

Change Ref No	Page Number (Cabinet version ref)	Policy / Para (Cabinet version ref)	Change made	Reason
01	Whole Document	Whole Document	Deleted all references to phrase "Proposals Map" and replaced it with the phrase "Policies Maps".	In response to Inspector's advice
02	Whole Document	Whole Document	"Monitoring of policy" tables updated (at the end of each chapter)	Updated to reflect strategic objectives.
03	7	Paragraph 1.0.2	Add as a new sentence after first sentence: <i>"Plans need to be kept up to date and it is anticipated that this plan will be reviewed every five years"</i>	In response to Inspector's advice
04			Add at end of para 1.0.2. <i>"and all policies in existing adopted Local Plans will be superseded"</i>	In response to Inspector's advice
05	7	New sentence at 1.0.8	<i>The Objectively Assessed Need (OAN) and SHMA, together with relevant supporting evidence, provide an objective assessment of housing needs over the plan period. The Local Plan translates this need into a District-wide housing requirement and allocates land in the most sustainable locations to meet this need.</i>	Reference to the OAN needed in the introduction
06	9	Paragraph 1.0.20	Add as new sentence at end of 1.0.20: <i>"It is likely that modifications will be made to the Local Plan as it goes through the examination process and before it is finally adopted."</i>	To make clear that the Submission version of the plan is likely to be modified as it proceeds through the next stages
07	11	Paragraph 1.0.22	Reference added to make clear that the SA and HRA are also part of the consultation. Following wording added after the first sentence of para 1.0.22. <i>"The Sustainability Appraisal and Habitats Regulations Assessment also form part of the consultation."</i>	While there are references to the SA in para 1.0.5, it should also made clear that the SA and HRA are part of the Reg 19 consultation
08	16	Paragraph 2.0.10	Delete <i>"(it is estimated that 6.4% of the housing stock falls into this category)"</i>	In response to Inspector's advice
09	17	Paragraph 2.0.13	Delete Siddington from list of settlements	Factual change

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010	27	Objective 2b	Alter GTAA to GGTTSAA	Factual change
011	29	Para 6.1.2	<p>Amended second part of paragraph:</p> <p>From:</p> <p>“The economic forecasts indicate that, over the plan period, total job growth will be between 10,500 and 11,900 jobs. The Local Plan strategy seeks to support forecast job growth through a combination of specific land allocations and policies. In terms of B class job growth, historic take-up rates (including a five year buffer) indicate that there is a need to plan for about 33.3 hectares of B class employment land over the plan period”</p> <p>To:</p> <p><i>“In order to achieve sustainable, balanced communities, the delivery of housing for the District needs to be accompanied by appropriate employment growth. In reaching conclusions on the amount of employment land to be provided, consideration has been taken of economic forecasts; historic rates of business development; market signals; and labour supply. The economic forecasts indicate that, over the plan period, total job growth will be between 10,500 and 11,900 over the period 2011-2031. The updated OAN focuses on the economic forecasters’ assessment of the likely changes once the economy has emerged from the economic downturn and after 2014. The economic forecasts indicate that total job growth will be between 4,700 and 6,000 over the period 2014-2031. The Local Plan strategy seeks to support forecast job growth through a combination of specific land allocations and policies. In terms of B class job growth, historic take-up rates (including a five year buffer) indicate that there is a need to plan for about 24 hectares of B class employment land over the plan period.”</i></p>	To provide greater explanation of job growth figures and link with Housing OAN. To insert updated employment land requirement figure based on historic completion trends (using data up until 31 March 2016)
013	29 and 30	Policy DS1	Replace “to accommodate” with “which, together with commitments, will deliver”	Clarity – statement of fact.

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014	29 and 30	Policy DS1	Amend clause 2 as follows: <ul style="list-style-type: none"> • "At least 33.3 27 hectares of land will be allocated to accommodate B-Class employment uses over the plan period 2011 - 2031, including specific allocations of at least 24 hectares of land for B-class employment uses in the following Principal Settlements". • Add "Willersey" to the list at clause 2. 	To reflect updated evidence base
015	30	Para 6.1.5	Amend second bullet point from: <i>the B-class employment land allocation (at least 33.3 hectares);</i> To: "the B-class employment land trend, forecasts and allocations;"	To improve clarity of what has been taken into account.
016	32	Table 1	Amend figure for 'Other new land allocations in this Local Plan' from 397 to 692	Update figure to reflect additional housing allocations
017	32	Table 1	Amend Table 1 (Housing requirement and Land supply) to take account of additional sites.	Factual change
018	32	Para 6.1.10	Insert the following at the start of paragraph 6.1.10: "The Plan, with commitments, allocates sufficient sites to meet the District's housing requirement."	To improve clarity of what has been taken into account.
019	33	Table 2	Amend Table 2 (Five Year Housing Land Requirement 2016-21) so that 5% buffer takes account of over-supply during 2011-16.	Factual change
020	34	Para 6.1.16	Amend sentence from: <i>Policy DS1 states that 33.3 hectares B class employment land will be accommodated within the District over the plan period.</i> To: Policy DS1 states that 27 hectares B class employment land will be accommodated within the District over the plan period.	To update employment land figure.
021	34	Table 4	Delete Table: The table below sets out the sources of land supply and demonstrates how the 33.3 hectares will be met.	In light of the latest monitoring evidence for employment the completion and commitments figures are negative due to

Change Ref No	Page Number (Cabinet version ref)	Policy / Para (Cabinet version ref)	Change made	Reason												
			<table border="1"> <thead> <tr> <th>Sources of B Class Employment Land Supply</th> <th>Amount of land (hectares)</th> </tr> </thead> <tbody> <tr> <td>Completions (1 April 2011 to 31 March 2015) UPDATE TO APRIL 2016</td> <td>4.03</td> </tr> <tr> <td>Extant planning permissions at 1st April 2015 UPDATE TO APRIL 2016</td> <td>6.05</td> </tr> <tr> <td>Allocation: Strategic site at Chesterston, Cirencester</td> <td>9.1</td> </tr> <tr> <td>Other allocations IN LIGHT OF LATEST EVIDENCE</td> <td>14.51</td> </tr> <tr> <td>TOTAL</td> <td>33.7</td> </tr> </tbody> </table>	Sources of B Class Employment Land Supply	Amount of land (hectares)	Completions (1 April 2011 to 31 March 2015) UPDATE TO APRIL 2016	4.03	Extant planning permissions at 1st April 2015 UPDATE TO APRIL 2016	6.05	Allocation: Strategic site at Chesterston, Cirencester	9.1	Other allocations IN LIGHT OF LATEST EVIDENCE	14.51	TOTAL	33.7	significant losses of employment land over the last year. Therefore as they do not provide any positive land supply, this negates the need for the table. The only source of new employment land is from the employment allocations made in the Local Plan. (also see below)
Sources of B Class Employment Land Supply	Amount of land (hectares)															
Completions (1 April 2011 to 31 March 2015) UPDATE TO APRIL 2016	4.03															
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TOTAL	33.7															
022	34	Figure 1	Delete Trajectory (May 2015) and add note that updated (May 2016) Trajectory will follow.	Housing delivery evidence is currently being updated												
023	35	Para 6.1.7	Merged paragraph with 6.1.16 and reworded to: <i>“Policy DS1 states that 27 hectares B class employment land will be allocated within the District over the plan period. The detailed site allocations for B Class employment land are set out in the settlement policies of the Local Plan (section 7). The Council has also sought to support key employers in the District with major land considerations through a Special Policy Area approach (section 9). Furthermore, it is likely that new B class employment development will come forward through intensification of uses on existing sites. Therefore the Local Plan has a strong safeguarding policy for established employment sites in the District, and is supportive of the rural economy.”</i>	To provide greater explanation on how the Local Plan supports employment development.												

