys. This ensures that the plan is effective, justified and consistent with national policy.</p> |
| Main Mod 26 | 8.1.7 | <p>8.1.7: Self-build and custom build encompasses a range of different project types, indeed, the Self-Build Portal identifies seven different types, ranging from a self-build individual plot through to a developer-led group project. Self-build and custom build housing is encouraged on all allocated and windfall sites that propose twenty or more dwellings. On sites of twenty or more dwellings, where the developer is required to provide self-build or custom build plots it will be expected that:</p> | <p>Responds to Matter 9 Action AP9.3 – The modification clarifies that self and custom build housing is encouraged on all allocations and on windfall sites that are in accordance with other policies in the Plan. In so doing, the plan will be effective.</p> |
| Main Mod 27 | 8.1.7 (Bullet Point 2) | <ul style="list-style-type: none"> plots which have been made available and marketed appropriately for at least 12 months from the start of development, or earlier if appropriate (for example, where the site is likely to be built out in less than a year) commencement of the first housing unit, and have not sold, may either remain on the open market as self-build or custom build or | <p>Responds to Matter 9 Action AP9.5 – The modification clarifies the cascade mechanism including with regard to the 12 month marketing period being from the start of</p> |

Main Modifications to the text of the submitted Local Plan

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|-------------|--------------------------------|---|---|
| Main Mod 28 | 8.2.3 | <p>be offered to the Council or a Registered Provider, at market value, before being built out by the developer; and</p> <p>8.2.3: <u>The proposed 8,400 housing requirement for Cotswold District over the plan period 2011 to 2031 would deliver around 420 homes per year. The Council will continue to maximise the delivery of affordable homes to meet the District's housing need, subject to development viability. The District's affordable housing need is 157 net additional affordable homes per year between 2015 and 2031 (17). The 157 per year was calculated by adding the unmet need for affordable housing in 2015 to the projected future need up to 2031, then subtracting the current supply of affordable stock. This was then converted to an annual requirement for the period 2015 to 2031. Whilst the need for affordable housing is included within the OAN, the ways in which the two were calculated differs. The 157 figure is therefore not directly comparable with the annual OAN requirement.</u></p> <p>New paragraph after 8.2.3: <u>The affordable housing need is a snapshot in time. Applicants should therefore refer to the latest evidence, such as the SHMA, when submitting planning applications.</u></p> <p>New paragraph after 8.2.3: <u>Policy H2 aims to maximise the delivery of affordable homes to help meet identified needs whilst maintaining the economic viability of residential development. However, the number of affordable homes likely to be delivered by policy H2(3) is unlikely to fully meet the need for additional affordable homes. The affordable housing need is identified at a District-wide level, although the need will vary from settlement to settlement. The majority of affordable homes will be delivered in the 17 Principal Settlements identified in the Development Strategy. Furthermore, the Plan also enables the delivery of some affordable housing in non-Principal Settlements (policy DS3), on Rural Exception Sites (policy H3), and within specialist accommodation developments for older people (policy H4).</u></p> | <p>development or earlier if appropriate, and that any plot offered to the Council or Registered Provider would be at market value. In so doing, the plan will be effective.</p> <p>Responds to Matter 3 Action 3.3 – the modification provides clarity about the number of net additional affordable homes needed in the District. In accordance with the Annex to Inspector's Main Modifications Note January 2018 [ED080], it also explains how and where affordable housing is expected to be provided in the District over the plan period and the extent to which this is likely to meet needs overall and in particular locations. This gives a baseline figure to assist monitoring and ensures that the plan is effective.</p> |
| Main Mod 29 | H2 (2) – Affordable Housing | <p>In settlements in rural areas, as defined under s157 of the Housing Act 1985, all housing developments that provide 6 to 10 new dwellings will make a financial contribution by way of a commuted sum towards the District's affordable housing need subject to viability. Where financial contributions are required payment will be made upon completion of development.</p> | <p>Responds to Matter 10 Action AP10.1 – The modification clarifies that the thresholds in criterion H1 (1) apply. It also clarifies that financial contributions by way of a commuted sum towards meeting affordable housing need would be made on completion of development. In so doing, the plan will be effective.</p> |
| Main Mod 30 | H3 (1) – Rural Exception Sites | <p>1. ... the built up areas of towns and villages, taking into account Parish Housing Surveys and Parish Plans or other local evidence, and provided that:</p> | <p>Responds to Matter 10 Action AP10.2 – Rural Exception Sites can be adjacent to towns as well as villages. The modification removes ambiguity and makes the plan effective.</p> |

