

APPENDIX 5: LIST OF FURTHER AMENDMENTS RECOMMENDED IN THE INSPECTOR'S REPORT, OVER AND ABOVE THOSE PUBLISHED IN THE MAIN MODIFICATIONS CONSULTATION [highlighted yellow]

REF.	POLICY / PARAGRAPH	MAIN MODIFICATION																		
MM02	6.1.1	In accordance with national planning policy, this Local Plan takes a positive approach towards meeting the District's objectively assessed development needs for the period 2011-2031 (OAN). The OAN and the Strategic Housing Market Assessment provide the required housing evidence for Cotswold District. The Local Plan has identified sufficient land to provide The District's OAN of 8,400 new dwellings (420 dwellings per annum) across for the Plan period is based on the DCLG 2014-based household projections (5,900 additional households 2011 to 2031) and takes account of 'other factors', including market signals, house prices, affordability, rents, under-supply, concealed families, overcrowding, second homes and vacancies, and affordable housing. The OAN, moreover, was adjusted further to support future economic growth.																		
MM03	DS1 – Development Strategy	Sufficient land will be allocated which, together with commitments and dwellings completed since 2011 , will deliver at least 8,400 dwellings and at least 27 <u>24</u> hectares for B class employment use...																		
MM04	Table 1 6.1.9	<table border="1"> <thead> <tr> <th>Overall Housing Requirement and sources of Land Supply</th> <th>Number of units</th> </tr> </thead> <tbody> <tr> <td>Housing Land Requirement</td> <td>8,400</td> </tr> <tr> <td>Housing Land Supply</td> <td></td> </tr> <tr> <td>Completions 1st April 2011 to 31st March 20167</td> <td>2,385<u>3,176</u></td> </tr> <tr> <td><u>Deliverable¹ and developable² extant planning permissions at 1st April 20167 (including -27 dwelling lapse rate)</u></td> <td><u>3,367</u><u>2,870</u></td> </tr> <tr> <td><u>Chesterton strategic site</u></td> <td><u>2,350</u><u>1,800</u></td> </tr> <tr> <td><u>Other new land allocations in this Local Plan</u></td> <td><u>760</u><u>577</u></td> </tr> <tr> <td><u>Windfalls estimate 2019 1st April 2017 to 31st March 2031 @ 80 p.a.</u></td> <td><u>960</u><u>1,191</u></td> </tr> <tr> <td><u>Total expected housing delivery over the plan period Supply</u></td> <td><u>9,822</u><u>9,614</u></td> </tr> </tbody> </table>	Overall Housing Requirement and sources of Land Supply	Number of units	Housing Land Requirement	8,400	Housing Land Supply		Completions 1st April 2011 to 31st March 2016 7	2,385 <u>3,176</u>	<u>Deliverable¹ and developable² extant planning permissions at 1st April 20167 (including -27 dwelling lapse rate)</u>	<u>3,367</u> <u>2,870</u>	<u>Chesterton strategic site</u>	<u>2,350</u> <u>1,800</u>	<u>Other new land allocations in this Local Plan</u>	<u>760</u> <u>577</u>	<u>Windfalls estimate 2019 1st April 2017 to 31st March 2031 @ 80 p.a.</u>	<u>960</u> <u>1,191</u>	<u>Total expected housing delivery over the plan period Supply</u>	<u>9,822</u> <u>9,614</u>
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¹ As set out by Footnote 11 of the NPPF

² As set out by Footnote 12 of the NPPF

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		6.1.9: In order to assist the delivery of the District's remaining requirements to 2031, the Plan proposes mixed use development of a strategic site to the south of Chesterton, Cirencester (Strategic Site). <u>Whilst this is expected to ultimately accommodate up to 2,350 new homes, around 1,800 are likely to be completed by 2031.</u>
MM06	6.4.4	Policy DS4 is intended to preclude, in principle, the development of <u>speculative</u> new-build open market housing which, for strategic reasons, is not needed in the countryside. The policy does not, however, preclude the development of <u>some open market housing in rural locations; for example, dwellings resulting from the replacement or sub-division of existing dwellings, or housing created from the conversion of rural buildings.</u> It would also not prevent alterations to, or extensions of, existing buildings.
MM07	new para 7.0.2	<u>As part of the site allocation process, various constraints and issues (including flood risk, archaeology, landscape, form, scale and access) have been taken fully into account. In some instances, these considerations have resulted in fewer units or smaller areas being proposed for development assumed to be built than might otherwise have been anticipated. Further high level guidance on such considerations, and possible means by which they might be addressed, are included in the Local Plan evidence base, particularly the SHELAA. The number of dwellings referred to for each allocated site is an indication of assumed capacity rather than a policy requirement or limit on the amount of development.</u>
MM11	S7 Lechlade-on-Thames (allocated housing sites)	L_19 Land south of Butler's Court (<u>69</u> dwellings net)
MM14	7.1.1.2.9 (now 7.3.9)	It is anticipated that a neighbourhood centre will provide <u>small-scale</u> convenience shopping and service uses, though the Council will seek to restrict the floor area of the <u>retail commercial</u> (class A1-A5) units to protect the vitality and viability of the existing town centre. <u>Retail uses will form an integral part of the neighbourhood centre and will contribute towards community cohesion. However</u> In addition , the scale and format of units and floorspace within the neighbourhood centre should be limited. <u>This ensures so that they primarily serve the day-to-day needs of residents of the strategic site and not a wider catchment.</u> , though it is inevitable that some existing, neighbouring residents will also <u>patronise the new facilities.</u> 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 the development.
MM14	The Strategy, clause 2	<u>2. Any planning applications for redevelopment within the town centre should pay due regard to be fully cognisant of both the Cirencester Conservation Area Appraisal & Management Plan and the Cirencester Town Centre SPD or any superseding SPD.</u>
MM15	7.1.1.3.23 (now 7.4.23)	<u>Proposals to improve Cirencester's townscape in line with the provisions of the Cirencester Town Centre SPD are supported in principle, focussed on making the town centre a more pedestrian-friendly environment. Cirencester Town</u>

