

COTSWOLD DISTRICT FOCUSSED CHANGES ADDENDUM TO THE LOCAL PLAN 2011-2031: SUBMISSION DRAFT REG. 19 December 2016



COTSWOLD
DISTRICT COUNCIL

Explanatory Note

Explanatory Note

This document sets out material changes that the Council wishes to make to the **Cotswold District Local Plan 2011-2031: Submission Draft Reg. 19 (June 2016)**. The changes are made primarily to help ensure that the Plan submitted for examination is sound. Many of the changes have been made in response to representations that identified issues of soundness received during the public consultation period (which ended on 8th August 2016) and new evidence and/or guidance that has emerged since the Submission Draft was published. This document will form an Addendum to the Local Plan Submission Draft.

The proposals in this addendum are called 'Focussed Changes', and these are now published for a formal six week period of public consultation.

Focussed Changes are specific alterations that the Council wishes to make to the **Cotswold District Local Plan 2011-2031: Submission Draft Reg. 19 (June 2016)**. At this stage, representations can only be made on whether the Local Plan Submission Draft, as amended by the Focussed Changes, has been prepared in accordance with the Duty to Co-operate, legal and procedural requirements, and whether it is 'sound'. The tests of 'soundness' are set out in national policy - see Making Representations (below). A plan is deemed to be sound by an Inspector if it has been positively prepared, and is justified, effective and consistent with national policy.

Where possible, representations should be supported by evidence showing why the Submission Draft, as amended by the Focussed Changes, should be changed. Representations should cover - succinctly - all the information, evidence and supporting information necessary to support/justify the representation and the suggested change. There will not normally be a subsequent opportunity to make further submissions - that would be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

When making representation(s), please quote the FC reference number of the change(s) to which your comment(s) relates. For statutory reasons, it is necessary to present the Focussed Changes in the form set out in the following tables. In order to understand the context for some of the changes, you may find it helpful to cross-refer to the Submission Draft Reg.19 (June 2016).

The Council also intends to make 'Minor Modifications' to the Submission Draft. These modifications will include issues that do not alter the thrust of the local plan and its policies; provides further clarity to the reader; and rectifies grammatical and spelling errors. These will not be subject to public consultation as they would not materially affect the content of the Plan.

The Council intends to submit the Local Plan Submission Draft Reg. 19 (June 2016), together with the Focussed Changes Addendum, to the Planning Inspectorate for examination. All duly-made representations received in response to the June 2016 Local Plan Submission Draft and this Addendum of Focussed Changes will be submitted to the Inspectorate, along with supporting documentation and evidence. The list of proposed Minor Modifications will also be submitted to the Inspectorate for completeness.

Explanatory Note

How this document works

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

- a reference number for the Focussed Change with the prefix FC;
- the relevant Policy / Paragraph number from the Submission Draft Local Plan (June 2016);
- The proposed Focussed Change; and
- The reason for the Change.

Focussed Change(s) are indicated (in red font) as follows:

- Deletions shown as a ~~strikethrough~~;
- New text is shown in **bold**;
- Unchanged text is shown in black font; and
- Other context that is not part of the Plan's content or a Focussed Change is shown in italics

To assist the reader proposed changes to the Policies Maps have been brought together in section one.

Making representations

Representations made to this Focussed Change consultation will need to explain to both the Council and an independent planning inspector that the plan, as amended, would fail to meet one or more of the government's 'tests of soundness'. These are:

- **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 National Planning Policy Framework (NPPF).

Representations made at this stage should therefore focus on whether the plan, as amended with the Focussed Changes, meets the tests listed above. These are the broad areas that the Inspector will focus on in examining the Local Plan.

The Local Plan examination hearings will be held in public and the Inspector may, at their discretion, invite people who have made representations to take part in discussions. It is possible that further modifications will be made to the Local Plan as it goes through the examination process and before it is finally adopted.

Explanatory Note

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 the Focussed Changes. When making a representation, **you must state the reference number of the Focussed Change you wish to comment on.**

As well as viewing the interactive on-line version, you can also download a PDF version from the website.

Please be aware that representations can only be submitted in response to the Focussed Changes set out in this Addendum document. **The consultation exercise is not an opportunity to reiterate the content of representations submitted in response to earlier consultation documents.**

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

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:

Local Plan Consultation

Forward Planning Team

Cotswold District Council

Trinity Road

Cirencester

GL7 1PX

The Council has produced a standard form to be used when not making an online representation. When making your comments, please state the reference number of the Focussed Change you wish to comment on. Please include your name and contact details, and, if you represent a client, you need to 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 5pm on Monday 27th February 2017. As this is a statutory consultation, we are unable to accept any representations received after the deadline.

Contents

Contents

1 Policies Maps	5
2 Introduction	23
3 Objectives	25
4 Local Plan Strategy	26
5 Delivering the Strategy	28
6 Housing to Meet Local Needs	35
7 Economy, including Retailing and Tourism	37
8 Design	47
9 Built, Natural and Historic Environment	49
10 Infrastructure	71

I Policies Maps

Policies Maps 1

Focused Change Ref. No.	Policy / Paragraph Reference	Proposed Focussed Change	Reason for Proposed Change
FC001	Inset 1 and 2(Cirencester)	Add two Provisional Flood Storage Areas to Cirencester Inset Maps.	Response to representation from Environment Agency.
FC002	Inset 2 (Cirencester Town Centre)	Add Brewery Car Park (CIR_E16) to Cirencester Town Centre Inset Map.	To incorporate new evidence from the updated Retail Study 2016
FC003	Inset 2 (Cirencester Town Centre)	Amend map to incorporate changes to: - Extended Secondary frontage (Gosditch Street) -pale blue (22/12/16) - Primary Shopping Area (amended) - purple (22/12/16) - Town Centre boundary (new)- green (22/12/16)	To incorporate new evidence from the updated Retail Study 2016
FC004	Policies Map, Insets 4 (Fairford) and 6 (Lechlade)	Add safeguarded route of multi-use path from Fairford to Lechlade onto Policies Map and Inset Maps 4 and 6.	Correction
FC005	Inset 4 (Fairford)	Amend District Centre Boundary on Inset Map	To reflect updated Retail Study 2016
FC006	- Policies Map; - Inset 1 (Cirencester); - Inset 4 (Fairford); - Inset 5 (Kemble);	Add Protected Route of Former Railway Line (Policy INF2)	To reflect Policy INF2

1 Policies Maps

Focused Change Ref. No.	Policy / Paragraph Reference	Proposed Focussed Change	Reason for Proposed Change
	• Inset 6 (Lechlade); • Inset 7 (South Cerney); • Inset 8 (Tetbury); • Inset 9 (Andoversford); • Inset 10 (Bourton-on-the-Water) • Inset 17 (Moreton-in-Marsh)		
FC007	Inset 12 (Stow-on-the-Wold)	Correct the Development Boundary around the planning permission	Factual correction
FC008	Blockley Inset Map 14, SITE BK_14A	<i>Amend site boundary - Exclude driveway and curtilage of Brook Barn to the north east. Amend development boundary.</i>	Correct a factual error from original SHLAA submission.
FC009	Inset Map 14 (Blockley)	<i>Amend LGS2 boundary and site area. Amend development boundary accordingly.</i>	Factual correction
FC010	Inset Map 15 (Chipping Campden)	<i>Remove EES10 from Inset Map</i>	Reflect change in Policy S16 and Policy EC2 and Appendix E.
FC011	Inset Map 15 (Chipping Campden)	<i>Amend Key Centre Boundary (Chipping Campden) on Inset Map</i>	To reflect updated Retail Study 2016
FC012	Inset Map 15 (Chipping Campden)	<i>Remove The Craves from the Development Boundary on Inset Map</i>	As a result of Reg 19 consultation and representations from the local community, the Council took the opportunity to review the development boundary

Policies Maps 1

Focused Change Ref. No.	Policy / Paragraph Reference	Proposed Focussed Change	Reason for Proposed Change
FC013	Inset Map 15 (Chipping Campden	<i>Remove the allotments from the Development Boundary on Inset Map</i>	Factual correction
FC014	Inset Map 15 (Chipping Campden	<i>Remove the part of Badger's Field that is the open space element of the planning permission from the development boundary on Inset Map</i>	Factual correction
FC015	Inset Map 15 (Chipping Campden	<i>Correct the Development Boundary around the planning permission granted for Berrington Mills Nursery on Inset Map</i>	Factual correction
FC016	Inset Map 17 (Moreton-in-Marsh)	Correct the Development Boundary around the planning permission	Factual correction

Table 1 Proposed Focussed Changes to the Policies Maps

Key to Policies Map and Insets

(Focussed Changes Only)

	Inset Map	
	Development Boundary	(Policy DS1)
	Development Boundary Revision	
	Development Boundary Deletion	
	District Centre Boundary	(Policy EC7)
	District Centre Boundary Revision	
	District Centre Boundary Deletion	
	Established Employment Site Deletion	(Policy EC2)
	Housing Allocation	
	Housing Allocation Deletion	
	Key Centre Boundary	(Policy EC7)
	Key Centre Boundary Revision	
	Key Centre Boundary Deletion	
	Local Green Space	(Policy EN12)
	Local Green Space Revision	
	Local Green Space Deletion	
	Mixed Use Allocation Addition	(Policy S1)
	Primary Shopping Area	(Policy S3A)
	Protected Route for Multi Use Path	(Policies S5, S7)
	Provisional Flood Storage Areas	(Policy EN14)
	Secondary Frontages	(Policy S3A)
	Secondary Frontage Revision	
	Town Centre Boundary	(Policy EC7)
	Protected Route of Former Railway Line - (Andoversford, Bourton-on-the-Water, Cirencester, Fairford, Kemble, Lechlade, Moreton-in-Marsh, South Cerney, Tetbury)	(Policy INF2)

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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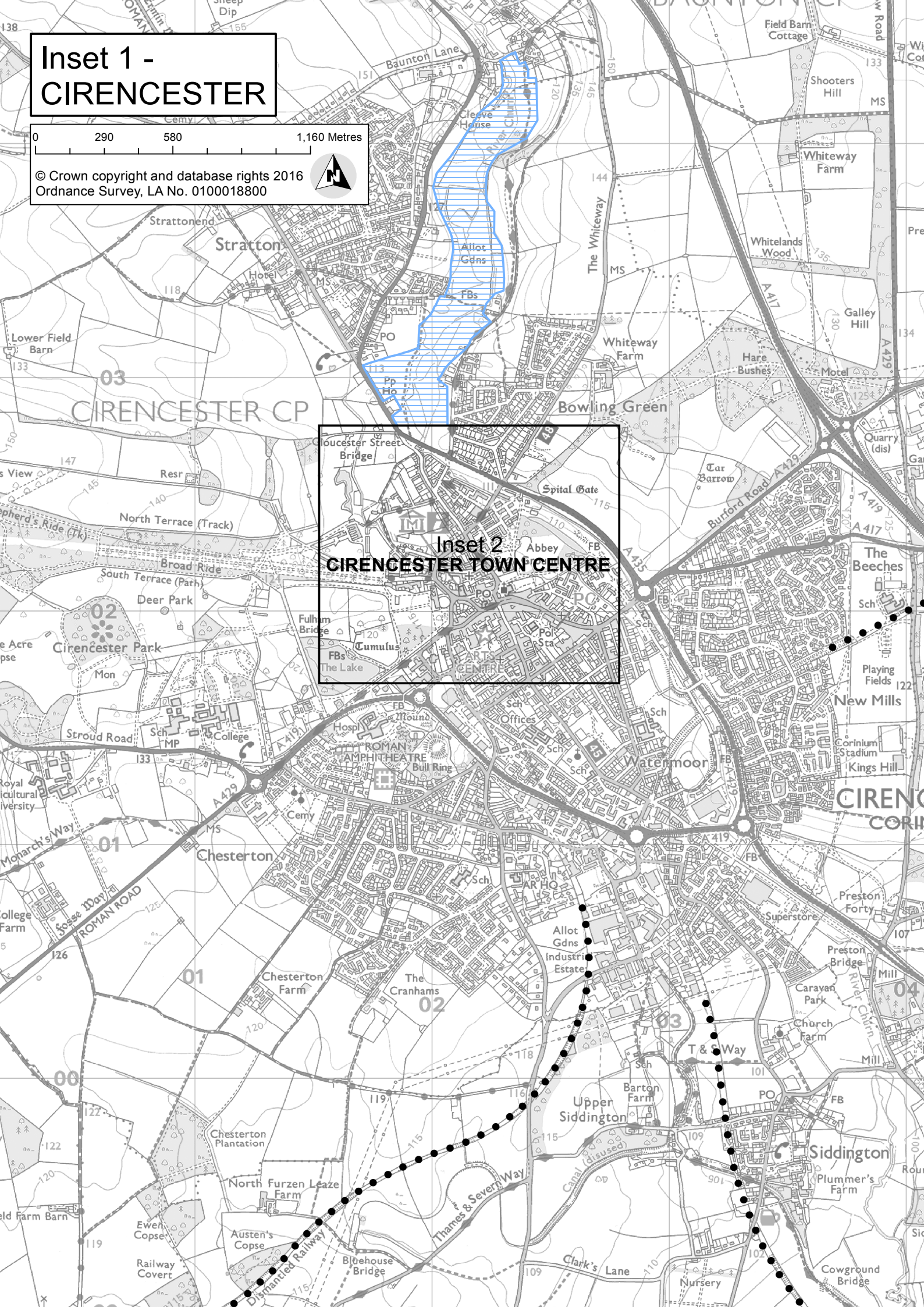
Inset 1 - CIRENCESTER

0 290 580 1,160 Metres

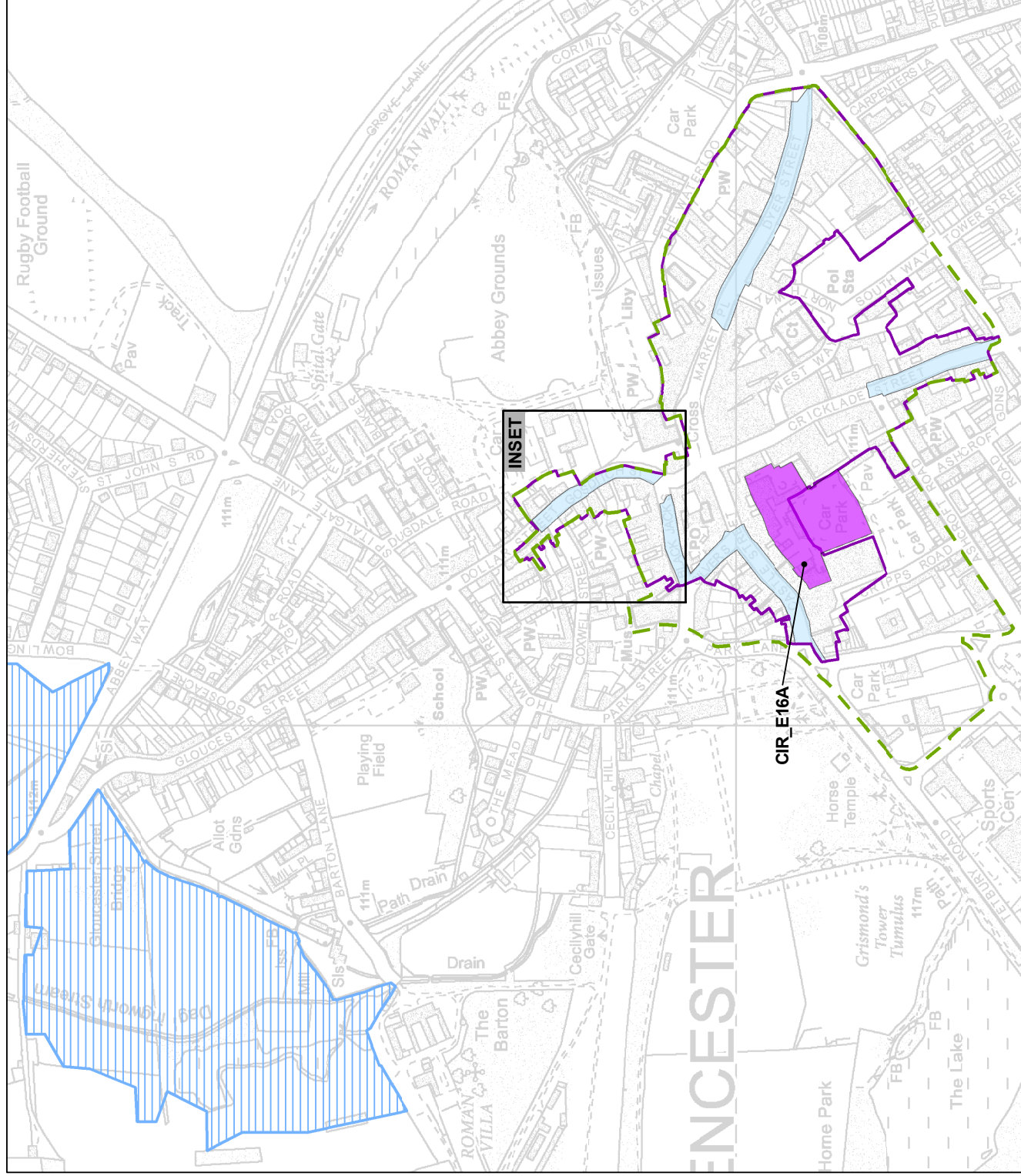
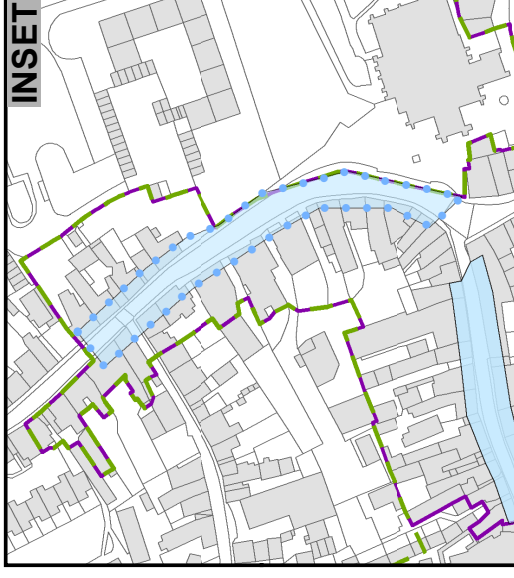
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Inset 2 CIRENCESTER TOWN CENTRE



