

COTSWOLD DISTRICT MINOR MODIFICATIONS ADDENDUM TO THE LOCAL PLAN 2011-2031: SUBMISSION DRAFT REG. 19

June 2017



COTSWOLD
DISTRICT COUNCIL

Explanatory Note

Explanatory Note

This document sets out a list of **Minor Modifications** that the Council wishes to make to the **Cotswold District Local Plan 2011-2031: Submission Draft Reg. 19 (June 2016)**. The modifications are proposed in addition to Focussed Changes (December 2016), which were published as an Addendum to the Submission Draft over a six week consultation period during January and February 2017.

The Minor Modifications do not seek to alter the *policy* content of the Plan. They have been made primarily to:

- rectify factual errors;
- provide updated material; and/ or
- clarify the intent of the Plan

The Minor Modifications are proposed largely in response to representations and the emergence of new evidence and/or guidance since the Submission Draft was published. The Council considers that they do not constitute material alterations to the Plan's content and they have therefore not been subjected to public consultation. The Minor Modifications will, however, be submitted for examination alongside the Local Plan Submission Draft Reg. 19 (June 2016) and the Focussed Changes Addendum.

How this document works

For each Section/Chapter of the Submission Draft Local Plan (June 2016) where the Council proposes Minor Modification(s), a table has been inserted. Listed in the table are the Minor Modifications for that Section. The table includes:

- a reference number for the Minor Modification;
- the relevant Policy / Paragraph number from the Submission Draft Local Plan (June 2016);
- the proposed Minor Modification; and
- the reason for the Minor Modification.

Minor Modification(s) are indicated (in red font) as follows:

- deletions shown as a **strikethrough**;
- new text is shown in **bold**; and
- unchanged text is shown in black font.

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I Policies Maps

Policies Maps 1

Minor Mod Ref No.	Policy / Paragraph Reference	Proposed Minor Modification	Reason for Proposed Minor Modification
MM001	Key to Policies Map	Purple mixed use allocations in Cirencester are missing from the Key.	Correction
MM002	Key to Policies Map	Insert ' Primary Shopping Area ' onto Key	In response to Updated Retail Study 2016
MM003	Key to Policies Map	Alter the Strategy Delivery Sub-areas: South Cotswolds, Mid Cotswolds, North Cotswolds boundaries to follow parish and ward boundaries	Correction to enable the map to follow parish/ward boundaries, which will enable the map to be replicated and administered more easily.
MM004	Key to Policies Map and Focussed Change FC006	Amend reference from Policy INF2 to INF7	To rectify an error in Focussed Change FC006

Key to Policies Map and Insets

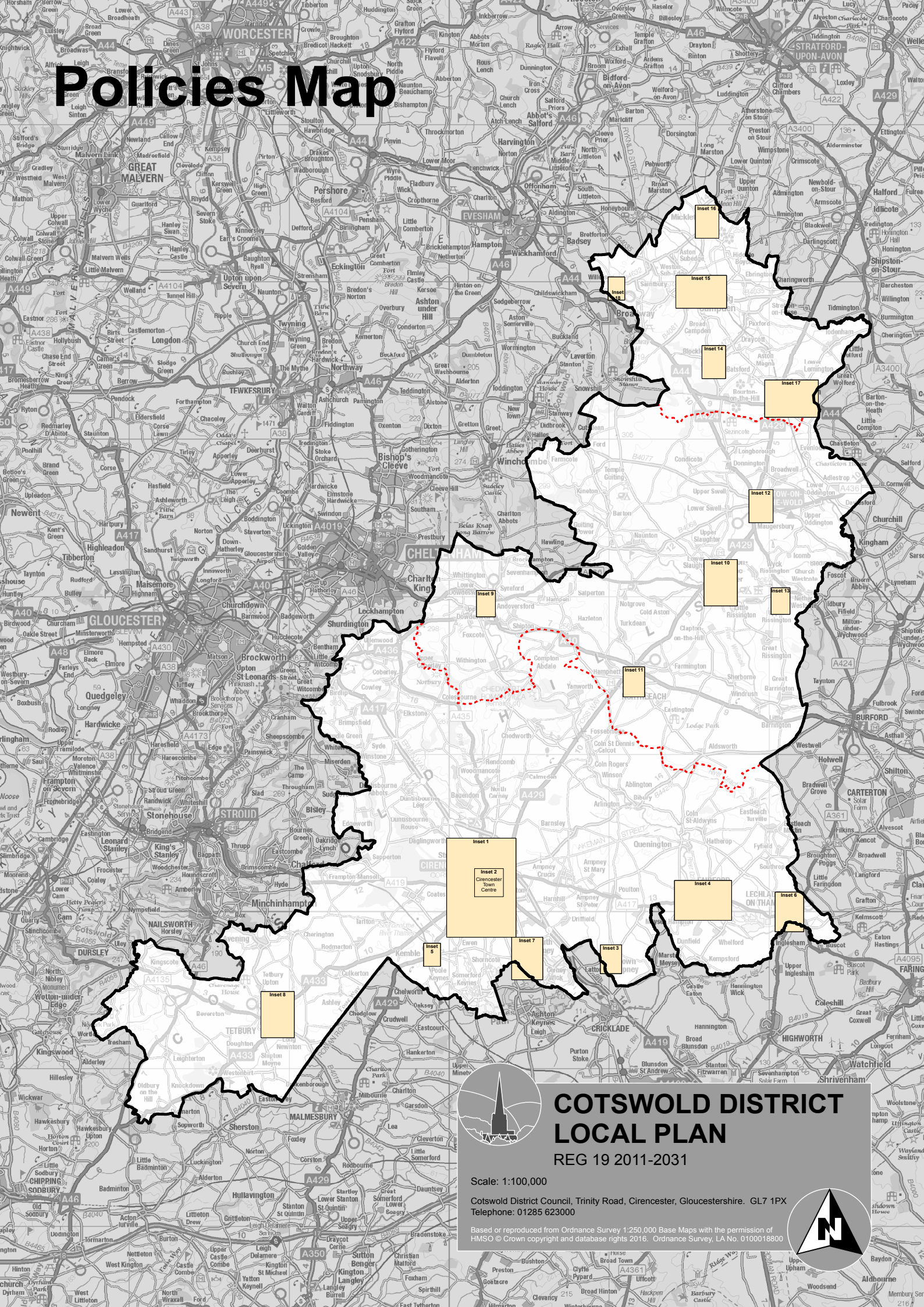
 INSET MAP - N.B. ALTHOUGH INSET MAPS DEFINE ALL POLICY DESIGNATIONS RELEVANT TO THE RESPECTIVE SETTLEMENTS, THEY DO NOT INCLUDE ANNOTATIONS FOR POLICIES THAT APPLY ACROSS THE WHOLE DISTRICT OR LARGE PARTS OF IT.

	Allocation for Burial Ground - (Chipping Campden)	(Policy S16)
	Area of Outstanding Natural Beauty	(Policy EN3)
	Car Park Allocation - (Chipping Campden, Lechlade)	(Policies S7, S16)
	Cemetery Extension (Lechlade)	(Policy S7)
	Cirencester Strategy Area	(Policy S3)
	Conservation Area	(Policy EN8)
	Cotswold Airport	(Policy SP2)
	Cotswold Water Park - (Mineral Extraction after use)	(Policy SP5)
	Development Boundary	(Policy DS1)
	District Centre Boundary - (Fairford, Lechlade)	(Policy EC7)
	Employment Allocation	
	Established Employment Site	(Policy EC2)
	Former Cheltenham to Stratford Railway Line	(Policy SP6)
	Green Belt	(Policy SP1)
	Housing Allocation	
	Key Centre Boundary - (Bourton-on-the-Water, Chipping Campden, Moreton-in-Marsh, Stow-on-the-Wold, Tetbury)	(Policy EC7)
	Local Centre Boundary - (Northleach, South Cerney)	(Policy EC7)
	Local Green Space	(Policy EN12)
	Lorries in the Vale of Evesham Zone	(Policy INF6)
	Mixed Housing & Local Green Space Allocation (Kemble)	(Policies S6, EN12)
	Mixed Use Allocation - (Cirencester)	(Policy S1)
	Mixed Use Allocation - (Willersey)	(Policy S19)
	Primary Frontage - (Cirencester)	(Policy S3A)
	Primary Town Centre Boundary Primary Shopping Area - (Cirencester)	(Policy S3A)
	Protected Route for Multi Use Path - (Lechlade to Fairford)	(Policies S5, S7)
	Protected Route of Former Railway Line	(Policy INF 27)
	Provisional Flood Storage Areas	(Policy EN14)
	Secondary Frontages - (Cirencester)	(Policy S3A)
	Special Landscape Area	(Policy EN4)
	Special Policy Areas - (Cirencester RAU, Campden BRI, Fire Services College)	(Policy EC4)
	Strategic Site, South of Chesterton, Cirencester	(Policy S2)
	Strategy Delivery Sub-areas - (South Cotswolds, Mid Cotswolds, North Cotswolds)	(Policies SA1, SA2, SA3)
	Thames & Severn Canal Protection Line	(Policy SP3)
	Town Centre Boundary - (Cirencester)	(Policy EC7)

COTSWOLD DISTRICT LOCAL PLAN

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

Policies Map



COTSWOLD DISTRICT LOCAL PLAN

REG 19 2011-2031

Scale: 1:100,000

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

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2 Introduction

Minor Mod Ref No.	Policy / Paragraph Reference	Proposed Minor Modification	Reason for Proposed Minor Modification
MM005	Insert new paragraph after 1.0.11	The Local Plan will be supported by a local enforcement plan as a means of maintaining public confidence in the local planning system. The enforcement plan sets out how it will monitor the implementation of planning permissions, investigate alleged cases of unauthorised development and take action where it is appropriate to do so.	To provide greater clarity
MM006	Insert new paragraph after 1.0.17	The numbers of dwellings quoted in relation to housing allocations in the settlements (section 7 - Delivering the Strategy) are indicative estimates. The final number of dwellings built may vary significantly from the estimates, depending on the outcome of the planning application process.	To provide greater clarity
MM007	Insert new sub-section after MM005a	Monitoring the Local Plan Monitoring the implementation of the Local Plan is an essential component in ensuring its ongoing effectiveness. It is particularly important in relation to the periodic reviews that are needed to keep the Local Plan up-to-date. Plan policies may have different quantitative and qualitative aspects depending upon the nature of the policy. Some policies are more susceptible to objective measurement than others. For instance, the number of affordable houses permitted over a certain period can be quantified and then measured against the requirements of the relevant policy. On the other hand, the impact that development may have upon the landscape exhibits elements that, although a matter for professional judgement, are to some extent subjective and unquantifiable. Of course, some policies can exhibit both aspects. The Council recognises that it is important as far as is reasonable to distinguish between the quantitative and qualitative when it comes to monitoring the impact of its Local Plan. To that end, where quantitative assessment is appropriate this will be achieved through a variety of means, including the frequency of citation of a policy in planning conditions or the frequency of its citation in refusals of planning permission or in planning appeals. In respect of policies that are more qualitative in nature, the approach will be based on instigation of a “Policy Panel” or workshop, meeting periodically, that will hear the views of relevant professionals in respect of the effectiveness of relevant policies. This approach reflects the reality of “the art and science of town planning”. It represents a pragmatic approach to ensuring we have an effective Local Plan.	To provide greater clarity

Introduction 2

Minor Mod Ref No.	Policy / Paragraph Reference	Proposed Minor Modification	Reason for Proposed Minor Modification				
MM008	1.0.18 to 1.0.32	What stage has the Local Plan reached and what's next? As shown in the table below, this is the Submission Draft of the plan's preparation, known as the Regulation 19 stage. It complements the two earlier Regulation 18 consultations – 'Development Strategy and Site Allocations' – consulted on in January 2015; and 'Planning Policies', consulted on in November 2015. Representations made in respect of these earlier consultations have been considered alongside updated evidence in preparing the Submission Draft Plan: To assist the examination Inspector, representations made under Regulation 19 should relate to the soundness of the Submission Draft Local Plan or to its compliance with legal requirements. The Planning Regulations state that a local planning authority should submit a plan for examination which it considers to be "sound" – namely that it is: ● 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; ● 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 NPPF. Representations made at this stage should therefore focus on whether the plan meets the tests listed above. This is because these are the broad areas that the Inspector will focus on in examining the Local Plan: The Local Plan examination will be held in public and the Inspector may, at her or his discretion, invite people who have made representations to take part in discussions. 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. The key stages of the Local plan's preparation are set out in the following table: <table><tr><th>Key Milestone</th><th>Timescale</th></tr><tr><td>Community involvement in development of Local Development Framework (LDF) Core Strategy issues and options</td><td>Nov 2007</td></tr></table>	Key Milestone	Timescale	Community involvement in development of Local Development Framework (LDF) Core Strategy issues and options	Nov 2007	These paragraphs cover matters that have been superseded and are no longer relevant.
Key Milestone	Timescale						
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		What is this consultation about? This consultation invites comments to be made on the soundness and legal compliance of the Draft Submission Local Plan. Guidance on soundness is outlined in para 1.0-1.9 above. This is essentially the document which will, in due course, be used to assess planning applications. The policies are primarily intended to assist in delivery of the Local Plan's Objectives.— The Sustainability Appraisal and Habitats Regulations Assessment also form part of this consultation. How you can comment The Local Plan document can be viewed online at http://consult.cotswold.gov.uk. Once you have registered, it is easy to submit comments on any section of the document or provide feedback on the document as a whole. As well as viewing the interactive on-line version, you can also see the entire document and download a PDF version from the website. Please be aware that representations can only be submitted in response to the contents of this document. The consultation exercise is not an opportunity to reiterate the content of representations submitted in response to earlier consultation documents. As previously indicated, those representations have been taken into account in preparing the Submission Draft Local Plan. Copies of the Submission Draft Local Plan and associated supporting papers are available to view at the Council offices in Cirencester and Moreton-in-Marsh and at libraries across the District. If you do not wish, or are unable, to submit comments online, it is possible to email your comments to localplan@cotswold.gov.uk. Written comments can be sent to: <table><tr><td>Local Plan Consultation</td></tr><tr><td>Forward Planning Team</td></tr><tr><td>Cotswold District Council</td></tr><tr><td>Trinity Road</td></tr><tr><td>Cirencester</td></tr></table>	Local Plan Consultation	Forward Planning Team	Cotswold District Council	Trinity Road	Cirencester	
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2 Introduction

Minor Mod Ref No.	Policy / Paragraph Reference	Proposed Minor Modification	Reason for Proposed Minor Modification
		Local Plan Consultation GL7-4PX The Council has produced a standard form to be used when not making an online representation: When preparing your comments, please make it clear which policy/paragraph or map your comments relate to. Please ensure you include your name and contact details and, if you are representing a client, let us know who you are representing. It is important to be aware that the Council is required to make all comments publicly available on its website. Anonymous representations cannot be accepted. Please ensure your comments reach us by no later than Monday 8th August 2016. As this is a statutory consultation, we are unable to accept any representations received after the deadline.	
MM009	Insert new paragraph after 1.0.17	The numbers of dwellings quoted in relation to housing allocations in the settlements (section 7- Delivering the Strategy) are indicative estimates. The final number of dwellings may vary significantly from these estimates, depending on the outcome of the planning application process.	To provide greater clarity

Local Plan Strategy 3

Minor Mod Ref No.	Policy / Paragraph Reference	Proposed Minor Modification	Reason for Proposed Minor Modification
MM010	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 Strategic Housing Market Assessment and the Objectively Assessed Housing Needs Assessment provides the required housing evidence for Cotswold District. The May 2016 OAN, which has had regard to all relevant underlying trends (including the latest available demographic projections, anticipated economic growth and market signals), has established a need for 8,400 dwellings over the 20-year plan period—an average of 420 per year. The Local Plan has identified sufficient land to provide 8,400 new dwellings (420 dwellings per annum) and its projected delivery across the Plan period, and this will be monitored annually.	To simplify and clarify the text.
MM011	Policy DS1	4. Sufficient land will be allocated, which together with commitments, will deliver at least 8,400 dwellings and at least 27 hectares for B class employment use over the plan period 2011-2017 in the following Principal Settlements: [list of 17 Principal Settlements unchanged]. 2. At least 27 hectares of land will be allocated to accommodate B-class employment uses over the plan period 2011-2031 in the following Principal Settlements: • Cirencester • Bourton-on-the-Water • Chipping Campden • Lechlade • Moreton-in-Marsh • Tetbury • Wittersey	To make the overall intent of the policy clearer. [N.B. The second clause would be moved into the explanatory text, which follows the policy].
MM012	6.1.5	In determining the supply and distribution of housing and employment land, particular account has been taken of: • Sustainability Appraisal; • the objectively assessed District housing need (at least 8,400 homes); • the Strategic Housing Market Assessment; • Housing Implementation Strategy; • the B-class employment land trend, forecasts and allocations; • the latest position on housing and employment completions since April 2011 and outstanding planning permissions; • the contribution of the strategic development site south of Chesterton, Cirencester; • the contribution of non-strategic housing and employment site allocations.	To simplify the text and rectify omissions.