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		<u>Council's Town Centre Design Code, whilst not adopted by the District Council, may be relevant to the preparation of development proposals in addition to the Cotswold Design Code.</u>	
MM23	H1 (3) – Housing Mix and Tenure to Meet Local Needs	Subject to the demand identified on the Local Planning Authority's Self Build and Custom Register, on sites of more than 20 dwellings, developers will be required to provide at least 5% of dwelling plots for sale as serviced self or custom build plots. Proposals of more than 20 dwellings will be expected to provide 5% of dwelling plots for sale as serviced self or custom build plots, unless demand identified on the Local Planning Authority's Self Build and Custom Register <u>or other relevant evidence</u> demonstrates there is a higher or lower level of demand for plots.	
MM25	8.1.5	... Developers will be expected to demonstrate <u>should</u> have regard to local evidence, for example the latest SHMA and parish needs surveys, and to show how the proposed mix of market housing provision will help address identified local needs in terms of the size, type and tenure of housing 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.	
MM26	8.1.7	Self-build and custom build encompasses a range of different project types, indeed, the Self Build Portal identifies seven different types, ranging from a self-build individual plot through to a developer-led group project. <u>Self-build and custom build housing is encouraged on small sites, and provision is expected to be made on all allocated and windfall sites that propose twenty or more dwellings where there is evidence of demand.</u> On sites of twenty or more dwellings, Where the developer is required to provide self-build or custom build plots it will be expected that:	
MM28	8.2.3	The proposed 8,400 housing requirement for Cotswold District over the plan period 2011 to 2031 would deliver around 420 homes per year. The Council will continue to maximise the delivery of affordable homes to meet the District's housing need, subject to development viability. The District's affordable housing need is <u>currently estimated to be 157 net additional affordable homes per year between 2015 and 2031^[1]. The 157 per year was calculated by adding the unmet need for affordable housing in 2015 to the projected future need up to 2031, then subtracting the current supply of affordable stock. This was then converted to an annual requirement for the period 2015 to 2031. Whilst the need for affordable housing is included within the OAN, the ways in which the two were calculated differs. The 157 figure is therefore not directly comparable with the annual OAN requirement.</u>	
MM29	H2 (2) – Affordable Housing	In settlements in rural areas, as defined under s157 of the Housing Act 1985, all housing developments that provide 6 <u>to 10 or more</u> new dwellings will make a financial contribution by way of a commuted sum towards the District's affordable housing need subject to viability. <u>Where financial contributions are required payment will be made upon completion of development.</u>	
MM34	H7 – Gypsy, Traveller and Travelling	<table border="1" data-bbox="528 1299 2040 1385"> <tr> <td data-bbox="539 1307 2029 1377"> <p>2. The following locations, indicated on the Policies Maps in Appendix C, are identified as preferred sites for accommodating the future needs of gypsies and Travellers:</p> </td> </tr> </table>	<p>2. The following locations, indicated on the Policies Maps in Appendix C, are identified as preferred sites for accommodating the future needs of gypsies and Travellers:</p>
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^[1] SHMA Update (April 2016), as updated by the Cotswold SHMA errata note (9.11.17)