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024	36 to 38	Policy DS3	<p>Amend the first clause of DS3 as follows, and supporting text amended accordingly:</p> <p>"1. Outside Development Boundaries of Principal and within or adjacent to rural Settlements, small-scale residential development will be permitted provided it:</p> <p>(a) is within or adjacent to a rural settlement;</p> <p>(b) is of a proportionate scale and maintains and enhances sustainable patterns of development to the social, environmental and economic sustainability of the settlement and its surroundings;</p> <p>(c) complements the form and character of the settlement;</p> <p>(d) does not have an adverse cumulative impact on the settlement; taking account of the cumulative impact of development;</p> <p>(e) demonstrably supports or enhances the vitality of the local community; and</p> <p>the continued availability of services and facilities locally.</p> <p>(f) the settlement has at least two of the following:</p> <ul style="list-style-type: none"> • a shop and/or a post office • a primary school • daily transport services that facilitate trips for normal employment purposes to any Principal Settlement within Cotswold District, or any comparable service centre in an adjacent local authority area. <p>2. Land which would not normally be considered appropriate for residential development within, or adjacent to, rural settlements may be released/ permitted as a rural exception scheme for affordable housing development provided an identified local need has been demonstrated for the development within that parish or community.</p> <p>23. Applicants proposing two or more residential units on sites outside Development Boundaries should complete a rural housing pro-forma and</p>	See update report at Appendix 6 to Council report.

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			<i>submit this with the planning application.</i> (For comparisons of whole section covering Policy DS3 before and after, see Appendix A, page 18 below).	
025	37	Para 6.3.4	Inserted text at end of para: <i>"Distance, quality of route, topography and pedestrian safety are important issues when considering the accessibility of services and facilities."</i>	Clarifying issues DM process will need to consider
026	39	Paras 7.0.1 -- 7.0.4	Amendments to supporting text	To improve clarity and to accommodate subsequent changes to sub-area policies in response to Inspector's advice.
027	39	Para 7.0.1	Amended employment land figure from 33.3ha to 27ha.	To reflect updated employment land figure.
028	41	Policy SA1	Amended table to reflect additional housing allocations.	To update figures to reflect additional housing allocations.
029	41 and 42	SA1	Deletion of infrastructure projects from the policy relating to Cirencester together with other non-critical or non-essential projects (Appendix B, see page 21 below).	The purpose of the three SA policies is to list critical and essential infrastructure required in the individual sub area. Change made helps to clarify the relationship between the IDP and the identified non-strategic growth commitments in response to Inspector's advice.
030	45 and 46	Policy S1	Insertion of infrastructure projects deleted from SA1 to policy S1 (see ref no.030 above).	To clarify the relationship between the IDP and the identified non-strategic growth

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031	53	Para 7.1.1.2.24 3 rd Bullet point	<i>On-going continual monitoring, of conditions and infrastructure delivery and, if necessary, review of detailed master planning material (e.g. design codes)</i>	commitments in response to Inspector's advice. Clarifies what is being monitored
032	65	Policy S5 (Fairford)	Added two housing allocations: <ul style="list-style-type: none"> • F_35B Land behind Milton Farm and Bettertons Close (49 dwellings); and • F_44 Land to rear of Faulkner Close, Horcott (28 dwellings) 	Inspector recommended that 'reserve' sites now recommended for allocation in 2016 Sites Evidence Paper are allocated in the Reg 19 Local Plan.
033	67	Policy S6 (Kemble)	Added 2 housing allocations: <ul style="list-style-type: none"> • K_1B Land between Windmill Road and A429 (13 dwellings); • K_5 Land to North West of Kemble Primary School (11 dwellings). 	Inspector recommended that 'reserve' sites now recommended for allocation in 2016 Sites Evidence Paper are allocated in the Reg 19 Local Plan.
034	75	Policy S9 (Tetbury)	Added 1 housing allocation: <ul style="list-style-type: none"> • T_31B Land adjacent to Blind Lane (43 dwellings) 	Inspector recommended that 'reserve' sites now recommended for allocation in 2016 Sites Evidence Paper are allocated in the Reg 19 Local Plan.
035	77	Policy SA2	Amended table to reflect additional housing allocation.	To update figures to reflect additional housing allocations.
036	83	Policy S11 (Bourton)	Added 1 housing allocation: <ul style="list-style-type: none"> • B_32 Countrywide Stores (32 dwellings) 	Inspector recommended that 'reserve' sites now recommended for allocation in 2016 Sites Evidence Paper are

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037	83	Para 7.2.2.8	Inserted text: <i>"The allocated housing site is subject to the relocation of the current retail facility on the site."</i> Added 'further' to next sentence in paragraph to improve clarity.	allocated in the Reg 19 Local Plan. To reflect the additional housing allocation made.
038	88	Para 7.2.4.3	Inserted text <i>"Tourism and local tourist accommodation has a positive impact on the vibrancy of the Town Centre."</i>	Recognising the role of tourism and tourist accommodation in the settlement.
039	88	Policy S13	Deleted text "Employment" Inserted text "Tourism"	
040	91	Policy SA3	Amended table to reflect additional housing and Employment allocations.	To update figures to reflect additional housing and employment allocations.
041	91 and 92	SA3	Deletion of non-critical or non-essential infrastructure projects (Appendix C, see page 27 below).	The purpose of the three SA policies is to list critical and essential infrastructure required in the individual sub area. Change made helps to clarify the relationship between the IDP and the identified non-strategic growth commitments in response to Inspector's advice.
042	102	Para 7.3.4.4	Inserted text: <i>"and the amount of development already permitted since 2011"</i>	Text helps to acknowledge the amount of development that has been permitted in Moreton

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043	102	Para 7.3.4.6	Inserted text: <i>"For similar reasons site MOR_E11 is allocated for B8 uses."</i>	since 2011. To update paragraph to reflect additional employment allocation.
044	102	new para following para 7.3.4.7	Inserted new paragraph: <i>"Sites M_19A and M_19B are allocated for housing development. The capacity of the sites has been assessed to take account of a significant landscaping buffer that would be necessary to ensure the acceptable design of the site. Also allowance has been made for the existing public right of way. In line with Policy SA3, infrastructure requirements would include highways improvements and flood alleviation measures (Moreton Drainage Scheme)."</i>	To update text to reflect additional housing allocation. Text also requires developers to deliver highways improvement and flood alleviation infrastructure. This helps to ensure the development recognises the continued need to support the Moreton Drainage Scheme and to ensure new development does not undermine recent and planned works.
045	102	Para 7.3.4.8	Added text to end of paragraph: <i>"Evidence presented in the Water Cycle Study (August 2015) indicates that some upgrading of the waste water treatment works and sewerage infrastructure will be required in order for new development to be accommodated."</i>	Added reference to evidence which requires infrastructure upgrades.
046	103	Policy S18 (Moreton)	Added 1 housing allocation: <ul style="list-style-type: none"> M_19A and M_19B Land south east of Fosseway Avenue (91 & 28 dwellings) 	Inspector recommended that 'reserve' sites now recommended for allocation in 2016 Sites Evidence Paper are allocated in the Reg 19 Local Plan.