3 Local Plan Strategy

Minor Mod Ref No.	Policy / Paragraph Reference	Proposed Minor Modification	Reason for Proposed Minor Modification
MM013	6.1.7 (Table 1)	Extant planning permissions at 1st April 2016 - 3,387 3,367 Total Supply - 9,842 9,822	To rectify an error.
MM014	6.1.13 (Table 3)	Amend SHLAA to SHELAA in second row.	To provide the correct shortened name of the Strategic Housing and Economic Land Availability Assessment
MM014a	6.1.16	Policy DS1 states that at least 27 hectares B class employment land will be allocated with in the District over the plan period. 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 land owners to develop an implementation plan for each employment allocation which will define the interventions necessary to deliver the site successfully over the plan period. Key employers in the District with major land B class employment development...	To provide clarity
MM015	Section 6.1	In the event that housing or employment targets are not being met, the Council will commit to an early review of the Local Plan.	The new paragraph is intended to clarify this important procedural point, and would probably best be included at the end of section 6.1.
MM016	Policy DS2	Within the Development Boundaries and/or sites allocated for development on the PoliciesMaps, applications for development will be permissible in principle provided, where applicable, the development conforms with the use(s) proposed in site-specific allocations.	The deleted text states the obvious and is therefore superfluous. Its deletion helps to make the policy intent clearer. [N.B. Include reference to allocated sites in the explanatory text, which follows the policy].
MM017	Section 6.4 Monitoring of Development Strategy Policies	Delete this entire section.	Monitoring indicators have been rationalised and included together in a new Appendix J.

Delivering the Strategy 4

Minor Mod Ref No.	Policy / Paragraph Reference	Proposed Minor Modification	Reason for Proposed Minor Modification
MM018	7.0.1	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 development needs can be accommodated through existing commitments and consents, but additional allocations are also required. Potential sites for new housing and employment have been considered through the SHELAA 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 27 ha of employment land. Housing and employment sites are allocated and quantified of employment land apportioned in the settlement strategy policies set out below. The level of growth planned for each settlement will should help to address local affordable housing needs, sustain existing facilities and maintain the settlement's role as a service centre.	To improve the accuracy of the Plan.
MM019	7.0.2	To support new development it is essential that the necessary infrastructure is provided. However, allocated development, other than at the Strategic Site, is widely dispersed through the seventeen Principal Settlements in the District. To reflect this the Principal Settlements have been grouped into three sub-areas solely to allow more efficient and cost-effective infrastructure delivery (see table below). Whilst Cirencester is part of the South Cotswolds Sub-Area, the strategic site at Chesterton is , for the purposes of the Local Plan, it is dealt with separately on the basis that it is the focus for significant growth. The boundaries between each sub area are functional rather than strictly precise or impermeable. There may be circumstances where a contribution towards infrastructure in one sub area is required from a development just over the "border" in another sub-area - a new school for example. In those circumstances a degree of "common sense" pragmatism will be required to be exercised.	To improve the clarity of the Plan.
MM020	7.0.3	The infrastructure necessary to support planned growth and a certain level of unplanned growth (windfalls) is set out in the Infrastructure Delivery Plan (IDP) and broadly encompasses:	To improve the accuracy of the Plan.
MM021	7.0.4	Specific infrastructure projects – classed either as critical or essential to delivery – are included in each of the three sub-area policies. "Critical" or "Essential" are defined at paragraph 12.1.10	Consequential change from FC024.
MM022	7.0.5	In addition, there may be some infrastructure which 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	Consequential change from FC024.

4 Delivering the Strategy

Minor Mod Ref No.	Policy / Paragraph Reference	Proposed Minor Modification	Reason for Proposed Minor Modification
MM023	7.0.12	type which has been refined through consultation on various iterations of the Local Plan. This generally is categorised as desirable infrastructure and is listed, where appropriate, in the policies for each settlement. "Desirable" infrastructure is also defined at paragraph 12.1.10. In the policies set out below, The strategic infrastructure required in each sub area are is set out in 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 settlement policies identify specific land allocations - for example for including housing and employment - as well as local infrastructure. The land allocations, development boundary and other land use planning designations are shown mapped on the inset map plan for each settlement.	Consequential changes from FC024 + improve clarity by rectifying typographical errors.
MM024	7.1.1	The South Cotswolds sub-area comprises: ● Cirencester (addressed separately for infrastructure purposes) (excluding Chesterton Strategic Site) ● Down Ampney ● Fairford ● Kemble ● Lechlade ● South Cerney ● Tetbury	Consequential change from FC024 (Policy SA1).
MM025	FC025 (New paras after 7.1.1.1.3)	Amend the final paragraph proposed in Focussed Change FC025 as follows: As a major component of the 'planning balance' in the assessment of planning applications, the challenge is particularly acute when determining proposals that would produce important benefits for the town's future as the "Capital of the Cotswolds", including the regeneration of key sites in the town centre. Although the potential difficulties for development are inescapable, the historic environment should, wherever feasible, be used as a key driver and focus for inward investment, regeneration and redevelopment. Any planning applications for redevelopment within the town should be fully cognisant of the role of Cirencester's 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 to avoid or minimise conflict between the asset's conservation and any aspect of the proposal. Although the potential difficulties for development are inescapable, the historic environment should, wherever feasible, be conserved unless fully justified, and be used as a key driver and focus for inward investment, regeneration and redevelopment.	To take on board further comments from Historic England re. FC025 (and FC029)
MM026	Policy S1	<u>Housing</u> Allocated housing development sites:	To improve the accuracy of the Plan.

Delivering the Strategy 4

Minor Mod Ref No.	Policy / Paragraph Reference	Proposed Minor Modification	Reason for Proposed Minor Modification
		• C_17 42-54 Querns Lane (6 dwellings (net)); • C_39 Austin Road Flats (9 dwellings (net)); and • C_101A Magistrates Court (5 dwellings (net)).	
MM027	Policy S1	<u>Mixed Use</u> Allocated mixed use sites:	To improve the clarity of the Plan.
MM028	Policy S1	Critical (G) and Essential (E) Infrastructure Projects: • Improvements to A429 Cherry Tree junction (G) • SUDs and soft measure interventions to manage flood risk (G) • New purpose-built doctor's surgery (E) • Cycling infrastructure including improvements for Tetbury Road and London Road corridors (E) Once contributions to delivery of critical and essential infrastructure required in the South Cotswolds Sub-Area (Policy SA1) have been...	Consequential change from FC024 (Policy SA1)
MM029	FC002	Add Brewery Car Park (CIR_E16A) to Cirencester Town Centre Inset Map.	To correct the site reference number in FC002.
MM029a	Inset Map 2	Inset Map 2 has shifted 50m to west to the include Provisional Flood Storage Area (FC001) near Gloucester Street Bridge within the inset boundary.	Change as a result of FC001
MM030	7.1.1.2.1	The site comprises 120 hectares of ...The AONB terminates at the western edge of the A429, while the Kemble/Ewen Special Landscape Area lies some distance beyond the southern boundary to the south of the site.	To improve the accuracy of the Plan.
MM031	Policy S2, clause 1	Land to the south of Chesterton, shown on the Proposals Policies Map, is allocated for a sustainable, high quality, mixed used development, including up to 2,350 dwellings (net) , (incorporating up to 40% affordable housing) and approximately 9.1 hectares of B1, B2 and B8 employment land.	Provide clarity. Consequential change from FC024.
MM032	7.1.1.2.6	The majority of the development will be undertaken over the Plan period, though this will be monitored and phased as necessary to ensure a steady and sustainable delivery of housing and employment land. Infrastructure will be delivered in accordance with the phases of development to meet the needs and demands of the development as it grows.	There is now an explicit commitment to an early review of this Plan if monitoring reveals that there is a significant delay in delivering housing against the trajectory [MM015]
MM033	7.1.1.2.8	Delete footnote in second sentence.	The footnote refers to superseded evidence

4 Delivering the Strategy

Minor Mod Ref No.	Policy / Paragraph Reference	Proposed Minor Modification	Reason for Proposed Minor Modification
MM034	7.1.1.2.15	Sustainable Urban Drainage Systems (SUDS SuDS) also provide an opportunity to create habitats for biodiversity while retaining surface water runoff rates to the same level as the undeveloped site.	Correction.
MM035	FC029 (new paragraph after 7.1.1.2.15)	Add the following to the text proposed by Focussed Change FC029: The evaluation will include other historic monuments within the site boundary.	To take on board further comments from Historic England re. FC029
MM036	7.1.1.2.18 - 7.1.1.2.22	Master Planning To achieve high standards of design and all the other objectives for the site, the development will be master planned and implemented on a comprehensive basis. The master planning process will ensure that all aspects of development are properly addressed, including layout, landscape, density, mix of uses, scale, materials and detailing. The first stage in the process will involve the production of a Master Plan Framework for the whole site by the landowner. Production of the Master Plan Framework will be the focus for pre-application consultation with the community. The completed Master Plan Framework document will be submitted to the Council for consideration prior to the submission of any planning applications for the site. The Council will then decide whether the Master Plan Framework has been produced with an appropriate level of community participation, as described in the Council's Statement of Community Involvement. Provided this is the case, the Council will treat the Master Plan Framework as a material consideration in the determination of subsequent planning applications relating to all or any part of the site. The decision-making weight to be attached to the Master Plan Framework will depend on how well it addresses concerns raised by the community during the pre-application stage, and its consistency with Policy S2 and other relevant Local Plan policies. The Master Plan, the anticipated single outline planning application, and the related section 106 agreement will be key stages in the overall master planning process. Together, they will establish a set of parameters and principles for the site, within which high quality design will flourish. The Council will attach appropriate planning conditions to the outline permission in order to (amongst other matters) establish arrangements for post-outline continuation of the master planning process. These arrangements will be negotiated with the landowner, though the Council will consider the use of sub-area, detailed, master plans, design coding and design briefs for key components of the development, such as the proposed local centre and key areas of open space. This post-outline stage of more detailed master planning work will precede the submission of reserved matters applications. In effect, the Council will seek to protect design quality, in the widest sense, by negotiating with the landowner to put in place a master planning and approval process, which is appropriate to the scale and complexity of the proposed development and consistent with national policy guidance.	Has been largely overtaken by events - text now superfluous

Delivering the Strategy 4

Minor Mod Ref No.	Policy / Paragraph Reference	Proposed Minor Modification	Reason for Proposed Minor Modification
		As the entire site is controlled by one landowner, the Council will seek to negotiate the submission of a single outline application for this mixed use development, as an effective way to ensure that a comprehensive Master Plan is produced. The submission of a single outline application would also enable the Council and the landowners to set out clear arrangements for infrastructure delivery within an associated Section 106 agreement. The Council will, however, maintain an open mind about other potential approaches to the planning application process, particularly if they present advantages in terms of phasing the development. At the outline planning application stage, the design proposals set out in the Master Plan will be progressed and further refined through the accompanying design and access statement(s) and the application drawings. In addition, The Council will utilise some or all of the measures summarised below:	
MM037	Policy S3	Development within the Cirencester Strategy Area, including proposals originally set out in the Cirencester Town Centre SPD ...	Grammatical correction
MM038	Policy S3B, 1a	considering the rationalisation and intensification...	Make policy intent clearer
MM039	FC032 (Policy S3F, clause 1)	Add the words current and foreseeable after: "...to meet its own..." in the first clause Policy S3F (as amended by FC032).	To take on board further comments from Historic England re. FC032
MM040	7.1.1.3.8	Lack of available space for new retail and business development	To avoid contradiction
MM041	7.1.1.3.8	The main issues currently facing the town centre are: Lack of parking	Omission identified by representatives.
MM042	7.1.1.3.10	Cirencester's town centre is currently performing well. The proposed strategy for growth is longer term to ensure that Cirencester continues to be vital and viable; thus, no emphasis has been placed on 'front loading' the floorspace requirements. It will take time to undertake the necessary master planning and site assembly tasks, especially in the light of the long run recovery predicted for the national economy. Footnote 1: Cotswold Economy Study (PBA, October 2012)'	Delete in the light of new updated Retail Study 2016
MM043	7.1.1.3.12	The District Council has undertaken a parking study Footnote 2: Cirencester Parking Survey, August 2015', which together with other work, reviews the existing position in Cirencester, including examining the potential to increase car parking in the town centre on certain sites. The review of parking sites could result in the release of land for potential redevelopment. The results of the 2015 parking survey indicated that most of the town centre car parks had some capacity; however, data collected in February, March and May 2016 indicates that parking capacity has reduced further, with little or no capacity at peak times. The survey also revealed that on-street parking was congested in the central core of the town both during the week and at weekends. The District Council, through the Cirencester Car Parking Project Board, is continuing to review car parking provision in Cirencester and develop remedial options.	Updated position.

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Minor Mod Ref No.	Policy / Paragraph Reference	Proposed Minor Modification	Reason for Proposed Minor Modification
MM044	7.1.2.3	All the proposed housing allocations are located within the inner Source Protection Zone (SPZ1) for Meysey Hampton Public Water Abstraction. Development proposals within SPZ1 need to be designed to allow for deep penetrative foundation methods, if contamination is encountered: ● avoiding deep borehole soakaways; ● the restrictions on deep penetrative foundation methods, if contamination is encountered;	To take account of advice from the Environment Agency
MM045	7.1.2.4	Concerns have been raised regarding infrastructure provision in the village, especially in relation to:; sewage and associated flood risk; the need for footpaths/ pedestrian crossing to improve safety and access; the need to protect open spaces; and the lack of public transport provision to Cirencester and Swindon. The policy therefore identifies items of desirable infrastructure which may be sought during negotiations with developers.	Consequential change FC024
MM046	Policy S4	<u>Housing</u> Allocated housing development sites: ● DA_2 Dukes Field (10 dwellings (net)) ● DA_5A Buildings at Rooktree Farm (8 dwellings(net)) ● DA_8 Land at Broadleaze (10 dwellings (net))	To improve the accuracy of the Plan.
MM047	7.1.3.8	There are no housing allocations in Fairford given the high number of planning permissions that have come forward since April 2014. Two sites have been allocated for housing development. Evidence suggests that it would be prudent to phase the sites to the latter part of the plan period.	Factual correction.
MM048	Policy S5 (Housing)	Allocated housing development sites: F_35B Land behind Milton Farm and Bettertons Close (49 dwellings net); and F_44 Land to rear of Faulkner Close, Horcott (28 dwellings net)	To improve the accuracy of the Plan.
MM049	Policy S5 (Infrastructure)	The route for the multi-use path from Fairford to Lechlade along the line of the former railway will be safeguarded and, as part of any development proposal, contributions will be sought for the improvement of this link.	Purpose is to safeguard this route. Clause a. covers contributions, therefore this reference is superfluous.
MM050	Inset 4 (Fairford)	Amend Development Boundary to exclude PROW next to F_35B.	Correction
MM051	7.1.4.5	Although there is minimal employment within the village, job opportunities exist at the nearby Kemble Enterprise Park (in Wiltshire), two miles to the west along the A429. Bus and cycle links between	Factual correction, and Improve clarity.

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Minor Mod Ref No.	Policy / Paragraph Reference	Proposed Minor Modification	Reason for Proposed Minor Modification
MM052	Policy S6	Kemble and the Enterprise Park are currently poor and improvements would facilitate more sustainable travel options. Surveys carried out for the Kemble and Ewen Parish Plan identified several priorities, which include the provision of a safe walking route between Kemble and Ewen, and the restoration of the Thames - Severn Canal having regarding to policy SP3 Thames and Severn Canal. <u>Housing</u> Allocated housing development sites: • K_1B Land between Windmill Road and A429 (13 dwellings (net)); • K_2 Land at Station Road (12 dwellings (net)), subject to securing the long term protection of the Community Gardens (Refer to Policy EN344, Local Green Space LGS7); and • K_5 Land to North West of Kemble Primary School (11 dwellings (net)).	To improve the accuracy of the Plan.
MM053	Policy S6	Employment Protected existing employment sites Kemble Enterprise Park (EES43):	Correction - Kemble Enterprise Park is not located in Cotswold District.
MM054	Para 7.1.5.3	Lechlade has a well advanced Neighbourhood Plan which has been through the examination process. The Neighbourhood Plan identifies sites L_19 and L_18B as suitable for housing development:	Factual correction.
MM055	Para 7.1.5.6	Insert the following sentences at the end of the paragraph: A proportion of sites L_18B and L_19 lie within Flood Zone 3b and 3a. A site-specific flood risk assessment and sequential planning of each site will be necessary. All built development on must, moreover, be contained within Flood Zone 1.	To take account of Environment Agency representation.
MM056	Policy S7	<u>Housing</u> Allocated housing development sites: • L_18B Land west of Orchard Close, Downington (9 dwellings (net)); and • L_19 Land south of Butler's Court (9 dwellings (net))	Improve accuracy.
MM057	Policy S7	Tourism Proposals for hotel or similar tourist accommodation will be permitted:	Duplication of Policy EC10.
MM058	Policy S7	<u>Infrastructure</u> • A site is allocated for a cemetery at site LEC.4	To make this proposal, which has been defined on the Policies Map, consistent with Policy S5

4 Delivering the Strategy

Minor Mod Ref No.	Policy / Paragraph Reference	Proposed Minor Modification	Reason for Proposed Minor Modification
		- A site is allocated for a small car park at site LEC.3 - The route for the multi-use path from Fairford to Lechlade along the line of the former railway will be safeguarded	
MM059	Policy S7	c) improvements to the public realm at the entrances to Lechlade and the town centre; and	Grammatical correction
MM060	Para 7.1.6.5	There are no housing allocations in South Cerney given the high number of planning permissions that have come forward since April 2011.	Clarification.
MM061	Para 7.1.7.5	Tetbury is classed as a 'Town Key Centre' in the retail hierarchy for the District. In accordance with the Town Centre and Retailing policies of this Plan, proposals for 'Town Centre' uses that maintain the position of Tetbury as a 'Key Centre' in the District's retail hierarchy will be permitted.	Factual correction
MM062	Para 7.1.7.6	All housing and employment allocations are located within the inner Source Protection Zone (SPZ1) for Long Newton Public Water Abstraction. Development proposals within SPZ1 need to be designed to allow for: - avoiding deep borehole soakaways; - the restrictions on deep penetrative foundation methods, if contamination is encountered; - avoiding foul sewage discharge to groundwater; - avoiding direct discharge of hazardous substances to groundwater; - avoiding discharge of trade effluent to ground water; and - avoiding underground oil storage tanks. deep penetrative foundation methods, if contamination is encountered.	Satisfy Environment Agency requirements.
MM063	Policy S9	<u>Housing</u> Allocated housing development sites: T_24B Former Matbro Site (9 dwellings (net)); T_31B Land adjacent to Blind Lane (43 dwellings (net)); and T_51 Northfield Garage (18 dwellings (net)).	To improve the accuracy of the Plan.
MM064	Policy SA2	STRATEGIC DELIVERY - MID-COTSWOLDS SUB-AREA Development proposals will be permitted where they contribute, as appropriate, to listed criteria essential infrastructure projects as set out below, together with relevant requirements set out in the Infrastructure Delivery Plan.	Allocation numbers have been removed as these are repeated in the settlement policies.

