COTSWOLD DISTRICT COUNCIL

Supplement for

CABINET - THURSDAY, 11 JANUARY 2024

Agenda No Item

14. **Cotswold District Local Plan Update and the Cirencester Town Centre Framework Masterplan** 3 - 396

Purpose

To consider the recommendation to Council to start preparing a new local plan for the period 2026 to 2041 and to consult on a document that includes development strategy options.

To consider the recommendation to consult the public on a set of draft policies that update the adopted Cotswold District Local Plan 2011-31 (the adopted Local Plan).

To consider the recommendation to consult the public on an 'initial ideas' Cirencester Town Centre Framework Masterplan consultation document.

To approve the updated Statement of Community Involvement and the updated Local Development Scheme documents.

Recommendations

That Cabinet resolves to:

1. Recommend to Council that Cotswold District Council begin the preparation of a new Local Plan that would extend the plan period from 31 March 2031 to 31 March 2041 and approves the Vision, Objectives and Development Strategy consultation document, as presented at Annex B, to be published for a six week public consultation;
2. Approve the draft policies consultation document at Annex C for a six week public consultation;
3. Approve the updated Local Development Scheme as presented at Annex D is approved;
4. Approve changes to the Statement of Community Involvement as presented at Annex E;
5. Approve the emerging Cirencester Town Centre Framework Masterplan 'initial ideas' consultation document for a six week public consultation as presented at Annex F;
6. Note upcoming national policy changes and the impact this may have on the preparation of the Local Plan at Annex G; and
7. Delegate authority to the Forward Planning Manager, in consultation with the Cabinet Member for Planning, to agree questionnaires and make minor and typographical corrections to the consultation documents prior to being published for public engagement.

YOUR COTSWOLD YOUR PLAN

CREATING A FUTURE THAT IS GREEN TO THE CORE

Cotswold District Local Plan Update Consultation

Draft Policies: Tracked Changes

Town and Country Planning (Local Planning) Regulations 2012

Regulation 18 consultation/participation

1 February 2024 to 14 March 2024

CONTENTS PAGE

Chapter 5A: Sustainable Development

- SD1 - Sustainable Development
- SD2 - The Climate and Ecological Emergencies
- SD3 - The Cotswold Design Code
- SD4 - Health and Wellbeing

Chapter 5B: Climate Mitigation and Adaptation

- CC1 - Retrofitting Existing Buildings
- CC2 - Renewable Energy
- CC3 - Net Zero Carbon New Buildings
- CC4 - District Heating
- CC5 - Managing Flood Risk (formerly EN14)
- CC6 - Water Infrastructure Management (formerly INF8)
- CC7 - Green Infrastructure (formerly INF7)
- CC8 - Sustainable Transport (formerly INF3)

Chapter 6: Local Plan Strategy

- DS1 - Development Strategy
- DS2 - Development within Development Boundaries
- DS3 - Small-Scale Residential Development in Non-Principal Settlements
- DS4 - Market Housing Outside Principle and Non-Principal Settlements

Chapter 7: Delivering the Strategy

- S1 - Cirencester Town
- S2 - Strategic Site, south of Chesterton, Cirencester
- S3 - Cirencester Central Area Strategy (including subsidiary policies S3(a) to S3(d))
- S4 - Down Ampney
- S5 - Fairford
- S6 - Kemble
- S6 - Lechlade
- S8 - South Cerney
- S9 - Tetbury
- S10 - Andoversford
- S11 - Bourton-on-the-Water
- S12 - Northleach
- S13 - Stow-on-the-Wold
- S14 - Upper Rissington
- S15 - Blockley
- S16 - Chipping Campden
- S17 - Mickleton
- S18 - Moreton-in-Marsh
- S19 - Willersey

Chapter 8: Housing to Meet Local Needs

- H1 - Housing Mix and Tenure to Meet Local Needs
- H2 - Affordable Housing
- H3 - Rural Exception Sites
- H4 - Specialist Accommodation for Older People
- H5 - Dwellings for Rural Workers Outside Principal and Non-Principal Settlements
- H6 - Removal of Occupancy Conditions
- H7 - Gypsy and Traveller Sites
- H8 - Replacement Dwellings
- H9 - Extensions and Alterations to Dwellings
- H10 - Community-Led Housing
- H11 - Homelessness Housing Provision

Chapter 9: Economy, including Retail and Tourism

- EC1 - Employment Development
- EC2 - Safeguarding Employment Sites
- EC3 - Proposals for all types of Employment-Generating Uses
- EC4 - Special Policy Areas
- EC5 - Rural Diversification
- EC6 - Conversion of Rural Buildings
- EC7 - Retail (deleted policy)
- EC7 - Agricultural and Forestry Buildings
- EC8 - Town Centres
- EC9 - Retail and Leisure Impact Assessment
- EC10 - Development of Tourist Facilities and Visitor Attractions
- EC11 - Tourist Accommodation
- EC12 - Equestrian Related Development

Chapter 10: Built, Natural and Historic Environment

- EN1 - The Built, Natural and Historic Environment
- EN3 - Local Green Spaces
- EN4 - The Wider Natural and Historic Landscape
- EN5 - Cotswolds National Landscape
- EN6 - Special Landscape Areas
- EN7 - Trees, Hedges & Woodlands
- EN8 - Biodiversity & Geodiversity: Features, Habitats & Species
- EN9 - Biodiversity & Geodiversity: Designated Sites
- EN10 - Historic Environment Designated Heritage Assets
- EN11 - Historic Environment Designated Heritage Assets (Conservation Areas)
- EN12 - Historic Environment: Non-designated Heritage Assets
- EN13 - Historic Environment: The Conversion of Non-Domestic Historic Buildings
- EN15 - Pollution and Contaminated Land
- EN16 - Dark Skies
- EN17 - Management of Accessible Open Green Spaces
- EN18 - The Sherborne Estate

Chapter 11: Infrastructure

- INF1 - Strategic Infrastructure Delivery (formerly policies SA1, SA2 and SA3)
- INF2 - Infrastructure Delivery (formerly Policy INF1)
- INF3 - Social and Community Infrastructure (formerly Policy INF2)

- INF4 - Highway Safety
- INF5 - Parking Provision
- INF6 - Vale of Evesham Heavy Goods Vehicle Control Zone (deleted policy)
- INF6 - Telecommunications Infrastructure

Chapter 12: Other Spatial Issues

- SP1 - Gloucester and Cheltenham Green Belt
- SP2 - Cotswold Airport
- SP3 - The Thames and Severn Canal
- SP4 - The River Thames
- SP5 - Cotswold Water Park Post-Mineral Extraction After Use
- SP6 - Former Cheltenham to Stratford-upon-Avon Railway Line

Appendices

- Appendix E - Established Employment Sites
- Appendix K - Glossary
- Appendix M - Vacant Building Credit Calculation Methodology
- Appendix N - Schedule of Strategic and Non-Strategic Policies
- Appendix O - Map of Biodiversity & Geodiversity Designated Sites
- Appendix P - Schedule of Biodiversity and Geodiversity Designated Sites
- Appendix Q - Light Pollution and Dark Skies

Policies Maps

- Policies Maps - Schedule of Changes

Please note, the following sections of the adopted Local Plan will be updated or may remain unchanged in the next iteration of the merging Local Plan:

- Introduction
- Portrait
- Issues
- Appendix A - Local Green Space at Church Westcote
- Appendix B - Vision and Objectives
- Appendix C - Gypsy and Traveller Accommodation
- Appendix D - Cotswold Design Code
- Appendix F - Parking Standards and Guidance
- Appendix G - Natural and Historic Environment Objectives
- Appendix H - Strategic Principles for Green Infrastructure in Gloucestershire
- Appendix I - Index of Policies v Local Plan Objectives
- Appendix J - Monitoring Indicators
- Appendix L - Replacement of 'Saved' Policies

Presentation of the proposed policy changes

We have tried to make it clear for you to see where we propose to add or delete wording in the adopted Local Plan policies. In so doing, we have used the following formatting:

- Unchanged text from the adopted Local Plan is shown in clear font.
- Proposed deletions from the adopted Local Plan are shown in ~~red, strikethrough font with a yellow background~~.
- Proposed additions to the Local Plan are shown in red, underlined font with a yellow background.

We have also tried to explain the reason for each policy update in a Statement of Reasons, which is provided at the end of each policy within this document. This is referenced using Roman numerals, which are shown in red font and within brackets, for example (iii).

Please note, some policies are still a 'work in progress' but we have tried to explain our intentions and where we are up to where this is the case.

---------- *NEW CHAPTER* ----------

RESPONDING TO CLIMATE CHANGE AND AIDING NATURE RECOVERY

Reducing greenhouse emissions and improving nature

5.1.1. The Council declared a climate emergency in July 2019, which commits it to ensuring the district becomes Net Zero in terms of carbon emissions from all sectors by 2045. It declared an ecological emergency in July 2020. Both declarations are intimately linked and the Council take action that mutually tackle both issues.

5.1.2. The climate emergency seeks actions that deliver the largest greenhouse gas reduction impact, and which focus on the largest emissions categories in the District. For the Local Plan this means requiring:

- zero carbon new build and improve the energy and heating efficiency of the majority of existing buildings (domestic and non-domestic);
- development to embrace a shift from a predict and provide to decide and provide to facilitate a major shift to mass transport, walking and cycling; and
- development to incorporate local renewable energy generation.
- the ecological emergency responds to the escalating threat to wildlife and ecosystems. The declaration recognises the essential role nature plays in society and the economy and provides a statement of intent to protect our wildlife and habitats, enabling residents to benefit from a green, nature rich environment. For the Local Plan this means:
  - promoting nature recovery, including green infrastructure, ecosystems services and natural capital in new development, through site allocations, policies and an up-dated Cotswold Design Guide;
  - updating the Council's Green Infrastructure Strategy (GI) and promote the creation of new natural green spaces and green links across the District;
  - integrating the Gloucestershire Nature Recovery Network and the Gloucestershire Ecosystem Services and Natural Capital Mapping (and the Natural Capital Investment Strategy) through the Local Plan, biodiversity net gain and developer contributions.

POLICY SD1: SUSTAINABLE DEVELOPMENT

Policy proposal

Insert new Policy SD1 as follows:

Policy SD1: Sustainable Development [i]

5a.1.1 The purpose of the planning system is to contribute to the achievement of sustainable development. National policy defines what this means in practice, which now includes reference to the United Nations 17 Global Goals for Sustainable Development. Government planning policy explains how these address social progress, economic well-being and environmental protection.

5a.1.2 Implementing the Local Plan will deliver these sustainability objectives but they are not criteria against which every decision can or should be judged. Planning policies and decisions must play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character of the local area, needs and opportunities.

5a.1.3 At the heart of the English planning system is a 'presumption in favour of sustainable development'. The government requires sustainable development to be pursued in a positive way, which means meeting development needs, aligning growth and infrastructure, improving the environment and mitigating climate change and adapting to its effects. The Council is required to approve development proposals that accord with an up-to-date plan. Where policies are silent or out-of-date, national policy, subject to certain exclusions, includes a mechanism that 'tilts' the planning balance in favour of proposals that deliver sustainable development. National policy and UK global commitments set the context for defining local sustainable development principles (Policy SD1).

Policy SD1

SUSTAINABLE DEVELOPMENT

1. **The council will work proactively with applicants, stakeholders and other partners to**

POLICY SD1: SUSTAINABLE DEVELOPMENT

support proposals that improve the economic, social and environmental conditions of Cotswold District and where development demonstrable the following: [ii]

a) **Mitigate climate change and include adaptation measures;**

b) **Protect, enhance and create opportunities to improve access to nature and green spaces;**

c) **Secure measurable and ecologically meaningful Biodiversity Net Gain, as locally as possible and in locations that deliver nature recovery;**

d) **Reduce pollution and waste;**

e) **Where possible, avoiding development on the best and most versatile land;**

f) **Provides a safe and secure environment for residents, workers and visitors;**

g) **Promote the protection, conservation and enhancement of the historic, built and natural environment;**

h) **Maximise the use of sustainable travel to support increased levels of accessibility to local services and facilities;**

i) **Enable healthy lifestyle and welling and recognising the built and natural environment's role in improving health inequalities, which includes ensuring an adequate provision of social infrastructure to meet people's needs.**

j) **Provide for decent and affordable homes for identified needs;**

k) **Ensure development does not undermine the importance of protected employment sites to the local economy;**

l) **Secure improved digital connectivity;**

m) **Demonstrate effective and collaborative engagement with local communities to deliver development that meets their needs; and**

n) **Accord with the policies and objectives set out in this Local Plan unless material considerations indicate otherwise.**

2. **Major development must submit a completed Sustainability Checklist in support of the planning application.**

5a.1.4 To aid the achievement of sustainable development in Cotswold District, Policy SD1 translates global and national goals into a set of locally specific sustainable development principles. As per the national objectives these principles are interdependent and need to be pursued in mutually supportive ways so that opportunities can be taken to secure net gains across each of the different principles. Taken as a whole the objectives and policies of the Local Plan sets the sustainable criteria that development must should deliver if it is to achieve the purpose of planning system.

5a.1.5 Only planning applications for major development, as defined by NPPF (2023) glossary and Article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015), are required to submit a completed Sustainability Checklist although those submitting planning applications for minor development are encouraged to use the checklist as well. Completing the checklist will assist the Development Management process and aid the timely determination of planning applications. For major

applications, failure to submit a completed checklist will result in planning applications not being validated.

STATEMENT OF REASONS

[i] To reflect the updated National Planning Policy Framework which now reflects the UN's Global Goals for Sustainable Development.

[ii] Based on the review of the UN's goals and UK government actions that seek to identify Cotswold District specific land use / spatial planning sustainable development criteria.

POLICY SD2: THE CLIMATE AND ECOLOGICAL EMERGENCIES

Policy proposal

Insert new Policy SD2 as follows:

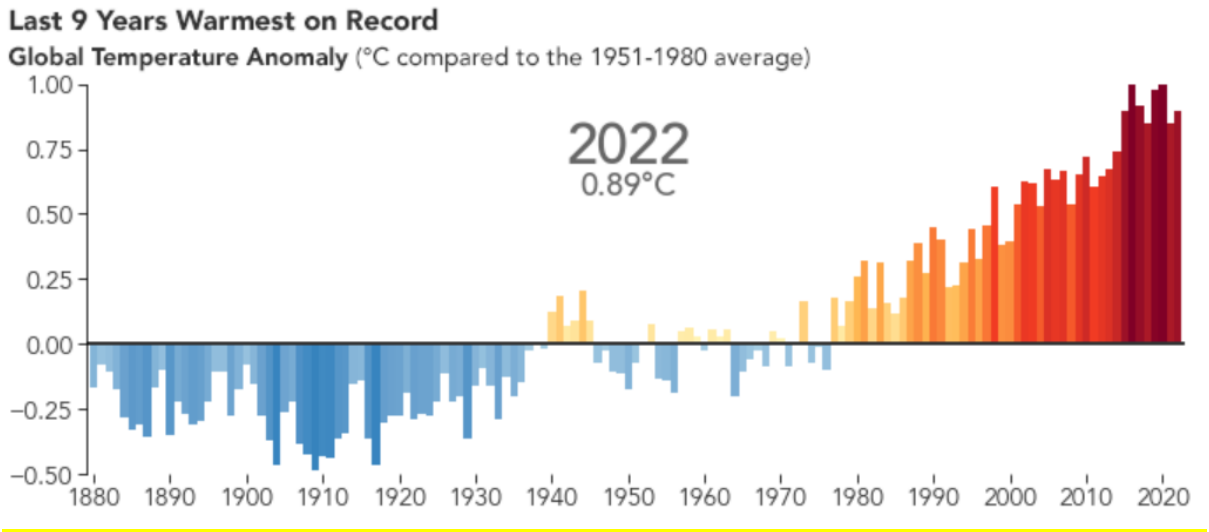
Policy SD2: The Climate and Ecological Emergencies ([i])

5a.2.1 The council has declared climate and ecological emergencies and it seeks to ensure the local planning system adequately reflects the measures and interventions required to achieve net zero carbon emissions by 2050.

The Climate Emergency

5a.2.2 Collectively we have and are continuing to alter the composition of Earth's atmosphere. Half of the increase in atmospheric carbon dioxide concentrations in the last 300 years has occurred since 1980, and one quarter of it since 2000. Methane concentrations have increased 2.5 times since the start of the Industrial Age, with almost all of that occurring since 1980 [1]. This is contributing to a significantly warmer planet. Data shows the last decade has been the warmest on record and carbon emissions continue to rise. Warmer temperatures over time are changing weather patterns and disrupting the usual balance of nature. This poses many risks to life on Earth.

Figure x: Global Temperature Anomaly, (NASA Jet Propulsion Laboratory, 2022) [2]

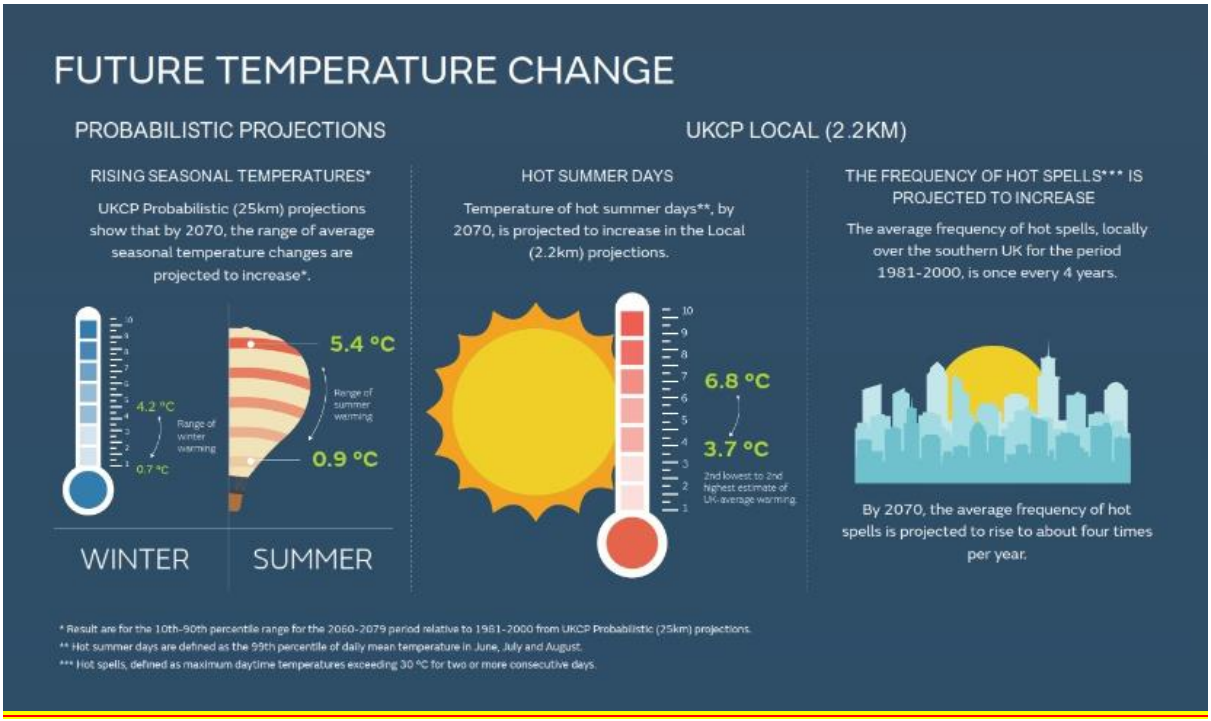


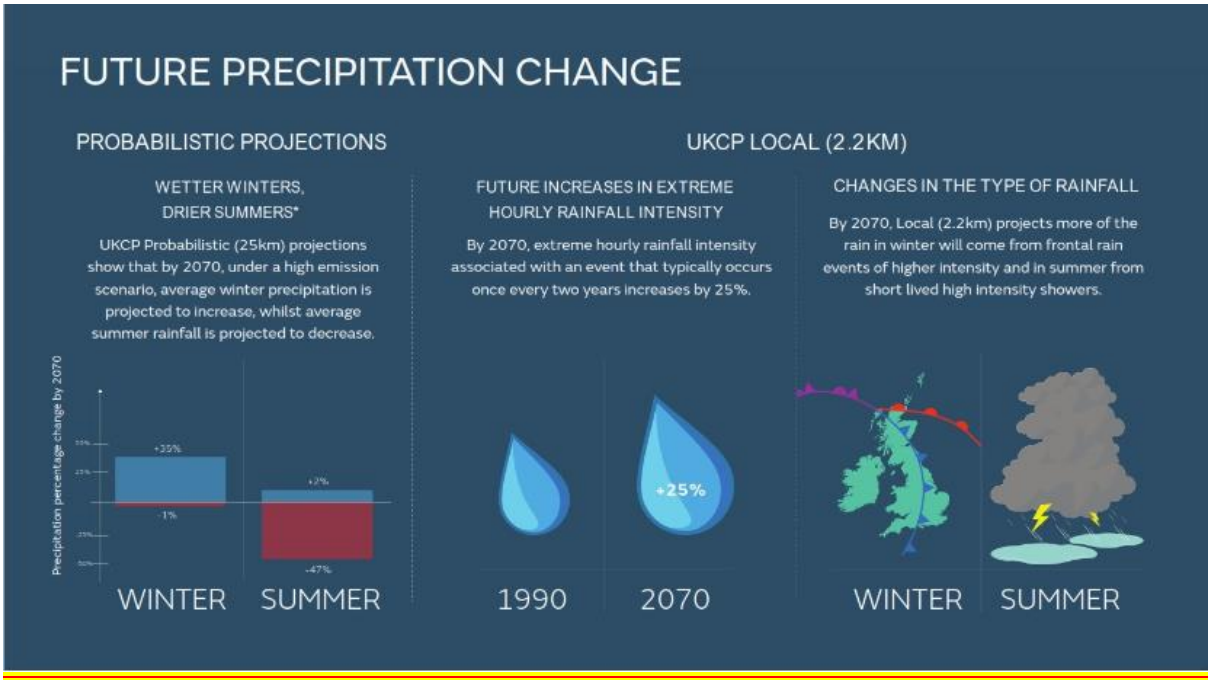
5a.2.3 The graphics from the UK Climate Projections programme (run by the Met Office and Environment Agency) show plausible future outcomes for UK weather and climate, assuming that greenhouse gas emissions remain high. A warm environment will lead to more unpredictable and extreme storm events, which can have notable implications for building and landscape design, right down to the need to install larger capacity gutters. The Cotswold Design Code is currently being updated to address these and other urban design considerations.

[1] NASA's Jet Propulsion Laboratory. https://climate.nasa.gov/news/2915/the-atmosphere-getting-a-handle-on-carbon-dioxide/#:~:text=The%20concentration%20of%20carbon%20dioxide,it%20was%20near%20370%20ppm.
[2] https://earthobservatory.nasa.gov/images/150828/2022-tied-for-fifth-warmest-year-on-record

POLICY SD2: THE CLIMATE AND ECOLOGICAL EMERGENCIES

Figure 1: Plausible future outcomes for UK weather and climate, UK Climate Projections programme.





5a.2.4 The UK has set a legally binding net zero carbon emissions target – a world first. The planning system and the development that it manages has an important role to play in getting to net zero. The policies of the local plan collective seek to reduce carbon emissions over time which now include a suite of new and revised policies which address e.g. the location of development, building fabrics and energy performance, renewable energy, water management, pollution control, provision of infrastructure to support active travel and public transport, EV infrastructure, retrofitting historic buildings, biodiversity net gain and the design and layout of development.

POLICY SD2: THE CLIMATE AND ECOLOGICAL EMERGENCIES

The Ecological Emergency

5a.2.5 The Council has acknowledged the huge and unprecedented declines in species, habitats and natural capital caused by humans over the last hundred years. The State of Nature report (2019) identified that

- over a third of English species studied had declined since 1970;
- over 10% of species in England are threatened with extinction; and
- since 1970, the indicator of abundance for 214 priority species has declined by 60%.

5a.2.6 This loss of nature is not simply of academic or aesthetic interest, the natural environment provides a wealth of benefits that underpin our economic and social wellbeing, these benefits are known as Ecosystems Services. Natural capital is a term used to describe the sum of our ecosystems, species, freshwater habitats, land, soils, minerals and air. These are all elements of nature that either directly or indirectly bring value to people and the country at large. They do this in many ways but chiefly by providing us with food, clean air and water, wildlife, energy, wood, recreation, improved health outcomes, flood protection, carbon sequestration etc. Delivering measures that address the ecological emergency will protect and enhance these valuable natural capital assets and the services that they provide. A natural capital baseline map[3] for Gloucestershire has been prepared, highlighting existing important natural capital assets and opportunity areas where enhancement or creation of natural capital assets would deliver maximum benefits.

The interplay between the climate and ecological emergencies

5a.2.7 The climate emergency and ecological emergency are inextricably linked and recently scientists have warned that Earth is well outside the safe operating space for humanity[4]. The impacts of climate change are altering the distribution of habitats and species and are one of the causes of ecological declines as species are unable to survive increasing temperatures, changes in rainfall and so on. Nature-based solutions are an effective way to address climate change mitigation and adaptation, improving nature and ensuring humanity's health. Good habitat management and creation can help to reduce carbon emissions for example through carbon sequestration (an ecosystem service) in soils and trees/woodland. The natural environment can also help to address the impacts of climate change, including through Rural Sustainable Drainage Systems and natural flood management, the provision of shade by trees, etc.

Policy SD2

THE CLIMATE AND ECOLOGICAL EMERGENCIES

The Council seeks to mitigate and adapt to climate change and to address the ecological emergency and support nature recovery. Proposals that deliver the following climate and ecological principles will be supported where they:

1) **minimise emissions resulting from the construction and lifetime use of buildings;**
2) **maximise the use of renewable energy and resources;**
3) **incorporate measures that provide climate change adaptation and increased climate resilience;**

[3] https://www.gloucestershirenature.org.uk/ecosystem-natural-capital-mapping
[4] Rockström, J. et al. (2023) *Earth beyond six of nine planetary boundaries*. Washington: Science Advance.

POLICY SD2: THE CLIMATE AND ECOLOGICAL EMERGENCIES

4) maximise opportunities to encourage a modal shift in transportation from fossil fuelled transportation to accessible active travel and sustainable transport;

5) incorporate use of recycled and low embodied energy / carbon materials, and avoid the demolition of existing properties or the replacement of existing features;

6) contribute positively to environmental gain by:

   a. improving the connectivity and multi-functionality of the Green and Blue Infrastructure network in the district,

   b. protecting and enhancing habitats ecosystems and natural capital,

   c. strengthening nature recovery networks and habitat connectivity, and

   d. delivering biodiversity net gain;

7) incorporate measures that mitigate impacts on the natural functioning of river watercourses;

8) avoid placing development in areas at risk of flooding and ensuring new development contributes to reducing flood risk on and off site;

9) ensure development does not increase sewer overflow pollution; and

10) recognise the important role that soil provides in mitigating climate change though carbon storage, sequestration and local food production.

5a.2.8 The Council has committed to partially update the Local Plan to make it "green to the core". In practice this means actively addressing the Council's climate change and ecological emergency declarations. These principles should be regarded as the 'green threads' that run through the updated Local Plan.

5a.2.9 Making the plan green to the core is a long term process. The partial update is the first stage and it introduces policies that will have an immediate and positive effect on the environment during the 2020s. The second stage, a full update, will be undertaken on the adoption of the partial update and this will look at the longer term interventions required during the 2030s and 2040s.

5a.2.10 The updated local plan seeks to better bind the provisions of the climate and planning acts so as to provide a mutually supportive regime of target setting and delivery. The Local Plan sets out a clear vision for net zero and nature recovery and it introduces new and updated policies that will place a commitment on development to deliver a net zero carbon and nature recovery future. This will help to ensure climate change considerations are appropriately weighed in the planning balance, a recommendation of a Climate Change Committee commissioned report published in 2023 [5].

5a.2.11 There can be tensions within the planning system in delivering on the multiple objectives of sustainable development e.g. protecting landscapes and installing wind energy generation; increasing employment provision and decreasing car traffic; protecting the significance of listed buildings and installing energy saving measures etc. These require considered and innovative solutions but the emergency nature of the climate and ecological crises means that the plan must place greater emphasis on finding these solutions and addressing the climate

[5] Centre for Sustainable Energy and the Town and Country Planning Association
https://www.theccc.org.uk/publication/spatial-planning-for-climate-resilience-and-net-zero-cse-tcpa/

and nature emergencies; local plan policies have been up-dated to reflect this increased emphasis.

STATEMENT OF REASONS

[i] To address the Cotswold District Council's Corporate Plan's action to update the adopted Cotswold District Local Plan to make it 'Green to the Core' and to also address actions contained with the climate and ecological emergency declarations.

POLICY SD3: COTSWOLD DESIGN CODE (FORMERLY POLICY EN2: DESIGN OF THE BUILT AND NATURAL ENVIRONMENT)

Please note, work is ongoing to update the Cotswold Design Code, which is likely to result in further changes to Policy SD3. The proposals shown in this policy update show the direction of travel of the policy for the purpose of this consultation.

Policy proposal

Update Policy EN2 as follows:

Policy ~~EN2: Design of the Built and Natural Environment~~ SD3: Cotswold Design Code

5a.3.1. ~~The Government attaches great importance to the design of the built and natural environment. It expects local authorities to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.~~ Good design is a fundamental ~~key~~ aspect of sustainable development and addressing climate change, is indivisible from good planning and should contribute positively to making places better for people as well as the natural environment.

5a.3.2. The Cotswolds is widely recognised as an outstandingly beautiful area, rich in the architecture of every period and style. Many towns and villages contain impressive set pieces, ranging from a scatter of cottages around a green to gently curving town streets and market places. The design quality achieved in the past was generally very high. Local standards of traditional craftsmanship have been exceptional for hundreds of years.

5a.3.3. Heritage themes that contribute to the distinctiveness of the local built environment include:

- Local stone building materials – dry-stone walls, Cotswold building stone, natural stone roof tiles;
- Distinctive Cotswold vernacular;
- Rural (agricultural) settlement patterns of isolated farmsteads and villages with market towns and a number of country houses with associated estates;
- Key local architects including important proponents of the Arts and Crafts Movement; and
- Roman archaeology of the District focused on Corinium. Obvious Roman roads, still in use as main roads through the District.

5a.3.4. Well-designed development can contribute positively to the conservation, enhancement and creation of natural and historic environmental assets, including at the strategic level through, for example the enhancement of Nature Improvement Areas and long distance footpaths. High quality urban design and architecture also enables new development to integrate successfully with the historic environment, which is of particular importance for the historic towns and villages of the Cotswolds.

5a.3.5. The built environment is as much about the spaces between and around the buildings or groups of buildings in a settlement as about the buildings themselves. For this reason, policy on Local Green Spaces is included in this section of Chapter 10.

Policy ~~EN2~~ SD3

THE COTSWOLD DESIGN CODE ~~DESIGN OF THE BUILT AND NATURAL ENVIRONMENT~~

POLICY SD3: COTSWOLD DESIGN CODE (FORMERLY POLICY EN2: DESIGN OF THE BUILT AND NATURAL ENVIRONMENT)

Development will be permitted which accords with 'the Cotswold Design Code (Appendix D)'. ~~**Proposals should be of design quality that respects the character and distinctive appearance of the locality.**~~

Development must:

a) **be of design quality that respects the character and distinctive appearance of the locality by having regard to scale, height, density, layout, appearance and materials;**

b) **not have an unacceptable impact on the amenity of adjoining residents and users of the proposed development, due to visual intrusion, overlooking, overshadowing, overbearing effect, noise, light pollution or other adverse impacts;**

c) **include suitable accessible space for waste management facilities of a scale and type appropriate to the proposal and location;**

d) **create safe and accessible environments that are not vulnerable to crime and that encourage active travel and make it easier for people to walk, wheel and cycle in their neighbourhoods, as well as improving access to public transport;**

e) **minimise carbon emissions by achieving the highest practicable energy efficiency, use of low-embodied carbon building materials; and**

f) **minimise water demand.**

Development should:

a) **avoid or minimise light pollution;**

b) **reuse existing buildings rather than constructing new ones;**

c) **be designed to be adaptable to prolong the useful life of the development; and**

d) **use construction methods that allow disassembly rather than demolition and facilitate the reuse of materials.**

5a.3.6. This policy will be applied to all aspects of design – including architectural, landscape, ecological, urban and sustainable design, which – within developments of every scale, from conversions and small extensions to major residential sites and large employment facilities.

5a.3.7. Whilst the PPG, National Model Design Code provides ~~comprehensive~~ direction on many ~~general~~ design considerations - such as sustainable design, connectivity and health and wellbeing crime prevention - it is important to ensure that the local context is also fully considered. This is particularly so in an area renowned for the quality of its built and natural environment and which features very sensitive locations such as the Cotswolds Area of Outstanding Natural Beauty together with numerous Conservation Areas.

5a.3.8. There are ~~a number of~~ several (i) developments, particularly post-war housing schemes around some of the key settlements, where the character of the area has not been reflected in scheme design. These developments often have been built using standard house types and layouts that are not locally distinctive. The result is insensitive development that is not integrated with its surroundings either in character or in scale. However, there are elements of these developments that provide greater benefits for access to green spaces, including spaces between houses, larger gardens, both at the front and back of houses as well as tree lined streets. The design of new developments therefore, must ensure that poor building design quality is not replicated and that there is a sense of transition between the open countryside and an existing settlement's

historic core and character. Whilst ensuring that access to appropriately sized open spaces is not compromised. The updated Cotswold Design code in conjunction with the updated Green Infrastructure Strategy should be referred to.

5a.3.9. As well as ensuring that local character and distinctiveness are retained and enhanced, there are other key local issues that the design of development should address. These include meeting the challenge of climate change mitigation and adaptation as well as ~~and~~ accommodating the District's ageing population. The latter signals the need to improve the health and well-being of residents through appropriate design of homes and open spaces. One of the ways this can be achieved is by adopting the principles of Lifetime Homes. In addition, an inclusive approach to design, which ensures that new developments are integrated both physically and socially with current communities and places, should be followed.

~~5a.3.10. To address local development and design issues, the Local Planning Authority has up-dated the Design Code and broadened the scope of the produced the 'Cotswold Design Code Design in Cotswold District' (Appendix D) (originally produced in March 2000 as Supplementary Planning Guidance). It now includes landscape and green infrastructure design, and addresses some shortfalls in the 2000 version. Implementation of the new Design Code.~~

Updating the Cotswold Design Code

5a.3.11. The Cotswold Design Code (2018) forms an integral part of the current Local Plan and it continues to provide a firm basis upon which to determine planning applications. The Design Code is well regarded and was directly referenced in the Living with Beauty report of the Building Better, Building Beautiful Commission as an example of good practice.

5a.3.12. The Local Plan Review identified opportunities to emphasise the role of the design in promoting health and ecology and addressing the challenges of climate change and the need to reduce carbon emissions. The Design Code is being updated to specifically address the need to:

- Reduce the energy consumption and removing carbon emissions in new buildings and supporting residents to retrofit their traditionally built Cotswold homes to achieve similar standards whilst respecting local character and heritage;
- Create space and connections for people to walk and cycle more, increasing public transport provision and enhancing access to key destinations;
- Respond to the Council's commitment to promote healthy homes and neighbourhoods;
- Protect air, water, landscape and future populations from the impacts of pollution and climate change;
- Respond to changes in national policy and guidance which emphasise the importance of delivering beauty and the UN's global sustainability goals through the planning system.
- Respond to the Council's commitment to address its ecological emergency and the need to support and aid nature recovery.

5a.3.13. The ~~'revised~~ updated Cotswold Design Code ~~Design in Cotswold District'~~ (Appendix D) will continue emphasises the requirement to design development so that it either follows an authentic vernacular and traditional approach, in line consistent with the local architectural character, or that it is designed in a high quality contemporary and innovative manner, which reflects and respects local character and the need to address climate change. The decision whether to adopt a traditional or contemporary approach will depend on the type of development proposed, the site and its setting.

POLICY SD3: COTSWOLD DESIGN CODE (FORMERLY POLICY EN2: DESIGN OF THE BUILT AND NATURAL ENVIRONMENT)

5a.3.14. The policy has been updated to make clear what development 'must' and 'should' achieve. The Design Code is a Local Plan policy and therefore forms part of the starting point for determining planning applications. The supporting text will need a further update to reflect the final draft version of the updated design code.

STATEMENT OF REASONS

[i] To make the Local Plan more concise.

POLICY SD4: HEALTH AND WELL-BEING

Policy proposal

Insert new Policy SP8/SD4 as follows:

Further updates may be required to reflect on the latest evidence, including that provided by the forthcoming Integrated Impact Assessment (IIA) of the Local Plan which will incorporate a Health Impact Assessment (HIA) of the Local Plan.

Policy SD4: Health and Well-being

5a.4.1. The NPPF, states that "Planning policies and decisions should aim to achieve healthy, inclusive and safe places" (para 92, chapter 8). The environment in which we live affects our health and well-being, and as a social objective, it is a key component of sustainable development. (i)

5a.4.2. This policy requires that health considerations are considered as central to planning decisions. The Council will support development proposals that promote health and well-being and maximise opportunities to ensure healthy and inclusive communities for all by creating environments that encourage healthy lifestyles and appropriate health infrastructure. (ii) The Council seeks to encourage developers to prioritise health outcomes, meeting the needs of different groups in the community, including older, younger people and those with disabilities.

5a.4.3. The majority of our health outcomes are explained by factors other than healthcare or our own genetics. These factors can be complex, such as our homes, lifestyle, social networks, or natural environment, all of which combine to create the environment or society in which we live (iii). Physical activity levels, social isolation and diet, can contribute to many of the most common health problems, including type-2 diabetes, depression, and obesity as a result of the impact of economic, social and environmental factors. Planning has control over some of these factors or wider determinants (the 'causes of the causes of ill health') such as the provision, location and design of homes, green spaces, or health infrastructure. (iv)

5a.4.4. There are also often health inequalities within these factors, and avoidable ill health as a result of the gap between rich and poor areas, or social inequalities. (v) A well-designed built environment can help to reduce health inequalities, improve respiratory and cardiovascular health, reduce obesity, fear and depression as well as have environmental benefits and improve social cohesion, activity and amenity; while poor housing conditions, environmental quality or pollution can exacerbate health inequalities. (vi) The NPPG states planning can contribute by promoting healthy and inclusive communities and supporting appropriate health infrastructure'. (vii)

Policy SD4

HEALTH AND WELL-BEING

1. Proposals for new development must demonstrate regard for healthy places and take account of national guidance and best practice that promote healthy development principles (1), including those proposals for development and spaces which are, but not are limited to being: (viii)

a) readily walkable, inclusive, safe, with convenient access for all to healthcare, the natural environment and opportunities for healthy food growing, and social interaction,

b) Provide a mix of high quality, energy efficient, affordable and adaptable housing that meets the needs of different groups in the community (ix)

[1] Principally those promoted by the TCPA, RTPI and Public Health England (PHE) or its successor.

POLICY SD4: HEALTH AND WELL-BEING

2. Applications for Major development shall be accompanied by a Health Impact Assessment (HIA) [x] to demonstrate how the likely significant impacts on health and well-being (both benefits and harm) of new major development will be assessed, and provide mitigation where necessary, in order to create healthy places and communities. The content of the HIA provided should be commensurate with the size of the development; and

3. Major development proposals will also be required to install sufficient, community public access defibrillator(s) (CPADs) for the development, where there is currently no existing coverage, so that no part of the development is further than 400m away from a safe, walkable access to a defibrillator as illustrated by the latest public access defibrillator location mapping; and

a) Such development proposals will be required to ensure that the said CPAD(s) will be registered and supported with governance/ guardianship throughout the lifetime of the installation. The CPAD must be permanently maintained to be 'rescue ready' and accessible by anyone at all times. [xi]

5a.4.5. The policy requires that proposals for new development (excluding householder and other minor applications) must demonstrate careful consideration of the following points and use relevant guidance or principles, where possible to illustrate this. The supporting text signposts the reader to the most relevant (but not to the exclusion of other) Local Plan policies which may be of help:

5a.4.6. To be walkable i.e., design in active travel opportunities including footpaths, bridleways and cycle routes for example, with convenient access and connectivity from new development to amenities like schools, workplaces, health and local community facilities, parks and public transport, so activity is encouraged and becomes part of our day-to-day lives and connects local communities within and beyond the new development and can reduce car dependency and short journeys. It can help influence levels of pollution-related ill health, obesity, and with mental health and loneliness. Read particularly in conjunction with Sustainable Transport and GI policy.

5a.4.7. Proposals should be 'social' and encourage social interaction and provide social spaces (whether green or public realm spaces) that are accessible, well maintained and flexible [xii] in use that enable social cohesion and encourage social pride in an area; and healthy living through formal and informal physical activity, recreation, rest and play, including support for multi-use proposals such as community hubs. [xiii] Read particularly in conjunction with Design policy.

5a.4.8. Proposals must be inclusive, and promote age friendly environments to meet the needs of different groups in the community, where possible aiming for dementia-friendly communities [xiv] can help ensure that schemes meet the needs of all people of all ages and disabilities; and provide a mix of high quality healthy homes that are affordable, energy efficient, adaptable, safe, and accessible for all people, at all abilities and stages of life; adapt to the changing needs of people over time and so help people maintain their independence for longer. Read particularly in in conjunction with Design and Housing policies.

5a.4.9. Proposals must be 'green' by the provision of, or enable access to, green settings such as multifunctional open spaces, gardens, green and blue infrastructure and nature. Introducing more green and blue infrastructure, for example through water features, street trees, wall and roof planting can reduce pollution, encourages active travel, and can contribute to creating wildlife habitats and improve air quality and mental health. Opportunities for healthy food growing such as providing allotments, community orchards, balconies and garden space helps promote healthy weight environments, and access to healthier food choices. Read, particularly in conjunction with, the Green Infrastructure policy.

5a.4.10. Proposals must be safe, i.e., well maintained and designed to create safer streets and spaces (by

improved lighting, being easy to navigate 'legible', clean, uncluttered, walkable routes, for example). Safety should be designed 'in' to help reduce the fear and perception of crime, as well as the anti-social behaviour, such as ensuring sufficient natural surveillance; and have convenient access to health facilities and services, by using public transport, walking, cycling or mobility devices. Provision of public art projects can also help enhance public spaces /areas and long-term management agreements provide accountability. A sense of safety and security is integral to people's mental health and well-being. The health risks also caused by pollution (air, noise) overheating, flooding or other extreme weather events also need consideration. Read particularly in in conjunction with those policies related to flood risk, pollution and design.

5a.4.11. Healthy homes should also be adaptable, affordable and of high quality[2]. For example, they should have; good access to amenities, green spaces and play areas, sufficient access to natural light and space, be well insulated and energy-efficient homes which can help to address fuel poverty and respiratory diseases, reduce extreme temperatures, and so can help improve mood and depression. Healthy homes should be resilient to climate change (such as flood risk), and include different types/forms of housing, mixed uses, and housing provision for vulnerable groups (older people, those with disabilities etc.) which can increase feelings of safety, encourage activity and independence, and an increased quality of life. (xv) Read particularly in in conjunction with Design and Housing policies.

5a.4.12. This policy overall should, in particular, be read in conjunction with the housing policies, including Policy H4 Specialist Accommodation for Older People, Policy INF7 Green Infrastructure, Policy INF3 Sustainable Transport, as well as those relating to climate change and safety such as flood risk, water quality and pollution (EN14, INF8 and EN15) and Policy SD2 The Cotswold Design Code.

Justification

5a.4.13. The NPPF includes a requirement to promote healthy and safe communities (xvi) Paragraph 92 of the NPPF (2023) states that the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities; and the NPPG states that Local Planning Authorities should ensure that health and well-being, and health infrastructure are considered in Local Plans and in planning decision-making. In addition, when considering the need for health facilities and other health and well-being, 'a health impact assessment is a useful tool to use where there are expected to be significant impacts' (NPPG 2019). (xvii)

5a.4.14. Support for health and well-being is one of six Council Priorities and one of the 'health and well-being aims' of the Cotswold Corporate Plan is to, 'Ensure our housing and built environments enable residents to live healthy lives.' The Council recognises that planning has an important role to play in the creation of healthy, safe and inclusive communities.

5a.4.15. The policy reflects the relevant priorities in the Gloucestershire Joint Health and Well-being Strategy. It has a vision that 'Gloucestershire is a place where everyone can live well, be healthy and thrive' and although a generally healthy County there are variations, and pockets of deprivation where there are health inequalities. (xviii) It sets priorities for action on and including mental well-being, physical activity, social isolation and loneliness and healthy lifestyles. (xix)

5a.4.16. The Joint Strategic Needs Assessment (Gloucestershire 'INFORM') and Public Health England (PHE) data (xx) have also been used to inform this policy, (xxi) as well as publications by the Town Country Planning Association (TCPA), Royal Town Planning Institute (RTPI) and PHE on health and spatial planning, and HIAs.

5a.4.17. Health challenges for the district include (xxii) while the District's population scores well on most health indicators, its diabetes and dementia diagnoses records are significantly worse than England's. Cotswold has higher life expectancy than both Gloucestershire and England for males and females and a higher proportion

[2] Recommended by the TCPA 'Campaign for Healthy Homes' https://www.tcpa.org.uk/collection/campaign-for-healthy-homes/

of physically active people than Gloucestershire and England. The District also has a lower proportion of obese children and adults than Gloucestershire and England.

5a.4.18. More locally some sections/pockets of the District's population suffer from health deprivation. For example, life expectancy is 2.7 years lower for men in the most deprived areas of the District, compared to the least deprived (2019); and no significant change for male life expectancy in 2020 (PHE, 2021). About 8.6% (1,100) of the District's children live in low income families.

5a.4.19. There are estimated that Cotswold has around 1,500 people aged 65 and over with dementia. The North and South Cotswold GP localities have the oldest populations in the County and a high proportion of patients suffer from long-term health problems particularly conditions linked to age. This is forecast to rise to 2,500 by 2030, 63% of which being women. Comparatively high rates of diabetes are also experienced in the District.

5a.4.20. Older people are particularly vulnerable to social isolation and/ or loneliness due to loss of friends, family, mobility, health or income; and this is harmful to health. Research shows the effects of loneliness/isolation increases the risk of high blood pressure, being more prone to depression, and leads to a 64% increased chance of developing clinical dementia. Social isolation causes 43% of social referrals in South Cotswolds. Anecdotal evidence shows this affects everyone and young people in particular. [xxiii]

5a.4.21. Much of the District has limited access to health care facilities. The District's extensively rural nature can make it especially difficult for some disabled/older people, as well as young people, to access services and facilities and can impact on their mental health. Large parts of the District, particularly the central area, cannot access a hospital in under 5 minutes using a car.

Community Public Access Defibrillators (CPADs)

5a.4.22. Cotswold District Council have passed a motion [xxiv] to improve the provision of Community Public Access Defibrillators (CPADs) on major new developments in the District and ensure better health outcomes for local people. Defibrillation (an electric shock to the heart) can restart the heat after cardiac arrest but needs to be delivered as soon as possible. Most (80%) out-of-hospital cardiac arrests occur in residential areas and on average, it takes 7 minutes to get to the person with cardiac arrest, but in more rural areas, this may take longer. [xxv]

5a.4.23. The CPAD(s) will either be physically provided or secured by an agreed financial contribution. [xxvi] It should be registered on an appropriate defibrillator network such as 'The Circuit' (British Heart Foundation), preferably be of a type approved for use by Southwest Ambulance Service NHS foundation Trust; and be within a safe, walkable, prominent and easily accessible location; and acceptable in planning terms where consent is required, such as on a heritage asset. The CPAD may be located inside an open structure, such as a porch to a building or bus stop, to provide additional protection from the weather and where possible, provided with an electricity supply to ensure it is kept at the right temperature in cold weather to protect it from damage.

5a.4.24. An agreement on the guardianship of defibrillators between the owner of the public place (usually the Town or Parish Council) where it is intended to be installed and the developer, must be demonstrated, to ensure the device is ready in an emergency and for the future. This should be similar to provision for example of a play area, whereby the ownership, and maintenance responsibility of which, is once it is delivered by the developer, is then transferred to either the local Town or Parish Council or to a Management Company. As well as registration and the designation of a Guardian, maintenance of the CPAD should include routine checks and replacement of any item in order to maintain its status as "Rescue Ready" as required by The Circuit. [xxvii]

Health Impact Assessments

5a.4.25. The second part of the policy requires certain developments to demonstrate how they have addressed

the health and well-being principles set out in the first part of the policy, through a HIA. In order to satisfy this policy requirement, a Health Impact Assessment must be included with major planning applications, as defined by NPPF (2023) glossary and Article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015).

5a.4.26. The findings of health impact assessments can help developers understand what form their healthy development should take. Undertaking a HIA will ensure that the effects of a development on both health and health inequalities are considered and addressed during the planning process.

5a.4.27. HIA provides an opportunity to suggest ways of maximising the health benefits and minimising the risks, particularly to those whose health may be most vulnerable or the most disadvantaged population groups. It also provides an opportunity to identify and suggest actions that might address 'gaps' in the proposal. Impact assessments should consider a wide range of factors and propose measures to mitigate any adverse effects and target local communities i.e., those with localised obesity, or areas of deprivation. Where an unacceptable adverse impact on health and well-being is identified through the Health Impact Assessment process, development will not be supported.

5a.4.28. The PPG guidance on HIAs is set in the context of meeting NPPF requirements for the consideration of health and well-being. Advice can also be found for Example on HIAs in PHE's 'HIA in Planning Guide 2020' and 'Health Impact Assessments – a practical guide' by the Wales HIA Support Unit.

5a.4.29. A Gloucestershire Health Impact Assessment Toolkit [3] has also been developed (by the County Council alongside the Districts) to help inform and guide the preparation of HIAs. The length and detail of the assessment should be proportionate to the scale and complexity of the proposed development.

5a.4.30. HIAs will be assessed in consultation with for example, the County Council Public Health and Communities Team and Cotswold District Community Well-being Team and is a material consideration in the planning application process.

Further guidance and resources

5a.4.31. Established considerations and principles already exist which can be used as a starting point for ensuring a healthy environment.

5a.4.32. Demonstration and use of the following design principles and tools will be supported. These include *the 10 'healthy streets' indicators, and 12 considerations of 'Building for a Healthy Life' (previously Building for Life 12)* ([xxviii]) *plus 'Building With Nature' for high quality green infrastructure and* Sport England's Active Design principles. Lifetime Homes is a further guide that recommends design criteria that can be applied to each new home to ensure that they are accessible and inclusive.

5a.4.33. Other useful guidance and advice can be found published by the RTPI, and TCPA, Sport England and Public Health England; such as Spatial Planning for Health resource (PHE, 2017), HIA in Planning Guide (PHE, 2020) Using the Planning System to Promote Healthy Weight Environments (PHE, 2020); Healthy High Streets (PHE), their Campaign for Healthy Homes (TCPA) and RTPI Practice Advice or research papers for example, Mental Health and Town Planning, Dementia and Town Planning, Women and Planning, Housing for Older People, Children and Planning, and The Barnwood Trust's Social Sustainability Toolkit.

5a.4.34. Other resources for data include:

- Public Health England's Fingertips is a web based resource that provides access to a wide range of health related data in thematic profiles, including 'Health Profiles', which provide a snapshot overview of health for each local authority in England, and 'Public Health Outcomes Framework' which includes a wide

[3] Contact Gloucestershire Public Health and Communities Team, GCC

range of indicators. http://fingertips.phe.org.uk/

- Neighbourhood Statistics Online data resource containing datasets with a particular focus on the Census (see also latest ONS data). http://www.neighbourhood.statistics.gov.uk
- Public Health England's Local Health is a webs-based resource that presents health data at a small area geography, through interactive mapping and reports. Areas can be combined to create bespoke geographies and can be compared to the national average, provides health information for small areas within local authorities, enabling users to explore differences at a more local level. http://www.localhealth.org.uk
- Gloucestershire 'INFORM' has hosted the JSNA since 2012 with a suite of information https://www.gloucestershire.gov.uk/inform/health-and-wellbeing/

STATEMENT OF REASONS

[i] The social objective, one of the three pillars of sustainable development - to be for present and future generations, well designed, safe places, accessible services and open spaces -includes 'support communities' health, social and cultural well-being'. (NPPF 2023 para 8 (b)) spotlight on the (less tangible) 'social' as well as economic and environmental aspects of sustainable development.

[ii] NPPG Paragraph: 001 Reference ID:53-001-20190722;

[iii] TCPA Developing Healthier Places 2018, page 6.

[iv] (TCPA/PHE, GRIP2, South Worcestershire I&O Paper para.13.1).

[v] The Marmot Review 2010, into health inequalities, argued that health inequalities are largely preventable and the lower someone's social and economic status the poorer a person's health was likely to be. One of the six key messages included to 'create and develop healthy and sustainable places and communities';

What is a healthy place?

A healthy place is one which supports and promotes healthy behaviours and environments and a reduction in health inequalities for people of all ages. It will provide the community with opportunities to improve their physical and mental health, and support community engagement and well-being.

It is a place which is inclusive and promotes social interaction. The National Design Guide sets out further detail on promoting social interaction through inclusive design including guidance on tenure neutral design and spaces that can be shared by all residents.

It meets the needs of children and young people to grow and develop, as well as being adaptable to the needs of an increasingly elderly population and those with dementia and other sensory or mobility impairments. (NPPG, 2019 Paragraph: 003 Reference ID:53-003-20191101

[vi] 'For local authority planning teams in local authorities, they can: Clearly explain the contribution planning can make to improving health and reducing health inequalities and how this can be realised in their policies' (TCPA, GRIP2 p32); People living in poor quality homes are twice as likely to have poor general health than people who do not (11% of people compared to 22%) - TCPA July briefing on Lords Report stage of LURB 2023

[vii] How can positive planning contribute to healthier communities? (NPPG 2019, Paragraph: 001 Reference ID:53-001-20190722).