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047	103	Policy S18 (Moreton)	Added 1 employment allocation: <ul style="list-style-type: none"> MOR_E11 Land at Evenlode Road (2.03ha) 	Inspector recommended that 'reserve' sites now recommended for allocation in 2016 Sites Evidence Paper are allocated in the Reg 19 Local Plan.
048	103	Para 7.3.4.5 (Moreton)	Inserted text: <p><i>"Tourism and local tourist accommodation has a positive impact on the vibrancy of the Town Centre ; although"</i></p>	Recognising the role of tourism and tourist accommodation in the settlement.
049	105	new paragraph following para 7.3.5.3	Inserted new text: <p><i>"Site W_7A/WIL_E1C has potential to enable further employment development in Willersey to build upon the success of the existing industrial estate. Evidence demonstrates that locating new employment sites next to existing, successful industrial estates is the most suitable and viable for delivering employment development. To help enable the employment development to occur and improve the viability of the site further, it is proposed that housing is also developed on the site. A mixed use allocation is therefore made."</i></p>	Amended proposed allocation in response to representations on the Local Plan Reg 18 consultation. Also contributes to the employment land requirement.
050	106	New para 7.4.1 New table	Inserted text: <p><i>"All policies will be monitored by taking account of relevant considerations, including the outcome of planning and appeal decisions. Specific indicators relevant to policies in this section include:"</i></p> <p>New policy monitoring table</p>	NPPF requirement and consistency
051	107	Para 8.0.2	Insert <i>"Viability is also a key consideration in housing provision and reference should be made to the Whole Plan and Community Infrastructure Levy (CIL) Viability Assessment March 2016."</i>	Factual change to reference the Viability Assessment.
052	108	Policy H1 Para 8.1.5	Delete <i>"The rest of this paragraph will contain information from the SHMA Update - to be added."</i>	SHMA Further Update March 2016 now received. Text is

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053	109	Policy H1 Para 8.1.9	Insert 'Further' into title of the SHMA	redundant. Factual update to ensure correct title of document used
054	110	Para 8.2.1	Delete - <i>Affordability in the Cotswold District housing market has worsened considerably since 2000. According to information from the Department for Communities and Local Government, the ratio of lower quartile income to lower quartile earnings has risen from 7.05 in 2000 to 11.15 in 2013.</i>	In response to Inspector's advice, unable to provide more up to date information and text does not contribute justification of policy H2.
055	110	Policy H2 – (1)(b)	Altered text from: "Schemes providing less than a gross of 5 new dwellings..." To: "Schemes providing less than 5 new dwellings gross...."	Inspector's recommendation to move position of the word 'gross', for policy clarity.
056	110	Policy H2 para c	Altered text from – " i) Up to 30% of gross new dwellings on brownfield sites; and ii) Up to 40% of gross new dwellings on all other sites." To – " i) Up to 30% of new dwellings gross on brownfield sites; and ii) Up to 40% of new dwellings gross on all other sites. "	Inspector's recommendation to move position of the word 'gross', for policy clarity.
057	110	Policy H2 para c	Deleted – "This is subject to the final SHMA Update – to be added"	SHMA Further Update March 2016 now received. Text is redundant.

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058	110	Policy H2 Para e	The type, size and mix, including the tenure split, of affordable housing will be expected to address the identified and prioritised housing needs of the District. This should be proportionate to the in scale and mix of the market housing comprised in the development, resulting in a balanced community of housing that is designed to be tenure blind and distributed in clusters. It will be expected that affordable housing will be provided on site as completed dwellings by the developer, unless an alternative contribution is agreed, such as serviced plots. Developers will be expected to agree the affordable housing provision and design at planning application stage.	To make policy NPPF compliant.
059	113	Policy H4 first sentence	Altered text from "supported" to " permitted "	Inspector's recommendation, for policy clarity and consistency with other policies
060	119	Para 8.8.1 Table 11	Change objective 5b to 5a	Factual change
061	119	Para 8.8.1 Table 11	Insert affordable housing target to replace XX	Factual change to reflect Policy H2
062	119	Para 8.8.1 Table 12	Insert affordable housing target to replace XX	Factual change
063	123	Policy EC1	Rename from 'Economic Development' to 'Employment Development'	Inspector recommended changes to clarify policy.
064	123	Policy EC1	Amend Policy EC1 from: <i>Proposed economic development should:</i> <i>a) support the creation of high quality jobs in professional, technical and knowledge-based sectors and seek to support economic opportunities which</i>	Inspector recommended changes to clarify policy.

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			<p><i>capitalise on the strength of existing academic and training institutions and research organisations;</i></p> <p><i>b) address local needs and ensure the vitality of the rural economy;</i></p> <p><i>c) enable opportunities for more sustainable working practices, including home-working;</i></p> <p><i>d) support and improve the vitality and viability of Primary, Key, District and Local Centres; or</i></p> <p><i>e) support sustainable tourism in ways that enable the District to attract higher numbers of longer-stay visitors.</i></p> <p>To:</p> <p>Employment Development will be permitted where it:</p> <p>a) supports the creation of high quality jobs in professional, technical and knowledge-based sectors and seeks to support economic opportunities which capitalise on the strength of existing academic and training institutions and research organisations;</p> <p>b) maintains and enhances the vitality of the rural economy;</p> <p>c) enables opportunities for more sustainable working practices, including home-working;</p> <p>d) supports and improves the vitality and viability of Primary, Key, District and Local Centres; or</p> <p>e) supports sustainable tourism in ways that enables the District to attract higher numbers of longer-stay visitors.</p>	
065	126	Para 9.2.1.3	<p>Amend Paragraph 9.2.1.3 from:</p> <p><i>Established employment sites include those sites reviewed in the Cotswold Economy Study 2012, and any subsequent update. Other sites that are not identified in the evidence base but are considered by Policy EC2. Sites allocated in the Settlement Policies of the Local Plan for B Class employment uses are also</i></p>	Inspector recommended changes to clarify wording of policy

