

## Cotswold Local Plan Inspector's Report Appendix June 2018

REF.	POLICY / PARAGRAPH	MAIN MODIFICATION
2. PORTRAIT		
MM01	Diagrammatic map after 2.0.6	1. Insert title: Key Diagram 2. <del>Key Sustainable</del> <u>Principal</u> Settlements 3. Insert Special Landscape Areas  [N.B. The updated Key Diagram is included at the end of this schedule].
6. LOCAL PLAN STRATEGY		
MM02	6.1.1	<p>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). <del>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</del> <u>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 and vacant homes, and affordable housing. The OAN, moreover, was adjusted further to support future economic growth.</u></p> <p><u>The District forms part of the Gloucestershire housing market area (HMA) and the Plan does not make provision to accommodate unmet needs from other parts of the HMA. However, it does assume that net in-migration will be higher than in the DCLG 2014-based household projections. The OAN includes market, affordable, sheltered and extra care dwellings, but does not include nursing and residential care home bed spaces. The delivery of the housing requirement will be monitored annually to ensure the Council meets the District's OAN in full and maintains a five year housing land supply.</u></p>
MM03	DS1 – Development Strategy	DS1: Sufficient land will be allocated which, together with commitments <u>and dwellings completed since 2011</u> , will deliver at least 8,400 dwellings and at least <del>27</del> <u>24</u> hectares for B class employment use...

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	6.1.2 and 6.1.16 Monitoring Indicator for DS1 (Appendix J)	<p>6.1.2: Providing for the <del>maximum</del> <u>baseline economic</u> forecast plus a 5 year buffer <del>would</del> <u>requires</u> a <u>net increase</u> in excess of 24 hectares of B class employment land<sup>‡</sup> for the period 2011-2031. <u>The requirement takes consideration of a forecast 16.6 hectare increase of B1 class land (including 64,626sqm of office floorspace<sup>2</sup>), a 2.1 hectare reduction of B2 class land, and a 9.9 hectare increase of B8 class land.</u></p> <p>Separate paragraph after 6.1.2: Having regard to the economic forecasts, trends in employment land completions, <u>a 4.1 hectare (net) reduction of B class employment land between 2011 and 2016, in which time 5.8 hectares of B2 class land was lost,</u> and the need to align with the GFirst SEP, the Local Plan proposes to allocate <del>27ha</del><u>23 hectares</u> of B class land; <u>and support the delivery of extant planning permissions for B class employment development (14 hectares).</u> The Plan, <del>whilst</del> <u>also safeguarding key established employment sites, and promoting 3 three new Special Policy Areas, alongside and provides</u> supporting diversification policies in sustainable rural locations...</p> <p>6.1.16: Policy DS1 states that <del>at least 27 hectares B-class employment land will be allocated within the District over the plan period</del> <u>the 24 hectare B class employment land requirement will be delivered through site allocations and committed developments. Some allocations include B1 class (office) land, which is a main town centre use. Due to the lack of sites in town centre locations, which are often constrained by their size and historic character, it is necessary to meet the B1 class requirement on alternative sequentially preferable sites.</u></p> <p>Separate paragraph after 6.1.16: <u>B1 office use proposals on allocated sites where the proposal is consistent with the allocation would not be subject to the sequential and impact tests. Allocated sites have already been through a specific site selection process and are considered suitable for the allocated use. In this context the allocated site is already considered to be 'in accordance with the Plan'.</u></p> <p>Separate paragraph after 6.1.16: The detailed site allocations for B class employment land are set out in the settlement policies of this Plan (section 7). Cotswold District Council will work with landowners to develop an implementation plan for each employment allocation which will define the</p>

<sup>‡</sup> ~~Essentially, B class employment covers business (B1), general industry (B2) and storage and distribution (B8)~~

<sup>2</sup> Being a main town centre use, the floorspace requirement is also given for office uses (B1 class). This floorspace requirement includes the same 25% (5 year) buffer that is used to calculate the employment land requirement.

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		<p>interventions necessary to <u>successfully</u> deliver the <u>employment</u> sites <del>successfully</del> over the Plan period. Key employers in the District with major land considerations are supported through a Special Policy Area approach (section 9). It is likely that new B class employment development will <del>come forward</del> <u>be delivered</u> through <u>the</u> intensification of uses on existing sites <u>and such developments could contribute towards meeting the employment land requirement</u>; therefore, <u>policy EC2 a</u> <del>safeguarding policy is included for</del> established employment sites along with other policies that are supportive of the rural economy.</p> <p>DS1 Monitoring Indicators</p> <ul style="list-style-type: none"> <li>• <del>Number of hectares of</del> <u>Net additional</u> employment land completed <u>for B1, B2 and B8 class uses (Ha).</u></li> <li>• <u>Net additional employment land and floorspace gained through the intensification of use of established employment sites and other non-designated existing employment sites (Ha).</u></li> <li>• <u>Net additional floorspace completed for B1, B2 and B8 class uses (sqm).</u></li> </ul>												
MM04	Tables 1 to 3 and Figure 1 6.1.10, 6.1.11, 6.1.12 and 6.1.14, and new paragraphs	<table border="1"> <thead> <tr> <th data-bbox="607 879 1868 978">Overall Housing Requirement and sources of Land Supply</th> <th data-bbox="1868 879 2069 978">Number of units</th> </tr> </thead> <tbody> <tr> <td data-bbox="607 978 1868 1035">Housing Land Requirement</td> <td data-bbox="1868 978 2069 1035">8,400</td> </tr> <tr> <td colspan="2" data-bbox="607 1035 2069 1093">Housing Land Supply</td> </tr> <tr> <td data-bbox="607 1093 1868 1150">Completions 1st April 2011 to 31st March 2016<sup>7</sup></td> <td data-bbox="1868 1093 2069 1150">2,3853,176</td> </tr> <tr> <td data-bbox="607 1150 1868 1254"><u>Deliverable<sup>3</sup> and developable<sup>4</sup> extant planning permissions at 1st April 2016<sup>7</sup> (including -27 dwelling lapse rate)</u></td> <td data-bbox="1868 1150 2069 1254">3,3672,870</td> </tr> <tr> <td data-bbox="607 1254 1868 1311"><u>Chesterton strategic site</u></td> <td data-bbox="1868 1254 2069 1311">2,3501,800</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 <sup>7</sup>	2,3853,176	<u>Deliverable<sup>3</sup> and developable<sup>4</sup> extant planning permissions at 1st April 2016<sup>7</sup> (including -27 dwelling lapse rate)</u>	3,3672,870	<u>Chesterton strategic site</u>	2,3501,800
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<sup>3</sup> As set out by Footnote 11 of the NPPF

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		<table border="1" data-bbox="607 308 2069 480"> <tr> <td data-bbox="607 308 1868 363">Other new land allocations in this Local Plan</td> <td data-bbox="1868 308 2069 363">760577</td> </tr> <tr> <td data-bbox="607 363 1868 419">Windfalls estimate 2019 <u>1st April</u> 2017 to <u>31st March</u> 2031 @ <u>80 p.a.</u></td> <td data-bbox="1868 363 2069 419">9601,191</td> </tr> <tr> <td data-bbox="607 419 1868 480">Total <u>expected housing delivery over the plan period</u> Supply</td> <td data-bbox="1868 419 2069 480">9,8229,614</td> </tr> </table> <p data-bbox="600 488 1487 520">Table 1 - Housing Requirement and Land Supply 2011-2031</p> <p data-bbox="600 536 2011 679">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></p> <p data-bbox="600 695 2056 839">6.1.10: <u>...Based on past data and expected future trends, a realistic estimate an allowance of 146 windfalls is added to the housing land supply for the period 1st April 2017 to 31st March 2020 and 95 windfalls per annum 80 dwellings p.a. are anticipated over the remainder of the Plan period from 1st April 2019.</u></p> <p data-bbox="600 855 2042 967">New paragraph: <u>Full details of the housing supply can be accessed in the Housing Land Supply Report. An updated version of Table 1 will be included in subsequent reviews of the Housing Land Supply Report, which will be published around May each year.</u></p> <p data-bbox="600 983 2069 1374">6.1.11: <u>Local plans need to demonstrate that a five year housing land supply is available at the time of adoption and maintained through the plan period. The target for the five year supply is five times the annual target (i.e. 420 x 5 = 2,100) plus any shortfall from the earlier years of the plan period from 2011. Government also asks authorities to include a buffer of 5% (or 20% where there has previously been 'persistent under delivery'). Cotswold has not been persistently under delivering, therefore a 5% buffer has been applied. Indeed, an over supply of 285 dwellings has been recorded over the period 2011-2016 when measured against the increased housing requirement figure resulting from the May 2016 OAN. The calculation of the District's five year housing requirement is based on a residual requirement approach for the remaining years of the plan period. This deducts net completions since 2011 from the requirement for the plan period of 8,400 dwellings. The base date for the five year residual requirement is 1 April 2017.</u></p> <p data-bbox="600 1390 2011 1455">New paragraph: <u>Between 1 April 2011 and 31 March 2017, 3,176 net additional dwellings had been completed in the District. The residual requirement for the remainder of the plan period is</u></p>	Other new land allocations in this Local Plan	760577	Windfalls estimate 2019 <u>1st April</u> 2017 to <u>31st March</u> 2031 @ <u>80 p.a.</u>	9601,191	Total <u>expected housing delivery over the plan period</u> Supply	9,8229,614
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		<p>therefore 5,224 dwellings (i.e. <math>8,400 - 3,176 = 5,224</math>).</p> <p>New paragraph: <u>The annualised average residual requirement is 373 dwellings, which is calculated by dividing the total residual requirement by the 14 remaining years of the plan period (i.e. <math>5,224 / 14 \text{ years} = 373</math>). This method is similar to the ‘Liverpool approach’, whereby any shortfall in delivery is equally distributed across the remainder of the plan period.</u></p> <p>New paragraph: <u>Multiplying the residual annual requirement by five gives a five year requirement of 1,866 dwellings (i.e. <math>373 \times 5 \text{ years} = 1,866</math>). The NPPF requires authorities to include a buffer of 5% (or 20% where there has previously been ‘persistent under delivery’). Given that Cotswold District has not persistently under delivered, a 5% buffer is appropriate. The five year requirement plus 5% buffer is therefore 1,959 dwellings (i.e. <math>1,866 + 93 = 1,959</math>).</u></p> <p>New paragraph: <u>The five year requirement will be recalibrated annually to take account of further dwelling completions over the remainder of the plan period with a 5% (or 20%) buffer added in accordance with the NPPF. This will be set out in the Housing Land Supply Report, which will be published around May each year.</u></p> <p>6.1.12: At 1st April 2016, the five-year housing land requirement for the plan area was recorded as:</p> <table border="1" data-bbox="819 959 1861 1294"> <tr> <td data-bbox="819 959 1503 1015">Annual requirement (420) x 5</td> <td data-bbox="1503 959 1861 1015">2,100</td> </tr> <tr> <td colspan="2" data-bbox="819 1015 1861 1078" style="text-align: center;">Table 2 – Five-year Housing Land Requirement 2016–2021</td> </tr> <tr> <td data-bbox="819 1078 1503 1238">Deliverable extant planning permissions at 1st April 2016 (with expected lapses totalling 48 units<sup>5</sup>)</td> <td data-bbox="1503 1078 1861 1238">3,136<sub>x</sub> (3,184 subtract 48)</td> </tr> <tr> <td data-bbox="819 1238 1503 1294">SHELAA sites over 5 units within</td> <td data-bbox="1503 1238 1861 1294">27</td> </tr> </table>	Annual requirement (420) x 5	2,100	Table 2 – Five-year Housing Land Requirement 2016–2021		Deliverable extant planning permissions at 1st April 2016 (with expected lapses totalling 48 units <sup>5</sup> )	3,136 <sub>x</sub> (3,184 subtract 48)	SHELAA sites over 5 units within	27
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<sup>5</sup> This figure excludes committed dwellings that are unlikely to be delivered within five years. Further details on the calculations are provided in the latest Five Year Housing Land Supply report, which is available to download from the Council’s Forward Planning Evidence and Monitoring pages at [www.cotswold.gov.uk](http://www.cotswold.gov.uk)