[viii] NPPF 2023, 92 – 93; and Development should be designed to '*create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience*' (NPPF 2023, 130 (f)); and consider IIA Objective on healthy and vital communities - 'Contribute to the

achievement of balanced and healthy communities and be responsive to the needs of different age groups in the District' (IIA, AECOM, Jan 2022).

[ix] From the TCPA 'Campaign for Healthy Homes' https://www.tcpa.org.uk/collection/campaign-for-healthy-homes/

[x] 'An HIA is a dedicated tool for the advancement of health and well-being. In English spatial planning, the use of an HIA is not a legal or policy requirement. The key policy lever for HIA use comes from the Planning Practice Guidance (PPG) in which it states an HIA is "a useful tool to use where there are expected to be significant impacts" (Health Impact Assessments Research on Health Impact Assessments (HIA) in planning practice in England, PHE, page3);

'a health impact assessment is a useful tool to use where there are expected to be significant impacts' (NPPG 2019, Paragraph: 005 Reference ID:53-005-20190722);

'An HIA helps decision-makers in local authorities and other stakeholders make choices about actions to best prevent ill-health, promote good health and reduce health inequalities. *When applied in the planning system, an HIA puts people at the heart of the process*.' (Health Impact Assessment in spatial planning, PHE, Oct 2020) 'an HIA as a combination of process and methods used by those planning, deciding and shaping changes to the environment to evaluate the significance of health effects of a plan or project (WHO, 1999, ibid); Draft Publica validation check list, OCC Healthy Place Shaping Team.

CDC Community Well-being Team offer to assist on a HIA panel. GCC resource only on major applications.

[xi] November 2022, Council Motion passed to improve the provision of Community Public Access Defibrillators (CPADs) on major new developments in the District.

BBC News writes that an MP is calling for defibrillators to be situated in every new housing development in order to help people suffering from a heart attack. It says South Basildon and East Thurrock MP Stephen Metcalfe has highlighted that most out-of-hospital cardiac arrests happen at home, and is promoting a bill in the House of Commons to legislate for the proposed change to planning law. The article adds that the proposed legislation would affect developments with more than ten homes, with the developer providing a decade's-worth of maintenance funding of around £2,500, on top of the circa £1,000 for the devices themselves. 7/9/23

[xii] Successful places can adapt to changing circumstances and demands. They are flexible and are able to respond to a range of future needs (PPG, Paragraph: 019 Reference)

[xiii] NPPF (2023) paragraph 93(a). Exemplar policy from Public Health team at Oxfordshire County Council, Sept 2022

[xiv] RTPI Advice Note, Dementia and Town Planning

[xv] Integrating Health into Local Plans: A Comparative Review of Health Requirements for Urban Development in Seven Local Planning Authorities in England (Journal Environmental Research and Health, TCPA, Feb 2023) Table A2**,** https://www2.mdpi.com/1660-4601/20/5/4079 ; 'Healthy Homes update: Latest housing announcement falls short of mandatory health requirements' (email, 24th July 2023 from TCPA).

[xvi] the social objective, one of the three pillars of sustainable development - to be for present and future generations, well designed, safe places, accessible services and open spaces - includes 'support communities' health, social and cultural well-being'. (NPPF 2023 para 8 (b)) spotlight on the 'social' as well as economic and environmental sustainable development.

[xvii] TCPA suggests many healthy development elements should be embedded further 'upstream' in local planning policies and guidance as well as in local health and well-being strategies to inform all developments (Guide 8 – promoting healthy environments, TCPA 2017; and Annex 1); NPPG 2019, Paragraph: 005 Reference ID:53-005-20190722)

[xviii] Reg 18 Public Health Comment, GCC – *'There are lots of positive things included in the plan but officers would stress the need not to forget that some changes suggested to mitigate the impact of climate change will have unequal impacts on the population. Those experiencing the greatest inequalities will be hardest hit and there may need to be*

measures considered to ensure that the agreed actions aren't increasing inequalities'. HIA of LP and major applications, as well as EqIA should support consideration/mitigation this.

[xix] NPPF (2023) paragraph 93(b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community.

[xx] Including the Cotswold Local Health Profile (PHE Fingertips tool)

[xxi] NPPF (2023) paragraph 92(c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs

[xxii] Evidence from a variety of sources – e.g. see SA Scoping Report (2021) Appendix 2; including Local Authority Health Profile; Understanding Cotswold (JSNA); Research into the scale, extent and impact of loneliness and isolation in the Cotswolds 2014, Sport England Active Lives Survey

[xxiii] Cotswold Health and Well-being Team – anecdotal evidence through their engagement work. Comment by JW.

[xxiv] November 2022.

[xxv] National Institute for Health and Care Research (NIHR) https://evidence.nihr.ac.uk/alert/automated-defibrillators-needed-in-deprived-areas/

The online **'Defib Map'** is produced by the National Defibrillator Network (the Circuit) managed by the British Heart Foundation and National Defibrillator Database (Community Heartbeat Trust). https://www.defibfinder.uk/

The chance of survival from a cardiac arrest that occurs out of hospital doubles if someone receives immediate resuscitation (CPR) or a high energy electric shock to the heart (defibrillation). (NHS Long Term Plan, Jan 2019 p63).

Early defibrillation is an essential element of the chain of survival and prompt treatment with a defibrillator, within 3–5 min of collapse, can lead to survival rates in excess of 50% Are there disparities in the location of automated external defibrillators in England? *Resuscitation* 2022;170:28-35

[xxvi] The Council has a defibrillator grant scheme that may be able to help with costs. (Health and Well-being Team comment, JW).

[xxvii] Includes comments from Stephen Andrews, Community First Responder, Fairford and Lechlade First Responder Group.

[xxviii] NPPF (2023) paragraph 133.

POLICY CC1: RETROFITTING EXISTING BUILDINGS

Policy proposal

Insert new Policy CC1 as follows:

Policy CC1: Retrofitting Existing Buildings

5b.1.1. Retrofitting involves incorporating measures in existing buildings to reduce the demand for energy and resources or increasing the energy efficiency of a building. It can also include micro energy generation [1]. For example, retrofitting can reduce the amount of heat lost through the roof, walls and windows or generate renewable energy on site, such as solar panels. Some measures do not require planning permission and can be undertaken as 'permitted development'. However, retrofitting of buildings can sometimes require planning permission, listed building or other consents. Policy CC1 sets out the approach to retrofitting for all existing buildings, especially historic buildings, where planning permission is required.

5b.1.2. The UK has agreed to make a 78% carbon emission reduction by 2025 (based on 1990 levels) and to achieve net zero by 2050. Improving the energy efficiency of existing buildings is a priority particularly for those vulnerable households in, or at risk of, fuel poverty.

5b.1.3. Retrofitting existing buildings can create local jobs in the low carbon economy, ensure our existing building stock remains affordable by reducing energy bills and it can also make a significant contribution to reducing carbon emissions.

5b.1.4. Given the quality of the historic environment in the District, including the high number of listed buildings and many Conservation Areas, the Council has published a zero carbon toolkit [2]. The Toolkit can be used by anyone wishing to retrofit buildings, whether planning permission is required or not. The Toolkit can also be used alongside Historic England's Retrofit and Energy Efficiency in Historic Buildings publications [3]. The Council will consider whether to prepare a new sustainable construction SPD to provide guidance on sensitively retrofitting our historic building stock.

Policy CC1

RETROFITTING EXISTING BUILDINGS (i)

1. **Proposals that seek to extend and / or modify the layout of an existing residential or commercial building should improve its energy efficiency, improve its adaptability to climate change and, where possible, appropriately incorporate micro-renewables.**

2. **Proposals will be supported that facilitate carbon reduction through retrofitting at whole street or neighbourhood scales to reduce costs, improve viability and support coordinated programmes of improvement.**

3. **Proposals that seek to demolish existing buildings and structures will not be supported unless there are demonstrable overriding reasons why this is not feasible and would adversely affect the principle of achieving of sustainable development.**

RETROFIT OF BUILDINGS OF TRADITIONAL CONSTRUCTION FOR ENERGY

[1] Examples of micro-renewables include heat pumps (ground and air); micro-hydro; micro-wind turbines (free-standing or building-mounted); solar hot water (also known as solar thermal); and solar photovoltaics (solar PV).
[2] https://www.cotswold.gov.uk/media/05couqdd/net-zero-carbon-toolkit.pdf
[3] Whole house approach to improving energy efficiency; Advice on statutory requirements; Guidance on installing energy efficiency measures https://historicengland.org.uk/advice/technical-advice/retrofit-and-energy-efficiency-in-historic-buildings/

POLICY CC1: RETROFITTING EXISTING BUILDINGS

EFFICIENCY

4. The responsible retrofitting of energy efficiency measures and appropriate use of micro-renewables in historic buildings of traditional solid-walled construction will be supported where they:

i. Demonstrate that they are consistent with the energy hierarchy – firstly reducing energy demand in the building, secondly increasing energy efficiency, and finally looking to generate renewable energy; and

ii. Avoid compromising permeability, ventilation or structural stability; and

iii. Minimise harm to the heritage significance of the building.

5b.1.5. Where a planning application to extend an existing premises is submitted, the council will require retrofitting proposals intended to reduce the overall demand for energy from the property to have been considered and incorporated where feasible.

5b.1.6. The embodied carbon of buildings and structures are a material consideration in the determination of planning applications. Proposals are required to demonstrate that opportunities for the retention and retrofitting of existing buildings within a site have been considered and accommodated in the design of new development. Where proposals seek to demolish a building and / or structure, evidence must be submitted with the planning application to demonstrate why this is necessary. This evidence should demonstrate why demolition would better facilitate the fundamental purpose of planning – the achievement sustainable development.

The Net Zero Carbon Toolkit

5b.1.7. The Council firmly believes that net zero should be the standard for all new housing and retrofit projects in Cotswold District. Achieving the UK's legally binding net zero target is no small task and it is acknowledged that reaching this goal requires organisations to work together, share experiences and build on best practice. To help others reach net zero and to speed up the UK's collective response to the climate emergency, the Net Zero Carbon Toolkit is openly available as a resource for private and public sector organisations to use and adopt.

5b.1.8. The Toolkit is a material consideration in the determination of planning applications and is aimed at small or medium-sized house builders, architects, self-builders and consultants. The toolkit covers a range of steps - from pre-planning right through to construction - for delivering net-zero carbon, low-energy homes.

5b.1.9. The Toolkit also provides homeowners looking to retrofit or extend their existing property, guidance and advice on what they need to consider and how they can implement energy efficiency measures and begin the process of decarbonising their homes in a more affordable, phased approach.

5b.1.10. Implementing the measures laid out in the new toolkit will help reduce the carbon footprint of new and existing buildings. Making significant reductions to household carbon emissions also means lower energy bills for homeowners, more people out of fuel poverty and homes that are comfortable and healthier to live in.

5b.1.11. Retrofitting will be encouraged through a range of mechanisms under the influence of the Council and its partners, including via Planning Services, information and advice services, community enabling and support projects and Housing Services.

POLICY CC1: RETROFITTING EXISTING BUILDINGS

5b.1.12. Whilst the policies of the Local Plan should be read together, Policy CC1 should particularly be read in conjunction with Policy SD3 "Cotswold Design Code". The Design Code provides useful guidance on how to deliver net zero carbon buildings whilst respecting the traditional the Cotswold vernacular style.

STATEMENT OF REASONS

[i] This policy directly responds to the Council's Corporate Plan to promote and deliver Net Zero as the standard of all new buildings and in the retrofit of existing buildings. It also responds to the Council's draft Housing Strategy which seeks to make homes more affordable to run.

POLICY CC2: RENEWABLE ENERGY (FORMERLY POLICY INF10: RENEWABLE AND LOW CARBON ENERGY DEVELOPMENT)

Policy proposal

Delete Policy INF10:

~~**Policy INF10: Renewable and Low Carbon Energy Development**~~

~~11.10.1. Renewable and/or low carbon energy supplies include, but not exclusively, energy from wind farms, solar, biomass (e.g. energy crops) and decentralised heat networks. Renewable energy is energy derived from natural resources, which are practically inexhaustible.~~

~~11.10.2. Reducing energy use and carbon emissions helps to limit the level of greenhouse gas emissions, and new developments should therefore be energy efficient. Renewable energy technologies, such as solar panels, can be designed into new developments. Alongside sustainable energy construction requirements new development will be expected to contribute toward the cutting of carbon emissions. The development of commercial energy generation schemes not only contributes to a low carbon future and diversified energy supply, but can also provide local economic benefits through the creation of job opportunities.~~

~~11.10.3. The policy seeks positively to encourage renewable and low carbon energy development while ensuring any adverse impact is satisfactorily addressed. The scope of this policy excludes developments which are dealt with by the County Council, e.g. energy from waste and anaerobic digesters.~~

~~11.10.4. On 25th March 2015 the Government confirmed its policy to limit local energy requirements for residential development and continue to support low carbon energy development. New national technical standards for all new dwellings are being introduced, centred on Building Regulations, and development should be constructed in accordance with these standards and emerging government guidance. Building Regulations Part L will become the sole tool to control energy efficiency in new homes [1].~~

~~11.10.5. Annual statistics are still provided for each local authority area to monitor carbon emissions against existing national and international targets. The latest report in June 2016 provides data from 2014. The national trend of reduction in carbon emissions is being achieved through reduction in gas and coal use in energy generation. For Cotswold District, since 2005-2014, carbon emissions have decreased overall. However the District still has relatively high figures for transport, domestic and land use carbon dioxide emissions per capita, which could be attributed to the District's rural nature[2] . This demonstrates the continued need to reduce the carbon footprint of activities and development within the District.~~

~~11.10.6. Planning plays an important role in supporting the delivery of renewable and low carbon energy and associated infrastructure. To support a move to a low carbon future, national planning policy and guidance supports local planning authorities to provide proactive strategies to mitigate and adapt to climate change. Gloucestershire County Council commissioned a Renewable Energy Study (2010 and 2011). It is recognised that the study may need updating to reflect the District's current position and latest Government guidance. However, the study provides a broad overview of potential energy requirements from different typologies of development and a general overview of energy potential and constraints across the County, including the Cotswold District. Specific constraints relevant to the District include military activities for example, where such development on the high wold may be sensitive in aviation, as well as landscape, terms due to the potential impact on radar.~~

~~11.10.7. The Council will support low or zero carbon energy generating proposals that contribute positively to the aim of reducing CO2 emissions although this support does not automatically override environmental protections. Proposals will need to fully consider the impact of the development and any associated~~

[1] LABC Building Reg Update 2015

[2] See www.gov.uk website, and the 'UK local and regional emissions statistical release' document

infrastructure on amenity and landscape (including local topography), any cumulative impact, and demonstrate engagement with local communities.

Policy INF10

RENEWABLE AND LOW CARBON ENERGY DEVELOPMENT

1. Proposals for the generation of energy from renewable or low carbon sources will be permitted, provided it is demonstrated that:
   a. any adverse impacts individually and/or cumulatively, including; visual amenity; landscape character; heritage assets; biodiversity; water quality and flood risk; highways; residential amenity, including shadow flicker, air quality and noise, are or can be satisfactorily mitigated;
   b. it is of an appropriate type, scale, and design for the location and setting;
   c. it is compatible with surrounding land uses, such as military activities; and
   d. it avoids using the best and most versatile agricultural land unless justified by compelling evidence.
2. The infrastructure and all associated apparatus and structures relating to the installation must be removed, and the site reinstated where appropriate, should it become redundant for energy generation purposes.

11.10.8. Cotswold District has a high quality environment, including a nationally designated AONB, historic assets, local green spaces, and special landscape areas. Therefore the generation of heat or electricity from renewable energy sources (solar or biomass, for example), may provide the potential for adverse impacts on the landscape, local amenity, neighbours, wildlife habitats, and agricultural land, for example, through loss, noise, vibration, shadow flicker or other harm.

11.10.9. Renewable and low carbon energy development will be encouraged in principle, provided heritage assets, including local areas of historical and architectural significance and views important to their setting, are conserved in a manner appropriate to their significance. Similarly those proposals appropriately located and designed within, and close to, the AONB will be encouraged. The Cotswolds AONB Management Plan (2013-2018) supports 'renewable energy technologies that are of an appropriate type and scale for their siting'. Community-led renewable energy initiatives will also be supported, where they provide local benefit and there is demonstrable local community involvement or leadership, such as in a Neighbourhood Plan or Neighbourhood Development Order.

11.10.10. Some energy installations have an operational lifespan. The temporary nature of such installations can be conditioned, allowing a review against the policy framework and energy environment at that time. This is considered to be an appropriate approach where the cumulative impact of such installations may begin to undermine the landscape character. Provision should be made for the removal of facilities and reinstatement of the site should it cease to be operational, removing potential cumulative impacts of development and returning the site to its original use.

11.10.11. As types of technologies can change, so the impacts of wind turbines and other renewable energy development can vary. The requirements of Policy INF10 seek to ensure that energy proposals will be supported only where the different impacts of such development, including cumulative impact, have all been considered and where they are likely to be, or can be, made acceptable in planning terms.

POLICY CC2: RENEWABLE ENERGY (FORMERLY POLICY INF10: RENEWABLE AND LOW CARBON ENERGY DEVELOPMENT)

~~11.10.12. 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 18th June 2015 (or any national policy superseding it).~~

~~11.10.13. Where hydropower schemes are proposed, a Water Framework Directive Compliance Assessment and evidence of discussions with the Environment Agency on requirements of the Environmental Permitting Regulations may be required.~~

----------*NEW POLICY*----------

Policy CC2: Renewable Energy

5b.2.1. The British Energy Security Strategy [3] recognises the crucial role of renewable energy and states the ambition to achieve a 3.5-fold increase in offshore wind capacity in less than 30 years (from over 14GW now to 50GW in 2050), and an even faster five-fold increase in solar power in 12 years (from over 14GW now to over 70GW in 2035) [4]. The strategy is silent on on-shore wind.

5b.2.2. Current renewable capacity in the District is dominated by small scale generation sites. At the end of 2022 the District's renewable electricity generation capacity stood at 74MW [5], dominated by solar photovoltaic technology (almost 69MW, from over 1,700 sites, an average of around 40kW per site), and including eight small wind sites with a combined capacity of 200kW.

5b.2.3. To assist identifying the potential for supply and demand for renewable and low carbon energy and the impacts this might have on environmental and heritage assets, the Council commissioned a 'Renewable Energy Study' (June 2022).

5b.2.4. The National Policy Statement for Renewable Energy Infrastructure EN3 notes the positive role that large-scale renewable projects play in the mitigation of climate change, the delivery of energy security and the urgency of meeting the national targets for renewable energy supply and emissions reductions.

5b.2.5. In the context of our Climate Emergency Declaration, the Council wants to significantly increase the amount of renewable energy generated in the District by the end of the Local Plan period in 2041. Therefore, the original Policy INF10: Renewable and Low Carbon Energy Development, a criteria-based policy, has been reviewed to set out a more positive and proactive approach for determining applications and guiding development to the right locations. It should be noted that the targets for renewable energy generation within policy CC2a are not a cap and are the minimum level to achieve by 2041.

Standalone renewable generation

5b.2.6. Policy CC2 sets out the criteria for all standalone renewable energy projects as well as specific criteria for wind energy and ground mounted solar. Proposals over 50MW, other than for battery storage, are considered Nationally Significant Infrastructure projects. These are determined in accordance with the

[3] April 2022. See: https://assets.publishing.service.gov.uk/media/626112c0e90e07168e3fdba3/british-energy-security-strategy-web-accessible.pdf
[4] Department for Energy Security and Net Zero, Energy Trends quarterly statistics. See: https://www.gov.uk/government/statistics/energy-trends-section-6-renewables
[5] 73.4MW at the end of 2022, per Department for Energy Security and Net Zero Regional Renewable Statistics, Renewable Electricity by Local Authority, https://www.gov.uk/government/statistics/regional-renewable-statistics

decision-making framework in the Planning Act 2008 (as amended) and relevant national policy statements for major infrastructure, as well as any other matters that are relevant (which may include the National Planning Policy Framework and Development Plan).

Wind energy

5b.2.7. Government policy requires local planning authorities to have a positive strategy to promote energy from renewable and low carbon sources including the identification of suitable areas for renewable and low carbon energy sources. Particularly for wind energy development, Local Plans should identify suitable areas for such development and set out the factors that will be taken into account when considering individual proposals within these areas.

5b.2.8. In 2020 onshore wind energy was recognised in a report by the Department for Business, Energy & Industrial Strategy as being one of the cheapest forms of energy generation (including conventional generational sources). The Local Plan Update presents an opportunity to reconsider the Council's approach to wind energy development in light of the NPPF (2023) requirement to identify suitable areas for development and the contribution that it can make to help meeting our targets and to enable communities to bring forward community wind developments. Neighbourhood Planning Groups can also identify suitable areas for wind energy development through their Neighbourhood Plan or can progress onshore wind projects through Neighbourhood Development and Community Right to Build Orders.

5b.2.9. Developments for wind energy also need to be able to demonstrate that, through consultation, the planning impacts identified by the affected local community have been fully addressed and the proposal has their backing. Whether the proposal has the backing of the affected local community is a planning judgement for the decision maker. It is recognised that any development may not be able to achieve 100% of the support from the community, particularly in relation to wind energy development in rural areas, however examples of community support could be (but not limited to):

- Community Renewable Energy Schemes
- Support from representative organisations, such as Parish Councils

Ground Mounted Solar Arrays

5b.2.10. Ground mounted solar arrays (also known as solar farms/solar fields) can make a significant contribution to the amount of renewable energy generated in the district.

5b.2.11. The nature of the district means that arrays should be sited on land of lower agricultural quality and which is not functionally linked to nationally protected sites (SACs, SPAs and SSSIs) and does not disrupt opportunities for Nature Recovery and areas identified for and/or delivering Biodiversity Net Gain.

5b.2.12. In addition, ground-mounted solar arrays can provide benefits to biodiversity and soils by providing an undisturbed area that can host a rich variety of species and rest core soil nutrients. Solar arrays can also retain agricultural uses such as sheep grazing, and can support rural businesses and the rural economy.

Identifying Suitable Areas for Wind and Solar Developments

5b.2.13. In order to identify areas of potential suitability for wind and solar energy, the Council commissioned a Renewable Energy Study (CSE/LUC, 2021, 2023) and a Landscape Sensitivity Assessment (LSA) for Renewable Energy Development (LUC, 2021, 2023). These studies will be used to identify potentially suitable areas for wind and solar energy by combining the results of the assessment of technical potential with the assessment of landscape sensitivity.

POLICY CC2: RENEWABLE ENERGY (FORMERLY POLICY INF10: RENEWABLE AND LOW CARBON ENERGY DEVELOPMENT)

5b.2.14. The assessment of technical potential within the Renewable Energy Study (2021, 2023) identified areas where wind and solar could 'technically' be delivered in the district based on a number of assumptions regarding the key opportunities – ie levels of wind speed or solar irradiance, and the potential constraints to development - i.e. nature conservation designations, heritage designations, physical constraints (slope, built development etc). In line with National Planning Policy Guidance, the assessment approach was based on the former Department of Energy and Climate Change (DECC) Renewable and Low-Carbon Energy Capacity Methodology: Methodology for the English Regions (2010) but was updated and refined to take account of local circumstances within the Cotswolds where appropriate. Full details of the assumptions used to identify the technical potential within the district are set out in the Renewable Energy Study (2021, 2023).

5b.2.15. Different landscapes present different opportunities for renewable energy, and the Landscape Sensitivity study (2021) identifies which landscape character types within the district are more or less sensitive to different scales of wind energy and ground mounted solar PV developments.

5b.2.16. The Landscape Sensitivity Assessment considers the suitability of different turbine heights (to blade tip) as set out below:

Table CC2i Wind energy development sizes	
Turbine scale banding	**Turbine Height (to blade tip)**
Very small wind installation	Up to 25m
Small wind installation	26m to 60m
Medium wind installation	61m to 99m
Large wind installation	101m to 150m
Very large wind installation	151m to 200m

5b.2.17. The size of solar energy development can also differ greatly in terms of power output and area covered. Schemes in the UK range in area from less than 1 hectare, up to well over 100 hectares. The sizes considered in the Landscape Sensitivity Assessment are set out below.

Table CC2ii. Solar PV development sizes	
Solar PV scale bandings	**Solar PV size (hectares)**
Very small solar PV installation	Up to 1 hectare
Small solar PV installation	1 to 5 hectares
Medium solar PV installation	5 to 20 hectares
Large solar PV installation	20 to 50 hectares
Very large solar PV installation	50 to 120 hectares

5b.2.18. The Landscape sensitivity assessment provides overall scores of landscape sensitivity (see Table CC2 iii below) for the different scales of solar PV and wind energy developments within different landscape character types.

Table CC2iii The Landscape sensitivity	
Landscape Sensitivity	The Landscape sensitivity
High Sensitivity	Key characteristics and qualities of the landscape are highly vulnerable to change from wind and solar energy development. Such development is likely to result in a significant change in character.
Moderate-high (M-H)	Key characteristics and qualities of the landscape are vulnerable to change from wind and solar energy development. There may be some limited opportunity to accommodate wind turbines/ solar panels without

	significantly changing landscape character. Great care would be needed in siting and design.
Moderate (M)	Some of the key characteristics and qualities of the landscape are vulnerable to change. Although the landscape may have some ability to absorb wind and solar energy development, it is likely to cause a degree of change in character. Care would be needed in siting and design.
Low-moderate (L-M)	Fewer of the key characteristics and qualities of the landscape are vulnerable to change. The landscape is likely to be able to accommodate wind and solar energy development with limited change in character. Care is still needed when siting and designing to avoid adversely affecting key characteristics.
Low (L) Sensitivity	Key characteristics and qualities of the landscape are robust in that they can withstand change from the introduction of wind turbines and solar panels. The landscape is likely to be able to accommodate wind and solar energy development without a significant change in character. Care is still needed when siting and designing these developments to ensure best fit with the landscape.

5b.2.19. While the Landscape Sensitivity Assessment results provide an indication of landscape sensitivity, they should not be interpreted as definitive statements on the suitability of individual sites for a particular developments. All proposals will need to be assessed on their own merits through the planning process in accordance with the criteria set out in Policy CC2a.

5b.2.20. Through the policy:

- Wind energy development proposals are more likely to be supported where they lie within an area identified as having technical potential for wind and in areas of lower landscape sensitivity (for the scale of turbine under consideration).
- Ground mounted solar energy proposals are more likely to be supported in locations with technical potential for solar and in areas of lower landscape sensitivity (for the size of development under consideration). However, applications can be submitted in all areas and will not necessarily be refused in areas of higher landscape sensitivity, provided that applicants can clearly demonstrate that the adverse impacts on the landscape can be satisfactorily addressed.

Renewables and the Cotswold National Landscape

5b.2.21. A significant proportion of the District (80%) is included within the nationally designated Cotswolds National Landscape (formerly known as Cotswold Areas of Outstanding Natural Beauty (AONB)). National guidance states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and AONBs which have the highest status of protection in relation to these issues.

5b.2.22. While great weight should be given to the protection of the National Landscape, the council acknowledges that if its targets for renewable energy deployment are to be met, some renewable energy development in the Cotswolds, in keeping with the special qualities of the National Landscape, will be necessary. The contribution of proposals to meeting the council's renewable energy deployment targets, carbon reduction targets and other benefits will be weighed against the landscape and other impacts of the development on a case-by-case basis. In terms of wind energy, there will be a presumption against such development in areas of high landscape sensitivity within the Cotswolds National Landscape – as identified by the Landscape Sensitivity Assessment (2021, 2023).

POLICY CC2: RENEWABLE ENERGY (FORMERLY POLICY INF10: RENEWABLE AND LOW CARBON ENERGY DEVELOPMENT)

Policy CC2a

RENEWABLE AND LOW CARBON ENERGY GENERATION, STORAGE AND TRANSMISSION

1. In the context of the Council's climate emergency declaration, proposals for renewable and low carbon energy generation, energy storage and distribution networks will be permitted where they contribute to generating at least 20% of the District's electricity demand [6] from renewable sources sited within the District by 2041 or alleviate grid constraints and / or allow further renewable developments to be deployed. Proposals will meet all the following requirements:

    a) they balance the wider environmental, social and economic benefits of renewable electricity, heat and/or fuel production and distribution; and

    b) they will not result in significant adverse impacts on the local environment that cannot be satisfactorily mitigated, including cumulative landscape and visual impacts, the special qualities of all nationally important landscapes, and the significance of heritage assets including their settings, and the character of wider historic townscapes and landscapes; and

    c) they will not result in significant adverse impacts on the users and residents of the local area, including where relevant, air quality, water quality, traffic, vibration, dust and odour; and

    d) they will not result in significant loss of the best and most versatile agricultural land (Grades 1, 2, and 3a) unless exceptionally justified or significant sustainability benefits are demonstrated to outweigh any loss; and

    e) where the current use of the land is agricultural, the use allows for the continuation of the site for some form of agricultural activity proportionate to the scale of the proposal where feasible, and provides for a minimum of 10% Biodiversity Net Gain; and

    f) commercial-led energy schemes with a capacity over 5MW shall provide an option to communities to own at least 5% of the scheme subject to viability; and

    g) there are appropriate plans and a mechanism in place for the removal of the technology on cessation of generation, and restoration of the site to its original use or an acceptable alternative use.

2. Proposals for renewable energy that affect the Cotswolds National Landscape must demonstrate the benefits of development outweigh harm to the designated area or its setting.

3. Proposals for battery and other zero carbon energy storage systems and balancing plant will be supported where the visual impact of associated development and plant is minimised or mitigated, and safety risks are adequately managed or mitigated. Balancing plant that increases the District's carbon emissions, for example those that burn fossil fuels directly, such as gas or fuels derived from oil, will be refused unless it can be

[6] This target is provisional and may be revised following completion of the Renewable Energy Strategy update. It should be noted that 20% of the District's renewable energy by 2041 represents an exponential increase of approximately three times the equivalent ratio or renewable energy to fossil-fuel derived energy as at 2023. In blunt terms it is 20% of a much larger figure, with a proportionate increase in the facilities needed to generate and distribute it.

demonstrated by the applicant that the objectives of the proposal could not feasibly be met by zero carbon alternatives such as battery storage.

5b.2.23. Cotswold District's current energy demand (for all end uses, satisfied by a variety of energy carriers) is roughly 2,500 GWh [7]. The transition to a net zero carbon future requires the almost complete cessation of burning fossil fuels, for almost all energy end uses to be satisfied by electricity, and for that electricity to be generated from predominantly zero carbon sources.

5b.2.24. Cotswold District's current consumption of fossil fuel energy carriers is dominated by road transport and domestic heating. The net zero carbon transition will require the substitution of zero carbon electricity for these energy end uses. On a comparable energy basis, for both heating and transport, less electricity will be required to satisfy the same end use demand, compared to the fossil fuels that are displaced. This is due to the inherently higher efficiency of electric heating and transport.

5b.2.25. Thus displacing all fossil fuels in the district will result in higher electricity demand in the district, but at much higher efficiency.

5b.2.26. This is illustrated by the following table which estimates very approximately the future demand for electricity in the district, if all current energy carriers were replaced by electricity:

Cotswold district present and future energy and electricity demand (GWh), assuming all current energy carriers are replaced by electricity		Current energy demand (all fuels)	Future replacement electricity demand, accounting for higher electric system efficiency
By (current) energy carrier	Coal	29.1	7.0
	Manufactured fuels	4.8	1.0
	Petroleum	1,353.5	483.4
	Gas	526.0	149.0
	Electricity	418.3	418.3
	Bio energy / wastes	142.8	25.1
	Total	2,474.6	1,083.8
By end use sector	Ind'l / comm'l / pub sector	566.0	287.2
	Agriculture	107.1	40.2
	Domestic	773.9	371.0
	Transport	1,027.6	385.4
	Total	2,474.6	1,083.8

5b.2.27. This simple analysis envisages electricity demand in the district rising from 418GWh per annum now, to over 1,000GWh per annum by the time the net zero carbon transition is achieved (i.e. increasing by a factor of 2.6).

5b.2.28. Moving away from a district scale analysis to a national analysis, the National Grid Energy System Operator produces scenarios of possible net zero carbon energy transition pathways, which can be compared

[7] Department for Energy Security and Net Zero, Subnational total final energy consumption, 2021, see: https://www.data.gov.uk/dataset/4b7b7f64-0b97-4a6e-8e45-1218b9a81876/sub-national-total-final-energy-consumption

to the country's current balance of supply and demand [8]. These are extensively consulted on, and used by all stakeholders that need to consider forward planning in the energy system.

5b.2.29. One future development scenario presented by NGESO is 'System Transformation'. Whilst no scenarios are specific to Cotswold district, the national System Transformation scenario is appropriate to use to consider how renewable electricity is likely to be generated in the future, to meet the country's overall need.

5b.2.30. The NGESO System Transformation scenario results are summarised in the following table:

UK national grid 'System Transformation' future energy scenario	Volume / TWh		Proportion of total energy supply		Proportion of electricity supply	
	2022	2050	2022	2050	2022	2050
Total energy supply	1,763	1,447	100.0%	100.0%		
Total electricity supply	317	783	18.0%	54.1%	100.0%	100.0%
Total renewable electricity supply	128	671	7.3%	46.4%	40.4%	85.7%
Offshore wind	54	468	3.1%	32.3%	17.0%	59.8%
Onshore wind	47	112	2.7%	7.7%	14.8%	14.3%
Solar	13	52	0.7%	3.6%	4.1%	6.6%
Other renewables	14	39	0.8%	2.7%	4.4%	5.0%

5b.2.31. NGESO envisages that by 2050, around 54% of total national energy supply will use electricity as the energy carrier, of which most will be from renewable sources. Of that renewable electricity generation, some 60% will be from offshore wind, and around 20% from onshore wind and solar. The remainder is made up of imports, nuclear and other sources.

5b.2.32. Clearly the development of offshore wind resources is outside the influence of planning policy within the District. However, if the District adopts a target to meet its future electricity demand using 100% of the renewable resources realistically available within the district, and in line with the expected national development of renewable resources, this suggests a target that some 20% of the total future district electricity demand should be met by onshore wind and solar within the district.

5b.2.33. Using these national projections in the context of the District's future electricity demand would suggest that some 60% of the demand (around 650GWh) would be met by offshore wind, and some 20% of the demand (around 217GWh) would be met by onshore wind and solar.

5b.2.34. However, scenario analysis at national scale, whether relating to energy generation or consumption, is not intended to be directly applied at district scale. Whilst the NGESO scenarios provide useful context, the rural nature of Cotswold District means that the technical opportunity for renewable generation in the District will be much higher on a per land area or per capita basis, than more urban areas.

5b.2.35. For this reason it is appropriate to adopt a minimum target of 21% of the District's electricity consumption to be provided, on an annual basis, by renewable generation.

Policy CC2b

[8] National Grid ESO Future Energy Scenarios documents, see: https://www.nationalgrideso.com/document/283101/download

POLICY CC2: RENEWABLE ENERGY (FORMERLY POLICY INF10: RENEWABLE AND LOW CARBON ENERGY DEVELOPMENT)

WIND ENERGY DEVELOPMENT

1. **Wind energy development proposals will be permitted where they:**
    a) **are located in a 'broadly suitable area' identified on the Policies Map and as defined in the Renewable Energy Strategy or are for the repowering of an existing wind turbine / farm; and**
    b) **demonstrate that the planning impacts identified by the affected local community have been appropriately addressed and the proposal has community support; and**
    c) **avoid or adequately mitigate shadow, flicker, noise and adverse impact on air traffic operations, radar and air navigational installations; and**
    d) **do not have an unacceptable overbearing effect on nearby habitations; and**
    e) **do not lie within an area of high landscape sensitivity within the Cotswolds National Landscape.**
2. **Onshore Wind developments may also be suitable in principle if they comprise community energy schemes as defined in policy CC2d. Proposals should clearly demonstrate that the scale of the development is appropriate to the site, the benefits of the development outweigh any harm to the local community, and the development complies with criteria CC2a (a) – (g) and CC2b (a) – (d) above.**

5b.2.36. Detailed explanatory text to follow

Policy CC2c

ROOFTOP AND GROUND MOUNTED SOLAR PANELS

1. **Where planning permission is required for building mounted solar thermal and photovoltaics panels, appropriate proposals will be supported and encouraged. Standalone ground mounted installations and extensions or repowering of solar installations will be supported in accordance with policy CC2a.**
2. **In addition, ground mounted solar energy development proposals will be supported where they:**
    a) **avoid the unavoidable loss of hedgerow and woodland connectivity unless appropriately mitigated; and**
    b) **avoid the loss and deterioration of UK priority habitats (as shown on the Policies Map); and**
    c) **meet current best practice guidelines and standards on protection and enhancement of biodiversity.**
3. **Encouragement will be given to ground mounted solar developments that incorporate public access, where possible.**

5b.2.37. Detailed explanatory text to follow

POLICY CC2: RENEWABLE ENERGY (FORMERLY POLICY INF10: RENEWABLE AND LOW CARBON ENERGY DEVELOPMENT)

Policy CC2d

COMMUNITY RENEWABLE ENERGY SCHEMES

Significant weight will be given to community led energy schemes where evidence of community support can be demonstrated, with administrative and financial structures in place to deliver / manage / own the project and any income from it. Encouragement will be given to schemes to provide for a community benefit in terms of profit sharing or proportion of community ownership and delivery of local social and community benefits.

5b.2.38. Detailed explanatory text to follow

POLICY CC3: NET ZERO CARBON NEW BUILDINGS

Policy proposal

Local authorities around England are integrating net zero carbon building policies into their local plans or are already using them. Cornwall Council, Bath and North East Somerset Council and Central Lincolnshire policies have passed inspections and are already adopted within their local plans. The technical and cost viability evidence base passed scrutiny at inspection. Other local councils, including Greater Cambridge, are in the process of updating their local plans to include similar policies.

The council is working with Etude and Levitt Bernstein to propose and aid the justification of new Net Zero Carbon new building policies. Seven new policies are proposed. They build on the successes of the recently updated Cornwall Local Plan and Bath and North East Somerset's Local Plan.

A new build operation energy and carbon evidence paper has been prepared that explores:

- evidence justifying why energy use and carbon reductions from new buildings need to be drastically reduced if Cotswold's Local Plan is to be consistent with global, national, regional and local carbon reduction commitments;
- why the council can (and should) introduce specific energy and carbon requirements;
- the definition of Net Zero carbon buildings in operation and its key associated principles; and
- why using the current approach to energy and carbon policy is not fit for purpose to deliver Net Zero Carbon buildings.

To avoid freighting this section with text justifying the policies you invited to read the evidence paper alongside these policies.

Since drafting these policies the Minister for Housing published a Written Ministerial Statement in December 2023. The statement explains that the government does not expect plan-makers to set local energy efficiency standards for buildings that go beyond current or planned buildings regulations. Any planning policies that propose local energy efficiency standards for buildings that go beyond current or planned buildings regulation should be rejected at examination if they do not have a well-reasoned and robustly costed rationale that ensures:

- that development remains viable, and the impact on housing supply and affordability is considered in accordance with the National Planning Policy Framework.
- the additional requirement is expressed as a percentage uplift of a dwelling's Target Emissions Rate (TER) calculated using a specified version of the Standard Assessment Procedure (SAP).

The statement also states that where plan policies go beyond current or planned building regulations, those polices should be applied flexibly to decisions on planning applications and appeals where the applicant can demonstrate that meeting the higher standards is not technically feasible, in relation to the availability of appropriate local energy infrastructure (for example adequate existing and planned grid connections) and access to adequate supply chains."

The council will review the implications of this statement and where necessary alter suggested policies and/or further justify its emerging position following the close of the consultation and ahead of the final consultation.

Insert new Policies CC3a to CC3f as follows:

Policy CC3.0: Net Zero Carbon New Buildings (i)

5b.3.1. New buildings should be designed and constructed to be Net Zero carbon in operation to enable Cotswold District Council to stay within challenging remaining carbon budgets. This is in line with the recommendations of the Climate Change Committee, the London Energy Transformation Initiative (LETI), the

UK Green Building Council (UKGBC) and the Royal Institute of British Architects (RIBA).

5b.3.2. Net Zero carbon building use energy much more efficiently, do not use fossil fuels and are powered by renewable energy sources. Emphasis must also be placed on reducing their embodied carbon during construction and their long-term environmental impact, including demolition and re-use.

5b.3.3. A significant amount of work has been undertaken over the last five years to define and articulate the detailed requirements of a Net Zero Carbon building. This includes the work undertaken and published by the Climate Change Committee, the Royal Institute of British Architects (RIBA), the Chartered Institute of Building Services (CIBSE), the UK Green Building Council (UKGBC), the Better Buildings Partnership (BBP), the Passivhaus Trust, the Good Homes Alliance (GHA) and the London Energy Transformation Initiative (LETI).

5b.3.4. This work has led to various standards and guidance that are very similar in their approach, setting similar metrics and Key Performance Indicators (KPIs) that include:

- Energy Use Intensity (EUI) targets (kWh/m2/yr)
- Embodied carbon targets (kgCO2/m2 either upfront embodied carbon (A1-A5), lifecycle embodied carbon (A1-C4) or both.

5b.3.1. Delivering high-quality energy efficient and low carbon buildings requires addressing several aspects. It is not one-dimensional, hence why the delivery of Net Zero carbon buildings relies on meeting requirements in different areas, including quality assurance to deliver performance in practice.

5b.3.2. It is possible that the definition of Net Zero Carbon buildings will evolve over time, for example as a result of the work currently undertaken by the building industry on the Net Zero Carbon building standard. The supporting evidence base has sought to be consistent with this work.

5b.3.3. Net Zero carbon buildings in operation are supported by five core principles.

1 - Energy efficiency: Buildings use energy for heating, hot water, ventilation, lighting, cooking and appliances. All energy use within the building must be considered, i.e. not only "regulated" energy use. The efficient use of energy reduces both carbon emissions and running costs.

2 - Low carbon heat: Low carbon heat is an essential feature of Net Zero carbon buildings. All new buildings should be built with a low carbon heating system and must not connect to the gas network or, more generally, use fossil fuels on-site.

3 - Renewable energy generation: New buildings should seek to add at least as much renewable energy generation to the energy system as the energy they will use in an annual basis. In Cotswold, solar photovoltaic (PV) panels will be the renewable energy system to deliver this objective.

4 - Embodied carbon: Operational carbon is only part of the story. Net Zero carbon buildings should also minimise embodied carbon in materials and their impact throughout their lifecycle, including demolition.

5 - No carbon offsetting and a very limited role for energy offsetting: The Climate Change Committee is clear: offsetting must have a very limited and defined role if we are to achieve Net Zero by 2050, and it should not be relied on as a key mechanism to decarbonise new buildings. Its role should therefore be clearly defined and restricted.

5b.3.4. In simple terms, to achieve net zero carbon in a new building, the energy consumption of a building should be matched by renewable energy generation.

POLICY CC3: NET ZERO CARBON NEW BUILDINGS

POLICY CC3

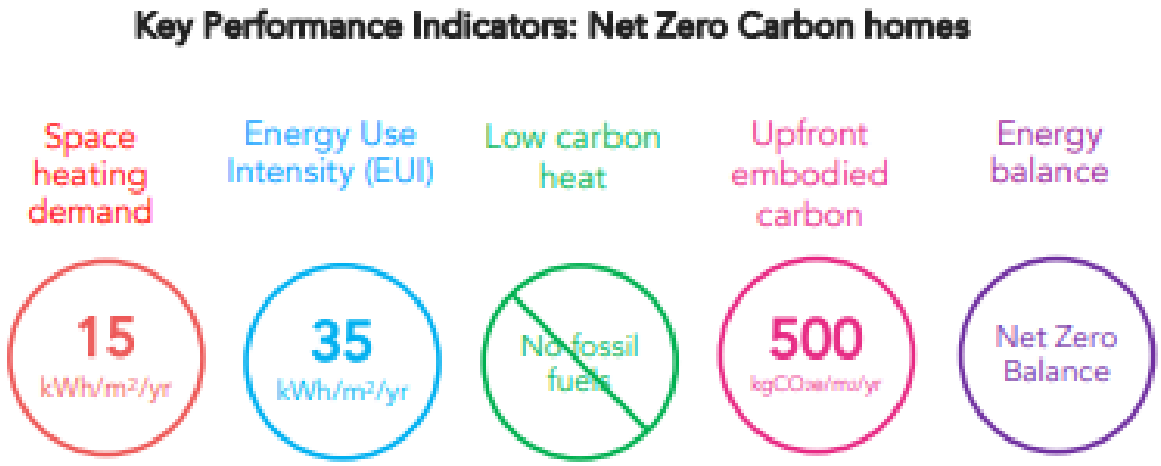
NET ZERO CARBON NEW BUILDINGS

1. **All new buildings should be designed and built to be Net Zero Carbon in operation. They should be ultra-low energy buildings, use low carbon heat, contribute to the generation of renewable energy on-site and be constructed with low levels of embodied carbon.**

5b.3.5. This is an overarching policy and compliance will be achieved through adhering to the following policies:

- CC3a: Space heating demand
- CC3b: Energy Use Intensity (EUI)
- CC3c: Fossil fuel free
- CC3d: On-site renewable energy generation
- CC3e: Assured energy performance; and
- CC3f: Energy offsetting (as last resort)

5b.3.6. Although related, embodied carbon policies are dealt with separately as they apply both to new and existing building. In addition to these policies buildings must also comply with all requirements of the Building Regulations Part L (2021).



The five target key performance indicators (KPIs) that define a net zero carbon (NZC) home according to the current industry definition (Source: LETI-UKGBC)

Policy CC3a: Space Heating Demand

5b.3.7. The Climate Change Committee has published a report in 2019 named 'UK housing – fit for the future?' The report highlights the need to build new buildings with 'ultra-low' levels of energy use. It makes a specific reference to space heating demand and recommends a maximum of 15-20 kWh/m2/yr for new dwellings. This recommendation is also in line with the recommendations of the Royal Institute of British Architects (RIBA), the Low Energy Transformation Initiative (LETI) and the UK Green Building Council (UKGBC).

5b.3.8. For reference, Passivhaus requires 15 kWh/m2/yr, and most new domestic buildings have a heating demand of 40-120 kWh/m2/yr.

5b.3.9. The space heating demand is the amount of heat energy needed to heat a home over a year and is expressed in kWh/m2/yr. It is a measure of the thermal efficiency of the building elements.

5b.3.10. Various design and specification decisions affect space heating demand including building form and orientation, insulation, airtightness, windows and doors and the type of ventilation system.

5b.3.11. As a dwelling with a low space heating demand would lose heat very slowly, it will make it easier for the wider energy system to deliver energy in a flexible way, helping to maximise the contribution from renewable energy and reduce energy cost benefits for the residents.

POLICY CC3a

SPACE HEATING DEMAND

1. **Up to 31 December 2027, a space heating demand limit of less than 30 kWh/m2 GIA/yr shall be set to provide some flexibility to allow upskilling of the local construction industry. Applicants must undertake predictive energy modelling to demonstrate compliance.**

2. **From 1 January 2028:**

   i. **all domestic buildings, excluding bungalows, should achieve a space heating demand of less than 15-20 kWh/m2 GIA/yr.**

   ii. **all non-domestic buildings should achieve a space heating demand of less than 15-20 kWh/m2 GIA/yr.**

5b.3.12. This policy operates a staircased approach where space heating demand requirements become more onerous overtime. This is designed to support town planners, architects, building specialists to put in place new processes and provide time to up skill. It is likely the council will need to provide technical guidance and a regime of training for local developers and architects to aid compliance.

Policy CC3b: Energy Use Intensity (EUI)

5b.3.13. For new buildings to be compliant with our climate change targets, they need to use a total amount of energy which is small enough so that it can be generated entirely, on an annual basis, with renewable energy and low carbon energy sources. Reducing total energy use is also beneficial as it would directly reduce energy costs for residents and building users.

POLICY CC3: NET ZERO CARBON NEW BUILDINGS

POLICY CC3b

ENERGY USE INTENSITY

1. **All new dwellings should achieve an Energy Use Intensity (EUI) of no more than 35 kWh/m2 GIA/yr.**

2. **New non-domestic buildings should achieve an Energy Use Intensity (EUI) of no more than the following (where technically feasible) by building type or nearest equivalent:**
   - i. **Warehouses and light industrial units (heated): 35 kWh/m2 GIA/yr**
   - ii. **Student/keyworker accommodation, care homes: 35 kWh/m2 GIA/yr**
   - iii. **Offices, retail, HE teaching facilities, GP surgery: 70 kWh/m2 GIA/yr**
   - iv. **Schools: 65 kWh/m2 GIA/yr**

3. **Up to 2025, the total energy use target of 35 kWh/m2 GIA/yr up shall be revised to 40 kWh/m2 GIA/yr to provide some flexibility to allow up skilling of the local construction industry.**

4. **Applicants must undertake predictive energy modelling to demonstrate compliance, using an approved software and approach.**

5b.3.14. The EUI metric is also very beneficial as it can be measured postconstruction, therefore helping to drive down the performance gap which is a significant issue in the construction industry

5b.3.15. For more information about the EU metric, please refer to the Sustainable Construction Policies: Operational energy and carbon evidence base (Etude and Levitt Berstein, November 2023) Appendix 1.

Policy CC3c: No Fossil Fuel Use

5b.3.16. New buildings cannot continue to burn fossil fuels for heating if Cotswold District Council is to stay within carbon budgets. Low carbon heat is therefore an essential component of a Net Zero Carbon building and fossil fuels shall not be used on-site to provide heating or cooling.

POLICY CC3c

NO FOSSIL FUEL USE

1. **No new developments shall be connected to the gas grid; and**

2. **Fossil fuels shall not be used on-site to provide space heating, cooling, domestic hot water or catering.**

5b.3.17. Low carbon alternatives to fossil fuels that are currently available generally use electricity. Electricity can be provided through on-site renewables and through grid electricity, which is becoming increasingly decarbonised. The use of electricity for heating and cooling would also benefit air quality as there would be no local emissions. However, it is important that energy use is limited to reduce the burden on the national grid in the wider context of electrification of transport and buildings.

5b.3.18. Heat pumps can provide both space heating and domestic hot water and can serve individual homes or communal heating systems. The key benefit of heat pumps is their efficiency. Efficiencies vary but are typically around 250-300% for an Air Source Heat Pump. Heat sources can include outside air, the ground or a local water source.

5b.3.19. Direct electric heating systems convert electricity directly into heat through resistive heating. It is typically 100% efficient. When direct electric is used it is crucial to use an independently certified assured performance standard that limits space heating demand (e.g. Passivhaus), which reduces the risk of high energy bills. Sustainable green hydrogen is not currently a viable option.

Policy CC3d: On-site renewable energy

5b.3.20. New buildings should contribute to the significant increase in renewable energy generation required between now and 2050. The simplest way to work towards the overall objective of a balance between total energy use and renewable energy generation for new buildings at a system level is to seek to achieve this balance at the site level. An additional advantage will be the generation of 'free' electricity close to its point of use, helping to deliver significant energy cost savings for residents and building users.