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066	133	Policy EC6	<p>safeguarded for that purpose as they are required to enable the delivery of forecast B class job growth over the plan period.</p> <p><u>To:</u> Established employment sites are listed in Appendix E of this Plan. The Cotswold Economy Study (Vol. 1, 2012) reviewed existing employment sites in light of the NPPF (paragraph 22). The site list has since been amended to reflect employment monitoring information as of 31 March 2016. These sites are considered valuable employment locations and should be safeguarded for that purpose. Sites allocated in the Settlement Policies of the Local Plan for B Class employment uses are also safeguarded as they are required to enable the delivery of forecast B class job growth over the plan period.</p>	Inspector recommended deletion of 'tantamount to the erection of a new building'. Refer to it in reasoned justification only.
067	134	Policy EC7	<p>'Town centre uses will be located in the following centres according to the following retail hierarchy' changed to; 'Main town centre uses will be permitted in the following centres' 'These centres form the retail hierarchy for Cotswold District'.</p>	In response to Inspector's advice

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			Delete Clause 2.	
068	136	Policy EC8	Add 'Main town centre uses' definition to glossary Proposals for 'Main Town Centre' uses that support the vitality and viability of the Centres identified in Policy-EC6 will be permitted, firstly, within the Primary / Key / District / Local Centre boundaries identified on the proposals maps and secondly, at edge of Centre locations. If there are no suitable sites available within the Centre boundaries, or at edge of Centre locations, then out of centre sites may be considered.	In response to Inspector's advice
069	136	Policy EC8	Rephrased 'Town Centre uses' as 'Main Town Centre Uses'	NPPF compliant
070	143	Section 9.4.3	Update policy references. Inserted an indicator: "Loss of employment premises to residential uses under Permitted Development (Prior Approval notifications)"	To reflect accurate policy numbering To capture another source of loss of employment premises.
071	147 and 148	EN1	Delete first parameter. "Assisting, where appropriate, in implementation of the council's natural and historic environment strategy objectives."	Deletion in response to Inspector's advice.
072	150	EN2	Include "significant" in relation to detrimental impact	In response to Inspector's advice.
073	153	EN4	Delete "materially"	In response to Inspector's advice
074	154	EN5 and Para 11.3.5	Policy EN5 now includes the following as a third parameter: Development proposals affected by (2) above should, where appropriate, have regard to the potential for new or extended woodland to assist in carbon storage and to be a potential local source of biomass or biofuel. The supporting text includes the following text: "Part three of the policy implements the recommendations of the	

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			Sustainability Appraisal (SA) at section 4.5 "Climate Change" (Table 4.3). The SA concludes that the policies of the local plan should address the benefits of extending wood planting for carbon storage and woodfuel provision given the scope for local sourcing of biomass from local woodland, as well as its potential for carbon storage."	
075	167 to 168	INF1	Amendments and deletions to policy text to improve clarity (Appendix D – page 28 below)	In response to Inspector's advice
076	171	Policy INF3	Change INF3 Social and Community to INF2, as listed on the contents.	Two policy INF3's exist - on s 171 Social and Community, and 173 Sustainable Transport
077	174 and 175	INF5	Amendments and deletions to policy text to improve clarity. Incorporation of parking standards into body of plan (Appendix E – page 29 below)	In response to Inspector's advice
078	187	Policy INF10 clause 1	Remove policy wording '(other than wind energy)' from sentence.	DM reps – questioned how they would deal with small wind turbines? Would this exclusion be un-sound?
079	189	Monitoring of INF Policies	Monitoring section updated to reflect the policy re-drafting and re-numbering in the Chapter	Factual change to reflect Policy.
080	221 to 241	Appendix D	Insert new paragraph D5 to link Design Code with relevant policies elsewhere in the plan. <i>This Design Code should be read in conjunction with policies D1, INF7 and other relevant policies.</i>	In response to Inspector's advice
081	232	Design Code Appendix D, Table 44 'Extensions to existing buildings'	Additional clauses 's' and 't' on garden space and privacy. Taken from current LP Policy 46 guidance notes.	DM rep – useful and just won an appeal on this Policy. Garden space not included in Design Code.

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082	NEW	Appendix E	Inserted list of Established Employment Sites to provide clarity to Policy EC2 'Safeguarding Employment Sites'. The list appears as an Appendix E. Sites will be mapped onto Settlement Inset Maps or individual site maps will be included in the Appendix where the sites do not fall within a Principal Settlement. <i>(Note that Appendix E and F have been renumbered as F and G).</i>	Inspector recommended inserting a list of sites to be safeguarded. The sites have been assessed post NPPF. Source: Cotswold Economy Study 2012 (PBA), but also updated with latest ELA monitoring information (i.e. some sites have been lost).
083	Whole document	Monitoring of policies tables at the end of each chapter	Updates have been made to monitoring of policy tables (specifically objectives, indicators and targets) at the end of each chapter to link policy with strategic objectives.	Reviewed to ensure policies are appropriately linked with and deliver strategic objectives.
084	1.0.3		Replaced text linking to hyperlink with: on the Council's website (www.cotswold.gov.uk) by navigating to Planning Policy's 'Evidence Base' webpage.	Decision made to remove hyperlinks for consistency to prevent plan becoming outdated.
085	8	Para 1.0.10	Replaced text and hyperlink: 'seen at the Council offices and online at http://www.cotswold.gov.uk/residents/planning-building/planning-policy/ ' To: viewed at the Council offices and online at www.cotswold.gov.uk, by navigating to Planning Policy's webpage.	Decision made to remove hyperlinks for consistency to prevent plan becoming outdated.

The following section includes revised policies as referred to the schedule of changes table. Policies include DS3: Residential Development Outside Principal Settlements SA1: Strategic Delivery - South Cotswolds Sub-Area; Policy SA3: Strategic Delivery - North Cotswolds; Policy INF1 – Infrastructure Delivery; Policy INF5 – Parking Provision and Local Plan Appendix F (revised Parking Standards).

Appendix A (Policy DS3)

CABINET VERSION

6.3 RESIDENTIAL DEVELOPMENT OUTSIDE CIRENCESTER AND THE PRINCIPAL SETTLEMENTS

- 6.3.1 Beyond Cirencester and the Principal Settlements, the rest of Cotswold District essentially comprises open countryside and a liberal scattering of rural settlements, including villages, hamlets and farmsteads. About 40% of the District's population lives in these rural locations.
- 6.3.2 Most of the District's settlements have an essentially rural character that often merges into the surrounding landscape – a particular characteristic of the Cotswolds. Many, though not all, rural settlements lack 'everyday' services; facilities; and/or public transport to better-served settlements.

POLICY DS3:

RESIDENTIAL DEVELOPMENT OUTSIDE THE PRINCIPAL SETTLEMENTS

1. Outside Development Boundaries and within or adjacent to rural settlements, small-scale residential development will be permitted provided it:
 - (a) is proportionate to the social, environmental and economic sustainability of the settlement and its surroundings;
 - (b) does not have an adverse impact on the settlement, taking account of the cumulative impact of development;
 - (c) demonstrably supports or enhances the vitality of the local community; and
 - (d) the settlement has at least two of the following:
 - a shop and/or a post office
 - a primary school
 - daily transport services that facilitate trips for normal employment purposes to any Principal Settlement within Cotswold District, or any comparable service centre in an adjacent local authority area.

2. Land which would not normally be considered appropriate for residential development within, or adjacent to, rural settlements may be released/ permitted as a rural exception scheme for affordable housing development provided an identified local need has been demonstrated for the development within that parish or community.

