

Appendix 1

Questions from Councillors Following the July SIB (Up to 26th August 2017)

Councillor	Question	Response
Tony Berry Kemble & Ewen	Why does the development not include a vehicular through route?	This is due to the capacity of the highways network to the eastern side of the site and the presence of a Scheduled Ancient Monument. It has been covered within Chapters 7: Site Design and Layout and 11: Access and Movement.
Tony Berry Kemble & Ewen	How does this development compare in terms of S106 obligations? Has the Applicant gone over and above the standard requirements to deliver the "legacy"?	The Community Infrastructure Levy 2010 sets out planning obligations must be necessary to make the development acceptable in planning terms, directly related to the development, and fairly and reasonably related in scale and kind. Therefore the Applicant cannot be required to go "over and above" what is required as such obligations would fail to meet the tests set out in the CIL regulations. However, as will be set out within Chapter 21: Viability and within the report of the DVS, the Applicant has agreed with Council on a number of issues which has increased the proportion of affordable housing that can be delivered as part of the OPA development.
Dilys Neil Stow	What other options have been considered to deliver this housing?	There is a substantial evidence base underpinning the emerging Local Plan and the allocation of the Chesterton site. This dates back to 2007 when the Council published the first Options paper for the Local Development Framework (the Council switched to a Local Plan in 2013). As part of the process of drafting the emerging Local Plan, Sustainability Appraisals assessed reasonable alternatives in terms of key sustainability issues. The Sustainability Appraisal that has been submitted with the Local Plan can be found at the following link: http://www.cotswold.gov.uk/media/1500110/Cotswold-LP-Focussed-Changes_SA-Report_v10_120117.pdf

<p>Dilys Neil Stow</p>	<p>The primary school seems enormous for the size of development. Is the intention that it should also serve surrounding villages and if so how will this impact on other schools which may be threatened with closure?</p>	<p>It is intended that the primary school would serve the need arising from the development. GCC base the projected demand for pupil places from reviews and analysis of the number of pupils at different development / dwelling types across the county.</p>
<p>Dilys Neil Stow</p>	<p>Could you let me know more details about the plans for a primary health care centre? How many GPs do you think will be needed? Will it be a stand alone service or a branch surgery from another local practice?</p>	<p>The development would generate a need for 3 GPs which would require a surgery of around 600m2. Officers have been advised by the Gloucestershire Care Commission Group that a GP surgery of that size would not be viable and therefore, would not be supported by them. At this stage, there is no confirmation of whether the GP service would be accommodated within a satellite practice or as part of a larger practice which may wish to relocate to the site. Nevertheless, the Applicant will be required to safeguard and market land for the healthcare provision required for the development and this will be secured within the Section 106 Legal Agreement.</p>