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Minor Mod Ref No.	Policy / Paragraph Reference	Proposed Minor Modification	Reason for Proposed Minor Modification																										
		<table><tr><th>Settlement</th><th>Housing Allocations (Dwellings)</th><th>Employment allocations (Hectares)</th><th>Retail Need (Floorspace m²)</th><th>Identified Critical or Essential Infrastructure projects</th></tr><tr><td>Andoversford</td><td>25</td><td>0</td><td>0</td><td rowspan="5">Improvement of Unicorn junction (A436 / B4068) (Stow-on-the-Wold) (0)</td></tr><tr><td>Bourton-on-the Water</td><td>32</td><td>3.38</td><td>340</td></tr><tr><td>Northleach</td><td>22</td><td>0</td><td>0</td></tr><tr><td>Stow-on-the-Wold</td><td>40</td><td>0</td><td>0</td></tr><tr><td>Upper Rissington</td><td>0</td><td>0</td><td>0</td></tr></table>	Settlement	Housing Allocations (Dwellings)	Employment allocations (Hectares)	Retail Need (Floorspace m ²)	Identified Critical or Essential Infrastructure projects	Andoversford	25	0	0	Improvement of Unicorn junction (A436 / B4068) (Stow-on-the-Wold) (0)	Bourton-on-the Water	32	3.38	340	Northleach	22	0	0	Stow-on-the-Wold	40	0	0	Upper Rissington	0	0	0	Reference to critical and essential infrastructure has been removed due to change to Policy INF1.
Settlement	Housing Allocations (Dwellings)	Employment allocations (Hectares)	Retail Need (Floorspace m ²)	Identified Critical or Essential Infrastructure projects																									
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MM065	Policy S10	<u>Housing</u> Allocated housing development site: - A_2 Land to rear of Templefields and Crossfields (25 dwellings (net)) <u>Employment and Retail</u> Protected existing employment site: - Andoversford Industrial Estate (EES44)	To improve the accuracy of the Plan.																										
MM066	Policy S10	Once contributions to delivery of critical and essential infrastructure required in the Mid Cotswolds Sub Area (Policy SA2) have been made, development proposals will, subject to viability, be expected to help deliver or make appropriate contributions towards:	Consequential change																										
MM067	7.2.2.4	The village has a good range of shops, supported by the tourist industry. The retail centre ranks third in the District, above Moreton-in-Marsh and Tetbury. The number of comparison shops is above-average while the convenience offer is consistent with the national average. The range of services and facilities within the town centre¹ provides an important role and contributes to the local economy.	To improve the accuracy of the Plan.																										

4 Delivering the Strategy

Minor Mod Ref No.	Policy / Paragraph Reference	Proposed Minor Modification	Reason for Proposed Minor Modification
MM068	7.2.2.8	The allocated housing site is subject to the relocation of the current retail facility on the site. There are no further housing allocations in Bourton given the high number of planning permissions that have come forward since April 2011.	Factual Correction
MM069	Policy S11	<u>Housing</u> Allocated housing development site: B_32 Countrywide Stores (32 dwellings (net))	To improve the accuracy of the Plan.
MM070	7.2.3.2	Northleach with Eastington Town Council has produced several community planning documents which set out objectives for the town and development and infrastructure needs and priorities such as drainage . Several projects are identified which would support the vitality and viability of the town and the local economy. Projects include reconfiguring and improving the Market Place, facilitating increased car and coach parking, as well as facilities for children and young people and enabling greater local employment opportunities. Northleach Town Council are also preparing a Neighbourhood Development Plan.	Factual correction/ addition.
MM071	Policy S12	<u>Housing</u> Allocated housing development sites: - N_13B Land north west of Hammond Drive and Midwinter Road (5 dwellings (net)); and - N_14B Land adjoining East End and Nostle Road (17 dwellings (net)).	To improve the accuracy of the Plan.
MM072	Policy S12	<u>Tourism</u> The following tourism initiatives are supported in principle: - the development of the new discovery centre at the Old Prison; - improvements to the Market Place; and - the establishment of a small visitors' car park.	Formatting correction
MM073	7.2.4.5	In addition, the Council will continue to seek a site for small local workshops/B1 uses within the town.	To reflect community support for this text to be reinstated into the Plan (from Reg 18 stage)
MM074	Policy S13	<u>Housing</u> Allocated housing development site:	Improve accuracy

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Minor Mod Ref No.	Policy / Paragraph Reference	Proposed Minor Modification	Reason for Proposed Minor Modification																														
		S_8A Stow Agricultural Services, Lower Swell Road (10 dwellings (net));																															
MM075	7.2.5.2	Despite its current poor level of facilities, Upper Rissington is identified as a principal settlement in the Development Strategy. This is because of the large number of outstanding housing commitments which will effectively y double the size of the settlement.	Type																														
MM076	7.2.5.3	The Victory Fields development will help to meet the housing needs in the district, particularly for affordable housing. No other sites are therefore allocated for development at Upper Rissington during the plan period.	To improve the accuracy of the Plan.																														
MM077	Policy SA3	STRATEGIC DELIVERY - NORTH COTSWOLDS Development proposals will be permitted where they contribute, as appropriate, to listed critical-of essential-infrastructure projects as set out below, together with relevant requirements set out in the Infrastructure Delivery Plan. <table><tr><th>Settlement</th><th>Housing allocations (Dwellings)</th><th>Employment allocations (Hectares)</th><th>Retail Need (Floorspace m²)</th><th>Identified Critical-(G)-and Essential-(E)- Infrastructure Projects</th></tr><tr><td>Blockley</td><td>29</td><td>0</td><td>0</td><td>Expansion of Chipping Campden secondary school. (E)</td></tr><tr><td>Chipping Campden</td><td>420</td><td>0.67</td><td>0</td><td></td></tr><tr><td>Mickleton</td><td>0</td><td>0</td><td>0</td><td>Replacement doctor's surgery (Chipping Campden). (E)</td></tr><tr><td>Moreton in Marsh</td><td>208</td><td>9.16</td><td>750</td><td>Improvement for Fosse Way, Moreton-in-Marsh (G)</td></tr><tr><td>Willersey</td><td>54</td><td>4.97</td><td>0</td><td>Junction improvements at A429 (Roman Road) / A44 (Oxford Street), Moreton-in-Marsh and A429 (Roman Road) / A44 (Bourton Road); Moreton-in-Marsh (G)</td></tr></table>	Settlement	Housing allocations (Dwellings)	Employment allocations (Hectares)	Retail Need (Floorspace m²)	Identified Critical-(G)-and Essential-(E)- Infrastructure Projects	Blockley	29	0	0	Expansion of Chipping Campden secondary school. (E)	Chipping Campden	420	0.67	0		Mickleton	0	0	0	Replacement doctor's surgery (Chipping Campden). (E)	Moreton in Marsh	208	9.16	750	Improvement for Fosse Way, Moreton-in-Marsh (G)	Willersey	54	4.97	0	Junction improvements at A429 (Roman Road) / A44 (Oxford Street), Moreton-in-Marsh and A429 (Roman Road) / A44 (Bourton Road); Moreton-in-Marsh (G)	Allocation numbers have been removed as these are repeated in the settlement policies. Reference to critical and essential infrastructure has been removed due to change to Policy INF1.
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Minor Mod Ref No.	Policy / Paragraph Reference	Proposed Minor Modification	Reason for Proposed Minor Modification										
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Settlement	Housing allocations (Dwellings)	Employment allocations (Hectares)	Retail Need (Floorspace m ²)	Identified Essential (E)-Infrastructure Projects									
				Flood alleviation bund in the northwest of Moreton together with a new flood alleviation channel to the south. (E)									
MM078	7.3.1.1	Blockley is a sizeable village, which is able to cater for certain day-to-day community needs. These include convenience shopping, post office services, primary education, GP services, and social activities. It's close proximity to the larger service centre of Moreton-in-Marsh, moreover, means that residents do not have to travel very far to access higher level services that are not available in the village, including secondary education ; banking and leisure facilities.	Factual correction.										
MM079	Para 7.3.1.3	Insert the following sentences at the end of the paragraph: A proportion of site BK_14A lies within Flood Zone 3b and 3a. A site-specific flood risk assessment and sequential planning of the site will be necessary. All built development must be contained within Flood Zone 1.	To take account of Environment Agency representation.										
MM080	Policy S15	<u>Housing</u> Allocated housing development sites: ● BK_8 Land at Sheafhouse Farm (13 dwellings (net)); and ● BK_14A The Limes, Station Road (16 dwellings (net))	To improve the accuracy of the Plan.										
MM081	7.3.2.1	Although only supporting a population of around 2,000, Chipping Campden is the main service centre in the far north of the District.	To rectify a typographical error										
MM082	7.3.2.3	Chipping Campden has a high quality townscape together with a fine landscape setting within the AONB.	To rectify a typographical error										
MM083	7.3.2.6	It is recognised that the wider Campden BRI site (GCN E3A and GCN E3B Policy EC4) needs to be conceptualised and planned as a comprehensive redevelopment to secure the future of the organisation in Chipping Campden. The overriding constraint for the wider site area is its location	Improve accuracy in response to representation.										

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Minor Mod Ref No.	Policy / Paragraph Reference	Proposed Minor Modification	Reason for Proposed Minor Modification
		within Flood Zone 3b, and Campden BRI is working with the Environment Agency to resolve the issue. Further significant constraints, in particular those relating to access and also the location within the AONB, must also be addressed through the master planning process. Policy EC4 provides detailed guidance for the Campden BRI site.	
MM084	Policy S16	<u>Housing</u> Allocated housing development sites: ● CC 23B Land at Aston Road (34 dwellings (net)) ● CC 23C Land at Aston Road (80 dwellings (net)) ● CC 40A Barrells Pitch and Land north of Cherry Trees, Aston Road (6 dwellings (net))	To improve the accuracy of the Plan.
MM085	Policy S16	<u>Infrastructure</u> ● Land at Station Road, Chipping Campden is allocated for use as a burial ground to meet local needs (Site Ref BG_1); ● The allocation of Land at Wold's End Orchard is allocated for a public car and coach park (Site ref CHI.3);	Grammatical correction
MM086	7.3.3.5	Planning permission has been granted for a substantial development of houses, self catering lodges and holiday homes at the Long Marston Estate (also known as now called Meon Vale) in Stratford-on-Avon District, north of Mickleton. It is understood that affordable housing will be based on 35% of the total residential floor area and that residents of Campden-Vale ward would qualify. No additional employment is proposed as part of the development over and above the existing storage and distribution uses. This development accords with the Stratford-on-Avon Local Plan, and it is not considered to have any bearing on proposals for Mickleton.	Grammatical correction
MM087	7.3.3.6	There are no housing allocations in Mickleton given the high number of planning permissions that have come forward since April 2011.	Improve accuracy
MM088	7.3.4.1	Moreton-in-Marsh is widely regarded as the main service centre for the north Cotswolds. Benefiting from a wide range of services, retailing, a popular weekly market, banking, and employment opportunities, it is also has one of only two railway stations in the District.	Grammatical correction
MM089	para 7.3.4.5	The town's retail centre ranks 4th in the District. Moreton fulfils a town key centre' role in the District's retail hierarchy, functioning as an important service centre and providing for an extensive rural catchment area. In accordance with the Town Centre and Retailing policies of this Plan, proposals for 'Town Centre' uses that maintain the position of Moreton-in-Marsh as a 'Key Centre' in the District's retail hierarchy will be permitted. Tourism and local tourist accommodation has a positive impact on the vibrancy of the Town Centre; although parking issues and congestion hinder the retail and tourism function of the town, adversely affects local residents, and hampers the town's ability to strengthen	To incorporate latest evidence from the Retail Study Update December 2016.

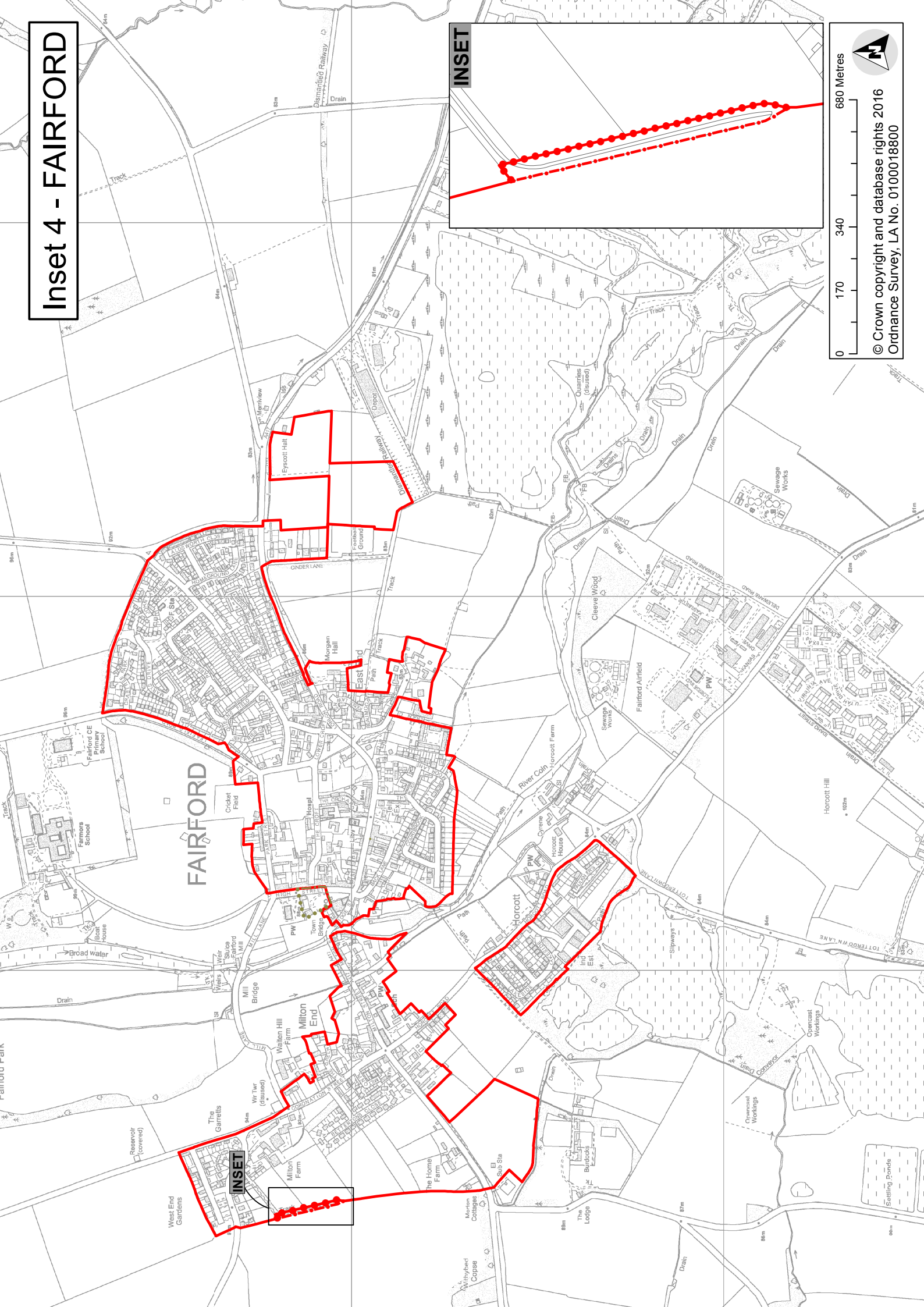
4 Delivering the Strategy

Minor Mod Ref No.	Policy / Paragraph Reference	Proposed Minor Modification	Reason for Proposed Minor Modification
		/ maintain its position as the main service centre for the north Cotswolds. In addition, the car parking at the train station is considered to be inadequate. Proposals for new development will take account of the provision of parking facilities and congestion issues in the centre of the town.	
MM090	7.3.4.6	Site MOR_E6 has potential to provide a high quality business park to meet the requirements of Moreton and support the Fire Services College. The site is opposite the well established and successful Cotswold Business Village, and evidence demonstrates that locating employment next to an existing, successful business park is the most suitable and viable for delivering employment development. Therefore, 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.	Clarification.
MM091	7.3.4.7	In addition to allocating land for employment development, it is recognised that a more targeted approach is needed to support the continued prosperity of the District's larger institutions and employers, such as the Fire Services College. Policy to guide Guidance for development on the main Fire Services College site is set out in policy EC4, and it to support the modernisation and upgrading of facilities directly related to the fire and emergency services training sector.	Grammatical correction
MM092	Policy S18	<u>Housing</u> Allocated housing development sites: ● M_12A Land at Evenlode Road (68 dwellings (net)) ● M_19A and M_19B Land south east of Fosseyway Avenue (91 dwellings and 28 dwellings (net)) ● M_60 Former Hospital site (21 dwellings (net))	To improve the accuracy of the Plan.
MM093	Policy S19	<u>Housing</u> Allocated housing development site: ● W_1A and W_1B Garage Workshop and Garden behind the Nook, Main Street (5 dwellings (net)) <u>Employment</u> Protected existing employment sites ● Willersey Industrial Estate (EES5) <u>Mixed Use</u>	To improve the accuracy of the Plan.