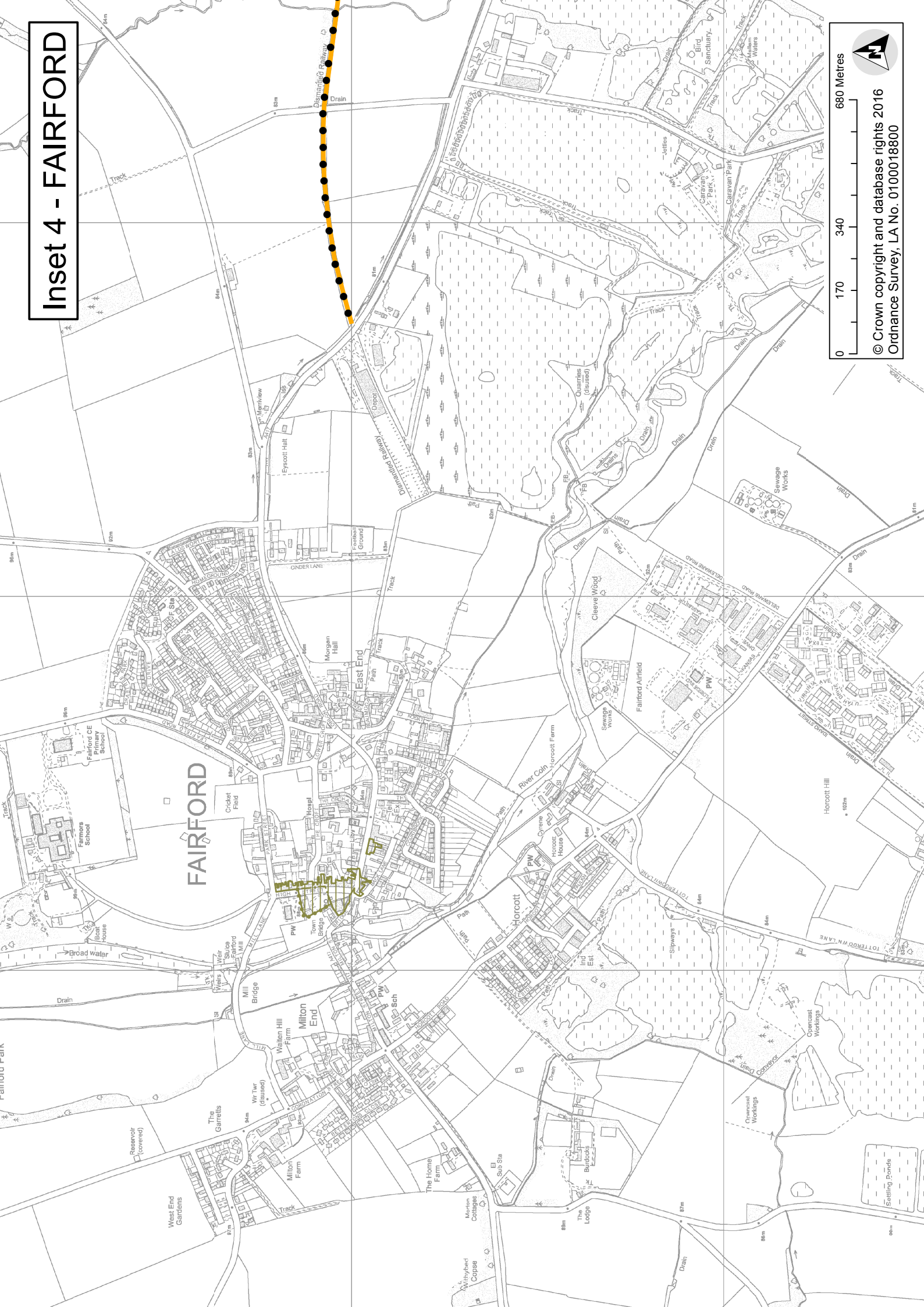
Inset 2 CIRENCESTER TOWN CENTRE



0 95 190 380 Metres



Inset 4 - FAIRFORD



0	170	340	680 Metres
0			



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Inset 5 - KEMBLE



Inset 6 - LECHLADE

West Oxfordshire District



Swindon Borough

Inset 7 - SOUTH CERNEY



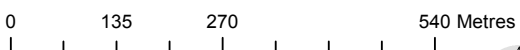
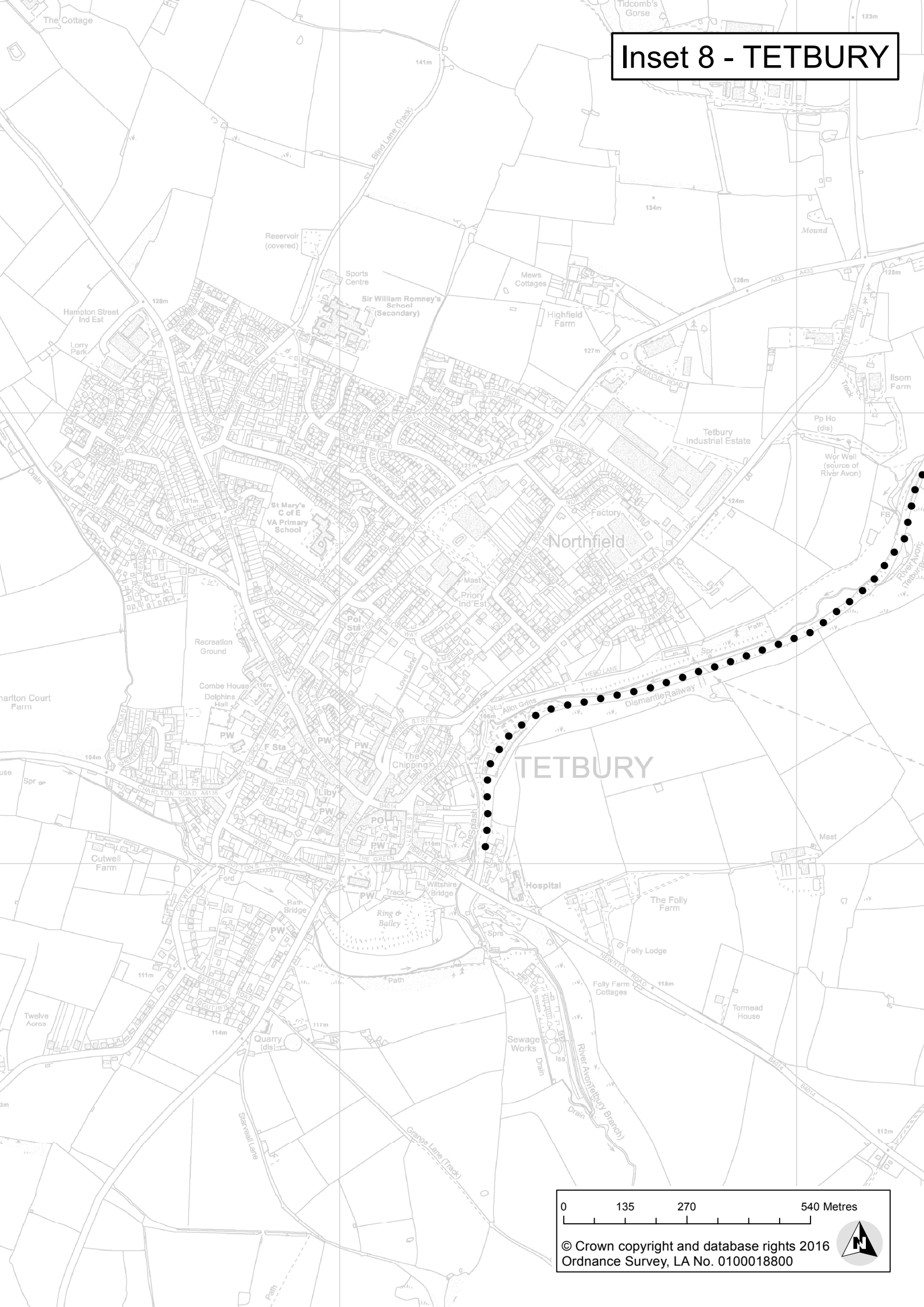
Wiltshire

0 125 250 500 Metres

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Inset 8 - TETBURY



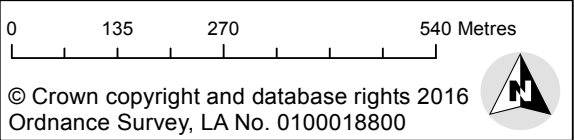
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Inset 9 - ANDOVERSFORD



Inset 10 - BOURTON-ON-THE-WATER



Inset 12 - STOW-ON-THE-WOLD

The map displays the town of Stow-on-the-Wold, outlined in red. Key features include:

- Stow-on-the-Wold Primary School**: Located in the central-eastern part of the town.
- Stow Well**: A prominent feature in the northern part of the town.
- A436 Road**: The main road running through the town.
- Landmarks**: Includes the Cricket Ground, Pavilion, Reservoir (covered), Quarry (dis), and various houses and gardens.
- Surrounding Areas**: The map shows the town's proximity to Maugersbury and other nearby locations.

A red dotted line highlights a specific route or boundary within the town. A scale bar at the bottom right indicates distances up to 380 metres, and a north arrow is also present.

Inset 12 - STOW-ON-THE-WOLD

The map displays the town of Stow-on-the-Wold, outlined in red. Key features include:

- Stow-on-the-Wold Primary School**: Located in the central-eastern part of the town.
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- Landmarks**: Includes the Cricket Ground, Pavilion, Reservoir (covered), Quarry (dis), and various houses and gardens.
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A red dotted line highlights a specific route or boundary within the town. A scale bar at the bottom right indicates distances up to 380 metres, and a north arrow is also present.

Inset 12 - STOW-ON-THE-WOLD

The map displays the town of Stow-on-the-Wold, outlined in red. Key features include:

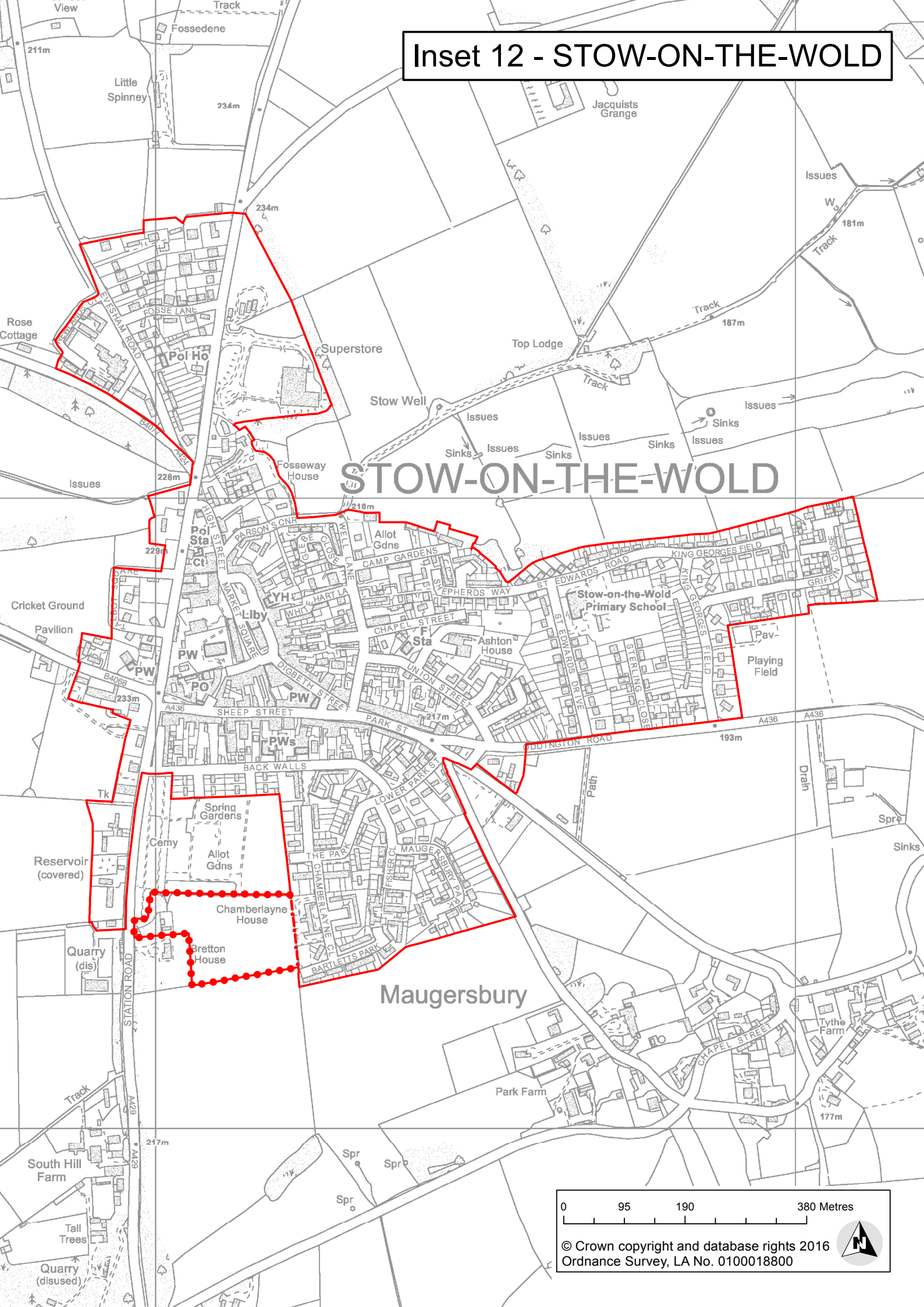
- Stow-on-the-Wold Primary School**: Located in the central-eastern part of the town.
- Stow Well**: A prominent feature in the northern part of the town.
- A436 Road**: A major road running through the town.
- Chamberlayne House** and **Bretton House**: Located in the southern part of the town, near the A436.
- Spring Gardens**: A green space in the southern part of the town.
- Reservoir (covered)**: Located in the southwestern part of the town.
- Quarry (dis)**: A disused quarry in the southwestern part of the town.
- Maugersbury**: The area immediately south of Stow-on-the-Wold.

A red dotted line indicates a route starting from the reservoir area, passing through the town, and ending near the A436. The map includes a scale bar (0 to 380 Metres) and a north arrow at the bottom right.