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		<p data-bbox="907 697 1771 727">Table 3 – Five year Housing Land Requirement 2016-2021</p> <table border="1"> <tr> <td colspan="3" data-bbox="835 745 1845 801"><u>Residual Requirement</u></td> </tr> <tr> <td data-bbox="835 801 1003 904"><u>A</u></td> <td data-bbox="1003 801 1639 904"><u>Total Residual Requirement for 2017 to 2031 (i.e. 8,400 - 3,176)</u></td> <td data-bbox="1639 801 1845 904"><u>5,224</u></td> </tr> <tr> <td data-bbox="835 904 1003 1043"><u>B</u></td> <td data-bbox="1003 904 1639 1043"><u>Residual requirement for 2017 to 2031 expressed as an annual average (i.e. 5,224 / 14 years)</u></td> <td data-bbox="1639 904 1845 1043"><u>373.1</u></td> </tr> <tr> <td data-bbox="835 1043 1003 1147"><u>C</u></td> <td data-bbox="1003 1043 1639 1147"><u>Total residual requirement for 2017 to 2022 (i.e. 373.1 x 5 years)</u></td> <td data-bbox="1639 1043 1845 1147"><u>1,866</u></td> </tr> <tr> <td data-bbox="835 1147 1003 1251"><u>D</u></td> <td data-bbox="1003 1147 1639 1251"><u>Total residual requirement for 2017 to 2022 plus a 5% buffer (i.e. 1,866 + 93)</u></td> <td data-bbox="1639 1147 1845 1251"><u>1,959</u></td> </tr> <tr> <td data-bbox="835 1251 1003 1390"><u>E</u></td> <td data-bbox="1003 1251 1639 1390"><u>Residual requirement for 2017 to 2022 (including 5% buffer) expressed as an annual average (i.e. 1,959 / 5 years)</u></td> <td data-bbox="1639 1251 1845 1390"><u>392</u></td> </tr> <tr> <td colspan="3" data-bbox="835 1390 1845 1439"><u>Five Year Supply for 2017 to 2022</u></td> </tr> </table>		<u>Residual Requirement</u>			<u>A</u>	<u>Total Residual Requirement for 2017 to 2031 (i.e. 8,400 - 3,176)</u>	<u>5,224</u>	<u>B</u>	<u>Residual requirement for 2017 to 2031 expressed as an annual average (i.e. 5,224 / 14 years)</u>	<u>373.1</u>	<u>C</u>	<u>Total residual requirement for 2017 to 2022 (i.e. 373.1 x 5 years)</u>	<u>1,866</u>	<u>D</u>	<u>Total residual requirement for 2017 to 2022 plus a 5% buffer (i.e. 1,866 + 93)</u>	<u>1,959</u>	<u>E</u>	<u>Residual requirement for 2017 to 2022 (including 5% buffer) expressed as an annual average (i.e. 1,959 / 5 years)</u>	<u>392</u>	<u>Five Year Supply for 2017 to 2022</u>		
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			<u>F</u> Deliverable sites with planning permission on 1 April 2017 (including - 27 dwelling lapse rate)	<u>2,503</u>
			<u>G</u> Chesterton strategic site	<u>120</u>
			<u>H</u> Other land allocations	<u>0</u>
			<u>I</u> Windfalls	<u>336</u>
			<u>J</u> Total supply for 2017 to 2022	<u>2,959</u>
			<u>K</u> Supply available at 1 April 2017 expressed as number of years against the residual requirement (including 5% buffer) (i.e. (2,959 / 1,959) x 5 years)	<u>7.6 years</u>
		<p>Table 32 – Five-year Housing Land Requirement and Supply <del>2016-2021</del><u>2017-2022</u></p> <p>6.1.14: Over the five-year period <del>2016-2021</del><u>2017-2022</u>, there is a land supply capable of delivering <del>3,323</del><u>2,959</u> homes. The identified supply exceeds five years' worth of housing requirements (<del>2,100</del><u>1,866</u>) by <del>1,223</del><u>1,093</u> dwellings. This is equivalent to <del>7.54</del><u>7.6</u> years' supply of land and is sufficient to provide ample flexibility and choice over the next five years.</p>		

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		<p>Figure 1 - Cotswold Housing Trajectory 2011-2031, <del>May 2016</del> at <u>1 April 2017</u></p> <table border="1"> <caption>Data extracted from Figure 1: Cotswold Housing Trajectory</caption> <thead> <tr> <th>Housing trajectory year</th> <th>Completed dwellings</th> <th>Housing supply</th> <th>Average annual housing requirement (8,400 dwellings / 20 years = 420)</th> <th>Average annual housing requirement + 5% buffer ((8,400 dwellings / 20 years = 420) + 5% of 420) = 441</th> <th>Remaining annual housing requirement (subtracting cumulative supply surplus)</th> <th>Remaining annual housing requirement (subtracting cumulative supply surplus) + 5% buffer</th> </tr> </thead> <tbody> <tr><td>2011/12</td><td>528</td><td>441</td><td>420</td><td>441</td><td>420</td><td>441</td></tr> <tr><td>2012/13</td><td>393</td><td>441</td><td>420</td><td>441</td><td>420</td><td>441</td></tr> <tr><td>2013/14</td><td>399</td><td>441</td><td>420</td><td>441</td><td>420</td><td>441</td></tr> <tr><td>2014/15</td><td>505</td><td>441</td><td>420</td><td>441</td><td>420</td><td>441</td></tr> <tr><td>2015/16</td><td>597</td><td>441</td><td>420</td><td>441</td><td>420</td><td>441</td></tr> <tr><td>2016/17</td><td>754</td><td>441</td><td>420</td><td>441</td><td>420</td><td>441</td></tr> <tr><td>2017/18</td><td>907</td><td>441</td><td>420</td><td>441</td><td>420</td><td>441</td></tr> <tr><td>2018/19</td><td>680</td><td>441</td><td>420</td><td>441</td><td>420</td><td>441</td></tr> <tr><td>2019/20</td><td>462</td><td>441</td><td>420</td><td>441</td><td>420</td><td>441</td></tr> <tr><td>2020/21</td><td>447</td><td>441</td><td>420</td><td>441</td><td>420</td><td>441</td></tr> <tr><td>2021/22</td><td>463</td><td>441</td><td>420</td><td>441</td><td>420</td><td>441</td></tr> <tr><td>2022/23</td><td>473</td><td>441</td><td>420</td><td>441</td><td>420</td><td>441</td></tr> <tr><td>2023/24</td><td>397</td><td>441</td><td>420</td><td>441</td><td>420</td><td>441</td></tr> <tr><td>2024/25</td><td>353</td><td>441</td><td>420</td><td>441</td><td>420</td><td>441</td></tr> <tr><td>2025/26</td><td>359</td><td>441</td><td>420</td><td>441</td><td>420</td><td>441</td></tr> <tr><td>2026/27</td><td>356</td><td>441</td><td>420</td><td>441</td><td>420</td><td>441</td></tr> <tr><td>2027/28</td><td>391</td><td>441</td><td>420</td><td>441</td><td>420</td><td>441</td></tr> <tr><td>2028/29</td><td>380</td><td>441</td><td>420</td><td>441</td><td>420</td><td>441</td></tr> <tr><td>2029/30</td><td>384</td><td>441</td><td>420</td><td>441</td><td>420</td><td>441</td></tr> <tr><td>2030/31</td><td>383</td><td>441</td><td>420</td><td>441</td><td>420</td><td>441</td></tr> </tbody> </table>	Housing trajectory year	Completed dwellings	Housing supply	Average annual housing requirement (8,400 dwellings / 20 years = 420)	Average annual housing requirement + 5% buffer ((8,400 dwellings / 20 years = 420) + 5% of 420) = 441	Remaining annual housing requirement (subtracting cumulative supply surplus)	Remaining annual housing requirement (subtracting cumulative supply surplus) + 5% buffer	2011/12	528	441	420	441	420	441	2012/13	393	441	420	441	420	441	2013/14	399	441	420	441	420	441	2014/15	505	441	420	441	420	441	2015/16	597	441	420	441	420	441	2016/17	754	441	420	441	420	441	2017/18	907	441	420	441	420	441	2018/19	680	441	420	441	420	441	2019/20	462	441	420	441	420	441	2020/21	447	441	420	441	420	441	2021/22	463	441	420	441	420	441	2022/23	473	441	420	441	420	441	2023/24	397	441	420	441	420	441	2024/25	353	441	420	441	420	441	2025/26	359	441	420	441	420	441	2026/27	356	441	420	441	420	441	2027/28	391	441	420	441	420	441	2028/29	380	441	420	441	420	441	2029/30	384	441	420	441	420	441	2030/31	383	441	420	441	420	441
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MM05	6.3.5	<p>6.3.5: Small-scale residential development means housing which is proportionate to, and complementary with, the size and character of the settlement and its surroundings, <del>including, for example, two bed properties. In this context, the policy applies to the provision of any new residential units through the alteration, replacement, conversion or sub-division of an existing dwelling, as well as through new build.</del> Any development provided through this policy, besides being proportionate in scale and ...</p>																																																																																																																																																			
MM06	NEW SUB-SECTION 6.4	<p><u>6.4 Open Market Housing outside Principal and Non-Principal Settlements (POLICY DS4)</u></p>																																																																																																																																																			



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	and Policy (DS4): OPEN MARKET HOUSING OUTSIDE PRINCIPAL AND NON-PRINCIPAL SETTLEMENTS	<p>6.4.1: <u>To promote sustainable development in the countryside, NPPF 55 expects housing to be located where it will enhance or maintain the vitality of rural communities. In the absence of special circumstances, local planning authorities should avoid permitting new isolated homes in the countryside.</u></p> <p><u>POLICY DS4: OPEN MARKET HOUSING OUTSIDE DEVELOPMENT BOUNDARIES AND NON-PRINCIPAL SETTLEMENTS</u></p> <p><u>New-build open market housing will not be permitted outside Principal and Non-Principal Settlements unless it is in accordance with other policies that expressly deal with residential development in such locations.</u></p> <p>6.4.2: <u>The Local Plan's Development Strategy seeks to promote sustainability by focussing most growth in 17 Principal Settlements, notably Cirencester (Policy DS2), while facilitating small-scale residential development in non-Principal Settlements (Policy DS3). The Strategy facilitates sufficient development within Development Boundaries to meet, in full, the District's objectively assessed housing needs over the Plan period.</u></p> <p>6.4.3: <u>Besides the provisions of NPPF 55, which makes an exception for country houses that are truly outstanding or innovative, the Local Plan has policies that potentially allow for certain types of housing development in the countryside including:</u></p> <ul style="list-style-type: none"> <li>• <u>affordable housing on rural exceptions sites (Policy H3);</u></li> <li>• <u>housing for rural workers (Policy H5);</u></li> <li>• <u>accommodation for gypsies and travellers (Policy H7); and</u></li> <li>• <u>conversion of rural buildings (Policy EC6).</u></li> </ul> <p>6.4.4: <u>Policy DS4 is intended to preclude, in principle, the development of new-build open market housing which, for strategic reasons, is not needed in the countryside. The policy does not, however, preclude the development of 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. It would also not prevent alterations to, or extensions of, existing buildings.</u></p> <p>6.4.5: <u>For the purposes of Policy DS4, any land that falls outside Development Boundaries and</u></p>