Delivering the Strategy 4

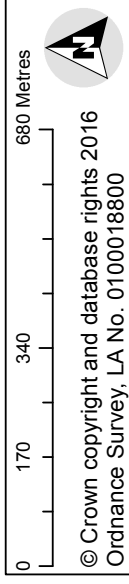
Minor Mod Ref No.	Policy / Paragraph Reference	Proposed Minor Modification	Reason for Proposed Minor Modification
		Allocated mixed use site W_7A/WIL_E1C - Land north of B4632 and east of employment estate (49 dwellings (net), 1.97 ha for B1, B2 and/or B8 use class employment land)	
MM094	Section 7.4 Monitoring of Principal Settlement Policies	Delete this entire section.	Monitoring indicators have been rationalised and included together in a new Appendix J.

Inset 4 - FAIRFORD



INSET

INSET



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Housing to Meet Local Needs 5

Minor Mod Ref No.	Policy / Paragraph Reference	Proposed Minor Modification	Reason for Proposed Minor Modification
MM95	8.0.2	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 April 2016.	Factual correction.
MM96	Para 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 and market and affordable housing in the District. To support this, new housing is required to provide the internal space standards contained in the 'Technical Housing Standards - Nationally Described Space Standard March 2015' or successor document. For the purposes of this Policy, affordable housing is as defined in the NPPF and latest legislation. Current definitions are included in the Glossary.	Reflects change to Policy H1 criterion 1.
MM97	Para 8.1.6	Development proposals which seek to meet the housing needs and demand of local older people.....	To improve the accuracy of the Plan.
MM98	Para 8.7 bullet point 2	Insert 'from commencement of the first housing unit' to read: plots which have been made available and marketed appropriately for at least 12 months from the date of commencement of the first housing unit,	For clarification
MM99	Para 8.1.9	The Cotswold SHMA Further Update 2016...	Allows for the most up to date SHMA to be used.
MM100	H2, clause e	e.5 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 in scale and mix, resulting in a balanced community of housing that is and—designed to be tenure blind and distributed in clusters across the development to be agreed with the Council. 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 avoid duplication of text. Improve effectiveness of policy wording. Add to the explanatory text after to clarify the development management process and the Council's expectations regarding timely provision of details.
MM101	H2 Explanatory text	Insert new paragraph before 8.2.4 "In Cotswold District, the designated rural area, under s157 of the Housing Act 1985, is the Cotswold AONB. However, the Council may in future apply to have additional areas designated by order of the Secretary of State.	To clarify what a rural area is in Cotswold District
MM102	H2 Explanatory text	Insert new paragraph before 8.2.4 "Developers will be expected to engage with the local planning authority at the planning application stage to agree the affordable housing provision."	Added in text from Policy into more appropriate place.

5 Housing to Meet Local Needs

Minor Mod Ref No.	Policy / Paragraph Reference	Proposed Minor Modification	Reason for Proposed Minor Modification
MM103	H2 para 8.2.5	On-site affordable housing dwellings will be transferred to a the purchasing Registered Provider.....	For clarification
MM104	H2 para 8.2.6	The development of any affordable housing and the calculation of any financial contributions should be in conformity with the details set out in the Cotswold District Affordable Housing Supplementary Housing Document 2007 or subsequent updates and advice from the Council.	For clarification.
MM105	H3 clause 1	Insert new text as follows " Where a need for affordable homes has been identified, development of an appropriate scale will be permitted within, adjoining, or closely related to, the built up areas of villages , taking into account Parish Housing Surveys and Parish Plans or other local evidence , and provided that:"	Other local evidence may be appropriate, such as the Rural Housing Proforma
MM106	H3 para 8.3.5	Insert 'Affordable' to read " Affordable Housing Supplementary Planning Document 2007"	To clarify which SPD is referred to
MM107	H4 criterion b	delete the word "well" from criterion b as follows: " is well designed to meet the particular requirements of residents with social, physical, mental and/or health care needs;"	To remove an unnecessary word.
MM108	Para 8.4.5	Alter text " 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".	To provide an example of when off site provision may be acceptable.
MM109	Para 8.7.2	National Planning Policy for Traveller Sites (PPTS), Footnote 3: Planning Policy for Traveller Sites (DCLG, August 2015) www.gov.uk which was updated in August 2015 ; requires Local Authorities to ...	Repeats footnote
MM110	H7, clause 2, 1st bullet	Shorncliffe, near south Cerney	The site is within Somerford Keynes parish, but near South Cerney village.
MM111	H7, clause 2, 3rd bullet	Meadowland Meadowview Caravan Site	To rectify an error
MM112	Section 8.8 Monitoring of Housing Policies	Delete this entire section.	Monitoring indicators have been rationalised and included together in a new Appendix J.

Economy, including Retailing and Tourism 6

Minor Mod Ref No.	Policy / Paragraph Reference	Proposed Minor Modification	Reason for Proposed Minor Modification
MM113	9.1.3	Cotswold District Council recognises that, whilst GFirst's Strategic Economic Plan (SEP) does not consider the District to be the key focus for economic growth in the County, it is committed to promoting growth and enhancement of the Gloucestershire economy. The competitive advantage of larger surrounding towns, such as Swindon, Cheltenham and Gloucester is recognised in the relevant Strategic Economic Plans, which identify them as key locations for growth. However, with a highly skilled population and key business assets, Cotswold offers a unique business location that offers a high quality of life in an outstanding natural and historic environment. It also has access to the strategic rail network at Kemble and Moreton-in-Marsh. The Local Plan seeks to support strong and sustainable economic growth while recognising that the District:	Factual update in response to representations.
MM114	9.1.8	The Local Plan will aim to: strengthen the vitality and viability of Town Primary, Key, District and Local Centres set out in a retail hierarchy;	Factual correction
MM115	9.2.1.3	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), establishing which should be safeguarded and those that could be used for alternative uses. 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.	Improvement to clarity of the Local Plan
MM116	9.2.1.4	Cotswold District has many established and successful employment sites both within and outside towns and villages. A review has identified existing employment sites which should be safeguarded and those that could be used for alternative uses. (35) The established employment sites make an important contribution to the employment stock of the District and Policy EC2 provides a strong steer on how planning applications will be considered to support their continued role and function. In an area with scattered settlements and sensitive environmental considerations, it is important that, wherever possible, existing employment sites and premises, in towns and villages especially, should be retained. Maximising the use of these sites reduces the need for the development of new sites particularly on the edge of villages or within the countryside and seeks to maintain and enhance a strong economic community. Therefore Policy EC2 seeks to make better use of existing, established employment areas in the District, and safeguards existing sites for employment uses.	Improvement to clarity of the Local Plan
MM117	9.2.1.5	There are several well-established employment sites in the wider rural area beyond the Development Boundaries. These are also a key element of the District's economy. Therefore Policy EC2 seeks to support these sites by permitting proposals for employment development. However, new proposals should be located within the existing built up area of an established employment site. Proposals in open areas, such as airfield runways, would not normally be considered appropriate.	Superfluous text, deleted in response to representations.

6 Economy, including Retailing and Tourism

Minor Mod Ref No.	Policy / Paragraph Reference	Proposed Minor Modification	Reason for Proposed Minor Modification
MM117a	9.2.1.7	The consideration-preparation of development proposals that would result in the loss of a site currently used for employment must be made in accordance with policies that support the overall Economic Strategy of the Local Plan.	For clarity
MM118	9.2.2.2	However, B class employment represents less than half of job growth in the District. A greater proportion of jobs growth will occur in other sectors, including construction, retail, leisure , hotels, restaurants, transport, education and health. Therefore, provision for job growth in non B Class use sectors of the economy is made through the following set of policies of the Local Plan, which cover:	To improve clarity of the Local Plan in how it addresses Leisure uses.
MM119	Policy EC4 criteria 3c and d	- demonstrate that the development supports the vitality and viability of Cirencester Town Centre; and - take account of the gas pipeline buffer zone; and	Consequential changes from Focussed Change FC052
MM120	Policy EC4 criterion 5e	explain how the proposals will safeguard and ensure maximum accessibility and integration between the community leisure uses and playing fields on the site, and their available use for the local residents;	Grammatical correction
MM121	9.2.3.13	In March 2013, the College moved from government to private ownership in order to help secure future investment to maintain the College as a pioneering facility for the fire and rescue services, both in the UK and overseas. Significant infrastructure and supporting facilities are required to ensure that the College remains at the forefront of training provision.	Grammatical correction
MM122	9.3.1.3 and FC053	Provision will be made through site allocations in Cirencester (see Policies S1, S2, and S3A and S3F) and the policies set out below.	Factual correction to FC053
MM122a	9.3.1..3	...floorspace within Cirencester over the plan period including the Neighbourhood Centre at the Strategic Site south of Chesterton (and subject to the provisions of Policy S2) . Within the other nine settlements....	Improve clarity.
MM123	9.3.1.7	Cirencester will be promoted and enhanced as needed to attract increased expenditure from within and outside the District. There are a number of potential opportunities for new retail development within the Primary Town Centre at Cirencester. Development of these sites could potentially provide modern A1 retail space that is currently lacking in the town centre as well as a range of evening and leisure uses. The Cirencester Town Centre Strategy (see Policy S3) provides further detail and guidance.	Factual correction.
MM124	9.3.1.9	The vitality and viability of the District Centres of Fairford and Lechlade will be maintained and enhanced by providing a complementary focus for main town centre uses in the District. These Centres functioning as important service centres for the majority of needs of their respective localised catchment areas, and which is particularly important for those, such as the elderly, where travelling further afield is less likely.	Grammatical corrections
MM125	9.3.1.11	Small local shops and services (including public houses, post offices and surgeries) in the other 7 Principal Settlements and also in more rural settlements are recognised as important economic	Improve clarity.

Economy, including Retailing and Tourism 6

Minor Mod Ref No.	Policy / Paragraph Reference	Proposed Minor Modification	Reason for Proposed Minor Modification
MM126	9.3.2.2	assets but also as a focus for wider social and community activities. Proposals which would result in the loss of services and facilities should be avoided where this would damage the viability of a settlement or increase car travel by local residents. Evidence presented in the Local Plan Reg 18 Consultation: Development Strategy and Site Allocations (January 2015) provided indicative floor space requirements for Cirencester, Moreton-in-Marsh, Tetbury and Bourton-on-the-Water. These requirements are set out in section 7. For Cirencester, the proposed strategy is long term and there is no emphasis placed on front loading the floor space requirements. For Moreton-in-Marsh, Tetbury and Bourton-on-the-Water, the indicative floor space requirement is small, with no real need to develop new floor space within the first five years. It is not necessary to identify further retail floorspace requirements in the other settlements identified in the retail hierarchy (Policy EC7). However, this does not mean that these places will be static. It is also acknowledged that there is minimal need to expand the quantitative retail offer, though qualitative improvements should be encouraged. To ensure the retail evidence base is robust and as up-to-date as possible, a re-run of the retail data modelling, in alignment with the employment and housing figures update, has been commissioned.	Deleted in response to updated Retail Study 2016.
MM127	9.3.2.3	The LPA will support proposals that improve the retail offer within any of the centres as set out in Policy EC7. Firstly seeking to focus development within the centre itself, or on suitable sites located at the edge of centre, followed by out of centre sites which may be appropriate in a considered sequential approach. By supporting a concentrated variety of shops and services, the vitality and viability of the Centres can be protected and enhanced, and so that 'main town centre' uses (Policy EC8) can contribute to healthy and lively centres and communities. What constitutes an adverse effect on the vitality and viability of, and investment within, a Centre will be based on the circumstances of each case. The cumulative impact of the proposal considered together with recent developments and committed floorspace may also be a relevant consideration for the impact assessment. Further guidance on the indicators which will be taken into account in assessing adverse effects is provided in the Retail Study Update 2016 and the NPPG.	Improve clarity.
MM128	9.3.2.5	The loss of an active retail use cannot be prevented and changes from an active-main town centre ef use to other uses can make the centre less attractive and convenient. The LPA considers that a robust marketing exercise is the most transparent way of demonstrating that retail facilities are no longer viable. To demonstrate that the marketing activity is proportionate and effective it should be undertaken continually for at least a 12 month period. All details of marketing activity and enquiries should be provided to the LPA together with full reasons why any offers have not progressed.	Improve clarity.
MM129	9.3.2.6	It is important to define the boundaries of the Centres identified in the Retail Hierarchy (Policy EC7) as the primary location of retail development, maintaining a concentration of Class A1 uses which are important to the attractiveness of the centres. These are designated as Primary Town / Key / District and Local Centres on the Policies Map.	Factual correction

6 Economy, including Retailing and Tourism

Minor Mod Ref No.	Policy / Paragraph Reference	Proposed Minor Modification	Reason for Proposed Minor Modification
MM130	9.3.2.7	With the exception of Cirencester, it is considered that the Centres identified in the Retail Hierarchy (Policy EC7) are too small to define secondary and primary frontages within the Centre boundaries. The Cirencester Town Centre Strategy (Section 7.1.1) sets out policies (Policy S3A) relating to Cirencester's primary and secondary frontages.	Improve clarity
MM131	9.3.2.8	The extent of the Town Primary / Key / District / Local centres are shown on the relevant Policies Maps	Factual correction
MM132	9.3.3.3	Through the Local Plan, the LPA may identify a new threshold to require Retail Impact Assessments. This is often as little as 350sqm reflecting the type and scale of the existing retail offer and ensuring that when considering a planning application the LPA has a full understanding of the impact of new proposals on their retail offer	Deleted in response to updated Retail Study 2016.
MM133	FC059 (9.3.3.4)	Where impact assessments indicate significant adverse impacts on an existing the vitality and viability of the an existing centre , development will be refused.	Grammatical correction
MM134	Policy EC11 Clause 4	Exceptionally, proposals for a new-build, short stay, self catering units	Grammatical correction
MM135	9.4.2.1	New-build hotel development outside settlements will only be acceptable where it is directly associated with a tourist attraction and it is required to help sustain ensure the viability of that attraction. Hotels in rural areas can be provided successfully by the conversion and improved use of existing buildings.	Consequential change as a result of Focused Changes to Policy EC11 (FC061)
MM136	9.4.2.4	In countryside locations of high environmental quality, the conversion of existing property may well be the only acceptable way of providing self-catering accommodation. Elsewhere, the creation of new-build units that are directly linked on site with a tourist attraction and are required to help sustain ensure the viability of the attraction will be acceptable in principle.	Consequential change as a result of Focused Changes to Policy EC11 (FC061)
MM0137	Section 9.4.3 Monitoring of Economy Policies	Delete this entire section.	Monitoring indicators have been rationalised and included together in a new Appendix J.