3. Applicants proposing two or more residential units on sites outside Development Boundaries should complete a rural housing pro-forma and submit this with the planning application.

6.3.3 Due to the generally low levels of service provision, job opportunities and public transport availability throughout the District, many of the 160+ rural settlements are not sustainable locations for residential development. Therefore, Development Boundaries have not been defined around them and no land allocated for residential development to specifically meet the District's objectively assessed needs to 2031.

6.3.4 Some rural settlements, however, have greater sustainability credentials than others and may, for example, have 'everyday' facilities, such as a shop/ post office or a non-fee paying school, and/or good public transport access to neighbouring service/ employment centres. Availability of everyday facilities is important in reducing unnecessary traffic movements and engendering a sense of community, which helps to prevent 'social isolation'. Accordingly, this policy applies to rural settlements in the District that do not have Development Boundaries, but do have ready access to everyday services, facilities and/or employment opportunities, either within the settlement itself or at a Principal Settlement. Some rural settlements are located near to the District boundary and have better public transport access to equivalent service centres in adjacent local authority areas (e.g. Cricklade, Burford and Winchcombe).

6.3.5 For the purposes of Policy DS3, any shop or post office counts as one facility. This is regardless of whether a settlement has both, one of either, or a joint post office/ shop in the same building.

6.3.6 Small-scale residential development means housing which is proportionate to, and complementary with, the size and character of the settlement and its surroundings. In this context, the policy applies to the provision of any new residential units through the alteration, replacement, conversion or subdivision of an existing dwelling, as well as through new-build. Any development provided through this policy needs to be proportionate, in scale, and appropriately designed, to be in keeping with the rural nature of the locality. Care should be taken that such development, which could include minor infilling, does not harm open spaces or gaps that make a positive contribution to the character of the village, including views and vistas. Careful consideration also needs to be given to the cumulative impact of new development which can, over time, subliminally erode the rural character of villages and/ or lead to the coalescence of groups of buildings to produce a more 'urban' form.

6.3.7 A return bus service that arrives at a service centre before 0900 and departs from that service centre between 1700 and 1800 every weekday is the minimum requirement to facilitate trips for normal employment purposes.

6.3.8 For detailed policy relating to rural exception schemes, refer to Policy H3 (Affordable Housing Outside Principal Settlements).

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6.3.9 To demonstrate compliance with Policy DS3, applications must include sufficient information to show that the relevant tests are satisfied. The level of detail provided should be proportionate to the nature of the development, its scale, the sustainability of the settlement, and the sensitivity of the site. The Council has produced a pro-forma to assist applicants with the preparation of the necessary information (INSERT weblink). Engagement with the local community, via the parish council or parish meeting, would be desirable when assembling this information.

REVISED VERSION FOR COUNCIL

6.3 RESIDENTIAL DEVELOPMENT OUTSIDE THE PRINCIPAL SETTLEMENTS

6.3.1 Beyond the Principal Settlements, the rest of Cotswold District essentially comprises open countryside and a liberal scattering of rural settlements, including villages, hamlets and farmsteads. About 40% of the District's population lives in these rural locations.

6.3.2 Most of the District's settlements have an essentially rural character that often merges into the surrounding landscape – a particular characteristic of the Cotswolds. Many, though not all, rural settlements lack 'everyday' services; facilities; and/or public transport to better-served settlements.

POLICY DS3:

RESIDENTIAL DEVELOPMENT OUTSIDE THE PRINCIPAL SETTLEMENTS

1. Outside the Development Boundaries of Principal Settlements, small-scale residential development will be permitted provided it:
 - (a) is within or adjacent to a rural settlement;
 - (b) is of a proportionate scale and maintains and enhances sustainable patterns of development;
 - (c) complements the form and character of the settlement;
 - (d) does not have an adverse cumulative impact on the settlement having regard to other developments permitted during the Local Plan period; and
 - (e) demonstrably supports or enhances the vitality of the local community and the continued availability of services and facilities locally.
2. Applicants proposing two or more residential units on sites outside Development Boundaries should complete a rural housing pro-forma and submit this with the planning application.

6.3.3 Due to the generally low levels of service provision, job opportunities and public transport availability beyond the Principal Settlements, many of the 160+ villages and hamlets (rural settlements) are not sustainable locations for residential development. Therefore, Development Boundaries have not

been defined around rural settlements and no land allocated for residential development to specifically meet the District's objectively assessed needs to 2031.

- 6.3.4 Some rural settlements, however, have greater sustainability credentials than others and may, for example, have 'everyday' facilities, such as a shop/post office, a (non-fee paying) school, and/or good public transport access to neighbouring service / employment centres. Availability of everyday facilities is important in reducing unnecessary traffic movements and engendering a sense of community, which helps to prevent 'social isolation'. Accordingly, this policy applies to those rural settlements in the District that have ready access to everyday services, facilities and/or employment opportunities, either within the settlement itself, at a Principal Settlement, or at a neighbouring rural settlement. Some rural settlements are located near to the District boundary and have better public transport access to equivalent service centres in adjacent local authority areas (e.g. Cricklade, Burford and Winchcombe). Distance, quality of route, topography and pedestrian safety are important issues when considering the accessibility of services and facilities.
- 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. In this context, the policy applies to the provision of any new residential units through the alteration, replacement, conversion or subdivision of an existing dwelling, as well as through new-build. Any development provided through this policy, besides being proportionate in scale and appropriately designed, needs to be in keeping with the rural nature of the locality. Care should be taken that such development, which could include minor infilling, does not harm open spaces or gaps that make a positive contribution to the character of the village, including views and vistas. Careful consideration also needs to be given to the cumulative impact of new development which can, over time, subliminally erode the bucolic character of rural settlements and/ or lead to the coalescence of groups of buildings to produce a more 'urban' form.
- 6.3.6 For detailed policy relating to rural exception schemes, refer to Policy H3 (Affordable Housing Outside Principal Settlements).
- 6.3.7 To demonstrate compliance with Policy DS3, applications must include sufficient information to show that the relevant tests are satisfied. The level of detail provided should be proportionate to the nature of the development, its scale, the sustainability of the settlement, and the sensitivity of the site. The Council has produced a pro-forma to assist applicants with the preparation of the necessary information (**INSERT weblink**). Engagement with the local community, via the parish council or parish meeting, would be desirable when assembling this information.

N.B. The weblink pro-forma is reproduced at Appendix 8 to the Council covering report.

Appendix B (Policy SA1)

Delivering the Strategy

The Development Strategy guides future growth towards **seventeen** Principal Settlements across the District as outlined in Section 6, policy DS1. These settlements were selected on the basis of their social and economic sustainability, including accessibility to services and facilities. Some of the district's

needs can be accommodated through existing commitments and consents, but additional allocations are also required. Potential sites for new housing have been considered through the SHLAA process and subject to public consultation through the Local Plan Regulation 18 Consultation *Development Strategy and Site Allocations* (January 2015). Any new evidence that has emerged since the site allocations assessment work was undertaken, and also any substantive evidence that has come out of the public consultation, has been taken into account in a refresh of the sites allocations assessment work. This is published in the "Evidence Paper Supplement : To Inform Non-Strategic Housing and Employment Allocations, April 2016". A total of at least 8,400 houses is planned to be delivered in the settlements over the plan period to 2031 together with 33.3 ha of employment land. Housing sites are allocated and quanta of employment land apportioned in the settlement strategy policies set out below. The level of growth planned for each settlement should help to address local affordable housing needs, sustain existing facilities and maintain the settlement's role as a service centre.