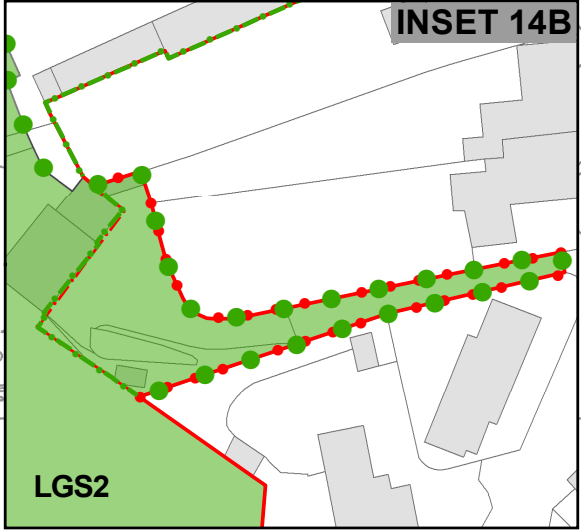
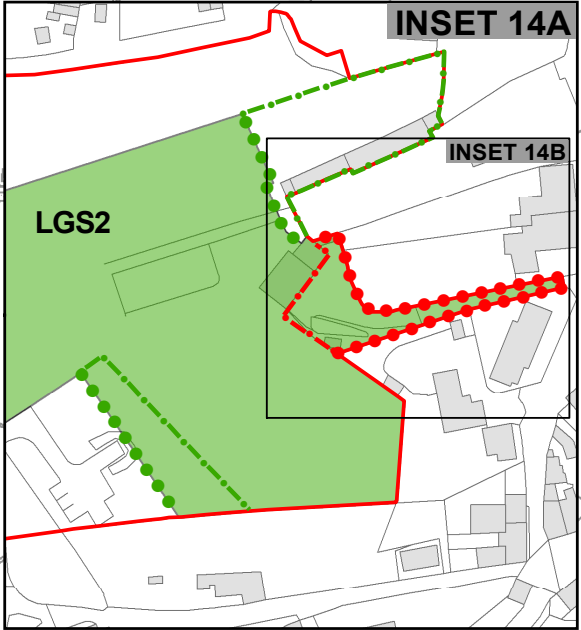
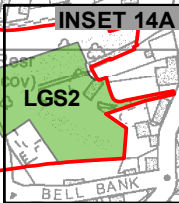
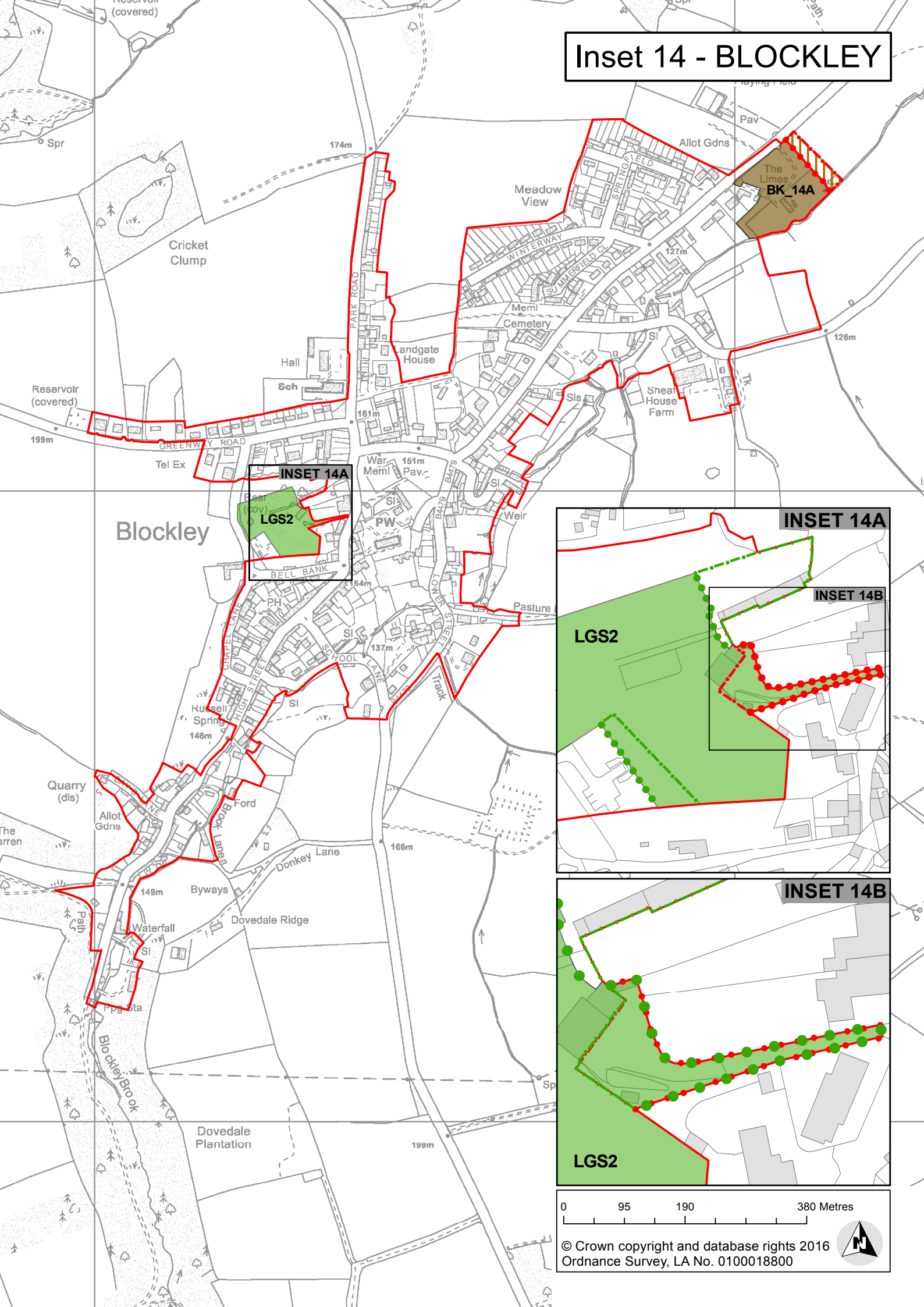
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Inset 12 - STOW-ON-THE-WOLD

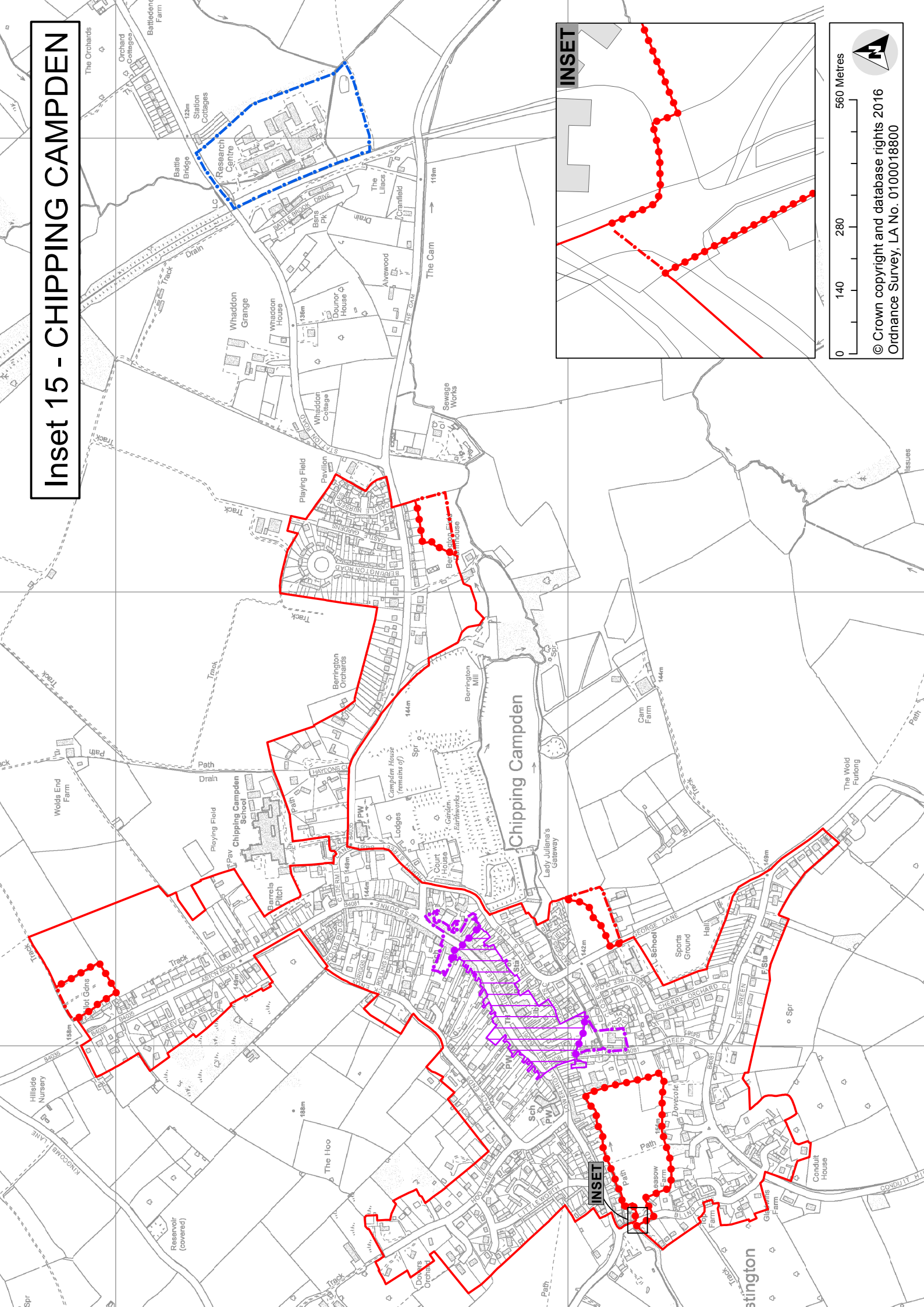
The map shows the town of Stow-on-the-Wold, with a red outline indicating the town boundary. A red dotted line highlights a specific route through the town, starting from the bottom left and moving towards the center. Key landmarks include the Stow-on-the-Wold Primary School, Stow Well, and the Reservoir (covered). The map also shows the A436 road and the A429 road. The title 'Inset 12 - STOW-ON-THE-WOLD' is in a black box at the top. The map is credited to Crown copyright and database rights 2016, Ordnance Survey, LA No. 0100018800.



Inset 14 - BLOCKLEY



Inset 15 - CHIPPING CAMPDEN



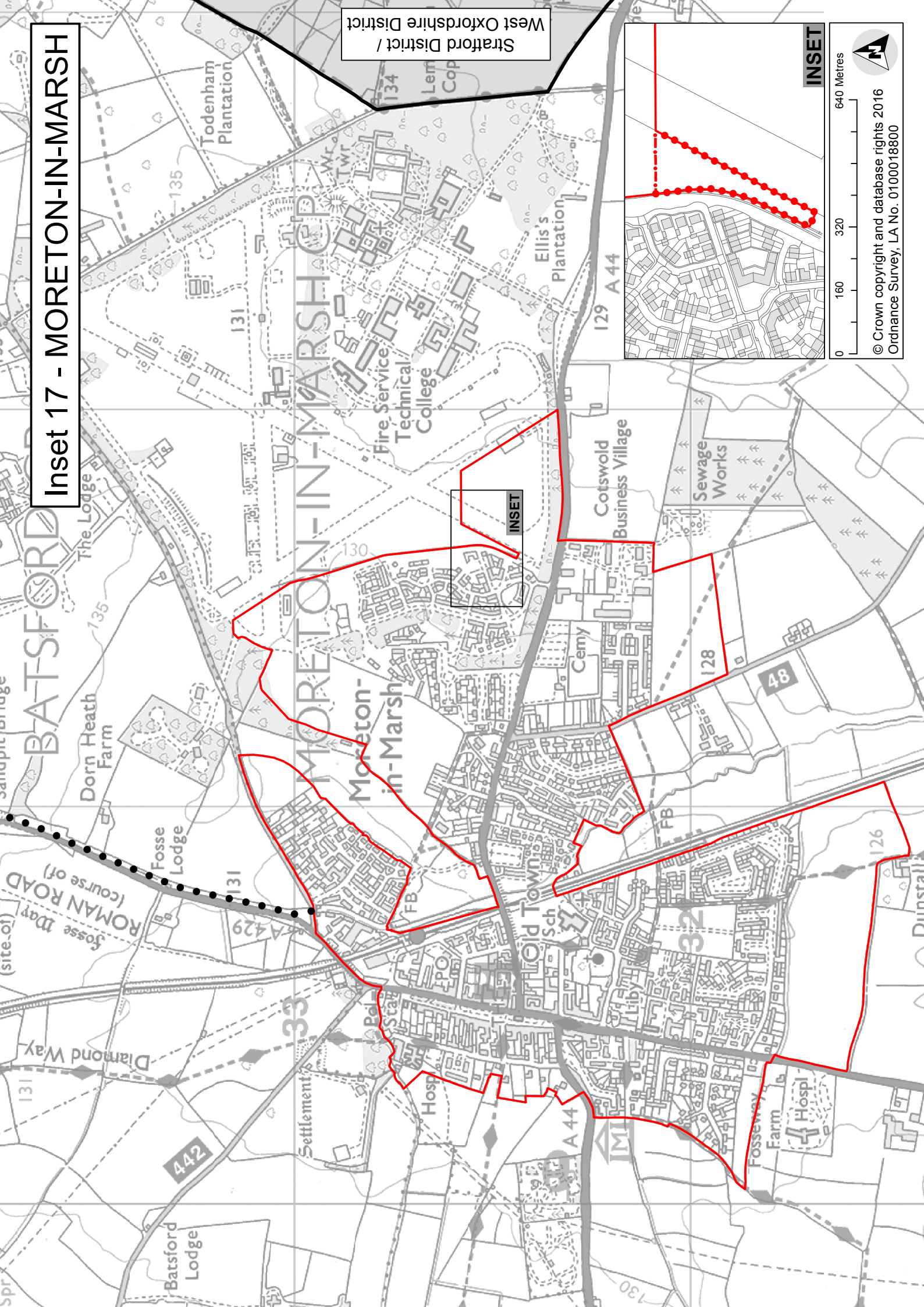
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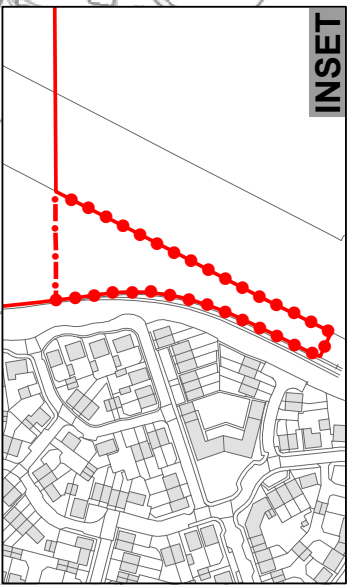
0 140 280 560 Metres

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Inset 17 - MORETON-IN-MARSH



Stratford District /
West Oxfordshire District



INSET

0 160 320 640 Metres
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Introduction 2

2 Introduction

Focused Change Ref. No.	Policy / Paragraph Reference	Proposed Focused Change	Reason for Proposed Change
FC017	Insert after paragraph 1.0.17	It should also be noted that all condition clauses should be met where relevant unless stated otherwise.	Where policy statements have a number of condition clauses attached there is the possibility that applicants may believe they only have to meet one or a majority of the conditions to be compliant especially as some conditions end with "and" but others do not. For the avoidance of doubt we have added in further clarity into the introduction.

Table 2 Proposed Focused Changes to Section 1 'Introduction'

2 Introduction

Objectives 3

3 Objectives

Focused Change Ref. No.	Policy / Paragraph Reference	Proposed Focussed Change	Reason for Proposed Change
FC018	Objective 5a	5. Sustainable Travel Reduce car use by: a. Locating most developments in sustainable locations where there is better access to jobs, services and facilities and public transport.	To make reference to the importance of locating development close to places that have access to regular public transport links to key centres within and outside of the District
FC019	Objective 6c	6. Climate Change and Flood Risk Reduce the environmental impact of development and vulnerability to the impacts of climate change by: c. Locating development away from areas identified as being at high risk from any form of flooding: or from areas where development would increase flood risk to others.	To ensure that Objective 6c follows through from the Issues and Vision

Table 3 Proposed Focused Changes to Section 5 'Objectives'

4 Local Plan Strategy

4 Local Plan Strategy

Focused Change Ref. No.	Policy / Paragraph Reference	Proposed Focused Change	Reason for Proposed Change
FC020	6.1.2	In order to achieve sustainable, balanced communities, the delivery of housing for the District needs to be accompanied by appropriate employment growth. The Local Plan strategy seeks to support forecast job growth through a combination of specific land allocations and policies. Providing for the maximum baseline forecast plus a 5 year buffer would require in excess of 24 hectares of B Class employment land ⁽¹⁾ for the period 2011-2031. Having regard to the economic forecasts, trends in employment land completions and the need to align with the GFirst SEP, the Local Plan proposes to allocate 27ha of B Class land whilst also safeguarding key employment sites and promoting 3 new Special Policy Areas, alongside supporting diversification policies in sustainable rural locations. In terms of B-class job growth, evidence indicates that there is a need to plan for in excess of 24 hectares of B-class employment land over the plan period. In reaching conclusions on the amount of employment land to be provided, consideration has been taken of economic forecasts; historic rates of business development; market signals; and labour supply. The economic forecasts indicate that, over the plan period, total job growth will be between 10,500 and 11,900.	To provide justification for the figures used in Policy DS1 in relation to employment land.
FC021	Sub-heading	6.3 Residential Development Outside the in Non-Principal Settlements (POLICY DS3)	See below
FC022	Policy DS3, clause 1	SMALL-SCALE RESIDENTIAL DEVELOPMENT OUTSIDE THE IN NON-PRINCIPAL SETTLEMENTS 1. Outside the Development Boundaries of In non-Principal Settlements, small-scale residential development will be permitted provided it: a- is within or adjacent to a rural settlement; <i>[criteria b to e unchanged, although numbering will be reordered to reflect the change]</i>	To clarify that Policy DS3 applies to small-scale stand-alone settlements in rural areas but <u>not</u> land adjacent to development boundaries.
FC023	Policy DS3, clause 2	Applicants proposing two or more residential units on sites outside Development Boundaries in Non-Principal Settlements should complete a rural housing pro-forma and submit this with the planning application.	See above - consistency.