Built, Natural and Historic Environment 7

Minor Mod Ref No.	Policy/ Paragraph Reference	Proposed Minor Modification	Reason for Proposed Minor Modification
MM138	11.1.1 (and FC069) New para 10.1.1	Move the following text (which reflects the requirements of NPPF 14 and is proposed for inclusion at the end of new paragraph 10.3.7 in FC069) to the end of new paragraph 10.1.1: 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 its benefits.	To make this important message more visible at the beginning of the Built, Natural and Historic Environment section.
MM139	Policy EN1	New development will, where appropriate, promote will promote the protection, conservation...	Delete repetition
MM140	11.9.4 (New para 10.5.2.3)	Water can be polluted by the discharge of solid or liquid pollutants into groundwater or water courses. Good quality ground water is crucial for water-dependent animals, and for the use of ground water as a source of drinking water. Development proposals located within the inner Source Protection Zone (SPZ1), where there is highest risk of potential pollution to groundwater, therefore need to be designed appropriately and in discussion with the Environment Agency.	To clarify that groundwater sources are already protected areas, in response to representation and in discussion with EA.
MM141	11.10.2 (New para 10.2.2.3)	The sites allocated in this local plan as Local Green Spaces are shown on the Policies Maps. The Sites LGS10 and LGS11 at Siddington are included on the Cirencester Policies Map, and while site LGS4 at Church Westcote is shown on the Map in Appendix A. There is one Site LGS7 that is proposed as a Local Green Space but, which can also accommodate both community gardens and some housing development (12 dwellings). It is has, therefore, been included in the as a proposed housing allocations (Policy S6, Site K_2), subject to securing the long-term protection of part of the site as community gardens.	Grammatical improvements and clarification
MM142	FC068	FC068 refers to 10.3.2, whereas it should be 10.3.3.	Correct the paragraph numbering
MM143	FC075 (New para 10.5.1.11)	The Environment Agency has reviewed the Churn Flood Risk Management Strategy. Two potential flood storage areas (FSA) have been identified in the area which the Agency has requested be safeguarded. They relate to land:- just upstream of Cirencester between Baunton and the Abbey Way bridge; and- to the south of Abbey Way Bridge, west of the Barton Mill Stream. These are shown on the Policies Map as provisional subject to future confirmation by the Agency. Whilst implementation of the FSA is not expected to take place until later in the Plan period, a significant proportion of these areas lies within Flood Zone 3b (functional flood plain) or 3a and therefore is unlikely to be developed. The position regarding FSA implementation will be monitored and taken into account during periodic reviews of the Local Plan. The Level 2 SFRA notes that the Environment Agency is reviewing the Churn Flood Risk Management Strategy (2009). This review was completed in 2015 (Churn Strategy 5 year Review report). One outcome of the original strategy and subsequent review is the identification of a flood storage area (FSA) just upstream of Cirencester on land between Baunton and the Abbey Way bridge. Whilst much of this area is functional floodplain and is therefore unlikely to be developed, implementation of an FSA (which may extend beyond the currently identified functional flood plain) was not expected to take place until 2030 or beyond. However following the release of revised climate change	EA recommendation to amend text (proposed in Focused Change FC075) to reflect latest evidence.

7 Built, Natural and Historic Environment

Minor Mod Ref No.	Policy/ Paragraph Reference	Proposed Minor Modification	Reason for Proposed Minor Modification
		allowances in February 2016, the Environment Agency is in the process of reappraising the storage options, and could recommend implementation before 2030. An additional area of potential future flood storage has also more recently been identified by the Environment Agency and Water with Integrated Local Delivery (WILD) Project, to the south of Abbey Way Bridge, west of the Barton Mill Stream. The situation will be monitored and taken into account during periodic reviews of the Local Plan.	
MM143a	FC075 (New para. 10.5.1.12)	Insert the following after the 4th sentence: For the avoidance of doubt, Policy EN14.2bii applies to sites either wholly or partially within Flood Zones 2 or 3.	EA recommendation to amend text (proposed in Focused Change FC075) to reflect latest evidence.
MM144	FC075 (New para 10.5.1.14)	Add the following to the list of bullet points: ● Tree planting	To emphasise the role of trees in the sustainable management of water.
MM145	Section 10.2 Monitoring of Design	Delete this entire section.	Monitoring indicators have been rationalised and included together in a new Appendix J.
MM146	Section 11.11 Monitoring of Natural and Historic Environment Policies	Delete this entire section.	Monitoring indicators have been rationalised and included together in a new Appendix J.

8 Infrastructure

Infrastructure 8

Minor Mod Ref No.	Policy / Paragraph Reference	Proposed Minor Modification	Reason for Proposed Minor Modification
MM147	12.1.7	When CIL is introduced, it is likely that the s106 mechanism will be retained for use in securing site-specific obligations on major development sites and in respect of affordable housing. To prevent 'double charging' a list will be prepared in accordance with Regulation 123 of the Regulations which will identify in broad terms the infrastructure items to be funded through CIL, leaving items not on the list to be paid for through the s106 process having regard to the provisions of Regulation 122 of the CIL Regulations.	To aid understanding of the relationship between s.106 obligations and CIL charges.
MM148	12.2.9	Social and Community infrastructure is vitally important in ensuring the quality of life and well-being of communities. For this reason, the redevelopment of a community facility will only be acceptable in certain circumstance; for example, where the facility will be replaced, or where it can satisfactorily be demonstrated that there is no current or future need or demand, or where a marginal loss will result in improvement or provision of a complementary use. With regard to the loss of sporting/community facilities, it should be demonstrated that they are surplus to requirements through the Emerging/Adopted Playing Pitch Strategy. Demonstration that there is no local need for an existing commercial facility such as a public house or shop be supported by evidence that the facility is no longer viable and has been actively marketed in its extent use for a period of 12 months. Having regard to loss of other facilities it should be shown that there has been a material change in circumstances affecting on-going viability - for example the permanent withdrawal of funding.	To make reference/ give weight to the Playing Pitch Strategy.
MM149	Policy INF3 criterion 1c	does not have a detrimental effect on amenity the environment by reason of unacceptable levels of noise, vibration or atmospheric pollution.	To bring the policy more into line with PPG advice on the content of Transport Assessments.
MM150	12.3.3.5	Where development proposals exacerbate existing – or create new – traffic problems mitigation measures will be sought. Timing of provision will be in accordance with clause 1 of Policy INF1 These could include, for example, highway junction improvements or the introduction of pedestrian facilities in areas where they do not currently exist. Proposals should avoid locations where there are known to be existing problems on the highway network and where adequate mitigation measures may prove difficult to implement. Similarly, locations that already experience problems resulting from noise, air pollution or vibration arising from traffic should be avoided unless effective mitigation can be implemented. In the case of proposals to redevelop urban brownfield land a finer balance may need to be struck between competing objectives.	To ensure consistency of approach with other INF policies.
MM151	Policy INF7 Clause 1	At d Development proposals must contribute, depending on their scale, use and location, to the protection and enhancement of existing Green Infrastructure and/or the delivery of new Green Infrastructure.	Clarification
MM152	12.4.4	In Cotswold District – a predominantly rural area – green (or blue) space are is part of the GI network of the District, including farmland and , gardens, disused railways and canals . Disused railways	To illustrate the varied nature of the GI network in the district.

8 Infrastructure

Minor Mod Ref No.	Policy / Paragraph Reference	Proposed Minor Modification	Reason for Proposed Minor Modification
		and canals also offer the opportunity to contribute to the District's social and community infrastructure, which is covered by INF2.	
MM153	12.4.5	... The key issue is that all GI should be considered together to ensure that they deliver multi-functional and networking benefits. This integrated approach is reflected through the Local Plan, for example GI is referred to in several policies including INF3, EN12, EN6, EN1, and S2.	To improve the integration of the plan through cross-referencing.
MM154	12.4.6	Major dD developments will be expected to contribute (either financially or through works undertaken) towards the development and enhancement of the strategic Green Infrastructure of the District. The Gloucestershire Local Nature Partnership has produced a "Strategic Framework for Green Infrastructure for Gloucestershire", based on work initially carried out as part of the Gloucestershire Strategic Infrastructure Delivery Plan preparation. The strategic principles within that document ⁽¹⁾ , as set out at Appendix H should be considered. the box below should be read in conjunction with this policy and others in the Local Plan, particularly the natural environment, the design code and the site or settlement specific policies (including the Cotswold Water Park and the Thames and Severn Canals).	Clarification and to reflect MM156 below.
MM155	12.4.7	Add the following text to the end of the paragraph: it is recognised that the growth to be delivered through the Local Plan may increase demands on green spaces through increased recreational use. This will require careful management, particularly for ecologically sensitive sites. This could include requiring developer contributions for such provision (for example, a contribution towards the management of the Cotswolds Beechwoods Special Area of Conservation [SAC]). The Cotswold District Council will work together with key stakeholders, such as Natural England and the Environmental Agency, to develop management and mitigation packages for important green and ecological networks and to discuss how future development can contribute to this. Policy on developer contributions is set out in Policy INF7.	Included to provide a consistent approach with the JCS/ neighbouring authorities as advised by Natural England
MM156	BOX after 12.4.7	MOVE THE 'The Strategic Principles For Green Infrastructure in Gloucestershire' BOX - BELOW - TO A NEWLY-CREATED APPENDIX (H) <i>Ensure that there is functional and well-connected strategic Green Infrastructure across the county. Gaps or missing links in Gloucestershire's strategic green infrastructure on the ground, should be addressed.</i> <i>Maximise opportunities to improve both strategic green infrastructure and more local green infrastructure, whenever change is being considered – from individual development proposals and open space improvements to landscape scale environmental projects and flood alleviation schemes.</i>	Move to new Appendix after Appendix G - for clarification

Infrastructure 8

Minor Mod Ref No.	Policy / Paragraph Reference	Proposed Minor Modification	Reason for Proposed Minor Modification
		Continue to work in partnership, involving the Voluntary and Community Sector, local authorities, government organisations, commercial interests (including the development industry) and local communities across Gloucestershire to promote and enhance green infrastructure. The Local Nature Partnership and GFirst LEP (Gloucestershire's Local Enterprise Partnership) should act as the focus for that co-ordinated effort. Ensure that the multi-functional benefits of green infrastructure are understood by all stake-holders in the county and that all these benefits are considered when delivering Green infrastructure improvements and change. Ensure that green infrastructure principles are embedded in policies that guide change in the county, for example local plans; water catchment plans; economic plans etc Work with partners outside the county to ensure that the strategic green infrastructure of Gloucestershire links across administrative boundaries Secure funding to deliver improvements to strategic green infrastructure and for individual green infrastructure projects, for example through grant bids; section 106 agreements; CIL and by embedding green infrastructure principles in all development and land management initiatives. Record, store and evaluate data that will add to our understanding of the role and importance of green infrastructure in the county, to enable an evaluation of different green infrastructure initiatives and to ensure that the green infrastructure evidence base is appropriate, robust and up-to-date.	
MM157	Sub-section 12.5/ FC088	Move new paragraph 12.5.3 ahead of 12.5.1 (in FC088).	To provide better context and put paragraphs in a more logical order.
MM158	INF9, clause 2	2. Where an installation becomes redundant for telecommunication purposes, the infrastructure and all associated apparatus and structures shall be removed by the developer or operator , and the site reinstated in accordance with proposals approved at the application stage.	To clarify responsibility for reinstatement.
MM159	12.6.3	...Is capable of being physically removed, by the developer and/or landowner , which would enable the site to be restored...	To clarify that this cost is the responsibility of the developer / landowner. In response to representation.
MM160	12.7.1	Reducing energy use and carbon emissions helps to limit the level of greenhouse gas emissions, and new developments should therefore be energy efficient. Renewable and/or low carbon energy supplies include, but not exclusively, energy from wind farms, solar, biomass (e.g. energy crops) and decentralised heat networks. Renewable energy is energy derived from natural resources, which are practically inexhaustible. Delete from 12.7.1 and move to 12.7.2 (new text inserted into 12.7.1 comes from 12.7.2)	Clarification

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Minor Mod Ref No.	Policy / Paragraph Reference	Proposed Minor Modification	Reason for Proposed Minor Modification
MM161	12.7.2	Renewable energy is energy derived from natural resources, which are generally regenerative or are practically inexhaustible. Renewable and/or low carbon energy supplies include, but not exclusively, energy from wind farms, solar, biomass (e.g. energy crops) and decentralised heat networks. The scope of this policy excludes developments which are dealt with by the County Council, e.g. energy from waste and anaerobic digesters. Furthermore the development of commercial energy generation schemes not only contributes to a low carbon future and diversified energy supply, but also provides local economic benefits through the creation of job opportunities. Delete from here. Some text moved for clarity to 12.7.1 (see above).	Clarification
MM162	12.7.2	Reducing energy use and carbon emissions helps to limit the level of greenhouse gas emissions, and new developments should therefore be energy efficient. Renewable energy technologies, such as solar panels, can be designed into new developments. Alongside sustainable energy construction requirements new development will be expected to contribute toward the cutting of carbon emissions. The development of commercial energy generation schemes not only contributes to a low carbon future and diversified energy supply, but can also provide local economic benefits through the creation of job opportunities. Some text moved from 12.7.1 to 12.7.2 and new text inserted.	Clarification
MM163	12.7.3	Renewable energy technologies can be designed into new developments, such as photo voltaic cells and decentralised heat systems. Alongside sustainable energy construction requirements new development will be expected to contribute toward the cutting of carbon emissions, as well as the tightening of energy/carbon requirements through Building Regulations.	Clarification
MM164	12.7.3	The policy seeks positively to encourage renewable and low carbon energy development while ensuring any adverse impact is satisfactorily addressed. The scope of this policy excludes developments which are dealt with by the County Council, e.g. energy from waste and anaerobic digesters. New paragraph 12.7.3 and part moved from 12.7.2	Clarification
MM165	12.7.4	On 25 th March 2015 the Government confirmed its policy to limit local energy requirements for residential development and continue to support low carbon energy development. All new homes will be required to achieve the zero carbon target set out in Building Regulations from 2016. The same target is expected to be introduced for non-residential buildings by 2019. New national technical standards for all new dwellings are being introduced, centred on Building Regulations, and development should be constructed in accordance with these standards and emerging government guidance. Building Regulations Part L will become the sole tool to control energy efficiency in new homes 'Footnote 5: LABC Building Reg Update 2015'	Clarification and ensure that the Plan is in line with national standards and promotes low carbon and renewable energy in developments.
MM166	12.7.8	Annual statistics are still provided for each local authority area to monitor carbon emissions against existing national and international targets. The latest report in June 201 56 provides data from 201 34 . The national trend of reduction in carbon emissions is being achieved through reduction in gas and coal use in energy generation. For Cotswold District, since 20 12/201305-2014 , carbon emissions have decreased overall .	Update

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Minor Mod Ref No.	Policy / Paragraph Reference	Proposed Minor Modification	Reason for Proposed Minor Modification
MM167	12.7.6	Planning plays an important role in supporting the delivery of renewable and low carbon energy and associated infrastructure. To support a move to a low carbon future, national planning policy and guidance supports local planning authorities to provide proactive strategies to mitigate and adapt to climate change. Gloucestershire County Council commissioned a Renewable Energy Study (2010 and 2011). It is recognised that the study may need updating to reflect the District's current position and latest Government guidance. However, the study provides a broad overview of potential energy requirements from different typologies of development and a general overview of energy potential and constraints across the County, including the Cotswold District. Specific constraints relevant to the District include military activities for example, where such development on the high wold may be sensitive in aviation, as well as landscape, terms due to the potential impact on radar.	Text inserted for clarity
MM168	New Para after 12.7.6	The Council will support low or zero-carbon energy generating proposals that contribute positively to the aim of reducing CO2 emissions although this support does not automatically override environmental protections. Proposals will need to fully consider the impact of the development and any associated infrastructure on amenity and landscape (including local topography), any cumulative impact, and demonstrate engagement with local communities.	New paragraph - in line with NPPG. To provide reasoned justification to support the notion that developments mitigate adverse affects, including cumulatively and upon local communities.
MM169	Policy INF10	b. It it is of an appropriate type, scale, and design for the location and setting; c. It it is compatible with surrounding land uses, such as military activities; and d. It it avoids using the best and most versatile agricultural land unless justified by compelling evidence.	Grammatical correction and consistency for bullet points
MM170	12.7.7	Cotswold District has a high quality environment, including nationally designated Areas of Outstanding Natural Beauty (AONB), historic assets, as well as rural and military uses local green spaces, and special landscape areas . Therefore the generation of heat or electricity from renewable energy sources (solar or biomass for example), may provide the potential for adverse impacts on the landscape, local amenity , neighbours, wildlife habitats, and agricultural land, for example through loss, noise, vibration, shadow flicker or other harm. The UK has legal commitments to cut greenhouse gases and meet increased demand from renewable sources and maximise such energy development. However, given the potential for adverse impacts on the local environment and amenity; and including cumulative impacts which may require particular attention; proposals for renewable and low carbon energy development will only be supported where it can be demonstrated they comply with policy INF10.	For clarity and to avoid duplication
MM171	12.7.8	Renewable and low carbon energy development will be encouraged in principle, provided heritage assets, including local areas of historical and architectural significance; and views important to their setting , are conserved in a manner appropriate to their significance. Similarly those proposals	Text amended to support the provision of positive local benefit from such development (NPPG)

8 Infrastructure

Minor Mod Ref No.	Policy / Paragraph Reference	Proposed Minor Modification	Reason for Proposed Minor Modification
		appropriately located and designed within, and close to, the AONB will be encouraged. The Cotswold AONB Management Plan (2013-2018) supports 'renewable energy technologies that are of an appropriate type and scale for their siting'. However, it emphasises the importance of schemes being appropriately located and designed in statutorily protected areas, i.e. the AONB. Community-led renewable energy initiatives will also be encouraged supported, where they provide local benefit and there is demonstrable local community involvement or leadership, such as in a Neighbourhood Plan or Neighbourhood Development Order.	
MM172	12.7.9	The Cotswold AONB Management Plan (2013-2018) supports 'renewable energy technologies that are of an appropriate type and scale for their siting'. However, it emphasises the importance of schemes being appropriately located and designed in statutorily protected areas, i.e. the AONB.	Some text moved to para 12.7.8.
MM173	12.7.10	The Gloucestershire County Council Renewable Energy Study highlights indicative geographical areas for renewable energy types. It is, however, based on broad assumptions and states that detailed constraint analysis is required at a site-specific level to determine suitability. As types of technologies can change, so the impacts of wind turbines and other renewable energy development, can vary. Energy proposals will be encouraged where the different impacts of such development have all been considered and where they are likely to be, or can be, made acceptable. [Delete and move remaining text to new paragraph 12.7.13. See Focused Change FC092]	.Clarification
MM174	12.7.11	The Government also produced guidance (18 th June, 2015) for local planning authorities on the allocation of sites for wind farms. The landscape character areas (produced by Natural England) can be the starting point for such consideration, but until such time as the Local Plan is reviewed, proposals for wind energy development will be considered against national policy and guidance. At present the government is withholding onshore wind farm support from April 2016, in part due to the loss of the Renewables Obligation Certificate and other changes, this is expected to result in, 'a gradual decrease in deployment until 2018 and very little after that (Renewable UK)'. Delete this entire section.	Delete for clarity - too much information
MM175	Section 12.8 Monitoring of Infrastructure Policies		Monitoring indicators have been rationalised and included together in a new Appendix J.