To support new development it is essential that the necessary infrastructure is provided. However, **allocated development, other than at the Cirencester Strategic Site, is widely dispersed through the seventeen Principal Settlements in the District. Infrastructure needs vary across the District and to reflect this the Settlements have been grouped into three sub-areas to allow more efficient and cost-effective infrastructure delivery (Table 6). Whilst Cirencester is part of the South Cotswolds Sub-Area, for the purposes of the Local Plan it is dealt with separately on the basis that it is the focus for significant growth.**

The associated strategic infrastructure necessary to support the planned growth for each of the sub-areas is set out in the Infrastructure Delivery Plan (IDP) and broadly encompasses:

Transport

Contributions to the provision of:

- Off-site highway & junction upgrades
- Off-site bus infrastructure (including stops & real time signage)
- Off-site pedestrian and cycle network upgrades.
- Travel Planning

Education

Contributions to the provision of:

- Early Years Facility Places
- Primary School Places
- Secondary School Places

Health & Social Care

Contributions to the provision of:

- Primary Healthcare (GP's & Dentists)

- Secondary Healthcare (acute, maternity & mental bedspaces)
Community Facilities

Contributions to the new or upgrades to existing provision of multi-purpose community space including library and youth facilities

Children’s Playspace

Contributions to the new or upgrades to existing provision of:

- Locally Equipped Areas for Play (LEAP)
- Neighbourhood Equipped Areas for Play (NEAP)

Green Infrastructure & Open Space

Contributions to the provision of offsite enhancement in provision of amenity green-space, parks and semi natural green-space

Flood Management

Contributions to the implementation of offsite parish or settlement wide local surface water catchment plans.

Specific infrastructure projects - classed either as critical or essential to delivery - are included in each of the three sub-area policies. "Critical" and "Essential" are defined at paragraph 12.1.10

In addition, there may be some infrastructure which would help achieve higher sustainability standards or be of a higher quality to meet local aspirations. These can add to the quality - either in terms of functionality or attractiveness - of a settlement as a place to live and may be very localised in nature. Work has already been undertaken with local communities to begin to identify infrastructure of this type and which has been refined through consultation on various iterations of the Local Plan and then drawn together in Appendix X of the LDP. This is identified categorised as desirable infrastructure and listed, where appropriate, in the policies for each settlement. "Desirable" infrastructure is defined at paragraph 12.1.10

South Cotswold	Mid Cotswold	North Cotswold
Girencester (including Chesterton)	Andoversford	Blockley
Down Ampney	Bourton-on-the-Water	Chipping Campden
Fairford	Northleach	Mickleton
Kemble	Stow-on-the-Wold	Moreton-in-Marsh

Lechlade	Upper Rissington	Willersey
South Cerney		
Tetbury		

The successful delivery of housing at the Chesterton Strategic Allocation is required for the Council to meet its objectively assessed need. It is equally important to deliver sufficient infrastructure to meet the needs of those living in Chesterton and the surrounding area. As such, it is vital that the site promoters and developers work effectively with the Council to ensure that the needs of residents are met.

The levels of non-strategic growth in Cotswold District are not sufficient to require **or to fund** new 'big ticket' items of infrastructure like schools, hospitals and sports halls. Instead, money from planning obligations should be used to increase capacity at existing facilities. Discussions with infrastructure providers has highlighted that this does not have to be through physical expansion of facilities, but could be through increases in operating hours or increases of stock at libraries or equipment at sports venues, for example.

The nature of development being a large number of small sites will mean that the approach will be to pool contributions towards existing facilities within the principal settlements as set out in the Local Plan. These settlements will act as service centres, and can help to meet the infrastructure needs of other smaller settlements where development may be occurring.

Cotswold District Council is in a **slightly** disadvantaged position whereby a large proportion of its objectively assessed need (OAN) will be met by committed / delivered development. As such, this development cannot be required retrospectively to contribute to the infrastructure identified in the IDP. This particularly affects the Principal Settlements of Fairford, Mickleton, Moreton-in-Marsh and Tetbury.

The delivery of the infrastructure required to support new development across the district and achieve the Council's vision will rely on a wide range of public, private and third sector organisations working together **effectively and efficiently**. The Council has an important leadership role to play in this process as the Local Plan progresses towards adoption and the supporting Infrastructure Delivery Plan (IDP) is refined.

As such, infrastructure planning and delivery must be viewed as an iterative process with the IDP and Site Calculator reviewed and updated on a regular basis, even beyond the adoption of the local plan, in order to reflect the on-going project development, funding situation and the views of key consultees.

In the policies set out below, the strategic infrastructure required in each sub area are set out on policies SA1, SA2 and SA3. The policies for each individual settlement are numbered S1 -S19 and are located in the relevant sub area section. The settlement policies identify specific land allocations - for example for housing, employment and local green space - as well as local infrastructure. The land allocations, development boundary and any other relevant land use planning designations are all mapped on the plan for each settlement.

The South Cotswolds sub-area comprises:

- Down Ampney
- Fairford
- Kemble
- Lechlade
- South Cerney
- Tetbury

Together these settlements provide day-to-day infrastructure, services and facilities for local residents and those living in the wider rural areas.

SA1 Strategy Delivery - South Cotswolds Sub-Area

Development proposals on allocated sites within each settlement will be permitted where they contribute, as appropriate, to listed **critical and essential** infrastructure projects together with relevant requirements set out in the Infrastructure Delivery Plan.

Settlement	Housing Allocation (Dwellings)	Employment allocation (Hectares)	Retail (Floorspace m ²)	Identified Critical (C) or Essential (E) Infrastructure Projects
Down Ampney	28	0		New purpose-built doctor's surgery needed to meet the needs of growth. Expansion or relocation of Cirencester Sports Hall. As yet undefined, dependent upon needs resulting from growth.
Fairford	0	0		An additional pool should be secured through developer contributions at Gotswood Leisure Centre (Cirencester).
Kemble	12	0		Cycling infrastructure including improvements for Tetbury Road and London Road corridors.
Lechlade	18	1.25		Improvements to A429 Cherry Tree junction. SUDs and soft measure interventions to manage flood risk in Cirencester.
South Cerney	0	0		Expansion or relocation of Fairford Sports Hall. As yet undefined, dependent upon needs resulting from growth. One additional youth football pitch in the Fairford / Lechlade area. Kemble station improvements, including car park expansion.
Tetbury	27	2.08	240	Romney House surgery expansion or relocation, estimated a surgery of approximately 875 sq.m. is required. (E) Re-use of old railway line for cycling between Tetbury and Kemble. (E) Junction improvements at: <ul style="list-style-type: none"> • A417 / Whelford Road (C); • A429 / A433 (C); • A433 (London Road) / A433 (Long Street) / Hampton Street / New Church Street (C); • A433 (Long Street) / A433 (Bath Road) / B4014 (Fox Hill) / Chipping Street.