Table 4 Proposed Focused Changes to Section 6 'Local Plan Strategy'

1 Essentially, B class employment covers business (B1), general industry (B2) and storage and distribution (B8)

Local Plan Strategy 4

5 Delivering the Strategy

Focussed Change Ref. No.	Policy / Paragraph Reference	Proposed Focussed Change	Reason for Proposed Change																																							
FC024	Policy SA1 - South Cotswolds sub-area	STRATEGY DELIVERY - SOUTH COTSWOLDS SUB-AREA Development proposals will be permitted where they contribute, as appropriate, to listed critical or 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 Allocation (Dwellings)</th><th>Employment allocation (Hectares)</th><th>Retail Need (Floorspace m²)</th><th>Identified Critical (C) or Essential (E) Infrastructure Projects</th></tr><tr><td>Cirencester (excluding Chesterton Strategic Site)</td><td>-</td><td>-</td><td>-</td><td>Romney House surgery (Tetbury) expansion or relocation, estimated a surgery of approximately 875 sq.m. is required. (E)</td></tr><tr><td>Down Ampney</td><td>28</td><td>0</td><td>-</td><td>-</td></tr><tr><td>Fairford</td><td>77</td><td>0</td><td>-</td><td>-</td></tr><tr><td>Kemble</td><td>36</td><td>0</td><td>-</td><td>New purpose built doctors surgery (Cirencester)</td></tr><tr><td>Lechlade</td><td>48</td><td>4.25</td><td>-</td><td>-</td></tr><tr><td>South Cerney</td><td>0</td><td>0</td><td>-</td><td>-</td></tr><tr><td>Tetbury</td><td>70</td><td>2.08</td><td>240</td><td>Re-use of old former railway line for cycling between Tetbury, and Kemble and Cirencester. (E)</td></tr></table> Cycling infrastructure including improvements for Tetbury Road and London Road corridors. The Local Plan needs to clarify that development in Cirencester (other than the strategic site) should contribute to the infrastructure required in the South sub area. Therefore, projects identified in Policy S1 are now placed in Policy SA1. Allocation numbers have been removed as these are set out in the settlement policies. Reference to critical and essential infrastructure has been removed due to change to Policy INF1. A429 Cherry Tree Junction and A417 (High Street)/A351 (Thames Street) were previously omitted. Consequential changes have also been made to Policy S1 and paragraph 7.1.1	Settlement	Housing Allocation (Dwellings)	Employment allocation (Hectares)	Retail Need (Floorspace m ²)	Identified Critical (C) or Essential (E) Infrastructure Projects	Cirencester (excluding Chesterton Strategic Site)	-	-	-	Romney House surgery (Tetbury) expansion or relocation, estimated a surgery of approximately 875 sq.m. is required. (E)	Down Ampney	28	0	-	-	Fairford	77	0	-	-	Kemble	36	0	-	New purpose built doctors surgery (Cirencester)	Lechlade	48	4.25	-	-	South Cerney	0	0	-	-	Tetbury	70	2.08	240	Re-use of old former railway line for cycling between Tetbury, and Kemble and Cirencester. (E)
Settlement	Housing Allocation (Dwellings)	Employment allocation (Hectares)	Retail Need (Floorspace m ²)	Identified Critical (C) or Essential (E) Infrastructure Projects																																						
Cirencester (excluding Chesterton Strategic Site)	-	-	-	Romney House surgery (Tetbury) expansion or relocation, estimated a surgery of approximately 875 sq.m. is required. (E)																																						
Down Ampney	28	0	-	-																																						
Fairford	77	0	-	-																																						
Kemble	36	0	-	New purpose built doctors surgery (Cirencester)																																						
Lechlade	48	4.25	-	-																																						
South Cerney	0	0	-	-																																						
Tetbury	70	2.08	240	Re-use of old former railway line for cycling between Tetbury, and Kemble and Cirencester. (E)																																						

Delivering the Strategy 5

Focused Change Ref. No.	Policy / Paragraph Reference	Proposed Focussed Change	Reason for Proposed Change
		- SuDS and soft measure interventions to manage flood risk. - Junction improvements at: • A429 Cherry Tree Junction • A417 (High Street)/A361 (Thames Street) • A417 / Whelford Road (⊕); • A429 / A433 (⊕); • A433 (London Road) / A433 (Long Street)/ Hampton Street/ New Church Street (⊕); • A433 (Long Street) / A433 (Bath Road) / B4014 (Fox Hill) / Chipping Street (⊕).	
FC025	Cirencester Town - new paragraphs after 7.1.1.1.3	As a result of the long history of human settlement in Cirencester, archaeological evidence of the Roman, medieval and later phases of occupation survive beneath the modern town. In recognition of the national importance of that archaeology, large areas of Cirencester are designated as scheduled monuments under the Ancient Monuments and Archaeological Areas Act 1979. The objective of such designation is to assist in the management of the resource, including ensuring that it is not needlessly destroyed or damaged.	To rectify an omission raised by Historic England and Gloucestershire County Council.

5 Delivering the Strategy

Focused Change Ref. No.	Policy / Paragraph Reference	Proposed Focussed Change	Reason for Proposed Change
		The town's rich archaeological heritage is a material planning consideration that presents special challenges for development in Cirencester. A comprehensive archaeological assessment of the town, including the proposed strategic site south of Chesterton, was produced by Gloucestershire County Council in January 2014 (2). Detailed archaeological assessment and evaluation of the allocated sites will be required prior to development. 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.	
FC026	Policy S1 - Cirencester Town - Mixed Use	● S.2 Strategic site at Chesterton (2,350 dwellings, 9.1 ha of employment land and associated infrastructure); ● C_97 Memorial Hospital (11 dwellings) - residential-led development; ● CIR_E14 Waterloo car park (0.67 ha) - mixed decked car parking and office provision; ● CIR_13B Sheep Street Island (0.96 ha); and ● CIR_E10 Forum Car park (0.54 ha) - retail-led development; and ● CIR_E16A Brewery Car Park (1.08ha) - retail-led development	● Reference to the strategic site repeats Policy S2; hence deleted. ● Amend The Waterloo car park allocation to satisfy concerns raised by the Environment Agency about mixed use, and to clarify the desire to locate decked parking on this site. ● The addition of Brewery car park takes account of new evidence from the updated Retail Study 2016
FC027	Policy S1 - Cirencester Town - Critical and Essential Infrastructure Projects	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)	Consequential change as a result of changes to INF1.

Delivering the Strategy 5

Focused Change Ref. No.	Policy / Paragraph Reference	Proposed Focused Change	Reason for Proposed Change
		Once contributions to delivery of critical and essential infrastructure have been made, development proposals will, subject to viability, be expected to help deliver or make appropriate contributions towards:	
FC028	Policy S2 - Strategic Site south of Chesterton, Cirencester	Infrastructure provision, informed by the Infrastructure Delivery Plan and the Vision and Objectives (Appendix B) for the site, will be required relating to matters including: - Community facilities and culture (including Neighbourhood Centre); - Education; - Health care; - Open space, sport and recreation; - Transport and highways; - Flood management, waste water, and a Sustainable Urban Drainage System; and - Water supply.	'Neighbourhood centre' included to reflect recommendation in updated Retail Study 2016. - To provide the correct the name of 'Sustainable Drainage System', as provided in the Glossary.
FC029	Sub-section 7.1.1.2 Strategic Site south of Chesterton, Cirencester - new paragraph	An archaeological assessment and evaluation of the scheduled ancient monument at the southern edge of the site will be required before a detailed planning permission can be approved.	To rectify an omission raised by Historic England.
FC030	Strategic Site south of Chesterton, Cirencester para 7.1.1.2.9	It is anticipated that a neighbourhood centre will provide small scale convenience shopping and service uses , though the Council will seek to restrict the floor area of the retail (class A1-5) units to protect the vitality and viability of the existing town centre. In addition, the scale and format of units and floorspace within the neighbourhood centre should be limited so that they primarily serve the day-to-day needs of residents of the strategic site and not a wider catchment. The neighbourhood centre will also include facilities to serve the new community, e.g. community meeting space and healthcare facility. Developers will be expected to provide these facilities in phase with development.	Reflect change in Policy S2
FC031	Policy S3A - Cirencester Town Centre	1. Provision will be made for about 5,600,400 sq.m of net comparison convenience goods retail floorspace and about 4,300,2,100 sq.m of net convenience-comparison goods floorspace in the plan period within the town centre (3) .	To incorporate new evidence from the updated Retail Study 2016

5 Delivering the Strategy

Focused Change Ref. No.	Policy / Paragraph Reference	Proposed Focussed Change	Reason for Proposed Change
		2. Existing town-centre car parks that serve the town centre will be safeguarded from loss of further spaces until alternative provision is secured and implemented. 3. Class A1 uses should be concentrated in the Primary Frontage, defined on the Policies Map. The loss of A1 uses from the Primary Frontage will be resisted where it would harm: the vitality or viability of the Primary Shopping Area; town-centre; or harm wider Town Centre investment; or cause amenity problems. 4. Within the Secondary Frontage, identified on the Policies Map, class A1 uses and other main town centre uses will be permitted where they would complement and enhance the retailing offer of the Primary Shopping Area. town-centre. The loss of main town centre uses in this frontage will be resisted, and, other than A1 uses, concentrations of single uses will not be permitted, where this would adversely affect: the vitality and viability of the Primary Shopping Area; town-centre; or harm wider Town Centre investment; or cause amenity problems. Where the loss of a main town centre use is proposed, evidence must be submitted to demonstrate that the property has been continually, actively and effectively marketed for at least 12 months and that the use is no longer of commercial interest.	
FC032	Policy S3F - Cirencester Town Centre	1. It should be ensured that new development shall provide sufficient car parking capacity to meet its own needs. Where appropriate town centre development is proposed on existing town centre car parks, alternative parking provision must be secured prior to the commencement of that development commencing.	Redrafted in light of updated Retail Study 2016
FC033	Tetbury para 7.1.7.5	Tetbury is classed as a 'Town 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. A need was identified for 200m² of comparison floorspace and 40m² net convenience retail growth in the Retail Study 2012. A review of this study is underway.	Amendment made to reflect updated Retail Study 2016.
FC034	Policy S10 - Andoversford, Infrastructure	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 as result of changes to INF1.
FC035	Bourton-on-the-Water, para 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 centre' provides an important role and contributes to the local economy. In accordance with the Town	Amendment to reflect the Updated Retail Study (2016)

Delivering the Strategy 5

Focused Change Ref. No.	Policy / Paragraph Reference	Proposed Focused Change	Reason for Proposed Change
FC036	Policy S12 (Infrastructure)	Centre and Retailing policies of this Plan, proposals for 'Town Centre' uses that maintain the position of Bourton-on-the-Water as a 'Key Centre' in the District's retail hierarchy will be permitted. (28). A need was identified for 250m2 of comparison floorspace and 60m2 net convenience retail growth in the Retail Study 2012. A review of this study is underway. Infrastructure Once contributions to delivery of 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: a. suitable land for allotments	The provision of allotments identified in the Northleach Neighbourhood Development Strategy 2011 has been superseded by the emerging Northleach Neighbourhood Plan. The IDP does not identify any other projects in Northleach, therefore, delete this clause.
FC037	Policy S15 - Blockley, Infrastructure	Once contributions to delivery of critical and essential infrastructure required in the North Cotswolds Sub Area (Policy SA3) have been made, development proposals will, subject to viability, be expected to help deliver or make appropriate contributions towards:	Consequential change as result of changes to INF1.
FC038	Policy S16 - Chipping Campden, Employment and Retail	<u>Employment and Retail</u> Protected existing employment sites: ● Campden Business Park (EES9) ● Campden BRI (EES10)	Reflect change in Policy EC2 and Appendix E. Consequential changes also required to: ● Inset Map 15 ● Appendix E
FC039	Moreton-in-Marsh, para 7.3.4.5	The town's retail centre ranks 4th in the District. Moreton fulfils a 'town 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 / maintain its position as the main service centre for the north Cotswolds. In	Amendment made to reflect updated Retail Study 2016.

5 Delivering the Strategy

Focused Change Ref. No.	Policy / Paragraph Reference	Proposed Focused Change	Reason for Proposed Change
		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.	
FC040	Moreton-in-Marsh, para 7.3.4.11	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. A need was identified for 600m2 of comparison floorspace and 450m2 net convenience retail growth in the Retail Study 2012. A review of this study is underway.	Amendment made to incorporate updated Retail Study 2016.
FC041	Policy S18 (Moreton-in-Marsh)	Allocated employment sites (for B1, B2 and/or B8 class uses) : - MOR_E6 Fire Service College B (7.43 ha) for B1 uses - MOR_E11 Land at Evenlode Road (2.03ha) for B8 uses	To correct an error. The use classes reflect recommendations from the evidence base.

Table 5 Proposed Focused Changes to Section 7 'Delivering the Strategy'.

Housing to Meet Local Needs 6

Focused Change Ref. No.	Policy / Paragraph Reference	Proposed Focussed Change	Reason for Proposed Change
FC042	Policy H1, clauses 1 and 2	1. All housing developments will be expected to provide a suitable mix and range of housing in terms of size, type and tenure to reflect local housing need and demand in both the market and affordable housing sectors, subject to viability. particularly the requirements of an ageing population and smaller more affordable open market homes to reflect local earnings. Developers will be required to comply with the Nationally Described Space Standard. 2. In particular, developers will be expected to provide a range of types and sizes of market homes and demonstrate how the proposed mix of market housing provision will meet local demand with regard to household size and income, thereby reducing the need for affordable housing in the District.	- To eradicate repetition. - Insertion of reference to Nationally Described Space Standards to rectify an omission from the earlier policy. - Viability insertion is to ensure consistency with other parts of H2.
FC043	Policy H1, clause 4	4. On sites of more than 20 dwellings developers will be required to provide at least 5% of dwellings for sale as serviced self or custom build plots, having regard to the need identified on the Local Planning Authority's Self Build and Custom Build Register: 4. Subject to the demand identified on the Local Planning Authority's Self Build and Custom Build Register, on sites of more than 20 dwellings developers will be required to provide at least 5% of dwellings plots for sale as serviced self or custom build plots.	Clarification that if the demand is not on the Self Build Register then the plots do not have to be provided.
FC044	Para 8.1.5	Developers will be expected to demonstrate how the proposed mix of market housing provision will meet local need and local demand with regard to household size and income using information sources such as local evidence in the SHMA and parish needs surveys, for example.	Policy detail has been transferred from Policy H1 to the explanatory text at the end of paragraph 8.1.5
FC045	Para 8.1.7	<i>Add the following at the end of the first bullet point:</i> If there is no demand shown on the Council's Self and Custom Build Register then no plots will need to be provided.	Clarification of change to H1, clause 4.
FC046	Policy H2 Title	AFFORDABLE HOUSING IN PRINCIPAL SETTLEMENTS	Policy now applies to the whole District

6 Housing to Meet Local Needs

Focused Change Ref. No.	Policy / Paragraph Reference	Proposed Focussed Change	Reason for Proposed Change
FC047	Policy H2 Criteria a and b	In Principal Settlements: a-1. All housing developments that provide six 11 or more new dwellings or comprise an area of 0.3ha or larger have a combined gross floorspace of over 1,000 square metres, will be expected to contribute towards affordable housing provision to meet the identified need in the District and address the Council's strategic objectives on affordable housing. b-2- Schemes providing 5 new dwellings or less, or on sites smaller than 0.3ha In settlements in rural areas, as defined under s157 of the Housing Act 1985, all housing developments that provide 6 or more new dwellings will make a financial contribution by way of a commuted sum towards the District's affordable housing need subject to viability.	To make Policy compliant with Written Ministerial Statement (HCWS50)
FC048	Policy H3	<i>Amend Title as follows:</i> Policy H3-AFFORDABLE HOUSING OUTSIDE PRINCIPAL SETTLEMENTS RURAL EXCEPTION SITES	Policy H2 has been altered to include affordable housing outside Principal Settlements

Table 6 Proposed Focused Changes to Section 8 'Housing to Meet Local Needs'

Economy, including Retailing and Tourism 7

Focused Change Ref. No.	Policy / Paragraph Reference	Proposed Focused Change	Reason for Proposed Change
FC049	Policy EC2, Clause (2)	SAFEGUARDING EMPLOYMENT SITES 2. Existing established and allocated employment sites will be retained for B Class employment uses, unless there is no reasonable prospect of the site being used for employment purposes. Proposals for the conversion, change of use or development of established employment sites to non-employment uses will not be permitted.	To clarify that allocated sites are safeguarded under Policy EC2, in response to representations. To be compliant with the NPPF requirements in response to representations.
FC050	Policy EC2 Appendix E List	Camden BRI (EES10)	To improve clarity of the intention of the Local Plan. The site is covered by Policy EC4 Special Policy Area for Campden BRI. Consequential changes also made to Inset Map 15 and Policy S16
FC051	Policy EC3 Clauses (1), (2) and (3)	PROPOSALS FOR ALL TYPES OF EMPLOYMENT-GENERATING USES 1. Within Development Boundaries, proposals for employment-generating uses on sites that are not currently identified as an established employment site in employment use will be permitted in principle. 2. Outside Development Boundaries, and outside established employment sites, proposals for small-scale employment development appropriate to the rural area will be permitted where they: a. are justified by a business case, demonstrating that the business is viable; do not entail residential use as a principal element of the business; and anything other than ancillary to the business; and b. are justified by a business case demonstrating that the business is viable; or c. facilitate the retention or growth of a local employment opportunity.	To improve clarity between policies EC2 and EC3. To improve clarity in Clauses 2 and 3 in response to representations.