POLICY CC3d

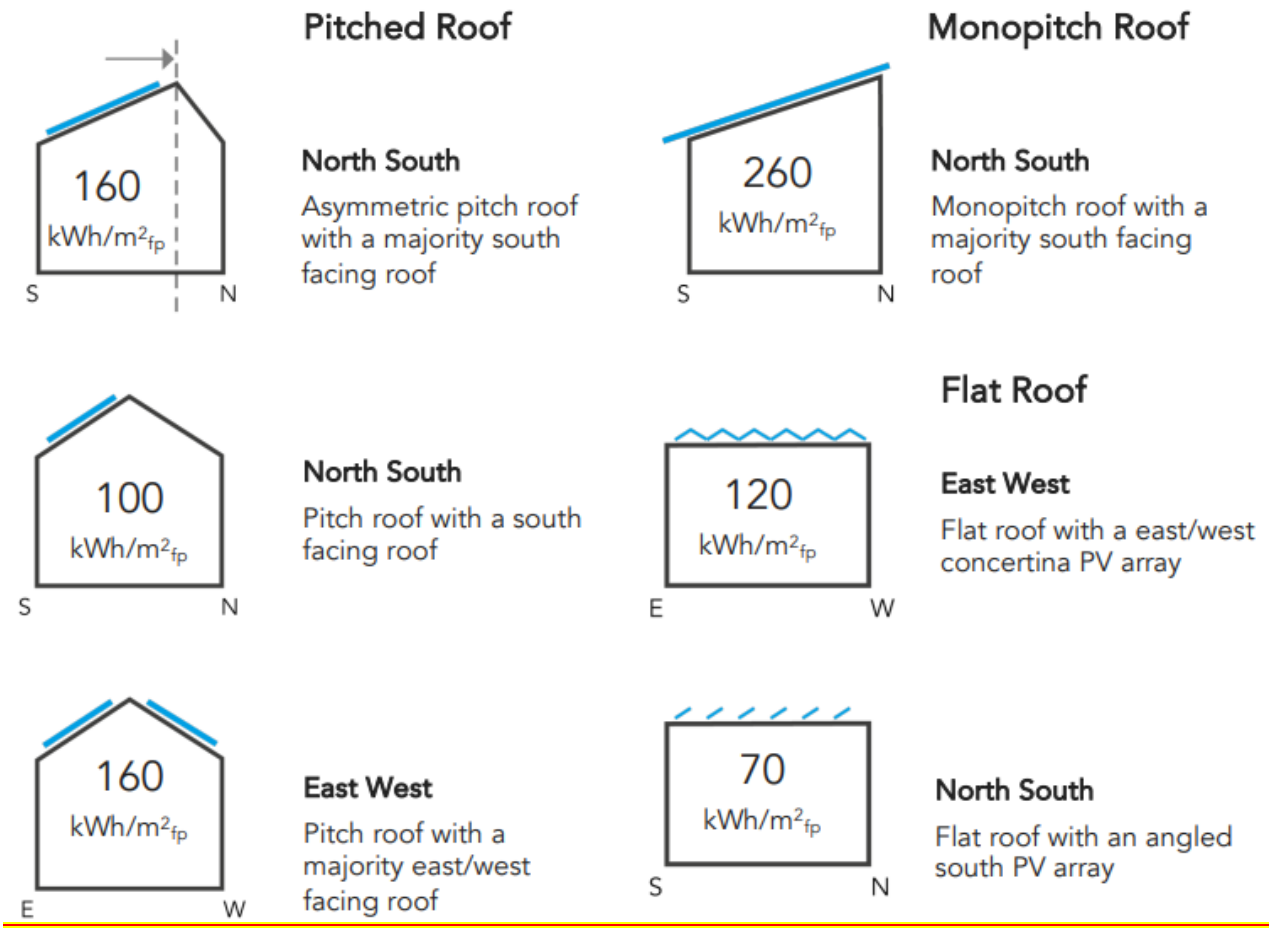
ON-SITE RENEWABLE ENERGY

1. **Renewable energy should be generated on-site for all new developments.**
2. **As a minimum, the amount of energy generated in a year must be:**
   i. **at least 80 kWh/m2 building footprint per year for all domestic building types; and**
   ii. **at least 120 kWh/m2 building footprint per year for industrial buildings (measured in per square meter of building footprint).**
3. **The amount of energy generated in a year should match or exceed the predicted annual energy demand of the building, i.e. Renewable energy generation (kWh/m2/yr) = or > EUI (kWh/m2/yr).**
4. **When this is not technically possible and suitably justified, the applicant should fund renewable energy generation (equivalent to the shortfall) elsewhere in the District (see Energy Offsetting policy).**

5b.3.21. The supporting evidence shows that for domestic building the level of generation is deliverable for typical new development whilst enabling some roof space to be used for other purposes.

5b.3.22. Roof design can be optimised to maximise energy output from photovoltaics. A useful indicator of this is expressed in kWh generated per m2 of building footprint (kWh/m2fp).

POLICY CC3: NET ZERO CARBON NEW BUILDINGS



Policy CC3e: Assured energy performance

5b.3.23. New buildings should contribute to the significant increase in renewable energy generation required between now and 2050. The simplest way to work towards the overall objective of a balance between total energy use and renewable energy generation for new buildings at a system level is to seek to achieve this balance at the site level. An additional advantage will be the generation of 'free' electricity close to its point of use, helping to deliver significant energy cost savings for residents and building users.

POLICY CC3e

ASSURED ENERGY PERFORMANCE

1. **All developments (domestic and non-domestic) must demonstrate and commit to the use of an assured performance method to ensure that the buildings' operational energy performance will meet the design intentions.**

2. **All developments should monitor their total energy use and renewable energy generation and submit the annual figures to Cotswold District Council for the first five years of operation.**

5b.3.24. Data will be reviewed and published in the Council's Authority Monitoring Report.

Policy CC3f: Energy offsetting (as a last resort)

5b.3.25. The Climate Change Committee is clear, offsetting must have a very limited and defined role if we are to achieve Net Zero by 2050. Its role in the Local Plan as part of the Net zero carbon new buildings suite of policies should therefore be limited to a mechanism which enables buildings which cannot technically achieve net zero energy balance on site to be 'deemed compliant' with planning policy. This policy limits the role and scope of the offset mechanism to a 'renewable energy offset' with the offset price could be expressed in £/kWh instead of £/tCO2. This would make it independent from carbon factor changes.

POLICY CC3f

ENERGY OFFSETTING

1. **Offsetting will only be accepted as a means to achieving planning policy compliance a last resort if the building is compliant with all other Net Zero carbon buildings policies and in particular if the following conditions have been met:**
   - i. **The proposed building must not use fossil fuels on-site.**
   - ii. **It must have a level of space heating demand and Energy Use Intensity (EUI) compliant with the Local Plan.**
   - iii. **On-site renewable energy generation (e.g. through PVs) has been maximised and achieves at least 80 kWh/m2 building footprint for all building types (and 120 kWh/m2 building footprint for industrial buildings).**
2. **In these circumstances, the applicant should establish the shortfall in renewable energy generation to enable the annual renewable energy generation to match the Energy Use Intensity in kWh. The applicant should pay into the Council's offset fund a sum of money equivalent to this shortfall.**

5b.3.26. The following table provides a list of requirements an application would have to meet before being allowed to use offsetting as a planning compliance mechanism. It is proposed to restrict the offset mechanism to fund 'missing' PVs.

Reduced operational energy consumption	**Achieve a Space Heating Demand and an Energy Use Intensity (EUI) lower than the levels required in the Local Plan** (e.g. 15 kWh/m2 GIA/yr and 35 kWh/m2 GIA/yr respectively for domestic buildings)	✓
Low carbon energy supply	**No gas connection or fossil fuel use on site** (or connection to heat networks using fossil fuels	✓
On-site renewable energy generation	**Achieve a minimum electricity generation intensity compliant with the requirement in the local plan** (e.g. > 80-120kWh/m2building footprint/yr)	✓
Net Zero energy balance	**Annual balance of zero** for the whole development showing predicted energy use and renewable energy generation on-site.	✗ (Offset role)

5b.3.27. Our recommendation is that the offset contribution is used to fund PV systems in the District.

The main reason for this is that the shortfall it is trying to compensate is a renewable energy generation shortfall. It is therefore clearer if funds are used for this purpose.

5b.3.28. It would also facilitate simplicity, transparency and accountability, which can be challenging when offset contributions are used for many different purposes. Therefore, the offset price should be set at a level which enables the Council to find, manage, fund and deliver these PV systems off-site.

5b.3.29. Based on the current average price and performance of a PV system, a floor price of £1.25/kWh could be used. If a 20% project management fee was added, this would lead to an offset price of £1.5/kWh.

STATEMENT OF REASONS

[i] To address the Council's Corporate Plan and Climate Emergency action plan to actively address climate change and reduce carbon emissions.

POLICY CC4: DISTRICT HEATING

Policy proposal

New policy CC4 to be inserted:

Policy CC4: District Heating

5b.4.1. District heating, also known as heat networks, is a means of distributing heat at scale around a group of buildings. A BEIS report from 2021 'Opportunity Areas for District Heating' suggests that the economic potential for heat networks in England is up to 19% of heat demand [1]. The Climate Change Committee's Sixth Carbon Budget suggests 18% of homes could be heated by heat networks by 2050. Furthermore, the National Infrastructure Assessment suggests heat networks will be appropriate for "a small proportion of buildings".

5b.4.2. District heating systems are normally most effective and viable in high-density developments or multistorey blocks of flats. Although Cotswold District is not an urban authority or an area with many multi-storey apartment blocks, there may be situations where fifth generation heat networks [2] can provide a low carbon heating option where individual systems are unsuitable. For example:

- Historic buildings where there it not possible to use external air source heat pumps.
- Blocks of flats where there may not be space for individual air source heat pumps.
- Compact town centres where heat pumps cannot be physically accommodated at the property.

5b.4.3. It is therefore important that where district heating is provided within a development, it is done so in a sustainable and climate friendly way.

5b.4.4. It is important to recognise that heat networks are only a means of distributing heat at scale around a group of buildings. They are not a heat source. Furthermore, the practical disruption from trenching, pipe laying and making below ground connections to buildings (to prevent freezing) should not be underestimated when considering if such a network is viable.

Policy CC4

DISTRICT HEATING

Applications proposing to use heat networks will be supported where it is demonstrated that:

a) the proposed heat source(s) is/are genuinely low carbon, and net zero compatible (Building Regulations Part L emission factors will not be acceptable);

b) the proposal will not use the following heat sources: oil boilers, gas boilers, gas-fired combined heat and power (CHP), unabated biomass or unabated energy from waste;

c) their heat distribution flow will be below 30°C;

d) the proposal complies with CIBSE / Association for Decentralised Energy CP1 Heat

[1] This assumed a minimum heat demand of 73,000 kWh/year for connection to a building to be viable (this would be a building with a floor area of >2,400 m², based on the proposed new build policies). The 19% figure is also based only on whether heat networks were deemed to be 'economically viable', it does not account for reduced technical potential, competition from other technologies that could offer lower cost heat, or reductions in available 'waste' heat due to reduction in combustion based processes that is required to deliver net zero.

[2] Fifth generation or ambient loop heat networks operate at low temperatures between 10◦C and 30◦C. One benefit of this low-temperature operation is that multiple water-source heat pumps can be used on the network. They can use the network as a heat source or a heat sink, depending on the demand for heating or cooling.

POLICY CC4: DISTRICT HEATING

Network Code of Practice; and

e) the proposal is registered with the Heat Trust's voluntary consumer protection scheme.

5b.4.5. The following provides a list of heat sources that are compatible / not compatible with net zero:

Heat sources compatible with net zero

- Heat pumps, due to decarbonisation of the electricity grid. These can use air, ground, or water as a heat source.
- Geothermal energy, which can be used directly or as a heat source for heat pumps in some locations.
- Industrial processes that do not rely on combustion fossil fuels such as refrigeration, data centres, electricity substations, and subways.
- Wastewater, which can be relatively warm due to discharge of hot water into drains that can provide a heat source for heat pumps.

Heat sources not compatible with net zero

- Gas boilers, although it is less common, some networks may use standalone gas boilers.
- Gas fired combined heat and power (and other fossil fuel based thermal power generation). These systems usually also have gas boilers to provide a significant part of the heat demand in winter.
- Unabated waste to energy - these municipal waste incineration plant generate electricity with hot water as waste. through incineration.
- Industrial processes that release large amounts of greenhouse gases such as cement, lime, and iron and steel production.

POLICY CC5: MANAGING FLOOD RISK (FORMERLY POLICY EN14)

Policy proposal

Update Policy CC5 (formerly EN14) as follows:

Further updates may be required to reflect the latest evidence provided by the forthcoming SFRA Level 1 (2023).

Policy ~~EN14~~ CC5: Managing Flood Risk (i)

5b.5.1. In recent years, frequent flooding, exacerbated by climate change, and increasing water demand due to population growth in the UK has made the need for managing flood risk increasingly important. Paragraph ~~100~~ 59 of the NPPF (2023) states that "Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk~~, but where development is necessary, making it safe without increasing flood risk elsewhere".~~ (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere". (ii)

5b.5.2. The PPG sets out extensive advice on planning and flood risk in the section entitled 'Flood Risk and Coastal Change'. The PPG sets out, for example, detailed explanations of sequential and exception testing ~~together with a model checklist for site specific flood risk assessment.~~ (iii) The PPG also includes advice on natural flood management techniques such as Sustainable Drainage Systems (SuDS), cumulative impact and residual flood risk. (iv) Prospective developers ~~are recommended to~~ should (v) take the advice in the PPG fully into account alongside the provisions of the NPPF and the relevant policies of this Local Plan.

5b.5.3. The Council's evidence base in respect of flood risk management includes:

- Strategic Flood Risk Assessment (SFRA) Level 1;
- Strategic Flood Risk Assessment (SFRA) Level 2;
- Sequential Testing of all the proposed allocations; and a Water Cycle Study undertaken in consultation with the Environment Agency and the Water Companies.

5b.5.4. Level 1 SFRA makes use of existing information to allow the high level application of the sequential test and to identify where the exception test is likely to be necessary in order to allocate sites in the Local Plan. ~~The Level 2 SFRA involves a more detailed review of flood hazard (flood probability, flood depth, flood velocity, rate of onset flooding) taking into account the presence of flood risk management measures such as flood defences.~~ The recent update to the Level 1 SFRA (2023) collates all available and relevant flood risk information into one comprehensive high-level assessment and takes into account all sources of flooding. A more detailed assessment of specific areas or sites, (a Level 2 SFRA) may be carried out following on from the completion of the Level 1 Assessment. (vi) The SFRA Level 1 has been updated to take account of climate change and the latest flood and coastal risk guidance (PPG, 2022), and the Water Cycle Study has also been updated.

5b.5.5. It is clear that flood risk will increase with climate change. The impacts from climate change on river flooding have been modelled for the SFRA and the modelled outputs have also been used to assess future flood risk across the District. The Flood Map for Planning and climate change outputs are presented on the SFRA Maps in Appendix B. Appendix E.2 discusses this approach, and Appendix F contains Settlement Summaries, including those of the Principal Settlements. (vii)

5b.5.6. The aim of the sequential test is to steer new development to areas with the lowest probability of flooding. The sequential approach should also be used at site level, directing the most vulnerable development to area of lowest flood risk within the specific site boundary, matching vulnerability of land use to flood risk. The SFRA provides data and information required to apply the Sequential Test and where necessary, the Exception Test. Land at the lowest risk of flooding from all sources should therefore be considered, following the requirements of the sequential test. (viii)

5b.5.7. The Water Cycle Study assessed whether potential Local Plan site allocations and neighbouring authorities where Cotswold receives or directs water (ix) would increase flood risk in relation to fluvial or surface water flooding. In particular, the Study calculated the amount of additional wastewater that will be generated from the Local Plan's proposed growth that will enter wastewater treatment works and, once treated, into the District's rivers. The Water Cycle Study found that whilst the amount of water entering wastewater treatment works and rivers will increase, which by definition adds to flood risk, the level of increased water flows entering watercourses will not be significant. It is not considered that planned growth will pose significant risk to the safety of occupiers of these sites, the local community or the wider environment

5b.5.8. In relation to climate change, the Water Cycle Study recommends that climate impacts should be addressed at the detailed assessment stage. The Local Plan, through application of its Sustainability Appraisal (SA) takes account of the longer term issues of climate change and flood risk management.

5b.5.9. The Water Cycle Study identifies potential environmental risks and opportunities associated with the Local Plan's development proposals. Its findings should be used in conjunction with the SA and/or Strategic Environmental Assessment (SEA) when this is available.

5b.5.10. Overall flood risk may be reduced through the design and layout of schemes, SuDS, green/blue infrastructure, and nature-based solutions. (x) Design in this context may include the retention or planting of native broad leaved trees, where such planting is likely to assist generally in flood management. Additional measures may also include the retention, enhancement or creation of water features on the site (i.e. ponds, ditches and streams and vegetated buffer strips), terrestrial and marginal vegetation planting along river corridors to increase vegetation cover and habitat creation and provision of amenity areas in locations at risk of flooding. SuDS and other solutions to flood risk will be expected to be complementary and fully integrated into the overall layout design of any new development in addition to, not instead of, any Public Open Space and/or green/blue infrastructure also required. (xi)

5b.5.11. The Council requires a considered approach to sustainable drainage from the outset of the proposed development, including drainage management. This will include specialist input from the outset of the design and agreement of eventual ownership and management or maintenance arrangements (xii) of the components involved. Where new development is within Flood Zones 2 or 3, it might be necessary for local infrastructure to be modified or enhanced. Developers may be required, for example, to make direct contributions to flood alleviation schemes affecting the communities close to developments. Having regard to flood risk, it might also be necessary to extend flood warning system coverage where appropriate, or increase the maintenance of flood defences. The Council may request developer contributions to cover the cost of this.

5b.5.12. The Level 2 SFRA (2016) (xiii) notes that the Environment Agency is reviewing the Churn Flood Risk Management Strategy (2009). This review was completed in 2015 (Churn Strategy 5 year Review report). One outcome of the original strategy and subsequent review is the identification of a flood storage area (FSA) just upstream of Cirencester on land between Baunton and the Abbey Way bridge. Whilst much of this area is functional floodplain and is therefore unlikely to be developed, implementation of an FSA (which may extend beyond the currently identified functional flood plain) was not expected to take place until 2030 or beyond. However, following the release of revised climate change allowances ~~in February 2016,~~ the Environment Agency ~~is in the process of reappraising the storage options, and~~ (xiv) could recommend implementation before 2030. An additional area of potential future flood storage has also more recently been identified by the Environment Agency and Water with Integrated Local Delivery (WILD) Project, to the south of Abbey Way Bridge, west of the Barton Mill Stream. Both potential areas for future flood storage are included as safeguarded areas within the policy. The projects are being led by FWAG with LLFA involvement. (xv) The situation will be monitored and taken into account during periodic reviews of the Local Plan. Further land may also need to be safeguarded for potential flood storage areas or other water infrastructure from conflicting development in future reviews of the Local Plan. (xvi)

5b.5.13. When determining planning applications, the Council will seek to ensure flood risk is not increased

elsewhere. In specific circumstances set out in Policy ~~EN14~~ CC5 applications will be required to be informed by a site-specific Flood Risk Assessment (FRA) which has regard to both parts of the SFRA and demonstrates how flood risk from all sources will be managed now and in future taking climate change into account. This will help inform the requirement for mitigation measures. Where an assessment is required, it should take into account national guidance and its scope should be agreed with the Council. For the avoidance of doubt, Policy ~~EN14.2bii~~ CC5 (2b(ii)) applies to sites either wholly or partially within Flood Zones 2 or 3. It should be proportionate with the degree of flood risk, make use of available local evidence and be appropriate to the scale, nature and location of the development. For all sites, the assessment should have regard to the cumulative impact [1] of the proposed development on flood risk in relation to existing settlements, communities or allocated sites. Additional development may significantly increase flood risk elsewhere (cumulative impacts) and/or within the site itself. A cumulative impact assessment (CIA) was undertaken for the Level 1 SFRA Update to assess which catchments are at the highest risk of flooding and where the cumulative impact of development may have the biggest effect. (xvii) Any identified impacts of the proposed development, (xviii) individual and/or cumulative, must be satisfactorily mitigated. Phasing of development should also be considered to avoid possible cumulative impacts. (xix) A detailed environmental survey may also be required at the application stage to determine the acceptability of development and inform the requirement for mitigation measures. Proposals must also take account of all sources of flooding, including surface water often caused by heavy rainfall and how to manage it. Surface water should not exceed current rates of run off and where possible achieve betterment. (xx) For example, development should ensure runoff from a site is reduced or at least neutral, and not worse than the natural situation known as the greenfield run off rate [2]. (xxi)

5b.5.14. Historically, surface water drainage systems have been designed to remove surface water from a site as quickly as possible via underground pipes. This may potentially increase flooding problems downstream particularly in circumstances where flash-flooding may overwhelm the infrastructure. This method also does not contribute to the natural recharge of groundwater levels. Having regard to climate change and the requirements of legislation, a more sustainable approach to drainage is required to reduce flood risk, manage water quality and provide integrated amenity and ecological benefits.

5b.5.15. Implementation of Schedule 3 of the Flood and Water Act 2010 will, provide a new consistent approach to sustainable drainage; and '…. ensure sustainable drainage systems are designed to reduce the impact of rainfall on new developments by using features such as soakaways, grassed areas, permeable surfaces and wetlands. This reduces the overall amount of water that ends up in the sewers and storm overflow discharges. Certain features such as tanks and water butts also allow for water reuse and reduce pressures on water resources' [3]. With or without the enactment of Schedule 3 however, water will need to be discharged somewhere. (xxii) The aim should be to discharge surface water run-off as far up the following hierarchy of drainage options (xxiii) as is practicable.

i. into the ground (infiltration)
ii. to a surface water body
iii. to a surface water sewer, highway drain, or another drainage system
iv. to a combined sewer.

5b.5.16. Having regard for the hierarchy, an effective way of dealing with surface water is through Sustainable Drainage Systems (SuDS). These aim to mimic natural drainage processes and remove pollutants from urban run-off at source. SuDS encompass a wide range of techniques, including:

- Green roofs

[1] See Level 1 SFRA for Cumulative Impact Assessment (CIA)
[2] Gloucestershire SuDS design and maintenance guide https://www.gloucestershire.gov.uk/planning-and-environment/flood-risk-management/flooding-information/information-for-developers/
[3] Gov.uk press release '*A consistent approach to sustainable drainage systems is set to be incorporated into new developments in England', 10 Jan 2023*. https://www.gov.uk/government/news/new-approach-to-sustainable-drainage-set-to-reduce-flood-risk-and-clean-up-rivers#:~:text=Schedule%203%20provides%20a%20framework,the%20lifetime%20of%20the%20development.

- Permeable paving
- Rainwater harvesting
- Swales
- Detention basins
- Ponds
- Wetlands
- Tree / vegetation Planting

5b.5.17. SuDS are particularly useful in mitigating potential increases in surface water flooding, sewer flooding and flooding from watercourses resulting from development. Opportunities should be sought to disconnect surface water from combined sewerage systems, and include the retrofitting of sustainable drainage systems to existing development where possible. Surface water from development should not drain to the foul sewer, as this can be a major contributor to sewer flooding. [xxiv] Development should follow the hierarchy (order of preference for foul drainage connection), as set out in the National Planning Practice Guidance, and proposals must demonstrate how the hierarchy of drainage options has been followed (see Policy CC5 (3)). [xxv]

5b.5.18. In respect of SuDS, the following recommendations of the Water Cycle Study should be taken into account:

a) Developers should seek to maximise the water quality and amenity/ecological benefits when installing SuDS for surface water flood management. The design of SuDS schemes should be specific to each allocation site to maximise the environmental benefits derived. Careful planning of SuDS schemes in areas identified as groundwater aquifers or sensitive to groundwater contamination would be required to ensure no adverse impact on groundwater quality. However, provision of SuDS has the potential to maintain or improve groundwater recharge.

b) Watercourses should be protected through the inclusion of riparian buffer strips. These zones will increase infiltration of surface runoff with potential benefits in terms of flood risks and water quality in the receiving watercourse.

c) Existing water features such as ponds, ditches and streams should be retained as a high priority and incorporated into SuDS schemes where appropriate to maintain the aquatic biodiversity value of the sites and to provide a local source of flora and fauna that may naturally colonise new habitats.

d) The removal or modification of existing river culverts should be considered where practicable in line with Environment Agency guidance. Modification of culverts has the potential to reduce flood risk due to blockages, create a more natural river bed profile and hydro-morphological process, and also benefit a range of aquatic wildlife through new habitat creation or improving access to valuable habitat. Implementation of these measures could contribute towards delivery of the requirements of the Water Framework Directive.

5b.5.19. The NPPG 2022 states that, "SuDS are designed to control surface water run-off close to where it falls, combining a mixture of built and nature-based techniques to mimic natural drainage as closely as possible, and accounting for the predicted impacts of climate change." It adds, "Natural flood management techniques work with natural processes to protect, restore and emulate the natural functions of catchments, floodplains, rivers and the coast. They aim to manage the sources and pathways of flood waters whilst providing wider benefits to people, wildlife and the environment." [xxvi]

5b.5.20. A wide range of techniques can be used that aim to reduce flooding by working with natural features and processes in order to store or slow down floodwaters, such as targeted woodland planting, creation of flood storage areas and the re-meandering / re-naturalisation of rivers. The Level 1 SFRA Update recommends that Natural Flood Management techniques be considered for mitigation, where possible, to aid with flood alleviation and implementation of suitable SuDS, depending on the local ground conditions. The national Working with Natural Processes (WwNP) mapping included in the SFRA (and EA WwNP evidence base [xxvii]) should be considered as a starting point to promote further local investigation into whether such techniques

are appropriate and whether the benefits are proportionate to the work required.

5b.5.21. New development should contribute where possible to the creation or reestablishment of natural features such as tree planting and hedgerows that will reduce flood risk in the river catchment of the development, with natural drainage features maintained and enhanced. Where possible, land within development sites should also be safeguarded for potential flood mitigation use, such as flood storage or flood flow conveyance. Creating a wetland habitat for flood mitigation (i.e. and attracting flocking birds) may have an adverse impact within aerodrome safeguarding zones however, and appropriate design measures should be incorporated into such a scheme. (xxviii)

5b.5.22. In relation to clause 3 of the policy, opportunities for property flood resilience (PFR) measures in existing buildings (such as changes of use or conversions), should be considered to mitigate residual as well as future climate change (xxix) flood risk where possible. While development should be steered away from current and future flood risk areas, measures such as air brick covers or moving plug sockets higher up walls can all help. (xxx) Other possibilities include; bedrooms not located on ground floors, hardstanding / tiled floors rather than carpets on ground floor, waterproof wall paint rather than wallpaper, raised appliances, raised letter boxes, not-return drainage pipes, and permeable paving driveways/patios for example. (xxxi) The NPPG includes a section on residual risk. (xxxii)

5b.5.23. Additional guidance on SuDS is set out in the ~~2008 Level 1 SFRA at section 9.6 and at Part 10. At Section 10.4 the SFRA Part 1 sets out important considerations for the implementation of various types of SuDS within Cotswold District.~~ Level 1 SFRA which includes information at Section 5.7 and potential suitability of SuDs within the Settlement Summaries in Appendix F. Development should incorporate Sustainable Drainage Systems (SuDS) to manage surface water, with the primary aim of reducing flood risk. (xxxiii)

5b.5.24. Whilst applicants should identify the most appropriate scheme, or combination of schemes, to suit the proposed development, the multi-functional role of SuDS should not be lost sight of. They can provide alongside flood alleviation measures, green corridors and wildlife habitat creation, enable surface water to be collected for reuse in homes and gardens, improve amenity, and minimise water pollution and therefore potentially holistic solutions for development sites as part of a wider green infrastructure network. For example opportunities for on- and off-site biodiversity net gain, should be sought that can also reduce flood risk. (xxxiv) SuDS design should consider climate change, in line with the EA's latest Climate Change Allowances, climate change guidance and Improvements to the Green Infrastructure and biodiversity of the area. Developers should allow for sufficient land for SuDS to be designed-in at the outset.

5b.5.25. As noted above, SuDS may sometimes present a challenging solution. Where the challenge is insurmountable, suitable alternative approaches must be considered in consultation with the Lead Local Flood Authority (Gloucestershire County Council).

5b.5.26. Whilst the policies of the Local Plan should be read together, Policy ~~EN14~~ CC5 should particularly be read in conjunction with Policy ~~INF8~~ CC6 'Water Management Infrastructure' and Policy SD3 'The Cotswold Design Code'. (xxxv)

Policy ~~EN14~~ CC5

MANAGING FLOOD RISK

1. **Development proposals must avoid areas at risk of flooding, in accordance with a risk-based sequential approach that takes account of all potential sources of flooding including fluvial, surface water, groundwater and flooding from sewers (xxxvi) and potential cumulative impact. (xxxvii) Proposals should not increase the level of risk to the safety of occupiers of a**

POLICY CC5: MANAGING FLOOD RISK (FORMERLY POLICY EN14)

site, the local community or the wider environment as a result of flooding. Surface water flood risk will be considered with as equal importance as fluvial flood risk. (xxxviii)

2. **Minimising flood risk and providing resilience to flooding will be achieved by:**
   a. **applying the sequential test for assessment of applications for development in Flood Zones (Appendix B) 2 or 3, applying the exception test where necessary and in that event requiring developers to demonstrate that both limbs of the exception test can be satisfied;**
   b. **requiring a site specific flood risk assessment for:**
      i. **proposals of one hectare or greater in Flood Zone 1;**
      ii. **all proposals in Flood Zones 2 and 3; or**
      iii. **proposals in an area in Flood Zone 1 that has critical drainage problems.**

3. **The design and layout of development proposals will take account of flood risk management and climate change. All development** (xxxix) **proposals will include, unless demonstrably inappropriate, ~~a~~ an integrated** (xl), **suitable and multi-functional** (xli) **Sustainable Drainage System (SuDS) and ensure current runoff from a site is either demonstrably reduced or at least neutral.** (xlii)

4. **Where a mitigation scheme is required, opportunities for Natural Flood Management techniques must be incorporated to assist with reducing overall flood risk and the implementation of suitable SuDS.** (xliii)

5. **Developers will~~, where required,~~ fund flood management and/or mitigation measures, where required,** (xliv) **for the expected lifetime of the development including adequate provision for on-going long-term** (xlv) **maintenance.**

6. **In partnership with the Environment Agency and Lead Local Flood Authority, land needed for future flood risk management purposes is safeguarded from other development, as identified on the proposals map as potential future flood storage areas (FSAs), at:** (xlvi)
   a. **Baunton and Abbey Way (Churn Flood Risk Management Strategy) and**
   b. **South of Abbey Way Bridge (WILD Project).**

STATEMENT OF REASONS

[i] Consequential change of Local Plan update and re-numbering of some policies and chapters

[ii] Update to latest NPPF paragraph

[iii] Extra example text and queried by JBA

[iv] New PGG 2022 'Planning guidance has been updated to better protect new homes from flooding, the Department for Levelling Up, Housing and Communities (DLUHC) has announced'

[v] DM comment (MN)

[vi] SFRA L1 Draft

[vii] Climate change data in Cotswold district (Draft SFRA L1 2023, page 21, 27). For the Local Plan Update the council has commissioned a revision of the Strategic Flood Risk Assessment (SFRA Level 1 and 2) to ensure

the evidence base is robust, up to date and effective. The updated SFRA Level 1 takes into account climate change by using river models updated with the latest climate change allowances.

[viii] SFRA Draft L1 page 70

[ix] For completeness (JBA review of supporting text) April 2023

[x] For clarity (JBA review of supporting text) April 2023

[xi] DM comment - include for clarity (MN)

[xii] For completeness (JBA review of supporting text) April 2023

[xiii] For clarity

[xiv] Unknown – no update provided by EA

[xv] Development Management comment on Local Plan review – request for policy inclusion, NPPF 161 (b) 2021. The Local Plan Review concluded the existing policies to be robust and effective in protection of the natural and built environment and no fundamental policy changes were required; LLFA (GCC) comment and general agreement on identifying land for future flood risk management purposes, reply to email June 2023

xvi Thames Water WRMP March 2023. The Severn to Thames Transfer (STT) across the District may be needed in the longer term (water available from 2050) due to higher cost and lead in times, with water moved from the River Severn to the River Thames either by a new pipeline, TW preferred option, or alternatively by a combination of new pipeline and restoring the Cotswold canal. Potential for future need to safeguard land from conflicting or inappropriate development on future chosen route(s).

[xvii] New supporting evidence/ recommendation from draft SFRA L1, 2021; JBA review of supporting text to ref SFRA L1, April 2023; NPPF 2021 para 159-160 states that strategic policies should be informed by strategic flood risk assessments and should manage flood risk from all sources. They should consider cumulative impacts in or affecting, local areas susceptible to flooding.

[xviii] DM comment 'Appeal case law only requires new developments to address their own impacts (as per CC5.1), best to add/replace for clarity 'identified impacts of the proposed development,., must be satisfactorily mitigated.' (MN)

[xix] Recommendation from draft SFRA L1, 2021

[xxxx] For clarity (JBA review of supporting text) April 2023; NPPF (2021) para 160

[xxi] LLFA (GCC) comment on draft supporting text, May 2023

[xxii] LLFA (GCC) comment on draft supporting text, May 2023

[xxiiixxiii] For clarity; NPPG Paragraph: 056 Reference ID: 7-056-20220825 Revision date: 25 08 2022

[xxiv] Support from Reg. 18 and Wessex (or STW) rep ((I&O, 2021); SFRA Level 1 (draft) 2021, para. 6.5.1, pg39

[xxv] NPPG Paragraph: 056 Reference ID: 7-056-20220825 Revision date: 25 08 2022

[xxvi] See also NPPF 161 c 2021

[xxvii] https://www.gov.uk/flood-and-coastal-erosion-risk-management-research-reports/working-with-natural-processes-to-reduce-flood-risk, NPPF 161 (c) 2021

[xxviii] Reg 18 comment from Ministry of Defence

[xxix] For completeness (JBA review of supporting text) April 2023

[xxx] For clarity (JBA review of supporting text) April 2023

[xxxi] For completeness (JBA review of supporting text) April 2023

[xxxii] NPPG 2021, residual flood risk and TCPA 'The Climate Guide' Oct 2021, 'Design new buildings and developments to incorporate the resilience standards necessary to deal with increased surface water flooding events. Anywhere can be affected by surface water flooding, although of course it is much more common in

dense, concreted urban areas. Integrating green and blue infrastructure into new developments can also reduce surface water flood risk' (TCPA) as well as fluvial and groundwater flooding (JBA review April 2023); NPPG (2022) section 9 'residual risk'

[xxxiii] Amend text in light of recent Level 1 SFRA Update

[xxxiv] IIA AECOM Jan 2022, p17 Appraisal of net-gain options - 'The provision of green infrastructure within new developments can support flood risk management through the provision of permeable surfaces and the introduction of sustainable drainage systems (SuDS)', TCPA pg52

[xxxv] DM Comment 'and the Design Code policy, to make/stress the beneficial overall integrated design connection' (MN)

[xxxvi] Recommendation in Thames water Rep to reference 'sewer' flooding. General comments on flooding from Reg. 18 consultation, with concerns over surface water/ sewer overflow and pollution, (I&O, Reg 18 Consultation, 2021); SA Scoping 2020 Report - flags flooding under Climate Change section -as a topic for action required in LPU, pg 20-21.

[xxxvii] Recommendation from draft SFRA L1,

[xxxviii] Recommendation from draft SFRA L1, 2021, ch.6; SA Scoping 2020, Appendix 2, flood risk 'Local intense rainstorms combined with the geology and topography of the district means surface water flooding is a significant problem for many areas'.

[xxxix] Best practice, Harrogate LP in TCPA 'Planning and Climate Change' 2021 to ensure all new development includes SUDs

[xl] DM comment (MN)

[xli] Policy hook to help deliver multiple benefits (Review of Cotswolds Local Plan, CSE, April 2020) NPPF reference (NPPF 168(c) 2021)

[xlii] LLFA (GCC) and JBA (consultant) comment on draft (RJ) text, 2023 and included into policy clause

[xliii] NPPF (160 (C) 2021); Recommendation from draft SFRA L1, 2021, ch.6; general comments and support on natural methods flood prevention (I&O, Reg. 18 Consultation, 2021)

[xliv] DM comment – reads better here (MN)

[xlv] DM comment (MN)

[xlvi] NPPF (160 (b) 2021) safeguarding land from development that is required, or likely to be required,

for current or future flood management; DM comment 'Include the protection of Provisional Flood Storage Areas within the actual policy part of CC5 (EN14), not just the reasoned justification' . SFRA Level 1 (draft) 2021, para. 6.5.1, pg38.

POLICY CC6: WATER MANAGEMENT INFRASTRUCTURE (FORMERLY POLICY INF8)

Policy proposal

Update Policy CC6 (formerly INF8) as follows:

Further updates may be required to reflect the latest evidence provided by the forthcoming Water Cycle Study (2023).

Policy ~~INF8~~ CC6: Water Management Infrastructure (i)

5b.6.1. In recent years, frequent flooding, exacerbated by climate change, and increasing water demand due to population growth in the UK has made the need for managing flood risk and water resources increasingly important. (ii)

5b.6.2. Adapting to the future includes protecting our water quality, water supply and aligning the capacity of our water and wastewater infrastructure with new development, in addition to mitigating flood risk. This policy seeks to improve, where possible, water quality and water efficiency, reduce water consumption and avoid an overload of infrastructure that can lead to sewer flooding and storm overflow discharges. ~~The NPPF (paragraph 100) states that "Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere."~~ (iii)

Policy ~~INF8~~ CC6

WATER MANAGEMENT INFRASTRUCTURE

Water and wastewater provision (iv)

1. **Proposals will be permitted where it is demonstrated that there is adequate water and wastewater infrastructure to serve the development.** (v) **Proposals must take into account the capacity of existing off-site water and wastewater infrastructure and the impact of development on it, and make satisfactory provision for improvement where a need is identified that is related to the proposal. Where such infrastructure is required, it must be in place prior to the occupation of the development, or, if it is demonstrated that delivery within that timetable is not possible, within a timeframe that has first been agreed by the LPA.** (vi) **Proposals will be subject to conditions to ensure that the first and/or subsequent occupancy is aligned with the delivery of the necessary infrastructure upgrades;** (vii) ~~**In addition, proposals should not result in a deterioration in water quality. Where a need for improvement or a risk of deterioration in water quality is identified, the Council will require satisfactory improvement or mitigation measures to be implemented in full prior to occupation of the development**~~; (viii)

Water Resources

2. **Proposals where water resources are materially impacted must incorporate design features that;**
    a. **address sustainable water supply through the implementation of demand management measures, particularly to reduce the use of water and to prevent leakages, and are ~~complimented~~ complemented by management initiatives that make efficient use of water, for example, through rainwater harvesting and grey water collection;**
    b. **demonstrate that a water efficiency standard of 110 litres per person per day can be achieved for new dwellings.** (ix) **A condition will be attached to all planning approvals for new dwellings** (x) **to ensure that the water efficiency standards are met. Non-**

POLICY CC6: WATER MANAGEMENT INFRASTRUCTURE (FORMERLY POLICY INF8)

residential development will be required to meet BREEAM water-efficiency credits or their latest equivalent; [xi] **and**

c. incorporate suitable Sustainable Drainage Systems (SuDS) in all such development [xii]**, ~~where~~ unless demonstrably in** [xiii] **appropriate;** [xiv]

Water Quality

3. Proposals will be permitted that do not result in a demonstrable deterioration in water quality. Where a need for improvement or a risk of deterioration in water quality is identified, the Council will require satisfactory improvement or mitigation measures to be implemented in full prior to occupation of the development; [xv]

~~d. incorporate suitable Sustainable Drainage Systems (SuDS) where appropriate; and~~ [xvi]

4. Proposals will be permitted that [xvii] **do not result in pollution of groundwater sources.**

5. Development proposals within Source Protection Zone 1 (SPZ1) will be designed to allow for contamination being encountered and for restrictions on deep penetrative foundation methods, together with avoidance of:

a. deep borehole soakaways;

b. foul sewage discharge to groundwater;

c. direct discharge of hazardous substances to groundwater;

d. discharge of trade effluent to ground water; and

e. underground oil storage tanks.

6. Development proposals that encroach upon existing wastewater treatment works will be ~~subject to special scrutiny~~ fully assessed [xviii] **to avoid unacceptable impacts on future users or occupiers of the development and/or upon the operation of the treatment facility. Such proposals may be required to provide an odour impact assessment.**

5b.6.3. The Cotswold District Water Cycle Study (the Study) assesses the capacity of infrastructure in relation to water supply, wastewater collection, wastewater treatment and water quality and forms a key part of the evidence base, alongside the Cotswold District Strategic Flood Risk Assessment, and should be read in conjunction with this Policy. [xix]

5b.6.4. New development should ensure the provision of clean water and safe disposal of wastewater while seeking to minimise or mitigate the impact of the development on existing infrastructure.

5b.6.5. In Cotswold District new development will be required to be designed to Building Regulations water consumption standard for water scarce areas (currently 110 litres per person per day). It will also be ~~expected~~ required [xx] to accord with demand management measures set out in the Water Resource Management Plans of the water utility company in the area of the proposed development.

5b.6.6. This is because the majority of the District is covered by the Thames Water region which is classified by the Environment Agency as 'seriously water stressed' meaning that more water is taken from the environment than the environment can sustain in the long term. Climate change (including wetter winters and drier summers) as well as population growth will increase the risk of drought and impacts on the environment meaning water supply may become more limited in the area. Thames Water and Severn Trent Water have expressed support for this reduction in water consumption. [xxi]

POLICY CC6: WATER MANAGEMENT INFRASTRUCTURE (FORMERLY POLICY INF8)

5b.6.7. The policy therefore requires that development that results in any new residential dwelling, including conversions, change of use, and extensions or annexes that result in a new dwelling unit, will be required to incorporate water conservation measures to achieve maximum water consumption of 110 litres per person per day (105 litres per head per day plus an allowance of 5 litres per head per day for gardens) as set out in the NPPG. A condition will normally be attached in order to ensure that the otherwise optional requirement for tighter water efficiency is effectively delivered through the Building Regulations set out in Part G. For any non-residential development and refurbishments (that do not result in a new dwelling), a BREEAM assessment or its latest equivalent, is required, unless it is not technically feasible or viable. (xxii)

5b.6.8. Improving water efficiency, such as incorporating low flow showers and kitchen taps, provision of water butts and rain/grey water harvesting systems, will also help to reduce the volume of wastewater that the sewer system has to accommodate.

5b.6.9. ~~In relation to water supply, the Study establishes that there is adequate provision within the Water Resource Management Plans of Cotswold District's utility companies to supply the Local Plan's forecast growth.~~ (xxiii) Increased demand within the Swindon and Oxfordshire water catchment area, which covers a large part of Cotswold District, will be addressed jointly by Thames Water and the Environment Agency.

5b.6.10. In terms of wastewater collection, existing infrastructure is found to be adequate to accommodate the planned growth in Blockley, Cirencester (where the strategic development ~~would be~~ is served by a completely new sewer connecting to the wastewater treatment works), Lechlade and Tetbury. In all other settlements it is anticipated that some sewerage system infrastructure upgrades will be required.

5b.6.11. Wastewater treatment works in Ampney St Peter, Blockley, Chipping Campden, Cirencester, Honeybourne and Tetbury are assessed as having capacity to accommodate the proposed growth that will connect to these facilities. However, the proposed developments that will connect to the wastewater treatment works at Andoversford, Bourton-on-the-Water, Broadwell, Fairford, Lechlade, Moreton-in-Marsh and Northleach are anticipated to require upgrades to the relevant works.

5b.6.12. Developers will be required to demonstrate that there is adequate water management capacity both on and off the site to serve the development and that the development will not lead to problems for existing users in this regard. In some circumstances it may be necessary for developers to carry out appropriate studies to ascertain whether the proposed development will lead to overloading of existing infrastructure. Where there is a capacity problem the District Council will require the necessary improvements to be completed prior to occupation of the development via agreement between the developer and water-company, as part of the planning application. (xxiv)

5b.6.13. The Study does not find that water infrastructure upgrades will be a barrier to the Local Plan's proposals and locations of development. However, site developers and promoters should engage at an early stage with the appropriate water companies and sewerage undertakers, to agree what improvements, if any, are required and how they will be funded, (xxv) to prevent delays to development ~~ascertain~~ by ascertaining the capacity of existing water supply and wastewater infrastructure networks, and, where necessary, upgrade them.

5b.6.14. It is important to not underestimate the time to deliver water/wastewater infrastructure and off-site upgrades. Thames Water state, for example it can take 18 months – 3 years for local upgrades and 3 – 5 years plus for more strategic solutions to be delivered; and it is strongly recommended therefore that developers engage with the relevant water/wastewater infrastructure provider, at the earliest opportunity. Where there is a capacity problem and no improvements are programmed, a financial contribution may therefore be required from the developer towards the provision of, or improvements to, infrastructure in order to meet the need generated by their development.

5b.6.15. Existing water, sewerage systems and treatment works can become overloaded from population growth and the effects of climate change. It is essential to ensure that such infrastructure is in place ahead of development to avoid unacceptable impacts such as sewer flooding of residential property or pollution of land and watercourses. Consequently, development should only take place where the new demand upon existing

infrastructure is taken into account. The above policy therefore requires a condition to ensure that growth is aligned or phased with delivery of additional capacity to avoid any adverse impacts from additional demand on the existing network. This means that where there is no appropriate and deliverable mitigation to address insufficient water/wastewater infrastructure capacity, the occupancy of new homes should not be permitted. (xxvi)

5b.6.16. In relation to water quality, the Study finds that it is not possible for the watercourses receiving discharges from several settlements to achieve Good Ecological Status in relation to the chemical element Phosphate. The Local Plan has limited scope to improve Phosphate levels because many actions are outside planning control. However, Policy ~~INF8~~ CC6 aims to reduce demand for water in new developments, which will assist in reducing the risk of exacerbating a deterioration in standards. This policy criterion is also effective in helping to manage demand and increase water efficiency in line with sustainable building standards and to mitigate against the potential impacts of water abstraction.

5b.6.17. Groundwater feeds into both public and over 200 private water supplies in Cotswold District. These supplies may be affected by pollution and may be depleted through surface water and drainage systems which do not allow for natural infiltration (recharge) of water through soils. The most vulnerable ground water sources are designated as Groundwater Source Protection Zones. Further details are available on the Environment Agency website. It is important that there are controls on development which may pose a risk to groundwater, to ensure an adequate and safe water supply.

5b.6.18. To avoid any increase in discharge into the public sewer system and to protect the quality of the receiving watercourse and groundwater, development proposals will be encouraged to incorporate Sustainable Drainage Systems (SuDS) where feasible. SuDS also have the added benefit of assisting in flood risk mitigation. SuDs are designed to reduce the impact of rainfall on new developments by using features such as soakaways, grassed areas, permeable surfaces and wetlands. They control surface water run off close to where it falls and can provide benefits for water quantity, water quality, biodiversity and amenity. (xxvii) This reduces the overall amount of water that ends up in the sewers and storm overflow discharges. Prioritising sustainable urban drainage can help ensure the sewerage network has the capacity to cater for additional demand, and mitigate the adverse impact of development on water quality. Particular types of sustainable drainage features however may not be practicable in some locations. (xxviii)

5b.6.19. Careful planning of SuDS schemes in areas identified as groundwater aquifers or sensitive to groundwater contamination will be required to ensure that there is no adverse impact on groundwater quality and to maintain or improve groundwater recharge. The design of SuDS schemes should be specific to each proposed development to enhance water quality and biodiversity in line with the Water Framework Directive. The Lead Local Flood Authority (Gloucestershire County Council) should be consulted where there is concern that SuDs may be ineffective or where a specific SuDS solution may be required, for example in areas such as the Cotswold Water Park and nearby settlements where relatively high groundwater levels may need to be taken into account.

5b.6.20. The drainage elements of new development must be designed to accord with the principles set out in the Flood and Water Act 2010 and associated relevant design standards, including the Cotswold Design Code (Appendix D). Further information can be found in the Cotswold District Water Cycle Study; the Cotswold District Strategic Flood Risk Assessment (Level 2) and from Gloucestershire County Council (as Lead Local Flood Authority).

5b.6.21. Wastewater treatment infrastructure can cause the air to be polluted through gaseous emissions from treatment processes. This may be exacerbated by local microclimatic factors. Where new development encroaches upon an existing wastewater treatment facility, odour from the facility may cause nuisance to existing and future occupiers of the development. Development likely to be affected would include dwellings, schools, community facilities and employment sites. Within sensitive areas/zones developers should work with water infrastructure companies to assess impacts and formulate appropriate mitigation. In some instances the Council may require an Odour Impact Assessment.

POLICY CC6: WATER MANAGEMENT INFRASTRUCTURE (FORMERLY POLICY INF8)

5b.6.22. Water supply and wastewater treatment are issues that go beyond the Cotswold District boundary. To avoid and mitigate potential impacts at strategic level, prospective developers of sites close to the administrative boundary of the district should consider strategic infrastructure demand and work with infrastructure providers and other developers to seek cross boundary solutions where feasible.

5b.6.23. Whilst the policies of the Local Plan should be read together, Policy ~~INF8~~ CC6 should particularly be read in conjunction with Policy ~~EN14~~ CC5 "Managing Flood Risk".

STATEMENT OF REASONS

[i] Consequential change in Local Plan update due to renumbering of some policies and chapters.

[ii] 'For WwTW we have used population and new development projections to inform when capacity planning. Collectively these inform us how much bigger the problem is getting over time. This indicates that under a 2°C climate change scenario the increased intensity of storms is forecast to increase the number of properties at risk of internal flooding from sewers by 49%, increasing to 58% under a 4°C scenario. The additional climate change rainfall is also expected to increase the number of properties at risk of flooding from surface water flooding' Severn Trent Draft DWMP, June 2022 (link).

Thames Water draft DWMP, 2022 – 'By 2050 we forecast that, across the region, 7% of properties will be at risk of hydraulic flooding internally from the sewer system up to a 1 in 50 year storm, for example in areas such as Bicester, Cirencester and Witney. In terms of protecting our rivers, if we don't act, our modelling predicts that growth and climate change would impact on our storm overflow performance with 73 L3 catchments having a spill rate >10 spills per annum per overflow to rivers including the Upper Thames, Ock and Windrush' (link).

[iii] Delete duplicate NPPF text, and updated in Policy EN14.

[iv] Headings inserted for clarity.

[v] Concern over rainwater in sewer / sewage pollution of rivers and flooding; and development being built before water infrastructure capacity can cope with the new development. (Comments I&O Reg 18 consultation, 2021); (**NPPG** Paragraph: 001, Reference ID: 34-001- 20140306); (NPPF 2023, para 20); And **Paragraph 174** of the NPPF, February 2021, sets out that: "*Planning policies and decisions should contribute to and enhance the natural and local environment by: ….e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability*

Failure to ensure that any required upgrades to the infrastructure network are delivered alongside development could result in adverse impacts such as flooding or pollution of watercourses. Water Company and public comments in Reg 18 highlight surface water / sewer flooding as a key issue, as well as that of putting flood prevention/ storage measures in place prior to a development being built.

Recommended text (in part) Thames Water Representation (I&O Reg 18 consultation, 2021); NPPF 2023, para 20. '*…infrastructure for transport, telecommunications, security, waste management,*

water supply, wastewater, flood risk and coastal change management, and

the provision of minerals and energy (including heat);..'; and DM comment on wording 'where it is demonstrated'

[vi] Concern over rainwater in sewer / sewage pollution of rivers and flooding; and development being built before water infrastructure capacity can cope with the new development. (Comments from I&O Reg 18 consultation, 2021) Through the use of planning conditions and wording regarding the provision of conditions pre-development, and NPPF for the alignment of infrastructure and growth prior to occupation. ALIGN DEVELOPMENT IN PLACE PRIOR BUILT – **NPPF** Paragraph 11 states: '*Plans and decisions should apply a*

presumption in favour of sustainable development. For plan-making this means that: a) All plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure..; Suggested policy text, from initial discussions between CDC and TW to **align development where existing sewage treatment works/network does not have capacity to accommodate the development**, *Phil Shaw Business Manager*.

[vii] Thames Water Representation example policy clause – used in part (I&O Reg 18 consultation, 2021) We recommend the Local Plan include the following policy: *"Where appropriate, planning permission for developments which result in the need for off-site upgrades, will be subject to conditions to ensure the occupation is aligned with the delivery of necessary infrastructure upgrades."*; NPPF 2023, para 11; SFRA L1 draft also recommends the phasing of development.

[viii] No change to wording of clause (apart from first part of sentence removed, but rest moved to later in policy) relates to SA Scoping Report, '*The Water Framework Directive (WFD) does not allow a water body to deteriorate from its current class. If a watercourse fails the 'good status' target, further investigations are needed in order to define the 'reasons for fail' and which actions could be implemented to reach such status'*- action required water quality/resources - in relation to impact climate change and population growth (water demand - pressure existing infrastructure) hotter/ drier summers could exacerbate low river flows, concentrate pollution and affect water quality.

INF8 comments on this, pg28; NPPF 2021 para.153 -Planning policies should also improve local conditions where possible such as in respect of air and water quality, and consider water supply and flooding long term as part of wider climate change mitigation and adaptation. This is also reflected in paragraph 153. NPPF Para 153 states '*Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply….'*

[ix] Support for water efficiency and a mains water consumption target of 110 litres per person per day for new developments, i.e. through installation of water efficient fittings, as we are in a 'water stressed' area. Thames Water and Severn Trent Water (Comments from I&O Reg 18 consultation, 2021; NPPG Paragraph: 014 Reference ID: 56-014-20150327); IIA AECOM, Jan 2022 - SA objective to Protect and enhance water quality

and minimise water use - asking does the proposal reduce per capita water consumption through the use of rainwater recycling, grey water reuse or other methods?; 2021 Written Ministerial Statement on reducing demand for water - Letter to LPAs Sept 202;. Environment Agency Water Stress Assessment 2021 (link).

DM comment (MN) wording from proposed 'new residential development' to 'new dwellings'

[x]Support for water efficiency and a mains water consumption target of 110 litres per person per day for new developments, i.e. through installation of water efficient fittings, as we are in a 'water stressed' area. Thames Water and Severn Trent Water (Comments from I&O Reg 18 consultation, 2021);

IIA AECOM, Jan 2022 - SA Objective to 'Protect and enhance water quality and minimise water use' - asking 'does the proposal reduce per capita water consumption through the use of rainwater recycling, grey water reuse or other methods?'; 2021 Written Ministerial Statement on reducing demand for water - Letter to LPAs Sept 202;. Environment Agency Water Stress Assessment 2021 (link).

The amendment to policy supports the mains water consumption target of 110 litres per head per day as set out in the **NPPG** (Paragraph: 014 Reference ID: 56-014-20150327) and is in keeping with representations from the Water Companies in Reg 18 consultation that support this approach. The Environment Agency has already designated the Thames Water region to be "seriously water stressed". Amendment to the policy with regard to water consumption TARGETS within policy due to water stress will help with future pressures on water resources that will likely increase due to both population growth and climate change impacts.