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REF.	POLICY / PARAGRAPH	MAIN MODIFICATION
		<u>Non-Principal Settlements is referred to as countryside, even if it is technically previously developed land.</u>
7. DELIVERING THE STRATEGY		
MM07	7.0.1 and a new paragraph	<p>7.0.1: <u>A total of at least 8,400 houses is planned to be delivered in the settlements over the plan period to 2031 together with 27 ha of employment land. Housing and employment sites are allocated. The Local Plan includes site allocations that will meet the District's identified needs, which are set out in policies S1 to S19 the settlement strategy policies set out below. The level of growth planned for each settlement will also help to address local affordable housing needs, sustain existing facilities and maintain the each settlement's role as a service centre.</u></p> <p>New paragraph (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 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></p>
MM08	7.0.12 and a new paragraph	<p>7.0.12: <u>The strategic infrastructure required in each sub-area is set out in policies SA1, SA2 and SA3. The policies for each individual settlement are numbered S1-S19 and are located in the relevant sub area section. They identify specific land allocations, including housing and employment, as well as local non-strategic infrastructure. The land allocations, development boundary and other land use planning designations are shown on the inset map for each settlement.</u></p> <p>New paragraph (7.0.13): <u>The non-strategic infrastructure items referred to above were identified during engagement and consultation with local communities. These items are not critical or essential to delivery of the Local Plan, but some may be regarded as contributing to local place-making. Whilst alternative or supplementary funding routes may be available and could be pursued providing national policy and legislative rules governing the imposition of planning obligations are satisfied, an appropriate funding source for delivery may be the</u></p>

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		<u>Community Infrastructure Levy.</u>
MM09	SA1 – South Cotswold – Principal Settlements	<p>Delete existing Policy SA1 text and replace with the following:</p> <p>Policy SA1</p> <p>STRATEGY DELIVERY - SOUTH COTSWOLDS SUB-AREA</p> <p><u>Within the context of policy INF1, the strategic infrastructure requirements for the South Cotswolds Sub-Area are:</u></p> <p><u>Healthcare</u></p> <ul style="list-style-type: none"> <li>• <u>Romney House surgery, Tetbury - expansion or relocation; and</u></li> <li>• <u>New doctors' surgery in Cirencester.</u></li> </ul> <p><u>Flood management</u></p> <ul style="list-style-type: none"> <li>• <u>SUDS and soft measure interventions to manage flood risk.</u></li> </ul> <p><u>Highways</u></p> <p><u>Junction improvements at:</u></p> <ul style="list-style-type: none"> <li>• <u>A429 / Cherrytree Lane, Cirencester;</u></li> <li>• <u>A417 (High Street) / A361 (Thames Street), Lechlade;</u></li> <li>• <u>A417 / Whelford Road, between Fairford and Lechlade;</u></li> <li>• <u>A429 / A433, between Cirencester and Kemble; and</u></li> <li>• <u>A433 (London Road) / A433 (Long Street) / Hampton Street / New Church Street, Tetbury.</u></li> </ul> <p><u>Sport &amp; Recreation</u></p> <ul style="list-style-type: none"> <li>• <u>Re-use of the former Cirencester to Kemble and Tetbury to Kemble railway lines for cycling; and</u></li> <li>• <u>Cycling infrastructure in Cirencester, including improvements to Tetbury Road and London Road corridors.</u></li> </ul>
MM10	7.1.1.1.6	<p>7.1.1.1.6: As a .... Town Centre SPD. The <u>existing Cirencester Archaeological Assessment Archaeology Review (January 2014)</u> and any further assessment required should also be taken into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the <u>heritage asset's conservation</u> and any aspect of the proposal. Although the potential difficulties for development are inescapable, <u>the historic environment should, wherever</u></p>

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		feasible, <u>heritage assets should be conserved, unless fully justified, and</u> be used as a key driver and focus for inward investment, regeneration and redevelopment.
MM11	S1; S5; S9; S11; S12; S13; S15; S16; and S18.  7.1.7.4, 7.1.7.6, 7.1.7.9, 7.2.2.8, 7.3.2.4 and 7.3.4.6	<p>S1 – Cirencester Town: C_39 – delete allocation</p> <p>S1 – Cirencester Town: C_97 – reduce capacity from 11 to 9 dwellings and specify that this is a 'net' figure</p> <p>S5 – Fairford: F_44 – reduce capacity from 28 to 12 dwellings</p> <p>S9 – Tetbury: T_24B – delete allocation</p> <p>S9 – Tetbury: TET_E2A – delete allocation</p> <p>S11 – Bourton-on-the-Water: B_32 – delete allocation</p> <p>S12 – Northleach: N_13B – delete allocation</p> <p>S13 – Stow-on-the-Wold: S_8A – delete allocation</p> <p>S15 – Blockley: BK_14A – amend site boundary and reduce capacity from 16 to 9 dwellings</p> <p>S16 – Chipping Campden: CC_23B and CC_23C – amend site boundary and reduce capacity from 114 to 36 dwellings</p> <p>S16 – Chipping Campden: CC_40A – delete allocation</p> <p>S18 – Moreton-in-Marsh: M_12A – reduce capacity from 68 to 63 dwellings</p> <p>S18 – Moreton-in-Marsh: MOR_E11 – delete allocation and amend Development Boundary</p> <p>Consequential changes resulting from the amendments to these policies:</p> <p><del>7.1.7.4: Site TET_E2A is allocated to meet the requirements of Tetbury and contribute towards meeting the District wide requirement for business, general industrial and storage/distribution employment land.</del></p> <p><del>7.1.7.6: All housing and employment allocations are located...</del></p> <p><del>7.1.7.9: An archaeological assessment and evaluation will be required prior to development of site TET_E2A.</del></p>

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		<p>7.2.2.8: <del>The allocated housing site is subject to the relocation of the current retail facility on the site.</del></p> <p>7.3.2.4: <del>Sites CC_23B, CC_23C and CC_40A are identified as being suitable for residential development within the plan period. These sites have a potential combined capacity of 120 dwellings. However, the capacity of CC_23B may reduce at the detailed design stage due to its landscape sensitivity. A lower impact development that...</del></p> <p>7.3.4.6: <del>...site MOR_E6 is proposed for B1 use class employment development. For similar reasons site MOR_E11 is allocated for B8 uses. Vehicular access to site MOR_E11 would be expected to go through the Cotswold Business Village. The sites would make a significant contribution to meeting the District-wide requirement for B class employment land.</del></p>
MM12	<p>S1; S5; S8; S9; S10; S11; S12; S14; S15; S16; S17; S18, S19 and EC2 9.1.5, 9.2.1.2, 9.2.1.4, 9.2.1.7 and Table 8 (Minimum Disabled Parking Provision) Appendix J: Monitoring Indicators</p>	<p>Amend policy S1 and Appendix J (Monitoring Indicators) as follows: <del>Protected</del> <u>Established</u> employment sites:</p> <p>Amend policies S5; S8; S9; S10; S11; S12; S14; S15; S16; S17; S18 and S19 as follows: <del>Protected existing</del> <u>Established</u> employment sites:</p> <p>Policy EC2: <del>Existing</del> <u>Established</u> and allocated employment sites will be retained for B Class employment uses</p> <p>NB – consequential changes to the reasoned justification will result from the standardised use of the phrase 'established employment site'. For the avoidance of doubt, these changes are located at paragraphs 9.1.5, 9.2.1.2, 9.2.1.4, 9.2.1.7 and Table 8 (Minimum Disabled Parking Provision).</p>
MM13	7.1.1.2.6	<p>7.1.1.2.6: The majority of the development will be undertaken <del>over</del> <u>within</u> the Plan period, though <u>the housing element is expected to deliver 1,800 dwellings by 2031 and the remaining 550 dwellings after 2031. This will be monitored...</u></p>
MM14	7.1.1.2.9	<p>7.1.1.2.9: It is anticipated that a neighbourhood centre will provide <del>small scale</del> convenience</p>

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		shopping and service uses, though the Council will seek to restrict the floor area of the <u>commercial retail</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> <del>In addition</del> , 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 <u>some existing, neighbouring residents will also 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.
MM15	<u>Sub-section 7.1.1.3 - Cirencester Town Centre</u>	Delete entire sub-section 7.1.1.3 and replace with the following: 7.1.1.3 Cirencester Town Centre <u>7.1.1.3.1: Cirencester's retailing and commercial importance far outstrips anywhere else in the District. The town draws in large numbers of shoppers, commuters and others who, together with numerous visitors, help to create a vital and viable town centre economy.</u> <u>7.1.1.3.2: The rural nature of the surrounding areas, along with relatively poor public transport coverage, inevitably means that the majority of people from outside Cirencester travel into the town by car, thus fuelling the need for parking spaces. Parking capacity has been a growing issue for a number of years, but it has come to a head since 2015.</u> <u>7.1.1.3.3: Critical to Cirencester's attraction is its exceptional heritage - most of the buildings in the Primary Town Centre being statutorily listed for their architectural and historic importance. It is generally acknowledged that, in addition to each building's individual merits, their collective value creates a unified and exceptionally attractive historic townscape. Largely because of this and a healthy independent retailing offer, Cirencester has maintained a strong appeal both for users of, and visitors to, the town. However, the townscape in certain areas, particularly around some of the car parks, is of a significantly lower quality<sup>6</sup>.</u>

<sup>6</sup> NS026 Cirencester Town Centre Conservations Area Appraisals

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		<p><u>7.1.1.3.4: Like all town centres, Cirencester comprises a complex mix of uses, interactions and competing economic, social and environmental interests. To bring key principles and priorities together in a coherent, holistic manner, a flexible strategy is required which can respond to changing circumstances within the Plan's broader policy context.</u></p> <p><u>7.1.1.3.5: Certain issues, however, require specific policy guidance, including future retail provision (see Policy EC7, clause 3), mixes of uses in the primary and secondary frontages, and parking provision. Policy S3 provides this guidance, while also requiring future development to adhere to the principles set out in the Cirencester Town Centre Strategy, which is set out after the following policy.</u></p> <p><u>POLICY S3 – CIRENCESTER TOWN CENTRE</u></p> <p><u>Town Centre Strategy</u></p> <p>1. <u>Development within Cirencester Town Centre, the extent of which is indicated on Policies Map Inset 2, will be permitted, in principle, where it is consistent with the Cirencester Town Centre Strategy.</u></p> <p><u>Retailing and other main town centre uses<sup>7</sup></u></p> <p>2. <u>Class A1 uses should be concentrated in the Primary Frontage, defined on Policies Map Inset 2. 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, or harm Town Centre investment, or cause amenity problems.</u></p> <p>3. <u>Within Secondary Frontages, identified on Policies Map Inset 2, 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. The loss of main town centre uses in a Secondary 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 or</u></p>

<sup>7</sup> Defined in the NPPF Glossary broadly as: retail development; leisure, entertainment facilities the more intensive sport and recreation uses; offices; and arts, culture and tourism development.