7 Economy, including Retailing and Tourism

Focused Change Ref. No.	Policy / Paragraph Reference	Proposed Focussed Change	Reason for Proposed Change
		3. In cases where an ancillary residential use is acceptable, the proposal may be classed as a 'live/work' unit. Restrictions will be applied to such units, including: a. the residential floorspace of the live/work unit can only be occupied by the person solely, mainly or last employed in the business occupying that unit; and b. the business floorspace of the live/work unit must be finished and ready for occupation before the residential element, and the residential use must not commence before the business use. and c. the business floorspace must not be used for any other purpose other than Use Class B1.	
FC052	Policy EC4, Clause (3), criterion (e)	3. (e). ensure that there is no net loss of playing pitch provision and other outdoor sporting facilities	Insert new sub clause 3e. To be consistent with Policy INF2 Clause 2.
FC053	9.3.1.2	To ensure the retail evidence base is robust and relevant an update of the 2012 retail study has been prepared - the Retail Study Update 2016. The approach to retail and town centre development is in alignment with the latest employment and housing figures and includes an updated assessment of the need for retail floorspace across the 10 larger, more sustainable, Principal Settlements that form the Retail Hierarchy identified in Policy EC7. A wider assessment of provision is also made across all 17 Principal Settlements, as identified in Policy DS1. Arising out of the content and recommendations of the Retail Study Update 2016, the town centres and retail strategy makes provision for 400 sq m (net) of convenience goods and 2,100 sq m (net) comparison goods floorspace within Cirencester over the plan period. Within the other nine settlements in the retail hierarchy there are, due to the nature of retailing within these settlements, no quantitative floorspace targets and instead a strategy to maintain and enhance retail provision within their defined central areas, supporting the role of each centre in servicing its local community and, in some instances, visitors and tourists to the District.	To incorporate new evidence from the updated Retail Study 2016

Economy, including Retailing and Tourism 7

Focused Change Ref. No.	Policy / Paragraph Reference	Proposed Focused Change	Reason for Proposed Change
		Retail development will take place in accordance with the Retail Hierarchy set out in Policy EC7. The hierarchy reflects the scale, nature and role of the centres and their importance within the retail offer in the District. Provision will be made through site allocations in Cirencester (see Policies S1, S2 and S3A) and the policies set out below.	
FC054	Policy EC7	Policy EC7 RETAIL HIERARCHY 1. Main town centre uses will be permitted in the following centres: The retail hierarchy in Cotswold District is set out below and will be the focus for the provision of main town centre uses: Primary Town Centre: Cirencester; Key Centres: Bourton-on-the-Water, Chipping Campden, Moreton-in-Marsh, Stow-on-the-Wold and Tetbury; District Centres: Fairford and Lechlade; Local Centres: Northleach and South Cerney. These centres form the retail hierarchy for Cotswold District. 2. In settlements that are not listed in Policy EC7, clause 1, proposals for small local shops and services will be permitted if they would enhance a settlement's viability and help to meet the needs of, and are conveniently accessible to, the local community. 3. Provision will be made for 400 sq m (net) of convenience goods and 2,100 sq m (net) of comparison goods retail floorspace within Cirencester over the plan period (in accordance with policies S1, S2 & S3A and S3F). Within the other nine settlements identified in the retail hierarchy, the retail strategy supports proposals in their defined centres which maintain and enhance retail provision and the wider health of the centre.	To incorporate new evidence from the updated Retail Study 2016
FC055	Policy EC8 (all but clause 5 is deleted and replaced)	MAIN TOWN CENTRE USES	To incorporate new evidence from the updated Retail Study 2016

7 Economy, including Retailing and Tourism

Focused Change Ref. No.	Policy / Paragraph Reference	Proposed Focused Change	Reason for Proposed Change
		1. Proposals for Main Town Centre Uses will be permitted, firstly, within the Primary / Key / District / Local Centre boundaries identified on the Policies Maps and secondly, at edge of Centre locations. If there are no suitable sites available within the Centre boundaries, or at edge of Centre locations, then out of centre sites may be considered. 2. All proposals for main town centre uses should: a. be of a size, scale, function and intensity appropriate to the position of the Centre in the Retail Hierarchy (Policy EG7); b. be consistent with the strategy for the settlement; c. help maintain an appropriate mix of uses in the Centre; d. contribute to the quality, attractiveness and character of the settlement, including the Centre, and the street frontage within which the site is located; and e. be consistent with floor space provision requirements for the Centre identified in the latest evidence. 3. When considering proposals for main town centre uses beyond the identified Centre boundaries, (in edge of Centre or Out of Centre locations), proposals will be permitted that are: a. accessible and well connected to the Centre by public transport, walking and cycling; b. contribute to the quality, attractiveness and character of the settlement and the street frontage within which the site is located; and c. maintain or improve, where possible, the health and wellbeing of the District's residents through increased choice and quality of shopping, leisure, recreation, arts, cultural and community facilities.	

Economy, including Retailing and Tourism 7

Focused Change Ref. No.	Policy / Paragraph Reference	Proposed Focused Change	Reason for Proposed Change
		4. The loss of main town centre uses on the ground floor within the Centre boundaries identified on the Policies Maps will be permitted provided the development does not harm the vitality and viability of the Centre and evidence has been submitted to demonstrate that the property has been continually, actively and effectively marketed for at least 12 months and that the use is no longer of commercial interest. 5. <i>Clause remains</i> 6. Other than A1 uses, concentrations of single uses will not be permitted where this would be likely to cause issues of amenity or affect the vitality and viability of the Centre: MAIN TOWN CENTRE USES 1. The preferred sequence of locations for Main Town Centre Uses in Cirencester are the : a. Primary Shopping Area b. Town Centre c. Edge of Centre d. Out of Centre 2. The preferred sequence of locations for Main Town Centre Uses in the other Principal Settlements listed in the Retail Hierarchy (Policy EC7) are the: a. Centre (Key/District/Local) b. Edge of Centre c. Out of Centre	

7 Economy, including Retailing and Tourism

Focused Change Ref. No.	Policy / Paragraph Reference	Proposed Focused Change	Reason for Proposed Change
		3. Only if there are no suitable sites available within the Primary Shopping Area and Centre (Town/Key/District/Local) boundaries identified on the Policies Maps, or on the Edge of Centre, will Out of Centre sites be considered. 4. All proposals for main town centre uses should: a. be consistent with the strategy for the settlement; b. help maintain an appropriate mix of uses in the Centre; and c. contribute to the quality, attractiveness and character of the settlement, including the Centre, and the street frontage within which the site is located. 5. Subject to Policy S3A Clause 3 and 4 for Cirencester, within the Centre boundaries identified on the Policies Maps Class A1 uses and other main town centre uses will be permitted where they would complement and enhance the retailing offer of the Centre. The loss of main town centre uses will be resisted, and, other than A1 uses, concentrations of single uses will not be permitted, where this would adversely affect the vitality and viability of the Centre or harm wider town centre investment, or cause amenity problems. Where the loss of a main town centre use is proposed, evidence must be submitted to demonstrate that the property has been continually, actively and effectively marketed for at least 12 months and that the use is no longer of commercial interest. 6. See clause 5 of the Submission draft Local Plan. 7. When considering proposals for main town centre uses beyond the identified Centre boundaries, (in edge of centre or out of centre locations), proposals will be permitted that are: a. accessible and well connected to the Centre by public transport, walking and cycling;	

Economy, including Retailing and Tourism 7

Focused Change Ref. No.	Policy / Paragraph Reference	Proposed Focussed Change	Reason for Proposed Change
		b. contribute to the quality, attractiveness and character of the settlement and the street frontage within which the site is located; c. maintain or improve, where possible, the health and wellbeing of the District's residents through increased choice and quality of shopping, leisure, recreation, arts, cultural and community facilities; and d. comply with the sequential test, by demonstrating that there are no sequentially preferable sites or premises to accommodate the proposed development, taking into account the need for flexibility in the scale and format of proposals. 8. In addition to Clause 7 criteria (a)-(d) proposals for retail, leisure and office uses outside of defined centres will, subject to the provisions of Policy EC9, be assessed in relation to their impact on: a. The vitality and viability of those defined town centres within the catchment area of the proposal; and b. Existing, proposed and committed town centre investment in defined centres within the catchment area of the proposal. Such assessments should, where appropriate, extend to an assessment of the cumulative effects, taking into account other committed and recently completed developments.	
FC056	New paragraph before 9.3.2.1	References to each of the Town, Key, District and Local Centre Boundaries should be taken to mean 'town centre' in terms of the NPPF definition. The defined Centre boundaries for the Key, District and Local Centres are also the same as the 'Primary Shopping Area' in terms of the NPPF. In Cirencester, the Primary Shopping Area is specifically defined and lies within the wider Town Centre Boundary.	To clarify and reflect the updated Retail Study 2016.
FC057	Policy EC9	RETAIL IMPACT ASSESSMENTS 4. Proposals for net sales floorspace exceeding 500sqm, which lie outside an identified Primary / Key / District or Local Centre, shall be accompanied by a Retail Impact Assessment:	To incorporate new evidence from the updated Retail Study 2016.

7 Economy, including Retailing and Tourism

Focused Change Ref. No.	Policy / Paragraph Reference	Proposed Focused Change	Reason for Proposed Change
		2. Development that has significant adverse impacts on the existing vitality and viability of an identified Primary / Key / District or Local Centre will not be permitted: Proposals for retail development with a net increase of 100sqm or more, or, proposals that relate to floorspace of 100 sqm net or above, which lie outside an identified Town / Key / District or Local Centre, will be assessed against their impact on the health of, and investment within, defined Centres and planning applications will be accompanied by a Retail Impact Assessment.	
FC058	9.3.3.2	The impact test applies to retail, office and leisure proposals. The scope and level of detail required will vary according to local circumstance. Impact assessments will not be limited to new build retail development; they will may also be required for extensions, redevelopment and or the variation of conditions and Section 106 Agreements where this would alter the effects of a development. proposals relate to 100sqm or more of floorspace or there is a net increase in floorspace of 100sqm or more. Retail impact assessments should be scoped out with the LPA prior to the submission of planning applications.	To incorporate new evidence from the updated Retail Study 2016 and improve clarity.
FC059	9.3.3.4	The majority of retail applications submitted to Cotswold District Council are less than 100sqm, reflecting the type and characteristics of the District's market towns and rural settlements, and very few applications have historically exceeded this total. Proposals for retail developments up to 100 500sq m net will generally be regarded as being of a scale that would not result in significant adverse impacts. Accordingly, the default retail impact assessment threshold set out in the NPPF is lowered to 500 100sqm net to reflect the type and scale of the existing retail offer and ensure that, when considering a planning application, the Local Planning Authority has a full understanding of the impact of new proposals on the existing retail offer. Where impact assessments indicate significant adverse impacts on an existing vitality and viability of the centre, development will be refused. Where the evidence shows there is no significant adverse impact the positive and negative effects of the proposal will be balanced, together with locational and other considerations, to reach an overall judgement.	Reflect change to threshold figure in Policy EC9 and to improve clarity.
FC060	9.3.3.5	Proposals for retail developments up to 500sq m will generally be regarded as being of a scale that would not result in significant adverse impacts. Where impact assessments indicate significant adverse impacts on an existing vitality and viability of the centre, development will be refused. What constitutes a significant adverse impact will be based on the circumstances of each case. The cumulative impact of recent/committed proposals may also be relevant. Where the evidence shows there	Text merged with paragraph 9.3.3.4 to reduce duplication.

Economy, including Retailing and Tourism 7

Focused Change Ref. No.	Policy / Paragraph Reference	Proposed Focussed Change	Reason for Proposed Change
FC061	Policy EC11 Clauses (2), (4), (5), (6) and (7)	is no significant adverse impact the positive and negative effects of the proposal will be balanced, together with locational and other considerations, to reach an overall judgement: TOURIST ACCOMMODATION 2. Exceptionally, proposals for a new hotel that is directly associated on-site with a tourist attraction, and required to sustain ensure the viability of the tourist attraction, will be acceptable. 4. Exceptionally, proposals for a new-build, short stay, self catering units that are directly	Amended in response to representations which highlighted the issue that nothing could definitely 'ensure' the viability of a tourist attraction. Clauses 5 and 6 are deleted as they are superfluous. Policy H6 covers the removal of occupancy conditions. Improves clarity of Policy.

7 Economy, including Retailing and Tourism

Focused Change Ref. No.	Policy / Paragraph Reference	Proposed Focused Change	Reason for Proposed Change
		associated on-site with a tourist attraction, and required to sustain ensure the viability of the tourist attraction, will be acceptable. Removal of occupancy conditions – holiday lets 5. Applications for the removal of occupancy conditions on holiday accommodation that has been built or converted for that purpose outside Development Boundaries will not be permitted. 6. Applications will be permitted where the original building was used as a dwelling or the building is located within Development Boundaries. 7 b. makes use of any converted or potentially convertible agricultural buildings that may be available with the number and size of any associated new buildings kept to the minimum necessary.	

Table 7 Proposed Focused Changes to Section 9 'Economy, including Retail and Tourism'.

Focused Change Ref. No.	Policy / Paragraph Reference	Proposed Focused Change	Reason for Proposed Change
FC062	10. Design	<i>The entire content has been transferred to the Natural and Historic Environment chapter.</i>	It is logical to incorporate Design into the Natural and Historic Environment chapter.

Table 8 Proposed Focused Changes to Section 10 'Design'

8 Design

Built, Natural and Historic Environment 9

Focused Change Ref. No.	Policy / Paragraph Reference	Proposed Focussed Change	Reason for Proposed Change
THIS IS AN OVERVIEW OF FOCUSED CHANGES TO THE NATURAL AND HISTORIC ENVIRONMENT CHAPTER. IT IS NOT A FOCUSED CHANGE IN ITSELF	Revised structure of the Natural and Historic Environment chapter	<i>The Built, Natural and Historic Environment chapter has been rationalised and reconfigured broadly into the following structure.:</i> 10.1 Introduction 10.1.1 - formerly paragraph 11.1.1 10.1.2 and 10.1.3 - new paragraphs (see below) Policy EN1 - formerly Policy EN1 (re-titled to Built, Natural and Historic Environment) 10.2 The Built Environment - formerly chapter 10 Design 10.2.1 - formerly paragraph 10.1.3 unamended 10.2.2 - formerly paragraphs 10.1.1 and 10.1.2 10.2.3 - new paragraph (see below) 10.2.4 - formerly paragraph 11.1.2 + additional sentence (see below) 10.2.5 - new paragraph (see below) Policy EN2 - formerly Policy D1 (re-titled The Built Environment) 10.2.6 to 10.2.11 - formerly paragraphs 10.1.4 to 10.1.9 Policy EN3 - formerly Policy EN12 (Local Green Spaces) 10.2.12 - formerly paragraph 11.10.1 10.2.13 - formerly paragraph 11.10.4	To address issues raised by Historic England and to arrange the revised contents into a more logical running order.