Other - Spatial Issues 9

Minor Mod Ref No.	Policy / Paragraph Reference	Proposed Minor Modification	Reason for Proposed Minor Modification
MM176	Sub-section 13.2	Kemble Airfield Cotswold Airport (POLICY SP2)	This factual change clarifies that this sub-section, including Policy SP2 relates exclusively to Cotswold Airport. This Plan has no jurisdiction over neighbouring Kemble Airfield Business Park, which is located in Wiltshire, .
MM177	13.2.1 -13.2.2	The airfield formerly known as RAF Kemble Airfield straddles the administrative boundary between Cotswold District and Wiltshire, covering and covers an area of some 210 hectares. In 2001, the MoD sold RAF Kemble in separate lots and by August 2009, a Certificate of Lawful Use was granted for an airport. Today, the airfield is operated commercially as Cotswold Airport and is accessed from the A433 Cirencester to Tetbury road in Cotswold District. A quite separate employment area - Kemble Airfield Business Park - operates from former RAF Kemble premises off the A429 in Wiltshire to the south of the airfield in Wiltshire. Despite their close proximity on opposite sides of the airfield, Cotswold Airport and Kemble Airfield Business Park are entirely different entities separated physically and functionally by the intervening runway. The airfield lies adjacent to both the Cotswolds AONB and the Kemble-Ewen Special Landscape Area. The Airfield and is highly visible from the A433 and A429, which pass to the south and north of the airfield respectively. Kemble Airfield partly falls within the Malmesbury Community Area of Wiltshire's Core Strategy (January 2015). The Core Strategy acknowledges the existence of Kemble Business Park, but has no specific proposals for the site.	See above. The text explains the position more accurately.
MM178	Policy SP2	Re-name policy: Kemble Airfield Cotswold Airport	The name change of the policy is a factual one. It helps to draw a distinction from the (separate) Kemble Airfield Enterprise Park, which is located in Wiltshire.
MM179	13.2.3	In 2001, the MoD sold the site in separate lots and in August 2009, the airport was granted a Certificate of Lawful Use and today is operated commercially as Cotswold Airport. The main employment area lies to the south of the Airport in Wiltshire (Kemble Business Park), while a number of The hangars and other buildings at Cotswold Airport – primarily within Cotswold District – are used primarily by aviation-related businesses. Indeed, about 30 thriving businesses are reliant on the active runway,	Clarification

9 Other - Spatial Issues

Minor Mod Ref No.	Policy / Paragraph Reference	Proposed Minor Modification	Reason for Proposed Minor Modification
		including flying schools and aircraft salvage . These businesses employ around 300 local people, excluding the Airport's operational personnel, fire crews, and support staff. It is understood that many local businesses within a 10 mile radius support and supply commercial operations at Kemble Airfield. The Airfield's other uses include training for Wiltshire and Cirencester fire brigades and the operations hub for the Department for International Development.	
MM180	13.2.5 - 13.2.7	Swap paragraphs 13.2.4 and 13.2.5 Should the Cotswold Airport close, these-those businesses reliant on the functioning runways would have no alternative but to either cease trading or move to an alternative airport, with a consequent loss of local jobs. Both Cotswold District and Wiltshire councils support the continued use of the former RAF Kemble Airfield runway, buildings and associated infrastructure for aviation-related economic and leisure purposes, along with the associated employment uses already based there. In seeking to retain use of the Kemble Airfield airfield as a productive asset, both Cotswold and Wiltshire councils are aware of the need to safeguard amenities in the area and the visual impact that development could have on the countryside. The rural location of Kemble Airfield-Cotswold Airport also makes it necessary to be cautious about the extent of new employment development. Such development would inevitably lead to further dependence on the use of the car.	13.2.5 relates more closely to preceding paragraph 13.2.3. Clarification.
MM181	Section 13.6 Monitoring of Spatial Policies	Delete this entire section.	Monitoring indicators have been rationalised and included together in a new Appendix J.

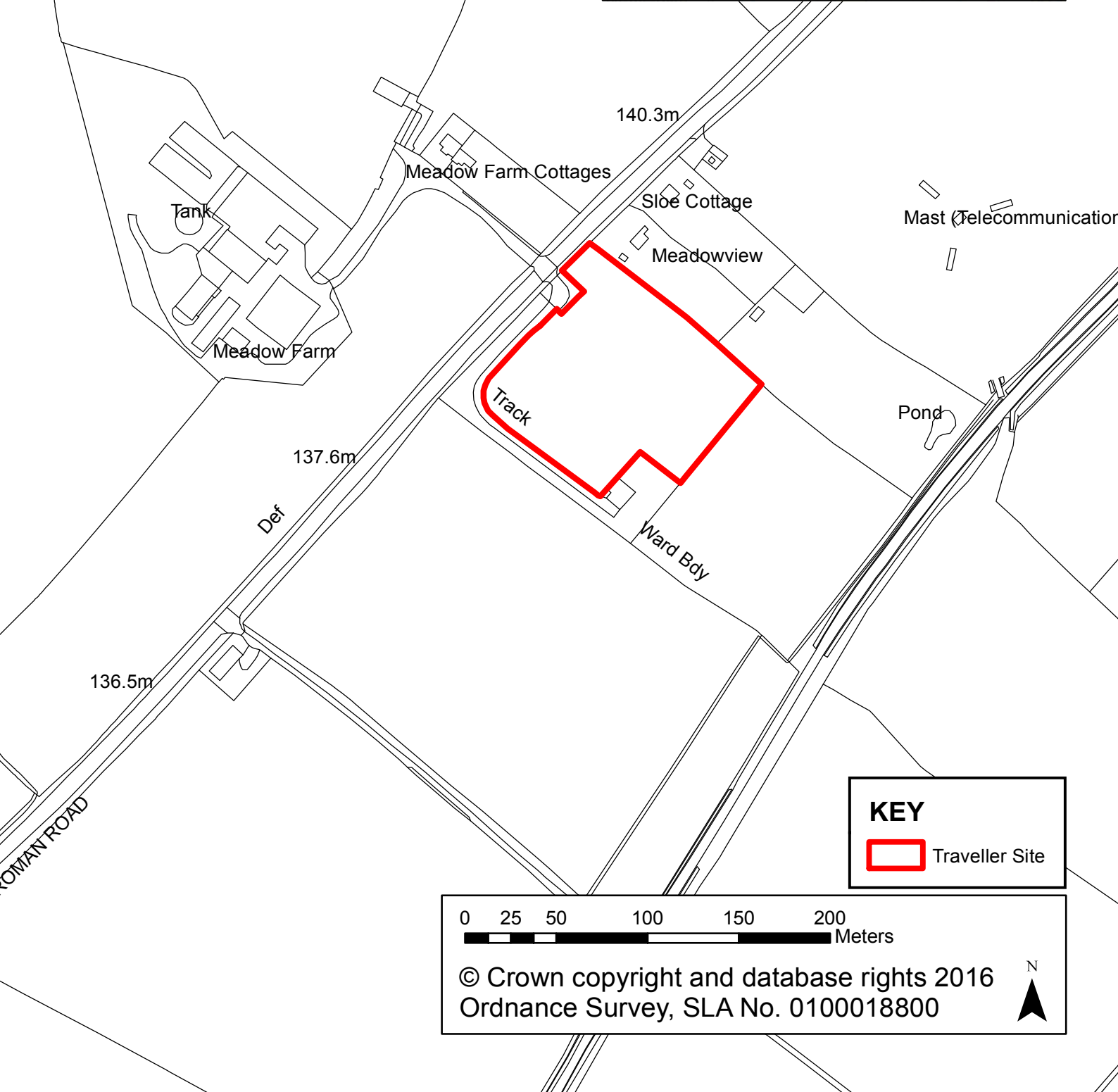
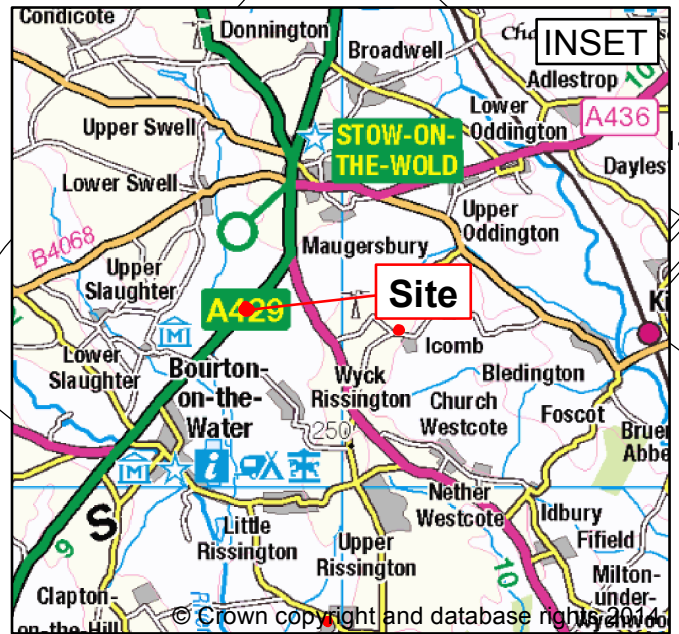
C Proposed Gypsy and Traveller Sites

C Proposed Gypsy and Traveller Sites

Minor Mod Ref No.	Policy / Paragraph Reference	Proposed Minor Modification	Reason for Proposed Minor Modification
MM182	Map 3	Amend name of site – Meadowland Meadowview Caravan Site	To rectify an error

Table 1

Map 3
Proposed Gypsy & Traveller Accommodation
Fosse Way
Meadowlandview Caravan Site - GT 9



KEY

Traveller Site

0 25 50 100 150 200 Meters

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N

D Cotswold Design Code

Minor Mod Ref No.	Policy / Paragraph Reference	Proposed Minor Modification	Reason for Proposed Minor Modification
MM183	D2	This Design Code should be used in conjunction with national guidance, including the PPG. The PPG emphasises the importance of This Design Code should be used in conjunction with national policy and guidance, including the NPPF and NPPG. These emphasise the importance of good design as a key aspect of sustainable development. It encourages high quality and inclusive design that establishes a strong sense of place and responds to local character.	Clarification.
MM184	D18	New buildings, other than those in some town centre contexts, should be modest in height, particularly when forming a transition from countryside to settlement. The height of new buildings should respond to the local context, for example forming a gentle transition from open countryside to settlement edge.	To clarify both the flexibility of this parameter and the interpretation of "modest"
MM185	D19 - D20	New introductory paragraph to be inserted between paragraphs D.19 and D.20, before the heading "Architectural Style - the Cotswold Vernacular", and to read: "The design approach selected should respond to each site and its setting. The success of different design approaches, and in particular architectural styles, is very dependent on location. There are many valid approaches to the design of buildings, depending on their context. Due to the distinctive and consistent traditional architecture of the Cotswolds, a vernacular design approach is commonly successful. On some sites a contemporary approach, well-executed, can be appropriate. These two design approaches are discussed further below."	To clarify and remove ambiguity
MM186	D21	Many new buildings are designed in the Cotswold vernacular style and, if done correctly, this follows a great tradition. The same design approach will of course not be applied to all contexts in the District. The decision whether to adopt a vernacular or more contemporary architectural style will depend on the type of development, the site and its setting. Where it is adopted, it is critical that new vernacular proposals are carefully researched and reflect the qualities of the traditional architecture of the area, including materials, proportions and roof forms, as well as the siting, scale and detailed design of features.	To clarify an apparent ambiguity in D24 that new build would need, for instance, to accord with parameter h regarding window openings.
MM187	D30	The massing and the elevations of contemporary buildings should usually often be broken, especially in historic settings, to avoid overly horizontal proportions and a monolithic or brutal appearance. The scale, and modulation and architectural lines of contemporary buildings should respond to their the context, for example with vertical articulation reflecting the narrower historic plots within town centres. There should also usually be appropriate architectural interest within elevations.	To remove ambiguity.
MM188	D33	Modern design may also facilitate the incorporation of sustainable features more readily than when following a traditional design approach. Key points that relate specifically to the Cotswold context	To improve clarity and flexibility

D Cotswold Design Code

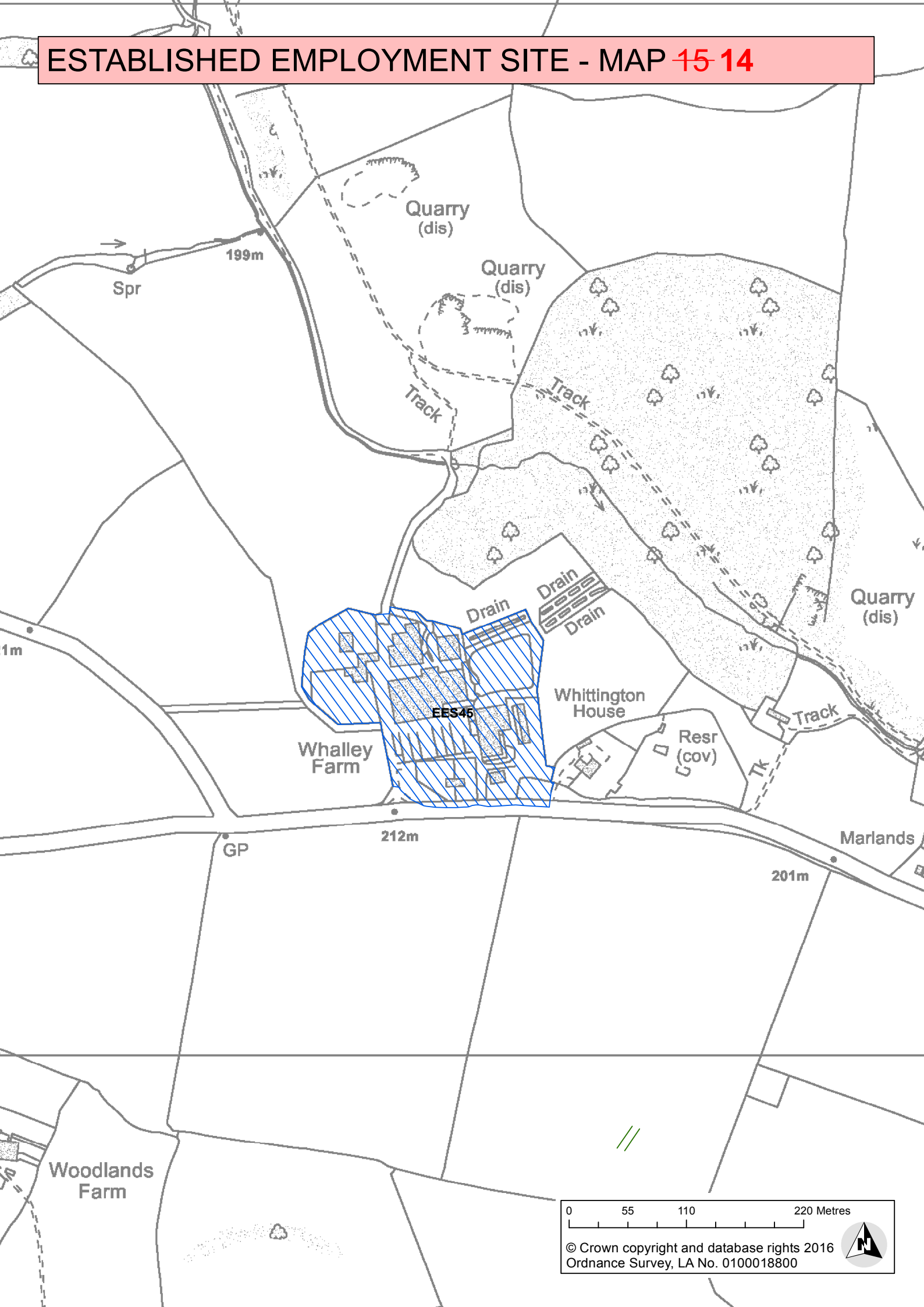
Minor Mod Ref No.	Policy / Paragraph Reference	Proposed Minor Modification	Reason for Proposed Minor Modification
		include the use of locally sourced materials, and the incorporation of heating and energy generation that utilises local resources, such as for example woodland products.	
MM189	D65I	Green features (living roofs and walls, bird or bat boxes, etc) should be incorporated where appropriate into new and existing buildings.	Flexibility
MM190	D66 1n	The gaps between buildings may be important to retain as open , providing rhythm and relief within the street scene, and contributing to the character of the area in which case these spaces should be preserved as open:	To remove ambiguity in D66p
MM191	D66 1p	There should be sufficient space within the residential curtilage for amenity purposes, and where applicable any parking, to ensure that there is not over-development.	General point can be incorporated within D66n
MM192	D66 3a	A mixture of house types, including a good representation of terraces and semi-detached, with only some detached. A layout that is generally not too regimented and achieves An organic layout achieving interesting street scenes, with active frontages and attractive open spaces.	To remove ambiguity
MM193	D66 new key consideration 3i	Some use of other traditional walling and roofing materials may be appropriate, depending on the site and its location within the District.	Flexibility

E Established Employment Sites

E Established Employment Sites

Minor Mod Ref No.	Policy / Paragraph Reference	Proposed Minor Modification	Reason for Proposed Minor Modification
MM194	E.1 (Table)	Kemble Airfield Enterprise Park, Kemble (EES43)	Correction, Kemble Airfield Enterprise Park is not located in Cotswold District.
MM195	Map 14	Delete Kemble Airfield Enterprise Park (EES43) Map, and re-number EES45 Whalley Farm as Map 14	Reflect change in Table E.1
MM196	E.1 (Table)	Camden BRI (EES10)	Reflect change in Policy EC2 and Policy S16.