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		<p><u>harm wider Town Centre investment, or cause amenity problems</u></p> <p>4. <u>Where the loss of a main town centre use is proposed in either a Primary or Secondary Frontage, 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.</u></p> <p><u>Car parking</u></p> <p>5. <u>New development shall provide sufficient car parking capacity to meet its current and foreseeable needs.</u></p> <p>6. <u>Where appropriate town centre development is proposed on existing town centre car parks, alternative car parking provision shall be secured and implemented prior to the commencement of any development.</u></p> <p><u>The Strategy</u></p> <p><u>7.1.1.3.6: A key aim for the town centre is to provide an attractive and vibrant place where people can access a good range of local services and facilities. This includes a diverse retail offer within the primary shopping area. Although Cirencester currently has a healthy town centre, it needs to evolve and improve to ensure that it continues to compete effectively by continuing to offer a different experience to larger neighbouring centres.</u></p> <p><u>7.1.1.3.7: Paragraphs 7.2.4 to 7.2.6 of this Plan explain the importance of Cirencester's rich heritage, including archaeology, and the acute challenges this presents for the 'planning balance' when considering development opportunities in the town centre.</u></p> <p><u>7.1.1.3.8: A major study of the town centre and resulting policy guidance<sup>8</sup> confirmed as long ago as 2007 that a looming shortfall in off-street parking provision at Cirencester needed to be addressed. This has now come to a head and it is imperative to plan for future parking requirements as well as address existing capacity issues.</u></p> <p><u>7.1.1.3.9: Cirencester currently has several surface-level car parks, and a number of these sites</u></p>

<sup>8</sup> Including Cirencester Town Centre SPD (November 2008) [EB071]; Cirencester Traffic and Movement Study (June 2007, Hyder Consulting) [NS021]



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		<p><u>present the most obvious opportunities for redevelopment in the town centre. This includes the option of creating decked parking which would maximise capacity, initially at a single location. This will help to address the looming shortfall, which has been assessed at around 350 parking spaces over and above existing capacity (c. 1,310 spaces)<sup>9</sup>.</u></p> <p><u>7.1.1.3.10: Once sufficient additional car parking has been provided, the redevelopment potential of other car park(s), which may no longer required for parking, could be 'unlocked'. Such sites could be then be considered for alternative uses that would both enhance the town centre's role and function and benefit its economy. In considering any redevelopment options for existing car parks, it is important to bear in mind that land might well be required to satisfy potential additional parking needs in the longer term.</u></p> <p><u>7.1.1.3.11: Maximising parking in a single location and putting other existing car park(s) to alternative use(s) would also present the opportunity to consider options for managing traffic more effectively in the town centre.</u></p> <p><u>7.1.1.3.12: Cirencester has always lacked a purpose-built public transport 'hub' in the town centre. Prior to 2016, Southway was the main place where bus services terminated; however, since the Market Place environmental improvements were implemented, Southway's use by buses and taxis has intensified. It is self-evident that improvements around Southway are required and, ideally, a purpose-built transport hub created. Depending on future land availability in the Southway - Forum area, redevelopment options could be considered to create this much-needed facility.</u></p> <p><u>CIRENCESTER TOWN CENTRE STRATEGY</u></p> <p><u>Historic Environment</u></p> <p><u>1. The town centre's historic environment should form an integral part of future redevelopment</u></p>

<sup>9</sup> Cirencester Town Centre Off-Street Parking Study (Atkins, 3 February 2017):

<http://www.cmis.cotswold.gov.uk/CMIS5/Document.ashx?czJKcaeAi5tUFL1DTL2UE4zNRBcoShgo=Gzrb2ku8AbRAy5ODjakIh0awggJqwQwyMYwPo91QoZcn%2bYv7Ym3%2fIQ%3d%3d&rUzwrPp%2bZ3zd4E7Ikn8LWw%3d%3d=pwRE6AGJFLDNIh225F5QMaQWctPHwdhUfCZ%2fLUQzqA2uL5jNRG4jdQ%3d%3d&mCTIbCubSFfXsDGW9IXnlq%3d%3d=hFfIUdN3100%3d&kCx1AnS9%2fpWZQ40DXFvdEw%3d%3d=hFfIUdN3100%3d&uJovDxwdjMPoYv%2bAJvYtyA%3d%3d=ctNJff55vVA%3d&FgPIIEJYlotS%2bYGoBi5oIA%3d%3d=NHdURQburHA%3d&d9Qjj0ag1Pd993jsyOJqFvmyB7X0CSQK=ctNJff55vVA%3d&WGewmoAfeNR9xqBux0r1Q8Za60lavYmz=ctNJff55vVA%3d&WGewmoAfeNQ16B2MHuCPMRKZMwaG1PaO=ctNJff55vVA%3d>

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		<p><u>and/or other proposals that are aimed at improving Cirencester's role, function and economy, including future transport and parking schemes. Wherever feasible, the historic environment should be a key driver of, and focus for, inward investment, regeneration and redevelopment.</u></p> <p><u>2. Any planning applications for redevelopment within the town centre should pay due regard to the Cirencester Conservation Area Appraisal &amp; Management Plan and the Cirencester Town Centre SPD or any superseding SPD. The Cirencester Archaeology Review (January 2014) and any further assessment required should also be taken into account when considering the impact of a proposal on a heritage asset.</u></p> <p><u>Transport, Parking and Access</u></p> <p><u>3. Through the implementation of Transport and Parking Strategies, future improvements should be directed towards supporting and facilitating an attractive, vibrant, town centre environment.</u></p> <p><u>4. The aim of providing a net increase of at least 350 car parking spaces over and above the existing off-street parking capacity (c. 1,310 spaces), while reducing congestion and pollution, should be addressed through complementary measures, including:</u></p> <ul style="list-style-type: none"> <li><u>a. The rationalisation and intensification of off-street parking, including decking at least one existing car park (ideally The Waterloo) to meet identified parking needs, including for retailing and long-stay commuting<sup>10</sup>;</u></li> <li><u>b. Where justified, and subject to sufficient off-street parking being provided, considering the removal of on-street car parking where appropriate;</u></li> <li><u>c. Creating an improved public transport interchange in the Southway - Forum area;</u></li> <li><u>d. Making walking and cycling safer, convenient, accessible, and more attractive by considering pedestrian priority schemes; access restrictions to discourage unnecessary through traffic;</u></li> </ul>

<sup>10</sup> Cirencester Parking Survey (Gloucestershire County Council, August 2015)

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		<p><u>better segregation between cars and cycles; and by ensuring pedestrian and cycle routes, and associated facilities, are maintained to an appropriate standard<sup>11</sup>.</u></p> <p><u>5. Through the design of new development schemes, opportunities should be taken to enhance the quality of pedestrian access and permeability within and to the town centre.</u></p> <p><u>Redevelopment Opportunities, Vitality and Viability</u></p> <p><u>6. Subject to any land that is currently used for off-street public car parking becoming surplus to requirements, and sufficient off-street parking has been provided elsewhere in the town centre to meet current and future parking needs, consideration should be given to redevelopment for alternative, beneficial, town centre purposes.</u></p> <p><u>7. The Brewery and Forum car parks have been identified as potentially favourable locations for retailing.</u></p> <p><u>8. Any comprehensive redevelopment of key sites<sup>12</sup> should be guided by a master plan prepared by Cotswold District Council as a supplementary planning document. The master plan would include detailed guidance on such matters as: design; movement (including parking provision); and the general distribution of activities and uses in the wider area.</u></p> <p><u>9. Wherever possible, redevelopment of town centre sites should be encouraged to contribute towards the town centre's employment base, including class B1 office provision, and possibly studio/ start-up space.</u></p> <p><u>10. Seek to improve the town centre's vitality and viability by maintaining a rich and varied cultural and retail offer, and a locally-distinctive shopping experience, with some national multiples supporting niche independent shops, resulting in greater retention of shopping expenditure.</u></p> <p><u>11. Tourism and cultural proposals should be encouraged where they strengthen the local economy and the attractiveness of Cirencester as a visitor destination throughout the year. Opportunities should be pursued to encourage the development of a hotel or similar type of tourist</u></p>

<sup>11</sup> Cotswold Cycling Strategy SPG - aims and objectives

<sup>12</sup> Key sites are likely to include existing off-street car parks, potentially together with adjoining areas

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		<p><u>accommodation in and/ or adjacent to the town centre.</u></p> <p><u>Enhancing Environmental Quality</u></p> <p><u>12. Improve the environmental quality of the town centre by supporting proposals and interventions that create an attractive public realm, including:</u></p> <ul style="list-style-type: none"> <li><u>a. Enhanced streetscape, urban environment, amenity, safety and the improvement of the 'active' street frontage</u></li> <li><u>b. Improving the public realm with clear signposting and routing to key town centre destinations utilising distinctive local materials</u></li> <li><u>c. Securing public art proposals and high quality and distinctive street furniture</u></li> <li><u>d. Improving the provision of additional play space and facilities for children and young people, including restoring and upgrading Cirencester's open air swimming pool; and sustaining/ enhancing green infrastructure, community spaces, open spaces and key landscape features</u></li> </ul> <p><u>7.1.1.3.13: To ensure that the town centre can continue to fulfil its important role in the District and support the wider local economy, new development and the intensification of existing uses is desirable. It is therefore important that the town centre's vitality and viability maintains a rich and varied cultural and retail experience. A locally-distinctive shopping offer, with some national multiples supporting niche independent shops, is expected to produce the greatest retention of retail expenditure. Therefore, a competitive and attractive retail sector needs to be promoted within the town centre through sensitive expansion, redevelopment and intensification, including making more effective use of upper floors.</u></p> <p><u>7.1.1.3.14: The exceptional built heritage and wealth of listed buildings, however, present challenges for intensification and redevelopment when seeking to meet modern retail requirements. A balance needs to be struck between protecting heritage assets and the public benefit of promoting a vibrant and vital centre, which includes viable uses for historic buildings. Opportunities should therefore be taken, wherever possible, to put heritage at the heart of any development proposals in the town centre.</u></p> <p><u>7.1.1.3.15: The most substantial sites in the town centre that have potential for redevelopment, including for decked parking, are wholly or partly occupied by the following public car parks:</u></p>