9 Built, Natural and Historic Environment

Focused Change Ref. No.	Policy / Paragraph Reference	Proposed Focussed Change	Reason for Proposed Change
		10.2.14 - formerly paragraph 11.10.2 and 11.10.3 with minor modifications 10.3 The Natural Environment - formerly section 11.2 Landscape 10.3.1 and 10.3.2 formerly paragraphs 11.2.1 and 11.2.2 10.3.3 - new paragraph (see below) 10.3.4 - formerly paragraph 11.3.1 10.3.5 and 10.3.6 - formerly paragraphs 11.4.1 and 11.4.2 Policy EN4 - formerly Policy EN2 (The Wider Natural and Historic Landscape) 10.3.7 to 10.3.10 - formerly paragraphs 11.2.3 to 11.2.6 Policy EN5 - formerly Policy EN3 (Cotswolds AONB) 10.3.11 to 10.3.14 - formerly paragraphs 11.2.7 to 11.2.10 Policy EN6 - formerly Policy EN4 (Special Landscape Areas) 10.3.15 - formerly paragraph 11.2.11 Policy EN7 - formerly EN5 (Trees, Hedgerows and Woodlands) 10.3.16 to 10.3.19 - formerly paragraphs 11.3.2 to 11.3.5 Policy EN8 - formerly EN6 (Biodiversity and Geodiversity: Features, Habitats and Species) 10.3.20 and 10.3.21 - formerly paragraphs 11.4.3 and 11.4.4 Policy EN9 - formerly EN7 (Biodiversity and Geodiversity: Designated Sites) with minor changes - see below. 10.3.22 to 10.3.25 - formerly paragraphs 11.5.1 to 11.5.4	

Built, Natural and Historic Environment 9

Focused Change Ref. No.	Policy / Paragraph Reference	Proposed Focussed Change	Reason for Proposed Change
		10.4 The Historic Environment 10.4.1 to 10.4.8 - new paragraphs (see below) 10.4.9 - new paragraph partly incorporates 11.6.1 10.4.10 - new paragraph Policy EN10 - new policy (Designated Heritage Assets) - see below Policy EN 11 - formerly EN8 (Conservation Areas) 10.4.11 - formerly paragraph 11.6.3 with minor modifications. Policy EN12 - formerly EN10 (Non-Designated Heritage Assets), but essentially a new policy 10.4.12 and 10.4.13 - formerly paragraphs 11.8.2 and 11.8.3 Table 6 - formerly Table 6 (Criteria for deciding whether a building or structure should be considered as a non-designated heritage asset. Policy EN13 - formerly EN9 (Conversion of Non-Domestic Historic Buildings - Designated and Non-Designated Heritage Assets), but essentially a new policy 10.3.14 - formerly paragraph 11.7.1 10.5 Safeguarding the Environment Managing Flood Risk - formerly included in chapter 12 (Infrastructure) 10.5.1 - formerly paragraphs 12.5.1 and 12.5.2 10.5.2 to 10.5.18 - new paragraphs (see below) Policy EN14 - formerly INF8 (Managing Flood Risk and the Water Environment) - essentially a new policy relating solely to Managing Flood Risk (see below)	

9 Built, Natural and Historic Environment

Focused Change Ref. No.	Policy / Paragraph Reference	Proposed Focussed Change	Reason for Proposed Change
		Pollution and Contaminated Land 10.5.19 - formerly paragraph 11.9.2 Policy EN15 - formerly EN11 (Pollution and Contaminated Land) with some amendments - see below 10.5.20 - formerly paragraphs 11.9.6 and 11.9.1 10.5.21 - formerly paragraphs 11.9.3 and 11.9.4 10.5.22 - formerly paragraph 11.9.5 10.5.23 to 10.5.26 - formerly paragraphs 11.9.7 to 11.9.10 Local Green Spaces 11.10.4 - new paragraph	
FC063	Chapter title	11.10 Built , Natural and Historic Environment	To clarify the full scope of the chapter, including the incorporation of Chapter 10 (Design).
FC064	Paragraphs 11.1.3 11.1.4 11.6.2 11.8.1	<i>The following paragraphs have been deleted in their entirety:</i> 11.1.3 The level of importance of an asset and its setting together with the significance of any feature that may be affected by proposed development should be carefully considered, and appropriate weight attributed to it having regard to the policies of this Local Plan together with national planning policy and guidance.	These are consequential changes resulting from the rationalisation and restructuring of this chapter.

Built, Natural and Historic Environment 9

Focused Change Ref. No.	Policy / Paragraph Reference	Proposed Focussed Change	Reason for Proposed Change
		11.1.4 The NPPF requires local planning authorities to "set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment" (para 426) and include "a clear strategy for enhancing the natural, built and historic environment" (para 157). In 2016 the council approved an Historic Environment Strategy which includes an evidence base, an action plan and a set of objectives. These objectives together with objectives for the natural environment are set out in tabular form at Appendix G. The table illustrates how implementation of the policies in the local plan will help to deliver the objectives in an integrated way. The development management process will play an important role in this respect. The objectives also underpin other elements of the local plan, for example the vision and site allocations, and their delivery will also take place through other aspects of the council's work such as support for the Local Records Centre and engagement with owners of buildings at risk. 11.6.2 There is a wide range of heritage assets in the District. In the majority of cases, proposals that may affect them can be determined on the basis of primary legislation; the NPPF and the PPG. There are, however, key asset types and development types that require further exposition. These are in relation to Conservation Areas, the conversion of non-domestic buildings (heritage assets) and non-designated heritage assets. Listed Buildings and Scheduled Ancient Monuments are also subject to separate regulatory regimes. 11.8.1 Besides many designated heritage assets, there is also a wide range of non-designated assets such as old buildings of historic interest, whose significance is not sufficient to warrant listing, and locally "scheduled" archaeological features. All heritage assets must be protected and enhanced because they are of vital importance to the character and "sense of place" of the area.	

9 Built, Natural and Historic Environment

Focused Change Ref. No.	Policy / Paragraph Reference	Proposed Focussed Change	Reason for Proposed Change
FC065	New explanatory text (under Introduction)	10.1.2 Individual heritage assets, both designated and undesignated are set in a wider historic environment or landscape. It is vital that this wider resource is also conserved, enhanced and better revealed. This is of particular relevance in the District because such a high proportion of it falls with the Cotswolds Area of Outstanding Natural Beauty. Although this designation refers primarily to “natural beauty”, that natural beauty is very closely tied to the historic value of the landscape. Those linkages include the landscape archaeology of the area, such as: • field patterns and the ancient roadways; • use of local materials for building; • historic structures from Neolithic burial mounds to arts and crafts cottages; • setting of settlements; and • “natural” landscape itself which is as much a man-made construct as a natural one. There are also some areas of the District outside the AONB that have been designated as Special Landscape Areas (SLAs). Although primarily designated for their landscape value, the criteria for designation also includes “conservation interests” and the analysis in the Local Countryside Designation Review: Special Landscape Areas (White Consultants 2001) report refers to the historic environment in its analysis of the SLAs. 10.1.3 Policy EN1 reflects the fact that in the Cotswolds there is considerable interrelationship and interplay between the built, natural and historic environment. These environmental elements are in some respects indivisible - what affects one part may well affect another. It follows from this that one of the key pressures facing the District is planning positively to meet the objectively assessed need for growth, whilst safeguarding the sensitive built, natural and historic environment from the less positive aspects of development and simultaneously seeking enhancements where possible.	To address issues raised by Historic England.
FC066	Policy EN1 - title, and criteria a and b	BUILT, NATURAL AND HISTORIC ENVIRONMENT a. ensuring the protection and enhancement of existing natural and historic environmental assets and their settings in proportion with the significance of the asset; b. contributing to the provision and enhancement of multi-functional green infrastructure;	To address issues raised by Historic England.

Built, Natural and Historic Environment 9

Focused Change Ref. No.	Policy / Paragraph Reference	Proposed Focussed Change	Reason for Proposed Change
FC067	New explanatory text (under The Built Environment)	10.2.3 Heritage themes that contribute to the distinctiveness of the local built environment include: • local stone building materials – drystone walls, Cotswold building stone, natural stone roof tiles; • distinctive Cotswold vernacular; • rural (agricultural) settlement patterns of isolated farmsteads and villages with market towns and a number of country houses with associated estates; • Key local architects including important proponents of the Arts and Crafts Movement; and • Roman archaeology of the District focused on Corinium. Obvious Roman roads, still in use as main roads through the District. 10.2.4 Well-designed development can contribute positively to the conservation, enhancement and creation of natural and historic environmental assets, including at the strategic level through, for example the enhancement of Nature Improvement Areas and long distance footpaths. High quality urban design and architecture also enables new development to integrate successfully with the historic environment, which is of particular importance for the historic towns and villages of the Cotswolds. 10.2.5 The built environment is as much about the spaces between and around the buildings or groups of building in a settlement as about the buildings themselves. For this reason, policy on Local Green Spaces is included in this section of chapter 10.	To address issues raised by Historic England.
FC068	New explanatory text (under The Natural Environment)	10.3.2 Landscape Character Assessments, incorporating an assessment of the character of the historic landscape undertaken between 1997 and 2002, have been undertaken as follows: <u>Landscape Character Assessments – Cotswolds Area of Outstanding Natural Beauty</u> • Cotswolds AONB Landscape Character Assessment (2004) • This divides the AONB into 19 landscape types. Each landscape character type includes a section on “human influences” and there is additional detail about the historic environment within each character area description. The Landscape Strategy and Guidelines help inform decision making about the suitability of proposed development or change. • Local Distinctiveness Guide (2004) describes the changing pattern, design and materials used in the built environment across the Cotswolds.	To address issues raised by Historic England.

9 Built, Natural and Historic Environment

Focused Change Ref. No.	Policy / Paragraph Reference	Proposed Focussed Change	Reason for Proposed Change
FC069	Additional explanatory text at end of new paragraph 10.3.7 (under The Natural Environment)	<u>Landscape Character Assessments – Areas of Cotswold District outside the Cotswolds AONB</u> - Gloucestershire Landscape Character Assessments for The Severn Vale; Upper Thames Valley; Vale of Moreton; Vale of Evesham Fringe (LDA 2006) Each landscape character type include sections on “human influences” and “buildings and settlements”. - Cotswold Water Park - Integrated Landscape Character Assessment (LDA Design 2009) Chapter 5 focuses on the historic development of the area and chapter 8 on “built character”. Each landscape character type includes sections on “human influences” and “buildings and settlements”. 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 address issues raised by Historic England.
FC070	Policy EN7 (now EN9), clauses 1 and 2	BIODIVERSITY AND GEODIVERSITY: DESIGNATED SITES <u>International Sites</u> - Internationally designated wildlife sites (including proposed sites and sites acquired for compensatory measures) will be safeguarded from development that could adversely affect them-cause a significant effect that would adversely affect their integrity. <u>National Sites</u> - Development that is likely to have an adverse effect upon a nationally designated nature conservation site will not be permitted unless the benefits of development at the site clearly outweigh the impact development is likely to have both on (a) its special features and (b) the national network of Sites of Special Scientific Interest. Where a proposal is permitted appropriate mitigation or compensation will be required.	To strengthen the protection afforded by the policy on interests of acknowledged importance where planning permission is granted, and To make the hierarchy between national and international sites more distinct.
FC071	Explanatory text (under The Historic Environment)	10.4.1 As illustrated in the “Portrait” at Section 2, Cotswold District has one of the richest resources of heritage assets of any area in England. These include: individual buildings from modest cottages in the Cotswold vernacular style to grand country houses http://www.cotswold.gov.uk/sites/default/files/2016/06/16/160616%20Cotswold%20District%20Local%20Plan%202011-2031%20Draft%20Regulation%2019.pdf;	To address issues raised by Historic England.

Built, Natural and Historic Environment 9

Focused Change Ref. No.	Policy / Paragraph Reference	Proposed Focussed Change	Reason for Proposed Change
		- archaeological remains both visible, such as hill-forts and field patterns and buried, including the roman remains beneath Cirencester; - historic settlements from small hamlets and villages within the AONB to the formal townscapes of Chipping Campden and Cirencester; - historic parks and gardens from historic deer parks such as Lodge Park to twentieth century gardens e.g. Barnsley House ⁽⁴⁾; and - a registered Civil War battlefield at Stow. 10.4.2 Through managing change sensitively and enhancing and promoting the historic environment where opportunity arises, the policies in the local plan, taken together and underpinned by the Council's Historic Environment Strategy, take a proactive approach to addressing the current pressures on this valued resource. These measures include – - the inclusion of the high quality and internationally recognised historic environment as a vital part of the Vision for the District; - a series of historic environment policies which target heritage asset types, which are of particular local concern such as Conservation Areas, (of which there are 144 in the District ⁽⁵⁾) and non-designated heritage assets; - robust criteria for the identification of non-designated heritage assets, given the high number of such assets in the District; - landscape and design policies which address the important inter-relationship between the historic, built and natural environment; - careful analysis of allocated sites to ensure that the historic environment is fully considered and that these sites can contribute to the enhancement of the environment; - a design code which will ensure high quality of design across the District for all scales of development over the Plan period and beyond; - proposals for the use of CIL funding; - reference within the economy chapter on the role of the historic environment in underpinning the economy (including tourism) and the need for promotion in that regard. 10.4.3 In recognition of the importance to the district of its historic environment, the remit of the Historic Environment Strategy goes beyond the local plan. It has led to: - the appointment of a Member Heritage and Design Champion;	

4 <http://www.cotswold.gov.uk/residents/planning-building/landscape/historic-parks-gardens/>

5 <http://www.cotswold.gov.uk/residents/planning-building/historic-buildings-conservation-areas/>

9 Built, Natural and Historic Environment

Focused Change Ref. No.	Policy / Paragraph Reference	Proposed Focussed Change	Reason for Proposed Change
		- the inception of a Conservation Area appraisal pilot project (which if successful will be rolled out to further CAs); and - the inclusion of HE assets within the open space and GI strategy. It also highlights other related areas of work - for example the serving of Article 4 directions where this is considered to be a proportionate response. 10.4.4 Unlike many areas of the country there are no key areas of the District that require wholesale regeneration, but the local plan does support projects that address HE issues, particularly for structures that are no longer in use or where the use has changed, for example the Old Goods Shed at Tetbury and the Thames and Severn canal. 10.4.5 The Council cannot work alone to deliver improvements to the historic environment. It pro-actively supports a number of other organisations to do this, for example financial support for the Cotswolds Conservation Board, in the provision of guidance on the historic environment and wider landscape issues and on initiatives to retain and repair historic landscape features, such as dry stone walls. 10.4.6 Support for community planning is also a key priority. Guidance on historic environment issues has been prepared and made available to local communities. (6) Officers provide advice and guidance to those producing neighbourhood plans, for example: - promoting the production of local design guidance ⁽⁷⁾; - encouraging the compilation of local lists of non-designated heritage assets; - supporting the use of local CIL allocations to fund environmental improvement projects.	

6 <http://www.cotswold.gov.uk/residents/communities/neighbourhood-planning/introduction-to-neighbourhood-and-community-led-plans/>

7 <http://www.cotswold.gov.uk/residents/planning-building/cotswold-design-guidance/historic-building-features/>

Built, Natural and Historic Environment 9

Focused Change Ref. No.	Policy / Paragraph Reference	Proposed Focussed Change	Reason for Proposed Change
		10.4.7 The Council also works with the owners of heritage assets to help them conserve and enhance their properties appropriately, through the provision of pre-application advice, the availability of guidance on the Council's web-site⁽⁸⁾ and by encouraging them to use both the Cotswold Design Code and local design guidance⁽⁹⁾ even when proposed works are permitted development. 10.4.8 There are relatively few listed buildings or structures at risk in the District⁽¹⁰⁾. Those that are at risk include rural churches, tombstones, milestones and other buildings/structures for which a new, more current use is difficult to achieve through appropriate conversion. The Conservation Area pilot project will evaluate whether the relevant CAs could be considered to be at risk and the need for action to address that risk. The other main area of heritage at risk is scheduled ancient monuments where agricultural activities are damaging the historic remains; however this lies outside planning control. 10.4.9 Whilst legislation together with the policies of the NPPF, supplemented by guidance within PPG, enable the historic environment including heritage assets⁽⁴³⁾ and their settings to be adequately protected and enhanced within the development management process, the council considers that a local policy is necessary to reinforce this. The key consideration is the potential harm that might be caused to the heritage asset or its setting and the great weight that should be given to its conservation proportionate to its level of significance, and how that is balanced against the proposed public benefits of development proposals. The balancing principles referred to in Policy EN10 are set out at paragraphs 131 – 134 of the NPPF. In addition, the NPPF emphasises the importance of the opportunity that new development may provide to better reveal the significance of heritage assets. Listed Buildings and Scheduled Ancient Monuments are also subject to separate regulatory regimes:	

- 8 <http://www.cotswold.gov.uk/residents/planning-building/historic-buildings-conservation-areas/conservation-development-management/>
- 9 <http://www.cotswold.gov.uk/residents/planning-building/cotswold-design-guidance/historic-building-features/>
- 10 <http://www.cotswold.gov.uk/residents/planning-building/historic-buildings-conservation-areas/buildings-at-risk/>

9 Built, Natural and Historic Environment

Focused Change Ref. No.	Policy / Paragraph Reference	Proposed Focussed Change	Reason for Proposed Change
FC072	New Policy - Designated Heritage Assets	10.4.10 The Council's Historic Environment Strategy highlights a range of evidence and information such as the Gloucestershire Historic Environment Record [HYPERLINK HERE] including Conservation Area Character Appraisal and Management Plans which will be used to inform the consideration of future development including potential conservation and enhancement measures . POLICY EN10 DESIGNATED HERITAGE ASSETS 1. In considering proposals that affect a designated heritage asset or its setting, great weight will be given to the asset's conservation in proportion with the importance of the asset. 2. Development proposals that sustain and enhance the character, appearance and significance of designated heritage assets (and their settings), and that put them to viable uses, consistent with their conservation, will be permitted. 3. Proposals that would lead to harm to the significance of a designated heritage asset or its setting will not be permitted, unless a clear and convincing justification of public benefit can be demonstrated to outweigh that harm. Any such assessment will take account, in the balance of material considerations: • the importance of the asset; • the scale of harm; and • the nature and level of the public benefit of the proposal.	To address issues raised by Historic England.
FC073	Policy EN10 (now EN12)	Policy EN1012 NON-DESIGNATED HERITAGE ASSETS 1. Development affecting a non-designated heritage asset will be permitted provided the proposal satisfactorily demonstrates how the asset will be retained, and how any special features that contribute to the asset's significance will be retained or enhanced as appropriate: where it is designed sympathetically having regard to the significance of the asset, its features, character and setting.	To address issues raised by Historic England.