ESTABLISHED EMPLOYMENT SITE - MAP 15 14



I Index of Policies v Local Plan Objectives

I Index of Policies v Local Plan Objectives

Minor Mod Ref No.	Policy / Paragraph Reference	Proposed Minor Modification	Reason for Proposed Minor Modification
MM197	Appendix H	Insert introductory text: This matrix outlines which objectives of the Local Plan are met by the respective policies. The 'x' symbols in the table act a 'yes'. The detail of the objectives are listed in Chapter 5 of the Local Plan.	To clarify the purpose of the matrix.
MM198	Appendix H	Update the Index as per the following table.	To take account of amended Policy names and restructuring of chapters 10, 11 and 12 of the Plan.

LOCAL PLAN STRATEGY																	
NUMBER	POLICY NAME	1. Natural and Historic Environment				2.Population and Housing		3. Local Economy			4. Infrastructure and Service Provision	5. Sustainable Travel	6. Climate Change and Flood Risk			Reason for Proposed Minor Modification	
		1a	1b	1c	1d	2a	2b	3a	3b	3c	4	5a	5b	6a	6b		6c
DS3	Small scale Residential Development Outside Girencester and the Principal Settlements-in non-Principal Settlements			x								x					Text clarification in line with policy
HOUSING TO MEET LOCAL NEEDS																	
H2	Affordable Housing in the Principal Settlements					x								x			Text clarification in line with policy
H3	Affordable Housing Outside Principal Settlements Rural Exception Sites					x											Text clarification in line with policy
ECONOMY (INCLUDING RETAILING AND TOURISM)																	

I Index of Policies v Local Plan Objectives

		1. Natural and Historic Environment				2.Population and Housing		3. Local Economy			4. Infrastructure and Service Provision	5. Sustainable Travel		6. Climate Change and Flood Risk			Reason for Proposed Minor Modification
NUMBER	POLICY NAME	1a	1b	1c	1d	2a	2b	3a	3b	3c	4	5a	5b	6a	6b	6c	
EC7	Town Centres and Retail Hierarchy			x					x			x					Text clarification in line with policy
DESIGN	-																
D4	Design	*	*	*													Policy incorporated into Built , Natural and Historic Environment Chapter
BUILT, NATURAL AND HISTORIC ENVIRONMENT																	
EN1	Built , Natural and Historic Environment	x	x		x									x			Text clarification in line with policy. No change to objectives
EN2	The Wider Natural and Historic Environment The Built Environment	x	x	x													Formerly Policy DS1. Design, now incorporated into Built, Natural and Historic Environment Chapter
EN3	Cotswolds Area of Outstanding Natural Beauty Local Green Spaces	x			x												Policy moved due to renumbering.
EN4	Special Landscape Areas The Wider Natural and Historic Landscape	x	x	x													Policy moved due to renumbering
EN5	Trees, Hedgerows and Woodlands The Cotswolds AONB	x	x	x													Policy moved due to renumbering
EN6	Biodiversity and Geodiversity: Features, Habitats and Species Special Landscape Areas	x	x	x													Policy moved due to renumbering

I Index of Policies v Local Plan Objectives

NUMBER		POLICY NAME		1. Natural and Historic Environment				2.Population and Housing		3. Local Economy			4. Infrastructure and Service Provision	5. Sustainable Travel		6. Climate Change and Flood Risk			Reason for Proposed Minor Modification
				1a	1b	1c	1d	2a	2b	3a	3b	3c		5a	5b	6a	6b	6c	
EN7		Biodiversity and Geodiversity: Designated Sites-Trees, Hedgerows and Woodlands	x			x													Policy moved due to renumbering
EN8		Designated Heritage Assets -Conservation Areas Biodiversity and Geodiversity: Features, Habitats and Species	x			x													Policy moved due to renumbering
EN9		The Conversion of Non-Domestic Historic Buildings-Biodiversity and Geodiversity: Designated Sites	x																Policy moved due to renumbering
EN10		Designated Heritage Assets	x	x															New Policy and new objectives.
EN11		Pollution and Contaminated Land Designated Heritage Assets - Conservation Areas	x	x															Policy moved due to renumbering
EN12		Local Green Space Non-Designated Heritage Assets	x	x															Policy moved due to renumbering
EN13		The Conversion of Non-Domestic Historic Buildings	x	x															Policy moved due to renumbering
EN14		Flood risk	x	x													x	x	Formerly INF8. Incorporated into Chapter.
EN15		Pollution and Contaminated Land															x		Policy moved due to renumbering

I Index of Policies v Local Plan Objectives

		1. Natural and Historic Environment				2.Population and Housing		3. Local Economy			4. Infrastructure and Service Provision	5. Sustainable Travel		6. Climate Change and Flood Risk			Reason for Proposed Minor Modification
NUMBER	POLICY NAME	1a	1b	1c	1d	2a	2b	3a	3b	3c	4	5a	5b	6a	6b	6c	
INFRASTRUCTURE																	
INF8	Managing Flood Risk Water Management Infrastructure													x	x	x	New policy in line with Focussed Changes and new objectives. Flood Risk Policy moved to Built, Natural and Historic Environment chapter.
INF10	Renewable energy and Low Carbon Energy Development						x				x			x			Text clarification in line with policy

J Monitoring Indicators

Minor Mod Ref No.	Policy / Paragraph Reference	Proposed Minor Modification	Reason for Proposed Minor Modification
MM199	6.4 Monitoring of Development Strategy Table of Indicators Policy DS1	Insert: 'Target' before 'Indicator' in table title Delete the following indicators (relating to DS1, DS2 and DS3): - Monitoring planning applications decisions within and outside development boundaries - Percentage of development taking place on previously developed land Insert the following indicators: - Plan period housing and employment requirements. - Net additional dwellings. - Number of hectares of employment land completed. - Number of years housing land supply. - Managed delivery target (housing trajectory). - Available employment land.	To clarify how the Development Strategy policy will be monitored.
MM200	6.4 Monitoring of Development Strategy Table of Indicators Policy DS2 Development within Development Boundaries	Insert the following indicators: - New dwellings on previously developed land. - Total amount of employment land on previously developed land. % of housing development within development boundaries.	To clarify how the development within boundaries will be monitored.
MM201	6.4 Monitoring of Development Strategy Table of Indicators DS3 Small Scale Residential Development in non-Principal Settlements	Amend title of policy to: Small Scale Residential Development outside Cirencester and the Principal Settlements in non-Principal Settlements Insert the following indicators: - Net additional dwellings. % of development in non-principal settlements.	To reflect change in policy title. To clarify how small-scale development in non-principal settlements will be monitored.
MM202	7.4 Monitoring of Principal Settlements Table of Indicators	Merge: 'Indicator' and 'table columns in table Delete the following indicators (relating to policies SA1 to S19): Monitoring planning application decisions within and outside development boundaries.	To improve consistency and clarify how the policy will be monitored.

J Monitoring Indicators

Minor Mod Ref No.	Policy / Paragraph Reference	Proposed Minor Modification	Reason for Proposed Minor Modification
	SA1 South Cotswold – Principal Settlements	To achieve at least 8,400 new dwellings over the plan period 2011-2031: Provision of 27 hectares of B-class employment, including completions and commitments achieved during the plan period Insert the following indicators: ● Timing and delivery of new infrastructure – by type and location. ● Citation in Section 106 Agreements or in relation to expenditure of CIL Charging Schedule receipts.	
MM203	7.4 Monitoring of Principal Settlements Table of Indicators S1 Cirencester Town	Insert the following indicators: ● Number of dwellings completed on allocated sites. ● Total amount of additional employment land – by type on allocated sites. ● Total amount of additional retail floorspace – by type on allocated sites. ● Gain and loss of B Use Class on protected employment sites.	To clarify how the policy will be monitored.
MM204	7.4 Monitoring of Principal Settlements Table of Indicators S2 Strategic Site South of Chesterton, Cirencester	Insert the following indicators: ● Number of dwellings completed on allocated site, monitored against phasing plan. ● Total amount of additional employment land – by type on allocated site. ● Total amount of additional retail floorspace – by type on allocated site.	To clarify how the policy will be monitored.
MM205	7.4 Monitoring of Principal Settlements Table of Indicators ● S3 Cirencester Town Centre ● S3A Retail and Main Town Centre Uses ● S3B Transport and Parking	Insert the following indicators: ● Total amount of additional retail floorspace – by type. ● Mix of Town Centre Uses (street level). ● Gain and loss of public car space park spaces from town centre. ● Total amount of additional tourism and cultural Uses. ● Citation in Section 106 Agreements or in relation to expenditure of CIL Charging Schedule receipts. ● Total amount of additional play spaces and facilities. ● Net additional dwellings. ● Total amount of additional employment land – by type.	To clarify how the policies will be monitored.

J Monitoring Indicators

Minor Mod Ref No.	Policy / Paragraph Reference	Proposed Minor Modification	Reason for Proposed Minor Modification
	- S3C Tourism and Cultural Facilities - S3D Enhancing Environmental Quality - S3E Green Infrastructure and Play Space - S3F Redevelopment of town centre sites		
MM206	7.4 Monitoring of Principal Settlements Table of Indicators - S4 Down Ampney - S5 Fairford - S6 Kemble - S7 Lechlade - S8 South Cerney - S9 Tetbury - SA2 Mid Cotswold – Principal Settlements - S10 Andoversford - S11 Bourton-on-the-Water - S12 Northleach - S13 Stow-on-the-Wold - S14 Upper Rissington - SA3 North Cotswold - Principal Settlements - S15 Blockley	Insert the following indicators: - Number of dwellings completed on allocated sites. - Total amount of additional employment land – by type on allocated sites. - Loss of B Use Class on protected employment sites. - Timing and delivery of new infrastructure – by type and location.	To clarify how the policies will be monitored.

J Monitoring Indicators

Minor Mod Ref No.	Policy / Paragraph Reference	Proposed Minor Modification	Reason for Proposed Minor Modification
	- S16 Chipping Campden - S17 Mickleton - S18 Moreton-in-Marsh - S19 Willersey		
MM207	8.8 Monitoring of Housing Policies Table of Indicators H1 Housing Mix and Tenure to Meet Local Needs	Amend the following indicators: - Completions of large sites by house type and size. - Affordable housing completions by tenure mix and type, and uptake by those of local housing need. - Monitoring of Self Build. - Monitoring of Starter Homes. - To meet the needs of the SHMA for housing – mix and type. - To meet the need identified on the Self Build Register. Net additional dwellings (including affordable and self build) – by type, tenure and size.	To clarify how the policy will be monitored.
MM208	8.8 Monitoring of Housing Policies Table of Indicators H2 Affordable Housing	Amend the following indicators: - Percentage of affordable housing agreed in Section 106's within the 17 Principal settlements: Citation in Section 106 Agreements. - Affordable housing completions (net) Net additional affordable dwellings. - To provide up to 30% on brownfield sites and up to 40% on all other sites of affordable housing on sites of five or more dwellings or sites of 0.3ha or larger: requiring a contribution.	To clarify how the policy will be monitored.
MM209	8.8 Monitoring of Housing Policies Table of Indicators H3 Rural Exception Sites	Amend the following indicators: - Percentage of affordable housing agreed in Section 106's within the 17 Principal settlements: Citation in Section 106 Agreements. - Affordable housing completions (net) Net additional affordable dwellings delivered on rural exception schemes. - Monitoring of single plot self build rural exceptions sites. - To meet the need identified on the Self Build Register Net additional Self Build dwellings. - To provide up to 30% on brownfield sites and up to 40% on all other sites of affordable housing on sites of five or more dwellings or sites of 0.3ha or larger.	To clarify how the policy will be monitored.

J Monitoring Indicators

Minor Mod Ref No.	Policy / Paragraph Reference	Proposed Minor Modification	Reason for Proposed Minor Modification
MM210	8.8 Monitoring of Housing Policies Table of Indicators H4 Specialist Accommodation for Older People	Delete the following indicator: ● Planning applications for sheltered housing, care homes and other types of residential care accommodation. Insert the following indicator: ● Net additional dwellings designed for the elderly – by type (sheltered housing, care homes and other types of residential care accommodation).	To clarify how the policy will be monitored.
MM211	8.8 Monitoring of Housing Policies Table of Indicators H5 Dwellings Rural Workers Outside Settlements	Delete the following indicator: ● Planning applications for rural workers dwellings Insert the following indicators: ● Net additional rural workers' dwellings. ● Citation of policy in planning decision (reports, conditions, reasons for refusal, appeals).	To clarify how the policy will be monitored.
MM212	8.8 Monitoring of Housing Policies Table of Indicators H6 Removal of occupancy conditions	Delete the following indicator: ● Planning applications for removal of occupancy conditions. Insert the following indicators: ● Number of occupancy conditions removed ● Citation of policy in planning decision (reports, conditions, reasons for refusal, appeals).	To clarify how the policy will be monitored.
MM213	8.8 Monitoring of Housing Policies Table of Indicators H7 Gypsy, Traveller and Travelling Show People Sites	Amend the following indicators: ● Planning applications for net additional pitches to meet identified GGTTSA requirement. ● To meet 26 additional Gypsy and Traveller pitches. ● To maintain a 5 year supply of deliverable sites to meet identified need throughout Local Plan's time-frame. ● Net additional pitches on allocated and unallocated sites. ● Record incidents of unauthorised encampments by location.	To clarify how the policy will be monitored.

J Monitoring Indicators

Minor Mod Ref No.	Policy / Paragraph Reference	Proposed Minor Modification	Reason for Proposed Minor Modification
MM214	9.5 Monitoring of Economic Policies Table of Indicators EC1 Employment Development	Delete the following indicators: - Planning applications and completions for gain/loss of employment floor space and employment land together with gain/loss of business and employment activity on employment sites. - Loss of employment land to exception sites for Starter Homes. - Loss of employment premises to residential uses under Permitted Development (Prior Approval notifications). - Number of people employed in emerging economic sectors, agriculture and tourism. - Provision of 27 hectares of B-class employment, including completions and commitments achieved during the plan period. - Insert the following indicators: ● Total amount of employment land over plan period. ● Available employment land. ● Net additional employment land - by type and location. ● Total amount of employment land on previously developed land.	To clarify how the policy will be monitored.
MM215	9.5 Monitoring of Economic Policies Table of Indicators EC2 Safeguarding Employment Sites	Insert the following indicator: ● Gain and loss of employment land and premises – by type, size and location.	To clarify how the policy will be monitored.
MM216	9.5 Monitoring of Economic Policies Table of Indicators EC3 Proposals for all types of Employment - generating	Insert the following indicators: ● Gain and loss of employment land – by type, size and location. ● % of employment development within development boundaries.	To clarify how the policy will be monitored.

J Monitoring Indicators

Minor Mod Ref No.	Policy / Paragraph Reference	Proposed Minor Modification	Reason for Proposed Minor Modification
	uses		
MM217	9.5 Monitoring of Economic Policies Table of Indicators EC4 Special Policy Areas	Insert the following indicator: ● Citation in planning decision (reports, conditions, reasons for refusal, appeals).	To clarify how the policy will be monitored.
MM218	9.5 Monitoring of Economic Policies Table of Indicators EC5 Rural diversification	Delete the following indicator: ● Planning applications for agricultural diversification: Insert the following indicators: ● Citation in planning decision (reports, conditions, reasons for refusal, appeals).	To clarify how the policy will be monitored.
MM219	9.5 Monitoring of Economic Policies Table of Indicators EC6 Conversion of Rural Buildings	Delete the following indicator: ● Planning applications for conversion of rural buildings: Insert the following indicators: ● Citation in planning decision (reports, conditions, reasons for refusal, appeals).	To clarify how the policy will be monitored.
MM220	9.5 Monitoring of Economic Policies Table of Indicators ● EC7 Retail ● EC8 Main Town Centre uses ● EC9 Retail impact assessments	Delete the following indicator: Monitor planning applications and completions for gains/loss of retail floor space in retail centres by location: Number of non-retail uses and vacancies in defined Retail Centres and Cirencester's Secondary frontages: Frequency of use of retail impact assessments: - Insert the following indicators:	To clarify how the policy will be monitored.