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	<p>Showpeople Sites (clauses 2 and 3) 8.7.4 8.7.5 8.7.8 (now 8.7.6) 8.7.10 (now 8.7.8)</p>	<ul style="list-style-type: none"> • Four Acres, Shorncote, near South Cerney – 72 pitches • Oaksey Road, near Culkerton – 1 pitch • Seven Springs, Coberley – 1 pitch • Meadowview, Fosse Way, near Bourton-on-the-Water – 4 pitches • Green's Close, Great Rissington – 2 pitches <p>3. The following sequential approach will be used to determine the acceptability, in principle, of planning applications for gypsy and Traveller development:</p> <ol style="list-style-type: none"> (a) First preference will be sites specifically allocated in this Plan for gypsies and Travellers. (b) Second preference will be to designate additional pitches /plots within the boundaries of existing suitable gypsy and Traveller sites, including sites that have already been identified for this use. (c) Third preference will be to extend existing suitable gypsy and Traveller sites adjacent to existing boundaries. (d) Only Where a sufficient supply of pitches or plots cannot be achieved at the above locations will new sites be considered. <p>The GTTSAA GTAA, which was prepared in the context of the first PPTS (March 2012), concludes that there was is an identified need to provide an additional 26 three pitches for <u>Travellers who meet the PPTS definition</u> over the period 2013 2016-2031 in Cotswold District, essentially broken down into five year periods as follows: <u>Those needs, which originate from Travellers at the Shorncote site, should be met by 2021.</u></p> <p>Regarding 'unknowns', the GTAA concludes that a potential need for up to 11 more pitches may arise from Traveller households currently residing in Cotswold District. This is the maximum number that might be needed over the Plan period from those derived from the estimated number of households who could not be interviewed and, therefore, whose status cannot currently be ascertained. Based on over 100 previous studies, the GTAA indicates that around 10% of 'unknowns' are likely to meet the 2015 definition. Notwithstanding this, the survey indicates that the number of <u>additional pitches required could range between 0 and 11.</u></p> <p>An advisory panel assessed all potential sites to determine their suitability for allocation in the Local Plan Evidence Paper: Advisory Panel on Gypsy and Travellers Site Allocations Assessment (CDC, November 2014). The outcome of that exercise resulted in sufficient, suitable sites being identified to meet the accommodation needs of gypsies and travellers to 2022. After that date, some of the 'broad locations' identified in the November 2014 sites report, together with any others that may come forward in the meantime, would need to be assessed to help establish a sufficient supply</p>

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		<p>of sites for the remainder of the plan period. A review of potential gypsies and travellers sites will be undertaken as soon as the latest GTTSAA has been completed. <u>The Gypsy and Traveller – Identification of Potential Sites Update 2017³</u> found that <u>two</u> sites have a realistic prospect of delivering Traveller pitches over the Plan period. These are located at <u>Four Acres, Shorncote; Oaksey Road, Cullerton; and Meadowview, Fosse Way, near Bourton-on-the-Water.</u> These sites have been assessed as having the potential to deliver a total of up to <u>42 11</u> pitches. Besides meeting the need for three pitches <u>established specifically identified</u> in the GTAA for Travellers meeting the PPTS definition, they also provide flexibility to meet the potential needs of any Travellers whose status is currently 'unknown' and any additional needs that have not been identified.</p> <p>Regarding Traveller households who <u>did do not or may</u> not meet the PPTS definition, the GTAA establishes a potential need for <u>13-23 further pitches plots</u> arising from those currently living in Cotswold District. <u>The housing needs of those households will have to be met, and it may be appropriate for some to be accommodated on sites proposed in policy H7.</u></p> <p>8.7.8 <u>Given the uncertainties associated with forecasting future Gypsy, Traveller and Travelling Showpeople accommodation needs, it is quite possible that additional needs to those identified will arise during the plan period. Therefore, needs and the availability of sites will be monitored regularly throughout the Plan period and an early review of Policy H7 will be carried out</u> if necessary to ensure that identified needs can be met in accordance with the PPTS. The position will be monitored carefully over the course of the Plan period and, while there is a sufficient supply of sites to 2022, an early review will be undertaken should a shortfall become evident at any point.</p>
MM35	EC4 (1) – Special Policy Areas	<p>1. Development that is directly associated with the business operations of existing users <u>The Special Policy Areas (defined on the Policies Map) will be master-planned and development implemented on a comprehensive basis at the following locations (defined on the Policies Map):</u></p> <ul style="list-style-type: none"> • <u>Royal Agricultural University, Cirencester. At this site, proposals for the expansion of the existing University campus, including associated development for educational, training, business and research development, student accommodation and other operational floorspace for the existing lawful use of the site, will be permitted.</u> • <u>Campden BRI, Chipping Campden. At this site, proposals for new laboratories, business space, conference, training facilities, staff and visitor facilities, ancillary development, and associated infrastructure to facilitate the use of the site as a food testing and research establishment, will be permitted.</u> • <u>Fire Services College, Moreton-in-Marsh. At this site, proposals for development of operational fire, rescue and emergency responders training facilities, ancillary development, and associated infrastructure, will be permitted.</u>
MM49	10.3.2.2	10.3.2.2: ...in the AONB except in exceptional circumstances and where it can be demonstrated they are in the public

³ Identification of Potential Gypsy and Traveller Sites Update (CDC, December 2017)

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	(now 10.5.2)	interest. <u>For the avoidance of doubt it should be noted that clause 1 of EN5 applies to all development proposals, including allocations in the Local Plan. Clause 2 does not apply to development sites allocated by the Local Plan because they were assessed against stipulated criteria the need for those developments and scope for them to be accommodated outside the AONB was assessed during plan preparation.</u>
MM61	Appendix K: Glossary	Enabling Development – is development that conflicts with planning policies but which <u>enables the Council to secure a delivers planning benefits</u> which <u>potentially</u> outweigh the disbenefits of departing from those policies not otherwise be immediately forthcoming.