Built, Natural and Historic Environment 9

Focused Change Ref. No.	Policy / Paragraph Reference	Proposed Focussed Change	Reason for Proposed Change
FC074	Policy EN9 (now EN13)	2. Extensions and alterations to a non-designated heritage asset, and new buildings within its setting, will be designed sympathetically having regard both to the asset and to its setting. Where possible development will seek to enhance the character of the non-designated heritage asset. 2. Where possible, development will seek to enhance the character of the non-designated heritage asset. Proposals for demolition or total loss of a non-designated heritage asset will be subject to a balanced assessment taking into account the significance of the asset and the scale of harm or loss. 3. The assessment of whether a site, feature or structure is considered to be a non-designated heritage asset, will be guided by the criteria set out in Table 6.	To address issues raised by Historic England.
	Policy EN913	THE CONVERSION OF NON-DOMESTIC HISTORIC BUILDINGS (DESIGNATED AND NON-DESIGNATED HERITAGE ASSETS) 1. Proposals for the conversion of non-domestic historic buildings to alternative uses will be permitted where it can be demonstrated that: a. the conversion would secure the future of a heritage asset, and/or its setting, which would otherwise be at risk; b. the proposed conversion would not significantly harm the character of the heritage conserve the significance of the asset (including its form, and features, character and setting); its setting, and/or the character or the appearance of the surrounding landscape; c. the heritage asset is structurally sound; and d. the heritage asset is suitable for, and capable of, conversion to the proposed use without substantial alteration, extension or rebuilding which would be tantamount to the erection of a new building.	

9 Built, Natural and Historic Environment

Focused Change Ref. No.	Policy / Paragraph Reference	Proposed Focussed Change	Reason for Proposed Change
FC075	Section 12.5 Managing Flood Risk (now section 10.5). Transferred from Infrastructure chapter	2. Subsequent extensions or alterations to heritage assets that have been converted will be permitted where the works would not harm the character or appearance of the building, its significance as a heritage asset, its setting or the landscape. Proposals to extend or alter heritage assets that have been converted, will be permitted where it can be demonstrated that the proposed works would preserve the significance of the asset (including its form and features), its setting and/or the character or the appearance of the surrounding landscape in a manner that is proportionate to the significance of the asset. 10.5 Managing Flood Risk (POLICY EN14) <i>Paragraphs 12.5.1 and 12.5.2 have been combined into a single paragraph and re-numbered 10.5.1. The remainder of this section (below) comprises new text.</i> 10.5.2 National Planning Practice Guidance (PPG) sets out extensive advice on planning and flood risk in the section entitled “Flood Risk and Coastal Change” http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/. The PPG sets out, for example, detailed explanations of sequential and exception testing together with a model checklist for site specific flood risk assessment. Prospective developers are recommended to take the advice in the PPG fully into account alongside the provisions of the NPPF and the relevant policies of this Local Plan. 10.5.3 The Council’s evidence base in respect of flood risk management includes: • Strategic Flood Risk Assessment (SFRA) Level 1; • Strategic Flood Risk Assessment (SFRA) Level 2; • Sequential Testing of all the proposed allocations; and • a Water Cycle Study undertaken in consultation with the Environment Agency and the Water Companies.	(i) To improve the Local Plan by separating the two issues the original policy INF8 conflated, and redrafting into two distinct policies (now INF8 and EN14). (ii) To address concerns raised in representations about comprehensiveness of water environment policy coverage.

Built, Natural and Historic Environment 9

Focused Change Ref. No.	Policy / Paragraph Reference	Proposed Focussed Change	Reason for Proposed Change
		10.5.4 The Level 1 SFRA makes use of existing information to allow the application of the Sequential Test and to identify where the exception test is likely to be necessary. The Level 2 SFRA involves a more detailed review of flood hazard (flood probability, flood depth, flood velocity, rate of onset flooding) taking into account the presence of flood risk management measures such as flood defences. 10.5.5 The aim of the sequential test is to steer new development to areas with the lowest probability of flooding. The sequential approach should also be used at site level, directing the most vulnerable development to area of lowest flood risk, matching vulnerability of land use to flood risk. The SFRA provides data and information required to apply the Sequential Test and where necessary, the Exception Test. 10.5.6 The Water Cycle Study assessed whether potential Local Plan site allocations would increase flood risk in relation to fluvial or surface water flooding. In particular, the Study calculated the amount of additional wastewater that will be generated from the Local Plan's proposed growth that will enter wastewater treatment works and, once treated, into the District's rivers. The Water Cycle Study found that whilst the amount of water entering wastewater treatment works and rivers will increase, which by definition adds to flood risk, the level of increased water flows entering watercourses will not be significant. It is not considered that planned growth will pose significant risk to the safety of occupiers of these sites, the local community or the wider environment. 10.5.7 In relation to climate change, the Water Cycle Study recommends that climate impacts should be addressed at the detailed assessment stage. The Local Plan, through application of its Sustainability Appraisal (SA), takes account of the longer term issues of climate change and flood risk management. 10.5.8 The Water Cycle Study identifies potential environmental risks and opportunities associated with the Local Plan's development proposals. Its findings should be used in conjunction with the SA and/or Strategic Environmental Assessment (SEA) when this is available.	

9 Built, Natural and Historic Environment

Focused Change Ref. No.	Policy / Paragraph Reference	Proposed Focussed Change	Reason for Proposed Change
		10.5.9 Overall flood risk may be reduced through the design and layout of schemes. Design in this context may include the retention or planting of native broad leaved trees, where such planting is likely to assist generally in flood management. Additional measures may also include the retention, enhancement or creation of water features on the site (i.e. ponds, ditches and streams and vegetated buffer strips), terrestrial and marginal vegetation planting along river corridors to increase vegetation cover and habitat creation and provision of amenity areas in locations at risk of flooding. 10.5.10 The Council requires a considered approach to sustainable drainage from the outset of the proposed development, including drainage management. This will include specialist input from the outset of the design and agreement of eventual ownership and management of the components involved. Where new development is within Flood Zones 2 or 3, it might be necessary for local infrastructure to be modified or enhanced. Developers may be required, for example, to make direct contributions to flood alleviation schemes affecting the communities close to developments. Having regard to flood risk, it might also be necessary to extend flood warning system coverage where appropriate, or increase the maintenance of flood defences. The Council may request developer contributions to cover the cost of this. 10.5.11 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	

Built, Natural and Historic Environment 9

Focused Change Ref. No.	Policy / Paragraph Reference	Proposed Focussed Change	Reason for Proposed Change
		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. 10.5.12 When determining planning applications, the Council will seek to ensure flood risk is not increased elsewhere. In specific circumstances set out in Policy EN14 applications will be required to be informed by a site-specific Flood Risk Assessment (FRA) which has regard to both parts of the SFRA and demonstrates how flood risk from all sources will be managed now and in future taking climate change into account. This will help inform the requirement for mitigation measures. Where an assessment is required, it should take into account national guidance at (11) and its scope should be agreed with the Council. It should be proportionate with the degree of flood risk, make use of available local evidence and be appropriate to the scale, nature and location of the development. For all sites, the assessment should have regard to the cumulative impact of the proposed development on flood risk in relation to existing settlements, communities or allocated sites. Any identified impacts, individual and/or cumulative, must be satisfactorily mitigated. A detailed environmental survey may also be required at the application stage to determine the acceptability of development and inform the requirement for mitigation measures. 10.5.13 Historically, surface water drainage systems have been designed to remove surface water from a site as quickly as possible via underground pipes. This may potentially increase flooding problems downstream particularly in circumstances where flash-flooding may overwhelm the infrastructure. This method also does not contribute to the natural recharge of groundwater levels. Having regard to climate change and the requirements of legislation, a more sustainable approach to drainage is required to reduce flood risk, manage water quality and provide integrated amenity benefits. The aim should be to discharge surface water run-off as far up the following hierarchy as is practicable: - into the ground (infiltration); - to a surface water body; - to a surface water sewer, highway drain, or another drainage system; - to a combined sewer.	

9 Built, Natural and Historic Environment

Focused Change Ref. No.	Policy / Paragraph Reference	Proposed Focussed Change	Reason for Proposed Change
		10.5.14 Having regard to the hierarchy, an effective way of dealing with surface water is through Sustainable Drainage Systems (SuDS). These aim to mimic natural drainage processes and remove pollutants from urban run-off at source. SuDS encompass a wide range of techniques, including: ● Green roofs ● Permeable paving ● Rainwater harvesting ● Swales ● Detention basins ● Ponds ● Wetlands 10.5.15 In respect of SuDS, the following recommendations of the Water Cycle Study should be taken into account: a. Developers should seek to maximise the water quality and amenity/ecological benefits when installing SuDS for surface water flood management. The design of SuDS schemes should be specific to each allocation site to maximise the environmental benefits derived. Careful planning of SuDS schemes in areas identified as groundwater aquifers or sensitive to groundwater contamination would be required to ensure no adverse impact on groundwater quality. However, provision of SuDS has the potential to maintain or improve groundwater recharge. b. Watercourses should be protected through the inclusion of riparian buffer strips. These zones will increase infiltration of surface runoff with potential benefits in terms of flood risks and water quality in the receiving watercourse. c. Existing water features such as ponds, ditches and streams should be retained as a high priority and incorporated into SuDS schemes where appropriate to maintain the aquatic biodiversity value of the sites and to provide a local source of flora and fauna that may naturally colonise new habitats. d. The removal or modification of existing river culverts should be considered where practicable in line with Environment Agency guidance. Modification of culverts has the potential to reduce flood risk due to blockages, create a more natural river bed profile and hydro-morphological process, and also benefit a range of aquatic wildlife through new habitat creation or improving access to valuable habitat. Implementation of these measures could contribute towards delivery of the requirements of the Water Framework Directive.	

Built, Natural and Historic Environment 9

Focused Change Ref. No.	Policy / Paragraph Reference	Proposed Focussed Change	Reason for Proposed Change
		Additional guidance on SuDS is set out in the Level 1 SFRA at section 9.6 and at Part 10. At Section 10.4 the SFRA Part 1 sets out important considerations for the implementation of various types of SuDS within Cotswold District. 10.5.16 Whilst applicants should identify the most appropriate scheme, or combination of schemes, to suit the proposed development, the multi-functional role of SuDS should not be lost sight of. They can provide, alongside flood alleviation measures, green corridors and wildlife habitat creation and therefore potentially holistic solutions for development sites as part of a wider green infrastructure network. 10.5.17 As noted above, SuDS may sometimes present a challenging solution. Where the challenge is insurmountable, suitable alternative approaches must be considered in consultation with the Lead Local Flood Authority (Gloucestershire County Council). 10.5.18 Whilst the policies of the Local Plan should be read together, Policy EN12 should particularly be read in conjunction with Policy INF8 "Water Management Infrastructure".	
FC076	Policy INF8 (now EN14). Moved from Infrastructure chapter	Policy INF8 EN14 MANAGING FLOOD RISK AND THE WATER ENVIRONMENT - 1. Development proposals must avoid areas at risk of flooding, in accordance with a risk-based sequential approach. Proposals must not increase the level of risk to the safety of occupiers of a site, the local community or the wider environment either on the site or elsewhere. 2. For all sites, the cumulative impact of the proposed development on flood risk in relation to existing settlements, communities or allocated sites must be assessed and effectively mitigated.	(i) To improve the Local Plan by separating the two issues the original policy INF8 conflated, and redrafting into two distinct policies (now INF8 and EN14). (ii) To address concerns raised in representations about comprehensiveness of water environment policy.

9 Built, Natural and Historic Environment

Focused Change Ref. No.	Policy / Paragraph Reference	Proposed Focussed Change	Reason for Proposed Change
		3. Minimising the risk of flooding and providing resilience to flooding, taking into account climate change, will be achieved by: a. requiring new development to, where possible, contribute to a reduction in existing flood risk; b. applying a sequential test for assessment of applications for development giving priority to land in Flood Zone 1, and, if no suitable land can be found in Flood Zone 1, applying the exception test; c. requiring new development that could cause or exacerbate flooding to be subject to a flood risk assessment which conforms to national policy and incorporates the latest available modelling and historic data and information and guidance contained in the Cotswold Strategic Flood Risk Assessment (level 2) and the Gloucestershire Local Flood Risk Management Strategy, in order to demonstrate it will be safe, without increasing flood risk elsewhere; that takes account of all potential sources of flooding. Proposals should not increase the level of risk to the safety of occupiers of a site, the local community or the wider environment as a result of flooding. 2. Minimising flood risk and providing resilience to flooding will be achieved by: a. applying the sequential test for assessment of applications for development in Flood Zones 2 or 3, applying the exception test where necessary and in that event requiring developers to demonstrate that both limbs of the exception test can be satisfied; b. requiring a site specific flood risk assessment for: i. proposals of one hectare or greater in Flood Zone 1; ii. all proposals in Flood Zones 2 and 3; or iii. proposals in an area in Flood Zone 1 that has critical drainage problems. 3. The design and layout of development proposals will take account of flood risk management and climate change and will include, unless demonstrably inappropriate, a Sustainable Drainage System (SuDS).	

Built, Natural and Historic Environment 9

Focused Change Ref. No.	Policy / Paragraph Reference	Proposed Focused Change	Reason for Proposed Change
		4. Developers will, where required, fund flood management and/or mitigation measures for the expected lifetime of the development including adequate provision for on-going maintenance.	
FC077	EN14 (now EN15), clause 1 and criteria 1a and 1b	Policy EN1415 POLLUTION AND CONTAMINATED LAND 1. Development will be permitted that does will not result in unacceptable a risk to public health or safety, the natural environment or the amenity of existing land uses through; b a. levels of pollution of the air, land, surface water, or ground water sources; and/or e b. generation of noise or light levels (pollution), or other disturbance such as spillage, flicker, vibration, dust or smell. 2. Development will be permitted that is not located within a protected area around sewage treatment works;	To clarify the policy and to remove a reference to an issue now dealt with in INF8.
FC078	New paragraph to be inserted after 11.10.3	11.10.4 LGS2, Blockley Mill (also known as the Water Board site) is an operational site as it contains water infrastructure facilities. It is considered appropriate to designate this site as a Local Green Space, but not to prohibit engineering operations or the extension or alteration of any building on the site provided the new building is in the same use and not materially larger than the one it replaces.	To clarify the application of the policy at LGS2.