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| Main Mod 31 | 8.4.1 and the monitoring indicator for Policy H4 | <p>8.4.1: The SHMA Update (April 2016) identifies has identified that, given thethere will be a dramatic growth in the older population in Cotswold District withthe higher levels of disability and health problems amongst older people. There is likely to be an increaseda requirement for 665 sheltered and extracare housing units between 2017 and 2031. This forms part of the OAN. There is also a requirement for 580 nursing and residential bedspaces between 2017 and 2031. This is in addition to the OAN. These identified needs are a snapshot in time and applicants must refer to the latest evidence, such as the SHMA, when submitting planning applications, for specialist housing in the District over the plan period. However, this provision Specialist accommodation for older people should be one ofinclude a range of tenures and should not contribute to unbalanced communities.</p> <p style="text-align: center;">MONITORING INDICATORS FOR POLICY H4</p> <ul style="list-style-type: none"> ● Net additional dwellings designed for the elderly – by type (sheltered housing, care homes and other types of residential care accommodation): ● Net additional sheltered and extracare units (dwellings). ● Net additional nursing and residential care units (bedspaces). ● Vacant nursing and residential care units in Gloucestershire (bedspaces). This will identify spare capacity to meet nursing and residential care need. | <p>Responds to Matter 3 Actions 3.1 and Matter 9 Action AP9.6 and AP9.7 – The modification quantifies the need for specialist accommodation for older people and provides the baseline position. It also combines the need for sheltered and extra care accommodation. Further monitoring indicators have also been added. These modifications will enable effective monitoring of the plan.</p> |
| Main Mod 32 | H4 – Specialist Accommodation for Older People 8.4.5 and new paragraphs before 8.4.5 NB: No changes are proposed to H4 (a) (b) (c) or 8.4.2 or 8.4.4. | <p>H4: Proposals for specialist accommodation for older people, including sheltered and extracare housing, care homes and other appropriate models of accommodation for the elderly and those with particular needs, will be permitted provided that the development:</p> <p>(f) where accommodation is provided on a freehold or leasehold basis, the development will be expected to include provides an appropriate percentage of affordable housing in accordance with Policy H2. In the case of sheltered accommodation and extra care accommodation a mix of tenures will be encouraged:</p> <p>d) where accommodation is provided on a freehold or leasehold basis, provides affordable housing in accordance with Policy H2. This includes proposals for self-contained units of accommodation within a residential institution (use class C2). In the case of sheltered accommodation and extra care accommodation a mix of tenures will be encouraged. Where a development site has been divided into parts, or is being delivered in phases, the site will be considered as a whole for the purpose of determining the appropriate affordable housing requirement.</p> <p>New paragraph (preceding 8.4.5): There is sometimes confusion as to whether specialist accommodation for older people falls into the use class defined as a residential institution (C2) or a dwelling house (C3). Be that as it may, development which creates living spaces that retain the essential characteristics of a self-contained dwelling, even if some care is provided, will be expected to provide affordable housing in accordance with policy H2.</p> | <p>Responds to Matter 9 Actions AP9.7 and AP9.8 – The modification combines sheltered and extracare accommodation. It also clarifies that all specialist accommodation developments for the elderly that fall within use class C3 will be expected to include affordable housing in accordance with policy H2, and that developments that include self contained units as part of a larger residential care home scheme will also be required to provide a proportion of those self contained units as affordable homes in accordance with policy H2. In so doing, the plan will be effective.</p> |

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| Main Mod 33 | 8.4.3 | <p>New paragraph (preceding 8.4.5): Developments that include self-contained units as part of a larger residential care home scheme will also be required to provide a proportion of those self-contained units as affordable homes in accordance with policy H2.</p> <p>8.4.5: 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, for example due to the location or affordability of the units, the local planning authority may wish to accept a commuted sum instead to meet the need off site.</p> <p>8.4.3: Applicants will be expected to have regard to provide evidence that the accommodation meets the strategic aims and objectives of Gloucestershire County Council and NHS Gloucestershire when, including demonstrating a local need for the service, and written support from Gloucestershire County Council and NHS Gloucestershire</p> | <p>Responds to Matter 9 Actions AP9.9 – The modification clarifies that, whilst regard should be had to the views of Gloucestershire County Council and NHS Gloucestershire, it is not a requirement for development to comply with those bodies' strategic aims and objectives or for them to provide written support for the proposed development. In so doing, the plan is consistent with national policy.</p> |
| Main Mod 34 | <p>H7 – Gypsy, Traveller and Travelling Showpeople Sites</p> <p>8.7.3 to 8.7.8</p> | <p>8.7 Gypsy, Traveller and Travelling Showpeople Accommodation</p> <p>8.7.1 Gypsies and Travellers (collectively known as Travellers) pursue an active, itinerant lifestyle and are generally self-employed people. However, gypsy and Traveller communities are increasingly becoming more settled. Travelling Showpeople are business people who have traditionally been involved in holding fairs and circuses for many hundreds of years.</p> <p>8.7.2 National Planning Policy for Traveller Sites (PPTS)⁽¹⁸⁾ requires Local Authorities to use evidence to plan positively and manage development for the travelling community, using 'a robust evidence base to establish accommodation needs to inform the preparation of Local Plan and make planning decisions'.</p> <p>Policy H7</p> <p>Gypsy and Traveller and Travelling Show people Sites</p> <ol style="list-style-type: none"> Existing authorised sites for Traveller Gypsy and Travelling Showpeople uses will be safeguarded provided there remains a need for these uses within the District. The following locations, indicated on the Policies Maps in Appendix C, are identified as preferred sites for accommodating the future needs of gypsies and Travellers: | <p>Responds to Matter 11 Actions AP11.2 and AP11.3 – The modification ensures that Policy H7 is consistent with national policy, specifically the updated PPTS (August 2015). The modification also ensures that Policy H7 is justified in terms of being consistent with the latest evidence, notably the GTAA (March 2017) and the Identification of Potential Gypsy and Traveller Sites Update (December 2017).</p> |