Appendix C (Policy SA3)**Strategy Delivery - North Cotswolds**

Development proposals on allocated sites within each settlement will be permitted where they contribute, as appropriate, to listed **critical or essential** infrastructure projects together with relevant requirements set out in the Infrastructure Delivery Plan.

Settlement	Housing allocations (Dwellings)	Employment allocations (Hectares)	Retail (Floorspace m ²)	Identified Critical (C) or Essential (E) Infrastructure Projects
Blockley	29	0	0	Expansion of Chipping Campden secondary school (E). Replacement doctor's surgery (Chipping Campden) (E). New 3G football turf pitch in the Chipping Campden or Moreton area. Moreton-in-Marsh railway station and railway bridge access improvements Improvement for Fosse Way, Moreton-in-Marsh (C)
Chipping Campden	120	0.67	0	Widening of roads at junctions, modifications of mini-roundabouts to signal-controlled junctions, realignment of road markings and improvements to pedestrian facilities Junction improvements at A429 (Roman Road) / A44 (Oxford Street), Moreton-in-Marsh and A429 (Roman Road) / A44 (Bourton Road); Moreton-in-Marsh (C)
Mickleton	0	0	0	Flood alleviation bund in the northwest of Moreton and a new flood alleviation channel to the south. (C)
Moreton in Marsh	21	7.13	750	
Willersey	54	1.97	0	

Appendix D (Policy INF1)

INFRASTRUCTURE DELIVERY

1. Development will be permitted that makes sufficient provision for infrastructure (together with its continued maintenance) to meet its needs where its identified infrastructure requirements have been provided for. Where a need for off-site infrastructure and services and/or impacts on existing off-site infrastructure and services is expected to arise, appropriate provision will be sought. taking into account any requirement to mitigate its impact upon existing communities, services or facilities. New infrastructure will be provided in line with an agreed, phased timescale.

In identifying infrastructure requirements, development proposals will also demonstrate that full regard has been given, where appropriate, to implementing the requirements of the Infrastructure Delivery Plan.

Where a need for additional infrastructure and services and/or impacts on existing infrastructure and services is expected to arise, appropriate and proportionate infrastructure provision may be sought.

2. Development will be permitted where Proposals will make arrangements for direct implementation or financial contributions towards the provision of infrastructure and services required as a consequence of the proposal development, including its wider cumulative impact, have been negotiated with prospective developers. Provision should will also be made, where appropriate, for the maintenance of infrastructure and services.

Upon adoption of the CIL Charging Schedule, negotiations referred to above regarding contributions will be restricted to items not included in the Charging Schedule or to items required within the development site itself.

3. Where there is concern relating to the viability of the development, an independent viability assessment, in proportion with the scale, nature and/or context of the proposal, will be required to accompany planning applications. Where viability is a constraint, infrastructure requirements will be prioritised as follows:
 - a. Critical Infrastructure;
 - b. Essential Infrastructure; and
 - c. Desirable Infrastructure.

Appendix E (Policy INF5)

PARKING PROVISION

1. Development will make provision for residential and non-residential vehicle parking where, in the opinion of the Local Highway Authority, there is clear and compelling evidence that such provision is necessary to manage the local road network. The level of provision will be a matter for determination by the Local Planning Authority in consultation with the Local Highway Authority having regard to locally-determined criteria. **Provision will be in accordance with standards set out at Appendix X.**
2. Proposals for public car parks will be permitted where the development:
 - a. forms part of a town centre strategy, neighbourhood plan or traffic management/parking strategy;
 - b. is essential for maintaining the vitality and viability **functionality** of a town or district centre and demonstrably serves the town or district centre as a whole; **and**
 - c. is located within or at the edge of the centre of the town or district centre and is of a scale, **layout and design** that is in keeping with the size **and character** of the town or district centre;
 - d. would help to reduce a significant traffic congestion problem or would not exacerbate existing traffic problems; **and**
 - e. would not detract from the provision of alternative modes of transport.

LOCAL PLAN Appendix F (revised Parking Standards):

The full Parking Standards Review document together with its evidence base is available to view here: [\[insert link\]](#).
The revised standards and guidance are summarised below.

Residential Parking

The principles set out in the Department for Communities and Local Government (DCLG) 'Residential Car Parking Research' document have been used to formulate a parking toolkit which, after entering details of the proposed development and mix, calculates the level of car parking which should be provided in new residential developments. This tool helps to determine an appropriate balance of allocated¹ and unallocated² parking.

Specific guidance is not provided for other residential land use classifications (C1 Hotels, C2 Residential Institutions, C3 Sheltered Accommodation and C4 Houses in Multiple Occupation). For development comprising these land uses, where it is deemed to have a sufficiently significant impact on the network, an evidence base should be supplied to demonstrate the level of parking provided is sufficient. This would include consideration of the following:

- the accessibility of the development;
- the type, mix and use of development;
- the availability of and opportunities for public transport;
- local car ownership levels;
- an overall need to reduce the use of high emission vehicles; and
- a comparison of the forecast trip generation and resultant accumulation with the proposed parking provision.

Standards relating to cycle and motorcycle parking together with disable parking are provided below.

Parking Toolkit

The DCLG parking toolkit is provided at [<insert link to CDC website>](#). This provides a method of calculating the level of unallocated and visitor parking based on the level of allocated parking. These calculations are based upon 2011 Census data which sets out car ownership levels for all output areas across the Cotswold district. This requires users to input the following:

- The area in which the development is proposed to be located.

¹ Allocated Parking – this includes both on-plot parking spaces and off-plot parking spaces which are specifically marked for the use of a particular dwelling

² Unallocated Parking – this includes off-plot parking spaces which are not specifically marked for the particular use of a dwelling. This also includes any parking spaces on the adopted highway which cannot be marked for the use of a particular dwelling.

- A breakdown of the number units proposed to be provided by the following:
Type of property (house/flat); and
Number of bedrooms.
- The number of spaces to be allocated to each dwelling.

Entering these details into the calculation sheet will automatically calculate the level of unallocated demand and the level of visitor parking required. Whilst the information contained in the PSREB demonstrate differences in car ownership between owner occupied and shared/rented accommodation, the level of parking in the parking toolkit is based upon

Visitor Parking

If greater than 50% of parking is unallocated to specific dwellings, it is not necessary to allocate specific provision for visitors. Should more of the parking be allocated than unallocated then the provision of separate visitor parking at a ratio of one visitor space for every five dwellings would be required to meet demand.

Non-Residential Parking

It has been demonstrated in the PSREB that the previously adopted standards provide a suitable starting point. These standards are summarised in **Table 5-1**.