[xi] Thames Water Representation recommendation (I&O, Reg 18 consultation, 2021); DM Comment (MN) Nov 2023 additional text for longevity

[xii] Support for SUDs (sustainable urban drainage - as alternative drainage methods rather than the direct channelling of surface water through pipes and sewers) which can help ensure the sewerage network then has the capacity to cater for population growth and the effects of climate change. Similar wording as EN14 to prioritise SUDs, and sewerage and surface water will drain separately. (Comments from I&O Reg 18

consultation, 2021; SFRA L1 draft 2022); IIA AECOM, Jan 2022 pg10 - SA objective to 'Protect and enhance water quality and minimise water use' - asking does the proposal protect groundwater and surface water quality? — ensure that development is supported by adequate water supply and drainage? ; NPPF 2023, para 160

The avoidance of surface water run-off into foul sewer will help prevent SEWER FLOODING discharge to foul and combined sewers by surface water and instead policy seeks to PROMOTE SUDs which can limit this as well as bring other benefits to wildlife and health and wellbeing and mitigate for the effects of climate change. This (SuDs) is an approach advocated by both the Water Companies and NPPF. NPPF 2023 160 '…taking into account all sources of flood risk and the current and future impacts of climate change…' and '…as part of an integrated approach to flood risk management);..' and in particular should be read in conjunction with Policy EN14 (CC5).

[xiii] Wording to match EN14 SuDs clause.

[xiv] Clause moved for clarity.

[xv] Ibid. endnote (vii) Move clause; DM comment (MN) additional phrasing 'demonstrable', 'be permitted that'.

[xvi] No change to wording of clause, but moved for clarity.

INF8 comments on this, pg28; NPPF 2023 para.153 -Planning policies should also improve local conditions where possible such as in respect of air and water quality, and consider water supply and flooding long term as part of wider climate change mitigation and adaptation. This is also reflected in paragraph 153. NPPF Para 153 states '*Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply….'*

[xvii] For clarity / altered page numbering. DM comment (MN) phrase 'be permitted that'.

[xviii] DM comment (MN) amend phrase to 'fully assessed'

[xix] For clarity / to highlight the 'water' evidence base and importance of related policy on flood risk.

[xx] To make the policy wording stronger.

[xxi] Optional technical standards based on local need must be based on existing sources of evidence, consultations with the local water and sewerage companies, and the Environment Agency and **paragraph 003 of the water supply guidance, consideration of the impact on viability and housing supply of such a requirement** https://www.gov.uk/guidance/housing-optional-technical-standards

[xxii]Support for water efficiency and a mains water consumption target of 110 litres per person per day for new developments, i.e. through installation of water efficient fittings, as we are in a 'water stressed' area. Thames Water and Severn Trent Water (Comments from I&O Reg 18 consultation, 2021); DM Comment (MN) Nov 2023 for longevity.

IIA AECOM, Jan 2022 - SA Objective to 'Protect and enhance water quality and minimise water use' - asking 'does the proposal reduce per capita water consumption through the use of rainwater recycling, grey water reuse or other methods?'; 2021 Written Ministerial Statement on reducing demand for water - Letter to LPAs Sept 202;. Environment Agency Water Stress Assessment 2021 (link).

The amendment to policy supports the mains water consumption target of 110 litres per head per day as set out in the **NPPG** (Paragraph: 014 Reference ID: 56-014-20150327) and is in keeping with representations from the Water Companies in Reg 18 consultation that support this approach. The Environment Agency has already designated the Thames Water region to be "seriously water stressed". Amendment to the policy with regard to water consumption TARGETS within policy due to water stress will help with future pressures on water resources that will likely increase due to both population growth and climate change impacts.

DM comment (MN) additional wording include 'annexes' and 'will normally'.

[xxiii] Unclear/ Inconsistency with para. 5b.7.6 DM comment.

[xxiv] Thames Water Representation (I&O Reg 18 consultation, 2021); NPPF 2023, para 11; SFRA L1 draft 2021 also recommends the phasing of development; Discussion the Council and Thames Water on use of grampian conditions.

[xxv] Additional text for clarity. Financial contributions may also be required for new developments towards the provision of, or improvements to, such infrastructure where there are capacity issues and no improvements are programmed by the utilities company.

[xxvi] Thames Water Representation (I&O Reg 18 consultation, 2021); NPPF 2023, para 11; SFRA L1 draft 2021 also recommends the phasing of development; Discussion the Council and Thames Water on use of grampian conditions; DM comment (MN) addition for clarity 'no appropriate and deliverable mitigation to address'.

[xxvii] NPPG https://www.gov.uk/guidance/flood-risk-and-coastal-change Sustainable drainage systems section

[xxviii] Support for SUDs (sustainable urban drainage - as alternative drainage methods rather than the direct channelling of surface water through pipes and sewers) which can help ensure the sewerage network then has the capacity to cater for population growth and the effects of climate change. Similar wording as EN14 to prioritise SUDs, and sewerage and surface water will drain separately. (Comments from I&O Reg 18 consultation, 2021; SFRA L1 draft 2022); IIA AECOM, Jan 2022 pg10 - SA objective to 'Protect and enhance water quality and minimise water use' - asking does the proposal protect groundwater and surface water quality? — ensure that development is supported by adequate water supply and drainage? ; NPPF 2023, para 160

The avoidance of surface water run-off into foul sewer will help prevent SEWER FLOODING discharge to foul and combined sewers by surface water and instead policy seeks to PROMOTE SUDs which can limit this as well as bring other benefits to wildlife and health and wellbeing and mitigate for the effects of climate change. This (SuDs) is an approach advocated by both the Water Companies and NPPF. NPPF 2023 160 '…taking into account all sources of flood risk and the current and future impacts of climate change…' and '…as part of an integrated approach to flood risk management);..' and in particular should be read in conjunction with Policy EN14; NPPG, drainage hierarchy options - Paragraph: 056 Reference ID: 7-056-20220825, Revision date: 25 08 2022

POLICY CC7: GREEN INFRASTRUCTURE (FORMERLY POLICY INF7)

Policy proposal

Update Policy as follows:

Policy ~~INF7~~ CC7: Green Infrastructure

5b.7.1. The NPPF (2023) [i] defines Green (or blue) Infrastructure (GI) as: *"A network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity."* ~~*"A network of multi functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities."*~~ [ii]

5b.7.2. Green Infrastructure (GI) offers an intelligent, integrated way of managing our natural capital and ecosystem services. [iii] In doing so, it helps to establish and enhance ~~reinforce~~ [iv] networks for nature recovery, biodiversity, ~~ecology~~, recreation and [v] active travel, which are [vi] resilient to current and future pressures, including those [vii] from climate change.

5b.7.3. Green Infrastructure exists at numerous scales and locations, and differing qualities. At a landscape scale the Cotswold District is a significant GI resource in itself, which benefits from numerous nationally recognised Green and Blue Infrastructure assets. These include the Cotswolds National Landscape, the Cotswold Water Park and the River Thames, all of which are shared with neighbouring authorities. At the other end, of the scale ponds, gardens, allotments, parks, playing fields and pitches, hedgerows, woodlands and orchards represent some smaller examples of GI. [viii]

5b.7.4. The location of new GI plays an important part in reconnecting GI assets throughout the District. The GI network is identified within the Cotswold District GI Strategy (Winter 2023). This document maps the three fundamental GI elements of wellbeing, water and wildlife. In doing so, the document maps: public rights of way and cycle routes; the water elements, such as rivers; and wildlife elements, such as Sites of Special Scientific Interest and woodlands, amongst others. The strategy identifies opportunities for how the District's existing GI assets can be linked in order to provide bigger, better and more joined up GI and greater connectivity for both people and nature. [ix]

5b.7.5. ~~In Cotswold District – a predominately rural area – green (or blue) space is part of the GI network of the District, including farmland, gardens, disused railways and canals.~~ [x] ~~Disused railways and canals also offer the opportunity to contribute to the District's social and community infrastructure, which is covered by INF2.~~ [xi]

5b.7.6. There are multiple benefits that disused infrastructure can contribute to GI. For example, the disused railways between Kemble to Cirencester and Tetbury to Kemble, as well as [xii] the former Thames and Severn Canal [xiii] ~~also~~ [xiv] offer the opportunity to contribute to the District's social and community infrastructure (see Policies INF3, EN17, SP3 and SP4). [xv]

5b.7.7. Gloucestershire's emerging Local Nature Recovery Strategy, the Local Nature Recovery mapping and the Nature Recovery Network (NRN) all provide evidence, including mapping, for where development can take place and where development can contribute to linking the existing GI network for ecological reasons. GI in itself does not guarantee a functioning ecosystem. It is imperative that The Nature Recovery Network and forthcoming strategy should be used regarding GI provision, to ensure that all green spaces are rich in nature. This evidence underpins the GI network for the District, as set out in the Council's GI Strategy. [xvi]

5b.7.8. The purpose of this policy is to ensure that individual assets and the integrity and connectivity of the GI network are ~~planned,~~ [xvii] created, protected, enhanced and maximised, whilst also recognising ~~that~~ the network has multi-functional benefits that [xviii] extend beyond the District.

POLICY CC7: GREEN INFRASTRUCTURE (FORMERLY POLICY INF7)

Policy ~~INF7~~ CC7

GREEN INFRASTRUCTURE

1. **Development proposals must contribute~~, depending on their scale, use and location~~ (xix) to the protection and enhancement of existing Green Infrastructure assets, links and network (xx) and/or the delivery of new Green Infrastructure, which, where possible provides multiple benefits.(xxi)**

2. **Development proposals will be permitted where they contribute to the provision of new Green Infrastructure and/or improvements to existing Green Infrastructure assets and linkages. Proposals should be local in character and be an integral part of the design of the whole development. (xxii)**

3. **New Green Infrastructure provision will ~~be expected to~~ (xxiii) link to the wider Green Infrastructure network of the District and County as part of the Nature Recovery Network and the Strategic Framework for Green Infrastructure for Gloucestershire (xxiv) and beyond.**

4. **Green Infrastructure will be designed in accordance with principles set out in the Cotswold Design Code (Appendix D) and adhere to the latest national guidance and standards for Green Infrastructure. (xxv)**

5b.7.9. Development proposals are required to protect as well as contribute to new and existing GI at a level that is proportionate to the scale, type and location of the development. For example, ~~it is unlikely that a contribution to GI would be required for the insertion of a dormer window, but~~ (xxvi) a substantial level of GI would be ~~expected~~ required (xxvii) as part of a major housing scheme, but equally all development has the potential to contribute to GI improvements. (xxviii)

5b.7.10. Several national standards and guidelines assist with working out the amount of GI and type of GI that is required, as well as where it should go. These include, but are not limited to Natural England's GI Framework. (xxix)

5b.7.11. It is important that new GI is planned at the beginning of the development process. This will ensure that the development considers what GI should be on site, how it relates to existing on site GI assets, and how the assets, old and new, interact with GI adjacent to the development. To assist with this process guidance includes, but is not limited to, the Cotswold Design Code and Building with Nature. (xxx)

5b.7.12. Developments will be ~~expected~~ required (xxxi) to contribute (either financially or through works undertaken) towards the development and enhancement of the strategic ~~Green Infrastructure~~ GI of the District. The Gloucestershire Local Nature Partnership has produced a "Strategic Framework for Green Infrastructure for Gloucestershire". The strategic principles within that document [1], as set out at Appendix H should be considered.

5b.7.13. ~~Cotswold Beechwoods SAC and North Meadow/ Clattinger Farm SAC are vulnerable to the potential impacts of increased recreational pressure. The District Council is committed to working with key stakeholders, including Natural England, to develop appropriate mitigation measures in relation to these important sites. It is recognised that the growth to be delivered through the Local Plan may increase demands on green spaces through increased recreational use. This will require careful management, particularly for~~

[1] A Strategic Framework for Green Infrastructure in Gloucestershire, Gloucestershire Local Nature Partnership, 2015

~~ecologically sensitive sites. This could include requiring developer contributions for such provision (for example, a contribution towards the management of the Cotswolds Beechwoods Special Area of Conservation [SAC]). The Cotswold District Council will work together with key stakeholders, such as Natural England and the Environmental Agency, to develop management and mitigation packages for important green and ecological networks and to discuss how future development can contribute to this. Policy on developer contributions is set out in Policy INF7.~~ ([xxxii])

5b.7.14. Other developments~~, apart from minor householder applications,~~ ([xxxiii]) will be ~~expected~~ required ([xxxiv]) to contribute to local or neighbourhood ~~Green Infrastructure~~ GI, both on and off-site. Contributions should be proportionate to the impact and scale of development, and could include improvements to the local cycle path network, enhancements of local public open space and/ or habitat creation. The design of any new ~~Green Infrastructure~~ GI should reflect and enhance local character and distinctiveness.

5b.7.15. The NPPF (2023) Chapter 8 – Promoting Healthy and Safe Communities – states in Paragraph 92(c) that "*Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change.*"

5b.7.16. The ~~Green Infrastructure, Open Space, Play Space Strategy 2017~~ Council's GI Strategy (Winter 2023) ([xxxv]), ~~the~~ Playing Pitch Strategy Assessment Report (~~March 2017~~ Winter 2023 ([xxxvi])) and ~~the~~ Playing Pitch Strategy & Action Plan (~~April 2017~~ Autumn 2023 ([xxxvii])), or any updates of these documents, will be relevant to the implementation of this policy.

STATEMENT OF REASONS

[i] To reflect the update to the NPPF (2023).

[ii] To reflect the update to the NPPF (2023) and the change made to the definition of Green Infrastructure in the Glossary.

[iii] To include reference to ecosystem services, which was absent from the previous policy.

[iv] To delete reinforce and replace with enhance - better description.

[v] Biodiversity added, where missing from the previous GI Policy.

[vi] Word added to provide better structure to the sentence.

[vii] Word added to provide better structure to the sentence.

[viii] To provide examples of lager Green Infrastructure elements in the District and how those GI elements cross into other local authority areas, as well as to provide examples of smaller Green Infrastructure elements.

[ix] To provide clarity on where the GI mapping for the District can be found and the main mapping categories are. Also to flag up the Lawton principles, Making Space for Nature 2010.

[x] To provide better structure to the overall policy.

[xi] Deleted as repetition of RJ.

[xii] To provide specific examples in the District.

[xiii] To provide specific examples in the District.

[xiv] Remove superfluous wording.

[xv] Added reference to SP3 and SP4 – Thames and Severn Canal as important GI within the District.

[xvi] To identify the Nature Recovery Network and the forthcoming Gloucestershire Green Infrastructure Strategy an important ecological network and GI element, which has been produced since the adoption of the 2018 Local Plan and how they underpin the Cotswolds GI Strategy.

[xvii] Remove word to put back in sentence for better context.

[xviii] To highlight that GI has multiple benefits.

[xix] Deletion of text to make sure that GI is provided, regardless of the scale, use and location of development.

[xx] Added text – assets, links and network to provide clarity and additional information regarding types of GI.

[xxi] Multiple benefits of GI was missing from the original policy wording – added to strengthen policy.

[xxii] To strengthen the policy to make sure it covers design and local character in development at an very early stage.

[xxiii] To remove superfluous text and make the policy stronger.

[xxiv] To acknowledge the importance of the Nature Recovery Network at the County scale and the emerging Gloucestershire GI strategy.

[xxv] Additional text added to Policy to clarify that the creation of GI will be required to adhere to National standards and guidelines.

[xxvi] Deleted text as all GI contributions, whatever scale of development should be made.

[xxvii] To make the policy wording stronger.

[xxviii] To reinforce that all development can contribute to GI.

[xxix] To reflect the publication of Natural England's GI Framework in 2023.

[xxx] To make sure development takes account of new, onsite and adjacent GI at the beginning of the design process an element missing in the 2018 version of the Local Plan.

[xxxi] To make the policy wording stronger.

[xxxii] Removed paragraph and put under EN9 Biodiversity and Geodiversity, Designated Sites.

[xxxiii] Update to make sure, all development contributes to GI, however small.

[xxxiv] To make the policy wording stronger.

[xxxv] Document updated.

[xxxvi] Document updated.

[xxxvii] Document updated.

POLICY CC8: SUSTAINABLE TRANSPORT (FORMERLY POLICY INF3)

Policy proposal

The update to Policy INF3 is still a work in progress. Nonetheless, we wanted to show you the direction of travel of the policy and get your feedback on the emerging proposals.

Update Policy INF3 as follows:

Policy ~~INF3~~ CC8: Sustainable Transport

5b.8.1. In 2019, an update to the Climate Change Act committed the UK to 100% reduction in carbon emissions (relative to 1990 levels) by 2050. In June 2021, a further interim commitment of 78% reduction in carbon emissions by 2035 passed into law.

5b.8.2. New guidance and strategies, such *as Gear Change, Decarbonising Transport: A Better, Greener Britain* [i], *Bus Back Better and Taking Charge: the electric vehicle infrastructure strategy* [ii] was subsequently released directing Local Planning and Transport Authorities to achieve emissions reduction in transport by improving provision for sustainable modes and by better integration of Local Plans and Local Transport Plans.

Policy INF3 ~~INF3~~ CC8

SUSTAINABLE TRANSPORT

1. ~~**Development will be permitted that assists in**~~ **Development must demonstrably contribute to the delivery of the objectives of the Local Transport Plan, Gloucestershire Transport Decarbonisation Plan and Cotswold Transport Decarbonisation Strategy.**

2. **Development must provide and optimise walking, cycling and public transport connections to key off-site origins and destinations.**

3. **Early delivery of sustainable transport infrastructure and/or services is essential to establish the sustainable transport patterns necessary to achieve modal shift and carbon reduction targets. Development will be permitted where the phasing of sustainable transport delivery is timed to ensure this is in place prior to occupation/operation.**

5b.8.3. The council, through its Corporate Plan, is committed to the delivery of sustainable transport. New development in Cotswold District should contribute to the achievement of transport decarbonisation trajectories identified through the Cotswold Decarbonisation Transport Strategy [1] and the Gloucestershire Transport Decarbonisation Plan by keeping private vehicle trip generation within target levels and positively contributing to localised background emissions reduction. In pursuance of the implementation of those plans and strategy it will permit development that:

a. keeps forecast transport carbon emissions below the maximum level for the location of development identified in the above plans [iii], by constraining the annual mileage (in a fossil fuel powered car) per person to the following forecast maxima:

   - Central Cirencester: 1,400 (80% reduction from 2019 baseline)
   - Local Hubs: 2,050 (76% reduction from 2019 baseline)
   - Rural areas: 3,150 (68% reduction from 2019 baseline) [iv]

   In seeking to achieve these targets, the council will adopt a "Decide and Provide" approach to managing

[1] Transport Decarbonisation Study (City Science, October 2023)

transport capacity and infrastructure provision at new development and follow the national Quantifiable Carbon Reductions guidance

b. actively supports sustainable, low-carbon travel choice through provision, enhancement and promotion of safe and recognisable high quality connections to existing walking, cycling, Public Rights of Way and public transport networks (including, where appropriate, the rail network) and improves existing provision as required to facilitate mode share targets for the development. New infrastructure for pedestrians and cyclists should meet standards identified in Gear Change and LTN1/20. ([v])

c. gives priority to pedestrians and cyclists and provides access to public transport facilities taking account of the travel and transport needs of all people the safe and convenient movement of pedestrians, cyclists and public transport in the design and layout of the site, basing provision on the Hierarchy of Users: ([vi])

   i. People walking
   ii. People cycling
   iii. People using public transport
   iv. People riding motorcycles or mopeds
   v. People driving low emission and/or shared vehicles
   vi. People driving cars
   vii. People driving vans or large vehicles

   Within this hierarchy, particular consideration should be given to accessibility for people with disabilities and to the safety and security of all users at all time of day and year.

d. provides access to public transport facilities for all users, particularly more vulnerable users and those with disabilities taking account of the travel and transport needs of all people. and introduces or enhances service provision, waiting facilities and information provision for public transport as required to meet public transport mode share targets for the location.

e. does not have a detrimental effect on the environment by reason of unacceptable levels of noise, vibration or atmospheric pollution;

f. ensures links with green infrastructure including Public Rights of Way and, where feasible, wider cycle networks;

g. makes a positive contribution, where appropriate, to the restoration of former railway lines by retaining existing embankments, cuttings, bridges and related features and by delivering new routes or route enhancements where these have been identified as contributing to a viable restoration scheme proposal;

h. incorporates, where feasible, facilities for secure bicycle, eBike and eScooter parking, shared-use vehicles (where appropriate) and for charging plug-in and other ultra-low emission vehicles. Parking for these modes should be located at preferential locations within the development site (compared to standard car parking) and meet the standards identified in LTN1/20 for cycle parking. Further detail on parking levels and standards is provided in Policy INF5;

i. accommodates, where appropriate, the efficient delivery of goods and supplies, including by cargo bike and, where appropriate, consolidated deliveries;

j. provides suitable facilities for home and/or local working and the provision of suitable digital connectivity (in line with policy INF6) to reduce the need to travel; and

k. considers the needs of people with disabilities travelling by all modes of travel, through adherence to

best practise guidelines outlined in Inclusive Mobility (2021) [2].

5b.8.4. The encouragement and facilitation of modal shift in transport requires a holistic approach that maximises connectivity to existing off site cycling, walking and public transport networks. The council considers the following criteria, referred to in Clause 2 of the policy, to be essential components of successful integration:

a. Residential developments should identify the nearest/most appropriate core and primary services that residents are likely to access regularly. Potential routes to those services must then be identified and optimised, with reference to the hierarchy of users above, to deliver direct walking and cycling routes and optimised public transport connections to those services;

b. For non-residential developments, the likely origins and access routes for visitors should be assessed in the same way;

c. To achieve optimised walking and cycling routes both within a site and to the external environment, a greater density of foot/cycle paths and access points for people on foot or bicycle should be provided, compared to those in cars. Contraflow cycle lanes should be the default provision on one-way streets with light vehicle flows; (vii)

d. Site and internal layout perimeters should be permeable to pedestrians and cyclists at regular intervals, with options and space left available to create further connections to possible future developments in the vicinity;

e. Junctions should be designed to support safe use by pedestrians, cyclists and horse riders, reinforce the priority of these modes and reduce vehicle speeds at junctions e.g. through the use of constrained bellmouths, raised tables and other design features as appropriate to the site. Provision for large service vehicles (e.g. waste and recycling vehicles) should not compromise the principle of providing safe and convenient access for users at the top of the hierarchy; (viii)

f. Ancillary facilities that support the use of sustainable modes, e.g. bus stops (sheltered, real time info), seating, lighting, should be provided at appropriate intervals along key routes and spaces.

5b.8.5. Clause 4 (or 3 if the current clause 3 is moved to the Design Code) is closely related to Clause 2. To ensure that a new development can be "plugged in" to existing networks, particularly those that will facilitate modal shift, it is essential that those connections are implemented as soon as is practicable in the development process and certainly prior to occupation of the development.

5b.8.6. In the interests of the safety of users and the promotion of well-being, streets that provide a significant "place" function where there is regular movement of pedestrians and cyclists, including those with community, housing or school facilities should by default have a 20mph speed limit (ix). The council will seek to achieve this in consultation with the Local Highway Authority.

5b.8.7. Transport Assessments, Travel Plans and/or Travel Plan Statements will be required for developments that exceed the thresholds set out in XXX, and may also be required at additional locations due to local conditions, such as:

- existing congestion or capacity constraints,
- air quality concerns,
- impacts on heritage sites or locally significant infrastructure,

[2] https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1044542/inclusive-mobility-a-guide-to-best-practice-on-access-to-pedestrian-and-transport-infrastructure.pdf

- impacts on SSSIs, SACs, SPAs or other designated nature sites.

5b.8.8. Forecast vehicle trip generation and carbon emissions (after proposed mitigation) must demonstrate that the development site is able to restrain these indicators to levels at or below the target levels for the development areas set out in Policy 1a above.

5b.8.9. Where measures are required to mitigate the highways impacts of a proposed development, improvements to sustainable transport infrastructure and opportunities must be considered before any improvements to aid the movement of motor vehicles or increase capacity (e.g. road widening, layouts or junction improvements). These will only be considered as a last resort.

STATEMENT OF REASONS

[i]Government published the Transport Decarbonisation Plan in July 2021, setting out commitments and pathways to reach UK-wide net zero carbon from transport. One stated commitment is to "embed transport decarbonisation principles in spatial planning and across transport policymaking". This approach is echoed in other transport policy, Such as the waking and cycling strategy *Gear* Change:

"We will ensure that all new housing and business developments are built around making sustainable travel, including cycling and walking, the first choice for journeys. The purpose of the planning system is to contribute to the achievement of sustainable development. We expect sustainable transport issues to be considered from the earliest stages of plan-making and development proposals, so that opportunities to promote cycling and walking are pursued".

It is also reflected in the NPPF, e.g.:

- "Transport issues should be considered from the earliest stages of plan-making and development proposals" (para 104)
- "(s)ignificant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes." (para 105)
- "Planning policies should… be prepared with the active involvement of local highways authorities, other transport infrastructure providers and operators and neighbouring councils, so that strategies and investments for supporting sustainable transport and development patterns are aligned" (para 106)

It is clear, across the breadth of recent transport and planning policy and guidance, that there is the expectation that the two systems must work holistically together to achieve the reduction in transport carbon required under the Climate Change Act. Our proposed partial updates to our Local Plan aim to achieve that goal in Cotswold.

[ii] Taking charge: the Electric Vehicle Infrastructure Strategy (HM Government)

[iii] CDC and GCC are currently identifying target trajectories for transport decarbonisation in line with local, national and statutory carbon reduction targets. It is essential that carbon emissions from new developments are at or below these target levels. Calls for this via: https://www.transport-network.co.uk/CIHT-calls-for-sustainable-transport-targets-in-planning/16952.

[iv] These are the target maximum per person mileage for each place type established by the Transport Decarbonisation strategy, necessary to meet our requirement to decarbonise transport by 2030. The actual proportion of vehicle mileage can be 40% higher than figures listed, provided the additional mileage takes place in a zero-carbon vehicle (the strategy requires 40% of annual mileage to be converted to EV or similar).

[v] Aligning with the aim in Gear Change for walking and cycling to be the natural first choice for all journeys: "all new housing and business developments are built around making sustainable travel, including cycling and

walking, the first choice for journeys… [and] working with the MHCLG and the LGA to place cycling and walking provision at the heart of local plan making and decision taking for new developments." *Gear Change: A bold vision for walking and cycling (DfT, July 2020) p.26*

[vi] The concept of a "Hierarchy of Users" has been around in various forms for the last 15 years or so, but has now been brought into the most recent version of the Highway Code (Jan 2022). It reflects the understanding that the most sustainable and healthy forms of transport - e.g. walking, cycling, public transport use – also tend to be those which are considered to be the most vulnerable. Therefore, if we wish to support the greater use of these modes, increased consideration must be given to reducing this vulnerability and meeting the needs of pedestrians, cyclists, horse riders and public transport users through conscious prioritisation in the design of any street, place or service. This aligns with GCC policy in Manual for Gloucestershire Streets, and the national guidance Manual for Streets 1 and 2 (and is expected in the forthcoming third version).

The Hierarchy proposed here differs slightly from that proposed in the Highway Code, as the Code is aimed exclusively at providing safe conditions for all road users, while this policy focuses on site design that enables safe uptake of sustainable modes for everyday journeys. The main difference is that horse riders have been removed from this formulation (though will still be considered under policy INF4) and car use has been sub-divided into low emissions/shared vehicles and standard ICEs.

[vii] "Contraflow cycling, where cyclists are allowed to ride against the direction of travel on lightly-trafficked one-way streets, has worked well in both residential and non-residential areas. This should be the default on all quieter one-way streets with certain minor exceptions. Appropriate signage will be required." (Gear Change)

[viii] Prioritisation for pedestrians and cyclists at junctions has been explicitly brought into the new edition of the Highway Code (Jan 2022). The constraint of junction bellmouths to support safe use by peds and cyclists is a principle of Manual for Streets 1 and 2, and is expected to be strengthened in edition 3 (including the explicit statement that junctions should not be designed around the needs of service vehicles).

[ix] This has now been brought in as standard policy in Wales and has also been incorporated into recent policy and strategy updates at a number of LAs, e.g. North Somerset.

POLICY DS1: DEVELOPMENT STRATEGY

The proposed update to this policy should be read alongside the Development Strategy Options and Preferred Option Topic Paper (CDC, January 2024). Please note, this policy would need to be updated to reflect any changes resulting from additional development needs / requirements up to 2041.

Policy proposal

Update Policy DS1 as follows:

Policy DS1: Development Strategy

Meeting Future Housing and Employment Needs

6.1.1 In accordance with national planning policy, this Local Plan takes a positive approach towards meeting the District's objectively assessed development needs for the period 2011-2031 (OAN). The District's OAN of ~~8,400~~ 9,094 (i) dwellings for the Plan period is based on the ~~DCLG~~ DLUHC (ii) 2014-based household projections ~~(5,900 additional households 2011 to 2031) and~~. The need for the period 1 April 2011 to 31 July 2023 takes account of 'other factors', including market signals, house prices, affordability, rents, under-supply, concealed families, overcrowding, second homes and vacancies, communal accommodation (iii) and affordable housing. The OAN, moreover, was adjusted further to support future economic growth. The need for the period 1 August 2023 to 31 March 2031 is based on the standard method for calculating housing need [1]. (iv)

6.1.2 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~~ DLUHC (v) 2014-based household projections. The OAN includes market, affordable, sheltered and extra care dwellings, ~~but does not include~~ as well as an uplift for nursing and residential care home bed spaces and student accommodation bedrooms. (vi)

6.1.3 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.

6.1.4 To achieve sustainable, balanced communities, the delivery of housing for the District needs to be accompanied by appropriate employment growth. The Local Plan strategy seeks to support forecast job growth through a combination of specific land allocations and policies. Providing for the baseline economic forecast plus a 5 year buffer requires a net increase in excess of 24 hectares of B Class employment land for the period 2011-2031. The requirement takes consideration of a forecast 16.6 hectare increase of ~~B1~~ E(g) (vii) class land (including 64,626sqm of office floorspace [2]), a 2.1 hectare reduction of B2 class land, and a 9.9 hectare increase of B8 class land.

6.1.5 Having regard to the economic forecasts, trends in employment land completions, a 4.1 hectare (net) reduction of B class employment land ~~(now including E(g) class)~~ (viii) between 2011 and 2016, in which time 5.8 hectares of B2 class land was lost, and the need to align with the GFirst SEP, the Local Plan proposes to allocate 23 hectares of B and E(g) (ix) Class land and support the delivery of extant planning permissions for B E(g) (x) class employment development (14 hectares). The Plan also safeguards established employment sites, promotes three new Special Policy Areas and provides supporting diversification policies in sustainable rural locations. In reaching conclusions on the amount of employment land to be provided, consideration has been taken of economic forecasts; historic rates of business development; market signals; and labour supply. The economic forecasts indicate that, over the Plan period, total job growth will be between 10,500 and 11,900.

---

[1] As set out in the Planning Practice Guidance: Housing and economic needs assessment (DLUHC, Last updated 16 December 2020)

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

POLICY DS1: DEVELOPMENT STRATEGY

6.1.6 Maintaining a healthy supply of land for housing and employment are key objectives of this Plan and policies geared towards delivering them are set out in sections 6 and 7. In aiming to meet these needs, careful regard has also been had for the area's exceptional natural and built environment. The resulting development management policies (section 8 onwards) aim to enable development that positively promotes sustainable growth.

6.1.7 The Local Plan will meet the objectively assessed housing and employment needs of the District over the period 2011-2031.

Policy DS1

DEVELOPMENT STRATEGY

Sufficient land ~~will be~~ is [xi] allocated, which ~~and~~ together with commitments, ~~and~~ dwellings completed since 2011 and windfalls, will deliver at least 8,400 dwellings and at least 24 hectares for B and E(g) [xii] class employment use over the Plan period 2011-2031 in the following Principal Settlements:

- **Cirencester**
- **Andoversford**
- **Blockley**
- **Bourton-on-the-Water**
- **Chipping Campden**
- **Down Ampney**
- **Fairford**
- **Kemble**
- **Lechlade**
- **Mickleton**
- **Moreton-in-Marsh**
- **Northleach**
- **South Cerney**
- **Stow-on-the-Wold**
- **Tetbury**
- **Upper Rissington**
- **Willersey**

6.1.8 In determining the supply and distribution of housing and employment land, particular account has been taken of:

- the Sustainability Appraisal;
- the District's Objectively Assessed Need for housing;
- the ~~Strategic Housing Market Assessment~~ Local Housing Needs Assessment [xiii];
- the Housing Implementation Strategy;
- the B and E(g) [xiv] class employment land trend, forecasts and allocations;
- the latest position on housing and employment completions since 1 April 2011 and extant planning permissions;
- the contribution of the strategic development site south of Chesterton, Cirencester; and
- the contribution of non-strategic housing and employment site allocations.

6.1.9 The Principal Settlements listed in Policy DS1 have been identified as the most sustainable locations to deliver future growth, with Cirencester being the District's main centre by a very considerable margin. These settlements were selected on the basis of their social and economic sustainability, including accessibility to services and facilities. The availability of suitable land capable of delivering sustainable development during the Plan period also helped determine which settlements to include in the Development Strategy.

Housing Land Supply

6.1.10 The main sources of housing supply are summarised below:

~~Table 1 –~~ (xv) Housing Requirement and Land Supply 2011-2031

~~Overall~~ C3 Use Class (xvi) Housing Requirement and sources of Land Supply	Number of units
Housing Land Requirement	**8,400**
Housing Land Supply	
Completions 1 April 2011 – 31 March ~~2017~~ 2023	~~3,176~~ 6,277
Deliverable and developable (3) extant planning permissions at 1 April ~~2017~~ 2023 (including ~~-27~~ -16 dwelling lapse rate)	~~2,870~~ 2,348
Chesterton Strategic Site	~~1,800~~ 1,041
Other land allocations	~~577~~ 203
Windfalls estimate 1 April ~~2017~~ 2023 to 31 March 2031	~~1,191~~ 843
Total expected housing delivery over the Plan period	~~9,614~~ 9,671 (xvii)

6.1.11 Completions since April 2011 and existing planning permissions provide an initial base for delivering the Development Strategy.

6.1.12 In order to assist the delivery of the District's remaining requirements to 2031, the Plan proposes mixed use development of a strategic scale to the south of Chesterton, Cirencester ('the Strategic Site'). Whilst this is expected to ultimately accommodate up to 2,350 new homes, around ~~1,800~~ 1,041 (xviii) are likely to be completed by 2031. This key component of the Strategy is complemented by smaller site-specific allocations in the Principal Settlements. These allocations and associated Development Boundaries (Policy DS2) have been made in accordance with the sustainability principles that underpin the Development Strategy.

6.1.13 The Plan, with commitments, allocates sufficient deliverable and developable (xix) sites to ~~meet~~ fully deliver both the District's 8,400 dwelling minimum housing requirement and the local housing need of 9,094 dwellings (xx). In addition, a realistic estimate of future windfalls (housing units expected to come forward on sites that are not allocated in the Local Plan) provide further flexibility in the housing supply. Based on past data and expected future trends, an allowance of ~~146~~ 153 (xxi) windfalls is added to the housing land supply for the period 1 April ~~2017~~ 2023 to 31 March ~~2020~~ 2026 and ~~95~~ around 138 (xxii) windfalls per annum over the remainder of the Plan period.

6.1.14 Full details of the housing supply can be accessed in the Housing Land Supply Report. An updated version of the Housing Requirement and Land Supply 2011-2031 table ~~Table 1~~ (xxiii) will be included in subsequent reviews of the Housing Land Supply Report, which will be published around May each year.

[3] ~~As set out by Footnote 11 / 12 of the NPPF~~ As required by paragraph 68 of the NPPF (2023) and defined in Annex 2 of the NPPF (2023)

POLICY DS1: DEVELOPMENT STRATEGY

Five Year Housing Land Requirement

6.1.15 Local plans need to demonstrate that a five year housing land supply is available at the time of adoption and is maintained through the Plan period. 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 overall requirement of 8,400 dwellings for the period 1 April 2011 to 31 March 2031 (the Local Plan housing requirement is explained further in Policy DS1) [xxiv]. The base date for the five year residual requirement is 1 April ~~2017~~ 2023.

6.1.16 Between 1 April 2011 and 31 March ~~2017~~ 2023, ~~3,176~~ 6,277 net additional dwellings had been completed in the District. The residual requirement for the remainder of the Plan period is therefore ~~5,224~~ 2,123 dwellings (i.e. ~~8,400 – 3,176 = 5,224~~ 8,400 – 6,277 = 2,123).

6.1.17 The annualised average residual requirement is ~~373~~ 265 dwellings, which is calculated by dividing the total residual requirement by the ~~14~~ 8 remaining years of the Plan period (i.e. ~~5,224 / 14 years = 373~~ 2,123 / 8 = 265 dwellings). This method is similar to the 'Liverpool approach', whereby any shortfall in delivery is equally distributed across the remainder of the Plan period.

6.1.18 Multiplying the residual annual requirement by five gives a five year requirement of 1,866 dwellings (i.e. ~~373~~ 265 x 5 years = ~~1,866~~ 1,327 [4]). The NPPF requires authorities to include a buffer of 5% (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 (~~93~~ 66) is therefore ~~1,959~~ 1,393 dwellings (i.e. ~~1,866 + 93 = 1,959~~ 1,327 + 66 = 1,393).

6.1.19 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% (10% 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 [5].

Five Year Housing Land Supply

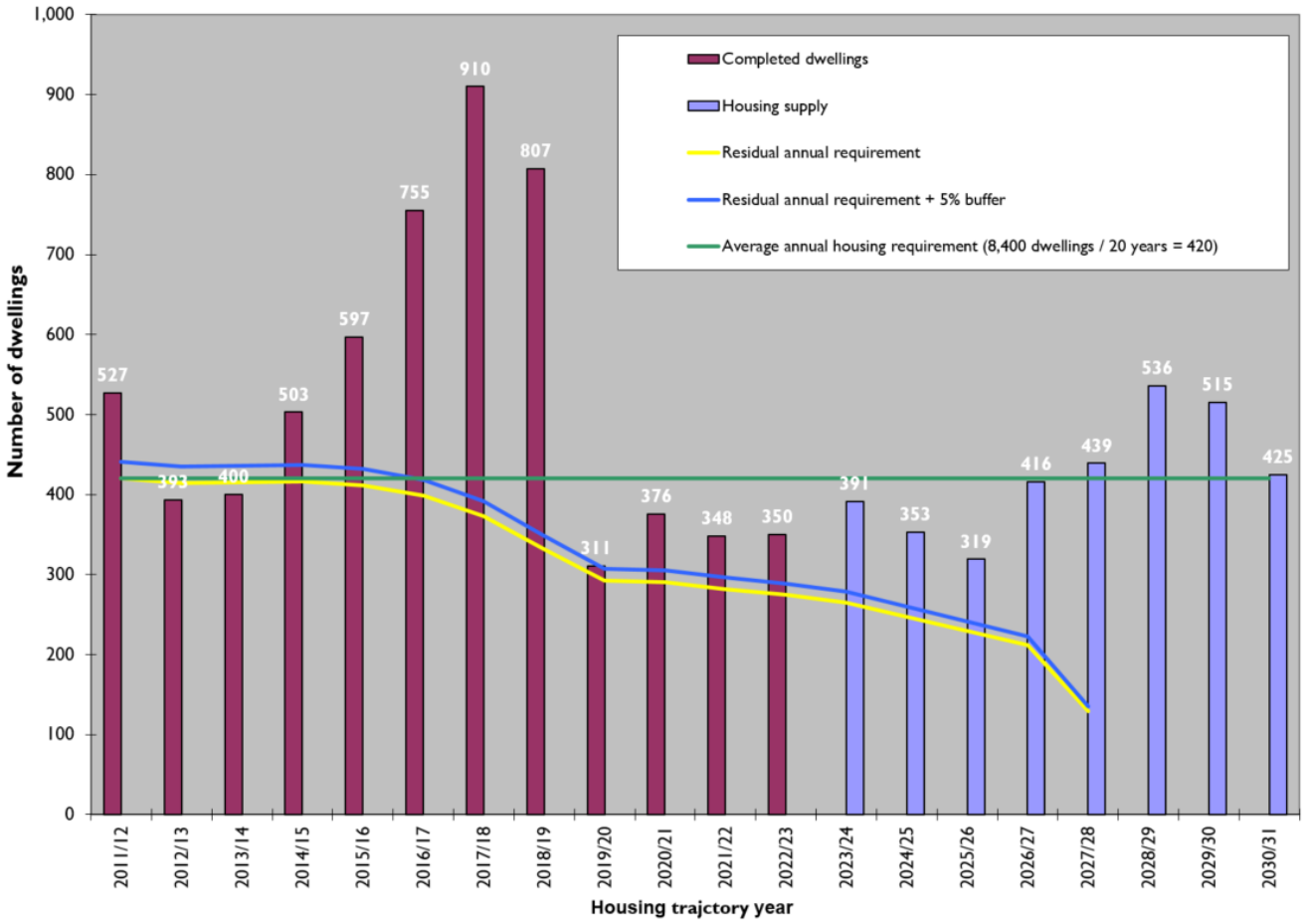
6.1.20 Over the five-year period ~~2017-2022~~ 2023-2028, there is a land supply capable of delivering ~~2,959~~ 1,918 homes. The identified supply exceeds the five year~~s' worth of~~ housing requirement~~s~~ (~~1,866~~ 1,393) by ~~1,093~~ 525 dwellings. This is equivalent to ~~7.6~~ 6.9 years' supply of land and is sufficient to provide ample flexibility and choice over the next five years.

6.1.21 ~~To boost significantly the supply of housing, t~~ The [xxv] NPPF requires local planning authorities to illustrate the expected rate of housing delivery through a housing trajectory for the Plan period. The trajectory for Cotswold District over the Plan period is set out in the following diagram:

[4] Calculated using non-rounded number

[5] The latest Housing Land Supply Report is available to download from the Council's Forward Planning Evidence and Monitoring pages at www.cotswold.gov.uk

POLICY DS1: DEVELOPMENT STRATEGY



6.1.22 The supply of housing land to meet the five year requirement is as follows:

~~Table 3 –~~ (xxvi) **Five-year Housing Land Requirement and Supply ~~2017-2022~~ 2023-2028**

Residual Requirement (xxvii)		
A	Total Residual Requirement for ~~2017~~ 2023 to 2031 (i.e. 8,400 - ~~3,176~~ 6,277)	~~5,224~~ 2,123
B	Residual requirement for ~~2017~~ 2023 to 2031 expressed as an annual average (i.e. ~~5,224 / 14~~ 2,123 / 8 years)	~~373.1~~ 265
C	Total residual requirement for ~~2017 to 2022~~ 2023 to 2028 (i.e. ~~373.1~~ 265 x 5 years)	~~1,866~~ 1,327 (6)
D	Total residual requirement for ~~2017 to 2022~~ 2023 to 2028 plus a 5% buffer (i.e. ~~1,866 + 93~~ 1,327 + 66)	~~1,959~~ 1,393
E	Residual requirement for ~~2017 to 2022~~ 2023 to 2028 (including 5% buffer) expressed as an annual average (i.e. ~~1,959~~ 1,393 / 5 years)	~~392~~ 279
Five Year Supply for ~~2017 to 2022~~ 2023 to 2028		
~~F~~ D	Deliverable sites with planning permission on 1 April ~~2017~~ 2023 (including ~~-27~~ -16 dwelling lapse rate)	~~2,503~~ 1,103
~~G~~ E	Chesterton strategic site	~~120~~ 402

[6] Calculated using non-rounded number

~~H~~ F	Other land allocations	0
~~I~~ G	Windfalls	~~336~~ 429
~~J~~ H	Total supply for ~~2017 to 2022~~ 2023 to 2028	~~2,959~~ 1,918
~~K~~ I	**Supply available at 1 April ~~2017~~ 2023 expressed as number of years against the residual requirement (including 5% buffer) (i.e. (~~2,959 / 1,959~~ 1,918 / 1,393) x 5 years)**	~~7.6~~ 6.9 **years**

Employment Land Requirement [xxviii]

6.1.23 Policy DS1 states that the 24 hectare B class employment land requirement will be delivered through site allocations and committed developments. Some allocations include ~~B1~~ E(g) [xxix] 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~~ E(g) [xxx] class requirement on alternative, sequentially preferable, sites.

6.1.24 ~~B1~~ E(g) [xxxi] 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'.

6.1.25 The detailed site allocations for B and E(g) [xxxii] 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 interventions necessary to successfully deliver the employment sites 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 and E(g) [xxxiii] class employment development will be delivered through the intensification of uses on existing sites and such developments could contribute towards meeting the employment land requirement; therefore, Policy EC2 safeguards established employment sites along with other policies that are supportive of the rural economy.

6.1.26 Besides B and E(g) [xxxiv] Class employment growth, a large proportion of future jobs is forecast to occur in retail, leisure and tourism. These types of job growth are catered for through specific planning policies (section 9), and settlement policies, including site allocations where appropriate (section 7).

6.1.27 In the event that housing or employment targets are not being met, the Council will commit to a review of the Local Plan.

STATEMENT OF REASONS

[i] As demonstrated within the Review of the Cotswold District Local Plan 2011-2031 Housing Requirement (Cotswold District Council, August 2023).

[ii] To reflect the change in name to the Department for Levelling Up, Housing and Communities.

[iii] An uplift of 11 dwellings per annum has been added to the housing need for the period 1 April 2011 to 31 July 2023. The former OAN did not allow for the increase of residents living in communal establishments as the supply of Use Class C2 (residential institutions) was monitored separately. The standard method simplified the calculation of Local Housing Need, and the net increase in bedrooms in both student and other communal

accommodation is now counted using ratios based on Census data as set out in the Housing Delivery Test measurement rule book. Therefore, for consistency, it is necessary to consider the impact of this additional need across the Plan period.

[iv] For clarity.

[v] To reflect the change in name to the Department for Levelling Up, Housing and Communities.

[vi] The calculation is provided in the Review of the Cotswold District Local Plan 2011-2031 Housing Requirement (Cotswold District Council, August 2023). The uplift has been applied in accordance with the PPG: Housing supply and delivery (Paragraphs: 034 – 035 Reference IDs: 68-035-20190722 and 68-034-20190722; Revision date: 22 July 2019); and PPG: Housing for older and disabled people (Paragraph: 016a Reference ID: 63-016a-20190626; Revision date: 26 June 2019).

[vii] To reflect the current planning use classes, which were updated on 1 September 2020.

[viii] To reflect the current planning use classes, which were updated on 1 September 2020.

[ix] To reflect the current planning use classes, which were updated on 1 September 2020.

[x] To reflect the current planning use classes, which were updated on 1 September 2020.

[xi] So the policy says that and has been allocated, rather than that it is going to be allocated.

[xii] To reflect the current planning use classes, which were updated on 1 September 2020.

[xiii] To reflect updated evidence.

[xiv] To reflect the current planning use classes, which were updated on 1 September 2020.

[xv] For clarity (there was previously a table numbering issue in the adopted Local Plan. Given that there are only two tables, which are spread out in the Plan, table numbering is not required).

[xvi] For clarity.

[xvii] As demonstrated within the Housing Land Supply Report (August 2023).

[xviii] As demonstrated within the Housing Land Supply Report (August 2023).

[xix] For clarity.

[xx] For clarity.

[xxi] As demonstrated within the Housing Land Supply Report (August 2023).

[xxii] As demonstrated within the Housing Land Supply Report (August 2023).

[xxiii] For clarity (there was previously a table numbering issue in the adopted Local Plan. Given that there are only two tables, which are spread out in the Plan, table numbering is not required).

[xxiv] For clarity.

[xxv] NPPF (2023) no longer says that the housing trajectory is needed to boost the supply of housing (see NPPF (2012) para 47 vs NPPF (2023) para 60).

[xxvi] For clarity (there was previously a table numbering issue in the adopted Local Plan. Given that there are only two tables, which are spread out in the Plan, table numbering is not required).

[xxvii] Changes reflect the Housing Land Supply Report (August 2023).

[xxviii] For clarity.

[xxix] To reflect the current planning use classes, which were updated on 1 September 2020.

[xxx] To reflect the current planning use classes, which were updated on 1 September 2020.

[xxxi] To reflect the current planning use classes, which were updated on 1 September 2020.

[xxxii] To reflect the current planning use classes, which were updated on 1 September 2020.

[xxxiii] To reflect the current planning use classes, which were updated on 1 September 2020.

[xxxiv] To reflect the current planning use classes, which were updated on 1 September 2020.

POLICY DS2: DEVELOPMENT WITHIN DEVELOPMENT BOUNDARIES

The proposed update to this policy should be read alongside the Development Strategy Options and Preferred Option Topic Paper (CDC, January 2024).

Policy proposal

Update Policy DS2 as follows:

Policy DS2: Development within Development Boundaries

6.2.1 Development Boundaries have been drawn around the settlements identified specifically in the Development Strategy (Policy DS1).

Policy DS2

DEVELOPMENT WITHIN DEVELOPMENT BOUNDARIES

Within the Development Boundaries indicated on the Policies Maps, applications for development will be permissible in principle.

6.2.2 The Development Boundaries essentially define the existing built-up areas of Principal Settlements, including sites that:

- are under construction; and
- have been granted planning permission.

6.2.3 They also include housing and employment sites proposed for development to meet the District's objectively assessed needs to 2031, including the Strategic Site. In essence, the Development Boundaries:

- help maintain a sustainable development strategy by focusing the majority of development in the District's most sustainable settlements; and
- protect smaller settlements (and the open countryside) from larger scale development, which is more appropriately located in the Principal Settlements where there is better access to services, facilities, employment opportunities, and transport links.

6.2.4 Most of the Principal Settlements have Conservation Areas and historic buildings, while Cirencester in particular includes large areas covered by scheduled archaeological sites. These make important contributions towards the area's heritage, for which the Cotswolds are internationally renowned. Evidence shows that inappropriate development can cause irreparable damage to the sensitive historic environment. In some instances, this has resulted from poorly designed development while, in others, infilling of visually important spaces has harmed the traditional character of settlements. A settlement's historic, incremental pattern of development should not be materially harmed by incongruous, out-of-scale, or inappropriate development.

6.2.5 In order to meet future housing and employment needs in the most sustainable locations, some larger-scale developments will have to take place. In such cases, direct impact on designated heritage and/or landscape assets should be minimised as far as possible. Good design principles will be important in helping to ensure that new development assimilates well with existing settlements.

6.2.6 Open spaces, such as (i) gardens, gaps, 'green wedges' and 'green corridors', all make important contributions to the built and natural environment and character of the District's settlements, as well as to people's experience of them. (ii) They can provide settings for buildings, variety in the street scene, vistas, and

buffers between developed areas. Cotswold settlements derive much of their character from open spaces within the built-up area and it is important that they are protected from ~~inappropriate~~ harmful [iii] development. Care should be taken that such development, which could include minor infilling, does not harm open spaces or gaps that make a positive contribution to the character of the settlement, including views and vistas. [iv]

STATEMENT OF REASONS

[i] The list in not exhaustive as other types of open space may also be important.

[ii] For clarity – to better describe the benefits and significance of open spaces within Development Boundaries.

[iii] For clarity – requested by Development Management case officers.

[iv] To make Policy DS2 consistent with Policy DS3 (paragraph 6.3.5), as feedback from Development Management case officers identified this as an issue.

POLICY DS3: SMALL-SCALE RESIDENTIAL DEVELOPMENT IN NON-PRINCIPAL SETTLEMENTS

The proposed update to this policy should be read alongside the Development Strategy Options and Preferred Option Topic Paper (CDC, January 2024).

Policy proposal

Update Policy DS3 as follows:

Policy DS3: Small-Scale Residential Development in Non-Principal Settlements

6.3.1. Beyond the Principal Settlements, the rest of Cotswold District essentially comprises open countryside and a liberal scattering of rural settlements, including villages, hamlets and farmsteads. About 40% of the District's population lives in these rural locations.

6.3.2. Most of the District's settlements have an essentially rural character that often merges into the surrounding landscape – a particular characteristic of the Cotswolds. Many, though not all, rural settlements lack 'everyday' services; facilities; and/or public transport to better-served settlements.

Policy DS3

SMALL-SCALE RESIDENTIAL DEVELOPMENT IN NON-PRINCIPAL SETTLEMENTS

1. In non-Principal Settlements, small-scale residential development will be permitted provided it:

a. demonstrably supports or enhances the vitality of the local community and the continued availability of services and facilities locally;

b. is of a proportionate scale to the settlement, is no larger than one hectare in size and does not exceed 5% of the size of the existing settlement (i) ~~and maintains and enhances sustainable patterns of development~~; (ii)

c. complements the form and character of the settlement, the pattern of development and does not negatively affect the contribution that open spaces and breaks in development, such as gardens, green wedges and green corridors, make to the built environment (iii); ~~and~~

d. does not have an adverse cumulative impact on the settlement having regard to other developments permitted during the Local Plan period; and

e. has a journey time by foot and/or public transport (1) from the centre of the site (2) to six of the following core or primary services that is no longer than the following:

- **40 minutes to employment area(s) offering 500+ jobs;**
- **30 minutes to a secondary school (3);**
- **20 minutes to any of the following:**

1 The journey must be publicly accessible, safe and capable of year-round use.
2 Return journey must be viable at least twice a day on at least two days a week during / to cover 'normal working hours'.
3 Where the development location is more than 3 miles from the nearest secondary school this criterion need not apply as free home to school transport will be provided.

POLICY DS3: SMALL-SCALE RESIDENTIAL DEVELOPMENT IN NON-PRINCIPAL SETTLEMENTS

- Allotment
- Bank
- Café / other food outlet
- Community hall
- Dentist
- Further education
- GP surgery or pharmacy
- Hospital
- Leisure centre
- Library
- Nursery / pre-school
- Place of worship
- Play area or sports field
- Post office
- Primary school [4]
- Pub
- Public open space
- Town centre [5], supermarket or convenience store selling fresh food [6] [iv]

2. Applicants proposing two or more residential units on sites in non-Principal Settlements should complete a rural housing pro-forma and submit this with the planning application.