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|------|--------------------|---|-------------------------|
| | | <p> <ul style="list-style-type: none"> ● <u>Four Acres, Shorncote, near South Cerney – 2 pitches</u> ● <u>Oaksey Road, near Culkerton – 1 pitch</u> ● <u>Seven Springs, Goberley – 1 pitch</u> ● <u>Meadowview, Fosse Way, near Bourton-on-the-Water – 4 pitches</u> ● <u>Green's Close, Great Rissington – 2 pitches</u> <p> 3. If any shortfall is identified in the supply of gypsies and travellers accommodation, the following reserve site, will be brought forward: <ul style="list-style-type: none"> ● Seven Springs, Goberley (second site) – 2 pitches <p> 3. The following sequential approach will be used to determine the acceptability, in principle, of planning applications for gypsy and traveller development: <ol style="list-style-type: none"> a. First preference will be sites specifically allocated in this Plan for gypsies and travellers. b. Second preference will be to designate additional pitches /plots within the boundaries of existing suitable gypsy and traveller sites, including sites that have already been identified for this use. c. Third preference will be to extend existing suitable gypsy and traveller sites adjacent to existing boundaries. d. Only where a sufficient supply of pitches or plots cannot be achieved at the above locations will new sites be considered. <p> 8.7.3 The most recent A jointly-commissioned review to assess the number of pitches required by the travelling community across the Gloucestershire Housing Market Area was commissioned jointly published in 2013 March 2017 (GTFSAA GTAA) (19). Essentially, the GTAA establishes three categories of Travellers: <ul style="list-style-type: none"> ● <u>Households that meet the PPTS planning definition:</u> ● <u>Households that could not be interviewed, hence their status is 'unknown'; and</u> ● <u>Households that do not meet the new definition.</u> <p> The <u>GTFSAAGTAA, which was prepared in the context of the first PPTS (March 2012);</u> concludes that there was <u>is</u> a need to provide an additional 26 <u>three</u> pitches for Travellers who meet the PPTS definition over the period 2012-2016-2031 <u>2016-2031</u> in Cotswold District, essentially broken down into five-year periods as follows: Those needs, which originate from Travellers at the Shorncote site, should be met by 2021. </p> <div style="border: 1px solid black; padding: 5px; width: fit-content; margin-left: 40px;"> – Identified future pitch requirements </div> </p></p></p></p> | |

Main Modifications to the text of the submitted Local Plan

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|---------|--------------------|---|-------------------------|------------------|---------|---|---------|---|---------|---|---------|---|--|
| | | <table border="1" data-bbox="167 1093 323 1579"> <thead> <tr> <th>Period</th> <th>Pitches required</th> </tr> </thead> <tbody> <tr> <td>2013-17</td> <td>5</td> </tr> <tr> <td>2018-22</td> <td>6</td> </tr> <tr> <td>2023-27</td> <td>8</td> </tr> <tr> <td>2028-31</td> <td>7</td> </tr> </tbody> </table> <p>Regarding 'unknowns', the GTAA concludes that a potential need for up to 11 more pitches may arise from Traveller households currently residing in Cotswold District. This is the maximum number that might be needed over the Plan period from those households who could not be interviewed and, therefore, whose status cannot currently be ascertained. Based on over 100 previous studies, the GTAA indicates that around 10% of 'unknowns' are likely to meet the 2015 definition. Notwithstanding this, the number of additional pitches could range between 0 and 11.</p> <p>8.7.4 The GTSSAA indicated broad geographical locations where the need for sites tends to occur and where the search for future sites would ideally be concentrated. It suggested, secondly, that consideration could be given to other locations, including around sustainable settlements, where there is good access to the highway network. The GTSSAA concluded that there was no requirement to provide pitches for Travelling Showpeople within Cotswold District. A review of the GTSSAA is being produced in the light of the updated PPTS and other material considerations. Further updating of this policy may therefore be required when the review has been completed.</p> <p>8.7.5 A report examining potential travellers' sites Gypsy and Traveller – Identification of Potential Sites for Cotswold District (WS Planning & Architecture, November 2014) concluded that sufficient land had been identified to meet the need for 26 pitches in accordance with the GTSSAA. The report found there to be a potential over supply of specific sites for years 1-5 (2013-2017) and years 6-10 (2018-2022). Since then, in March 2016, permission was granted for 2 pitches on a new site in South Gerny parish. 15/05561/FUL.</p> <p>8.7.6 An advisory panel assessed all potential sites to determine their suitability for allocation in the Local Plan Evidence Paper: Advisory Panel on Gypsy and Travellers Site Allocations Assessment (GDC, November 2014). The outcome of that exercise resulted in sufficient, suitable sites being identified to meet the accommodation needs of gypsies and travellers to 2022. After that date, some of the 'broad locations' identified in the November 2014 sites report, together with any others that may come forward in the meantime, would need to be assessed to help establish a sufficient supply of sites for the remainder of the plan period. A review of potential gypsies and travellers sites will be undertaken as soon as the latest GTSSAA has been completed. The Gypsy and Traveller – Identification of Potential Sites Update (20) found that three sites have a realistic prospect of delivering Traveller pitches over the Plan period. These are located at Four Acres, Shornote, Oaksey Road, Culkerton, and Meadowview, Fosse Way, Bourton-on-the-Water. These sites have been assessed as having</p> | Period | Pitches required | 2013-17 | 5 | 2018-22 | 6 | 2023-27 | 8 | 2028-31 | 7 | |
| Period | Pitches required | | | | | | | | | | | | |
| 2013-17 | 5 | | | | | | | | | | | | |
| 2018-22 | 6 | | | | | | | | | | | | |
| 2023-27 | 8 | | | | | | | | | | | | |
| 2028-31 | 7 | | | | | | | | | | | | |