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		<ul style="list-style-type: none"> <li>• <u>Abbey Grounds car park (97 spaces)</u></li> <li>• <u>Beeches Road car park (144)</u></li> <li>• <u>Brewery car park (298)</u></li> <li>• <u>Forum car park (191)</u></li> <li>• <u>Leisure Centre (122)</u></li> <li>• <u>Memorial Hospital, Sheep Street (77)</u></li> <li>• <u>Station/ Sheep Street 'island' (149)</u></li> <li>• <u>Waterloo car park (233)</u></li> </ul> <p><u>7.1.1.3.16: The District Council, through the auspices of the Cirencester Car Parking Project Board, is actively reviewing parking provision in Cirencester and developing remedial options<sup>13</sup>. Decked parking has emerged as the optimum solution for increasing parking capacity, with the Waterloo car park identified as the preferred location. This is reflected in Policy S1 (site CIR E14).</u></p> <p><u>7.1.1.3.17: Not all of the car parks, notably the 'off centre' ones at Abbey Grounds, Leisure Centre and Beeches, would necessarily be suitable or desirable options for redevelopment.</u></p> <p><u>7.1.1.3.18: The amount of redevelopment at any 'surplus', surface level car parks will depend on how far the additional parking, provided through decking, goes towards meeting identified parking needs, whilst being mindful of the possible need to accommodate further needs in the longer term.</u></p> <p><u>7.1.1.3.19: The Cotswold Retail Study<sup>14</sup> also indicates that opportunities within and adjoining the town centre are largely limited to the potential redevelopment of certain car parks and service areas, notably at the Brewery and Forum. This could enable the provision of modern A1 retail space (currently lacking), as well as a range of evening and leisure uses to complement existing provision. This would serve both local and sub-regional consumers and tourists, thereby providing an alternative to competing centres for A1 comparison shopping.</u></p> <p><u>7.1.1.3.20: In common with most town centres, ease of movement is a crucial issue in Cirencester. The town's historic street pattern and narrow pavements can make pedestrian access</u></p>

<sup>13</sup> <http://www.cotswold.gov.uk/residents/environment/parking-and-public-toilets/cirencester-parking-project/>

<sup>14</sup> Bilfinger GVA, June 2017

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		<p><u>inconvenient. Despite this, the town centre has seen enhancements in permeability in recent years through schemes such as Swan Yard/ post office. More, however, could be done to increase pedestrian permeability, helping to strengthen Cirencester's reputation as a shopping destination with improved accessibility around the town centre, including to and from car parks.</u></p> <p><u>7.1.1.3.21: Currently, too much unnecessary traffic passes through the town centre and this is exacerbated by the location of certain car parks, which help to dictate the current traffic management regime. Once decked parking has been introduced, it will be possible to better manage town centre-bound traffic more effectively. Subject to parking capacity being increased, traffic management measures should be devised which:</u></p> <ul style="list-style-type: none"> <li>• <u>make most effective use of off-street parking;</u></li> <li>• <u>encourage through traffic onto the ring road; and</u></li> <li>• <u>improve road safety for pedestrians and cyclists.</u></li> </ul> <p><u>7.1.1.3.22: The quality of the public realm throughout the town centre is variable, though in some instances there have been considerable improvements, notably Market Place, Gosditch Street/ West Market Place, Black Jack Street, Silver Street, Park Street and Park Lane. However, beyond these improved areas, the public realm throughout much of the town centre is generally mediocre, particularly Cricklade Street and areas that were redeveloped during the 1960s and 1970s, including around the car parks. There is sometimes a sharp contrast in the quality of townscape between the fronts and the backs of buildings.</u></p> <p><u>7.1.1.3.23: 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 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></p> <p><u>7.1.1.3.24: The Town Centre will, in the longer term, deliver significant retail and business opportunities along with new homes. This would be guided by a Town Centre Master Plan that will be produced by the District Council in association with other stakeholders, including the Town Council, Gloucestershire County Council, the local community, businesses and the Civic Society. The master plan will update and review the existing SPD and build upon the principles that are essentially still valid and supported. It will seek to develop Cirencester Town Centre in a</u></p>

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		<u>holistic manner, balancing the need to manage traffic, and improve the appearance of the public realm with other competing, environmental, social and economic objectives.</u>
MM16	S4 to S16 (except S12 and S14)	<u>Non-Strategic (Local) Infrastructure</u> <del>Once contributions to delivery of infrastructure required in the South Cotswolds Sub Area (Policy SA1) have been made, development proposals will, subject to viability, be expected to help deliver or make appropriate contributions towards</del> The following projects are proposed:
MM17	7.1.4.7	7.1.4.7: <u>...before any planning proposal can be approved. Development proposals will be expected to take account of the positive contribution the Local Green Space makes to the character of the wider site, including mitigating any potential impacts on natural features such as trees. In accordance with the Design Code in Appendix D, proposals will need to be carefully proportioned and new buildings should not dominate their surroundings. Proposals will need to complement the existing landscape and sit comfortably within the setting of the Local Green Space, for example, the height of buildings should provide a gentle transition from the open Local Green Space to the existing dwellings that border the site. Applications will also be required to investigate opportunities to locate a Sustainable Drainage System, in accordance with Policy EN14, in the south-west part of the site.</u>
MM18	S6 10.2.2.3	S6 – Kemble: K_2A – amend site boundary on the policies map to define the housing allocation and reduce capacity from 12 to 8 dwellings  10.2.2.3: <del>...on the Map in Appendix A. Site LGS7 is proposed as a Local Green Space which can accommodate both community gardens and (12 dwellings). It has, therefore, been included in the proposed housing allocations (Policy S6, Site K_2), subject to securing the local term protection of the community gardens.</del>
MM19	7.1.5.6	7.1.5.6: <del>Developers are advised that sites L_18B and L_19 are located within Source Protection Zone 1. Development in these locations have the potential to cause pollution and require precautions to be taken in consultation with the Environment Agency. A proportion of sites L_18B and L_19 lies...</del>

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MM20	SA2 – Mid Cotswold – Principal Settlements	<p>Delete Policy SA2 text and replace with the following:</p> <p>Policy SA2</p> <p>STRATEGY DELIVERY – MID COTSWOLDS SUB-AREA</p> <p><u>Within the context of policy INF1, the strategic infrastructure requirements for the Mid-Cotswolds Sub-Area are:</u></p> <p><i>Highways</i></p> <ul style="list-style-type: none"> <li>• <u>Improvement of Unicorn junction (A436/B4068), Stow-on-the-Wold.</u></li> </ul>
Main Mod 21	New paragraph after 7.2.2.4	<p>New paragraph (7.2.2.5): <u>The redevelopment and re-use of the Countrywide Stores and former Co-op site for retail and leisure uses, will offer the opportunity to maintain the position of Bourton-on-the-Water in the retail hierarchy and stem the amount of shopping trips outside of the village. Proposals which would result in the primary re-use of the site for Class A1 retail use and other retail, food/beverage and Class D leisure uses will be supported in principle, subject to a sequential test and assessment of their impact on the health of, and investment within the Bourton-on-the-Water Key Centre Boundary.</u></p>
MM22	SA3 – North Cotswold – Principal Settlements	<p>Delete Policy SA3 text and replace with the following:</p> <p>Policy SA3</p> <p>STRATEGY DELIVERY – NORTH COTSWOLDS SUB-AREA</p> <p><u>Within the context of policy INF1, the strategic infrastructure requirements for the North Cotswolds Sub-Area are:</u></p> <p><i>Healthcare</i></p> <ul style="list-style-type: none"> <li>• <u>Expansion or replacement of doctors' surgery in Chipping Campden.</u></li> </ul> <p><i>Flood management</i></p> <ul style="list-style-type: none"> <li>• <u>Flood alleviation bund and channel to the north-west and south of Moreton-in-Marsh.</u></li> </ul> <p><i>Highways</i></p> <ul style="list-style-type: none"> <li>• <u>Improvements to A429 (Fosse Way), Moreton-in-Marsh;</u></li> <li>• <u>Junction improvements at A429 (High Street)/A44 (Oxford Street), Moreton-in-Marsh; and</u></li> </ul>



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		<ul style="list-style-type: none"> <li>• <u>Junction improvements at A429 (High Street)/A44 (Bourton Road), Moreton-in-Marsh.</u></li> </ul> <p><u>Education</u></p> <ul style="list-style-type: none"> <li>• <u>Expansion of Chipping Campden Secondary School.</u></li> </ul>
<b>8. HOUSING TO MEET LOCAL NEEDS</b>		
MM23	H1 (3) – Housing Mix and Tenure to Meet Local Needs	<p><del>3. 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 or other relevant evidence demonstrates there is a higher or lower level of demand for plots.</del></p>
MM24	8.1.4	<p>8.1.4: New housing should reflect the need and demand of the District's existing and future communities and should improve the quality and mix of new market and affordable housing in the District. <u>Evidence shows that over half of dwellings, with three or fewer bedrooms granted permission between 2011 and 2016, fell below the national minimum space standards. If this trend were to continue over the plan period it would result in a disproportionate number of smaller dwellings. To support this, Therefore, new housing is required to provide internal space standards contained in the 'Technical Housing Standards - Nationally Described Space Standard March 2015' or successor document. This standard was included in the viability assessment of the Local Plan and has been shown to be achievable. To provide an appropriate transition period the requirement, to comply with the nationally described space standard, will come into effect 12 months from the date of the Plan being adopted.</u> For the purposes of this Policy, affordable housing is as defined in the NPPF and latest legislation. Current definitions are included in the Glossary.</p>
MM25	8.1.5	<p><del>8.1.5: Developers will be expected to demonstrate should have regard to local evidence, for example the latest SHMA and parish needs surveys, and 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.</del></p>

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MM26	8.1.7	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> <del>On sites of twenty or more dwellings, wWhere the developer is required to provide self-build or custom build plots it will be expected that:</del>
MM27	8.1.7 (Bullet Point 2)	<ul style="list-style-type: none"> <li>plots which have been made available and marketed appropriately for at least 12 months from <del>the start of development, or earlier if appropriate (for example, where the site is likely to be built out in less than a year)</del> commencement of the first housing unit, and have not sold, may either remain on the open market as self-build or custom build or be offered to the Council or a Registered Provider, <u>at market value</u>, before being built out by the developer; and</li> </ul>
MM28	8.2.3	<p><del>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 currently estimated to be 157 net additional affordable homes per year between 2015 and 2031<sup>[1]</sup>. 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.</del></p> <p>New paragraph after 8.2.3: <u>The affordable housing need is a snapshot in time. Applicants should therefore refer to the latest evidence, such as the SHMA, when submitting planning applications.</u></p> <p>New paragraph after 8.2.3: <u>Policy H2 aims to maximise the delivery of affordable homes to help meet identified needs whilst maintaining the economic viability of residential development. However, the number of affordable homes likely to be delivered by policy H2(3) is</u></p>

<sup>[1]</sup> SHMA Update (April 2016), as updated by the Cotswold SHMA errata note (9.11.17)

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		<p>unlikely to fully meet the need for additional affordable homes. The affordable housing need is identified at a District-wide level, although the need will vary from settlement to settlement. The majority of affordable homes will be delivered in the 17 Principal Settlements identified in the Development Strategy. Furthermore, the Plan also enables the delivery of some affordable housing in non-Principal Settlements (policy DS3), on Rural Exception Sites (policy H3), and within specialist accommodation developments for older people (policy H4).</p>
MM29	H2 (2) – Affordable Housing	<p>In settlements in rural areas, as defined under s157 of the Housing Act 1985, all housing developments that provide 6 to 10 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. Where financial contributions are required payment will be made upon completion of development.</p>
MM30	H3 (1) – Rural Exception Sites	<p>1. ... the built up areas of towns and villages, taking into account Parish Housing Surveys and Parish Plans or other local evidence, and provided that:</p>
MM31	8.4.1 and the monitoring indicator for Policy H4	<p>8.4.1: The SHMA Update (April 2016) identifies <del>has identified that, given the</del> <u>there will be a dramatic growth in the older population in Cotswold District with and the higher levels of disability and health problems amongst older people. There is likely to be an increased requirement for 665 sheltered and extracare housing units between 2017 and 2031. This forms part of the OAN. There is also a requirement for 580 nursing and residential bedspaces between 2017 and 2031. This is in addition to the OAN. These identified needs are a snapshot in time and applicants must refer to the latest evidence, such as the SHMA, when submitting planning applications. for specialist housing in the District over the plan period. However, this provision Specialist accommodation for older people should be one of include a range of tenures and should not contribute to unbalanced communities.</u></p> <p>MONITORING INDICATOR FOR POLICY H4</p> <p><del>Net additional dwellings designed for the elderly by type (sheltered housing, care homes and other types of residential care accommodation).</del></p> <p><u>Net additional sheltered and extracare units (dwellings).</u></p> <p><u>Net additional nursing and residential care units (bedspaces).</u></p> <p><u>Vacant nursing and residential care units in Gloucestershire (bedspaces). This will identify spare</u></p>