6.3.3. Due to the generally low levels of service provision, job opportunities and public transport availability beyond the Principal Settlements, many of the 160+ villages and hamlets (rural settlements) are not sustainable locations for residential development. Therefore, Development Boundaries have not been defined around rural settlements and no land has been specifically allocated for residential development to help meet the District's objectively assessed needs to 2031. Any development that accrues from this source will therefore be 'windfalls'.

6.3.4. Some rural settlements, however, have greater sustainability credentials than others and may, for example, have reasonable access to [v] 'everyday' facilities, such as a shop / post office, a (non fee paying) school, and / or good public transport access to neighbouring service / employment centres. Availability of everyday facilities is important in reducing unnecessary traffic movements and transport CO_2 emissions and engendering a sense of community, which helps to prevent 'social isolation' and improve health and wellbeing. Accordingly, this policy applies to those rural settlements in the District that have reasonable access to everyday services, facilities and/or employment opportunities, either within the settlement itself, at a Principal Settlement, or at a neighbouring rural settlement. Some rural settlements are located near to the District boundary and have better public transport access to equivalent service centres in adjacent local authority areas (e.g. Cricklade, Burford and Winchcombe). Distance, quality of route, topography and pedestrian safety are important issues when considering the accessibility of services and facilities.

6.3.5. "In non-Principal Settlements" means that developments should be located inside the developed part of the settlement. This excludes agricultural fields on the edge of settlements, farmyards (whether active or not) or any buildings or land separated from the residential settlement edge. [vi]

6.3.6. Small-scale residential development means housing, which is proportionate to, and complementary with, the size and character of the settlement and its surroundings. Any development provided through this policy, besides being proportionate in scale and appropriately designed in accordance with the adopted Design Code (see Policy EN2) [vii], needs to be in keeping with the rural nature of the locality. Care should be taken that such development, which could include minor infilling, does not harm open spaces or gaps that make a positive contribution to the character of the village, including views and vistas. Careful consideration also needs to be given to the cumulative impact of new development, which can, over time, subliminally erode the bucolic

[4] Where the development location is more than 3 miles from the nearest primary school this criterion need not apply as free home to school transport will be provided.
[5] As defined by the town centre definition contained in Annex 2 of the NPPF (2023)
[6] The requirement to be accessible to a convenience store selling fresh produce comes from Active Travel England guidance.

character of rural settlements and/ or lead to the coalescence of groups of buildings to produce a more 'urban' form.

6.3.7. Open spaces, such as gardens, gaps, 'green wedges' and 'green corridors', all make important contributions to the built and natural environment and character of the District's settlements, as well as to people's experience of them. They can provide settings for buildings, variety in the street scene, vistas, and buffers between developed areas. Cotswold settlements derive much of their character from open spaces within the built-up area and it is important that they are protected from harmful development. [viii]

6.3.8. For detailed policy relating to rural exception schemes, refer to Policy H3.

6.3.9. To demonstrate compliance with Policy DS3, applications must include sufficient information to show that the relevant tests have been satisfied. The level of detail provided should be proportionate to the nature of the development, its scale, the sustainability of the settlement, and the sensitivity of the site. A rural housing pro-forma, to assist applicants with the preparation of the necessary information, is available on the Planning Policy pages of the District Council's website. Engagement with the local community, via the parish council or parish meeting, would be desirable when assembling this information.

STATEMENT OF REASONS

[i] NPPF (2023) paragraph 72(b) states, when referring to entry-level exception sites, that they should be proportionate in size to the settlement. Footnote 35 gives a position on what the NPPF considers to be a proportionately sized site in this context, which is that these sites "should not be larger than one hectare in size or exceed 5% of the size of the existing settlement". Policy DS3 sites are similar to entry-level exception sites in terms of the proportionate relationship between the size of the site and the settlement. The NPPF threshold provides a useful comparator and guideline for setting the threshold for Policy DS3.

[ii] Feedback from Development Management case officers using this policy is that it is unclear how it is possible to maintain and enhance sustainable patterns of development at the same time. You can either maintain or enhance, not both. From a case officer perspective, it is also difficult to demonstrate how the erection of a dwelling in a settlement can enhance sustainable patterns of development, when small scale development (e.g. a single dwelling) has such limited scope to do so. The introduction of clause e to the policy provides a clearer mechanism for delivering what the deleted text of clause b was trying to achieve.

[iii] Feedback from Development Management case officers using this policy highlighted that the paragraph, which is already included within Policy DS2, is equally applicable to Policy DS3. The proposal will add clarity consistency to the Local Plan.

[iv] Annual monitoring of planning permissions and conversions with Development Management officers and applicants has identified that there is ambiguity over what the reasoned justification of this policy means by "*reasonable access to everyday services, facilities and/or employment opportunities, either within the settlement itself, at a Principal Settlement, or at a neighbouring rural settlement*". This has led to debate in planning applications and appeals.

Research of accessibility parameters of various national guidance and policy documents has been undertaken. The travel times to different services, facilities and employment have also been consulted on in the Local Plan Issues and Options (Regulation 18) consultation to provide a local view of what a reasonable travel times are.

POLICY DS3: SMALL-SCALE RESIDENTIAL DEVELOPMENT IN NON-PRINCIPAL SETTLEMENTS

The policy provides clarity of what level of services, facilities and employment should be accessible to small scale residential developments in Non-Principal Settlements. It also better aligns with the NPPF (2021) with particular reference to the following paragraphs:

> *8(b and c): Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):*
>
> > *b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, **with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being***
> >
> > *c) **an environmental objective** – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and **mitigating and adapting to climate change, including moving to a low carbon economy***
>
> *79: To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.*
>
> *84(d): Planning policies and decisions should enable the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.*
>
> *92(b): Planning policies and decisions should aim to achieve healthy, inclusive and safe places which are safe and accessible…*
>
> *92(c): Planning policies and decisions should aim to achieve healthy, inclusive and safe places which enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.*
>
> *130(f): Planning policies and decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.*

[v] This reflects NPPF (2021) paragraph 79, which enables a group *of smaller settlements to provide a network of services that support each other, rather than settlements being considered individually.*

[vi] For clarity.

[vii] A representation to the Reg.18 Issues and Options consultation raised this issue. The additional text has been added for clarity.

[viii] Feedback from Development Management case officers using this policy highlighted that the paragraph, which is already included within Policy DS2, is equally applicable to Policy DS3. The proposal will add clarity consistency to the Local Plan.

POLICY DS4: ~~OPEN~~ MARKET HOUSING OUTSIDE PRINCIPLE AND NON-PRINCIPAL SETTLEMENTS

The proposed update to this policy should be read alongside the Development Strategy Options and Preferred Option Topic Paper (CDC, January 2024).

Policy proposal

Update Policy DS4 as follows:

Policy DS4: ~~Open~~ Market Housing outside Principle and Non-Principal Settlements (i)

6.4.1 To promote sustainable development in the countryside, paragraph ~~55~~ 79 (ii) of the NPPF (2023) 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~~ (iii) homes in the countryside.

Policy DS4

~~OPEN~~ (iv) MARKET HOUSING OUTSIDE PRINCIPAL AND NON-PRINCIPAL SETTLEMENTS

~~New-build open~~ (v) 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.

6.4.2 The Local Plan's Development Strategy seeks to promote sustainability by focussing most growth in the (vi) 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.

6.4.3 Besides the provisions of paragraph ~~55~~ 80 (vii) of the NPPF (2023), which enable isolated homes in the countryside in the limited number of circumstances described within these policies ~~makes an exception for country houses that are truly outstanding or innovative~~ (viii), the Local Plan has policies that potentially allow for certain types of housing development in the countryside including:

- affordable housing on rural exceptions sites (Policy H3);
- housing for rural workers (Policy H5);
- sites for gypsies and travellers (Policy H7); and
- in exceptional circumstances and adjoining a Principal Settlement, a need is demonstrated to deliver an urgently required strategic infrastructure item identified by Policies SA1 – SA3 and the new housing provides enabling development [1]. (ix)
- ~~conversion of rural buildings (Policy EC6).~~ (x)

6.4.4 Policy DS4 is intended to preclude, in principle, the development of new-build ~~open~~ (xi) market housing which, for strategic reasons, is not needed in the countryside. The term dwelling in this context also relates to self-contained units of residential accommodation falling within Use Class C2, as well as uses falling within Use Class C3. (xii) ~~The policy does not, however, preclude the development of some open market housing in rural~~

1 In this circumstance, the infrastructure item must be provided within the site boundary, the development should include affordable housing provision in accordance with Policy H2 and the number of new homes must not exceed the minimum number needed to make the development financially viable, which must be demonstrated using an open book viability assessment. Such exceptional permission will impose timescales to ensure the earliest delivery of the related infrastructure.

POLICY DS4: ~~OPEN~~ MARKET HOUSING OUTSIDE PRINCIPLE AND NON-PRINCIPAL SETTLEMENTS

~~locations; for example, dwellings resulting from the replacement or sub-division of existing dwellings, or housing created from the conversion of occupied rural buildings. It would also not prevent alterations to, or extensions of, existing buildings.~~ ([xiii])

6.4.5 For the purposes of Policy DS4, any land that falls outside Development Boundaries and Non-Principal Settlements is referred to as countryside, even if it is ~~technically~~ within the NPPF definition of ([xiv]) previously developed land.

STATEMENT OF REASONS

[i] To reflect the terminology used in the NPPF (2023) – i.e. 'market housing' instead of 'open market housing'

[ii] To reflect the NPPF (2023).

[iii] Case law since the adoption of the Local Plan has defined 'isolated' (City & Country Bramshill Ltd v Secretary of State for Housing, Communities and Local Government [2021]). Using the word 'isolated' in DS4 now creates unintended ambiguity and should therefore be removed.

[iv] To reflect the terminology used in the NPPF (2023) – i.e. 'market housing' instead of 'open market housing'.

[v] To reflect the terminology used in the NPPF (2023) – i.e. 'market housing' instead of 'open market housing'. The policy update also provides clarity by stating the policy applies to all types of market housing, not just new build.

[vi] For clarity.

[vii] To reflect the NPPF (2023).

[viii] To better reflect the examples of isolated homes in the countryside that are supported by NPPF (2023) paragraph 80.

[ix] To support the delivery of strategic infrastructure.

[x] To reflect the change to Policy EC6.

[xi] To reflect the terminology used in the NPPF (2023) – i.e. 'market housing' instead of 'open market housing'

[xii] To help ensure that dwellings with care provision are delivered in sustainable locations. Having access to services and facilities is especially important for people with care needs.

[xiii] These sentences conflate issues and are not helpful. Feedback from Development Management case officers indicates that the Council has received applications to convert buildings to dwellings, which are being followed by applications to build replacement dwellings without the conversion being undertaken. Applicants have used the conversion permission as a fall-back position. This means they can effectively gain permission for a new build house, which would not ordinarily be supported, and there is concern that the district could end up with a situation where there are lots of new build houses in place of conversions, which is not the intention of the policy. An update to Policy EC6 is proposed but deleting these two sentences would help further in this regard.

Policy EC6 was introduced in accordance with the NPPF (2012) paragraph 28. This policy primarily concerned economic development and not residential development (e.g. the section of the NPPF (2012) that this policy was contained in was called 'Supporting a prosperous rural economy').

> *28. Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:*
>
> - *support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;*

- *promote the development and diversification of agricultural and other land-based rural businesses;*

The NPPF (2023) has slightly altered the wording of the former policy, although the policy continues to primarily concern economic development and not residential development.

> *84. Planning policies and decisions should enable:*
>
> *a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;*
>
> *b) the development and diversification of agricultural and other land-based rural businesses;*
>
> *152. The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.*

The Local Plan Partial Update seeks to make the Local Plan green to the core. This includes reducing transport CO2 emissions and the reliance on private automobiles by limiting housing developments in locations with limited access to services, facilities, employment or the community, which are typically in the open countryside (i.e. Policy DS4 locations). This will also reduce the transport CO2 emissions that would be required of local services serving housing in DS4 locations (e.g. waste services, postal deliveries, food deliveries, etc.).

Importantly, Policy EC6 will continue to support the conversion of rural buildings and will still fully accord with NPPF (2023) paragraphs 84 and 152. Furthermore, there are other Local Plan and national policies that will continue to support rural housing and the conversion of rural building in particular circumstances and locations (e.g. Local Plan policies DS3, H3, H5, H6 and NPPF (2023) paragraph 80). However, the conversion of rural buildings to market dwellings in the open countryside is no longer needed or supported by the Council.

[xiv] For clarity.

POLICY S1: CIRENCESTER TOWN

Please note, this consultation considers the implications of extending the Local Plan period to 2041. The update to this policy does not take consideration of additional site allocations that may be required to deliver the updated requirements. This policy proposal should instead be read alongside the Development Strategy Options and Preferred Option Topic Paper (CDC, January 2024), which considers broad locations for additional growth.

Policy proposal

Update Policy S1 as follows:

Policy S1 Cirencester Town

7.2.1 About 25% of the District's population lives in Cirencester. A third of all employment is based in the town, and it is listed in the top 200 retail centres in the UK. Good practice in spatial planning for strategic-level growth is to focus on the most sustainable locations. In Cotswold District, as in many other areas across the country, the optimum location for such growth is the edge of existing large, sustainable settlements.

7.2.2 To help Cirencester remain a good place to live and work, and improve its facilities in the future, the town should continue to accommodate a sizeable share of the District's future housing and employment.

7.2.3 The Cotswolds AONB designation wraps around the northern and western sides of Cirencester. Cirencester Park (grade I historic parkland) also lies to the west of the town and effectively precludes any development in that direction. The 'green wedges' and views of the Parish Church tower, are particular characteristics of Cirencester when approaching the town from various directions. Other significant constraints around the town include:

- the River Churn and Daglingworth Stream floodplains, with flood zone 3 covering extensive areas at Stratton meadow, Kingsmeadow, and alongside the inner bypass, effectively separating the main part of the town from Beeches / Kingshill, Bowling Green and Stratton;
- a special landscape area to the north east of the town, including the visually and archaeologically sensitive Hare Bushes / Tar Barrow area; and
- the close proximity of neighbouring settlements, whose individual identities should be protected from coalescence with the town's urban area.

7.2.4 As a result of the long history of human settlement in Cirencester, archaeological evidence of the Roman, medieval and later phases of occupation survive beneath the modern town. In recognition of the national importance of that archaeology, large areas of Cirencester are designated as scheduled monuments under the Ancient Monuments and Archaeological Areas Act 1979. The objective of such designation is to assist in the management of the resource, including ensuring that it is not needlessly destroyed or damaged.

7.2.5 The town's rich archaeological heritage is a material planning consideration that presents special challenges for development in Cirencester. A comprehensive archaeological assessment of the town, including the proposed strategic site south of Chesterton, was produced by Gloucestershire County Council in January 2014. Detailed archaeological assessment and evaluation of the allocated sites will be required prior to development.

7.2.6 As a major component of the 'planning balance' in the assessment of planning applications, the challenge is particularly acute when determining proposals that would produce important benefits for the town's future as the "Capital of the Cotswolds", including the regeneration of key sites in Cirencester's central area. Any planning applications for redevelopment within the town should be fully cognisant of the role of Cirencester's

Conservation Area Appraisal & Management Plan and the Cirencester Town Centre SPD. The existing Cirencester Archaeological Assessment 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 heritage asset's conservation and any aspect of the proposal. Although the potential difficulties for development are inescapable, heritage assets should be conserved, unless fully justified, and be used as a key driver and focus for inward investment, regeneration and redevelopment.

7.2.7 In planning terms, Cirencester is considered to include the developed parts of adjacent parishes that abut, and are effectively part of, the built-up area of the town, including ~~. These include Kingshill Meadow;~~ Siddington Road / North Hill Road (except the areas around Siddington Primary School and The Old Rectory) ~~and all of Love Lane Industrial Estate~~ (i).

7.2.8 Consideration of reasonable alternatives has led to the conclusion that the allocation of a strategic site is the most appropriate option for delivering the District's future housing and employment needs. Evidence further confirms that Cirencester is the most sustainable place to accommodate a strategic scale of development. However, only limited growth could be accommodated within the town, while options for substantial development adjacent to the existing urban area are geographically restricted because of the significant constraints referred to above. Having tested various options and combinations for delivering an appropriate amount of housing for Cirencester, it has been concluded that a single strategic site on land south of Chesterton is the most appropriate and sustainable solution. Sustainability Appraisal has established that this land, which is available and deliverable, is the most suitable option for accommodating a strategic scale of development (see Policy S2).

7.2.9 Developers will be required to demonstrate that there is adequate wastewater capacity both on and off the Strategic Site to serve the development and that it would not lead to problems for existing or new users. In some circumstances, it may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing wastewater infrastructure.

7.2.10 The Royal Agricultural University (RAU), which is very close to Cirencester, is acknowledged as being important to the local economy. A policy to guide its development is set out in Policy EC4. The preparation of a master plan for the whole RAU area will ensure that a holistic, long term, approach is taken, which is responsive both to its needs and the site's environmental sensitivities.

Policy S1

CIRENCESTER TOWN

Allocated housing development sites:

- ~~C17 42-54 Querns Lane (6 dwellings (net))~~ (ii)
- ~~C101A Magistrates Court (5 dwellings (net))~~ (iii)

Established employment sites:

- Love Lane Industrial Estate (EES14)
- Phoenix Way (EES15)
- Cirencester Office Park (Smith's Field) (EES16)
- Querns Business Centre (EES17)
- College Farm (EES18)
- Whiteway Farm (EES19)

POLICY S1: CIRENCESTER TOWN

- ~~Mitsubishi HQ~~ Watermoor Point [iv] (EES20)
- St James's Place (EES21)

~~**Allocated mixed use development sites:**~~

- ~~C97 Memorial Hospital (9 dwellings net) – residential-led development~~
- ~~CIR13B Sheep Street Island (0.96 ha)~~
- ~~CIRE10 Forum Car Park (0.54 ha) – retail-led development~~
- ~~CIRE16A Brewery Car Park (1.08 ha) – retail-led development~~ [v]

~~**Parking:**~~

- ~~CIRE14 Waterloo Car Park (0.67 ha) – decked car parking~~ [vi]

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:

- Improvements to central area parking;
- Provision of additional play space and facilities for children and young people;
- Improvement of the functionality, amenity, safety, biodiversity, environment and attractiveness of City Bank;
- Restoration and upgrading of open air swimming pool; and
- Improving pedestrian / cycle linkages between Chesterton, the Amphitheatre and the town centre.

STATEMENT OF REASONS

[i] Kingshill Meadow and all of Love Lane Industrial Estate became part of Cirencester parish when the administrative boundary changes were revised after 2012.

[ii] The site is no longer available for redevelopment.

[iii] Relocated to Policy S3.

[iv] To reflect the updated name of this site

[v] Relocated to Policy S3.

[vi] Relocated to Policy S3.

POLICY S2: STRATEGIC SITE, SOUTH OF CHESTERTON, CIRENCESTER

Policy proposal

Update Policy S2 as follows:

Policy S2: Strategic Site, south of Chesterton, Cirencester

Introduction

7.3.1 The site comprises 120 hectares of predominantly agricultural land, divided into small to medium sized arable fields. The A429 (Tetbury Road) defines the western edge of the site, while the eastern boundary abuts Spratsgate Lane; the industrial estate at Wilkinson Road; and allotments at Somerford Road. The site does not lie within a designated landscape. The AONB terminates at the western edge of the A429, while the Kemble/Ewen Special Landscape Area lies to the south of the site.

7.3.2 The landscape is open and very gently rolling with ~~a number of~~ several (i) individual and groups of trees covered by tree preservation orders. Public rights of way cross the site, providing access into the town and to the surrounding countryside. The town centre lies about 1.3km to the north of the site.

7.3.3 The majority of the northern boundary of the site abuts modern residential development; with the cemetery and Cirencester Business Park adjoining the north western edge of the site. Man-made constraints on the site include two gas pipelines and electricity transmission lines. The site does not lie within any areas designated by the Environment Agency to be at risk from flooding.

7.3.4 There are ~~a number of~~ several (ii) heritage assets in and around the site. At the centre of the site lies the grade 2 listed Chesterton Farmhouse and barn, with ~~a number of~~ several (iii) associated outbuildings and cottages. To the north of the site lies a large residential property, The Cranhams, while to the west is the Royal Agricultural University, both of which are also Grade 2 listed buildings.

7.3.5 Some 4.7 hectares of a large scheduled ancient monument - a Romano-British settlement - lies at the southern edge of the site.

Policy S2

STRATEGIC SITE SOUTH OF CHESTERTON, CIRENCESTER

1 Land to the south of Chesterton, shown on the Policies Map, is allocated for sustainable, high quality, mixed use~~d~~ (iv) development, including up to 2,350 dwellings (net), incorporating up to 40% affordable housing and approximately 9.1 hectares of B1, B2 and B9 employment land

2 Infrastructure provision, informed by the Infrastructure Delivery Plan and the Vision and Objectives (Appendix B) for the site, will be required relating to matters including:

- **Community facilities and culture (including Neighbourhood Centre);**
- **Educations;**
- **Health Care;**
- **Open space, sport and recreation;**
- **Transport and highways;**
- **Flood Management, waste water, and a Sustainable Drainage System; and**
- **Water Supply.**

POLICY S2: STRATEGIC SITE, SOUTH OF CHESTERTON, CIRENCESTER

3 The development will be master planned and implemented on a comprehensive basis. It will be designed and phased to ensure:

- **Maximum practicable integration between the different uses within and beyond the site;**
- **All necessary supporting infrastructure and community facilities are delivered in synchronisation with housing and employment development; and**
- **To maintain a timely supply of housing and employment land over the Plan period.**

Explanation

7.3.6 The majority of the development will be undertaken within the Plan period, though the housing element is expected to deliver 1,800 dwellings by 2031 and the remaining 550 dwellings after 2031. This will be monitored to ensure a steady and sustainable delivery of housing and employment land. Infrastructure will be delivered in accordance with the phases of development to meet the needs and demands of the development as it grows.

7.3.7 The development will include a range of housing types and, in accordance with Policy H2, up to 40% of the dwellings will be affordable, subject to assessment of viability. The Council will seek to ensure that a range of open market dwelling sizes and types are provided to meet local existing and future needs and to provide a mixed community. These could include self-build and dwellings specifically designed to meet the needs of an ageing population.

7.3.8 The Strategic Site will deliver a significant part of the employment land provision for the District over the Plan period, and the amount allocated reflects anticipated future needs. Options for new employment uses will respond to the findings of the latest economy evidence and meet future employment needs and demands for a mix of types and sizes of business spaces. These will accommodate, for example, business start-up and incubation, expansion of existing businesses, technical hubs and company headquarters. The evidence also identifies future accommodation needs for business and visitors to the area, in order to support the local tourist and business economy.

7.3.9 It is anticipated that a neighbourhood centre will provide convenience shopping and service uses, though the Council will seek to restrict the floor area of the commercial (class A1-A5) units to protect the vitality and viability of the existing town centre. Retail uses will form an integral part of the neighbourhood centre and will contribute towards community cohesion. However, the scale and format of units and floorspace within the neighbourhood centre should be limited. This ensures they primarily serve the day-to-day needs of residents of the strategic site, though it is inevitable that some existing, neighbouring residents will also patronise the new facilities. The neighbourhood centre will also include facilities to serve the new community, e.g. community meeting space and healthcare facility. Developers will be expected to provide these facilities in phase with development.

7.3.10 The prospective developer will be expected to mitigate the impact of the development on the local highways network. The Infrastructure Delivery Plan (IDP) identifies these and other infrastructure requirements which the developer will be expected to provide or contribute towards.

7.3.11 The development should maximise opportunities for sustainable modes of travel. The development will include a comprehensive network of safe and convenient footpaths and cycleways (including necessary improvements to existing routes) linking different uses within and beyond the site, such as the town centre, Deer Park School, Kemble station and the Cotswold Water Park.

7.3.12 Prospective developers will be required to identify, in liaison with the County and District councils, a comprehensive package of public transport improvements which will have the effect of reducing car

dependency. Public transport improvements must be implemented as early as is practicable, offering residents/employees viable alternatives to travelling by private car, and thus influencing travel behaviour from the outset.

7.3.13 However, despite the provision of public transport, it is recognised that some residents of the new development will choose the private car to visit the town centre. This will have an impact on central area parking, and contributions will be sought to mitigate the resulting impacts from the development.

7.3.14 The public open space provision provides an opportunity for the creation of new habitats to enhance biodiversity; for example, through the creation of ponds. This can include the use of native planting and the creation of 'green corridors' across the site, and linking to green infrastructure beyond the site.

7.3.15 Sustainable Drainage Systems (SuDS) also provide an opportunity to create habitats for biodiversity while retaining surface water runoff rates to the same level as the undeveloped site.

7.3.16 An archaeological assessment and evaluation of the scheduled ancient monument at the southern edge of the site will be required before a detailed planning permission can be approved. The assessment and evaluation will include other historic monuments within the site boundary.

7.3.17 A Tree Preservation Order protects various trees across the site, and the development will have to incorporate these where practicable, and protect them during construction. The Council will require that replacement trees are planted where protected trees have to be removed.

7.3.18 Supporting infrastructure and services will include the provision of superfast broadband, utilities and foul sewers. The latter is likely to include strategic upgrades to the sewage network, and detailed modelling will be required to establish the precise nature and extent of any upgrades. The provision of high speed broadband will support new and relocating businesses as well as facilitating home-working for residents.

7.3.19 To achieve high standards of design and all the other objectives for the site, the development will be master planned and implemented on a comprehensive basis. The master planning process will ensure that all aspects of development are properly addressed, including layout, landscape, density, mix of uses, scale, materials and detailing.

7.3.20 The Council will utilise some or all of the measures summarised below:

- effective pre-application engagement at the outline and reserved matters stages;
- the use of design review;
- on-going monitoring, of conditions and infrastructure delivery and, if necessary, review of detailed master planning material (e.g. design codes);
- engagement with key partners and the local community;
- planning performance agreements;
- the use and implementation of planning conditions; and
- post-occupancy surveys of residents.

STATEMENT OF REASONS

[i] To remove superfluous words.

[ii] To remove superfluous words.

[iii] To remove superfluous words.

[iv] Typographical error.

POLICY S3: CIRENCESTER CENTRAL AREA – REVISED STRATEGY

Please note, this consultation considers the implications of extending the Local Plan period to 2041. The update to this policy does not take consideration of additional site allocations that may be required to deliver the updated requirements. This policy proposal should instead be read alongside the Development Strategy Options and Preferred Option Topic Paper (CDC, January 2024), which considers broad locations for additional growth.

Policy proposal

Policy S3: Cirencester Central Area Strategy

7.2.1. A prosperous market town, Cirencester is the District's main settlement and is celebrated as the "Capital of the Cotswolds". The town is the service centre for wide catchment of Cotswold residents and a significant tourist destination.

7.2.2. Unlike many town centres across the country, Cirencester has not to date been badly affected by the effect of online shopping on high street retailing. But in common with other towns it has experienced loss of national multiples (including town centre convenience retailing). Recent studies confirm the relative "health" of the town centre (i) and this is something in policy terms that the Local Plan seeks to protect and enhance.

7.2.3. Although some niche retail growth is likely the previous retail-centric Central Area Strategy is vulnerable and outdated. Expectation that retail will remain as the foundation of the town centre's vitality and viability risks perpetuating a "monoculture" which is highly vulnerable to rapid change. Rows of deserted shops are to be avoided. Moreover, given it is a largely daytime activity, placing all the town centre eggs in one retail basket tends to result in a deserted centre during the evenings and inefficient use of available space and premises. Encouraging a broader mix of main town centre uses is one way of countering these risks and problems.

7.2.4. So alongside protecting the successful niche retail offer, there is a need to encourage greater diversity of main town centre uses, including residential, to bolster the town centre's resilience to change, inject vibrancy and vitality and broaden its economic base. An increase in amenity space will enhance opportunities for leisure and improve the ambience of the centre. An uplift in the daytime and evening populations will help to support the viability of all town centre uses and evening entertainment.

7.2.5. For these reasons and with this objective in mind pursuing the extant Local Plan strategy would be counterproductive. It would be insufficiently adaptable to changing current and future trends and a potential barrier to encouraging healthy diversity of uses. It is stressed that retail remains a very important component of the town centre economy. But it is a strategic mistake to see it as all-important. In a 21st century high street strength and resilience is in diversity.

7.2.6. Having set out the reason for a revised Central Area Strategy, it is important to recognise that since the 2011 – 2031 Local Plan was adopted the ability of local planning authorities (LPA) to plan for their town centres has been made more complicated and challenging by government policy. The current regulatory environment makes town centre policy something of a hostage to fortune (ii). Permitted change from Class E to Class C3 to a significant extent wrests control of land uses in the town centre away from the LPA. As a consequence up to 50% of premises in Cirencester town centre are theoretically susceptible to this kind of change. Unplanned changes of use in the town centre can have seriously negative impact on residents, businesses, users and visitors including compromising the safety and vitality of the streets due to the risk of fewer active ground floor street frontages. Despite the difficulties posed by national policy it is important that the Council is not discouraged from planning for its town centres.

7.2.7. More positively, innovations since the Local Plan was adopted in 2018 include:

- the Council's declarations regarding Climate Change Emergency and Ecological Emergency;
- a corporate plan that seeks *inter alia* to deliver more affordable housing in the town centre and promote health and wellbeing; and
- development of a Framework Masterplan Supplementary Planning Document (FMSPD) for the town centre.

7.2.8. A corollary of the Council's declarations is encouragement of shift in transport modes, such as more walking and cycling and correspondingly less use of the private car. An Access and Movement Study [iii] of the town centre has focused on the potential for:

- reduction in town centre off-street public car parking capacity;
- encouragement of walking and cycling;
- sustainable transport corridors;
- design considerations regarding permeability and legibility;
- new and improved pedestrianised areas within the town centre; and
- potential for a mobility hub.

7.2.9. These have been incorporated into the FMSPD for the town centre.

7.2.10. Making the Local Plan "green to the core" is also a central objective of the Council's corporate plan. Key aspects of that objective inform the strategic principles set out below.

7.2.11. The FMSPD centres on redevelopment of extant off-street car parks following up on a commitment made in the 2018 Local Plan when the majority of these sites were first allocated for redevelopment. The rationale for release of car parks originated in redevelopment of the extant Waterloo surface-level car park into a multi-storey facility that would serve both to decant and increase the town centre's parking capacity. This project was not implemented for several interrelated reasons:

- environmental and financial concerns;
- the rapid rise of internet shopping and its implications for a retail-dominated approach to town centre regeneration; and
- the Council's corporate plan commitments to address the declared environmental emergencies which inexorably necessitate a revised approach to catering for the dominance of the private car.

7.2.12. In summary, while the reason for redevelopment of town centre off-street public car parks has changed, it has been supplanted by an equally strong if rather more complex and nuanced incentive where, taking forward the Council's corporate plan commitments, motivation for a masterplanned approach to town centre redevelopment includes:

- encouragement of modal shift in movement, a mobility hub, and possible provision of a park & ride/stride facility edge of centre;
- addressing the changing nature of the high street by encouraging diversification, adaptability and flexibility;
- broadening the use profile to spread activity over a longer period of the day/evening and strengthen the economic base of the centre and increase vitality;
- improving legibility, wayfinding and permeability through the town centre and adjacent areas;

- provision of affordable and market housing;
- unambiguously reconnecting the town with its nationally significant historic past and further strengthening its cultural and tourism offer; and
- bringing the green areas on the periphery of the centre into closer contact with it and providing green spaces within the town centre.

7.2.13. A new site – the former Argos store - needs to be allocated in addition to those made in 2018.

7.2.14. To make the FMSPD happen the Strategy needs to be more directional and "plan led" than the previous approach. At its core the strategy needs primarily to focus on ensuring that the FMSPD can be delivered and successfully integrated into the existing town centre while supporting and enhancing existing successful town centre uses, particularly retailing.

7.2.15. To ensure good integration of the masterplanned development set out in the FMSPD into the wider town the strategy also needs to be embraced by the Neighbourhood Development Plan (NDP) being prepared by Cirencester Town Council. The Town Council has been closely involved in development of the Masterplan. It has an important role to play not only in delivery of the Masterplan but in embedding it into the wider town through making enabling provision in NDP policies and proposals.

7.2.16. Key Masterplan objectives together with the corporate plan considerations set out above, form the basis for the three strategic principles that comprise the revised Central Area Strategy set out in Policy S3. It is a key strategic requirement that implementation of the FMSPD is not inhibited, compromised or conflicted with by incompatible development. In simple terms all new development – large scale or small – needs where feasible to "do its bit" in the delivery of sustainability, diversity and integration.

7.2.17. It is recognised that the contribution that development can make to implementing the Strategy needs reasonably to reflect the scope and scale of the proposal. Modest proposals will be expected to make a proportionately modest contribution and, clearly, not all of the nineteen principles can reasonably be expected to be met. However, larger proposals up to and including the FMSPD proposals will be expected to meet proportionately more of the requirements taking account of the nature, scale and scope of the development. Several of the principles – v, vi, vii, xiv, xvii, xviii and xix – are strategically and/or spatially of a different order and consequently are largely matters for the FMSPD proposals as a whole to comply with.

7.2.18. The Framework Masterplan is precisely that – a framework to enable principles and broad design considerations to be agreed upon and with the SPD containing the level of detail necessary to allow that. Consequently at the pre-application stage of the Development Management process site development briefs may be requested so that the necessary detail is available to enable robust evaluation of proposals that come forward for determination.

Policy S3

CIRENCESTER CENTRAL AREA STRATEGY

1. **The objective of the Cirencester Central Area Strategy is to deliver, through the Development Management process and the Framework Masterplan SPD, the following strategic principles:**

   <u>Sustainability</u>:

   Addressing the climate and ecological emergencies by delivering a climate resilient town centre through:

POLICY S3: CIRENCESTER CENTRAL AREA – REVISED STRATEGY

i. **delivering net zero carbon development implementing, where appropriate and feasible, renewable energy and other "green to the core" Local Plan objectives;**

ii. **embedding sustainable construction principles;**

iii. **employing a retrofit first approach to existing buildings;**

iv. **flexible design of buildings to enable changes of use and "retrofitting" without substantial alteration;**

v. **making provision to enable modal shift in transport and movement around the centre and to the rest of the town including provision of a public transport hub, discouraging dominance of motor vehicles;**

vi. **providing off-street public vehicle parking at edge-of-centre or out-of-centre locations;**

vii. **providing new or enhanced pedestrian and cycle routes to and through the town centre, activated through a series of new spaces to form a new route, encouraging active travel;**

viii. **enabling greater access to green and blue infrastructure such as pocket parks.**

Diversity:

ix. **encouraging a greater mix of main town centre uses [1] alongside retail, including residential uses and amenity spaces;**

x. **in townscape bringing out the different character of parts of the centre, revealing hidden or obscured character areas and enhancing views to key buildings and landmarks;**

xi. **respecting the historic environment while purposely raising its profile and presence as an important aspect of the town centre's identity;**

xii. **ensuring that the arrangement of new buildings and spaces reflects the historic grain of the town centre's streets and lanes;**

xiii. **encouraging a high quality contemporary architectural interpretation of Cirencester character, materials and building form rather than pastiche representation.**

Integration:

xiv. **enhancing permeability and connectivity within the centre and to the wider town including to the amphitheatre;**

xv. **ensuring that new development connects sympathetically with existing and neighbouring buildings, streets and spaces to enhance the Town Centre's characteristic sense of place;**

xvi. **ensuring that development safeguards, conserves and protects the above- and below-ground historic environment;**

xvii. **encouraging a mix of main town centre uses that are compatible with each other and avoid giving rise to conflicts;**

[1] NPPF Annex 2: Main town centre uses: Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

POLICY S3: CIRENCESTER CENTRAL AREA – REVISED STRATEGY

xviii. **diversifying the uses so that temporal peaks and troughs are evened out and a variety of activities can take place throughout the day and evening which enhance vibrancy and vitality;**

xix. **strengthening the "arrival experience" – building upon and enhancing the town's historic arrival points.**

2. **Development proposals within the designated Cirencester Central Area, including those pursuant to implementation of the Framework Masterplan SPD, will be required to demonstrate how they contribute to the delivery of the Strategy having regard to their scope, scale and proposed use. Proposals which meet that requirement, are in accordance with other relevant policies of the Local Plan (including the Town Centre Character Area Policies S3a – S3e) and which do not conflict with implementation of the Framework Masterplan SPD will be permitted.**

3. **As part of the Central Area Strategy, the following Character Areas are identified and sites allocated for development in accordance with and/or to enable implementation of the Framework Masterplan for Cirencester Town Centre SPD:**

Site allocations:

- **C52 Argos / Supersavers stores, Dyer Street**
- **C97 Memorial Hospital** [2] ~~**(9 dwellings (net))**~~
- **C101A/B Magistrates Court and Police Station** ~~**(5 dwellings (net))**~~
- **CIR13B Sheep Street Island (0.96 ha) – mixed use as stipulated in Framework Masterplan**
- **CIRE10 Forum Car Park (0.54 ha) – mixed use as stipulated in Framework Masterplan**
- **CIRE16A Brewery Car Park (1.08 ha) – mixed use as stipulated in Framework Masterplan**
- **CIRE14 Waterloo Car Park (0.67 ha) – mixed use as stipulated in Framework Masterplan**

Character Areas

- **The Old Station/Brewery Character Area – Policy S3a and Proposals Map Inset x**
- **The Sheep Street Character Area – Policy S3b and Proposals Map Inset x**
- **The Forum Character Area – Policy S3c and Proposals Map Inset x**
- **The Waterloo Character Area – Policy S3d and Proposals Map Inset x**
- **North Centre Character Area – Proposals Map Inset x**
- **The Phoenix Way Character Area - Proposals Map Inset x**

TOWN CENTRE CHARACTER AREA POLICIES

Policy S3a: Old Station/Brewery Character Area

[2] A Flood Risk Assessment will be required for this site at the planning application stage.

POLICY S3: CIRENCESTER CENTRAL AREA – REVISED STRATEGY

7.2.19. The FMSPD stipulates that this area needs to deliver a positive sense of arrival from both Tetbury Road and Hammond Way alongside highways alterations and public realm improvements to benefit active travel and public transport modes. It should include the positive integration of the listed station building as a community asset and careful consideration of the connection to the Sheep Street site. Furthermore, there must be the consideration of the provision of a new urban arrival spaces (or Western Gateway) into the town from Hammond Road, alongside potential reconfiguration of the Waitrose carpark.

7.2.20. In the context of the FMSPD the Brewery is a key site in the redevelopment proposals for the town centre. It should be designed to connect and integrate with the Brewery Court and Bishops Walk to the east, Cripps Road and Sheep Street precinct to the west and accommodate a frontage onto the public route to Ashcroft Gardens to the south. These routes should be designed as streets and public spaces that continue the unique character of the north of the town centre with narrow streets, covered gunnels and urban spaces with pedestrian priority but also accommodating a landscape strategy that delivers street trees together with SuDS to address the urban heat island effect and ecological emergency.

Policy S3a

OLD STATION/BREWERY CHARACTER AREA

Proposals for mixed use development led by residential and with, where appropriate, leisure, evening entertainment, community and small scale retail uses at ground floor level will be permitted. Proposals must avoid conflict or incompatibility with the Framework Masterplan SPD or other relevant Local Plan policies.

Policy S3b: Sheep Street Character Area

7.2.21. The FMSPD conceives the Sheep Street area connects a series of places including the Old Station and Brewery areas. It is therefore an important spatial transition place between them but also forms part of the arrival route from the western gateway to the town centre. There should be a connecting street from Sheep Street through to Cripps Road and proposals should also integrate the former air raid shelter, being careful to create frontages to all public streets and spaces.

Policy S3b

SHEEP STREET CHARACTER AREA

Proposals for predominantly residential development will be permitted (although appropriate opportunities to incorporate leisure or evening entertainment uses may be acceptable). Proposals must avoid conflict or incompatibility with the Framework Masterplan SPD or other relevant Local Plan policies.

Policy S3c: Forum Character Area

7.2.22. The FMSPD conceives redevelopment of The Forum as needing to accommodate a number of interests including the new transport hub facility, altered access strategy, improved connectivity to Dyer Street and a clearer and more positive urban grain/spatial arrangement for the Character Area. To properly plan the future of the Character Area provision for the possible future redevelopment of the BT exchange should be made within the FMSPD.

Policy S3c

FORUM CHARACTER AREA

Proposals for mixed use development led by residential and with a particular focus on community, cultural and retail uses will be permitted. Proposals must avoid conflict or incompatibility with the Framework Masterplan SPD or other relevant Local Plan policies.

Policy S3d: The Waterloo Character Area

7.2.23. The Waterloo area accommodates sites from Dyer Street through to the River Churn. The FMSPD considers the key feature to be the public/cycle connection through from the river to Dyer Street and beyond. Development around the Argos block needs to ensure a fronted lane/street to both sides to ensure that surveillance, safety and security of access is achieved. Additionally, the connection to Dyer Street and onwards to The Forum precinct should be carefully considered to include potential future remodelling into a more appropriate urban space. The Waterloo car park site should deliver a public frontage to the riverside with 'urban parkland' character and a clear route to the Argos site and beyond also fronting onto The Waterloo.

Policy S3d

THE WATERLOO CHARACTER AREA

Proposals for mixed use development led by residential with a particular focus on arts, leisure and culture uses will be permitted. Proposals must avoid conflict or incompatibility with the Framework Masterplan SPD or other relevant Local Plan policies.

Phoenix Way Character Area and North Town Centre Character Area

7.2.24. The FMSPD sees the Phoenix Way Character Area as having potential to deliver the regeneration of the town centre through its strategic location as a connector from the town centre to the Roman Amphitheatre. A key feature is therefore the delivery, alongside public investment, of a pedestrian/cycle bridge from Querns Lane to the Amphitheatre. Consideration must be given in the FMSPD to the form of development by accommodating not only a positive space at the Sheep Street/Querns Lane junction but also in a built form interpretation of the Roman Wall and urban grain.

7.2.25. The northern half of the town centre, north of the Market Place and Castle Street retains a strong medieval character and established streets with positive urban grain and built form. On the basis of initial appraisal work that informed the FMSPD there are minimal opportunities for redevelopment but any proposals coming forward for this area should be sensitive to the character of neighbouring built form and spatial quality and ensuring the enhancement of the predominant land use of the street, whilst maximising the upper level residential or small scale office opportunities.

STATEMENT OF REASONS

[i] Nexus study and most recent Health Check available online.

[ii] Chapter and verse on GPDO and UCO needed.

[iii] Reference needed

POLICY S4: DOWN AMPNEY

Please note, this consultation considers the implications of extending the Local Plan period to 2041. The update to this policy does not take consideration of additional site allocations that may be required to deliver the updated requirements. This policy proposal should instead be read alongside the Development Strategy Options and Preferred Option Topic Paper (CDC, January 2024), which considers broad locations for additional growth.

Please also note, the Down Ampney development boundary is proposed to be reduced to exclude Land south of Charlham Way. This is as shown on Policy DS2 Map 7.

Policy proposal

Update Policy S4 as follows:

Policy S4: Down Ampney

7.5.1 Down Ampney is a modest sized village with a population of less than 700. Although it has a relatively limited range of services and facilities, the village is capable of servicing certain day-to-day needs, including top-up shopping, post office services and primary education.

7.5.2 For all three housing sites developers will be required to demonstrate that there is adequate water supply capacity and wastewater capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users. In some circumstances it may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing water and wastewater infrastructure.

7.5.3 All the proposed housing allocations are located within the inner Source Protection Zone (SPZ1) for Meysey Hampton Public Water Abstraction. Development proposals within SPZ1 need to be designed to allow for:

- avoiding deep borehole soakaways; and
- the restrictions on deep penetrative foundation methods, if contamination is encountered.

7.5.4 Concerns have been raised regarding infrastructure provision in the village, especially in relation to: sewage and associated flood risk; the need for footpaths/ pedestrian crossing to improve safety and access; the need to protect open spaces; and the lack of public transport provision to Cirencester and Swindon. The policy therefore identifies items of infrastructure which may be sought during negotiations with developers.

Policy S4

DOWN AMPNEY

Allocated Housing Development Sites

- ~~DA2 Dukes Field (10 dwelling net)~~ (i)
- ~~DA5A Buildings at Rooktree Farm (8 dwellings net)~~ (ii)
- DA8 Land adjacent to Broadleaze (indicative capacity of 10 dwellings net) (iii)

POLICY S4: DOWN AMPNEY

The following non-strategic (local) infrastructure projects are proposed:

a. Provisions of allotments;

b. Improvements to footpaths in around the village, including a pedestrian crossing in the village centre;

c. Improvements to public transport provision, particularly to Cirencester and Swindon;

d. Provision of new facilities for young people;

e. Improvements in links to The Folley and Down Ampney Pits, and existing pocket parks; and

f. Provision of, or contributions to, a new natural open space or pocket park.

STATEMENT OF REASONS

[i] The site has extant planning permission for 10 dwellings (ref: 22/03992/FUL).

[ii] The site has extant planning permission for 9 dwellings (ref: 22/00827/FUL).

[iii] For clarity.

POLICY S5: FAIRFORD

Please note, this consultation considers the implications of extending the Local Plan period to 2041. The update to this policy does not take consideration of additional site allocations that may be required to deliver the updated requirements. This policy proposal should instead be read alongside the Development Strategy Options and Preferred Option Topic Paper (CDC, January 2024), which considers broad locations for additional growth.

Please also note, the Fairford development boundary is proposed to be reduced to exclude the proposed deletion of the Local Plan site allocation at Land to rear of Faulkner Close, Horcott (ref: F44). This is as shown on Policy DS2 Map 4. The Fairford development boundary will also be updated in the Local Plan to incorporate the changes made by the Fairford Neighbourhood Development Plan. This is as shown on Policy DS2 Map 9.

Policy proposal

Update Policy S5 as follows:

Policy S5: Fairford

7.6.1 Fairford is one of the largest settlements in the District. Horcott lies a very short distance to the south-west of Fairford's built up area. Although separated by the River Coln flood plain, the two areas all but join at the northern end of Horcott Road and their physical separation is fairly imperceptible on the ground. Given this, and the fact that Horcott Industrial Estate is the town's main employment area, Horcott is considered to be an integral part of Fairford.

7.6.2 RAF Fairford, located to the south of Horcott, is an important strategic 'stand by' airfield, which continues to host the world famous annual Air Tattoo.

7.6.3 Although Fairford is not located within the AONB, it has a pleasant riverside setting, with a Special Landscape Area (SLA) covering Fairford Park and the Coln valley to the north of the town. Wherever development is located, it should be carefully conceived to ensure that it helps the built environment, as far as possible, to blend into the town's subtle landscape setting.

7.6.4 The town has a good range of community facilities and services and has a reasonable employment base with a higher than average proportion of those jobs in growth sectors. Fairford's employment role, however, is in danger of decreasing as there is a poor balance of jobs to workers.

7.6.5 Perhaps unsurprisingly, given the close proximity of Swindon (12 miles), Fairford's self-containment is lower than some of the District's other larger settlements.

7.6.6 Tourism is important to Fairford's economy, and the wider Cotswold Water Park. The benefits of tourism to the town should be maximised, for example, through the improvement of cycle/footpath links with the Cotswold Water Park, Lechlade, and the route of the Thames and Severn Canal.

7.6.7 Community-led planning documents and surveys have identified infrastructure projects including the provision of land for allotments and the development of sporting facilities. Proposals for new development will take account of parking facilities and congestion issues.

7.6.8 Two sites have been allocated for housing development. Evidence suggests that it would be prudent to phase these sites to the latter part of the Plan period.

POLICY S5: FAIRFORD

Policy S5

FAIRFORD

~~**Allocated housing development sites:**~~

- ~~F35B Land behind Milton Farm and Bettertons Close (49 dwellings net)~~ [i]
- ~~F44 Land to rear of Faulkner Close, Horcott (12 dwellings net)~~ [ii]

Established Employment sites:

- Horcott Industrial Estate (EES26)
- London Road (EES27)
- Whelford Lane Industrial Estate (EES28)
- New Chapel Electronics (EES29)

The following non-strategic (local) infrastructure projects are proposed:

a. The route for the multi-use path from Fairford to Lechlade along the line of the former railway will be safeguarded;

b. Improvements to the provision of footpath and cycle links between Fairford and the riverside, the Cotswold Water Park and canal route;

c. The provision of suitable land for allotments; and

d. The provision of suitable land for a burial ground.

STATEMENT OF REASONS

[i] The site has been reassessed in the SHELAA Review (2022) and has been found to no longer be available for housing development.

[ii] The site has been reassessed in the SHELAA Review (2022) and has been found to no longer be suitable or achievable for housing development.

POLICY S6: KEMBLE

Please note, this consultation considers the implications of extending the Local Plan period to 2041. The update to this policy does not take consideration of additional site allocations that may be required to deliver the updated requirements. This policy proposal should instead be read alongside the Development Strategy Options and Preferred Option Topic Paper (CDC, January 2024), which considers broad locations for additional growth.

Please also note, the Kemble development boundary is proposed to be reduced to exclude the proposed deletion of the Local Plan site allocation Land at Station Road (ref: K2A) and Community Gardens at Station Road (Policy EN3, LGS6). This is as shown on Policy DS2 Map 3.

Policy proposal

Update Policy S6 as follows:

Policy S6: Kemble

7.7.1 Kemble is one of only two settlements in the District with a railway station. The station has regular services to London, Swindon, Gloucester and Cheltenham and is effectively a 'parkway' for Cirencester and Tetbury, together with many surrounding villages.

7.7.2 Despite Kemble's modest size (population under 1,000) and relatively limited range of community services and facilities, the village is capable of servicing certain day-to-day needs including top-up shopping, post office services, primary education, GP services, and social activities.

7.7.3 The village is relatively close to Cirencester (five miles), to which it is accessible by bus and car, as well as within practical cycling distance. There are opportunities to improve cycling links, by ~~investigating the re-use~~ re-using the former railway track bed of the closed branch line to Cirencester. A feasibility study conducted by GCC / Sustrans in 2022 identified a feasible off-road route, a proportion of which can be accommodated in the new development site at The Steadings. (i) Similarly, a suggested SUSTRANS scheme to provide a cycle link to Tetbury along the former railway track bed could be revisited. This would help to optimise the use of the railway station for sustainable travel.

7.7.4 The need to address the car parking issue at the station is recognised in the IDP and LTP3. A study of public transport options between Cirencester, Kemble and Tetbury conducted in 2022 identified that demand for car parking at the station, and sustainable transport access, could be substantially improved by increasing the frequency and alignment of scheduled bus services between the three locations. Development in these areas should seek to support the provision of such a service. (ii)

7.7.5 Although there is minimal employment within the village, job opportunities exist at the nearby Kemble Enterprise Park (in Wiltshire), two miles to the west along the A429. Bus and cycle links between Kemble and the Enterprise Park are currently poor and improvements would facilitate more sustainable travel options. Surveys carried out for the Kemble and Ewen Parish Plan identified several priorities, which include the provision of a safe walking route between Kemble and Ewen, and the restoration of the Thames - Severn Canal having regarding to Policy SP3 Thames and Severn Canal.

7.7.6 In accordance with INF1 new development should have regard to the need for hydraulic modelling to understand the extent of the sewerage upgrades necessary for further housing development and its phasing. Developers will also be required to demonstrate that there is adequate water supply capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users. In some circumstances it may be necessary for developers to fund studies to ascertain whether the proposed

development will lead to overloading of existing water and wastewater infrastructure.

7.7.7 ~~Significant archaeological deposits have been found on site K2A. Further assessment and evaluation will be required 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, 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-western part of the site.~~ [iii]

Policy S6

KEMBLE

~~Allocated housing development sites:~~

- ~~K1B Land between Clayfurlong Grove and A429 (13 dwellings net)~~ [iv]
- ~~K2A Land at Station Road (8 dwellings net), subject to securing the long term protection of the Community Gardens (Refer to Policy EN3, Local Green Space LGS7)~~ [v]
- ~~K5 Land to north west of Kemble Primary School (11 dwellings net)~~ [vi]

The following non-strategic (local) infrastructure projects are proposed:

- Improvement of bus and cycle links between the village and Kemble Enterprise Park; and
- Provision of a safe footpath between Ewen and Kemble.

STATEMENT OF REASONS

[i] To provide further context, based on current evidence.

[ii] To reflect the latest evidence and to support sustainable transport options.

[iii] The site is no longer available for residential development.

[iv] The site has extant planning permission for 15 dwellings (ref: 20/00833/FUL).

[v] The site is no longer available for residential development.

[vi] The site has extant planning permission for 8 dwellings (ref: 19/03417/FUL).

POLICY S7: LECHLADE

Please note, this consultation considers the implications of extending the Local Plan period to 2041. The update to this policy does not take consideration of additional site allocations that may be required to deliver the updated requirements. This policy proposal should instead be read alongside the Development Strategy Options and Preferred Option Topic Paper (CDC, January 2024), which considers broad locations for additional growth.

Please also note, the Lechlade-on-Thames development boundary is proposed to be reduced to exclude the proposed deletion of the Local Plan site allocation Land west of Orchard Close, Downington (ref: L18B). This is as shown on Policy DS2 Map 5.

Policy proposal

Update Policy S7 as follows:

Policy S7: Lechlade-on-Thames [i]

7.8.1 Lechlade is historically an inland port adjacent to the River Thames, the Thames-Severn Canal, and the Cotswold Water Park. The town is one of the District's larger settlements, but it has limited employment opportunities and its range of community facilities and services is limited and lacks higher order facilities, such as a secondary school, leisure centre and hospital.