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| | | <p>the potential to deliver a total of up to 12 pitches. Besides meeting the need for three pitches established in the GTAA for Travellers meeting the PPTS definition, they also provide flexibility to meet the potential needs of any Travellers whose status is currently 'unknown' and any additional needs that have not been identified.</p> <p>8.7.7 On the grounds that sufficient and suitable land has been allocated to meet future identified needs within the District, any proposals for pitches will be directed to those allocations allocated sites in the first instance. The majority 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 for meeting any further future provision is set out in clause 3 of Policy H7 proposed, which provides for the intensification, and then extension of existing suitable Gypsy and Traveller sites, before any new sites are sought. Should any of the allocated sites be considered unsuitable, compelling reasons must be produced as to why it is necessary to consider an alternative location.</p> <p>Regarding Traveller households who did not meet the PPTS definition, the GTAA establishes a potential need for 13 further pitches arising from those currently living in Cotswold District.</p> <p>The GTAA concludes that there is no requirement to provide pitches for Travelling Showpeople within Cotswold District.</p> <p>8.7.8 Gypsy, Traveller and Travelling Showpeople accommodation needs, and the availability of sites, will be monitored regularly throughout the Plan period. Policy H7 will be reviewed if necessary to ensure that identified needs can be met in accordance with the PPTS. The position will be monitored carefully over the course of the Plan period and, while there is a sufficient supply of sites to 2022, an early review will be undertaken should a shortfall become evident at any point.</p> | |

Section 9: Economy, including Retailing and Tourism

Main Modifications to the text of the submitted Local Plan

| Ref. | Policy / Paragraph | Proposed Modification | Reason for Modification |
|-------------|---|--|--|
| Main Mod 35 | EC4 (1) – Special Policy Areas | <p>1. Development that is directly associated with the business operations of existing users The Special Policy Areas (defined on the Policies Map) will be master-planned and development implemented on a comprehensive basis at the following locations (defined on the Policies Map):</p> <ul style="list-style-type: none"> Royal Agricultural University, Cirencester. <u>At this site, proposals for the expansion of the existing University campus, including associated development for educational, training, business and research development, student accommodation and other operational floorspace required for the existing lawful use of the site, will be permitted.</u> Campden BRI, Chipping Campden. <u>At this site, proposals for new laboratories, business space, conference, training facilities, staff and visitor facilities, ancillary development, and associated infrastructure to facilitate the use of the site as a food testing and research establishment, will be permitted.</u> Fire Services College, Moreton-in-Marsh. <u>At this site, proposals for development of operational fire, rescue and emergency responders training facilities and associated infrastructure, will be permitted.</u> | <p>Responds to Matter 6 Action 6.5 – This modification clarifies the types of uses that would be appropriate at the three special policy area locations. This makes the plan effective.</p> |
| Main Mod 36 | 9.2.4.1 | <p>9.2.4.1: Agriculture and other land-based sectors, including energy, tourism and recreation; underpins the District's rural economy of the Cotswolds and supports a considerable number of ancillary businesses. Changes in agriculture have made diversification increasingly important to the economic viability of farm units.</p> | <p>Responds to Matter 12 Action AP12.2 – The modification removes ambiguity caused by the term 'land-based rural businesses'. Further ambiguity is removed by a modification to change the term 'the Cotswolds', which could refer to the Cotswolds AONB or Cotswold District, to 'the District'. The modifications make the plan clear and effective.</p> |
| Main Mod 37 | EC5 – Rural Diversification 9.2.4.5 and new paragraphs | <p>EC5 – Rural Diversification</p> <p>a. the proposal would not prejudice the continued viable operation of the existing use will not cause conflict with the existing farming operation including severance or disruption to the agricultural holding that would prejudice its continued viable operation;</p> <p>b. existing buildings are reused wherever possible; and</p> <p>c. a whole farm business plan is provided, where considered appropriate, to demonstrate how the proposal, either individually or cumulatively, would support the continued operation of the agricultural and/or other land-based rural business the scale and design of the development contributes positively to the character and appearance of the area.</p> <p>9.2.4.5: When required, the whole farm business plan should include details of existing agricultural activities, the need for diversification, details of the proposal and implications of the proposal on the rural economy and the environment. Proposals that constitute substantial changes to a farm or agricultural estate will be assisted by the submission of a whole farm plan. Information provided within the whole farm plan should include:</p> | <p>Responds to Matter 12 Action AP12.3 – The modification provides additional clarity on the requirements of rural diversification proposals. This ensures that the plan is effective and consistent with national policy.</p> |