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		<u>capacity to meet nursing and residential care need.</u>
MM32	<p>H4 – Specialist Accommodation for Older People</p> <p>8.4.5 and new paragraphs before 8.4.5</p> <p>NB: No changes are proposed to H4 (a) (b) (c) or 8.4.2 or 8.4.4.</p>	<p>H4: Proposals for specialist accommodation for older people, including sheltered <u>and extracare</u> housing, care homes and other appropriate models of accommodation for the elderly and those with particular needs, will be permitted provided that the development:</p> <p><del>(d) where accommodation is provided on a freehold or leasehold basis, the development will be expected to include provides an appropriate percentage of affordable housing in accordance with Policy H2. In the case of sheltered accommodation and extra care accommodation a mix of tenures will be encouraged.</del></p> <p><u>(d) where accommodation is provided on a freehold or leasehold basis, provides affordable housing in accordance with Policy H2. This includes proposals for self-contained units of accommodation within a residential institution (use class C2). In the case of sheltered accommodation and extra care accommodation a mix of tenures will be encouraged. Where a development site has been divided into parts, or is being delivered in phases, the site will be considered as a whole for the purpose of determining the appropriate affordable housing requirement.</u></p> <p><u>New paragraph (preceding 8.4.5): There is sometimes confusion as to whether specialist accommodation for older people falls into the use class defined as a residential institution (C2) or a dwelling house (C3). Be that as it may, development which creates living spaces that retain the essential characteristics of a self-contained dwelling, even if some care is provided, will be expected to provide affordable housing in accordance with policy H2.</u></p> <p><u>New paragraph (preceding 8.4.5): Developments that include self-contained units as part of a larger residential care home scheme will also be required to provide a proportion of those self-contained units as affordable homes in accordance with policy H2.</u></p> <p><del>8.4.5: Care developments containing units with their own front door will be regarded as dwellings in accordance with the DCLG definition and classified as C3 land use. Therefore, they will trigger an obligation to provide affordable accommodation on site. If the site is considered unsuitable, for example due to the location or affordability of the units, the local planning authority may wish to accept a commuted sum instead to meet the need off site.</del></p>

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MM33	8.4.3	8.4.3: Applicants will be expected to <u>have regard to</u> <del>provide evidence that the accommodation meets the strategic aims and objectives of Gloucestershire County Council and NHS Gloucestershire</del> <u>when</u> , <del>including demonstrating a local need for the service, and written support from Gloucestershire County Council and NHS Gloucestershire</del>
MM34	H7 – Gypsy, Traveller and Travelling Showpeople Sites 8.7.3 to 8.7.8	<p>8.7 Gypsy, Traveller and Travelling Showpeople Accommodation</p> <p>8.7.1 Gypsies and Travellers (<u>collectively known as Travellers</u>) pursue an active, itinerant lifestyle and are generally self-employed people. However, <del>gypsy and Traveller</del> communities are increasingly becoming more settled. Travelling Showpeople are business people who have traditionally been involved in holding fairs and circuses for many hundreds of years.</p> <p>8.7.2 <del>National</del> Planning Policy for Traveller Sites (PPTS)<sup>15</sup> requires Local Authorities to use evidence to plan positively and manage development for the travelling community, using 'a robust evidence base to establish accommodation needs to inform the preparation of Local Plan and make planning decisions'.</p> <p>Policy H7 Gypsy, <u>and</u> Traveller and Travelling Show people Sites</p> <ol style="list-style-type: none"> <li>1. Existing authorised sites for <u>Traveller Gypsy and Travelling Showpeople</u> uses will be safeguarded provided there remains a need for these uses within the District.</li> <li>2. The following locations, indicated on the Policies Maps in Appendix C, are identified as preferred sites for accommodating the future needs of <del>gypsies and Travellers</del>: <ul style="list-style-type: none"> <li>• <del>Four Acres, Shorncote, near South Cerney – 72 pitches</del></li> <li>• <del>Seven Springs, Coberley – 1 pitch</del></li> <li>• Meadowview, Fosse Way, <u>near</u> Bourton-on-the-Water – 4 pitches</li> <li>• <del>Green's Close, Great Rissington – 2 pitches</del></li> </ul> </li> <li>3. <del>If any shortfall is identified in the supply of gypsies and travellers accommodation, the following reserve site, will be brought forward:</del></li> </ol>

<sup>15</sup> Planning Policy for Traveller Sites (DCLG, August 2015)

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REF.	POLICY / PARAGRAPH	MAIN MODIFICATION
		<p><del>• Seven Springs, Coberley (second site) — 2 pitches</del></p> <p>3. The following <del>sequential</del> approach will be used to determine the acceptability, in principle, of planning applications for <del>gypsy and Traveller</del> development:</p> <p>(a) First preference will be sites specifically allocated in this Plan for <del>gypsies and Travellers</del>.</p> <p>(b) Second preference will be to designate additional pitches /plots within the boundaries of existing suitable <del>gypsy and Traveller</del> sites, including sites that have already been identified for this use.</p> <p>(c) Third preference will be to extend existing suitable <del>gypsy and Traveller</del> sites adjacent to existing boundaries.</p> <p>(d) <del>Only</del> Where a sufficient supply of pitches or plots cannot be achieved at the above locations <del>will</del> new sites be considered.</p> <p>8.7.3 <del>The most recent</del> <u>A jointly-commissioned review to assessment the number of pitches required by the travelling community across the Gloucestershire Housing Market Area was commissioned jointly published in 2013 March 2017 (GTTSA GTAA)<sup>16</sup>. Essentially, the GTAA establishes three categories of Travellers:</u></p> <ul style="list-style-type: none"> <li>• <u>Households that meet the PPTS planning definition;</u></li> <li>• <u>Households that could not be interviewed, hence their status is 'unknown'; and</u></li> <li>• <u>Households that do not meet the new definition.</u></li> </ul> <p><del>The GTTSA 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 Travellers who meet the PPTS definition over the period 2013 2016-2031 in Cotswold District, essentially broken down into five-year periods as follows: Those needs, which originate from Travellers at the Shorcote site, should be met by 2021.</del></p>

<sup>16</sup> Gloucestershire (Cheltenham, Cotswold, Forest of Dean, Gloucester, Stroud and Tewkesbury) Gypsy and Traveller Accommodation Assessment (Opinion Research Services, March 2017)

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REF.	POLICY / PARAGRAPH	MAIN MODIFICATION													
			<table border="1"> <thead> <tr> <th colspan="2" data-bbox="1048 300 1630 371">Identified future pitch requirements</th> </tr> <tr> <th data-bbox="1048 371 1350 427">Period</th> <th data-bbox="1350 371 1630 427">Pitches required</th> </tr> </thead> <tbody> <tr> <td data-bbox="1048 427 1350 483">2013-17</td> <td data-bbox="1350 427 1630 483">5</td> </tr> <tr> <td data-bbox="1048 483 1350 539">2018-22</td> <td data-bbox="1350 483 1630 539">6</td> </tr> <tr> <td data-bbox="1048 539 1350 595">2023-27</td> <td data-bbox="1350 539 1630 595">8</td> </tr> <tr> <td data-bbox="1048 595 1350 639">2028-31</td> <td data-bbox="1350 595 1630 639">7</td> </tr> </tbody> </table>	Identified future pitch requirements		Period	Pitches required	2013-17	5	2018-22	6	2023-27	8	2028-31	7
Identified future pitch requirements															
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2013-17	5														
2018-22	6														
2023-27	8														
2028-31	7														
		<p data-bbox="586 639 2092 874"><u>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 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 additional pitches required could range between 0 and 11.</u></p> <p data-bbox="586 874 2092 1177"><del>8.7.4 The GTTSAA indicated broad geographical locations where the need for sites tends to occur and where the search for future sites would ideally be concentrated. It suggested, secondly, that consideration could be given to other locations, including around sustainable settlements, where there is good access to the highway network. The GTTSAA concluded that there was no requirement to provide pitches for Travelling Showpeople within Cotswold District. A review of the GTTSAA is being produced in the light of the updated PPTS and other material considerations. Further updating of this policy may therefore be required when the review has been completed.</del></p> <p data-bbox="586 1177 2092 1417"><del>8.7.5 A report examining potential travellers' sites Gypsy and Traveller— Identification of Potential Sites for Cotswold District (WS Planning &amp; Architecture, November 2014) concluded that sufficient land had been identified to meet the need for 26 pitches in accordance with the GTTSSA. The report found there to be a potential over supply of specific sites for years 1-5 (2013-2017) and years 6-10 (2018-2022). Since then, in March 2016, permission was granted for 2 pitches on a new site in South Cerney parish. 15/05501/FUL.</del></p> <p data-bbox="586 1417 2092 1455"><del>8.7.6 An advisory panel assessed all potential sites to determine their suitability for allocation in</del></p>													

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REF.	POLICY / PARAGRAPH	MAIN MODIFICATION
		<p><del>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 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 GTTSA has been completed. <u>The Gypsy and Traveller – Identification of Potential Sites Update 2017<sup>17</sup> found that two sites have a realistic prospect of delivering Traveller pitches over the Plan period. These are located at Four Acres, Shorncote and Meadowview, Fosse Way, near Bourton-on-the-Water. These sites have been assessed as having the potential to deliver a total of up to 11 pitches. Besides meeting the need for three pitches specifically identified 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.</u></del></p> <p><del>8.7.7 On the grounds that sufficient and suitable land has been allocated to meet future identified needs within the District, any proposals for pitches will be directed to those allocations allocated sites in the first instance. The majority of future need arises from the growth of existing families that are resident within the District. Therefore, the proposed approach is to seek to meet needs where they arise. A sequential approach towards <u>for meeting any further</u> future provision is <u>set out in clause 3 of Policy H7</u> proposed, which provides for the intensification, and then extension of existing suitable Gypsy and Traveller sites, before any new sites are sought. Should any of the allocated sites be considered unsuitable, compelling reasons must be produced as to why it is necessary to consider an alternative location.</del></p> <p><del><u>Regarding Traveller households who do not or may not meet the PPTS definition, the GTAA establishes a potential need for 13-23 plots arising from those currently living in Cotswold District. 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></del></p>

<sup>17</sup> Identification of Potential Gypsy and Traveller Sites Update (CDC, December 2017)