7.8.2 Lechlade's self-containment is low compared with similar settlements in the District, and the town does not currently have an established employment site. The need for an employment site to improve sustainability, reduce out-commuting and offer employment opportunities for local people is widely recognised. Site LECE1 presents the most suitable opportunity for achieving employment development.

7.8.3 Lechlade-on-Thames Town Council has drawn attention to HGV traffic which, unimpeded, currently uses Halfpenny Bridge and St John's Bridge for north/south and east/west routes, to avoid designated priority routes.

7.8.4 The tourism industry is an important sector in the local economy and increasing the benefits it brings to Lechlade is seen as essential to the town's long-term economic future. Opportunities to develop its tourism-related facilities will be supported.

7.8.5 A proportion of sites L18B and L19 lies within Flood Zones 3b and 3a. A site-specific flood risk assessment and sequential planning of each site will be necessary. All built development on these sites must, moreover, be contained within Flood Zone 1.

7.8.6 An archaeological assessment and evaluation of the allocated sites will be required prior to development.

Policy S7

LECHLADE-ON-THAMES

Allocated housing development sites:

- ~~L18B Land west of Orchard Close, Downington (9 dwellings net)~~ [ii]
- L19 Land south of Butler's Court (indicative capacity of 9 dwellings net) [iii]

POLICY S7: LECHLADE

Allocated employment development site:

- LECE1 Land north of Butler's Court for B1 class use (1.25 ha)

The following non-strategic (local) infrastructure projects are proposed:

a. A site is allocated for a cemetery at site LEC.4;

b. A site is allocated for a small car park at site LEC.3;

c. The route for the multi-use path from Fairford to Lechlade along the line of the former railway will be safeguarded;

d. Provision of safe footpath and cycle links to the Cotswold Water Park, canal route and Fairford;

e. Installation of a new footbridge over the River Thames;

f. Improvements to the public realm at the entrances to Lechlade and the town centre; and

g. The regeneration of the riverside area as a prominent gateway to the town for tourist, leisure and retail-related uses, taking into account the potential flood risk.

STATEMENT OF REASONS

[i] To give the town its full name.

[ii] The site has been reassessed in the SHELAA Review (2022) and has been found to no longer be available for housing development.

[iii] For clarity.

POLICY S8: SOUTH CERNEY

Please note, this consultation considers the implications of extending the Local Plan period to 2041. The update to this policy does not take consideration of additional site allocations that may be required to deliver the updated requirements. This policy proposal should instead be read alongside the Development Strategy Options and Preferred Option Topic Paper (CDC, January 2024), which considers broad locations for additional growth.

Policy proposal

Update Policy S8 as follows:

Policy S8: South Cerney

7.9.1 South Cerney currently provides for the basic needs of the village's sizable population. The village's service centre role does not currently need to be enhanced beyond its existing level due to its proximity to Cirencester.

7.9.2 South Cerney is classed as a 'Local Centre' in the District's retail hierarchy, and opportunities to help maintain this position will be promoted through the Local Plan. The village also has a large, well established, successful business park.

7.9.3 The village lies within the Cotswold Water Park (Policy SP5) and close to the route of the Thames-Severn Canal. The canal route will be safeguarded (Policy SP3 and SP4) through the Local Plan, and restoration of the canal could bring several benefits.

7.9.4 New development proposals will be required to contribute to the provision of a new and improved cycle path from South Cerney to Cirencester, the Cotswold Water Park and Duke of Gloucester Barracks. This would give the opportunity to use more sustainable modes of transport between home and work, and enhance tourism opportunities.

Policy S8

SOUTH CERNEY

Established employment site:

- The Lakeside Business Park (EES24)

The following non-strategic (local) infrastructure project is proposed:

a. A new and improved cycle path from South Cerney to Cirencester, the Cotswold Water Park and Duke of Gloucester Barracks.

STATEMENT OF REASONS

POLICY S9: TETBURY

Please note, this consultation considers the implications of extending the Local Plan period to 2041. The update to this policy does not take consideration of additional site allocations that may be required to deliver the updated requirements. This policy proposal should instead be read alongside the Development Strategy Options and Preferred Option Topic Paper (CDC, January 2024), which considers broad locations for additional growth.

Policy proposal

Update Policy S9 as follows:

Policy S9: Tetbury

7.10.1 ~~With a population of around 5,500,~~ (i) Tetbury is the second largest settlement in the District after Cirencester. It is also the main service centre for the south-western corner of the District, benefiting from a wide range of services, including retailing, banking, education, leisure, health and employment opportunities, combined with a good public transport service.

7.10.2 Tetbury ~~is a Principal Settlement and~~ (ii) is considered to include the developed parts of adjacent parishes that abut, and are effectively part of, the built-up area of the town.

7.10.3 The Gloucestershire Local Enterprise Partnership has informally indicated that Tetbury represents a good opportunity for inward investment. The town has a thriving ~~retail~~ town (iii) centre, supported by a supermarket to the north of the town (iv) and a good employment base with potential for its employment role to increase. Compared with other parts of the District, it has an above-average proportion of people who are economically active. Evidence and public consultation has shown that there is both need and support for the development of new local employment opportunities, particularly for small-scale workspace suited to business start-up and incubation.

7.10.4 The Council will work with the community, the development industry and partners (including the Gloucestershire Local Enterprise Partnership) to help achieve a successful scheme, which includes a hi-tech enterprise hub consisting of low-cost, small-scale, workspace units, to help business start-up and incubation.

7.10.5 Tetbury is classed as a 'Key Centre' in the retail hierarchy for the District. In accordance with the Town Centre and Retailing policies of this Plan, proposals for 'Town Centre' uses that maintain the position of Tetbury as a 'Key Centre' in the District's retail hierarchy will be permitted.

7.10.6 All housing allocations are located within the inner Source Protection Zone (SPZ1) for Long Newton Public Water Abstraction. Development proposals within SPZ1 need to be designed to allow for:

- avoiding deep borehole soakaways;
- the restrictions on deep penetrative foundation methods, if contamination is encountered;
- avoiding foul sewage discharge to groundwater;
- avoiding direct discharge of hazardous substances to groundwater;
- avoiding discharge of trade effluent to ground water; and
- avoiding underground oil storage tanks.

7.10.7 The 'Land adjacent to Blind Lane' housing allocation (T31B) will be accessed via Lowfield Road. The delivery of this allocation is dependent on an alteration to a restricted byway and mitigation of highways impact along Lowfield Road. (v)

7.10.8 Developers will be required to demonstrate that there is adequate water supply capacity and

wastewater capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users. In some circumstances it may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing water and wastewater infrastructure.

7.10.9 Engagement with the local community indicates that local service infrastructure is in need of investment to cater for increased and changing demands that are placed upon it - notably leisure, health and education facilities. The Dolphins Hall, for example, requires investment as a community hub.

Policy S9

TETBURY

Allocated housing development sites:

- T31B Land adjacent to Blind Lane (indicative capacity of 43 dwellings net) [vi]
- ~~T51 Northfield Garage (18 dwellings net)~~ [vii]

Established employment sites:

- Tetbury Industrial Estate (EES38)
- Hampton Street Industrial Estate (EES39)
- Priory Industrial Estate (EES40)

The following non-strategic (local) infrastructure projects are proposed:

a. ~~Renovation of the Good Shed for community space / workshops;~~ [viii]

b. Improve community hub at the Dolphins Hall;

c. Improve leisure provision; and

d. Improvements to local education facilities.

STATEMENT OF REASONS

[i] Tetbury has grown substantially since 2011. This figure is therefore outdated and unhelpful.

[ii] To remove superfluous text

[iii] To better represent the situation in Tetbury. The town has higher proportions of restaurants, pubs and cafes but lower proportions of retail. A town centre is a better description.

[iv] Further useful context on the town's level of service provision.

[v] For clarity.

[vi] For clarity.

[vii] The site has planning permission for 45 dwellings (ref: 21/00549/FUL).

[viii] Delete because this project has now been completed.

POLICY S10: ANDOVERSFORD

Please note, this consultation considers the implications of extending the Local Plan period to 2041. The update to this policy does not take consideration of additional site allocations that may be required to deliver the updated requirements. This policy proposal should instead be read alongside the Development Strategy Options and Preferred Option Topic Paper (CDC, January 2024), which considers broad locations for additional growth.

Policy proposal

Update Policy S10 as follows:

Policy S10: Andoversford

7.12.1 Although Andoversford is not a large settlement, it has an above-average level of services and facilities for a village of its size. Importantly, it also has a well- established industrial estate and good employment base.

7.12.2 Self-containment is low. This could be explained by the relatively close proximity of the village to Cheltenham. Also, bus services to neighbouring Cheltenham have improved and are convenient for commuting to work during normal hours.

7.12.3 Andover ford's role as a local service and employment centre should be enhanced to help enable it to service ~~a number of~~ several (i) villages within a few miles' radius, and reduce reliance on car travel to Cheltenham/ Charlton Kings to the west. Development will also help to enhance Andover ford's potential role as a local service centre in an otherwise poorly-served part of the District. Additional house building will also address the relatively modest need for affordable housing in the Andoversford area.

7.12.4 Although located within the Cotswolds AONB, the village itself has few heritage constraints. Being comparatively 'modern', Andoversford is one of only a handful of recognised settlements in the District that has few listed buildings and no designated conservation area.

7.12.5 A substantial 'corridor' through the main part of village lies within the floodplain of the River Coln's upper reaches. All areas within the floodplain have been excluded from the SHELAA, irrespective of their potential for housing development. An area of higher ground further to the south has, however, been identified in the SHELAA as having development potential. Although the valley side in this area is sensitive to longer-distance views from the north, well designed development good design would help to mitigate the visual impact of modern development in this part of the village.

7.12.6 Within the context of INF1, developers will be required to demonstrate that there is adequate waste water and sewerage capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users. Developers may be required to fund studies to ascertain whether the proposed development would lead to overloading of existing waste water infrastructure.

7.12.7 Allotment provision will be sought as part of any development proposals in Andoversford to meet a deficiency identified in evidence.

Policy S10

ANDOVERSFORD

POLICY S10: ANDOVERSFORD

Allocated housing development site:

- A2 Land to rear of Templefields [ii] and Crossfields (indicative capacity of 52 ~~25~~ dwellings net) [iii]

Established employment site:

- Andoversford Industrial Estate (EES44)

The following non-strategic (local) infrastructure projects are proposed:

a. bus routes connecting the village with other settlements;

b. new natural open space or pocket park; and

c. allotment provision.

STATEMENT OF REASONS

[i] To remove superfluous text.

[ii] To correct a spelling mistake.

[iii] To reflect the latest available evidence, including the SHELAA (2021) and for clarity.

POLICY S11: BOURTON-ON-THE-WATER

Please note, this consultation considers the implications of extending the Local Plan period to 2041. The update to this policy does not take consideration of additional site allocations that may be required to deliver the updated requirements. This policy proposal should instead be read alongside the Development Strategy Options and Preferred Option Topic Paper (CDC, January 2024), which considers broad locations for additional growth.

Please also note, the Bourton-on-the-Water development boundary is proposed to be extended to include Essex Place (as shown on Policy DS2 Map 1) and the northwards extension to Bourton Industrial Estate (as shown on Policy DS2 Map 6).

Policy proposal

Update Policy S11 as follows:

Policy S11: Bourton-on-the-Water

7.13.1 Bourton-on-the-Water is one of the best-known Cotswold villages, famous for its unique riverside setting, and renowned visitor attractions. Although regarded as a village rather than a town, Bourton-on-the-Water is the fifth most populous settlement in the District and has a healthy range of services and facilities, sound employment base, and good access to other centres.

7.13.2 Bourton's location within a broad vale carved by the Windrush, Eye and Dikler rivers makes the village setting sensitive to development in certain places. Development will, however, be needed to help ensure that Bourton remains vibrant and viable as a local service centre. While it is inevitable that development at Bourton will have some visual impact, it is imperative that the most sensitive views of the village are protected. Wherever development is located, it should be carefully conceived to ensure that it blends into the landscape as well as possible. Moreover, the traditional village character of Bourton-on-the-Water, upon which the local tourism industry is dependent, should be protected as an economic priority.

7.13.3 Although Bourton-on-the-Water is heavily reliant on tourism, the village does have other significant employment opportunities, notably at the substantial industrial estate, which is well-used and helps to diversify the local economy. ~~Site BOW_E1 is proposed for B class employment development. The site would make a significant contribution towards meeting the District-wide requirement for B class employment land.~~ (i)

~~7.13.4 The allocated employment site is subject to a high standard of design and layout sensitive to the AONB, the mitigation of any impact on the local and strategic road network, and mitigation of potential flood risk.~~ (ii)

7.13.5 The village has a good range of shops, supported by the tourist industry. The retail centre ranks third in the District, above Moreton-in-Marsh and Tetbury. The number of comparison shops is above-average while the convenience offer is consistent with the national average. The range of services and facilities within the centre provides an important role and contributes to the local economy. In accordance with the Town Centre and Retailing policies of this Plan, proposals for 'Town Centre' uses that maintain the position of Bourton-on-the-Water as a 'Key Centre' in the District's retail hierarchy will be permitted[1].

7.13.6 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 reduce the number of shopping trips outside of the village. Proposals which would result in the primary re-use

[1] 'Town centre' is a general term that has been applied to settlements having a certain level of retailing provision; it does not imply any change to Bourton-on-the-Water's status as a 'village'

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.

7.13.7 Proposals for new development will take account of the provision of parking facilities and congestion issues in the centre of the village.

7.13.8 ~~The Parish Council is seeking to provide a multi-purpose community facility in Bourton and this is supported in the Local Plan.~~ [iii]

Policy S11

BOURTON-ON-THE-WATER

Established employment site:

- Bourton Industrial Estate (EES1)

~~**Allocated employment development site:**~~

- ~~BOW_E1 Land north of Bourton Industrial Estate / Business Park for B1, B2 and/or B8 class uses (3.38 ha)~~ [iv]

~~**The following non-strategic (local) infrastructure projects are proposed:**~~

a. ~~A multi-purposed community centre~~ [v]

STATEMENT OF REASONS

[i] The site has extant planning permission and is under construction (ref: 15/03318/OUT and 18/04764/REM).

[ii] The site has extant planning permission and is under construction (ref: 15/03318/OUT and 18/04764/REM).

[iii] The George Moore Community Centre was purchased in 2014 and the required improvements have been completed. Given this project has now been delivered, it can be removed from the Local Plan (see http://www.bourtononthewaterpc.org.uk/community/bourton-on-the-water-parish-council-7919/the-george-moore-community-centre/#).

[iv] The site has extant planning permission and is under construction (ref: 15/03318/OUT and 18/04764/REM).

[v] The George Moore Community Centre was purchased in 2014 and the required improvements have been completed. Given this project has now been delivered, it can be removed from the Local Plan (see http://www.bourtononthewaterpc.org.uk/community/bourton-on-the-water-parish-council-7919/the-george-moore-community-centre/#).

POLICY S12: NORTHLEACH

Please note, this consultation considers the implications of extending the Local Plan period to 2041. The update to this policy does not take consideration of additional site allocations that may be required to deliver the updated requirements. This policy proposal should instead be read alongside the Development Strategy Options and Preferred Option Topic Paper (CDC, January 2024), which considers broad locations for additional growth.

Policy proposal

Update Policy S12 as follows:

Policy S12: Northleach

7.14.1 Due to its relatively remote location from other service centres, Northleach has always been an important hub for the many villages within its sparsely-populated rural catchment area.

7.14.2 Northleach with Eastington Town Council has produced several community planning documents that set out objectives for the town; development and infrastructure needs; and priorities such as drainage. Several identified projects would support the vitality and viability of the town and the local economy. These include reconfiguring and improving the Market Place; facilitating increased car and coach parking; facilities for children and young people; and enabling greater local employment opportunities.

7.14.3 Tourism is a key employment growth sector in Northleach. Given the importance of tourism to the long-term economic prosperity of the town, several initiatives have been identified in the Town Council's ~~emerging~~ (i) Neighbourhood Development Plan, including the establishment of a small visitors' car park and improvements to the Market Place. These would support the vitality and viability of the town centre. The development of the tourism facility at the Old Prison also presents an economic opportunity.

7.14.4 For site N14B, developers will be required to demonstrate that there is adequate wastewater and water supply capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users. Developers may need to fund studies to ascertain whether the proposed development will overload existing water infrastructure.

7.14.5 An archaeological assessment and evaluation will be required prior to development of site N14B.

Policy S12

NORTHLEACH

Allocated housing development site:

- N14B Land adjoining East End and Nostle Road (indicative capacity of 17 dwellings net) (ii)

Established employment site:

- Old Coalyard Farm Industrial Estate (EES35)
- The Old Brewery (EES36)

The following tourism initiatives are supported in principle:

- The development of the new discovery centre at the Old Prison;

POLICY S12: NORTHLEACH

- Improvements to the Market Place; and
- The establishment of a small visitors' car park.

STATEMENT OF REASONS

[i] The Northleach with Eastington Neighbourhood Plan has now been made.

[ii] For clarity.

POLICY S13: STOW-ON-THE-WOLD

Please note, this consultation considers the implications of extending the Local Plan period to 2041. The update to this policy does not take consideration of additional site allocations that may be required to deliver the updated requirements. This policy proposal should instead be read alongside the Development Strategy Options and Preferred Option Topic Paper (CDC, January 2024), which considers broad locations for additional growth.

Policy proposal

Update Policy S13 as follows:

Policy S13: Stow-on-the-Wold

7.15.1 Stow-on-the-Wold is a compact market town, known both nationally and internationally as a tourist attraction, and locally as a service centre for nearby villages. With its striking and unusually prominent hilltop setting, Stow sits high on the Wold wholly within the Cotswolds Area of Outstanding Natural Beauty. The town, along with neighbouring Maugersbury, has many listed buildings.

7.15.2 Tourism is crucial to the long-term economic prosperity of Stow, and the high quality of the town's environment has been a key factor in the town's economic success. The town is an important contributor to the District's economy, with a good range of shops and services. The centre is healthy and vibrant with lower than average vacancies. Hotels, pubs, restaurants and tea/coffee shops are abundant, and the town has a high proportion of holiday accommodation with short and long-stay, which helps to sustain the economy all year round. A significant number of working age residents are employed within the town.

7.15.3 Tourism and local tourist accommodation has a positive impact on the vibrancy of the town centre. Enhancing the town centre further (e.g. by reinstating the Market Square as the focal point of the town) is an important economic priority. Addressing car parking and congestion problems in the town would help to achieve this. The development of a Town Museum has been identified as a key project that would enhance the attraction of Stow to visitors. Proposals for new development will take account of parking facilities and congestion issues in the centre of the town and the need for improvements to the pedestrian environment to enhance the centre.

7.15.4 Options should be explored for improving the physical environment of the town centre, including moving car parking provision from the Market Square to a suitable location within easy reach of the town centre. A suitable site could also be identified for additional off-street car parking provision to alleviate the impact of tourism and maintain the contribution that visitors make to the town's economy.

7.15.5 The District Council would support the provision of a new community facility, incorporating sports and leisure provision, new library facilities and health services. In addition, the District Council will continue to seek a site for small local workshops / ~~B1~~ E(g) (i) uses within the town.

Policy S13

STOW-ON-THE-WOLD

The following tourism initiatives are supported in principle:

- The development of a town museum to support the tourism economy.

POLICY S13: STOW-ON-THE-WOLD

The following non-strategic (local) infrastructure projects are proposed:

- The provision of a new community facility.

STATEMENT OF REASONS

[i] To reflect the updated land use classifications.

POLICY S14: UPPER RISSINGTON

Please note, this consultation considers the implications of extending the Local Plan period to 2041. The update to this policy does not take consideration of additional site allocations that may be required to deliver the updated requirements. This policy proposal should instead be read alongside the Development Strategy Options and Preferred Option Topic Paper (CDC, January 2024), which considers broad locations for additional growth.

Policy proposal

Update Policy S14 as follows:

Policy S14: Upper Rissington

7.16.1 Upper Rissington is part of a former air base (RAF Little Rissington).

7.16.2 Upper Rissington is identified as a Principal Settlement in the Development Strategy because built and committed housing developments since 2011 will effectively double the size of the settlement. Furthermore, although some of the village's employment facilities have been lost to housing, the village has gained several other services, including a school and a shop.

7.16.3 The Victory Fields development will help to meet the housing needs in the District, particularly for affordable housing. No other sites are allocated for development at Upper Rissington during the Plan period.

7.16.4 The existing employment area of Upper Rissington Business Park will be protected. The redevelopment of derelict buildings on the Business Park for employment uses is supported.

Policy S14

UPPER RISSINGTON

Established employment site:

- Upper Rissington Business Park (ESS3)

STATEMENT OF REASONS

POLICY S15: BLOCKLEY

Please note, this consultation considers the implications of extending the Local Plan period to 2041. The update to this policy does not take consideration of additional site allocations that may be required to deliver the updated requirements. This policy proposal should instead be read alongside the Development Strategy Options and Preferred Option Topic Paper (CDC, January 2024), which considers broad locations for additional growth.

Policy proposal

Update Policy S15 as follows:

Policy S15: Blockley

7.18.1 Blockley is a sizeable village, which is able to cater for certain day-to-day community needs. These include convenience shopping, post office services, primary education, GP services, and social activities. Its close proximity to the larger service centre of Moreton-in-Marsh, moreover, means that residents do not have to travel far to access higher level services that are not available in the village, including banking and leisure facilities.

7.18.2 Although limited job opportunities exist within Blockley, there are several employment sites nearby within Blockley parish, including Draycott Works, Northcot Business Park (Paxford Brickworks) and Northwick Business Centre, as well as at Moreton-in-Marsh.

7.18.3 Sites BK8 and BK14A are allocated for housing development in Blockley. These sites, combined with existing commitments and previously-built dwellings, will help to address local affordable housing needs; sustain existing facilities; and maintain the village's role as a local service centre, taking account of environmental constraints and the size of the village. A proportion of site BK14A lies within Flood Zones 3b and 3a. A site-specific flood risk assessment and sequential planning of the site will be necessary. All built development must be contained within Flood Zone 1.

Policy S15

BLOCKLEY

Established employment site:

- Upper Rissington Business Park (ESS3)

Allocated housing development sites:

- BK8 Land at Sheafhouse Farm (indicative capacity of 13 dwellings net) (i)
- BK14A The Limes, Station Road (indicative capacity of 9 dwellings net) (ii)

Established employment sites:

- Draycott Works (EES11)
- Northcot Business Park (Paxford Brickworks) (EES12)
- Northwick Business Centre (EES13)

POLICY S15: BLOCKLEY

The following non-strategic (local) infrastructure projects are proposed:

a. Provision of allotments;

b. Improvement of footpath and cycle links; and/or

c. Provision of a youth shelter or other appropriate facility.

STATEMENT OF REASONS

[i] For clarity.

[ii] For clarity.

POLICY S16: CHIPPING CAMPDEN

Please note, this consultation considers the implications of extending the Local Plan period to 2041. The update to this policy does not take consideration of additional site allocations that may be required to deliver updated requirements. This policy proposal should instead be read alongside the Development Strategy Options and Preferred Option Topic Paper (CDC, January 2024), which considers broad locations for additional growth.

Policy proposal

Update Policy S16 as follows:

Policy S16: Chipping Campden

7.19.1 Although only supporting a population of around 2,000, Chipping Campden is the main service centre in the far north of the District. The town possesses a good range of services and facilities, and the area has a good employment base, with a higher than average proportion of jobs in growth employment sectors. Along with Campden BRI, one of the District's largest employers, there are employment sites at Campden Business Park and at neighbouring Weston-sub-Edge.

7.19.2 Chipping Campden faces some significant issues; for example, the trend towards an ageing population is most extreme in the Campden Vale ward, where there is the lowest proportion of economically active people in the District. This will undermine the town's economy in the future. Furthermore, the proportion of people in senior management positions is high, which is perhaps a reflection of the high average house prices in Chipping Campden.

7.19.3 Chipping Campden has a high quality townscape together with a fine landscape setting within the AONB. New land allocations need to be sensitive to the environmental constraints and the need to ensure that the town's historic character is maintained. This will enable young people to take-up local employment opportunities and help to provide sufficient accommodation for an economically active population that supports the local economy. The additional housing will also help to sustain existing services and facilities.

7.19.4 For site CC_23/C developers will be required to demonstrate that there is adequate water supply capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users. In some circumstances it may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing water infrastructure. A lower impact development that includes a single storey community facility such as a doctors surgery would be more acceptable in landscape terms.

~~7.19.5 Chipping Campden has an established and successful business park, providing important local employment opportunities. Site CCNE1 forms a logical extension to Campden Business Park, and is located where there is existing infrastructure. Evidence demonstrates that this type of site is the most suitable and viable for delivering employment development. The site would make an appropriate contribution towards meeting the District-wide requirement for B class employment land, which is commensurate with one of the District's more sustainable settlements.~~ (i)

7.19.6 It is recognised that the wider Campden BRI site (Policy EC4) needs to be conceptualised and planned as a comprehensive redevelopment to secure the future of the organisation in Chipping Campden. The overriding constraint for the wider site area is its location within Flood Zone 3b, and Campden BRI is working with the Environment Agency to resolve that issue. Further significant constraints, particularly those relating to access and also the location within the AONB, must also be addressed through the master planning process. Policy EC4 provides detailed guidance for the Campden BRI site.

POLICY S16: CHIPPING CAMPDEN

7.19.7 ~~Visitors clearly make an important contribution to Chipping Campden's economy, though the resulting additional car parking in the historic town centre has long been perceived as a problem. Off-street parking has been seen as a potential solution to the visual impact that parked vehicles have on the High Street. The allocation of land in the 2001-2011 Local Plan (Policy CHI.3) for the development of a car park at Wolds End is therefore retained as this remains the most realistic option for delivering off-street parking. Representations have been received from the site owners confirming the availability of the site for car parking and that works in accordance with planning permission have commenced.~~ (ii)

7.19.8 It is anticipated that HGV routes and traffic management issues will be reviewed in and around Chipping Campden as part of the latest review of the Local Transport Plan by Gloucestershire County Council.

7.19.9 ~~A new railway station at Chipping Campden is included in a provisional list of major schemes in the Local Transport Plan (2019-2026); hence the station site should be protected. Given the location of part of the old station within the Campden BRI site, it should be considered as part of the potential redevelopment of the wider site, referred to above. Proposals for the Stratford-upon-Avon – Honeybourne railway line re-opening are supported, as this would help to make a new station at Chipping Campden more viable.~~ (iii)

7.19.10 The existing cemetery at Chipping Campden is nearing capacity, and the Town Council, and other local groups, have indicated that there is an urgent need to identify a new site.

7.19.11 Community-led planning documents and surveys have identified several further projects to those addressed elsewhere in the Plan. These include the provision of an indoor-based tourist attraction; improving leisure and play provision; and provision of a car park.

Policy S16

CHIPPING CAMPDEN

Allocated housing development site:

- CC 23B/C Land at Aston Road (indicative capacity of 36 dwellings net) (iv)

Established employment site:

- Campden Business Park (EES9)

~~**Allocated employment development site:**~~

- ~~CCNE1 Battle Brook / Extension to Campden Business Park for B1, B2 and/or B8 class uses (0.67 ha)~~ (v)

The following non-strategic (local) infrastructure projects are proposed:

a. Land at Station Road, Chipping Campden is allocated for use as a burial ground to meet local needs (Site Ref BG1);

b. ~~Land at Wold's End Orchard is allocated for a public car and coach park (Site ref CHI.3);~~ (vi)

c. A new open space or pocket park in or adjacent to (vii) the north and the east of the ~~village~~ town (viii).

STATEMENT OF REASONS

POLICY S16: CHIPPING CAMPDEN

[i] The site has planning permission for "Outline application for commercial/business development (Use Classes E(g), B2 and B8)" (ref: 21/03116/OUT).

[ii] The site owner no longer wishes to deliver a car park on this site. Instead, it is intended to preserve and conserve the whole of Wolds End Orchard for the public benefit as a traditional orchard and for the education of the public in its history and traditions.

[iii] The railway station is no longer included in the Local Transport Plan.

[iv] For clarity.

[v] The site has planning permission for "Outline application for commercial/business development (Use Classes E(g), B2 and B8)" (ref: 21/03116/OUT).

[vi] The site owner no longer wishes to deliver a car park on this site. Instead, it is intended to preserve and conserve the whole of Wolds End Orchard for the public benefit as a traditional orchard and for the education of the public in its history and traditions.

[vii] Feedback from Development Management officers has highlighted that it may be difficult to create new open space or a pocket park within the development boundary. The proposal would add flexibility.

[viii] Chipping Campden is a town.

POLICY S17: MICKLETON

Please note, this consultation considers the implications of extending the Local Plan period to 2041. The update to this policy does not take consideration of additional site allocations that may be required to deliver the updated requirements. This policy proposal should instead be read alongside the Development Strategy Options and Preferred Option Topic Paper (CDC, January 2024), which considers broad locations for additional growth.

Please also note, the Mickleton development boundary is proposed to be reduced to exclude the landscape buffer of the Broad Marston Road development (as shown on Policy DS2 Map 2).

Policy proposal

Update Policy S17 as follows:

Policy S17: Mickleton

7.20.1 Mickleton is a sizeable village, which caters for most day-to-day community needs, including top-up shopping; routine post office services; primary education; and social activities. Its close proximity to Chipping Campden, moreover, means that residents do not have to travel far to access higher level services that are unavailable in the village, such as secondary education; doctor's surgery; banking; and leisure facilities.

7.20.2 Whilst there is limited employment within Mickleton, employment opportunities are available at Weston-sub-Edge, Willersey and Chipping Campden, all within five miles. Tourism also plays an important role locally.

7.20.3 Along with Chipping Campden and Willersey, Mickleton is part of a cluster of settlements that serve the northernmost part of the District. Collectively, these settlements have the necessary services and facilities to provide for the local population. The opportunity to improve bus services between Mickleton and Chipping Campden should be encouraged.

~~7.20.4 Taking account of environmental constraints and the size of the village, recent growth and the lack of developable and deliverable land, no housing allocations are made.~~ (i)

7.20.5 Planning permission has been granted for a substantial development of 1,050 houses; self-catering lodges; and holiday homes at the Long Marston Estate (now called Meon Vale) in Stratford-on-Avon District, north of Mickleton. ~~It is understood that affordable housing will be based on 35% of the total residential floor area and that residents of Campden Vale ward would qualify.~~ The development provides 367 affordable homes (a 35% affordable housing requirement) and residents from the Campden Vale Ward qualify. (ii) No additional employment is proposed as part of the development over and above the existing storage and distribution uses, although it will include a leisure hub, grass and astro-turf sports pitches, which will benefit residents in the north of the District. (iii) This development accords with the Stratford-on-Avon District Core Strategy, and it is not considered to have any bearing on proposals for Mickleton.

Policy S17

MICKLETON

Established employment site:

- Seyfried Industrial Estate (EES8)

POLICY S17: MICKLETON

STATEMENT OF REASONS

[i] This paragraph has caused a lot of confusion amongst local residents. The paragraph does not add anything to the Local Plan. It is therefore proposed to delete it.

[ii] To update the development status from the Meon Vale site, which helps to further demonstrate how the District's affordable housing need will be delivered.

[iii] These services will be accessible to Mickleton and will improve the social sustainability of the village.

POLICY S18: MORETON-IN-MARSH

This policy proposal should be read alongside the Development Strategy Options and Preferred Option Topic Paper (CDC, January 2024), which considers the implications of extending the Local Plan period up to 2041, including broad locations for additional growth. Please note, the update to this policy does not include additional site allocations that may be required to deliver development requirements up to 2041.

The proposed update to Policy S18 is a work in progress, although we want to show you where we are up to with this update to this policy. For example, the policy update proposes a route for a new road to be safeguarded. However, the specific route is still to be determined, so a fully worked up policy proposal showing the proposed route is not possible at this stage. Furthermore, we are still working out what this road would look like and we would welcome your views on this.

Please also note, the Moreton-in-Marsh development boundary would be extended to include the additional land that is proposed to be allocated for development. This already includes the proposals for a primary school and the enabling developments of housing, a neighbourhood centre and employment uses at the Fire Service College. The extent of these current proposals is shown on Policy DS2 Map 6.

Policy proposal

Update Policy S18 as follows:

Policy S18: Moreton-in-Marsh

7.21.1 Moreton-in-Marsh is widely regarded as the main service centre for the north Cotswolds. Benefiting from a wide range of services, retailing, a popular weekly market, banking, and employment opportunities, it also has one of only two railway stations in the District. This, together with good bus services, makes Moreton-in-Marsh one of the District's most accessible settlements. The town is also home to the North Cotswold Hospital and the northern area branch office of the District Council.

7.21.2 Moreton has a good employment base (about 2,000 jobs), with a higher than average proportion of those jobs in growth employment sectors and a good balance of jobs to workers. The town's high sustainability ranking is despite the lack of both a secondary school and publicly-available leisure facilities. Its self-containment is relatively high, ranking only behind Cirencester and Bourton-on-the-Water.

7.21.3 The town is home to the internationally-renowned Fire Services College while Cotswold Business Village, also on the eastern side of the town, is one of the main employment areas in the District. The Fire Services College has indicated a willingness to work with the wider community with the aim of making its facilities more widely available than has been the case to date.

7.21.4 Given these factors and the amount of development that has been permitted since 2011, the town is considered to have potential for its employment role to increase. This is reflected in Policy S18, which allocates further housing development.

7.21.5 The town's retail centre ranks fourth in the District. Moreton fulfils a ‘key centre’ role in the District’s retail hierarchy, functioning as an important service centre and providing for an extensive rural catchment area. In accordance with the Town Centre and Retailing policies of this Plan, proposals for 'Town Centre' uses that maintain the position of Moreton-in-Marsh as a 'Key Centre' in the District's retail hierarchy will be permitted. Tourism and local tourist accommodation has a positive impact on the vibrancy of the Centre. However, parking issues and congestion hinder the retail and tourism function of the town; adversely affects local residents; and hampers the town's ability to strengthen / maintain its position as the main service centre for the north Cotswolds. In addition, the car parking at the train station is considered to be inadequate. Proposals for new development will take account of the provision of parking facilities and congestion issues in the centre

of the town.

7.21.6 ~~Site MORE6 has potential to provide a high quality business park to meet the requirements of Moreton and support the Fire Services College. The site is opposite the well established and successful Cotswold Business Village, and evidence demonstrates that locating employment next to the business park is the most suitable and viable for delivering employment development. Therefore, site MORE6 is proposed for B1 use class employment development. The site would make a significant contribution towards meeting the District-wide requirement for B class employment land.~~ (i)

7.21.7 In addition to allocating land for employment development, it is recognised that a more targeted approach is needed to support the continued prosperity of the District's larger institutions and employers, such as the Fire Services College. ~~Guidance~~ A policy (ii) for development on the main Fire Services College site is set out in Policy EC4, which supports the modernisation and upgrading of facilities directly related to the fire and emergency services training sector, as well as an enabling development including:

- An 18.3ha site allocation comprising an enabling development of:
  - Market and Affordable Housing (indicative net capacity of 310 dwellings); and
  - a new neighbourhood centre, including a convenience store, a replacement sports centre, a hotel and a public house.
- A 12.5ha employment site allocation comprising an enabling development of general industrial, storage and distribution, office, research and development and light industrial uses (B2, B8 and E(g) use classes). (iii)

7.21.8 2.4ha of land is allocated for a new two-form primary school (including early years or nursery provision) in the south-west corner of the Fire Service College site. This would be in addition to the existing St David's C of E Primary School. The site is located close to where most housing growth has occurred / will occur since 2011, so is where the need originates. This will encourage walking and cycling and discourage private car use. (iv)

7.21.9 Developers will be required to demonstrate that there is adequate water supply capacity both on and off the site to serve their development and that it would not lead to problems for existing or new users. In some circumstances it may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing water infrastructure. Evidence presented in the Water Cycle Study (August 2015) indicates that some upgrading of the wastewater treatment works and sewerage infrastructure will be required in order for new development to be accommodated.

7.21.10 ~~The capacity of M_19A and M_19B has been assessed to take account of a significant landscaping buffer that would be necessary to ensure the acceptable design of the site. Allowance has also been made for an existing public right of way. In line with Policy SA1-SA3, infrastructure requirements include highways improvements and flood alleviation measures (Moreton Drainage Scheme).~~ (v)

7.21.11 ~~An archaeological assessment and evaluation will be required prior to development of site M_60.~~ (vi)

7.21.12 Highway congestion in Moreton-in-Marsh is an issue, especially in the town centre. Building new roads should always be the last available option. However, congestion in the town centre is at such a level that, in addition to other sustainable transport solutions, a route is protected in the Local Plan for a new road. This will connect London Road (A44) to the A429 to the north and south of Moreton via the east of the town. The new road will direct some through traffic away from the town centre, helping to improve the A429 and mitigate the impact of already planned and potential future development in Moreton. (vii)

7.21.13 Proposals for the Stratford-upon-Avon - Honeybourne railway line re-opening are supported, as this

would help to make train services from Moreton-in-Marsh station more viable, as well as increasing public transport options from Moreton. [viii]

Policy S18

MORETON-IN-MARSH

Allocated housing development sites:

- ~~M_12A Land at Evenlode Road (63 dwellings net)~~ [ix]
- ~~M_19A and M_19B Land south east of Fosseway Avenue (91 dwellings (net) and 28 dwellings (net))~~ [x]
- ~~M_60 Former Hospital site (21 dwellings net)~~ [xi]
- M72 Fire Service College comprising an enabling development including market and Affordable Housing (indicative net capacity of 310 dwellings) and also including a new neighbourhood centre containing a convenience store, a replacement sports centre, a hotel and a public house) [xii]

Established employment sites:

- Cotswold Business Park/Village (EES32)
- Fosseway Industrial Estate (EES33)

Allocated employment development site:

- ~~MORE6~~ ME6 Fire Service College B (~~7ha~~ 12.5ha) for ~~B1~~ enabling development of B2, B8 and E(g) uses [xiii]

The following strategic infrastructure is proposed:

- 2ha of land is allocated for a primary school (including early years or nursery provision) at the Fire Service College. [xiv]
- A route for a new 'landscape-led' road is safeguarded to connect the A429 to the A44 from the north and south of the town. [xv]

STATEMENT OF REASONS

[i] The paragraph is superseded by the update to the following paragraph.

[ii] For clarity.

[iii] To reflect the proposed update to Policy EC4 and proposals at the Fire Service College.

[iv] To reflect the proposed update to Policy EC4 and proposals at the Fire Service College.

[v] The site has extant planning permission for 250 dwellings (ref: 19/02248/FUL).

[vi] Development of 20 dwellings on the site has been completed (ref: 17/03221/FUL).

[vii] Highway congestion in Moreton-in-Marsh is believed to be an issue, especially in and around the town centre. Transport modelling is being undertaken to confirm the situation. The District Council is first and foremost exploring options to reduce traffic and deliver modal shift from private vehicle trips to more sustainable forms of transport. However, it is thought that a new road will be required to support future growth in Moreton.

Given the amount of land that has been made available for development on the edge of Moreton-in-Marsh, strategic planning is required to safeguard the route from potential development and, if strategic growth does occur in Moreton, that this is supported by the necessary infrastructure.

The intention would be to direct some through traffic away from the town centre and the proposal would be planned in combination with the future movement strategy for Moreton town centre.

The specific route of the road requires further consideration but it would likely be via the east of the town where the land and landscape are less constrained. The type of road and the road users also require further consideration, although it would likely need to provide access for all users, especially sustainable modes of transport.

The adopted Gloucestershire Local Transport Plan (2020-2041) and Policy SA3 of the adopted Local Plan refer to improvements to A429 (Fosse Way) in Moreton-in-Marsh as required infrastructure and this proposal is consistent with these policies. The next iteration of the emerging Local Plan would specify how the road would be delivered and the specific route.

[viii] Relocated from Policy S16 and updated as necessary, as the Council would like to continue to formally support the reinstatement of the Stratford to Honeybourne line in the Local Plan.

[ix] The site has extant planning permission for 67 dwellings, which is under construction (ref: 21/02766/REM).

[x] The site has extant planning permission for 250 dwellings, which is under construction (ref: 19/02248/FUL).

[xi] Development of 20 dwellings on the site has been completed (ref: 17/03221/FUL).

[xii] To reflect the enabling development proposal at the Fire Service College provided at Policy EC4.

[xiii] To reflect the enabling development proposal at the Fire Service College provided at Policy EC4. The employment allocation will enable a greater diversity of employment uses to be delivered, which will aid the deliverability of the site. The update also reflects the change to the use classes introduced on 1 September 2020.

[xiv] To reflect the development proposal at the Fire Service College provided at Policy EC4.

[xv] See reason vii.

POLICY S19: WILLERSEY

Please note, this consultation considers the implications of extending the Local Plan period to 2041. The update to this policy does not take consideration of additional site allocations that may be required to deliver updated requirements. This policy proposal should instead be read alongside the Development Strategy Options and Preferred Option Topic Paper (CDC, January 2024), which considers broad locations for additional growth.

Policy proposal

Update Policy S19 as follows:

Policy S19: Willersey

7.22.1 Willersey is a relatively small village with a number of everyday facilities. The village has its own industrial estate, and is also located near other job opportunities at neighbouring Weston-sub-Edge and in Worcestershire. Willersey has good bus links to larger service centres, including Broadway, Evesham and Cheltenham.

7.22.2 Although facilities are fewer than they once were, Willersey's close proximity to Broadway means that residents are less than two miles from most services that are unavailable in the village. Moreover, Chipping Campden, which has secondary education and leisure facilities, is within three miles.

7.22.3 Along with Chipping Campden and Mickleton, Willersey is part of a cluster of settlements that serve the northernmost part of the District. Collectively, these settlements have the necessary services, facilities and employment opportunities to provide for the local population.

7.22.4 Site W7A~~/WIL_E1C~~ (i) has potential to enable further employment development in Willersey to build upon the success of the existing industrial estate. Evidence demonstrates that locating new employment sites next to existing, successful industrial estates is the most suitable and viable for delivering employment development. To help enable employment development to occur and improve the site's viability, it is proposed that housing is also developed on the site. A mixed use allocation is therefore proposed.

7.22.5 Development will help to support the community's expressed desire for smaller starter homes; sustaining existing facilities; and maintaining Willersey's role as a local service centre. In accordance with INF1, new development should have regard to the need for hydraulic modelling to understand the extent of the sewerage upgrades necessary for further housing development and its phasing. Developers will also be required to demonstrate that there is adequate water supply capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users. In some circumstances it may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing water infrastructure.

7.22.6 An archaeological assessment and evaluation will be required prior to development of site W7A~~/WIL_E1C~~ (ii).

Policy S19

WILLERSEY

POLICY S19: WILLERSEY

~~**Allocated housing development site:**~~

- ~~W_1A and W_1B Garage Workshop and Garden behind the Nook, Main Street (5 dwellings net)~~ ([iii])

Established employment sites:

- Willersey Industrial Estate (EES5)

Allocated mixed use development site:

- W7A~~/WIL_E1C~~ ([iv]) - Land north of B4632 and east of employment estate (indicative capacity of 49 dwellings net) ([v]) and 1.97 hectares for ~~B1~~ E(g) ([vi]), B2 and/or B8 use class employment land)

STATEMENT OF REASONS

[i] To reflect the updated SHELAA site reference.

[ii] To reflect the updated SHELAA site reference.

[iii] The site has been reassessed in the SHELAA Review (2022) and has been found to no longer be unsuitable for 5 or more dwellings, which is the minimum size for a site to be allocated for development in the Local Plan. There is also no longer a reasonable prospect that this site will be delivered by 2031. The site is therefore no longer assessed to be deliverable / developable. Should a planning application be made on the site, it is located inside the Willersey development boundary, where the principle of residential development is supported in accordance with Policy DS2. The deallocation of the site therefore does not significantly alter the potential of a planning application gaining permission.

[iv] To reflect the updated SHELAA site reference.

[v] For clarity.

[vi] To reflect the new planning use class system.

POLICY H1: HOUSING MIX AND TENURE TO MEET LOCAL NEEDS

Policy proposal

Update Policy H1 as follows:

Policy H1: Housing Mix and Tenure to Meet Local Needs

8.1.1 The delivery of future housing should meet the needs and aspirations of people requiring market and Affordable Housing. Providing an appropriate mix of housing types and tenures is a vital part of creating sustainable communities and meeting the diverse needs of all people within the District. Providing housing only where it is needed also helps to avoid commuting journeys, which might otherwise be required. (i)

8.1.2 The issue of housing affordability in Cotswold District is now affecting a larger proportion of the workforce. Those who traditionally would have been able to buy their own home, such as key workers groups and young professionals, are increasingly being priced out of the market. Whilst focus is often given to first time buyers, those who need to buy their next home, often to accommodate a growing family, are finding this harder to achieve as house prices increase beyond their reach. Therefore, a suitable range of affordable tenure types, not just those that fall within the 'Affordable Housing' definition, should be provided within new housing developments. For example, the provision of smaller ~~open~~ (ii) market homes will reduce the need for Affordable Housing ~~sector homes~~ (iii), by providing market solutions for households with lower earnings.

8.1.3 ~~It should be remembered that the~~ In Cotswold District, the (iv) existing housing stock will always be the main source of supply. The requirement for new homes is based upon the housing required to address existing deficits between the supply and local need / demand identified in the ~~SHMA~~ Local Housing Needs Assessment (v). The Local Plan will also ~~compliment~~ complement other Council strategies to encourage a better supply from the existing housing stock through meeting the requirements of those who are currently inadequately housed.

Policy H1

HOUSING MIX AND TENURE TO MEET LOCAL NEEDS

1. **All housing developments, including holiday homes, (vi) will ~~be expected to~~ (vii) provide a suitable mix and range of housing in terms of size, type and tenure to reflect local housing need ~~and demand~~ (viii) in both the market and Affordable Housing sectors, subject to viability. Developers will be required to comply with the Nationally Described Space Standard.**

2. **Any affordable accommodation with two or more bedrooms will ~~be expected to~~ (ix) be houses or bungalows unless there is a demonstrated (x) need for flats or specialist accommodation.**

3. **Proposals of more than 20 dwellings (1) (xi) will ~~be expected to~~ (xii) 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 that there is a higher or lower level of demand for plots and requires an alternative higher or lower percentage to be provided (xiii).**

~~4. Starter Homes will be provided by developers in accordance with Regulations and National Policy and Guidance.~~ (xiv)

[1] This excludes developments that provide 100% affordable housing.

POLICY H1: HOUSING MIX AND TENURE TO MEET LOCAL NEEDS

5. ~~Exception sites on land that has been in commercial or industrial use, and which has not currently been identified for residential development, will be considered for Starter Homes.~~ (xv)

6. **To support an ageing population and the specific needs of people with mobility problems, 67% of both market and Affordable Housing will be accessible and adaptable by meeting requirement M4(2) Category 2 of the Building Regulations and 8% of both market and affordable housing should be to M4(3) Category 3 of the Building Regulations.** (xvi)

8.1.4 New housing should reflect the need ~~and demand~~ (xvii) of the District's existing and future communities and should improve the quality and mix of new market and Affordable Housing. 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 with under provided floorspace (xviii). 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 Standardnationally described space standard, will come into effect 12 months from the date of the Plan being adopted.~~ (xix) The Nationally Described Space Standard applies to all types of dwelling, including holiday homes. (xx) For the purposes of this policy, Affordable Housing is as defined in the NPPF and latest legislation. Current definitions are included in the Glossary.

8.1.5 An appropriate mix of housing in new developments will help to enable a better flow of the existing housing stock (both market and affordable). New development should incorporate a range of housing types which contribute towards meeting the identified needs and demands for different demographic groups in the District. Developers should have regard to local evidence, for example, the latest ~~SHMA~~ Local Housing Needs Assessment (xxi) and parish needs surveys, and show how the proposed mix of market housing provision will help to address identified local needs in terms of the size, type and tenure of housing.

8.1.6 Development proposals which seek to meet the housing need and demand of local older people and address the need for self-build and custom-build housing across all tenures will be encouraged.

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. Self-build and custom-build housing is encouraged on small sites, and provision is ~~expected~~ required (xxii) to be made on all allocated and windfall sites that propose twenty or more dwellings that meet the qualifying Local Plan criteria (xxiii) where there is evidence of demand. Where the developer is required to provide self-build or custom-build plots it will be ~~expected~~ required (xxiv) that:

- the developer will have regard to the District Council's Self-Build and Custom-Build Register in the design and type of plots they provide. It is acknowledged that a flexible approach is necessary as to the type of self- and custom-build plots provided to assist the developer in ensuring the delivery and viability of the overall scheme. If no demand shown on the Register at the time of the commencement of development (xxv), then no plots will need to be provided under terms that would be included within the associated legal agreement with the Local Planning Authority (xxvi);
- plots which have been made available and marketed appropriately for at least 12 months from the start of development, or earlier if appropriate (for example, where the site is likely to be built out in less than a year), 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, at market value, before being built-out by the developer; and

- planning permissions specific to the self-build plot will ~~include conditions~~ be part of a legal agreement ([xxvii]) self-build developments to be completed within three years of a self-builder purchasing a plot.
- the 5% requirement relates to the total number of new dwellings (gross) being proposed on the site. A discount for Affordable Housing should not be applied to this figure before calculating the 5%. ([xxviii])

~~8.1.8 The District Council will work in a positive and proactive way with landowners and developers to secure a supply of land suitable for Starter Homes exception sites to deliver housing for young first-time buyers in the area. When Starter Homes come forward, reference should be made to the national policy and guidance, and to regulations.~~ ([xxix])

8.1.9 The ~~SHMA~~ Local Housing Needs Assessment ([xxx]) will provide more detailed information of the housing mix required for individual schemes. This will be supported by the update of the Cotswold District Council's Affordable Housing Supplementary Planning Document.

8.1.10 Population projections show a large increase in older people in Cotswold District between 2021 and 2031. The provision of dedicated older person housing schemes will form an important part of the overall housing mix. The provision of suitable housing in the community, which older people find desirable and suitable to live in as they age, will enable older people to downsize and will release a considerable number of larger properties, which will then be available for families.

8.1.11 The Government's reform of Health and Adult Social Care is underpinned by a principle of sustaining people at home for as long as possible. The Building Regulations [2] require that local authorities should identify the proportion of dwellings in new developments that should comply with the requirements for adaptive and wheelchair accessible homes, based on the likely future need for housing for older and disabled people and taking account of the overall impact on viability. There are three standards, which have been assessed in the Gloucestershire Local Housing Needs Assessment:

- M4(1) Category 1: Visitable dwellings – Mandatory, broadly about accessibility to ALL properties
- M4(2) Category 2: Accessible and adaptable dwellings – Optional, similar to Lifetime Homes
- M4(3) Category 3: Wheelchair user dwellings – Optional, equivalent to wheelchair accessible standard. ([xxxi])

STATEMENT OF REASONS

[i] To make the Local Plan green to the core.

[ii] To reflect the terminology used in the NPPF (2023) – i.e. 'market housing' instead of 'open market housing'.

[iii] For clarity.

[iv] To remove superfluous text and for clarity.

[v] To reflect the name of the latest available evidence.

[vi] For clarity, as holiday homes are a type of C3 use class dwelling too.

[vii] To remove superfluous text.

[viii] NPPF (2023) paragraph 62 talks about meeting the need for housing, not the demand. Developers typically argue that there is demand for larger executive or retirement homes, which are generally more profitable but

[2] Reflects changes to Building Regulations relating to adaptations and wheelchair accessible homes in the Building Regulations 2010 Approved Document Part M: Access to and use of buildings (2015 edition incorporating 2016 amendments – for use in England).

are less affordable for house buyers. In addition to being inconsistent with national policy, the current wording undermines the Council's ambition to tackle housing affordability and provide the national ambition right homes in the right places where they are needed.

[ix] To remove superfluous text.

[x] For clarity.

[xi] For clarity.

[xii] To remove superfluous text.

[xiii] For clarity.

[xiv] The Starter Homes guidance has been withdrawn (https://www.gov.uk/guidance/starter-homes) and the Government's Starter Home scheme has been scrapped (see link).

[xv] The Starter Homes guidance has been withdrawn (https://www.gov.uk/guidance/starter-homes) and the Government's Starter Home scheme has been scrapped (see link).

[xvi] To reflect the findings of the Gloucestershire Local Housing Needs Assessment (ORS, September 2020) – see paragraph 31.

[xvii] NPPF (2023) paragraph 62 talks about meeting the need for housing, not the demand. Developers typically argue that there is demand for larger executive or retirement homes, which are generally more profitable but are less affordable for house buyers. In addition to being inconsistent with national policy, the current wording undermines the Council's ambition to tackle housing affordability and provide the national ambition right homes in the right places where they are needed.

[xviii] The issue relates to it the house standards, rather than having 'smaller dwellings' per se. The alteration provides a more accurate description of the problem.

[xix] Consequential change - more than 12 months have passed since the adoption of the Local Plan. This is therefore superfluous text.

[xx] Feedback from the Council's Housing Strategy team has identified that there is currently ambiguity in the Local Plan on the requirement for Nationally Described Space Standards for different types of dwelling. This guidance confirms that the NDSS is applies to all new dwellings and is suitable for application across all tenures (see link). Holiday homes are a type of C3 dwelling that are restricted by a planning condition. If a holiday home is occupied in breach of condition for the sufficient length of time, the Council could end up with a sub-standard open market house. The only way to prevent this from happening and not put a resource pressure on the council to monitor / enforce conditions is to require holiday homes to be built to NDSS standards like all other types of dwelling.

[xxi] To reflect the name of the latest available evidence.

[xxii] For clarity and to make the wording stronger.

[xxiii] Because the requirement would exclude developments that provide 100% Affordable Housing.