Main Modifications to the text of the submitted Local Plan

| Ref. | Policy / Paragraph | Proposed Modification | Reason for Modification |
|-------------|--|--|---|
| | | <ul style="list-style-type: none"> ● <u>the history of the farm and its locality;</u> ● <u>existing buildings and their uses;</u> ● <u>features of biodiversity or landscape interest;</u> ● <u>archaeological sites, information on the historic landscape of the farm, the reasons for diversification and the viability of the proposal; and</u> ● <u>details of the proposal's projected employment, environment and traffic implications.</u> <p>New paragraph (9.2.4.6): <u>A proposal that avoids conflict with the existing farming operations will be well integrated with the existing operation, and will not give rise to any conflict with the agricultural or forestry operation of the farm or estate. For example, farms may cause environmental health problems to some high quality business use developments, or a new industrial use could lead to outdoor storage requirements, causing circulation problems on the farm.</u></p> <p>New paragraph (9.2.4.7): <u>The continued viability of farm holdings is important to the rural economy. Where proposals affect a significant part of the farm holding, information may be requested on its extent, and what is proposed for the remainder of the holding. In some cases, this may include evidence that, following the proposed development, the holding will continue to operate viably.</u></p> | |
| Main Mod 38 | EC6 – Conversion of Rural Buildings | <p><u>Subject to Policy EN9 (Conversion of Non-Domestic Historic Buildings (designated and Non-designated Heritage Assets)), the conversion of rural buildings to alternative uses will be permitted provided:</u></p> | Responds to Matter 12 Action AP12.4 – The modification provides clarity and makes the plan effective. |
| Main Mod 39 | 9.2.5.3 | <p>9.2.5.3: <u>This policy applies to the conversion of all rural buildings, whether of modern or traditional construction. There are also other policies that are likely to be relevant to proposals for the conversion of rural buildings, including H6 (Removal of Occupancy Conditions), EC11 (Tourist Accommodation) and EN13 (Conversion of Non-Domestic Historic Buildings (designated and Non-designated Heritage Assets)).</u></p> | Responds to Matter 12 Action AP12.4 – The modification provides clarity by referring to other plan policies that are likely to be relevant to proposals for the conversion of rural buildings (including H6 and EN13). This makes the plan effective. |
| Main Mod 40 | EC7 (3) – Retail 9.3.1.3 EC8 (5) – Main Town Centre Uses EC8 (8) – Main Town Centre Uses 9.3.2.1 and a new paragraph after 9.3.2.3 | <p>EC7 (3): <u>... Cirencester over the plan period (in accordance with Policies S1, S2 and S3A and S3F-S3).</u></p> <p>9.3.1.3: <u>... Provision will be made through the site allocations in Cirencester (See Policies S1, S2 and S3A and S3F-S3)</u></p> <p>EC8 (5): <u>Subject to Policy S3A Clause 3 and 4 for Cirencester...</u></p> <p>EC8 (8) – <u>In addition to Clause 7 criteria (a)-(d) proposals for retail, leisure and office uses outside of defined centres will, subject to the provisions of Policy EC9, be assessed in relation to their impact on:...</u></p> | Responds to Matter 12 Action AP12.5 – The modifications delete references to other policies from within policies. The correct policies are instead provided in the reasoned justification. This makes the plan clear and effective. |

Main Modifications to the text of the submitted Local Plan

| Ref. | Policy / Paragraph | Proposed Modification | Reason for Modification |
|-------------|---|---|--|
| Main Mod 41 | <p>EC8 (7) – Main Town Centre Uses</p> <p>New paragraph after 9.3.2.1</p> | <p>9.3.2.1: In Cirencester, the Primary Shopping Area is specifically defined and lies within the wider Town Centre Boundary (see Policy S3 clauses 2-4).</p> <p>New paragraph (after 9.3.2.3): <u>Proposals for retail, leisure and office uses outside of defined centres will, besides Clause 7 criteria (a)-(d), be subject to the provisions of Policy EC9.</u></p> <p>7(d): <u>except where the proposal is in conformity with an allocation for main town centre uses elsewhere in the Plan, comply with the sequential test, by demonstrating that there are no sequentially preferable sites or premises to...</u></p> <p>New paragraph (after 9.3.2.1): <u>Policy EC8 and the requirements for a sequential test and impact assessment will apply to proposals for main 'town centre uses' beyond the identified centre boundary. The requirement will not apply to proposals which are consistent with site allocations for main town centre uses in the Plan.</u></p> | <p>Responds to the Inspector's MIQ 185, SQ185A and SQ185C - The modification clarifies the Council's approach to the sequential test (and the impact assessment) regarding B1 office uses.</p> |
| Main Mod 42 | 9.3.3.2 | <p>9.3.3.2: <u>The impact test applies to retail, office and leisure proposals (for the latter two uses, the default national threshold will apply). The scope and level of detail required will vary according to local circumstance. For clarity, the impact assessment test applies to proposals in established employment sites and those within the identified development boundaries, as supported in principle by Policies EC2 and EC3, and in these cases a proportionate approach can be taken. For main town centre uses, including B1 office use, where the proposed use is in conformity with the allocation, and as such is considered suitable and in accordance with the plan, no impact assessment is required.</u></p> <p>1. ... will be permitted only where the proposal ...</p> <p>3. ... will only be permitted where it:</p> | <p>Responds to the Inspector's MIQ 185, and SQ 185A and 185C – Clarity is needed to explain when an impact assessment applies to B class development. This makes the plan effective.</p> |
| Main Mod 43 | EC11 (1)(3) – Tourist Accommodation | <p>1. ... will be permitted only where the proposal ...</p> <p>3. ... will only be permitted where it:</p> | <p>Responds to Matter 12 Action AP12.6 – The modification adds clarity to the policy and makes it effective.</p> |
| Main Mod 44 | EC11 (5)(6) – Tourist Accommodation | <p><u>Removal of occupancy conditions – holiday lets</u></p> <p>5. <u>Applications for the removal of occupancy conditions on holiday accommodation that has been built or converted for that purpose outside Development Boundaries will not be permitted.</u></p> <p>6. <u>Applications will be permitted where the original building was used as a dwelling or the building is located within Development Boundaries.</u></p> | <p>Responds to Matter 12 Action AP12.7 – The modification reinstates policies EC11 (5)(6), that were deleted by FC061 provides a specific clause(s) and clarity for consideration of holiday let / occupancy conditions, in addition to Policy H6.</p> |