Table 9 Proposed Focused Changes to Section 11 'Natural and Historic Environment'

9 Built, Natural and Historic Environment

Infrastructure 10

Focused Change Ref. No.	Policy / Paragraph Reference	Proposed Focussed Change	Reason for Proposed Change
FC079	Policy INF1, clauses 2 and 3	2. Proposals will make arrangements for direct implementation or financial contributions towards the provision of infrastructure and services required as a consequence of the development, including its wider cumulative impact. Provision will also be made, where appropriate, for the maintenance of infrastructure and services. Upon adoption of the CIL Charging Schedule, negotiations regarding contributions will be restricted to items not included in the Charging Schedule or to items required within the development site itself. Upon the CIL Charging Schedule coming into effect, negotiations regarding direct implementation or financial contributions will be restricted to infrastructure not included on the Regulation 123 List. 3. Where there is concern relating to the viability of the development, an independent viability assessment, in proportion with the scale, nature and/or context of the proposal, will be required to accompany planning applications. Where viability is a constraint, infrastructure requirements will be prioritised as follows: a. Critical Infrastructure; b. Essential Infrastructure; and c. Desirable Infrastructure. Priority for necessary infrastructure provision will be assessed both on a site-by-site basis and in respect of the mitigation of cumulative impact having regard to implementation of the Cotswold Infrastructure Delivery Plan.	- Categorisation of infrastructure priorities is properly a matter for the Infrastructure Delivery Plan and it is unnecessary to include in policy. - CIL Charging Schedule text revision to improve accuracy. [Consequential changes have been made to Strategic Delivery Policies SA1, SA2, SA3]
FC080	12.1.4 bullet points	Add the following bullet point: Water and waste water management infrastructure	To accord with the requirements of NPPF paragraph 162
FC081	12.1.9	The prioritisation of infrastructure into three broad categories also helps to focus delivery in circumstances where viability is a problem. The policy in this respect aims to be positive in providing a clear means of prioritising the most important infrastructure items. But it should not be assumed that development will be allowed which is unable to meet its identified infrastructure requirements without becoming financially unviable including catering for its broader impact on strategic level infrastructure such as local schools and roads.	Consequential change (INF1)
FC082	12.1.10 opening sentence	In prioritising infrastructure, the three broad categories set out in the Infrastructure Delivery Plan are:	Consequential change (INF1)
FC083	Policy INF2,	Where associated with another development, provision is synchronised with the scale, timing/phasing and needs of the associated development;	To improve the clarity of the policy

10 Infrastructure

Focused Change Ref. No.	Policy / Paragraph Reference	Proposed Focussed Change	Reason for Proposed Change
	criterion 1a		
FC084	Policy INF2, criteria 2a and 2b	a. it is demonstrated that there is no local need demand for the facility or service, or demand for and an appropriate, alternative local community use for the facility to meet local requirements is not needed; or b. replacement facilities or services are provided in an appropriate alternative location having regard to the requirements of Policy INF2, Clause 1 above.	To improve the clarity of the policy
FC085	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 circumstances; for example, where the facility will be replaced, or where it can satisfactorily be demonstrated that there is no current or future need or demand, or where a marginal loss will result in improvement or provision of a complementary use. Demonstration that there is no local need for an existing commercial facility such as a public house or shop should be supported by evidence that the facility is no longer viable and has been actively marketed in its extant use for a period of at least 12 months. Having regard to loss of other facilities it should be shown that there has been a material change in circumstances affecting on-going viability – for example the permanent withdrawal of funding.	To improve clarity
FC086	Insert after 12.3.3.10	There are also several active airports and major gliding clubs within the District including Kemble Airfield and The Cotswold Gliding Club (CGC) based at Aston Down Airfield. In addition there are several hot air balloon and para-gliding sites, which collectively generate a large amount of aircraft movements per annum. Ensuring the safety of such aircraft movements is therefore a consideration that can impact on the planning process. The regulation and management of air safety in the United Kingdom is the responsibility of the Civil Aviation Authority. In addition, gliding is further regulated by the British Gliding Association. These statutes, regulations and advice prescribe the routes and heights that aircraft can use, both on route to, and in the vicinity of aerodromes. The Council will seek through its development management process to ensure that any risks between aircraft movements and proposed developments are removed, both for the safety of the general public and aircrew alike.	To provide reasoned justification to support the notion that developments mitigate any significant adverse affects upon the transport network that arise.
FC087	12.3.3.11	Developers should seek pre-application advice from Gloucestershire County Council as Highway Authority and/or Highways England prior to submission of an application as to whether a Transport Statement, Transport Assessment or Travel Plan will be required. Guidance is available on the relevant websites. The Council will also expect planning proposals to address any relevant potential air safety and or aerodrome operation issues in the vicinity of protected airspace.	To provide reasoned justification to support the notion that developments mitigate any significant adverse affects upon the transport network that arise.
FC088	12.5 Managing Flood Risk - explanatory text	12.5 MANAGING FLOOD RISK WATER MANAGEMENT INFRASTRUCTURE (POLICY INF8)	To improve the Local Plan by separating the two issues in the original

Infrastructure 10

Focused Change Ref. No.	Policy / Paragraph Reference	Proposed Focussed Change	Reason for Proposed Change
		12.5.3 The Local Plan takes account of the longer term issues of climate change and flood risk management. The purpose of this policy is to ensure the active management of flood risk and the natural water environment: 12.5.4 The purpose of this policy is to ensure that development provides appropriate measures for the management of surface water as an essential element of reducing flood risk to both the site and its surroundings: 12.5.5 Site developers and promoters should ensure that they engage at an early stage with the appropriate water companies and sewerage undertakers in order for them to ascertain the capacity of existing water supply and wastewater networks and, where necessary, upgrade their infrastructure: 12.5.6 To avoid any increase in discharge into the public sewer system, to ensure that flood risk is not increased on-site or elsewhere, and to protect the quality of the receiving watercourse and groundwater, the Local Planning Authority will encourage development proposals to incorporate SuDS where feasible and seek to reduce the overall flood risk through the design and layout of schemes: 12.5.7 The drainage elements of new development must be designed to accord with the principles set out in the Flood and Water Act 2010 and associated relevant design standards, including the Cotswold Design Code (Appendix D). Further information can be found in the Cotswold District Water Cycle Study(46); the Strategic Flood Risk Assessment (level 2) (47); and from Gloucestershire County Council, the lead flood authority for Gloucestershire. Sustainable drainage systems should seek to enhance the water quality and biodiversity in line with the Water Framework Directive.	policy INF8. The policy content has been redrafted into two distinct policies (now INF8 and EN14). To address concerns raised in representations about the comprehensiveness of the Plan's water environment policy.

10 Infrastructure

Focused Change Ref. No.	Policy / Paragraph Reference	Proposed Focused Change	Reason for Proposed Change
		12.5.8 Managing flood risk should not detract from the fact that water is a valuable resource which should be managed and not wasted. 12.5.1 New development should ensure the provision of clean water and safe disposal of wastewater while seeking to minimise or mitigate the impact of the development on existing infrastructure. 12.5.2 In Cotswold District new development will be required to be designed to Building Regulations water consumption standard for water scarce areas (currently 110 litres per person per day). It will also be expected to accord with demand management measures set out in the Water Resource Management Plans of the water utility company in the area of the proposed development. 12.5.3 The Cotswold District Water Cycle Study (the Study) assesses the capacity of infrastructure in relation to water supply, wastewater collection, wastewater treatment and water quality. 12.5.4 In relation to water supply, the Study establishes that there is adequate provision within the Water Resource Management Plans of Cotswold District's utility companies to supply the Local Plan's forecast growth. Increased demand within the Swindon and Oxfordshire water catchment area, which covers a large part of Cotswold District, will be addressed jointly by Thames Water and the Environment Agency. 12.5.5 In terms of wastewater collection, existing infrastructure is found to be adequate to accommodate the planned growth in Blockley, Cirencester (where the strategic development would be served by a completely new sewer connecting to the wastewater treatment works), Lechlade and Tetbury. In all other settlements it is anticipated that some sewerage system infrastructure upgrades will be required. 12.5.6 Wastewater treatment works in Ampney St Peter, Blockley, Chipping Campden, Cirencester, Honeybourne and Tetbury are assessed as having capacity to accommodate the proposed growth that will connect to these	

Infrastructure 10

Focused Change Ref. No.	Policy / Paragraph Reference	Proposed Focussed Change	Reason for Proposed Change
		facilities. However, the proposed developments that will connect to the wastewater treatment works at Andoversford, Bourton-on-the-Water, Broadwell, Fairford, Lechlade, Moreton-in-Marsh and Northleach are anticipated to require upgrades to the relevant works. 12.5.7 Developers will be required to demonstrate that there is adequate water management capacity both on and off the site to serve the development and that the development will not lead to problems for existing users in this regard. In some circumstances it may be necessary for developers to carry out appropriate studies to ascertain whether the proposed development will lead to overloading of existing infrastructure. Where there is a capacity problem the District Council will require the necessary improvements to be completed prior to occupation of the development. 12.5.8 The Study does not find that water infrastructure upgrades will be a barrier to the Local Plan's proposals and locations of development. However, site developers and promoters should engage at an early stage with the appropriate water companies and sewerage undertakers to prevent delays to development, to ascertain the capacity of existing water supply and wastewater infrastructure networks and, where necessary, upgrade them. 12.5.9 In relation to water quality, the Study finds that it is not possible for the watercourses receiving discharges from several settlements to achieve Good Ecological Status in relation to the chemical element Phosphate. The Local Plan has limited scope to improve Phosphate levels because many actions are outside planning control. However, Policy INF8 aims to reduce demand for water in new developments, which will assist in reducing the risk of exacerbating a deterioration in standards. This policy criterion is also effective in helping to manage demand and increase water efficiency in line with sustainable building standards and to mitigate against the potential impacts of water abstraction. 12.5.10 Groundwater feeds into both public and over 200 private water supplies in Cotswold District. These supplies may be affected by pollution and may be depleted through surface water and drainage systems which do not allow for natural infiltration (recharge) of water through soils. The most vulnerable ground water sources are designated as Groundwater Source Protection Zones. Further	

10 Infrastructure

Focused Change Ref. No.	Policy / Paragraph Reference	Proposed Focussed Change	Reason for Proposed Change
		details are available on the Environment Agency website. It is important that there are controls on development which may pose a risk to groundwater, to ensure an adequate and safe water supply. 12.5.11 To avoid any increase in discharge into the public sewer system and to protect the quality of the receiving watercourse and groundwater, development proposals will be encouraged to incorporate Sustainable Drainage Systems (SuDS) where feasible. SuDS also have the added benefit of assisting in flood risk mitigation. Careful planning of SuDS schemes in areas identified as groundwater aquifers or sensitive to groundwater contamination will be required to ensure that there is no adverse impact on groundwater quality and to maintain or improve groundwater recharge. The design of SuDS schemes should be specific to each proposed development to enhance water quality and biodiversity in line with the Water Framework Directive. The Lead Local Flood Authority (Gloucestershire County Council) should be consulted where there is concern that SuDs may be ineffective or where a specific SuDS solution may be required, for example in areas such as the Cotswold Water Park and nearby settlements where relatively high groundwater levels may need to be taken into account. 12.5.12 The drainage elements of new development must be designed to accord with the principles set out in the Flood and Water Act 2010 and associated relevant design standards, including the Cotswold Design Code (Appendix D). Further information can be found in the Cotswold District Water Cycle Study; the Cotswold District Strategic Flood Risk Assessment (Level 2) and from Gloucestershire County Council (as Lead Local Flood Authority). 12.5.13 Wastewater treatment infrastructure can cause the air to be polluted through gaseous emissions from treatment processes. This may be exacerbated by local microclimatic factors. Where new development encroaches upon an existing wastewater treatment facility, odour from the facility may cause nuisance to existing and future occupiers of the development. Development likely to be affected would include dwellings, schools, community facilities and employment sites. Within sensitive areas/zones developers should work with water infrastructure companies to assess impacts and formulate appropriate mitigation. In some instances the Council may require an Odour Impact Assessment.	

Infrastructure 10

Focused Change Ref. No.	Policy / Paragraph Reference	Proposed Focused Change	Reason for Proposed Change
		12.5.14 Water supply and wastewater treatment are issues that go beyond the Cotswold District boundary. To avoid and mitigate potential impacts at strategic level, prospective developers of sites close to the administrative boundary of the district should consider strategic infrastructure demand and work with infrastructure providers and other developers to seek cross boundary solutions where feasible. 12.5.15 Whilst the policies of the Local Plan should be read together, Policy INF8 should particularly be read in conjunction with Policy EN12 “Managing Flood Risk”.	
FC089	INF8	Policy INF8 MANAGING FLOOD RISK AND THE WATER ENVIRONMENT 1. Development proposals must avoid areas at risk of flooding, in accordance with a risk-based sequential approach. Proposals must not increase the level of risk to the safety of occupiers of a site, the local community or the wider environment either on the site or elsewhere. 2. For all sites, the cumulative impact of the proposed development on flood risk in relation to existing settlements, communities or allocated sites must be assessed and effectively mitigated. 3. Minimising the risk of flooding and providing resilience to flooding, taking into account climate change, will be achieved by: a. requiring new development to, where possible, contribute to a reduction in existing flood risk; b. applying a sequential test for assessment of applications for development giving priority to land in Flood Zone 1, and, if no suitable land can be found in Flood Zone 1, applying the exception test; c. requiring new development that could cause or exacerbate flooding to be subject to a flood risk assessment which conforms to national policy and incorporates the latest available modelling and historic data and information and guidance contained	The original policy conflated and did not adequately address the two separate, though interrelated, issues: water infrastructure and flood risk management. The latter is primarily concerned with controlling development in areas of sensitivity to flood risk, whilst the former is concerned with the physical means of managing water in a sustainable way. The policy has therefore been split into two and properly put into different chapters of the Plan – one (a revised INF8) in the Infrastructure chapter and the other (a revised Flood Risk Management policy that is now EN14) in the Built, Natural and Historic Environment chapter. The changes also address the concerns of Thames Water and wording amendments suggested by the Environment Agency in relation to the original policy INF8.

10 Infrastructure

Focused Change Ref. No.	Policy / Paragraph Reference	Proposed Focused Change	Reason for Proposed Change
		in the Cotswold Strategic Flood Risk Assessment (level 2) and the Gloucestershire Local Flood Risk Management Strategy, in order to demonstrate it will be safe, without increasing flood risk elsewhere; d. requiring new development to incorporate suitable Sustainable Drainage Systems (SuDS) where appropriate, to manage surface water drainage; and e. working with key local and regional partners, including the Environment Agency and Gloucestershire County Council, to ensure that any risk of flooding from development proposals is appropriately mitigated and the natural environment is protected in all new development. 4. Development proposals will be permitted where adequate provision has been made for the discharge of foul water to the public sewerage system. 5. Developers will be required to fully fund mitigation measures for the expected lifetime of the development including adequate provision for on-going maintenance. WATER MANAGEMENT INFRASTRUCTURE 1. Proposals will be permitted that: a. take into account the capacity of existing off-site water and wastewater infrastructure and the impact of development on it, and make satisfactory provision for improvement where a need is identified that is related to the proposal. In addition, proposals should not result in a deterioration in water quality. Where a need for improvement or a risk of deterioration in water quality is identified, the Council will require satisfactory improvement or mitigation measures to be implemented in full prior to occupation of the development; b. address sustainable water supply through the implementation of demand management measures, particularly to reduce the use of water and to prevent leakages, and are complemented by management initiatives that make efficient use of water, for example, through rainwater harvesting and grey water collection;	

Infrastructure 10

Focused Change Ref. No.	Policy / Paragraph Reference	Proposed Focused Change	Reason for Proposed Change
		c. incorporate suitable Sustainable Drainage Systems (SuDS) where appropriate; and d. do not result in pollution of groundwater sources. 2 Development proposals within Source Protection Zone 1 (SPZ1) will be designed to allow for contamination being encountered and for restrictions on deep penetrative foundation methods, together with avoidance of: a. deep borehole soakaways; b. foul sewage discharge to groundwater; c. direct discharge of hazardous substances to groundwater; d. discharge of trade effluent to ground water; and e. underground oil storage tanks. 3. Development proposals that encroach upon existing wastewater treatment works will be subject to special scrutiny to avoid unacceptable impacts on future users or occupiers of the development and/or upon the operation of the treatment facility. Proposals may be required to provide an odour impact assessment.	
FC090	12.5.5	Site developers and promoters should ensure that they engage at an early stage with the appropriate water companies and sewerage undertakers in order for them to ascertain the capacity of existing water supply and wastewater networks and, where necessary, upgrade their infrastructure.	Elevated to policy.
FC091	INF10, clause 1 and criterion 1a	1. Proposals for the generation of energy from renewable or low carbon sources will be permitted, provided it is demonstrated that: a. Any adverse impacts (either individually and/or cumulatively); including; visual amenity; or upon the landscape character; heritage assets; biodiversity; water quality and flood risk; highways; and/or residential amenity, including shadow flicker, air quality and noise, are or can be satisfactorily mitigated;	To improve clarity to criteria-based policy

10 Infrastructure

Focused Change Ref. No.	Policy / Paragraph Reference	Proposed Focused Change	Reason for Proposed Change
FC092	New paragraph after 12.7.12	As types of technologies can change, so the impacts of wind turbines and other renewable energy development can vary. Energy proposals will therefore only 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. In the case of wind energy development, the planning impacts identified by affected local communities should be fully addressed to ensure that the proposal has their backing⁽¹²⁾. Information will be required on the justification for and likely impact of proposals, where they are acceptable or how they can be made acceptable, including: • the appropriateness of the location for the specific technology involved and what reasonable alternatives have been considered; • the nature and extent of early engagement with local communities and how this engagement has informed the evolution of the proposal; • local amenity implications and how an acceptable living environment will be maintained; • information on noise and emissions generation; • a visual impact assessment incorporating an analysis of landscape character and the relationship to any significant heritage or architectural asset; and • appropriate ecological surveys, following the most recent national guidance and best practice; • in the case of hydropower schemes, a Water Framework Directive Compliance Assessment and evidence of discussions with the Environment Agency on requirements of the Environmental Permitting Regulations.	To provide reasoned justification to support criteria based policy and in line with Ministerial Statement released June 2015 on Wind energy (wording as Stroud Local Plan)

Table 10 Proposed Focused Changes to Section 12 'Infrastructure'

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