J Monitoring Indicators

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		● Gain and loss of retail floorspace – by type and location. ● Mix of Town Centre Uses (street level). ● Citation in planning decision (reports, conditions, reasons for refusal, appeals).	
MM221	9.5 Monitoring of Economic Policies Table of Indicators EC10 Development of tourist facilities and visitor attractions	Delete the following indicator: Planning applications and completions for tourism facilities and visitor attractions: Number of people employed in tourism: - Insert the following indicator: ● Gain and loss of tourism and visitor uses by type and location.	To clarify how the policy will be monitored.
MM222	9.5 Monitoring of Economic Policies Table of Indicators EC11 Tourist accommodation	Delete the following indicator: ● Planning applications and completions for tourist accommodation: Insert the following indicator: ● Total amount of additional tourism accommodation by location.	To clarify how the policy will be monitored.
MM223	10.6 Monitoring of Natural and Historic Environment Policies	Amend section title: Monitoring of Built, Natural and Historic Environment Policies	To reflect wider changes to chapter
MM224	10.6 Monitoring of Natural and Historic Environment Policies Table of Indicators EN1 Built, Natural and historic environment	Amend the following indicators: ● Citation of policy in planning decision (reports, conditions, reasons for refusal, appeals). ● Feedback from periodic review via "Policy Panel" or similar professional forum.	To clarify how the policy will be monitored.
MM225	10.6 Monitoring of Natural and Historic Environment Policies	Amend the following indicators: Percentage of new developments which are informed by detailed characterisation studies:	To clarify how the policy will be monitored.

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	Table of Indicators EN2 The Built Environment	Percentage of household waste recycled: ● Citation of policy (use of Cotswold Design Code) in planning decisions: in planning decision (reports, conditions, reasons for refusal, appeals). ● Feedback from periodic review via "Policy Panel" or similar professional forum.	
MM226	10.6 Monitoring of Natural and Historic Environment Policies Table of Indicators EN3 Local Green Spaces	Delete the following indicator: ● Monitoring of planning applications refused for negative impact on local green space: Insert the following indicator: ● Citation of policy in planning decision (reports, conditions, reasons for refusal, appeals).	To clarify how the policy will be monitored.
MM227	10.6 Monitoring of Natural and Historic Environment Policies Table of Indicators EN4 The Wider Natural and Historic Environment	Amend the following indicators: ● Citation of policy in planning decision (reports, conditions, reasons for refusal, appeals). ● Feedback from periodic review via "Policy Panel" or similar professional forum.	To clarify how the policy will be monitored.
MM228	10.6 Monitoring of Natural and Historic Environment Policies Table of Indicators EN5 Cotswolds AONB Area of Outstanding Natural Beauty	Delete the following indicator: ● Monitoring of planning applications refused for negative impact on a national and international designation: Insert the following indicators: ● Citation of policy in planning decision (reports, conditions, reasons for refusal, appeals). ● Feedback from periodic review via "Policy Panel" or similar professional forum.	To clarify how the policy will be monitored.

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Minor Mod Ref No.	Policy / Paragraph Reference	Proposed Minor Modification	Reason for Proposed Minor Modification
MM229	10.6 Monitoring of Natural and Historic Environment Policies Table of Indicators EN6 Special Landscape Areas	Delete the following indicator: - Monitoring of planning applications refused for negative impact on a Special Landscape Areas. Insert the following indicators: - Citation of policy in planning decision (reports, conditions, reasons for refusal, appeals). - Feedback from periodic review via "Policy Panel" or similar professional forum.	To clarify how the policy will be monitored.
MM230	10.6 Monitoring of Natural and Historic Environment Policies Table of Indicators EN7 Trees, Hedgerows and Woodlands	Amend the following indicator: - Citation of policy in planning decision (reports, conditions, reasons for refusal, appeals). - Frequency of condition used requiring submission of a landscape scheme featuring arboricultural works. - Number of applications refused for having a 'detrimental impact' on matters covered by the policy. - Frequency of condition used for tree protection - Number of permissions which involve the loss of ancient woodland and/or veteran trees.	To clarify how the policy will be monitored.
MM231	10.6 Monitoring of Natural and Historic Environment Policies Table of Indicators EN8 Biodiversity and Geodiversity: Features, Habitats and Species	Delete the following indicator: - Monitoring of planning applications refused for negative impact on a national and international designation. Insert the following indicator: - Citation of policy in planning decision (reports, conditions, reasons for refusal, appeals).	To clarify how the policy will be monitored.

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Minor Mod Ref No.	Policy / Paragraph Reference	Proposed Minor Modification	Reason for Proposed Minor Modification
MM232	10.6 Monitoring of Natural and Historic Environment Policies Table of Indicators EN 9 Biodiversity and Geodiversity: Designated Sites	Insert the following indicators: ● Citation of policy in planning decision (reports, conditions, reasons for refusal, appeals).	To clarify how the policy will be monitored.
MM233	10.6 Monitoring of Natural and Historic Environment Policies Table of Indicators EN10. Designated Heritage Assets	Delete the following indicator: Monitoring of Listed Building applications overturned at appeal: Monitoring of planning applications refused for negative impact on designated and non-designated heritage assets: - Insert the following indicator: ● Citation of policy in planning decision (reports, conditions, reasons for refusal, appeals).	To clarify how the policy will be monitored.
MM234	10.6 Monitoring of Natural and Historic Environment Policies Table of Indicators EN11 Designated Heritage Assets - Conservation Areas	Insert the following indicator: ● Citation of policy in planning decision (reports, conditions, reasons for refusal, appeals).	To clarify how the policy will be monitored.
MM235	10.6 Monitoring of Natural and Historic Environment Policies Table of Indicators EN12 Non – Designated Heritage Assets	Delete the following indicator: Monitoring of planning applications refused for negative impact on non-designated heritage assets: Insert the following indicator: ● Citation of policy in planning decision (reports, conditions, reasons for refusal, appeals).	To clarify how the policy will be monitored.
MM236	10.6 Monitoring of Natural and Historic Environment Policies Table of Indicators	Insert the following indicators: ● Citation of policy in planning decision (reports, conditions, reasons for refusal, appeals).	To clarify how the policy will be monitored.

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	EN 13 The Conversion of Non-Domestic Historic Buildings		
MM237	10.6 Monitoring of Natural and Historic Environment Policies Table of Indicators EN14 Flood Risk	Insert the following indicator: ● Development granted permission contrary to the advice of the environment agency on the defence to water quality grounds/relevant water board.	To clarify how the policy will be monitored.
MM238	10.6 Monitoring of Natural and Historic Environment Policies Table of Indicators EN15 Pollution and Non-Contaminated Land	Delete the following indicator: ● Carbon footprint of Cotswold District ● Decline in air quality in AQMA: Insert the following indicators: ● Emissions in Air Quality Management Areas, within the scope of influence of the Local Authority.	To clarify how the policy will be monitored.
MM239	11.8 Monitoring of Infrastructure Policies Table of Indicators INF1 Infrastructure Delivery	Merge both INF1 policies, and delete Community Infrastructure Levy title - Delete the following indicators: Progress against the Infrastructure Delivery Plan: Progress against the Infrastructure Delivery Plan for sustainable transport schemes and community facilities/services: Off-site contribution for affordable housing: Amount of money secured from developer contributions towards community buildings, structures and facilities: - Insert the following indicators: ● Timing and delivery of new infrastructure against Infrastructure Delivery Plan.	To clarify how the policy will be monitored.

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Minor Mod Ref No.	Policy / Paragraph Reference	Proposed Minor Modification	Reason for Proposed Minor Modification
		● Citation of policy in planning decision (reports, conditions, reasons for refusal, appeals). ● Citation in Section 106 Agreements or in relation to expenditure of CIL Charging Schedule receipts. ● As required by Government legislation (CIL Regulation 62): ● Total CIL receipts for the reported year. ● Total CIL expenditure for the reported year. ● Total amount of CIL receipts retained at the end of the reported year. ● Items of infrastructure to which CIL (including land payments) has been applied, amount of CIL expenditure on each item. ● Land payments made in respect of CIL charge by the Council, and collected by way of land payment which has not been spent if at the end of the reporting year – a) development consistent with a relevant purpose has not commenced on the acquired land; or b) the acquired land (in whole or part) has been used or disposed of a purpose other than a relevant purpose; and the amount deemed to be CIL by virtue of regulation 73 (9) has not been spent. ● Amount of CIL applied to administrative expenses pursuant to regulation 61. ● Revisions to the 123 list.	
MM240	11.8 Monitoring of Infrastructure Policies Table of Indicators INF2 Social and Community Infrastructure	Amend the following indicators: ● Planning applications for new and loss of community facilities: Gain and loss of social and community facilities – by type and location. ● From planning applications and legal agreements, monitor contributions towards community facilities: Citation of policy in planning decision (reports, conditions, reasons for refusal, appeals). ● Citation in Section 106 Agreements or in relation to expenditure of CIL Charging Schedule receipts.	To clarify how the policy will be monitored.
MM241	11.8 Monitoring of Infrastructure Policies Table of Indicators	Delete the following indicators: ● Contributions sought by County Council and expenditure on sustainable transport measures: Proportion of people travelling to work by public transport or walking or cycling:	To clarify how the policy will be monitored.

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Minor Mod Ref No.	Policy / Paragraph Reference	Proposed Minor Modification	Reason for Proposed Minor Modification
	INF3 Sustainable Transport	- Insert the following indicators: - County Council reporting of Local Transport Plan (LTP) Monitoring Indicators (LTP PI7 -11, and LTP PI14 - 15) - Citation of policy in planning decision (reports, conditions, reasons for refusal, appeals). - Citation in Section 106 Agreements or in relation to expenditure of CIL Charging Schedule receipts.	
MM242	11.8 Monitoring of Infrastructure Policies Table of Indicators INF4 Highway safety	Amend the following indicators: - County Council reporting of Local Transport Plan (LTP) Monitoring Indicators (LTP PI1 -6, and LTP PI1 2 - 13) - Citation of policy in planning decision (reports, conditions, reasons for refusal, appeals).	To clarify how the policy will be monitored.
MM243	11.8 Monitoring of Infrastructure Policies Table of Indicators INF5 Parking Provision	Amend the following indicators: - Planning applications and completions for public car parks (Gain/loss of Area (m2)). Gain and loss of public car space park spaces from retail centres. - Monitoring of parking spaces for residential and commercial development. - Citation of policy in planning decision (reports, conditions, reasons for refusal, appeals). - Citation of policy in planning decision (reports, conditions, reasons for refusal, appeals).	To clarify how the policy will be monitored.
MM244	11.8 Monitoring of Infrastructure Policies Table of Indicators INF6 Vale of Evesham heavy goods vehicle control zone	Amend the following indicators: - Citation of policy in planning decision (reports, conditions, reasons for refusal, appeals). - Adjoining LPA reporting of relevant monitoring indicators.	To clarify how the policy will be monitored.

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MM245	11.8 Monitoring of Infrastructure Policies Table of Indicators INF7 Green Infrastructure	Insert the following indicator: ● Citation of policy in planning decision (reports, conditions, reasons for refusal, appeals).	To clarify how the policy will be monitored.
MM246	11.8 Monitoring of Infrastructure Policies Table of Indicators INF8 Water Management Infrastructure	Insert the following indicator: ● Citation of policy in planning decision (reports, conditions, reasons for refusal, appeals).	To clarify how the policy will be monitored.
MM247	11.8 Monitoring of Infrastructure Policies Table of Indicators INF9 Telecommunications infrastructure	Delete the following indicators: ● Percentage of granted planning permissions which are for telecommunications infrastructure. ● Number of planning permissions granted contrary to advice. Insert the following indicator: ● Citation of policy in planning decision (reports, conditions, reasons for refusal, appeals).	To clarify how the policy will be monitored.
MM248	11.8 Monitoring of Infrastructure Policies Table of Indicators INF10 Renewable and low carbon energy development	Delete the following indicators: ● Renewable Energy capacity installed (by type) (measured in kW). ● Monitor location of completed planning permissions. Insert the following indicator: ● Renewable Energy capacity installed - by type (measured in kW).	To clarify how the policy will be monitored.

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Minor Mod Ref No.	Policy / Paragraph Reference	Proposed Minor Modification	Reason for Proposed Minor Modification
MM249	12.6 Monitoring of Spatial Policies Table of Indicators SP1 Cheltenham and Gloucester Green Belt	Delete the following indicator: Area of Greenbelt lost to development. Insert the following indicators: Number of permissions on Green Belt land % of planning applications on Green Belt approved or refused. Area (in hectares) of Green Belt land lost	To clarify how the policy will be monitored.
MM250	12.6 Monitoring of Spatial Policies Table of Indicators SP2 Cotswold Airport	Delete the following indicator: Planning applications for gain/loss of employment floor space and together with gain/loss of business and employment activity. Insert the following indicators: Gain and loss of employment floorspace and together with gain/loss of business and employment activity reliant on functioning runways. Citation of policy in planning decision (reports, conditions, reasons for refusal, appeals).	To clarify how the policy will be monitored.
MM251	12.6 Monitoring of Spatial Policies Table of Indicators SP3 Thames and Severn Canal	Delete the following indicator: Permissions contributing to the restoration of the canal and towpath. Insert the following indicator: Citation of policy in planning decision (reports, conditions, reasons for refusal, appeals).	To clarify how the policy will be monitored.
MM252	12.6 Monitoring of Spatial Policies Table of Indicators SP4 The River Thames	Delete the following indicator: NB: Monitoring of this policy is covered by indicators for Tourism/Recreation policies. Insert the following indicator: Citation of policy in planning decision (reports, conditions, reasons for refusal, appeals).	To clarify how the policy will be monitored.

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Minor Mod Ref No.	Policy / Paragraph Reference	Proposed Minor Modification	Reason for Proposed Minor Modification
MM253	12.6 Monitoring of Spatial Policies Table of Indicators SP5 Cotswold Water Park: Post-mineral extraction after use	Amend the following indicators: • Monitor planning applications Citation of policy in planning decision (reports, conditions, reasons for refusal, appeals) within NCA108 for outdoor or water-based sports, leisure, and recreational development. • Record types of after use.	To clarify how the policy will be monitored.
MM254	12.6 Monitoring of Spatial Policies Table of Indicators SP6 Former Cheltenham to Stratford Railway Line	Delete the following indicator: • Planning applications contributing to the restoration of the former railway line: Insert the following indicator: • Citation of policy in planning decision (reports, conditions, reasons for refusal, appeals).	To clarify how the policy will be monitored.
MM255	New: Appendix J Monitoring Indicators	Insert the following paragraphs: Monitoring the implementation of the Local Plan is an essential component in ensuring its ongoing effectiveness. It is particularly important in relation to the periodic reviews that are needed to keep the Local Plan up-to-date. Plan policies may have different quantitative and qualitative aspects depending upon the nature of the policy. Some policies are more susceptible to objective measurement than others. For instance, the number of affordable houses permitted over a certain period can be quantified and then measured against the requirements of the relevant policy. On the other hand, the impact that development may have upon the landscape exhibits elements that, although a matter for professional judgement, are to some extent subjective and unquantifiable. Of course, some policies can exhibit both aspects. The Council recognises that it is important as far as is reasonable to distinguish between the quantitative and qualitative when it comes to monitoring the impact of its Local Plan. To that end, where quantitative assessment is appropriate this will be achieved through a variety of means, including the frequency of citation of a policy in reports or in planning conditions or the frequency of its citation in refusals of planning permission or in planning	To clarify how the Local Plan will be monitored.

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		appeals. In respect of policies that are more qualitative in nature, the approach may be based on instigation of a “Policy Panel” or workshop, meeting periodically, that will hear the views of relevant professionals in respect of the effectiveness of appropriate policies. The Duty to Co-operate is reflected in another aspect of effective monitoring. Policies that are either shared with other authorities (such as INF6) or are assisting in the implementation of wider strategic objectives (for instance, the Local Transport Plan) can benefit from the sharing of monitoring data between the relevant authorities. Taken together, this pragmatic approach reflects the reality of “the art and science of town planning”.	

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MM256	Glossary - Heritage Asset	Heritage (Historic Environment) and Natural Environment Assets – include Scheduled Ancient Monuments, Listed Buildings, Conservation Areas, the Cotswolds Area of Outstanding Natural Beauty (AONB), Key Wildlife sites and Sites of Special Scientific Interest (SSSI). They encompass buildings, monuments, structures, sites, resources, places or landscapes formally identified or acknowledged as having a degree of significance meriting consideration in planning decisions. a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing):	Clarification.
MM257	Glossary - new entry	Non-Principal Settlements - any stand-alone settlement that is not listed in Policy DS1 (Development Strategy) and, therefore, does not have a development boundary.	To define what is meant by this term in the context of Policy DS3
MM258	Glossary - new entry	Self and Custom Build - the building or completion by (a) individuals, (b) associations of individuals, or (c) persons working with or for individuals or associations of individuals of houses to be occupied as homes by those individuals. But it does not include the building of a house on a plot acquired from a person who builds the house wholly or mainly to plans or specifications decided or offered by that person.	Government definition of self-build and custom-build
MM259	Glossary - Strategic Housing Land Availability Assessment	Strategic Housing and Economic Land Availability Assessment (SHELAA) - an assessment of land availability for housing the availability, suitability and economic viability of potential residential and economic development land.	To provide the correct name of the Strategic Housing and Economic Land Availability Assessment (SHELAA) and to provide further definition of the SHELAA
MM260	Glossary - new entry	Tenure Blind - Designing homes and streets to be tenure-blind, so that it is not easy to differentiate between homes that are private and those that are shared ownership or rented.	To define what is meant by this term in Policy H2

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