Section 10: Built, Natural and Historic Environment

Main Modifications to the text of the submitted Local Plan

| Ref. | Policy / Paragraph | Proposed Modification | Reason for Modification |
|-------------|--|--|---|
| Main Mod 45 | Policy EN3 | Delete Local Green Space designation for Blockley allotments, Station Road (LGS1). [N.B. There will be consequential changes to the subsequent LGS reference numbers in Policy EN3 and the Policy Maps]. | To accord with the Annex to Inspector's Main Modifications Note January 2018 [ED080]. The modification ensures that the Plan is consistent with NPPF 76 insofar as there is considerable doubt that the designation is capable of enduring beyond the end of the plan period. |
| Main Mod 46 | EN4 (2) – The Wider Natural and Historic Landscape | 2. ...and elements, including key views, <u>the setting of settlements, settlement patterns and heritage assets.</u> | Matter 14 Action AP14.1.1 – The modification clarifies that the setting of settlements is also a significant landscape feature. This makes the plan clear and effective. |
| Main Mod 47 | 10.3.1.1 and a new paragraph after 10.3.1.1 | 10.3.1.1: Policy EN4 applies to the whole District including the Special Landscape Areas (SLAs) and the Cotswolds Area of Outstanding Natural Beauty (AONB). The distinctive importance of these areas is such that they are supported by their own policies EN5 and EN6 setting out additional criteria to be taken into account in relation to development proposals... The resulting assessments emphasise the high landscape and historic quality of the whole area and the need to ensure its protection and enhancement. <u>For the avoidance of doubt, the assessment of 'significant detrimental impact' includes a judgement on whether any adverse impacts of a proposal would significantly and demonstrably outweigh the benefits.</u> New paragraph (10.3.1.2): <u>For the avoidance of doubt, the term 'significant' in the context of policy EN4 and EN6 is used in the general sense of an impact that matters or is important, rather than any specific definition related to the preparation of Environmental Impact Assessments or similar. The assessment of 'significant detrimental impact' includes a judgement on whether any adverse impact of a proposal would outweigh its benefits.</u> | Modification made in association with Matter 14 Action AP14.2 – this removes ambiguity from policies EN4 and EN6, which makes the plan effective. |
| Main Mod 48 | 10.3.2.1 | 10.3.2.1: Whilst the general landscape policy EN4 also encompasses it, the importance of Areas of Outstanding Natural Beauty has long been recognised in national planning policy and this is reflected in policy EN5. As some of the most sensitive landscapes... | Matter 14 Action AP14.2 – to clarify that, whilst policy EN4 applies to the AONB, policy EN5 includes additional criteria that will also need to be taken into account. |
| Main Mod 49 | 10.3.2.2 | 10.3.2.2: ...in the AONB except in exceptional circumstances and where it can be demonstrated they are in the public interest. <u>For the avoidance of doubt it should be noted that clause 1 of EN5 applies to all development proposals, including allocations in the Local Plan. Clause 2 does not apply to development sites allocated by the Local Plan because they were assessed against the stipulated criteria during plan preparation.</u> | Matter 14 Action AP14.3 – clarification has been provided to show that clause 1 applies to all developments in the AONB, including on allocated sites, whereas clause 2 does not apply to allocated sites. |

Main Modifications to the text of the submitted Local Plan

| Ref. | Policy / Paragraph | Proposed Modification | Reason for Modification |
|-------------|-------------------------------|---|--|
| Main Mod 50 | EN6 – Special Landscape Areas | <p>Development within Special Landscape Areas that demonstrably meets the economic and social needs of communities (as shown on the Policies Map) will be permitted provided it does not have a significant detrimental impact upon:</p> <p>a. the quality of the natural or historic environment; and</p> <p>b. the special landscape character, appearance or tranquillity of the area and key landscape qualities of the area including its tranquillity.</p> | <p>Matter 14 Action AP14.4 – the modifications ensure that policy EN6 sets out the additional requirements that apply to the SLAs based on their special character and key landscape qualities and does not repeat the requirements of policy EN4.</p> |
| Main Mod 51 | 10.3.3.1 and new paragraphs | <p>10.3.3.1: 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 were introduced in Gloucestershire in 1982. They 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 are illustrated on the Policies Map. Special Landscape Areas (SLAs) were introduced in Gloucestershire in 1982. There are six SLAs in Cotswold District. The purpose of SLA designation is to protect locally significant and valued landscapes that have particular intrinsic qualities or character. Although not nationally designated, in some cases they provide important settings and effective buffers for the Area of Outstanding Natural Beauty.</p> <p>New paragraph (10.3.3.2): <u>SLA designation is based on a formal assessment of each area. The Cotswold District designations were reviewed in February 2001 and again in May 2017. The 2017 review validates the work carried out in 2001 while updating the context, any physical changes and adding qualities. Both reports, or any successors produced by the Council, should be considered together. In assessing the impacts of development proposals on the areas' character and qualities the whole of the Council's evidence base regarding SLAs including description, key landscape qualities and justification for recommendation should be taken into account. Regard must also be had to the general requirements of policy EN4. For the avoidance of doubt, policy EN6 applies to all development in SLAs including the development of sites allocated in this Local Plan.</u></p> <p>New paragraph (10.3.3.3): <u>The Special Landscape Areas in Cotswold District are shown on the Policies Map and are:</u></p> <ul style="list-style-type: none"> ● <u>Barrington Downs;</u> ● <u>Coln Valley (north of Fairford);</u> ● <u>Kemble/Ewen;</u> ● <u>Moreton-in-Marsh surrounds;</u> ● <u>North Cirencester; and</u> ● <u>Norton Hall.</u> | <p>Matter 14 Action AP14.5, AP14.6 and AP14.7 - reference to the SLAs being of comparable quality to the AONB has been deleted. Explanation has been provided to explain why the SLAs have been designated. Clarification has been provided that all development in the SLAs, including on allocated sites, applies to Policy EN6.</p> |

