

**SPECIAL COUNCIL MEETING**  
**12<sup>th</sup> December 2017 postponed to 16<sup>th</sup> January 2018**  
**ADDITIONAL PAGES (5) – Update 10<sup>th</sup> January 2018**

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**Representations**

Additional representations received between the afternoon of the 21<sup>st</sup> December 2017 and the morning of 10<sup>th</sup> January are summarised below. The representations can be viewed in full on the Council's Online Planning Register.

**Objections**

Five letters of objection have been received, including one from Save Our Cirencester, raising issues that have previously been covered within the Officer report and the Additional Pages along with the following:

- 3176 dwellings (39% of the OAN) are completed, 3240 (40%) are deliverable and developable, 99% certainty that 79% of the full OAN (6146 dwellings) will be delivered;
- 1191 dwellings to be delivered by windfalls (101% of the OAN)
- The delivery of homes is already ahead of need (as demonstrated by the five year supply among other things) and there is a high certainty (99%) that the need will be provided within the emerging Local Plan period without the OPA;
- Other sites are available in Moreton, Stow and Fairford which are more sustainable and strongly supported by the relevant town councils.

**Main Modifications to Emerging Local Plan Policies**

The hearings sessions of the examination of the emerging Local Plan took place in October and November 2017. The hearing sessions regarding CIL took place in early December 2017.

At the time of writing this update, the Inspector's Main Modifications letter is awaited. However, the Inspector has already recommended a number of modifications to the emerging Local Plan resulting from the hearing sessions, which rectify identified soundness issues. A live schedule of proposed main modifications is available on the Council's Examination website which is updated when required. Members will be advised if there are any additional relevant main modifications are required as a result of the Inspector's letter.

Chapter 4 of the September Report set out the policies of the emerging Local Plan, which are relevant to the consideration of the OPA. At the time of writing that report, the policies had *some* or *little* weight depending upon the nature and relevance of outstanding objections.

The main modifications to the emerging Local Plan will be subject to a public consultation and therefore policies that are subject of main modifications can only be afforded *little* weight. The policies of the emerging Local Plan which are not the subject of main modifications can now, in the opinion of Officers, be afforded *moderate* weight. This includes Policy S2 (Strategic Site South of Chesterton, Cirencester).

A summary has been provided below of the main modifications proposed which Officers consider to be relevant to the consideration on the OPA are set out below.

#### Policy DS1 (Development Strategy) (paragraph 4.55 or the September Report)

The main modification to this policy amends the amount of employment land required over the period of the emerging Local Plan from 27 to 24 hectares. This modification has been made to ensure that the identified need for employment land reflects the evidence base.

There is also a main modification proposed to the housing land supply requirement and calculation. This has previously been discussed within the Update Report.

#### Policy H1 (Housing Mix and Tenure to Meet Local Needs) (paragraph 4.62)

The proposed main modification to this policy clarifies that the number of self build plots required on sites of 20 or more dwellings could be more, or less, than 5% depending on identified demand. The modification also provides a transition period of 12 months from the date of the adoption of the Local Plan for new dwellings to accord with the Nationally Described Space Standards (or successor document).

#### Policy H2 (Affordable Housing) (paragraph 4.63)

The main modification to the policy clarifies that self and custom build housing is encouraged on all allocated and windfall sites that propose twenty or more dwellings. The modification clarifies the cascade mechanism for the marketing period of self build and custom plots and also sets out the requirement for developers to have regard to local evidence to show how the proposed mix of market housing provision would meet local need and local demand with regard to housing size and income. The modification clarifies that the Council's SHMA update (April 2016) is a snapshot in time and applicants must refer to the latest SHMA when submitting planning applications.

#### Policy H4 (Specialist Accommodation for Older People) (paragraph 4.64)

The main modification proposed quantifies the need for Specialist Accommodation for Older People: a requirement for 665 sheltered and extra care housing units

between 2017-2031 which forms part of the OAN and a requirement for 580 nursing and residential bed spaces over the same period which is in addition to the OAN.

The modification clarifies that extra care housing forms part of Specialist Accommodation for Older People and that affordable housing will be required from self-contained units which have a C2 use. A mix of tenures will be encouraged in sheltered and extra care accommodation. The modification provides extra clarification on the classification of Specialist Accommodation for Older People and commuted sums.

#### Policy EC7 (Retail Hierarchy) (paragraph 4.66)

The modifications to this policy only relate to the cross reference to other policies which have been re-numbered.

#### Policy EC8 (Main Town Centre Uses)

This policy was not referenced within the September report. The modification requires a sequential test and impact assessment for main town centre uses outside of an identified centre boundary. However, this requirement does not apply to proposals which are consistent with site allocations for main centre uses.

#### Policy EN4 (The Wider Natural and Historic Landscape) (paragraph 4.70)

The main modification confirms that this policy applies to the whole District including the Cotswold Area or Outstanding Natural Beauty and Special Landscape Area. The main modification also includes the expectation that developments will enhance, restore or better manage the setting of settlements.

#### Policy EN10 (Designated Heritage Assets) (paragraph 4.75)

The main modification to this policy confirms that the more important the asset, the greater the weight to the conservation of the asset should be given.

#### Policy INF1 (Infrastructure Delivery) (paragraph 4.79)

The wording of the policy has been amended to clarify the delivery of mechanism for infrastructure provision.

#### Policy INF2 (Social and Community Infrastructure): (paragraph 80)

The wording of the policy has been modified to refer to updated evidence regarding the social and community infrastructure including open space.