[xxiv] For clarity and to make the wording stronger.

[xxv] To enable the Council to insist of self-build plots as part of schemes for more than 20 dwellings and include them within a S106. They will then count towards our self build supply figures. As a permission may not be implemented for a number of years, it appears sensible to include an element of flexibility so that the Council can take into account people joining the Self-Build and Custom-Build Register in the period between the submission of a planning application and the subsequent implementation of the scheme. The S106 can be worded in a manner that says self build plots do not need to be provided if there is no demand shown on the Register at the time of the commencement of development and subject to agreement in writing by the LPA.

[xxvi] For clarity.

[xxvii] Given that the delivery terms will most often be part of a legal agreement, this requirement should be part of a legal agreement and not a condition. A condition would require formal removal or variation to change, whereas a change in circumstances that might omit the self-build could more easily be written into the S106 agreement.

[xxviii] Feedback from the Council's Development Management team has identified that there is currently ambiguity over how the 5% of dwelling plots for sale as serviced or custom build plots should be calculated.

[xxix] The Starter Homes guidance has been withdrawn (https://www.gov.uk/guidance/starter-homes) and the Government's Starter Home scheme has been scrapped (see link).

[xxx] To reflect the name of the latest available evidence.

[xxxi] To reflect the findings of the Gloucestershire Local Housing Needs Assessment (ORS, September 2020) – see paragraphs 27 to 32.

POLICY H2: AFFORDABLE HOUSING

The proposed update to Policy H2 should be read alongside the Full Local Plan Update Development Strategy Options and Preferred Option Topic Paper (CDC, January 2024).

Policy proposal

Update Policy H2 as follows:

Policy H2: Affordable Housing

Current and Projected Need for Affordable Housing

8.2.1 Affordable Housing is required for eligible households whose needs are unable to be met within the open market. Affordable Housing includes: social rent, affordable rent, First Homes (i) and intermediate low cost home ownership (including shared ownership, discounted, rent to buy (ii) and equity model) as defined in national policy and guidance.

8.2.2 Increasing the supply of Affordable Housing is a challenge within Cotswold District. ~~The inclusion of an up-to-date policy within the Local Plan to set out the local requirement for affordable housing~~ Policy H2 (iii) will help to boost the supply of affordable homes in the District over the Plan period and help to re-balance the local housing supply ensuring that local people can access the housing that is urgently required.

8.2.3 The District's Affordable Housing need is currently estimated to be 125 ~~157~~ (iv) net additional affordable homes per year between 2021 ~~2015~~ (v) and 2031[1]. ~~This 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.~~ (vi)

8.2.4 The Affordable Housing need is a snapshot in time. Applicants should therefore refer to the latest evidence, such as the Local Housing Needs Assessment ~~SHMA~~ (vii), when submitting planning applications.

8.2.5 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 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 (Policies DS1 and DS2) (viii). 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~~ (ix) (Policy H4).

Policy H2

AFFORDABLE HOUSING

[1] ~~SHMA Update (April 2016), as updated by the Cotswold SHMA errata note (09 November 2017)~~ Gloucestershire Local Housing Needs Assessment (ORS, September 2020)

POLICY H2: AFFORDABLE HOUSING

1. All housing developments that provide ~~11~~ 10 [x] or more new dwellings (gross) ~~(net)~~ [xi], or sites with an area of 0.5 hectares or more, [xii] or have a combined gross floorspace of over 1,000sqm will ~~be expected to~~ [xiii] contribute towards Affordable Housing provision to meet the identified need in the District and address the Council's strategic objectives on Affordable Housing.

2. In rural areas, as defined under s157 of the Housing Act 1985, all housing developments that provide ~~6 to 10~~ 3 to 9 new dwellings (gross) ~~(net)~~ [xiv] will contribute towards Affordable Housing provision to meet the identified need in the District and address the Council's strategic objectives on Affordable Housing. ~~make a financial contribution by way of a commuted sum towards the District's affordable housing need subject to viability.~~ [xv]

3. The Affordable Housing requirement on all sites requiring a contribution~~, subject to viability~~ is [xvi]:

    i. Up to 40% ~~30%~~ of new dwellings (gross) on previously developed (brownfield) [xvii] sites; and
    ii. Up to 50% ~~40%~~ of new dwellings (gross) on all other sites. [xviii]

4. In exceptional circumstances, consideration may be given to accepting a financial contribution (a commuted sum) [xix] from the ~~developer~~ applicant [xx] where it is ~~justified~~ demonstrated [xxi] that Affordable Housing cannot be delivered on-site, or that the District's need for Affordable Housing can be better satisfied through this route. A financial contribution will also be required for each partial number of affordable units calculated to be provided on site.

5. The type, size and mix, including the tenure split, of Affordable Housing will ~~be expected to~~ [xxii] address the identified and prioritised housing needs of the District and designed to be tenure blind and distributed in clusters across the development ~~to be~~, unless otherwise [xxiii] agreed with the Council. ~~It will be expected that~~ [xxiv] Affordable Housing will be provided on site as completed dwellings by the ~~developer~~ applicant [xxv], unless an alternative contribution is agreed, such as serviced plots. Off-site provision, or an appropriate financial contribution in lieu, will only be accepted where it can be appropriately demonstrated as being justified and the agreed approach contributes to the objective of creating mixed and balanced communities. [xxvi] Where financial contributions are required, ~~payment will be made upon completion of development~~ a schedule of phased payments will be set out in a legal agreement based on when dwellings are occupied. [xxvii]

6. Where viability is questioned or a commuted sum is considered, an "open book" assessment will be required. The Local Planning Authority will arrange for an external assessment, which will be paid for by the ~~developer~~ applicant [xxviii].

7. The threshold against which an Affordable Housing requirement will be sought will be based on the aggregated gross number of homes, site area or floorspace that form part of a larger site, taken as a whole. The following tripartite test will be used to assess whether two or more developments are part of the same aggregated development site:

    i. Ownership;

    ii. Whether the areas of land can be considered to be a single site for planning purposes; and

iii. **Whether the development should be treated as a single development.** (xxix)

8. **Unless otherwise agreed by the Local Planning Authority for reasons within this policy, at least 25% of the on-site contribution of the Affordable Housing contribution required on sites will be Social Rented housing.** (xxx)

9. **Unless otherwise agreed by the Local Planning Authority for reasons within this policy, of the Affordable Housing contribution required on sites, 25% of the on-site contribution will be First Homes. The First Homes will have a discount of 50% of the market value of the house.** (xxxi)

10. **Affordable Housing contributions will, where relevant, be assessed in accordance with the Vacant Building Credit Calculation Methodology (Appendix M) or any methodology that supersedes it.** (xxxii)

8.2.6 In calculating whether a development has a combined gross floorspace of over 1,000sqm, account should be taken of the gross internal area only. Calculation of the gross floorspace will include ancillary garages and other outbuildings in addition to the dwellings themselves. (xxxiii)

8.2.7 To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, national policy requires that any Affordable Housing contribution due should be reduced by a proportionate amount. The methodology for how the vacant building credit will be calculated is provided at Appendix M. (xxxiv)

8.2.8 The proportion of Affordable Housing and self-build / custom build homes should be calculated against the total number of dwellings proposed. (xxxv)

8.2.9 In Cotswold District, the designated rural area, under s157 of the Housing Act 1985, is the Cotswolds ~~AONB~~ National Landscape (xxxvi). However, the Council may in future have to apply an additional area designated by order of the Secretary of State.

8.2.10 ~~Developers~~ Applicants (xxxvii) will be ~~expected~~ required to (xxxviii) engage with the Local Planning Authority at the ~~planning~~ pre-application stage (xxxix) to agree the Affordable Housing provision. It ~~is~~ will be (xl) assumed there will be no public subsidy towards affordable housing provision.

8.2.11 The Local Plan policies have been viability tested. The Affordable Housing requirements have been set at a level that takes account of affordable Housing and infrastructure needs and allows for developments to be deliverable. Development proposals will be policy compliant in delivering the required Affordable Housing contribution and will not normally require a viability assessment. It will be expected that these policies will fully inform, and be reflected in, land valuation and purchase negotiations. Viability will only be considered in exceptional circumstances for the reasons set out in the Planning Practice Guidance on Viability. Should a viability consideration arise, applicants should use up their "risk profit" which serves as a cushion on top of their operating profits before the Council will grant any concessions [2]. The price paid for land will not normally be a relevant justification for failing to accord with relevant policies in the plan. Landowners and site purchasers should consider this when agreeing land transactions.

8.2.12 In exceptional circumstances, the Council may take account of a viability assessment. Any relaxation of the policy requirements will only be considered where the Local Planning Authority is satisfied, on a site-by-site basis, that such a requirement will render any development proposals unviable having first varied the mix and type of housing to improve viability in agreement with the local planning authority.

[2] Planning Practice Guidance: Viability - Paragraph: 002 Reference ID: 10-002-20190509; Revision date: 09.05.2019

POLICY H2: AFFORDABLE HOUSING

8.2.13 In the exceptional circumstance that a viability assessment is submitted to accompany a planning application, this should be based upon and refer back to the viability assessment that informed the Local Plan; and the applicant should provide evidence of what has changed since then. Even if a development site is unviable, the weight to be given to a viability assessment will be a matter for the decision maker, having regard to all the circumstances in the case. [xli]

8.2.14 On-site Affordable ~~dwellings~~ Housing [xlii] will be transferred to the purchasing Registered Provider in line with the number, size, type and tenure of Affordable ~~homes~~ Housing [xliii] required by the Local Planning Authority's policies in accordance with the ~~SHMA~~ Local Housing Needs Assessment [xliv]; the Affordable Housing Supplementary Planning Document; and relevant housing plans and advice from the Council. Occasionally, it may be appropriate to provide free serviced land for the provision of the required units to a Registered Provider or the local planning authority by agreement. A s106 legal [xlv] agreement will be used to ensure transfer to a Registered Provider and that the Affordable Housing remains available as such in perpetuity for eligible households.

8.2.15 The development of any Affordable Housing and the calculation of any financial contributions should be in conformity with the details set out in the Affordable Housing Supplementary Housing Document.

8.2.16 For the purposes of the Local Plan, the definition of a dwelling is that as defined by ~~DCLG~~ the Department for Levelling Up, Housing and Communities [3] [xlvi], which is currently a self-contained unit of accommodation. Self-containment is where all the rooms (including kitchen, bathroom and toilet) in a household's accommodation are behind a single door which only that household can use.

STATEMENT OF REASONS

[i] To correspond with the NPPF (2023) Affordable Housing definition.

[ii] To correspond with the NPPF (2023) Affordable Housing definition.

[iii] To remove superfluous text.

[iv] To reflect the latest available evidence.

[v] To reflect the latest available evidence.

[vi] To remove superfluous text.

[vii] To reflect the latest available evidence.

[viii] For clarity.

[ix] To reflect the updated name of Policy H4.

[x] NPPF (2023) paragraph 64 and the PPG now refer to Affordable Housing not being sought for residential developments that are not major development. The NPPF Glossary definition for major (housing) development is development of 10 or more homes, or sites with an area of 0.5 hectares or more. Additionally, some settlements, such as Stow-on-the-Wold, require Affordable Housing but have been unable to deliver any because of a shortage of suitably sized sites. Reducing the site size threshold will not only boost the overall delivery of Affordable Housing but will enable some Affordable Housing to be delivered in settlements where there is a shortage of larger sites.

[3] Dwelling stock data: notes and definitions (includes HFR full guidance notes and returns form) and 2011 Census dwelling count

[xi] National policy no longer requires there to be a net change in dwellings for Affordable Housing to be required.

[xii] NPPF (2023) paragraph 64 and the PPG now refer to Affordable Housing not being sought for residential developments that are not major development. The NPPF Glossary definition for major (housing) development is development of 10 or more homes, or sites with an area of 0.5 hectares or more.

[xiii] To remove superfluous text.

[xiv] National policy does not require a net change in dwellings for Affordable Housing to be required.

[xv] NPPF (2023) paragraph 63 specifies that where a need for Affordable Housing is identified, planning policies should expect it to be met on-site unless: a) off-site provision or an appropriate financial contribution in lieu can be robustly justified; and b) the agreed approach contributes to the objective of creating mixed and balanced communities.

[xvi] Feedback from Development Management officers identifies that the policy is currently misleading and unclear, which is causing land prices to inflate as the Local Plan policies are not being accurately accounted for. The Local Plan policies have already been viability tested. The Affordable Housing requirement is assumed to be viable. However, the policy currently suggests that the Affordable Housing requirement for all developments is subject to viability. This is incorrect. Developments must be policy compliant, unless there are exceptional circumstances that would otherwise allow a viability test to demonstrate a lower Affordable Housing threshold should be used.

The Viability Planning Practice Guidance says that:

- Policy requirements should be informed by a proportionate assessment of viability that takes into account all relevant policies, and local and national standards, including the cost implications of the Community Infrastructure Levy (CIL) and section 106.
- Policy requirements should be clear so that they can be accurately accounted for in the price paid for land.
- The role for viability assessment is primarily at the plan making stage.
- Policy requirements, particularly for Affordable Housing, should be set at a level that takes account of Affordable Housing and infrastructure needs and allows for the planned types of sites and development to be deliverable, without the need for further viability assessment at the decision making stage.
- It is the responsibility of site promoters to engage in plan making, take into account any costs including their own profit expectations and risks, and ensure that proposals for development are policy compliant. Policy compliant means development which fully complies with up to date plan policies.
- The price paid for land is not a relevant justification for failing to accord with relevant policies in the plan. Landowners and site purchasers should consider this when agreeing land transactions.
- Where a viability assessment is submitted to accompany a planning application this should be based upon and refer back to the viability assessment that informed the plan; and the applicant should provide evidence of what has changed since then.
- The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case.

[xvii] For clarity and consistency with the NPPF (2023) definition.

[xviii] It is the Council's corporate objective to deliver more genuinely Affordable Housing. Increasing the Affordable Housing requirements by 10 percentage points would help to achieve this. Furthermore, the Cotswold District Local Plan 2001-2011 included an Affordable Housing requirement of 50% and this was achievable.

[xix] For clarity.

[xx] For clarity.

[xxi] For clarity.

[xxii] To remove superfluous text.

[xxiii] For clarity.

[xxiv] To remove superfluous text.

[xxv] For clarity.

[xxvi] So the policy is consistent with NPPF (2023) paragraph 63.

[xxvii] To protect against a scenario when developments are not officially 'completed' resulting in the payment never being paid. The proposed text better reflects the reality that payment stages are negotiated in legal agreements.

[xxviii] For clarity.

[xxix] The District has had several piecemeal developments within the same larger site in order to avoid the requirement to provide Affordable Housing. For example, an applicant may submit several smaller planning applications within a site, effectively providing a phased development, which in isolation would not exceed the Affordable Housing threshold, but collectively would require Affordable Housing. The R (Westminster City Council) v First Secretary of State and Brandlord Limited [2003] J.P.L 1066 judgment allows for the aggregation of permissions to be taken into account (see paragraphs 7.11, 7.16 and 8.2). The District has an acute housing affordability issue and all developments must contribute Affordable Housing in a fair way (also see this article, which provides further explanation: https://latest.dcp-online.co.uk/2017/11/12/the-tripartite-test/).

[xxx] The delivery of social rented housing is a key Council priority. It is a good way to deliver genuinely Affordable Housing, as even Affordable Housing can be unaffordable in Cotswold District. For example, a 20% discount on the market value of a house in Cotswold District can be unaffordable for many who need a home, whereas social rented housing is more genuinely affordable to those in need.

[xxxi] To reflect the First Homes Guidance (DLUHC and MCHLG, 23 December 2021). The PPG confirms that discretion can be exercised allowing local authorities to require a higher minimum discount of either 40% or 50% if there is a demonstrable need. In this regards, after the discount has been applied, the first sale must not be at a price higher than £250,000 (outside Greater London). Given the high cost of housing in Cotswold District, a 50% discount has been applied to enable a range of house types and a sufficient proportion of new housing to be below the £250,000 limit to qualify as a First Home.

[xxxii] To reflect NPPF (2023) paragraph 64 and to provide clarity about how Vacant Building Credit will be calculated in Cotswold District.

[xxxiii] For clarity, following feedback from Development Management case officers who have found the existing policy to be ambiguous when determining planning applications.

[xxxiv] To reflect NPPF (2023) paragraph 64 and to provide clarity about how Vacant Building Credit will be calculated in Cotswold District.

[xxxv] For clarity, following feedback from Development Management case officers. This also accords with NPPF (2023) Footnote 28.

[xxxvi] To reflect the rebranding of Areas of Outstanding Natural Beauty to National Landscapes.

[xxxvii] For clarity.

[xxxviii] For clarity and to make the wording stronger.

[xxxix] To add clarity, certainty and speed to any subsequent planning application process.

[xl] For clarity.

[xli] Feedback from Development Management officers identifies that the policy is currently misleading and unclear, which is causing land prices to inflate as the Local Plan policies are not being accurately accounted for. The Local Plan policies have already been viability tested. The Affordable Housing requirement is assumed to be viable. However, the policy currently suggests that the Affordable Housing requirement for all developments

is subject to viability. This is incorrect. Developments must be policy compliant, unless there are exceptional circumstances that would otherwise allow a viability test to demonstrate a lower Affordable Housing threshold should be used.

The Viability Planning Practice Guidance says that:

- Policy requirements should be informed by a proportionate assessment of viability that takes into account all relevant policies, and local and national standards, including the cost implications of the Community Infrastructure Levy (CIL) and section 106.
- Policy requirements should be clear so that they can be accurately accounted for in the price paid for land.
- The role for viability assessment is primarily at the plan making stage.
- Policy requirements, particularly for Affordable Housing, should be set at a level that takes account of Affordable Housing and infrastructure needs and allows for the planned types of sites and development to be deliverable, without the need for further viability assessment at the decision making stage.
- It is the responsibility of site promoters to engage in plan making, take into account any costs including their own profit expectations and risks, and ensure that proposals for development are policy compliant. Policy compliant means development which fully complies with up to date plan policies.
- The price paid for land is not a relevant justification for failing to accord with relevant policies in the plan. Landowners and site purchasers should consider this when agreeing land transactions.
- Where a viability assessment is submitted to accompany a planning application this should be based upon and refer back to the viability assessment that informed the plan; and the applicant should provide evidence of what has changed since then.
- The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case.

[xlii] For clarity.

[xliii] For clarity.

[xliv] To reflect the latest available evidence.

[xlv] For clarity and to provide flexibility (e.g. should a S106 agreement no longer be called a S106 agreement in future).

[xlvi] The DCLG has become the Department for Levelling Up, Housing and Communities.

POLICY H3: RURAL EXCEPTIONS SITES

Policy proposal

Update Policy H3 as follows:

Policy H3: Rural Exceptions Sites

8.3.1 Whilst the Development Strategy concentrates on directing development towards the 17 most sustainable settlements, this does not mean that rural housing needs beyond those towns and villages will not be met. In addition to residential development allowed under Policy DS3, Rural Exception Schemes will be encouraged in such locations (i) where: a proven need for Affordable Housing can be identified; where no agreed means of achieving required Affordable Housing can be found within local settlements ~~the local area~~ (ii); and where no sites are allocated within the Local Plan or relevant Neighbourhood Plans.

Policy H3

RURAL EXCEPTIONS SITES

1. **Land adjacent to the built-up areas of Principal and Non-Principal Settlements, (iii) which may not be considered appropriate for residential development, may be released for a rural exception scheme for Affordable Housing development where ~~there is an identified~~ a need within that parish or community for affordable housing can be demonstrated (iv). Where a need for affordable housing ~~homes~~ (v) has been identified, taking into account Parish Housing Surveys and Parish Plans or other local evidence, development of an appropriate scale will be permitted within, adjoining or closely related to the built up areas of Principal and Non-Principal Settlements ~~towns and villages~~ (vi) and provided that:**

   a. **the applicant enters ~~developers enter~~ (vii) into a legal agreement with the Local Planning Authority to ensure that the affordable housing provided through the rural exception scheme will be managed to meet the District's need for affordable housing in perpetuity; and**

   b. **rural exception schemes will normally be ~~expected~~ required (viii) to provide 100% Affordable Housing for local needs. Exceptionally, (ix) other types of tenure will be considered where it can be demonstrated, through a viability assessment, that this is essential to facilitate the Affordable Housing scheme to meet the identified local need.**

2. **Single self-build plots may be brought forward as rural exception sites within, adjoining, or closely related to the built up areas of Principal and Non-Principal Settlements ~~villages~~ (x) where the applicant meets all of the following criteria:**

   a. **is recorded as being (xi) in housing need;**

   b. **has a need to live locally;**

   c. **has strong local connections to the Parish; and**

   d. **is unable to access a suitable home currently available on the open market in the parish (or within 5km of the site).**

8.3.2 For rural exception schemes, proposals should be encouraged to normally be adjacent to the ~~settlement boundary of the village,~~ built up / developed part of Principal and Non-Principal Settlements and (xii) generally supported by the local community. They will also be required to be (xiii) supported by evidence of local housing need, appropriate in scale of development, and include long-term mechanisms to limit occupancy

to local people.

8.3.3 It is assumed that there will be no public subsidy towards Affordable Housing provision. Any relaxation of the policy requirements will only be considered where the District Council is satisfied, on a site-by-site basis, that such a requirement will render any development proposals demonstrably [xiv] unviable having first varied the mix and type of housing to improve potential [xv] viability in agreement with the Local Planning Authority.

8.3.4 On-site Affordable ~~dwellings~~ Housing resulting from the Policy [xvi] will be transferred to a Registered Provider (RP) ~~of~~ in accordance with [xvii] the number, size, type and tenure of Affordable ~~homes~~ Housing [xviii] required by the Local Planning Authority's policies in accordance with the SHMA, the Council's Housing Supplementary Planning Document 2007 and consequent update, and relevant housing plans of the Council. Occasionally, it may be appropriate to provide free serviced land for the provision of the required units to a RP or the District Council with the agreement of the Local Planning Authority. A ~~s106~~ legal [xix] agreement will be used to ensure transfer to a RP and that the Affordable Housing remains available as such in perpetuity for eligible households.

8.3.5 The development of any Affordable Housing and the calculation of any financial contributions should be in conformity with the details set out in the Cotswold District Affordable Housing Supplementary Housing Document 2007 or its successor document.

8.3.6 To engender additional community resilience and sustainability, and increase the affordable rural housing stock, a 'self-help' scheme is proposed enabling qualifying people to find and build their own affordable home on single plot exception sites (known as self-build sites) [xx]. These plots are intended for those people who have a strong local connection to a specific area (e.g. a parish or group of parishes) who are unable to afford or secure ~~open~~ [xxi] market housing in that area. The future resale value of the Affordable ~~home~~ Housing [xxii] ~~is~~ will be fixed in perpetuity below open market value (normally 60% of market value) to ensure that it remains affordable for subsequent occupiers, who must also meet the qualifying criteria. This will be secured by means of a ~~s106~~ legal [xxiii] agreement.

8.3.7 A strong local connection to the parish means that the person is, or in the past was, normally resident there; the person is employed in the parish; the person has family associations in the parish; or because the person is a member of the armed forces. [xxiv]

8.3.8 A site that is closely related to the built up area of a Non-Principal Settlement will be: physically well-related to the settlement; connected by a footpath to the settlement that is publicly accessible, safe and capable of year-round use; and conforms with the same standards as Policy DS3(1e).

STATEMENT OF REASONS

[i] For clarity.

[ii] To avoid requiring people to live in isolated locations.

[iii] Feedback from Development Management Officers identifies that the Council is receiving proposals for self-build housing outside, but adjacent to, settlements, as a way of trying to get round the presumption against new build housing in DS4 locations (i.e. the countryside). The reference to 'villages' in the policy is leading to some confusion, as some Principal Settlements are villages (e.g. Bourton-on-the-water and Mickleton) and some are towns. The current policy supports rural exception self-build plots next to some Principal Settlements but not others, which is not the intention (note, the intention of the policy is provided in paragraph 8.3.1). The Principal Settlements are of sufficient size to ensure that there is alternative accommodation

available, therefore nullifying the need for the rural exception criteria. However, the availability of accommodation within the smaller Non-Principal Settlements is likely to be more limited. The policy update will add clarity to the plan and ensure the policy is used for its intended purpose.

[iv] For clarity.

[v] For clarity.

[vi] Feedback from Development Management Officers identifies that the Council is receiving proposals for self-build housing outside, but adjacent to, settlements, as a way of trying to get round the presumption against new build housing in DS4 locations (i.e. in the open countryside). The reference to 'villages' in the policy is leading to some confusion, as some Principal Settlements are villages (e.g. Bourton-on-the-water and Mickleton) and some are towns. The current policy supports rural exception self-build plots next to some Principal Settlements but not others, which is not the intention (note, the intention of the policy is provided in paragraph 8.3.1). The policy update will add clarity to the plan and ensure the policy is used for its intended purpose.

[vii] For clarity.

[viii] For clarity and to make the wording stronger.

[ix] For clarity, taking consideration of Policy H2.

[x] Feedback from Development Management Officers identifies that the Council is receiving proposals for self-build housing outside, but adjacent to, settlements, as a way of trying to get round the presumption against new build housing in DS4 locations (i.e. the countryside). The reference to 'villages' in the policy is leading to some confusion, as some Principal Settlements are villages (e.g. Bourton-on-the-water and Mickleton) and some are towns. The current policy supports rural exception self-build plots next to some Principal Settlements but not others, which is not the intention (note, the intention of the policy is provided in paragraph 8.3.1). The policy update will add clarity to the plan and ensure the policy is used for its intended purpose.

[xi] To assist the development management / planning application process.

[xii] An update to the reasoned justification is needed to reflect the proposed change to the policy. Unlike Principle Settlements, Non-Principal Settlements do not a defined settlement boundary.

[xiii] For clarity. This sentence needs to be clear that this is a requirement, rather than the first part of the sentence which just 'encourages.

[xiv] For clarity.

[xv] For clarity.

[xvi] For clarity.

[xvii] For clarity.

[xviii] For clarity.

[xix] For clarity and to make the policy more flexible (e.g. a S106 agreement may not be called a s106 agreement in future).

[xx] For clarity.

[xxi] To reflect the terminology used in the NPPF (2023) – i.e. 'market housing' instead of 'open market housing'.

[xxii] For clarity.

[xxiii] For clarity and to make the policy more flexible (e.g. a S106 agreement may not be called a s106 agreement in future).

[xxiv] Monitoring of this policy has highlighted some ambiguity over what is meant by a strong local connection to a parish. This picks up on cues from part vii of the housing act 1996, although the local connection relates to the parish only.

POLICY H4: SPECIALIST ACCOMMODATION FOR OLDER PEOPLE

The proposed update to Policy H4 should be read alongside the Full Local Plan Update Development Strategy Options and Preferred Option Topic Paper (CDC, January 2024).

Policy proposal

Update Policy H4 as follows:

Policy H4: Specialist Accommodation for Older People

8.4.1 The SHMA Update (April 2016) anticipates a dramatic growth in the older population in Cotswold District with higher levels of disability and health problems amongst older people. There is a requirement for 665 (C3 use class) [i] sheltered and extracare housing units between 2017 and 2031. This forms part of the 8,400 dwelling (C3 use class) requirement ~~OAN~~ [ii]. There is also a requirement for 580 (C2 use class) nursing and residential bedspaces between 2017 and 2031[iii]. This is in addition to the 8,400 dwelling (C3 use class) requirement but is part of the standard methodology housing need calculation [1]. ~~OAN. Identified needs are~~ The requirement figures provide a snapshot in time and applicants must refer to the Council's latest monitoring evidence, ~~such as~~ provided by future updates to the ~~SHMA~~ Residential Land Monitoring Statistics report, when submitting planning applications, in order to determine the remaining requirement(s) and to help determine the need for the development proposal. Consideration should also be given to vacant units within existing stock, especially in the location the development is proposed. [iv] Specialist accommodation for older people should include a range of tenures and should not contribute to unbalanced communities.

Policy H4

SPECIALIST ACCOMMODATION FOR OLDER PEOPLE

1. **Proposals for specialist accommodation for older people, including sheltered and extracare housing, care homes and other appropriate models of accommodation for ~~the elderly~~ older people [v] and those with particular needs, will be permitted provided that the development:**
   - **a. meets a proven need for that type of accommodation in both the District and the settlement; [vi]**
   - **b. is designed to meet the particular requirements of residents with social, physical, mental and/or health care needs;**
   - **c. is easily accessible to public transport, shops, local services, community facilities and social networks for residents, carers and their visitors;**
   - **d. adheres to good practice in design principles, especially taking account of design for people with dementia; [vii]**
   - **e. promotes active lifestyles; [viii]**
   - **f. increases older peoples' engagement in community life; [ix]**
   - **g. includes Affordable Housing that is occupied by people with a local connection, where Affordable Housing is provided; and [x]**

[1] As calculated by the Planning Practice Guidance: Housing and economic needs assessment

POLICY H4: SPECIALIST ACCOMMODATION FOR OLDER PEOPLE

h. where accommodation is provided on a freehold or leasehold basis, it should provide 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.

8.4.2 This policy sets out the criteria for assessing proposals for specialist accommodation for older people including sheltered housing; extra care accommodation; and care homes, including locations that are consistent with NPPF paragraphs 62-64 ~~50~~ (xi).

8.4.3 Applicants will be ~~expected~~ required (xii) to have regard to the strategic aims and objectives of Gloucestershire County Council and ~~NHS~~ Gloucestershire Integrated Care Board (xiii) when demonstrating a local need for the service. In particular, the specialist accommodation needs are calculated at a District-wide level. Specialist accommodation developments must therefore clearly demonstrate how the proposal will deliver the District-wide need. Applications will also need to demonstrate how the development contributes towards delivering needs in terms of a suitable range and mix of housing within the local area, in accordance with Policy H1. (xiv)

8.4.4 Residential care accommodation should normally be located within settlements where there is easy access to a range of services, e.g. shops, healthcare and social facilities. This should enable non-car access to local facilities for residents and staff, and ensure that the facility is accessible for staff and visitors.

8.4.5 Enabling active lifestyles and increasing older peoples' engagement in community life may, for example, include the provision of safe and accessible green infrastructure, sports facilities, access to healthier food, allotments, services and facilities and a layout that encourages walking and cycling. These matters will be especially important to address where there are identified health and well-being needs. (xv)

8.4.6 It is important for applicants to demonstrate local need for residential care provision, having regard to Gloucestershire County Council strategies. Gloucestershire County Council is moving away from the commissioning of traditional residential and nursing homes towards increasing the use of housing with care and other forms of more independent living options, including increasing the number of accessible and adaptable homes to meet a range of housing needs. Working closely with the District Council, the aim is to provide a range of accommodation for people to help them remain independent and lead fulfilling lives. (xvi) Indeed, it is the position of Gloucestershire County Council to significantly reduce the numbers of people in residential and nursing care and significantly increase community care and support services.

8.4.7 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~~ required (xvii) to provide Affordable Housing in accordance with Policy H2.

8.4.8 Any local connection eligibility criteria will apply for a maximum of 3 months from when a home is first marketed. If a suitable buyer with a local connection has not reserved a home after 3 months, the eligibility criteria will revert to the national criteria. The local connection criteria will apply via a Section 106 Agreement upon the first and every successive sale of a First Home, although the criteria will be lifted after 3 months if the home has not been reserved or sold. (xviii)

8.4.9 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~~ Housing (xix) in accordance with Policy H2.

8.4.10 If the site is considered unsuitable, for example, due to the location or affordability of the units, the local planning authority may instead wish to accept a commuted sum to meet the need off-site.

STATEMENT OF REASONS

[i] For clarity.

[ii] For clarity.

[iii] The Objectively Assessed Housing Needs of Cotswold District (NMSS, December 2016) identified an increase of 366 residents living in communal establishments (C2 use class) over the 20-year Plan period. This uses 2014-based household formation rates, which aligns with the 2014-based household growth projections used within the standard methodology for calculating housing need.

Note, the C2 student accommodation need was assessed to be at equilibrium (i.e. there was no need) and the C2 communal accommodation need derives entirely from nursing and residential bedspaces.

Having a C2 need for the entire Local Plan period is more beneficial than a need for 2017 to 2023.

[iv] The Local Plan should identify the requirement. It should then set out how the requirement will be monitored. This is similar to the arrangement provided by Policy DS1 and the approach prescribed by NPPF (2021) paragraph 66.

> *Strategic policy-making authorities should establish a housing requirement figure for their whole area, which shows the extent to which their identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the plan period.*

[v] Change in terminology requested by Gloucestershire County Council.

[vi] For clarity.

[vii] Update requested by Gloucestershire County Council, as the District has an aging population and dementia cases are increasing. The is various guidance now available on delivering dementia friendly housing.

[viii] To reflect NPPF (2021) paragraph 92.

[ix] To reflect NPPF (2021) paragraph 92.

[x] To ensure that new developments deliver local housing needs, rather than importing people who want to live in the Cotswolds from further afield. Cotswold District already has an aging population and importing further older aged people compounds this issue and is leading to a demographically imbalanced community. This issue also puts a strain on local health services.

[xi] To reflect the updated NPPF (2021).

[xii] For clarity and to make the wording stronger.

[xiii] Change requested by Gloucestershire County Council to reflect the current name of the organisational structure that provides care.

[xiv] Feedback from Development Management officers identifies that there is currently some ambiguity over whether applications should be assessed against a local or district-wide need, which would be clarified by the proposed additional text.

[xv] To accord with NPPF (2021) 92c.

[xvi] The proposed change provides a better description of the strategy of Gloucestershire County Council.

[xvii] For clarity and to make the wording stronger.

[xviii] To ensure the Affordable Housing units can be occupied if there is no demand from people with a local connection. This clause aligns with the local connection criteria contained in the PPG on First homes.

[xix] For clarity.

POLICY H5: DWELLINGS FOR RURAL WORKERS OUTSIDE PRINCIPAL AND NON-PRINCIPAL SETTLEMENTS

Policy proposal

Update Policy H5 as follows:

Policy H5: Dwellings for Rural Workers Outside Principal and Non-Principal Settlements

8.5.1 The Cotswold countryside, besides being very beautiful, is a place of work. Alongside agriculture and forestry there are other rural businesses. For the most part, people employed on the land or in businesses can live in nearby towns and villages and travel to work. However, from time to time, an essential need for a dwelling at a place of work can be clearly established.

Policy H5

DWELLINGS FOR RURAL WORKERS OUTSIDE PRINCIPAL AND NON-PRINCIPAL SETTLEMENTS

1. Outside Principal and Non-Principal Settlements, new dwellings for rural workers will be permitted where:

a. it is demonstrated that there is an essential need for a worker to live permanently at or near their place of occupation in the countryside;

~~**b. a financial test is submitted to demonstrate the viability of the business proposed or as proposed to be expanded;**~~ (i)

c. a new dwelling cannot be provided by adapting an existing building on the holding;

d. a suitable alternative dwelling to meet the essential need is not available ~~**on a defined development site within the 17 Principal Settlements or within a village or hamlet**~~ **within a 20-minute walking or public transport journey time of the application site** (ii)**;**

e. the proposed dwelling is located within or adjacent to the existing enterprise or other buildings on the holding;

f. the size of the proposed dwelling and any subsequent extension (iii) **is proportionate to its essential need; and**

g. occupancy is limited by way of a planning condition or obligation.

2. In the case of a proposed or expanded existing business, where permission is first sought for a dwelling outside of a Principal or Non-Principal Settlement and where criteria 1a and 1c are met, a temporary permission only will be granted, for a period of maximum of 3 years, to allow the siting of a mobile home to allow the applicant to demonstrate that the business is viable. Renewal of the temporary permission will only be allowed once and will only be considered to provide continued occupation whilst a permanent dwelling is constructed on a site permitted for such a purpose and there is evidence that building work has commenced. (iv)

3. Extensions to dwellings for rural workers will only be permitted where it is demonstrated that the size of the extension is proportionate to the essential need of the occupant(s). (v)

4. Replacement rural workers' dwellings will be permitted where:

a. a building within the existing holding cannot be adapted to accommodate the essential need;

POLICY H5: DWELLINGS FOR RURAL WORKERS OUTSIDE PRINCIPAL AND NON-PRINCIPAL SETTLEMENTS

b. the replacement dwelling is located on the site of the existing dwelling;

c. the existing dwelling is demolished within 6 months of occupancy of the new dwelling;

d. the size of the replacement dwelling is proportionate to the essential need; and

e. occupancy will be limited by way of a planning condition or obligation. [vi]

8.5.2 Proposals for isolated dwellings in the countryside should be avoided. To ~~In order to~~ promote sustainability, development should be located where it will enhance or maintain the vitality of rural communities ~~and avoid the building of new, isolated, homes in the countryside~~. However, ~~it is recognised that,~~ from time to time, there may be special circumstances that justify ~~this taking place~~ new homes outside Principal and Non-Principal Settlements [vii]; for example, it may be essential for a rural worker to live permanently at or very near their place of work. Whether this is essential will depend on the needs of the enterprise concerned and not on the personal preferences or circumstances of any of the individuals concerned. In such instances, where criteria 1a, 1b, and 1d [viii] above are met, consideration will be given to the siting of a mobile home for a three year temporary permission, where renewal would only be considered to provide continued occupation whilst a permanent dwelling is constructed on a site permitted for such a purpose.

8.5.3 When considering such applications, the history of the holding, the recent pattern of land use and building and, recent disposals of land and property, will be taken into account. The recent sale of land and property could constitute evidence of lack of need.

8.5.4 Employment on an assembly or food packing line, or the need to accommodate seasonal workers, will not be sufficient to justify building a rural workers dwelling outside a settlement. [ix]

8.5.5 Where an essential need for a dwelling is proven, a condition will be imposed on the planning permission limiting the occupancy of the new dwelling to those employed in the type of business in question.

~~8.5.6 Proposals for isolated dwellings in the countryside should be avoided; however, it is recognised that occasionally there is a need for such a proposal. In such instances, where criteria a, b, and d above are met, consideration will be given to the siting of a mobile home for a three year temporary permission, where renewal would only be considered to provide continued occupation whilst a permanent dwelling is constructed on a site permitted for such a purpose.~~ [x]

STATEMENT OF REASONS

[i] Deleting clause 1b avoids a permanent new dwelling being created be permitted when there is no demonstrated need for it. The NPPF (2023) and the PPG do not requires Clause 1b. Clause 2 has been introduced to provide a temporary arrangement until the business is established.

[ii] Feedback from Development Management case officers has identified that the policy is overly restrictive. For example, an existing dwelling in the open countryside adjacent to the site may be available. Why could this not be used as an alternative to building a new dwelling? A 20-minuite walking or public transport journey time has been chosen as this is a reasonable travel distance for an employee commuting to work.

[iii] This ensures that need to extend rural worker's dwellings remains linked to the essential need for workers and that rural worker's dwellings are only as big as they need to be.

[iv] Feedback from Development Management case officers has identified that the policy is not explicit in stating that permission for a dwelling in connection with a new business would need to be in the form of a mobile

home for the first three years in order that it can be demonstrated that the business can sustain a permanent dwelling. The policy indicates that a permanent dwelling will be acceptable from the outset. Paragraph 8.5.5 indicates that mobile homes will be accepted as an alternative to permanent dwellings for an initial three year period. This is distinct from stating that mobile homes should be sought for the first three years in order for the applicant to demonstrate that their business is viable. This is necessary for the applicant to demonstrate that the new business is sound before moving on to apply for the erection of a permanent dwelling.

[v] Annual monitoring has identified an issue whereby extensions to rural workers' dwellings do not have to demonstrate an identified need (e.g.19/01580/FUL was a significant extension that doubled the size of a rural worker's dwelling. This was a significantly greater size than the need for the worker, which the Council was unable to refuse on policy grounds). The proposed update will address this issue.

[vi] Feedback from Development Management case officers has identified that, at present, the policy just relate to the erection of the initial worker's dwelling rather than any future replacement. Control over the size of replacement worker's dwellings is therefore limited. This is especially since the current supporting text of Policy DS4 offers support for replacement dwellings in the countryside and does not place a specific size restriction on such dwellings. Without this addition, the District could receive large worker's dwellings that are not proportionate to the essential needs of the respective businesses, undermining the original intentions of Policy H5.

[vii] For clarity, as the policy applies to allow locations outside Principal and Non-Principal Settlements.

[viii] Consequential change to reflect the updated policy numbering.

[ix] To reflect the Planning Practice Guidance on Housing needs of different groups (Paragraph: 010 Reference ID: 67-010-20190722, Revision date: 22.07.2019).

[x] Merged into paragraph 8.5.2.

POLICY H6: REMOVAL OF OCCUPANCY CONDITIONS

Policy proposal

Update Policy H6 as follows:

Policy H6: Removal of Occupancy Conditions

8.6.1 Over time, the situation that made it essential to provide a new dwelling for someone employed on the land can change. When this happens, a planning application may be made to remove the occupancy condition so that the property can be sold on the open market.

Policy H6

REMOVAL OF OCCUPANCY CONDITIONS

Removal of occupancy conditions – equestrian and rural workers (i)

1. **Outside Development Boundaries, removal of an occupancy condition attached to an equestrian workers dwelling or a rural workers dwelling** (ii) **will be permitted where all of the following criteria are demonstrated:**

   a. **that there is no longer an essential need for the dwelling on the holding or premises, ~~or~~ and there** (iii) **is not likely to be within the foreseeable future;**

   b. **that a reasonable and sustained attempt has been made to market and sell the property with its occupancy condition at a realistically reduced value, and no prospective buyer has come forward (a minimum period of 12 months)** (iv)**; and**

   c. **where there is a need for affordable housing in the locality, the dwelling could not be used for affordable housing on either a temporary or permanent basis to help meet this need.**

Removal of occupancy conditions – holiday lets and annexes

2. **Applications for the removal of occupancy conditions on holiday accommodation or annexes, which have been built or converted for that purpose, outside Development Boundaries or Non-Principal Settlements will not be permitted. Applications will be permitted where the building was originally built or previously used as a dwelling or the building is located within Development Boundaries or Non-Principal Settlements.** (v)

3. **The removal of occupancy conditions on holiday accommodation or annexes will only be permitted where the dwelling complies with the Nationally Described Space Standard.**

8.6.2 The criteria for assessing proposals for new dwellings in the countryside are rigorous; thus, similar care will be taken in dealing with applications for the removal of occupancy conditions.

8.6.3 Farmers and landowners, as part of their business planning, may be looking at their assets to see if they can be realised. However, it is important to ensure that the removal of occupancy conditions for equestrian and rural workers' dwellings (vi) is not undertaken lightly as this would undermine the sustainability principles that underpin the Local Plan's Development Strategy. Applicants will need to demonstrate that there is no other agricultural, or similar, need for the dwelling in the locality, including affordable housing, before releasing the property on the open market.

POLICY H6: REMOVAL OF OCCUPANCY CONDITIONS

8.6.4 This policy is specific to the removal of rural and equestrian worker and holiday let occupancy conditions and does not relate to ancillary accommodation or annexes. [vii]

8.6.5 Consistent with the justification for Policy H1, unrestricted new housing must also provide internal space standards contained in the 'Technical Housing Standards - Nationally Described Space Standard March 2015' or the successor document. [viii]

STATEMENT OF REASONS

[i] All open market homes are required to deliver the Nationally Described Space Standard, as set out in Policy H1. However, there is currently ambiguity in the Local Plan and feedback from Development Management case officers has highlighted that some applicants mistakenly believe that this requirement does not apply to Policy H6. The proposal will add clarity to the plan and will confirm that this is not the case.

[ii] Feedback from Development Management officers indicates that this policy would benefit from further clarity to explain that it only relates to rural worker occupancy conditions. Apparently, this is something that is often mistaken by applicants.

[iii] For clarity.

[iv] For clarity. 12 months is a reasonable amount of time in this context.

[v] Transferred from Policy EC11 so that all of the policies concerning the removal of occupancy conditions are located in the same part of the Local Plan.

[vi] Feedback from Development Management officers indicates that this policy would benefit from further clarity to explain that it only relates to rural worker occupancy conditions. Apparently, this is something that is often mistaken by applicants.

[vii] Feedback from Development Management officers indicates that this policy would benefit from further clarity to explain that it only relates to rural worker occupancy conditions. Apparently, this is something that is often mistaken by applicants.

[viii] All open market homes are required to deliver the Nationally Described Space Standard, as set out in Policy H1. However, there is currently ambiguity in the Local Plan and feedback from Development Management case officers has highlighted that some applicants mistakenly believe that this requirement does not apply to Policy H6. The proposal will add clarity to the plan and will confirm that this is not the case.

POLICY H7: GYPSY AND TRAVELLER SITES

The proposed update to Policy H7 should be read alongside the Full Local Plan Update Development Strategy Options and Preferred Option Topic Paper (CDC, January 2024). Please note, the policy would be updated to reflect the Local Plan development requirements up to 2041.

Policy proposal

Update Policy H7 as follows:

Policy H7: Gypsy and Traveller Sites

8.7.1 Gypsies and Travellers (collectively known as Travellers) pursue an active, itinerant lifestyle and are generally self-employed people. However, Traveller 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.

8.7.2 Planning Policy for Traveller Sites (PPTS) [1] 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'.

Policy H7

GYPSY AND TRAVELLER SITES

1. **Existing authorised sites for Traveller uses will be safeguarded provided there remains a need for these uses within the District.**

2. **The following locations, indicated on the Policies Maps in Appendix C, are identified as preferred sites for accommodating the future needs of Travellers:**

   - **Four Acres, Shorncote, near South Cerney – 7 pitches**
   - ~~**Meadowview, Fosseway, near Bourton-on-the-Water – 4 pitches**~~ [1]

3. **The following approach will be used to determine the acceptability, in principle, of planning applications for Traveller development:**

   a. **First preference will be sites specifically allocated in this Plan for Travellers.**

   b. **Second preference will be to designate additional pitches / plots within the boundaries of existing suitable Traveller sites, including sites that have already been identified for this use.**

   c. **Third preference will be to extend existing suitable Traveller sites adjacent to existing boundaries.**

   d. **Where a sufficient supply of pitches or plots cannot be achieved at the above locations new sites will be considered.**

8.7.3 A jointly-commissioned review to assess the number of pitches required by the travelling community

[1] Planning Policy for Traveller Sites (DCLG, August 2015)

across the Gloucestershire Housing Market Area was published in ~~March 2017~~ November 2022 (GTAA) [2]. An addendum to this report was subsequently published in October 2023 [3]. ~~Essentially, the GTAA establishes three categories of Travellers: Households that meet the PPTS planning definition; Households that could not be interviewed, hence their status is 'unknown'; and Households that do not meet the new definition.~~ The Local Plan aims to accommodate the 'Ethnic' definition of Traveller pitch need [4]. (ii)

8.7.4 The GTAA concludes that there is an identified need in Cotswold District to provide ~~three~~ 10 Traveller pitches ~~for Travellers who meet the PPTS definition~~ over the period ~~2016-2031 in Cotswold District~~ 2021-26 and a further 5 Traveller pitches over the period 2026-31. ~~Those needs, which originate from Travellers at the Shorncote site, should be met by 2021.~~

8.7.5 Regarding 'unknowns', the GTAA recommends the Council to consider the accommodation needs that might materialise over the plan period from households (Gypsies, Travellers, Travelling Showpeople and boat dwellers) that are not considered within the GTAA. For example this may include households residing on unauthorised developments, unauthorised encampments, due to in-migration, and those residing in bricks and mortar accommodation. This accommodation need should be considered separate to the need identified in the GTAA and could be met through windfall applications. ~~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 could not 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 could range between 0 and 11.~~ (iii)

8.7.6 Three sites have already gained planning permission, which together contribute 8 Travellers pitches towards the identified need [5]. The Four Acres site at Shorncote continues to have 7 available Traveller pitches. Collectively, these sites deliver the full Traveller pitch need up to 2031. (iv) ~~The 2017 potential sites update for Cotswold [6] found that two sites have a realistic prospect of delivering Traveller pitches over the Plan period. These sites, located at Four Acres, Shorncote and Meadowview, Fosse Way, near Bourton-on-the-Water, have been assessed as having the potential to deliver a total of up to 11 pitches.~~ Besides meeting the Traveller pitch need ~~for three pitches~~ specifically identified in the GTAA for Travellers meeting the Ethnic ~~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. (v)

8.7.7 A sequential approach for meeting any further provision is set out in clause 3 of Policy H7. 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.

~~8.7.8 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.~~ (vi)

8.7.9 The GTAA concludes that there is no requirement to provide pitches for Travelling Showpeople within

2 ~~Gloucestershire (Cheltenham, Cotswold, Forest of Dean, Gloucester, Stroud and Tewkesbury) Gypsy and Traveller Accommodation Assessment (Opinion Research Services, March 2017)~~ Gloucestershire Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (RRR, November 2022)

3 Gloucestershire Gypsy, Traveller and Travelling Showpeople Accommodation Assessment – addendum for Cotswold District Council (RRR, October 2023)

4 The NPPF (2023) refers to the need to both assess and then address the accommodation needs of those who are ethnically recognised Gypsies and Travellers (as in line with the Humans Rights Act 1998 and the Equalities Act 2010), both who are covered by the definition in Appendix 1 of the PPTS 2015 and those outside of the definition.

5 Three pitches at Meadowview, Fosseway, Bourton-on-the-Water (ref: 22/03763/FUL); one pitch at Hillside View, Hartley Lane, Seven Springs, Coberley (ref: 18/04875/FUL); and three pitches at Land off Cricklade Road, South Cerney, GL7 5QE (ref: 21/04539/FUL)

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

Cotswold District.

8.7.10 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.

STATEMENT OF REASONS

[i] This site was granted planning permission on 5 January 2023 for "Change of use of land from equestrian to residential caravan site with provision of additional 3 no. traveller pitches (partially retrospective)" (ref: 22/03763/FUL).

[ii] According to NPPF (2023) along with related planning guidance, a sound local plan seeks, as a minimum, to meet the area's objectively assessed needs, and address the needs of groups with specific housing requirements. The NPPF (2023) refers to the need to both assess and then address the accommodation needs of those who are ethnically recognised Gypsies and Travellers (as in line with the Equalities Act 2010), both of whom are covered by the definition in Appendix 1 of the PPTS 2015, and those outside of the definition. This GTAA recommends adopting the 'ethnic' definition accommodation needs figures i.e. meeting the accommodation needs of all households who ethnically identify as Gypsies and Travellers.

The alternative approach of adopting the 'PPTS 2015' definition of accommodation needs figure, with the difference between the PPTS 2015 and Ethnic' definition figures being an additional need that would be met as windfalls, is not considered to be appropriate in Cotswold District. There is a limited supply of Traveller sites in Cotswold District and the alternative approach may require windfall developments unsuitable locations, which accords less well with the principle of plan-led development.

[iii] No figure is provided in the GTAA (2022) or the GTAA Addendum (2023) to estimate the number of 'unknowns'. This update therefore sets out how any further unaccounted for needs, which were not assessed in the GTAA, will be assessed, which can then be provided for in accordance with the sequential approach set out in Policy H7.

[iv] To reflect the latest monitoring data on the supply of Traveller sites that accommodate the Ethnic need identified in the GTAA (2022) and the GTAA Addendum (2023).

[v] To update the reasoned justification so that it accords with the Ethnic definition.

[vi] Given the proposed policy updates accommodate the Ethnic need, this paragraph is no longer needed.

POLICY H8: REPLACEMENT DWELLINGS

Policy proposal

New Policy H8 as follows:

Policy H8: Replacement Dwellings (i)

8.8.1 The erection of replacement dwellings and extensions to existing houses can individually, and cumulatively over a period of years, have an adverse impact both on the character of individual properties and the surrounding countryside. The replacement of small rural dwellings with larger houses can radically change the character of an area to one of a more suburban nature and also reduce the supply of the smaller rural dwellings. To help protect the character of the countryside, extensions and replacements of dwellings need to be controlled in terms of scale and design.

8.8.2 If smaller dwellings are replaced with properties that are much larger, then, over time, the District's stock of smaller properties in the countryside will diminish. Cotswold District has an acute housing affordability issue, which has got worse in recent years. There is a need to retain a stock of smaller house types, as they are generally more affordable. The Local Housing Needs Assessment (LHNA) [1] will continue to be used to monitor the housing market need and demand.

8.8.3 Provision of replacement dwellings provides an opportunity to include flood resistant or resilience measures into the design of replacement dwellings in existing flood risk areas. In some instances, there may be an opportunity to re-site the dwelling within the existing residential curtilage to reduce flood risk or to achieve landscape or biodiversity benefits.

8.8.4 Proposals are sometimes made to replace a building or structure that may once have been a dwelling, but has subsequently been abandoned [2]. Such proposals need to be considered in the light of the general presumption against new dwellings in the countryside. Over the centuries, many properties have been abandoned and fallen into disrepair until virtually all trace of them has gone. The Council sees nothing wrong in this, unless the property concerned is a listed building, or crucial to the appearance of a Conservation Area. The Council will not permit such ruins, or derelict buildings, to be used as a pretext for a new dwelling in the open countryside (i.e in a Policy DS4 location).

Policy H8

REPLACEMENT DWELLINGS

1. Proposals for replacement dwellings will be permitted where:

a) the building to be replaced is not a listed building or heritage asset; and

b) the scale, form and footprint of the replacement dwelling is smaller than, or of a similar size and scale (no more than 10% in volume) to the existing dwelling (including any extensions). A minor enlargement of the replacement may be permitted, but only to allow the dwelling to achieve Nationally Described Space Standards or to deliver prevailing sustainable construction standards and where the proposed enlarged design does not detract from the character and appearance of the area; and

c) the replacement dwelling is located on or overlaps the footprint of the existing dwelling, unless relocation elsewhere within the existing residential curtilage would

[1] Gloucestershire Local Housing Needs Assessment (ORS, September 2020)

[2] A building that has previously been used as a dwelling will not be regarded as an existing dwelling where such use has been abandoned. The recognised tests of abandonment are the physical condition of the building, any intervening use other than residential, the length of time the building has not been lived in, and the intentions of the owner over the years.