Main Modifications to the text of the submitted Local Plan

| Ref. | Policy / Paragraph | Proposed Modification | Reason for Modification |
|-------------|--|---|--|
| Main Mod 52 | EN10 (1) Designated heritage Assets | In considering proposals that affect a designated heritage asset or its setting, great weight will be given to the asset's conservation in proportion with the importance of the asset. The more important the asset, the greater the weight should be. | To ensure consistency with national policy (NPPF paragraph 132). Historic England consider that the policy, as currently drafted, implies less than great weight will be applied to certain designated heritage assets although national policy applies great weight to all designated heritage assets but greater weight to the more important types of designated heritage asset such as World Heritage Sites. Change as proposed by Historic England. |
| Main Mod 53 | EN11 (c) – Designated Heritage Assets – Conservation Areas | Development proposals, including demolition, that would affect Conservation Areas and their settings, will be permitted provided they: 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; | Responds to Matter 14 Action AP14.8 – The openness of an open space is not the only reason why they are valuable within Conservation Areas. The modification removes ambiguity and makes the plan clear and effective. |

Main Modifications to the text of the submitted Local Plan

Section 11: Infrastructure

| Ref. | Policy / Paragraph | Proposed Modification | Reason for Modification |
|-------------|---|---|--|
| Main Mod 54 | INF1 – Infrastructure Delivery | <p>Delete existing policy text and replace with the following:</p> <p><u>Policy INF1</u></p> <p><u>INFRASTRUCTURE DELIVERY</u></p> <p>1. <u>Development will be permitted where infrastructure requirements identified to make the proposal acceptable in planning terms can be met. Provision of infrastructure will be secured having regard to regulatory and national policy requirements relating to developer contributions.</u></p> <p><u>Where, on the basis of evidence, a need for on-site infrastructure and services is identified provision may, where necessary, be secured through planning obligations.</u></p> <p><u>Where, on the basis of evidence, a need for off-site infrastructure and services is identified and/or negative impacts on existing off-site infrastructure and services are expected to arise, provision will be secured through either planning obligations and/or CIL as appropriate. Infrastructure provision in this context will take account of delivery of the strategic off-site infrastructure set out in policies SA1, SA2 and SA3.</u></p> <p>2. <u>New or upgraded infrastructure will be provided in accordance with an agreed, phased timescale. Provision will be made, where necessary, for the ongoing maintenance of infrastructure and services.</u></p> <p>3. <u>Where there is concern relating to the viability of the development having regard to infrastructure provision requirements, an independent viability assessment, in proportion with the scale, nature and/or context of the proposal, will be required to accompany the planning application. The reasonable costs of the viability assessment will be met by the applicant.</u></p> | <p>Responds to Matter 2 (2.1). The modification clarifies the delivery mechanism for infrastructure provision, making the plan effective.</p> |
| Main Mod 55 | <p>INF2 – Social and Community Infrastructure</p> <p>11.2.2, 11.2.9</p> <p>Appendix K: Glossary – New definition of <u>Social and Community Infrastructure</u></p> <p>Appendix K: Community and Cultural Facilities</p> | <p>Policy INF2: Social and Community Infrastructure</p> <p>1. <u>Proposals for community facilities, including open spaces, either in their own right or...</u></p> <p>2. <u>Planning permission for development which results in the loss of a local facilities or service s, including an open space, will be permitted provided:</u></p> <p>11.2.2: ...community and well-being. Facilities and services can be buildings or open spaces and include:</p> <ul style="list-style-type: none"> ● <u>parks, gardens, allotments and amenity open space together with natural or semi-natural green spaces including such as disused canals or railway lines.</u> <p>11.2.9: <u>With regard to the loss of sporting/community facilities, including open spaces, it should be demonstrated that they are surplus to requirements through the Emerging/adopted Play and Pitch Strategy. Further details on the requirements for sporting/community facilities are provided in the Playing Pitch Strategy & Action Plan (April 2017), the Strategic Assessment of Need for Halls Provision in Cotswold</u></p> | <p>Responds to Matter 14 Action AP14.9 – The modification clarifies that social and community infrastructure and local community facilities or services include open space, as well as buildings. This makes the plan consistent with national policy (NPPF paragraphs 73 and 74).</p> |