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		<p>The GTAA concludes that there is no requirement to provide pitches for Travelling Showpeople within Cotswold District.</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 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.</u></p>
9. ECONOMY, INCLUDING RETAIL AND TOURISM		
MM35	EC4 (1) – Special Policy Areas	<p>1. <del>Development that is directly associated with the business operations of existing users</del> <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"> <li>• <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, will be permitted.</u></li> <li>• <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></li> <li>• <u>Fire Services College, Moreton-in-Marsh. At this site, proposals for development of operational fire, rescue and emergency responders training facilities, ancillary development,</u></li> </ul>

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		<u>and associated infrastructure, will be permitted.</u>
MM36	9.2.4.1	9.2.4.1: <del>Agriculture and other land-based sectors, including energy, tourism and recreation,</del> underpins the <u>District's rural economy of the Cotswolds</u> and supports a considerable number of ancillary businesses. Changes in agriculture have made diversification increasingly important to the economic viability of farm units.
MM37	EC5 – Rural Diversification 9.2.4.5 and new paragraphs	<p>EC5 – Rural Diversification</p> <p><del>a) the proposal would not prejudice the continued viable operation of the existing use will not cause conflict with the existing farming operation including severance or disruption to the agricultural holding that would prejudice its continued viable operation;</del></p> <p><del>b) existing buildings are reused wherever possible; and</del></p> <p><del>c) a whole farm business plan is provided, where considered appropriate, to demonstrate how the proposal, either individually or cumulatively, would support the continued operation of the agricultural and/or other land-based rural business. the scale and design of the development contributes positively to the character and appearance of the area.</del></p> <p>9.2.4.5: <u>When required, the whole farm business plan should include details of existing agricultural activities, the need for diversification, details of the proposal and implications of the proposal on the rural economy and the environment. Proposals that constitute substantial changes to a farm or agricultural estate will be assisted by the submission of a whole farm plan. Information provided within the whole farm plan should include:</u></p> <ul style="list-style-type: none"> <li>• <u>the history of the farm and its locality;</u></li> <li>• <u>existing buildings and their uses;</u></li> <li>• <u>features of biodiversity or landscape interest;</u></li> <li>• <u>archaeological sites, information on the historic landscape of the farm, the reasons for diversification and the viability of the proposal; and</u></li> <li>• <u>details of the proposal's projected employment, environment and traffic implications.</u></li> </ul> <p>New paragraph (9.2.4.6): <u>A proposal that avoids conflict with the existing farming operations will be well integrated with the existing operation, and will not give rise to any conflict with the agricultural or forestry operation of the farm or estate. For example, farms may cause environmental health problems to some high quality business use developments, or a new</u></p>

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		<p>industrial use could lead to outdoor storage requirements, causing circulation problems on the farm.</p> <p>New paragraph (9.2.4.7): <u>The continued viability of farm holdings is important to the rural economy. Where proposals affect a significant part of the farm holding, information may be requested on its extent, and what is proposed for the remainder of the holding. In some cases, this may include evidence that, following the proposed development, the holding will continue to operate viably.</u></p>
MM38	EC6 – Conversion of Rural Buildings	<p><del>Subject to Policy EN9 (Conversion of Non Domestic Historic Buildings (designated and Non designated Heritage Assets)),</del> <del>†</del> The conversion of rural buildings to alternative uses will be permitted provided:</p>
MM39	9.2.5.3	<p>9.2.5.3: This policy applies to the conversion of all rural buildings, whether of modern or traditional construction. <u>There are also other policies that are likely to be relevant to proposals for the conversion of rural buildings, including H6 (Removal of Occupancy Conditions), EC11 (Tourist Accommodation) and EN13 (Conversion of Non Domestic Historic Buildings (designated and Non designated Heritage Assets)).</u></p>
MM40	<p>EC7 (3) – Retail 9.3.1.3</p> <p>EC8 (5) – Main Town Centre Uses</p> <p>EC8 (8) – Main Town Centre Uses</p> <p>9.3.2.1 and a new paragraph after 9.3.2.3</p>	<p>EC7 (3): ...Cirencester over the plan period (in accordance with Policies S1, S2 and <del>S3A and S3F S3</del>).</p> <p>9.3.1.3: ...Provision will be made through the site allocations in Cirencester (See Policies S1, S2 and <del>S3A and S3F S3</del>)</p> <p>EC8 (5): <del>Subject to Policy S3A Clause 3 and 4 for Cirencester...</del></p> <p>EC8 (8) – In addition to Clause 7 criteria (a)-(d) proposals for retail, leisure and office uses outside of defined centres will, <del>subject to the provisions of Policy EC9,</del> be assessed in relation to their impact on:...</p> <p>9.3.2.1: In Cirencester, the Primary Shopping Area is specifically defined and lies within the wider Town Centre Boundary (see Policy S3 clauses 2-4).</p> <p>New paragraph (after 9.3.2.3): <u>Proposals for retail, leisure and office uses outside of defined centres will, besides Clause 7 criteria (a)-(d), be subject to the provisions of Policy EC9.</u></p>

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REF.	POLICY / PARAGRAPH	MAIN MODIFICATION
MM41	EC8 (7) – Main Town Centre Uses  New paragraph after 9.3.2.1	7(d): <u>except where the proposal is in conformity with an allocation for main town centre uses elsewhere in the Plan, comply with the sequential test, by demonstrating that there are no sequentially preferable sites or premises to...</u>  New paragraph (after 9.3.2.1): <u>Policy EC8 and the requirements for a sequential test and impact assessment will apply to proposals for 'main town centre uses' beyond the identified centre boundary. The requirement will not apply to proposals which are consistent with site allocations for main town centre uses in the Plan.</u>
MM42	9.3.3.2	9.3.3.2: <u>The impact test applies to retail, office and leisure proposals (for the latter two uses, the default national threshold will apply). The scope and level of detail required will vary according to local circumstance. For clarity, the impact assessment test applies to proposals in established employment sites and those within the identified development boundaries, as supported in principle by Policies EC2 and EC3, and in these cases a proportionate approach can be taken. For main town centre uses, including B1 office use, where the proposed use is in conformity with the allocation, and as such is considered suitable and in accordance with the plan, no impact assessment is required.</u>
MM43	EC11 (1)(3) – Tourist Accommodation	1. ...will be permitted <u>only</u> where the proposal...  3. ...will <u>only</u> be permitted where it:
MM44	EC11 (5)(6) – Tourist Accommodation	<u>Removal of occupancy conditions – holiday lets</u>  5. <u>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.</u>  6. <u>Applications will be permitted where the original building was used as a dwelling or the building is located within Development Boundaries.</u>
10. BUILT, NATURAL AND HISTORIC ENVIRONMENT		
MM45	Policy EN3	Delete Local Green Space designation for Blockley allotments, Station Road (LGS1).  [N.B. There will be consequential changes to the subsequent LGS reference numbers in Policy EN3 and the Policy Maps].

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MM46	EN4 (2) – The Wider Natural and Historic Landscape	2. ...and elements, including key views, <u>the setting of settlements, settlement patterns and heritage assets.</u>
MM47	10.3.1.1 and a new paragraph after 10.3.1.1	<p>10.3.1.1: Policy EN4 applies to the whole District <u>including the Special Landscape Areas (SLAs) and the Cotswolds Area of Outstanding Natural Beauty (AONB). The distinctive importance of these areas is such that they are supported by their own policies EN5 and EN6 setting out additional criteria to be taken into account in relation to development proposals...</u> The resulting assessments emphasise the high landscape and historic quality of the whole area and the need to ensure its protection and enhancement. <del>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 the benefits.</del></p> <p>New paragraph (10.3.1.2): <u>For the avoidance of doubt, the term 'significant' in the context of policy EN4 and EN6 is used in the general sense of an impact that matters or is important, rather than any specific definition related to the preparation of Environmental Impact Assessments or similar. The assessment of 'significant detrimental impact' includes a judgement on whether any adverse impact of a proposal would outweigh its benefits.</u></p>
MM48	10.3.2.1	10.3.2.1: <u>Whilst the general landscape policy EN4 also encompasses it, the importance of Areas of Outstanding Natural Beauty has long been recognised in national planning policy and this is reflected in policy EN5. As some of the most sensitive landscapes...</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 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 the need for those developments and scope for them to be accommodated outside the AONB was assessed during plan preparation.</u>
MM50	EN6 – Special Landscape Areas	<p>Development within Special Landscape Areas <del>that demonstrably meets the economic and social needs of communities (as shown on the Policies Map)</del> will be permitted provided it does not have a <u>significant</u> detrimental impact upon:</p> <p>a. <del>the quality of the natural or historic environment;</del> and</p>

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		<p><del>b. the special landscape character, appearance or tranquillity of the area and key landscape qualities of the area including its tranquillity.</del></p>
MM51	10.3.3.1 and new paragraphs	<p><del>10.3.3.1: The purpose of SLA designation is to protect locally significant landscapes that, although not nationally designated, are of comparable quality to, and abut, the AONB. Their designation is based on a formal assessment of the landscape qualities of the area. SLAs were introduced in Gloucestershire in 1982. They are attractive landscapes in their own right, but may also provide important foreground settings and effective buffers for the AONB. There are nine SLAs in Gloucestershire, six of which lie wholly or partly in the District. Their boundaries are illustrated on the Policies Map.</del> <u>Special Landscape Areas (SLAs) were introduced in Gloucestershire in 1982. There are six SLAs in Cotswold District. The purpose of SLA designation is to protect locally significant and valued landscapes that have particular intrinsic qualities or character. Although not nationally designated, in some cases they provide important settings and effective buffers for the Area of Outstanding Natural Beauty.</u></p> <p><u>New paragraph (10.3.3.2): SLA designation is based on a formal assessment of each area. The Cotswold District designations were reviewed in February 2001 and again in May 2017. The 2017 review validates the work carried out in 2001 while updating the context, any physical changes and adding qualities. Both reports, or any successors produced by the Council, should be considered together. In assessing the impacts of development proposals on the areas' character and qualities the whole of the Council's evidence base regarding SLAs including description, key landscape qualities and justification for recommendation should be taken into account. Regard must also be had to the general requirements of policy EN4. For the avoidance of doubt, policy EN6 applies to all development in SLAs including the development of sites allocated in this Local Plan.</u></p> <p><u>New paragraph (10.3.3.3): The Special Landscape Areas in Cotswold District are shown on the Policies Map and are:</u></p> <ul style="list-style-type: none"> <li><u>• Barrington Downs;</u></li> <li><u>• Coln Valley (north of Fairford);</u></li> <li><u>• Kemble/Ewen;</u></li> <li><u>• Moreton-in-Marsh surrounds;</u></li> <li><u>• North Cirencester; and</u></li> <li><u>• Norton Hall.</u></li> </ul>

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MM52	EN10 (1) Designated heritage Assets	In considering proposals that affect a designated heritage asset or its setting, great weight will be given to the asset's conservation <del>in proportion with the importance of the asset.</del> <u>The more important the asset, the greater the weight should be.</u>
MM53	EN11 (c) – Designated Heritage Assets – Conservation Areas	Development proposals, including demolition, that would affect Conservation Areas and their settings, will be permitted provided they:  c. will not result in the loss of open spaces, including garden areas and village greens, which, <del>because of their openness,</del> make a valuable contribution to the character and/or appearance, and/or allow important views into or out of the Conservation Area;
11. INFRASTRUCTURE		
MM54	INF1 – Infrastructure Delivery	Delete existing policy text and replace with the following:  <u>Policy INF1</u>  <u>INFRASTRUCTURE DELIVERY</u>  1. <u>Development will be permitted where infrastructure requirements identified to make the proposal acceptable in planning terms can be met. Provision of infrastructure will be secured having regard to regulatory and national policy requirements relating to developer contributions.</u>  <u>Where, on the basis of evidence, a need for on-site infrastructure and services is identified provision may, where necessary, be secured through planning obligations.</u>  <u>Where, on the basis of evidence, a need for off-site infrastructure and services is identified and/or negative impacts on existing off-site infrastructure and services are expected to arise, provision will be secured through either planning obligations and/or CIL as appropriate. Infrastructure provision in this context will take account of delivery of the strategic off-site infrastructure set out in policies SA1, SA2 and SA3.</u>  2. <u>New or upgraded infrastructure will be provided in accordance with an agreed, phased timescale. Provision will be made, where necessary, for the ongoing maintenance of infrastructure and services.</u>