Employment and Retail

Table 1 CDC Parking Standards – Employment and Retail Land Uses

Land Use	Maximum Parking Standards		
	Strategically Significant Land Uses		Other Land Uses
	Cirencester/ Principal Settlements	Elsewhere	
A1 Food Retail	1 space per 18sqm (over 1000sqm)	1 space per 30sqm (up to 1000sqm)	1 space per 25sqm (up to 1000sqm)
A1 Non-food Retail	1 space per 22sqm (over 1000sqm)	1 space per 30sqm (up to 1000sqm)	1 space per 25sqm (up to 1000sqm)
A3 Food/Drink	1 space per 5sqm (of public area)		

Land Use	Maximum Parking Standards		
	Strategically Significant Land Uses		Other Land Uses
	Cirencester/ Principal Settlements	Elsewhere	
A1 Food Retail	1 space per 18sqm (over 1000sqm)		
A1 Non-food Retail	1 space per 22sqm (over 1000sqm)	1 space per 30sqm (up to 1000sqm)	1 space per 25sqm (up to 1000sqm)
A3 Food/Drink	1 space per 5sqm (of public area)		
B1 (a) & (b)	1 space per 42sqm (over 1000sqm)	1 space per 35sqm (over 1000sqm)	1 space per 25sqm (up to 1000sqm)
B1 (c) & B2	1 space per 50sqm (over 5000sqm)		1 space per 50sqm (up to 5000sqm)
B8	1 space per 200sqm (over 10,000sqm)		1 space per 100sqm (up to 10,000sqm)

These standards provide a suitable starting point in the determination of appropriate parking provision for employment and retail uses. The level of parking should be justified using an evidence base setting out the following:

- The accessibility of the development;
- The type, mix and use of development;
- The availability of and opportunities for public transport;
- Local car ownership levels;

An overall need to reduce the use of high emission vehicles; and

A comparison of the forecast trip generation and resultant accumulation with the proposed parking provision.

For developments located within the 'Town and Fringe' area, it is important to consider the level of existing spare car parking capacity within the town centre. As such, the demand for car parking should be considered in line with:

The proximity of the proposed development in relation to on and off street parking areas which have available capacity

The type of parking this would generate, i.e. commuter parking (staff), short-term parking (visitors/customers) and how the charging tariff may impact the choice of car parking;

The time periods during which the peak parking accumulation would occur and relate this to the available car parking capacity; and
 The likelihood of linked trips to other existing facilities in Cirencester.

Disabled Parking

Disabled parking should be provided in line with Inclusive Mobility (DfT, 2005). The minimum level that should be provided is set out in **Table 3**, below. This level of parking should be provided regardless of the size or likely impact of the development and irrespective of the location.

Table 3 Minimum Disabled Parking Provision

Type of Car Park	Minimum Disabled Parking Provision
Car parks at existing employment premises	2% of the total car park capacity or one space (whichever is greater) Plus an additional space for each disabled employee
Car parks at new employment premises	5% of the total car park capacity (for both employee and visitor use)
Car parks at shopping areas, leisure and recreational facilities and places open to the general public	A minimum of one space for each disabled employee Plus 6% of the total capacity (for visitor use)

'Inclusive Mobility' also provides guidance on the layout and dimensions of parking for disabled users. The following bay dimensions should be provided, as follows:

"Off-street parking: bays should be a minimum of 4800mm long by 2400mm wide with additional space:

1. *Where bays are parallel to the access aisle and access is available from the side an extra length of at least 1800mm, or,*
2. *Where bays are perpendicular to the access aisle, an additional width of at least 1200mm along each side. Where bays are adjacent the same 1200mm space can serve both sides. There should also be a 1200mm wide safety zone at the vehicle access end of each bay to provide boot access or for use of a rear hoist."*

HGV Parking/Servicing

Provision for HGV parking will be required for Use Classes B1(c), B2 & B8 developments but the number, geometry and layout of spaces will be a matter for negotiation. Applicants will be required to provide information on the number of HGVs likely to be parked on or visiting the site. It is acknowledged that the servicing requirements vary by operator, however it should be demonstrated that the servicing provision is suitable for a typical operator of the appropriate land use.

Coach Parking

Since the nature of each development is different, the level of coach parking to be provided for relevant land uses should be determined on a case by case basis based on the proposed operation. An evidence base should be provided setting out the likely operation of the proposed development and the coach parking provision this corresponds to.

Leisure, Education and Healthcare

Specific guidance is not provided for Leisure, Education or Healthcare land uses. All sites should be considered on a site-by-site basis using the points set out in NPPF along with the likely travel patterns of site users.

Further consideration should be given for those sites which justify the preparation of a Transport Statement/Transport Assessment to ensure that the forecast trip generation and resultant parking accumulation is in line with the proposed parking provision.

Residential/Non-Residential Parking

This section relates to types of parking that may fall within either residential or non-residential categories.

Cycle/Motorcycle Parking

The minimum cycle and motorcycle parking standards are set out in **Table 2**.

Minimum Cycle Parking Standards

Land Use Class	Minimum Cycle and Motorcycle Parking Standard
A1 Shops (food retail)	1 space per 60 sq. m.

A1 Shops (non-food retail)	1 space per 120 sq. m.
A2 Financial & professional services	1 space per 166 sq. m.
A3 Food & drink (public house, restaurant)	1 space per 26 sq. m.
B1 Business (a) & (b) (office, research & development)	1 space per 166 sq. m.
B1 Business (c) (light industrial)	1 space per 330 sq. m.
B2 General Industrial	
B8 Storage or Distribution	1 space per 330 sq. m.
C1 Hotels	0.15 spaces per employee
C2 Residential Institutions (hospital, nursing home)	0.15 spaces per employee
C2 Residential Institutions (boarding school)	0.15 spaces per employee + 0.15 spaces per student
C3 Dwellings (flats only)	1 space per dwelling
C3 Dwellings (sheltered housing)	0.15 spaces per employee
D1 Non-residential Institutions (doctor / vet surgery, health centre)	0.15 spaces per employee
D1 Non-residential Institutions (school, crèche, day centre)	0.15 spaces per employee + 0.15 spaces per student
D1 Non-residential Institutions (higher & further education)	0.15 spaces per employee + 0.15 spaces per student
D1 Non-residential Institutions (art gallery, museum, library)	1 space per 300 sq. m. of public area + 0.15 spaces per employee
D1 Non-residential Institutions (public hall, place of worship)	1 space per 20 seats or 1 space per 26 sq. m.
D2 Assembly and Leisure (cinema, concert hall, night club)	1 space per 20 seats or 1 space per 26 sq. m.
D2 Assembly and Leisure (leisure /sports centre, fitness club)	1 space per 66 sq. m.
N.B. The calculated number of spaces should be rounded up to the nearest whole number	

For houses, cycle parking can be provided within the curtilage of each property and therefore it is not necessary to provide off-plot provision.

Mixed Land Uses

Where a development is proposed to comprise a mix of land uses, consideration should be given on a site-by-site basis including the following:

- The accessibility of the development;
- The type, mix and use of development;
- The availability of and opportunities for public transport;
- Local car ownership levels; and
- An overall need to reduce the use of high emission vehicles.

The guidance set out for the individual land uses should be utilised as the starting point. Further consideration should however be given to the likely dual and shared use of car parking.

(END)