Main Modifications to the text of the submitted Local Plan

| Ref. | Policy / Paragraph | Proposed Modification | Reason for Modification |
|-------------|--|---|--|
| Main Mod 56 | 11.7.17 and new paragraphs | <p>District (April 2016), the Strategic Assessment of Need for Pools Provision in Cotswold District (August 2016), the Green Infrastructure, Open Space and Play Space Strategy (September 2017), or any subsequent updates of these documents.</p> <p>Appendix K: Social and Community Infrastructure: Local facilities and services for the community including buildings and open spaces.</p> <p>Appendix K: Community and Cultural Facilities – services available to residents in the immediate area that provide for the day-to-day health, welfare, social, educational, spiritual, recreational, leisure and cultural needs of the community. Includes village halls, post offices, doctors and dentists’ surgeries, recycling facilities, libraries and places of worship. They also include a range of open spaces, including parks and gardens, amenity open space, open space of public or nature conservation value, and open space of a natural or semi natural nature.</p> | Consequential changes as a result of Matter 15 Action AP15.2 |
| | 11.7.17: As types of technologies can change, so the impacts of wind turbines and other renewable energy development can vary. The requirements of Policy INF10 seek to ensure that energy proposals will therefore only be encouraged supported only where the different impacts of such development, including cumulative impact, have all been considered and where they are likely to be, or can be, made acceptable in planning terms. In the case of wind energy development, the planning impacts identified by affected local communities should be fully addressed to ensure that the proposal has their backing (60). Information will be required on the justification for and likely impact of proposals, including: | <ul style="list-style-type: none"> ● the appropriateness of the location for the specific technology involved and what reasonable alternatives have been considered; ● the nature and extent of early engagement with local communities and how this engagement has informed the evolution of the proposal; ● local amenity implications and how an acceptable living environment will be maintained; ● information on noise and emissions generation; ● a visual impact assessment incorporating an analysis of landscape character and the relationship to any significant heritage or architectural asset; and ● appropriate ecological surveys, following the most recent national guidance and best practice; ● in the case of hydropower schemes, a Water Framework Directive Compliance Assessment and evidence of discussions with the Environment Agency on requirements of the Environmental Permitting Regulations. <p>11.7.18: In respect of wind energy development, the Council has given consideration to potential locations identified in the 2011 Gloucestershire Renewable Energy Study. That study pre-dates the NPPF and whilst it had regard to general constraints it did not take account of emerging planning policy. Given the acute sensitivity of the District in terms of its interrelated built, natural and historic environment, the Council considers that in this context a criteria-based policy is a more appropriate and flexible planning approach. In determining planning applications the Council will also have regard to national policy and guidance together with the Ministerial Written Statement of 18th June 2015 (or any national policy superseding it).</p> | |

Main Modifications to the text of the submitted Local Plan

| Ref. | Policy / Paragraph | Proposed Modification | Reason for Modification |
|------|--------------------|---|-------------------------|
| | | <p>New paragraph (11.7.19): Where hydropower schemes are proposed, a Water Framework Directive Compliance Assessment and evidence of discussions with the Environment Agency on requirements of the Environmental Permitting Regulations may be required.</p> | |

Main Modifications to the text of the submitted Local Plan

Section 12: Other - Spatial Issues

| Ref. | Policy / Paragraph | Proposed Modification | Reason for Modification |
|-------------|--|--|---|
| Main Mod 57 | SP1 – Cheltenham and Gloucester Green Belt | Inappropriate development within the Green Belt will <u>not</u> be permitted, having regard to national policy. | To ensure Policy SP1 is consistent with national (NPPF) Green Belt policy. |
| Main Mod 58 | SP2 – Cotswold Airport, 12.2.5 and 12.2.8 | <p>1. The change of use of existing buildings and any new development within the areas at Cotswold Airport, shown on the proposals Policies Map, will be permitted provided it is they are for employment-related uses that are compatible with the use of the land as an airport aerodrome.</p> <p>2. Outside of the area shown on Proposals Map, re-use of existing hangars for employment purposes within use classes B1, B2 and B8 will be permitted.</p> <p>12.2.5: ...and the consequent potential loss of the aerodrome. <u>The Department for Transport published the General Aviation Strategy, which reiterated the importance of general aviation, in March 2015.</u></p> <p>12.2.8: ...dependence on the car. This policy will allow for the growth and diversification of the airport that is in accordance with other policies of the Plan. Any proposals for small-scale employment development at Cotswold Airport outside the areas shown on the Policies Map would be subject to Policy EC3, clause 2.</p> | <p>Responds to Actions 6.6 and AP12.1 – The Modification will:</p> <ol style="list-style-type: none"> 1. Ensure that Policy SP2 provides an effective framework to consider proposals for development directly related/ not related to the continued operation of the airport, both through the change of use of existing buildings and through the erection of new buildings. 2. Delete superfluous second clause, which duplicates Policy EC3. 3. Draw attention to this important national strategy for aviation. 4. Provide clarification on the deletion of the second clause of Policy SP2. |

Appendices

Main Modifications to the text of the submitted Local Plan

| Ref. | Policy / Paragraph | Proposed Modification | Reason for Modification |
|-------------|---|---|---|
| Main Mod 59 | Appendix K: Glossary | Employment Land – land primarily used, with planning permission, or allocated in a development plan, for B1, B2 or B8 class employment uses. | The modification responds to Q13 of the Inspector's Further Preliminary Questions (ED006). This provides clarity on the definition of employment land to ensure the plan is effective. |
| Main Mod 60 | Appendix K: Glossary (New definition for Employment Uses) | <u>Employment Uses – B1, B2 or B8 class uses.</u> | The modification responds to Q13 of the Inspector's Further Preliminary Questions (ED006). This provides a new definition for 'Employment Uses' and provides clarity to ensure the plan is effective. |
| Main Mod 61 | Appendix K: Glossary | <u>Enabling Development – is development that conflicts with planning policies but which enables the Council to secure a planning benefit which would outweigh the disbenefits of departing from those policies not otherwise be immediately forthcoming.</u> | This modification is proposed by the Council to ensure the definition aligns with national policy and guidance. |
| Main Mod 62 | Appendix K: Glossary | <u>Major Development – in respect of residential is 10 or more dwellings or a site area of 0.5 hectares or more. For other uses – the floorspace to be built is 1000 square metres or more, or where the site area is 4 hectares or more. the definition of major development is currently set out in Article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. This definition will be applied, subject to any future updates, except within the Cotswolds Area of Outstanding Natural Beauty, where paragraph 10.3.2.3 of this Local Plan will apply.</u> | This provides clarity on the definition of major development, which is subject to potential changes to national policy at any time, to ensure the plan is effective. |

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