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		<p>3. <u>Where there is concern relating to the viability of the development having regard to infrastructure provision requirements, an independent viability assessment, in proportion with the scale, nature and/or context of the proposal, will be required to accompany the planning application. The reasonable costs of the viability assessment will be met by the applicant.</u></p>
MM55	<p>INF2 – Social and Community Infrastructure 11.2.2, 11.2.9 Appendix K: Glossary – New definition of <u>Social and Community Infrastructure</u> Appendix K: Community and Cultural Facilities</p>	<p>Policy INF2: Social and Community Infrastructure</p> <p>1. Proposals for community facilities, <u>including open spaces</u>, either in their own right or...</p> <p>2. Planning permission for development which results in the loss of <u>a local facility ies or service s</u>, <u>including an open space</u>, will be permitted provided:</p> <p>11.2.2: ...community and well-being. Facilities and services <u>can be buildings or open spaces and include:</u></p> <ul style="list-style-type: none"> <li>• parks, gardens, <u>allotments</u> and amenity open space together with natural or semi-natural green spaces <u>including such as</u> disused canals or railway lines.</li> </ul> <p>11.2.9: With regard to the loss of sporting/community facilities, <u>including open spaces</u>, it should be demonstrated that they are surplus to requirements <u>through the Emerging/adopted Play and Pitch Strategy. Further details on the requirements for sporting/community facilities are provided in the Playing Pitch Strategy &amp; Action Plan (April 2017), the Strategic Assessment of Need for Halls Provision in Cotswold District (April 2016), the Strategic Assessment of Need for Pools Provision in Cotswold District (August 2016), the Green Infrastructure, Open Space and Play Space Strategy (September 2017), or any subsequent updates of these documents.</u></p> <p>Appendix K: <u>Social and Community Infrastructure: Local facilities and services for the community including buildings and open spaces.</u></p> <p>Appendix K: Community and Cultural Facilities – services available to residents in the immediate area that provide for the day-to-day health, welfare, social, educational, spiritual, recreational, leisure and cultural needs of the community. Includes village halls, post offices, doctors and dentists' surgeries, recycling facilities, libraries and places of worship. <u>They also include a range of open spaces, including parks and gardens, amenity open space, open space of public or nature conservation value, and open space of a natural or semi natural nature.</u></p>



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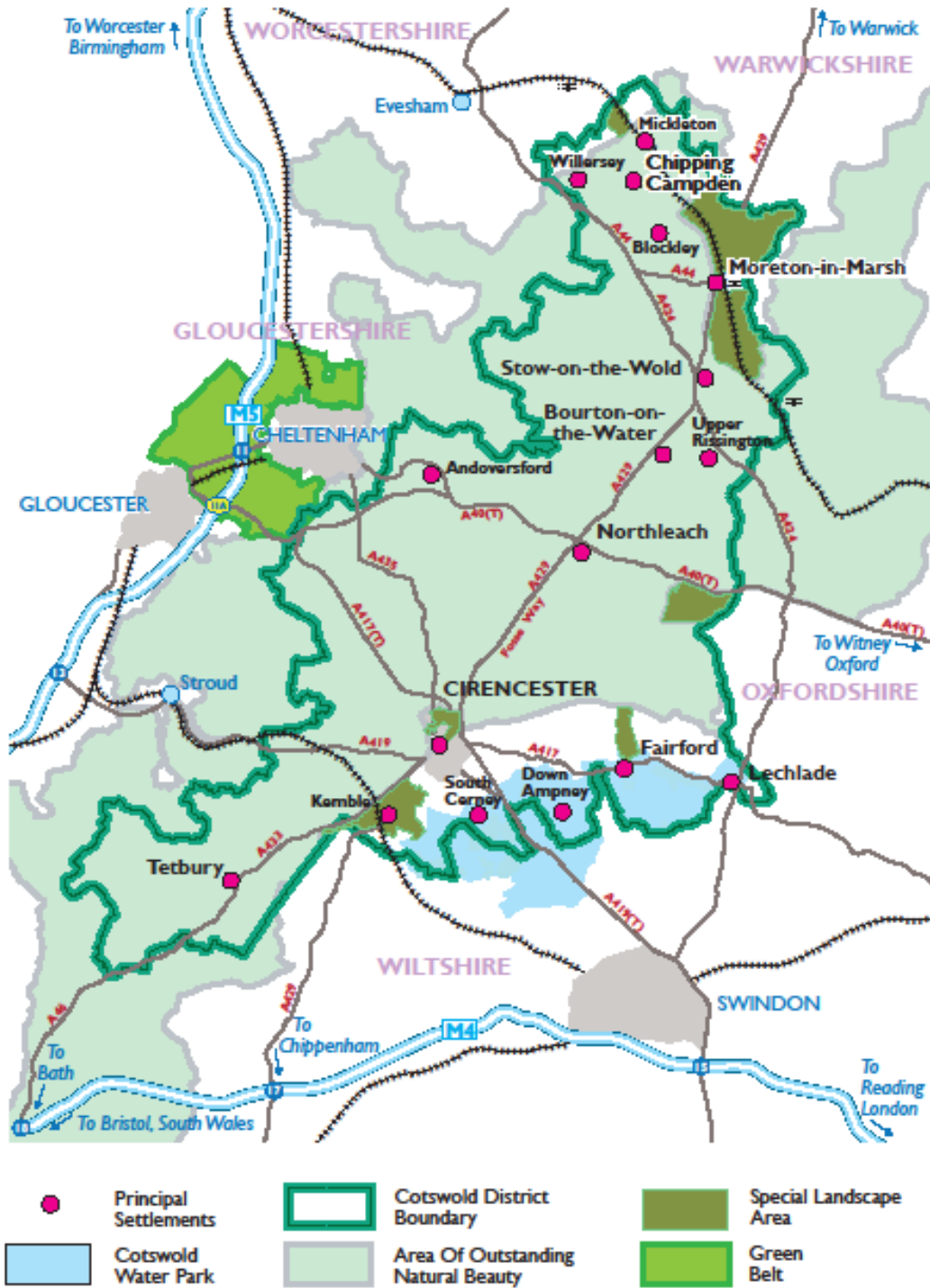
REF.	POLICY / PARAGRAPH	MAIN MODIFICATION
MM56	11.7.17 and new paragraphs	<p>11.7.17: <del>As types of technologies can change, so the impacts of wind turbines and other renewable energy development can vary. <u>The requirements of Policy INF10 seek to ensure that energy proposals will therefore only be encouraged supported only</u> where the different impacts of such development, <u>including cumulative impact</u>, have all been considered and where they are likely to be, or can be, made acceptable <u>in planning terms</u>. <u>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 (60)</u>. Information will be required on the justification for and likely impact of proposals, including:</del></p> <ul style="list-style-type: none"> <li><del>• the appropriateness of the location for the specific technology involved and what reasonable alternatives have been considered;</del></li> <li><del>• the nature and extent of early engagement with local communities and how this engagement has informed the evolution of the proposal;</del></li> <li><del>• local amenity implications and how an acceptable living environment will be maintained;</del></li> <li><del>• information on noise and emissions generation;</del></li> <li><del>• a visual impact assessment incorporating an analysis of landscape character and the relationship to any significant heritage or architectural asset; and</del></li> <li><del>• appropriate ecological surveys, following the most recent national guidance and best practice;</del></li> <li><del>• 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.</del></li> </ul> <p>11.7.18: <u>In respect of wind energy development, the Council has given consideration to potential locations identified in the 2011 Gloucestershire Renewable Energy Study. That study pre-dates the NPPF and whilst it had regard to general constraints it did not take account of emerging planning policy. Given the acute sensitivity of the District in terms of its interrelated built, natural and historic environment, the Council considers that in this context a criteria-based policy is a more appropriate and flexible planning approach. In determining planning applications the Council will also have regard to national policy and guidance together with the Ministerial Written Statement of 18<sup>th</sup> June 2015 (or any national policy superseding it).</u></p> <p><u>New paragraph (11.7.19): Where hydropower schemes are proposed, a Water Framework Directive Compliance Assessment and evidence of discussions with the Environment Agency on</u></p>

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REF.	POLICY / PARAGRAPH	MAIN MODIFICATION
		<u>requirements of the Environmental Permitting Regulations may be required.</u>
12. OTHER – SPATIAL ISSUES		
MM57	SP1 – Cheltenham and Gloucester Green Belt	<u>In</u> appropriate development within the Green Belt will <u>not</u> be permitted, having regard to national policy.
MM58	SP2 – Cotswold Airport 12.2.5 and 12.2.8	<p><u>1.——The change of use of existing buildings and any new development within the areas at Cotswold Airport, shown on the proposals Policies Map, will be permitted provided it is they are for employment-related uses that are compatible with the use of the land as an airport aerodrome.</u></p> <p><u>2.—— Outside of the area shown on Proposals Map, re-use of existing hangars for employment purposes within use classes B1, B2 and B8 will be permitted.</u></p> <p><u>12.2.5: ...and the consequent potential loss of the aerodrome. The Department for Transport published the General Aviation Strategy, which reiterated the importance of general aviation, in March 2015.</u></p> <p><u>12.2.8: ...dependence on the car. This policy will allow for the growth and diversification of the airport that is in accordance with other policies of the Plan. Any proposals for small-scale employment development at Cotswold Airport outside the areas shown on the Policies Map would be subject to Policy EC3, clause 2.</u></p>
APPENDIX K – GLOSSARY		
MM59	Appendix K: Glossary	Employment Land – land <u>primarily</u> used, with planning permission, or allocated in a development plan, for <u>B1, B2 or B8 class</u> employment uses.
MM60	Appendix K: Glossary  New definition for Employment Uses	<u>Employment Uses – B1, B2 or B8 class uses.</u>

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REF.	POLICY / PARAGRAPH	MAIN MODIFICATION
MM61	Appendix K: Glossary	Enabling Development – <del>is development that conflicts with planning policies but which enables the Council to secure a</del> <u>delivers planning benefits which potentially outweigh the disbenefits of departing from those policies</u> <del>not otherwise be immediately forthcoming.</del>
MM62	Appendix K: Glossary	Major Development – <del>in respect of residential is 10 or more dwellings or a site area of 0.5 hectares or more. For other uses – the floorspace to be built is 1000 square metres or more, or where the site area is 1 hectare or more.</del> <u>the definition of major development is currently set out in Article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. This definition will be applied, subject to any future updates, except within the Cotswolds Area of Outstanding Natural Beauty, where paragraph 10.3.2.3 of this Local Plan will apply.</u>



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### KEY DIAGRAM