POLICY H8: REPLACEMENT DWELLINGS

have positive flood management, landscape or biodiversity benefits, and the design does not detract from the character or appearance of its surroundings; and

d) the original dwelling does not fulfil a social housing need; and

e) the existing dwelling is not a caravan, static caravan, mobile home or other form of temporary dwelling; and

f) the development does not involve a building that has received planning permission for conversion to a dwelling, or a notification of conversion to a dwelling through Permitted Development rights, in the last 10 years. [ii]

2. Where the replacement dwelling is to be built alongside or does not otherwise overlap the existing footprint of the dwelling that it is to replace, the Council will impose a condition on the planning permission, or seek a planning obligation, requiring that the original building be demolished and the site cleared within a specific period. The rebuilding of demolished dwellings once the new dwelling is occupied (i.e. to create two dwellings on the site) will not be permitted.

3. Conditions will be imposed to remove permitted development rights on future extensions or alterations to the replacement dwelling.

4. Where a new 'skin' (including cladding) is proposed around an existing dwelling and the work requires planning permission, the Council will treat the application as if it were for a replacement dwelling.

8.8.5 In determining what constitutes "similar size", account will be taken of the extent to which the dwelling has been previously extended, or could be extended under permitted development rights. For the purposes of this policy, "original" is defined as the dwelling as it was built, or as it existed on the 1st July 1948.

8.8.6 Whilst there may be instances where a modest difference in size can be acceptable, it may be appropriate to attach conditions removing permitted development rights to extend the property further. Moreover, where the dwelling concerned is a mobile or temporary home there would be a presumption against replacement with a permanent structure.

STATEMENT OF REASONS

[i] A loophole enables planning permission to be obtained for open market housing development in unsustainable rural locations. The extant Local Plan policies can be used as stepping stones to get permission for development, which would not otherwise be supported. For example:

Bagendon Downs Farm, Perrotts Brook, Bagendon, GL7 7JE

- 16/05318/CLEUD – Certificate of lawful existing use or development under Section 191 of the Town and Country Planning Act 1990 for residential use of land and stationing of mobile home.
- 16/05319/FUL – Replacement of mobile home with detached 2 bedroom dwelling

The Kudos, Garricks Head, Andoversford, GL54 4LH

- 17/03351/CLEUD (permitted 22.11.2017) – Certificate of Lawful Existing Use or Development under Section 191 of the Town and Country Planning Act 1990 for the erection of a dwelling and the construction of ancillary accommodation. Use of land as residential curtilage.

- 18/01407/FUL (refused 13.09.2018) – Three residential units
- 18/03497/FUL (permitted 01.11.2018) – Change of use from ancillary accommodation to a separate dwelling
- 18/04953/FUL (permitted 15.02.2019) – Upper Floor extension
- 19/01301/FUL (permitted 31.05.2019) – Lower ground floor and upper ground floor extensions and attached garage
- 20/01821/FUL (permitted 20.08.2020) – Subdivision of an existing dwelling into five dwellings (resubmission of 20/00504/FUL)

Forty Farm, Preston, GL7 5PP

- 19/01264/OPANOT (permitted 16.05.2019) – Notification under Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2, Part 3, Class Q (as amended) for the change of use of 2 farm buildings to provide 5 new dwellings and associated operational development
- 20/04407/FUL (permitted 18.05.2021) – Erection of 3 No dwellings to replace existing barns and associated works

Dunsden Farm, Ditchford Road, Todenham, GL56 9NX

- 19/02437/OPANOT (permitted 26.07.2019) – Notification under Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2, Part 3, Class Q (a) (as amended) for the change of use of Dutch barn to single dwelling
- 20/01605/FUL (permitted 22.06.2020) – Erection of a new dwelling on the footprint of a previously approved class Q barn conversion (19/02437/OPANOT)

Ullenwood Court, Ullenwood

- 14/03008/OPANOT – (permitted 07.07.2014) – Notification under Class J of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 for change of use of 8 offices (B1) to residential (C3)
- 14/05225/OUT – (permitted 29.01.2016) – Outline planning application for residential re-development consisting of 20 units and associated works, and the provision of equivalent replacement stable facilities and riding arena (access, layout and scale to be determined)
- 17/00323/OUT – (permitted 12.07.2017) – Outline planning application for residential re-development consisting of 20 units and associated works, and the provision of equivalent replacement stable facilities and riding arena (access, layout and scale to be determined) (resubmission seeking revisions to affordable housing provision)
- 18/01615/FUL – (permitted 22.05.2019) – Residential re-development consisting of 26 residential (C3) units and associated works

[ii] To close a loophole, following feedback from Development Management case officers. The Council has received applications to convert buildings to dwellings, which are being followed in quick succession by an application to build a replacement dwelling without the conversion being undertaken. Applicants have used the conversion permission as a fall-back position. This means they can effectively gain permission for a new build house, which would not ordinarily be supported, and there is concern that the district could end up with a situation where there are lots of new build houses in place of conversions, which is not the intention of the policy.

Policy H9: EXTENSIONS AND ALTERATIONS TO DWELINGS

Policy proposal

New Policy H9 as follows:

Policy H9: Extensions and alterations to dwellings (i)

Permitted Development Rights

8.9.1 Certain types of minor changes to a house can be done without needing to apply for planning permission. These are called "permitted development rights". They derive from a general planning permission granted by Parliament. However, many permitted development rights that apply to common projects for houses do not apply to flats, maisonettes or other buildings.

8.9.2 More restricted permitted development rights apply in 'designated areas', which include the Cotswolds National Landscape (an Area of Outstanding Natural Beauty) and Conservation Areas. Sometimes permitted development rights may also have been withdrawn resulting from a condition imposed on an earlier planning permission or an area affected by an 'Article 4 Direction'.

8.9.3 The Planning Portal is the UK Government's online planning and building regulations resource for England. It has lots of useful information and guidance about the types of minor works you can do to your home without the need for planning permission. A brief overview of the need for planning permission for different types of home alterations can also be found on the Council's website.

Applying for planning permission

8.9.4 Like many local planning authorities, the District Council's Local Plan seeks to limit the size of extensions to help protect the unspoilt character of the Cotswolds and the wider district and to maintain a range of housing types, particularly the stock of smaller / typically lower priced house types to meet the needs of Cotswold communities.

8.9.5 The extension of existing dwellings is often an effective means of improving the housing stock. Policy H9 allows householders to extend and improve their homes although there are certain limitations, depending on where you live and whether your home has been extended in the past.

Policy H9

EXTENSIONS AND ALTERATIONS TO DWELLINGS

Permission will be granted for the extension or alteration of dwellings provided all the following criteria are met:

1. **The plot size of the existing property is large enough to accommodate the extension to the dwelling or new outbuilding without resulting in a cramped or overdeveloped site.**

2. **The height, scale, form and overall appearance of the extension or outbuilding is visually and mathematically subservient to the original dwelling, and is in keeping with the scale and character of the original dwelling (taking into account any cumulative additions), and the site's wider setting and location.**

3. **Following construction of the extension, or outbuilding, sufficient space is available for the parking of cars, in line with the Council's Parking Standards, in a way that prevents an increase in on-streer / roadside car parking.**

Policy H9: EXTENSIONS AND ALTERATIONS TO DWELINGS

4. **In the case of small dwellings, the extension must not result in a total habitable floorspace exceeding 100 sq.m, and in the case of other dwellings (not small dwellings) outside Principal Settlements the extension must not increase the floorspace of the existing dwelling by more than 30%.**

5. **In exceptional circumstances a larger extension may be permitted:**

    a. **to meet the genuine family needs of an occupier who works in the immediate locality; or**

    b. **to meet design considerations relating to the special character of the dwelling (e.g. listed buildings).**

6. **In respect of these exceptional circumstances, the maximum habitable floorspace of an extended small dwelling must not exceed 120 sq.m.**

7. **In the case of agricultural or forestry workers' dwellings, the extension must not result in a total habitable floorspace exceeding 120 sq. metres.**

8. **Extensions will not be permitted where the existing dwelling is the result of a temporary or series of temporary permissions or the result of an unauthorised use.**

8.9.6 For the purposes of applying Policy H9:

- **original dwelling** means the dwelling as first built;
- **existing dwelling** means the dwelling as it existed on 1 April 2001, or as the dwelling was originally built or legally established, if the residential use post-dates 1 April 2001;
- **small dwelling** means a dwelling with a floor area of 80 sq.m or less as it existed on 1 April 2001, or as the dwelling was originally built or legally established, if the residential use post-dates 1 April 2001;
- **floorspace of original, existing and small dwellings** will be measured as the total internal habitable floorspace of the dwelling but will not include floorspace within conservatories, attached outbuildings and detached outbuildings (irrespective of whether the outbuilding's current use is as habitable floorspace);
- **floorspace of proposed extensions** will include conservatories and attached outbuildings and any habitable floorspace provided within a detached outbuilding;
- a **conservatory** is defined as having not less than three-quarters of the area of its roof and not less than one-half of the area of its external walls made of translucent material; and
- **genuine family need** is defined as an exceptional and unique family need that could not have been reasonably anticipated at the time of purchase of the property. For example, additional floorspace may be required to cater for specialist equipment and facilities required in connection with an unforeseen event, such as severe disability arising from an accident whilst in occupation of the property; but, it normally would not cater for the needs of growing families or the need to care for elderly relatives, as these needs are not considered to be so 'exceptional' a to warrant a departure from the floorspace restrictions set out in this policy.

STATEMENT OF REASONS

Policy H9: EXTENSIONS AND ALTERATIONS TO DWELINGS

[i] The adopted Local Plan does not have a policy on the extension of dwellings. Annual monitoring of developments has identified that some dwellings are being extended to the point that it is harming the surrounding environment or is creating cramped or overdeveloped sites. This policy will provide clarity on what extensions will be permissible.

POLICY H10: COMMUNITY-LED HOUSING

Please note, it is intended provide some clear definitions of what will qualify for the policy to assist the validation of planning applications on submission.

Policy proposal

New Policy H10 as follows:

Policy H10: Community-Led Housing (i)

8.10.1 Community-led housing is where future residents form into a 'building group' who contribute to the design and development of new genuinely affordable housing to meet their longer term needs. It typically promotes a sense of community by designing-in communal areas, such as dining halls.

8.10.2 Community-led housing can include development (new-build or refurbishment) by community land trusts, housing co-operatives, self-help housing or cohousing initiatives [1]. From time to time, specific grant funding to support these types of projects can be made available by central government.

8.10.3 Community-led housing proposals are not a single form of development, but, at application, they should be able to demonstrate the following:

- meaningful community engagement and consent occurs through the development process. The community does not necessarily have to initiate and manage the process, or build the homes themselves, though some may do;
- the local community group or organisation will own, manages or stewards the homes in a manner of their choosing once development is complete; and
- the benefits to the local area and/or specified community must be clearly defined through meaningful community engagement and consent and legally protected in perpetuity by a S106 or similar legal agreement.

8.10.4 The Localism Act allows for certain community organisations to bring forward a Community Right to Build Order (CRTBO), which permits smaller-scale development on a specific site without the need for planning permission, subject to a community referendum. However, where the latter does not apply, the Council recognises that community-led housing can provide a type of good quality housing that is genuinely affordable, which can enable local people on low incomes to stay local and which can respond positively to the climate change and ecological emergencies. This policy therefore further supports the delivery of community-led housing in Cotswold District.

Policy H10

COMMUNITY-LED HOUSING

1. The development of community-led housing will be permitted on suitable sites within Principal Settlements and on suitable small-scale sites within Non-Principal Settlements.

2. Community-led housing proposals will be required to demonstrate:

i. they are from a local community group, which has a democratic structure, is not for profit, is controlled by the local community and has appropriate policies and

1 Community land trusts are legal entities set up by communities to provide assets such as allotments or affordable housing. Housing co-operatives are controlled and managed by residents, and self-help housing usually refers to projects bringing empty properties back into use, often using volunteers or trainees.

procedures in place;

ii. **the benefits to the local area and/or specified community must be clearly defined and legally protected in perpetuity;**

iii. **be 'physically' (i.e. in layout) or 'socially' integrated with existing neighbourhoods and support mixed and inclusive communities; and**

iv. **require all residents to have a local connection now and in future.**

3. Community-led organisations will be a means of delivering affordable housing on suitable rural exception sites.

8.10.5 Meaningful community engagement and consent cannot be achieved by consultation alone. Community engagement and consent should be represented by:

- Citizen control – citizen leadership in the entire process. The local community should be able to influence the strategic direction of the community-led housing project. Where there are professional partner groups involved, it is important to demonstrate that the local community group has influence over major decisions.
- Delegation – citizens hold a clear majority of seats on committees with delegated powers to make decisions. Groups should be able to demonstrate that all members of the local community have been encouraged to become members and/or play an active part in their work.
- Partnership – decisions are shared. There are clear management policies and procedures in place, particularly to deal with conflict and allocation of resources.

8.10.6 Given that development projects can be complex and time consuming to deliver, community groups may partner with organisations such as housing associations, landowners and agents, which are able to help deliver legitimate community-led housing.

8.10.7 Community-led housing schemes may include affordable housing, co-housing, community self-build or housing for people with specific needs such as older people or those with disabilities. They may also include, as part of the proposal, community buildings, recreational areas, space for growing food or for supporting wildlife.

STATEMENT OF REASONS

[i] Community-led housing (Co-housing) is a growing movement of communities taking action to develop housing projects that provide decent and affordable homes, which the Council wishes to support. Housing in Cotswold District is generally unaffordable. Co-housing is a way of delivering genuinely affordable housing, whilst also providing a further boost to the housing land supply.

POLICY H11: HOMELESSNESS HOUSING PROVISION

Policy proposal

New Policy H11 as follows:

Policy H11: Homelessness Housing Provision (i)

8.11.1. Primary homelessness legislation [1] provides the statutory under-pinning for action to prevent homelessness and provide assistance to people threatened with or actually homeless. This was amended in 2002 [2] to include a more strategic approach to preventing homelessness by requiring a Homelessness Strategy and by extending priority need categories.

8.11.2. The Homelessness Reduction Act 2017 significantly reformed England's homelessness legislation by placing duties on local authorities to intervene at earlier stages to prevent homelessness in their areas. The Act also requires housing authorities to provide homelessness services to all those affected, not just those who have a 'priority need'.

8.11.3. New duties include the duty to Prevent Homelessness, to Relieve Homelessness, to provide each applicant with a full assessment and Personal Housing Plan (PHP) and the Duty to Provide advisory services relating to homelessness, the rights of homeless people and those at risk of homelessness, particularly to vulnerable groups. The Act also introduces a duty on certain public authorities to refer service users who they think may be, or are about to be homeless to a housing authority - the Duty to Refer.

8.11.4. In September 2022 the Department of Levelling up, Housing & Communities (DLUHC) publishing their Ending Rough Sleeping for Good strategy, alongside a programme of Rough Sleeping Initiative 2022-2025 funding awards to assist with this aim.

8.11.5. The six Gloucestershire housing authorities have formed a countywide Housing and Homelessness Partnership to provide a strategic, joined up approach to ending rough sleeping in the County.

8.11.6. The Council has focussed on preventing homelessness and has successfully provided accommodation for all entrenched rough sleepers in the district. As a result, new to the streets now forms the council's focus on rough sleeping. New to the street homelessness is dynamic and numbers can fluctuate, common reasons include:

- Eviction by parents, other family or friends;
- Complex needs such as addiction or mental or physical ill health, or a combination of issues;
- Loss of private rented accommodation;
- Domestic violence.

8.11.7. The Council is currently in the process of preparing a new Homelessness Strategy, which will provide further details and justification for this policy.

8.11.8. The Homelessness Reduction Act 2017 Code of Guidance Section 2 makes particular reference to ensuring that there is a sufficient supply of accommodation available for people who are or may become homeless.

Policy H11

[1] Part 7 of the Housing Act 1996
[2] Homelessness Act 2002 and the Homelessness (priority Need for Accommodation) (England) Order 2002

POLICY H11: HOMELESSNESS HOUSING PROVISION

HOMELESSNESS HOUSING PROVISION

All housing developments that provide 10 or more new dwellings (gross), or sites with an area of 0.5 hectares or more, or have a combined gross floorspace of over 1,000sqm will be expected to contribute towards homeless housing provision to meet the identified need in the District and address the Council's strategic objectives on meeting affordable housing.

Contributions will be by way of a financial contribution from the developer. A financial contribution will also be required for each partial number of units calculated to be provided on site.

8.11.9. The first UN sustainable development goal is to end poverty. The government has identified ending rough sleeping as an action that will aid meeting this goal.

8.11.10. In calculating whether a development has a combined gross floorspace of over 1,000sqm, account should be taken of the gross internal area only. The calculation of financial contributions should be in conformity with the details set out in an updated Affordable Housing Supplementary Housing Document / Homelessness Strategy.

8.11.11. Developers will be expected to engage with the local planning authority at the planning application stage to agree the affordable housing provision. Any relaxation of the policy requirements will only be considered where the Local Planning Authority is satisfied, on a site-by-site basis, that such a requirement.

STATEMENT OF REASONS

[i] The Council has a statutory duty to prevent homelessness. The adopted Local Plan does not have a policy to support the delivery of homelessness housing accommodation. New to the streets now forms the policy's focus on addressing rough sleeping. The government has identified ending rough sleeping as a core component of meeting the UN's end poverty sustainability development goal.

POLICY EC1: EMPLOYMENT DEVELOPMENT

Policy proposal

Update Policy EC1 as follows:

Policy EC1: Employment Development

9.1.1. The District's economy is healthy, with generally affluent communities, low unemployment rates and high activity rates. It has the highest rates of employed residents in senior professional and technical roles in the County; the 7th highest level of home working in England; and 21% of the resident employed population are self-employed([1]).

9.1.2. However, there are pockets of deprivation and the District's workplace earnings are below the regional and national average. The cost of living in the area is high and the affordability of housing is a key issue for the District. As a result, businesses face skill and labour shortages. The 2011 census shows that the District is relatively self-contained although it is a net importer of labour (a net difference of around 2,000 people), predominantly from adjoining Districts.

9.1.3. Cotswold District Council recognises that, whilst GFirst's Strategic Economic Plan (SEP) does not consider the District to be the key focus for economic growth in the County, it is committed to promoting growth and enhancement of the Gloucestershire economy. The competitive advantage of larger surrounding towns, such as Swindon, Cheltenham and Gloucester is recognised in the relevant Strategic Economic Plans, which identify them as key locations for growth. However, with a highly skilled population and key business assets, Cotswold offers a unique business location that offers a high quality of life in an outstanding natural and historic environment. It also has access to the strategic rail network at Kemble and Moreton-in-Marsh. The Local Plan seeks to support strong and sustainable economic growth while recognising that the District:

- is in a rural location within an Area of Outstanding Natural Beauty;
- is relatively removed from the motorway network and has poor transport links with the rest of Gloucestershire and the M5; and
- is an area where the residual value of commercial development does not support broader private sector or institutional investment.
- or institutional investment.

Policy EC1

EMPLOYMENT DEVELOPMENT

Employment Development will be permitted where it:

a. **supports the creation of ~~high quality~~ (i) jobs in professional, technical and knowledge-based sectors and seeks to support economic opportunities which capitalise on the strength of existing academic and training institutions and research organisations; and (ii)**

b. **enables opportunities for more sustainable working practices, including home-working, and encourages travelling to and from work by transport modes other than private vehicles. (iii)**

[1] ONS and Annual Population Survey, September 2015.

POLICY EC1: EMPLOYMENT DEVELOPMENT

In addition to parameters (a) and (b), Employment Development will also be permitted where: (iv)

c. it (v) **maintains and enhances the vitality of the rural economy;**

d. it (vi) **supports and improves the vitality and viability of ~~Primary~~ Town** (vii)**, Key, District and Local Centres; or**

e. it (viii) **supports sustainable tourism in ways that enables** (ix) **the District to attract higher numbers of longer-stay visitors.**

9.1.4. Policy EC1, the other economic and site specific policies, together with the Development Strategy, form the Economic Strategy of the Local Plan. The Local Plan Economic Strategy seeks to build upon existing strengths by exploiting the competitive advantage of the District's key businesses and seeking sustainable economic growth to maintain and support its current place in the market. To this end, the Strategy focuses growth on Cirencester, the District's largest settlement, service and employment centre, whilst supporting key employment opportunities for growth at Bourton-on-the-Water, Moreton-in-Marsh, Tetbury, Chipping Campden and Lechlade. It also makes provision for specific users such as Campden BRI, Fire Services College, and the Royal Agricultural University.

9.1.5. Whilst acknowledging the implications of permitted development rights relating to Class E uses, (x) the Strategy seeks to safeguard established employment sites where they are still attractive to the market, and secure high quality employment sites where there is an identified need for further development opportunities. The Strategy also supports small scale employment development appropriate to the rural area.

9.1.6. The Local Plan will deliver this by:

- allocating land to meet the identified (xi) employment requirement ~~for B-class uses~~ (xii) and which has the capacity to provide a range of unit sizes and premises, including for start-ups and small and medium sized enterprises (SMEs);
- wherever possible encouraging the growth and/or expansion of existing businesses in the District; safeguarding employment sites for employment use and maximising the potential of existing sites balanced against the environmental and heritage constraints of the District; and
- implementing planning policies that positively guide development proposals for all types of employment-generating development, e.g. retail, tourism, etc.

9.1.7. Cotswold market towns and villages provide the day-to-day shopping and services for residents of the District. However, the District is not self-contained. Larger cities and towns outside of the District, especially Cheltenham, Gloucester and Swindon, draw expenditure out of the District and function as service and employment hubs for many Cotswold residents.

9.1.8. The Local Plan will aim to:

- strengthen the vitality and viability of Town, Key, District and Local Centres ~~set out in a retail hierarchy~~; (xiii)
- maintain key local service provision; reduce car journeys; and
- retain market share and prevent further expenditure leaving the District.

9.1.9. Tourism is a major and growing part of the local economy with the 'Cotswolds' as an internationally recognised brand. The Local Plan supports the appropriate development of new or extended tourist facilities and visitor attractions whilst protecting the heritage and environmental assets that make the Cotswolds

attractive to tourists in the first place. Development that has a low environmental impact, which also addresses an identified weakness or gap in the tourism economy, will be encouraged.

9.1.10. The Local Plan Economic Strategy has been developed through consultation with local business organisations; delivery partners, including GFirst; businesses; and residents. It is consistent with the strategies of other authorities in the Gloucestershire economic market area, and authorities in neighbouring counties.

STATEMENT OF REASONS

[i] A "high quality" job is an imprecise term that is rhetorical in character and potentially discriminatory.

[ii] Parameters (a) and (b) of the policy need to be complied with so that new employment development in the stated sectors also embeds sustainable working practices and encourages modal shift in transport – it is not an "either/or".

[iii] Sustainable transport practices and modal shift are central to Local Plan's "Green To The Core" objectives. This addition aims to cross-refer and integrate Policy EC1 with Policy INFx to bolster delivery of the underpinning objective.

[iv] This split in the policy is because the original was unclear and because parameter (a) and (b) are both required, whereas the remaining parameters are freestanding "or".

[v] This was originally parameter (b) and what is now (b) was (c). To make more sustainable working practices a key requirement alongside parameter (a), parameters (b) and (c) were switched around. The policy effectively remains the same, but the "Green To The Core" emphasis in the Local Plan Update is enhanced by the amendments.

[vi] Grammatical improvement.

[vii] To make the policy consistent with terminology used in EC7.

[viii] Ditto.

[ix] Ditto.

[x] The impact of Class E and permitted change to Class C3 is more directly relevant to Policy EC2. It is noted in supporting text here because paragraphs 9.1.4 – 9.1.10 discuss the plan's employment strategy and the contextual impact of Class E on employment policy should be acknowledged.

[xi] For clarity.

[xiixii] Although some B-class uses remain, Class E and its sub-clauses has added a layer of complexity. It is simpler to delete the reference because the thrust of the text is clear enough.

[xiii] Policy EC7 has been deleted. Please refer to justification.

POLICY EC2: Safeguarding Employment Sites

Policy proposal

Update Policy EC2 as follows:

Policy EC2: Safeguarding Employment Sites

9.2.1. The Employment Land Review (Cotswold Economy Study, PBA 2012) ~~has highlighted~~ highlights (i) that established employment sites, both within and beyond settlements, play a critical role in meeting the District's economic and business needs. Protection of such sites and support for their potential intensification, where appropriate, is critical in ensuring that existing businesses are retained and have the opportunity to grow. This is particularly important as there are few vacant employment sites and premises available to the market.

9.2.2. Viability reports (Hewdons and POS Reports 2014) also demonstrate that the construction costs for new employment development are not redeemed through land values or the rental yields. Therefore it is critical that the best use is made of established employment sites and premises and that they are retained to offer immediate opportunities for businesses to expand and for new business to establish themselves.

9.2.3. In September 2020 Government amended the Use Classes Order [1] by decanting classes A1 - A3, B1a - B1c, D1 - D2 into a new Class E. In August 2021 amendments to the General Permitted Development Order [2] allowed, with certain caveats, change of use from Class E to Class C3 (Dwelling Houses).

9.2.4. While these changes present a challenge to the policy it is nevertheless considered that for the reasons set out above it remains a reasonable planning objective to strive to safeguard established employment sites in the interests of sustainable development and the health and self-sufficiency of the district's economy and employment offer. Land values for housing are nearly always higher than for other land uses. In an area where there is both high demand for housing and accordingly high land values, and where a 5-year supply of developable land for housing is conscientiously being maintained, "allowing the market to decide" is unnecessary in planning terms and very likely to see a rapid decline in employment sites. (ii)

Policy EC2

SAFEGUARDING EMPLOYMENT SITES

1. **Within established employment sites, proposals for Class B ~~Class~~ and Class E(g) (iii) employment development, including intensification of the site, will be permitted.**

2. **Established and allocated employment sites will be retained for Class B ~~Class~~ and Class E(g) (iv) employment uses, unless there is no reasonable prospect of the site being used for employment purposes.**

3. **Where the Council considers there to be no reasonable prospect of an application coming forward for an employment use allocated in the Local Plan, applications for alternative uses on the land will be supported, where the proposed use would contribute to meeting an unmet need for development in the area. (v)**

[1] Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020
[2] Town and Country Planning (General Permitted Development) (England) Order 2015

POLICY EC2: Safeguarding Employment Sites

4. **Planning permissions for employment uses within established or allocated employment sites will include a condition restricting the use to either Class B2, B8 or E(g) uses or, depending on the circumstances, a combination of these uses [3].** (vi)

5. **Appendix E identifies established employment sites that are important for general or heavy industry, waste management, storage and distribution, or a mix of such uses. These sites and their locations are likely to raise compatibility issues with residential use and proposals for change of use need to be scrutinised carefully. Consequently, to safeguard both the employment uses and the living conditions of any prospective residential occupiers of converted premises, some Appendix E sites are identified as requiring prior approval and may require express planning permission for a change of use.** (vii)

9.2.5. Established employment sites are listed in Appendix E of this Plan. The Cotswold ~~Economy Study (Vol. 1, 2012)~~ Established Employment Site Review (October 2023) reappraised established ~~reviewed existing~~ employment sites, particularly in light of the NPPF (September 2023) paragraph ~~22~~ 122, ~~establishing~~ identifying which should be safeguarded and those that could be used for alternative uses. ~~The site list has since been amended to reflect employment monitoring information as of 31 March 2016.~~ These sites are considered valuable employment locations and should be safeguarded for that purpose. Sites allocated in the settlement policies of the Local Plan for B Class and Class E(g) (viii) employment uses are also safeguarded as they are required to enable the delivery of forecast B class and Class E(g) (ix) job growth over the Plan period. Once development is completed on sites allocated for B and E(g) class employment uses in the Local Plan, the sites will automatically become established employment sites. (x)

9.2.6. For the avoidance of doubt, this policy seeks to prevent the loss of individual units within an established employment site, as well as the loss of the established employment site as a whole. (xi)

9.2.7. Cotswold District has many established and successful employment sites both within and outside towns and villages. The established employment sites make an important contribution to the employment stock of the District and Policy EC2 provides a strong steer on how planning applications will be considered to support their continued role and function. In an area with scattered settlements and sensitive environmental considerations, it is important that, wherever possible, established employment sites and premises, in towns and villages especially, should be retained. Maximising the use of these sites reduces the need for the development of new sites particularly on the edge of villages or within the countryside and seeks to maintain and enhance a strong economic community. Therefore Policy EC2 seeks to make better use of the District's established employment sites and safeguards them for employment uses.

9.2.8. There are several well-established employment sites in the wider rural area beyond the Development Boundaries. These are a key element of the District's economy. Therefore Policy EC2 seeks to support these sites by permitting proposals for employment development.

9.2.9. Policy EC2 also seeks to retain sites for local employment. The economic analysis demonstrates that while ~~whilst~~ (xii) there are a few declining employment sectors, there is an increased land requirement to enable the economic potential of the area to be achieved. The issue, however, is more complex than simple numbers. A number of the larger, well established, industrial estates within the District provide opportunities for a range of employment developments, including those that may not be acceptable within residential areas.

[3] Established employment sites are integral to the Local Plan economic strategy and the economic sustainability of the district. They are also important for the employment self-containment of the district and individual settlements within the district, helping to provide local job opportunities and avoid the need for long-distance commuting. It is therefore important that they are safeguarded.

They provide the main opportunities for uses such as manufacturing. If lost to other uses, the relocation of such estates elsewhere could be extremely difficult.

9.2.10. The aim, therefore, is to maintain and enhance the role of established employment sites, where they are well located, through the development of further employment uses and the prevention of changes to other uses. The preparation of development proposals that would result in the loss of a site currently used for employment must be made in accordance with policies that support the overall Economic Strategy of the Local Plan.

9.2.11. Policy EC2 recognises that there will sometimes be occasions when there is no reasonable prospect of an application coming forward for an employment use within an established employment site or a site allocated in the Local Plan. In this situation, evidence must be submitted to demonstrate that the site has been continually, actively and effectively marketed for at least five years and that the use is no longer of commercial interest. The Council may also take consideration of its other evidence, including the marketing of similar sites in the area. [xiii]

STATEMENT OF REASONS

[ii] Minor textual amendments.

[ii] New paragraphs 9.2.3 and 9.2.4 inserted to explain a legislative change and its significant implications for extant employment policy.

[iii] Clarification due to legislative change.

[iv] Clarification due to legislative change.

[v] To accord with NPPF (2023) paragraph 122b.

[vi] Established employment sites are integral to the Local Plan economic strategy. They are also important for the employment self-containment of the district and individual settlements within the district, helping to provide local job opportunities and avoid the need for long-distance commuting. It is therefore important that they are retained for employment uses. It is important also to control potential changes of use of new employment sites in areas where an alternative use may conflict with surrounding uses.

[vii] A survey of the District's established employment sites in 2023 identified those that are important for general or heavy industry, waste management, storage and distribution, or a mix of such uses and should be retained for employment uses. It is important to control potential changes of use of new employment sites in areas where an alternative use may conflict with surrounding uses.

Various planning permissions for residential development in established employment sites have been granted in the district via permitted development rights (e.g. the following permissions at Love Lane Industrial Estate in Cirencester: 15/01012/OPANOT; 15/03809/OPANOT; 16/03154/OPANOT; 16/00801/OPANOT; 22/01300/OPANOT; and 23/00223/OPANOT). Established employment sites are unsuitable for residential development, as they are important for general or heavy industry, waste management, storage and distribution, or a mix of such uses. They can generate noise from commercial premises, which can affect residential occupiers now or in future (e.g. if there is a change of use of use to a neighbouring unit). Residential uses can also fragment established employment sites and have potential to constrain the future types of general or heavy industry, waste management, storage and distribution, or a mix of such uses that are required in established employment sites, or their hours of operation.

Residential development is highly profitable in Cotswold District, much more so than employment development. There is currently a financial incentive to not deliver employment development within some established employment sites in the District in the hope that residential permission can be gained in future. The current situation stymies the economic growth of the district. The policy proposal will help to remove

this barrier to economic growth, whilst still providing an avenue for planning permission to be granted for residential development via Policy EC2 if there is genuinely no reasonable prospect of the site being used for employment purposes.

If established employment sites are lost to residential uses, it requires replacement provision. There are a lack of available brownfield sites in the District, so replacement provision normally requires the release of greenfield land in less suitable locations (e.g. within the AONB or that requires the loss of productive agricultural land).

The types of homes created in established employment sites are typically of a sort that house those who are least able to afford a home in the district. The current situation, which enables permitted developments within some of the district's established employment sites, therefore presents a moral issue in that it channels this section of society to live within an industrial estate on a day-to-day basis. These places are unsuited for people to live – e.g. they typically have limited access to greenspace; they have higher numbers of heavy goods vehicle movements; they can have noise, smell and other environmental issues, which still affect people even if they do not neighbour the permitted development; etc. In short, residential development in established employment sites do not deliver the health and wellbeing outcomes that the Local Plan or the government seeks to deliver.

Local planning authorities cannot secure planning obligations, such as affordable housing, in respect of matters that are not the subject of the prior approval process.

If prior approvals are removed from some established employment sites, there would still be an avenue for gaining planning permission for residential development via Policy EC2 if there is genuinely no reasonable prospect of the site being used for employment purposes. However, this would be controlled through the planning application process.

[viii] To reflect legislative change.

[ix] To reflect legislative change.

[x] Additional explanation for clarity.

[xi] For clarity – this was requested by the Council's development management team following discussions with applicants.

[xii] To correct syntactical error.

[xiii] The test for demonstrating that there is no reasonable prospect of an application coming forward for the employment use allocated in the Local Plan aligns with similar tests elsewhere in the adopted Local Plan. However, the five year period is longer than other policies as the development of employment sites normally come forward more slowly than, for example, the re-letting a vacant town centre unit. Land allocated for employment development also generally has less of an impact to its surrounding environment than, for example, a vacant town centre unit so there is less urgency to resolve the situation. There is also a strong financial incentive to deliver housing on employment allocations and it is important that this policy does not incentivise housing development instead of delivering employment development. This is particularly important given that many of the District's employment allocations are in locations that are otherwise unsuitable for new homes.

POLICY EC3: PROPOSALS FOR ALL TYPES OF EMPLOYMENT-GENERATING USES

Policy proposal

Update Policy EC3 as follows:

Policy EC3: Proposals for all types of Employment-Generating Uses

9.3.1. Policy DS1, Policies EC1 and EC2 and settlement specific policies address B and E(g) (i) Class employment needs through land allocations and specific policies. This provides for a range of employment sites and premises for new B and E(g) (ii) Class employment development, thus enabling market choice and improvement/retention of existing residents' opportunities to work locally.

9.3.2. ~~However,~~ B and E(g) (iii) Class employment represents less than half of job growth in the District. A greater proportion of jobs growth will occur in other sectors, including construction, retail, leisure, hotels, restaurants, transport, education and health. Therefore, provision for job growth in ~~non B Class use~~ these (iv) sectors of the economy is made through the following set of policies of the Local Plan, which cover:

- All types of employment generating uses Agricultural Diversification
- Town centre uses, including retail
- Tourism facilities, attractions and accommodation

Policy EC3

PROPOSALS FOR ALL TYPES OF EMPLOYMENT-GENERATING USES

1. **Within Development Boundaries, proposals for employment-generating uses on sites that are not currently identified as an established employment site will be permitted in principle.**

2. **Outside Development Boundaries, and outside established employment sites, proposals for small-scale employment development appropriate to the rural area will be permitted where they:**
   a. **do not entail residential use as anything other than ancillary to the business; and**
   b. **are justified by a business case, demonstrating that the business is viable~~;~~ or facilitate the retention or growth of a local employment opportunity.** (v)

3. **Proposals for large-scale employment development will not be permitted outside Development Boundaries, and outside established employment sites, unless it is in accordance with other policies that expressly deal with large-scale employment development in such locations.** (vi)

4. **In cases where an ancillary residential use is acceptable, the proposal may be classed as a 'live/work' unit. Restrictions will be applied to such units, including:**
   a. **the residential floorspace of the live/work unit can only be occupied by the person solely, mainly or last employed in the business occupying that unit; and**
   b. **the business floorspace of the live/work unit must be finished and ready for occupation before the residential element, and the residential use must not commence before the business use.**

9.3.3. Due to the environmental constraints within the District and the need to locate employment development in the most sustainable locations, it is important that best use is made of sites ~~at~~ in (vii) the Principal Settlements.

POLICY EC3: PROPOSALS FOR ALL TYPES OF EMPLOYMENT-GENERATING USES

9.3.4. However, the Local Planning Authority (LPA) also recognises the importance of the rural economy to Cotswold District, therefore Policy EC3 enables small-scale employment development appropriate to rural areas. Rural business units represent an important element of the employment portfolio of Cotswold District. The policy encourages the positive development of small rural employment premises in appropriate locations. Sensitive, small-scale employment development helps to sustain the rural economy and create local employment opportunities. Proposals, however, must be in keeping in terms of scale, size and function with the location.

9.3.5. Continued demand for rural workspace driven by lifestyle choices, a strong tourism sector, and the footloose nature of small enterprises (brought about by improvements in telecommunications and broadband access) is expected. Self-employment in the Cotswolds is significantly higher than the national average and opportunities for home working need to be strengthened. In addition, superfast broadband and telecommunications are key factors contributing to the success of rural businesses.

9.3.6. Facilitating flexible working practices, such as the integration of residential and commercial uses within the same unit, is therefore an important planning tool to support the local economy. Policy EC3 makes it clear that proposals outside Development Boundaries that have residential use as the principal element of the business will not be acceptable. However, a residential use that is ancillary to the business may be acceptable if the other criteria set out in the policy are met. The restrictions that will be applied to live/work units are set out in Policy EC3.

9.3.7. Generally, Policy EC3 encourages employment proposals which support or restructure the local economy through the provision of incubation space for small-scale rural economic activity.

STATEMENT OF REASONS

[i] To reflect the current planning use classes, which were updated on 1 September 2020.

[ii] To reflect the current planning use classes, which were updated on 1 September 2020.

[iii] To reflect the current planning use classes, which were updated on 1 September 2020.

[iv] For clarity.

[v] Both parameters (a) and (b) are needed to meet the policy requirement. Amendments are for clarification.

[vi] The additional clause is needed as the Local Plan currently does not specify that proposals for large-scale employment development will normally not be permitted outside Development Boundaries or outside established employment sites. This is needed for a similar reason that Local Plan policy DS4 is needed.

[vii] For clarity.

POLICY EC4: SPECIAL POLICY AREAS

Policy proposal

Both the Royal Agricultural University (RAU) and the Fire Service College (FSC) have requested an update to Policy EC4. Both have emerging proposals for their sites, although both require further justification and are subject to change. A fully worked up policy proposal is therefore not possible at this stage, although some proposals have been included in the working draft policy where it has been possible to do so. Where it has not been possible to provide a fully worked up policy, an outline of the development proposals has instead been provided below with an indicative response from the Cotswold District Council (CDC).

The RAU is seeking to grow its role as the UK's global agricultural university, including the delivery of a new Innovation Village and growing its student population. CDC is supportive of the principle of updating Policy EC4 so that it is more flexible to accommodate the RAU's growth plans and to improve the policy so that it is 'green to the core'.

In addition to the uses already permitted by Policy EC4, the RAU has requested that the policy be expanded to include specific reference to the innovation village and be supportive of live/work units; residential units; business start-up and support spaces; business; and hospitality facilities that relate directly to, and would be used by, the RAU. CDC has requested further evidence to justify these uses at the RAU site, particularly in relation to the site's AONB and 'Out of Centre' location (as per the NPPF (2023) definitions). Further definition has also been requested to clarify what an innovation village looks like in real terms.

The policy includes a new clause to integrate the RAU with the surrounding community. Further definition will be provided on what this looks like and what would be required of a planning application to demonstrate this.

The FSC already has a Special Policy that supports further intensification of the FSC's facilities, as well as a 7ha employment site allocation (Use Class B1 [1]), which has not yet been delivered (ref: MORE6).

The FSC proposal would allocate 2.4 hectares of the site for a new primary school (including early years or nursery provision). The proposal also includes some 'enabling' development - the proceeds from which will be used to regenerate the FSC's facilities at Moreton, including redeveloping life expired buildings on the FSC site (reducing heating and maintenance costs and CO2 emissions), as well as regenerating the wider site. This would help to secure the long-term future of the FSC and the jobs it provides for the North Cotswolds. The enabling development would include:

- An 18.3ha site allocation for around 310 dwellings (market and Affordable Housing). The amount and type of Affordable Housing would be confirmed through a viability assessment prior to the allocation being made.
- A new neighbourhood centre, including a convenience store, a replacement sports centre, a hotel and a public house.
- The existing 7ha employment site allocation would be relocated eastwards and expanded to 12.5ha. The uses would be broadened to include a wider variety of employment uses, including general industrial, storage and distribution, office, research and development and light industrial uses (B2, B8 and E(g) use classes).

CDC is indicatively supportive of these proposals, subject to agreeing the detail and the outcomes of surveys, and improving the policy so that it is 'green to the core'. The delivery of the new primary school is much needed. The neighbourhood centre would help to address a recognised gap in access to a convenience store

[1] B1 use class was revoked on 1 September 2020 and replaced by E(g) class.

in the eastern part of Moreton, whilst replacing the life-expired sports hall with its first floor swimming pool (the replacement sports hall's facilities would be made available to the community under the same existing arrangement). The delivery of the employment allocation will provide much needed local jobs and economic growth, helping to reduce out-commuting. The housing allocation will provide both market and affordable housing. CDC also recognise the condition of the existing buildings and infrastructure on the FSC site require considerable investment and modernisation / replacement, which is needed to secure the long-term future of the FSC in Moreton.

The FSC has released land for nearly 600 dwellings since around 2010 (refs: 09/04440/OUT – 299 dwellings; 13/02936/FUL – 36 dwellings; and 14/01483/OUT – 250 dwellings). The FSC also had planning permission for 9,500 sq.m of B1, B2 or B8 floorspace (ref: 14/01484/OUT) and a 7ha employment allocation but neither have been delivered. If land is released for enabling development, the Local Plan will include provisions to ensure:

1. Proceeds from the enabling development will be used to regenerate the FSC's facilities at Moreton.
2. The employment aspect of the development would be delivered alongside (not after) the housing part of the development.

Key evidence to support further development at FSC will include: highways impact assessment (particularly on highways within the town centre); sustainable transport solutions; retail impact assessment; sequential test for the proposed main town centre uses, assessment on the impacts on water and wastewater infrastructure in Moreton; ecological surveys; development viability; and an assessment of the number of affordable homes that would be delivered.

The following outlines the proposed updates to Policy EC4 so far. Further updates will be required to reflect the outcomes of the issues described above:

Policy EC4: Special Policy Areas

~~9.4.1 The Strategic Economic Plan produced by GFirst sets out ambitious plans to accelerate economic growth by focusing on key drivers of productivity and supporting growth in high value sectors.~~ (i)

9.4.2 Through consultation on the emerging Local Plan, the LPA recognised that a nuanced approach was needed to support some of the District's larger institutions and employers. Over the course of preparing this Local Plan, three substantial organisations approached the LPA with their future growth plans and aspirations. These are Royal Agricultural University, Cirencester; Campden BRI, Chipping Campden and Fire Services College, Moreton-in-Marsh. The extent of these areas are mapped on the relevant Policies Maps. The Council recognise their need for certainty in a fluctuating economic climate, and considered it appropriate to provide support and clarity through the local plan process to ensure that a holistic, long term, approach is taken.

9.4.3 A distinctive Master Plan ~~framework~~ (ii) for each of these sites will provide the necessary certainty, whilst helping to deliver both the Local Plan's strategic objectives and the Strategic Economic Plan. The Master Plans would need to be produced with an appropriate level of community participation, as described in the LPA's Statement of Community Involvement.

9.4.4 Each Master Plan ~~will need to~~ must (iii) ensure that the proposed development is closely and reasonably related to the operation of the organisation. It will be a requirement for them to satisfactorily address all ~~relevant~~ material (iv) planning considerations relevant to the site, in particular the design and layout of the new buildings, including ~~lighting, and~~ (v) any associated new access, parking and service facilities with the level of detail and issues covered being commensurate to the type of planning application. (vi)

9.4.5 Ecological surveys and monitoring will be required to be undertaken as part of a biodiversity net gain (vii) strategy to establish which areas will be protected and enhanced, and appropriate mitigation measures where necessary. A landscape and visual impact assessment will also be required ~~prior to the preparation of~~ to inform (viii) the Master Plan.

Policy EC4

SPECIAL POLICY AREAS

1. **The Special Policy Areas (defined on the Policies Map) will be master-planned with the wider land holding (i.e. the whole planning unit) (ix) and development implemented on a comprehensive basis at the following locations:**

   a. **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 ancillary operational floorspace, will be permitted. Subject to landscape and heritage constraints, proposals for the expansion of the University campus will include purpose-built student accommodation commensurate to the increased accommodation needs of additional student population growth. Development proposals will be tied to the operations of the Royal Agricultural University. (x)**

   b. **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. Development proposals will be tied to the operations of the Campden BRI.**

   c. **Fire Services College, Moreton-in-Marsh. At this site, proposals for development of operational fire, rescue and emergency responders' training facilities, ancillary development, and associated infrastructure, will be permitted. 2.4ha of land is allocated for a primary school (including early years or nursery provision). Further land is allocated for enabling development to support the regeneration and development of facilities at the Fire Services College. This includes a residential allocation (indicative net capacity of 310 dwellings) (market and Affordable Housing), a new neighbourhood centre and a 12.5ha employment allocation (B2, B8 and E(g) Use Classes). Development proposals will be tied to the operations of the Fire Service College. (xi)**

2. **Master Plans for the respective sites will be produced ahead of or to accompany any full or outline planning application(s). The Master Plans will be produced in consultation with the local community and, will be subject to the approval of the Local Planning Authority and will provide the framework for determining ~~any full or outline~~ planning application(s). (xii)**

3. **With regard to the Royal Agricultural University, Cirencester, the Master Plan will:**

   a. **cover the Royal Agricultural University site in its entirety (the whole planning unit); (xiii)**

   b. **demonstrate why the proposal is necessary in the AONB and that it ensures the future success of the Royal Agricultural University as a nationally important educational establishment and why the proposal is required to be sited at the Royal Agricultural University; (xiv)**

   c. **ensure that the ~~character of the~~ parkland ~~setting is not compromised~~ character and**

built heritage of the site is integral to the design and layout (xv) on this important gateway to Cirencester;

d. include the submission of a satisfactory scheme that addresses transport and access issues, including sustainable connectivity to the town centre, (xvi) and maximises opportunities for future development to be designed and phased to ensure maximum practicable integration between the different uses within and near the site, including Deer Park School, Cirencester College and the Strategic Site (Policy S2);

e. demonstrate that the development supports the vitality and viability of Cirencester Town Centre;

f. integrate the RAU with the surrounding community; (xvii)

g. take account of the gas pipeline buffer zone; and

h. ensure that there is no net loss of playing pitch provision and other outdoor sporting facilities.

4. With regard to the Campden BRI, Chipping Campden, the Master Plan will:

a. include a plan demonstrating the comprehensive phasing programme for the construction, reuse or demolition of existing redundant buildings and infrastructure within the site; and

b. demonstrate, in association with the Environment Agency, that all flood constraints are identified and overcome including the implementation of appropriate mitigation measures and their long-term management (xviii) which can be secured through conditions or separate contractual agreements. ~~; and~~

~~c. incorporate any appropriate safeguarding measures alongside the adjoining railway line to potentially facilitate a new station in accordance with the Local Transport Plan.~~ (xix)

5. With regard to the Fire Services College, Moreton-in-Marsh, the Master Plan will:

a. aim to enhance the setting afforded by this important gateway site to Moreton-in-Marsh;

b. demonstrate that a thorough investigation of noise, fumes and smells has been carried out in relation to the use of the operational area, and identify any appropriate safeguarding measures required to satisfactorily address potential impacts on residential and other sensitive (xx) areas;

c. complete an investigation into land contamination on the site, with any necessary remediation measures required to a standard agreed with the Local Planning Authority;

d. set out proposals for the retention, protection and proactive management of the County-designated Key Wildlife site;

e. explain how the proposals will safeguard and ensure maximum accessibility and integration between the community leisure uses and playing fields on the site, and their available use for local residents;

f. demonstrate how existing trees and other vegetation around the boundary and stretching into the site will be retained and ~~strengthened~~ enhanced, especially where this would improve biodiversity and landscape screening, and will be protected

through and long-term arboricultural management plan. Where there is no alternative but to remove existing landscape features, equivalent replacement provision will be provided; and (xxi)

g. include proposals for height limits and location of new buildings to ensure effective screening from view from outside the site, particularly along the approach roads to Moreton-in-Marsh.

Royal Agricultural University

9.4.6 The Royal Agricultural University (RAU) is a key economic asset both for Cirencester and ~~the wider District~~ the South West region. It has potential, through expansion, to lead on agricultural innovation across the globe (xxii). Its future success and continued growth aspirations~~, identified in the RAU's Corporate Plan 2014 to 2019,~~ (xxiii) are supported.

9.4.7 The RAU is a single planning unit. This includes both the land shown on the proposals map for Policy EC4 and the additional land within the RAU site. (xxiv)

9.4.8 The expansion of the existing campus, including redevelopment for educational, training, business and research development, student accommodation and other ancillary operational floorspace and uses defined within the policy (xxv), will support the RAU's vision to become an international contributor to the global strategy for sustainable food supply, land management and the built environment.

9.4.9 Facilitating new, improved facilities and associated development will help the RAU's long-term growth strategy and this would be supported by the production of a comprehensive Master Plan to guide future development~~ to 2026 and beyond~~. The Master Plan will need to clearly identify these needs and aspirations balanced against the site's sensitive parkland setting, AONB landscape,~~ and~~ heritage constraints and the ambitious de-carbonisation strategy of the University. (xxvi)

9.4.10 Part of the RAU site, known as the Triangle Site, is proposed to be an Innovation Village. This would comprise a cluster development that will accommodate organisations and expertise from academia, industry and policy-making – in order to generate real-world solutions to the global challenges of food production, climate change and land health. The Innovation Village will be of national and international significance, leveraging the support of the RAU's established network of global partners. (xxvii)

9.4.11 Following allocation in the Local Plan, ~~allocates~~ a mixed use development of a strategic scale has been granted planning permission (xxviii) on a neighbouring site to the south of Chesterton. The Master Plan should aim to develop a strategy to maximise opportunities for shared infrastructure and the potential for a complementary relationship between the research at the University and related spin-off business at the Strategic Site. The commercialisation of research opportunities would support the productivity and growth aspirations set out in the Strategic Economic Plan.

9.4.12 The RAU indicates that, as of September 2023, the University has around 1,055 students studying at the Cirencester campus. These are predominantly undergraduates with a postgraduate community of around 160 students. The University Strategy 2028 outlines the University's aim to grow student numbers over the next 5 years, which would result in a year-on-year growth of 4% of students studying at the Cirencester campus. Projected forward at the same 4% year-on-year growth rate to 2031, the total number of students studying at the RAU's Cirencester campus is expected to increase to just over 1,400 students (a growth of around 350 students).

9.4.13 There are 324 beds of purpose built student accommodation at the RAU campus and a further 24 beds at Watermoor Point. These are mainly for first year students. Second and third year students are almost

entirely accommodated in private sector housing, albeit some live at home or commute in from elsewhere. Assuming an occupancy rate of 3.6 students per dwelling, the projected growth in the student population would require around 100 further dwellings if no additional purpose built student accommodation is provided.

9.4.14 The Steadings development, which has outline planning permission, includes 100 units of student accommodation (ref: 16/00054/OUT). The student accommodation will be delivered in the final phase of this development, which based on current evidence is expected to be delivered between 2031 and 2038. The Steadings is therefore not likely to contribute towards delivering the student accommodation need within the Local Plan period.

9.4.15 The impact of the RAU student accommodation is already a factor for Cirencester's private rented market and, with the planned growth of the RAU, it is set to have an even larger impact. For example, it has a bearing on the demand for private rented stock locally, as it reduces the available pool of family sized homes for rent. Higher demand is also likely to increase rental prices, which runs counter to the Council's strategy to tackle housing affordability. High concentrations of Houses in Multiple Occupation (HMOs) can also create localised issues within the community. New purpose built student accommodation will therefore be required to house any additional student population resulting from growth of the RAU. Refurbishment, renewal and expansion of the existing purpose built student accommodation will also be supported, especially where this will be used by students who would otherwise be housed in HMOs.

9.4.16 Additional purpose built student accommodation may be delivered on the RAU site or at an alternative location in Cirencester that is accessible to the RAU campus within a 20 minute walk. Flexibility will be provided to enable several incremental developments or expansion of the student population to occur before additional student accommodation is required (e.g. the expansion of the student population by up to 75 additional students before additional purpose built student accommodation is required). However, subsequent to a reasonable level of additional growth in the student population, further expansion of the RAU will not be supported until the student accommodation is completed. [xxix]

Campden BRI, Chipping Campden

9.4.17 Campden BRI is a food research and development institution near Chipping Campden where national and international food testing and research is completed. It has seen significant growth in business, with food security being a key issue for both private and public sector members. Campden BRI currently has 2,100 members from 70 countries across the world, including Pepsi, Kelloggs, and Warburtons. It holds conferences and training events for 17,000 visitors per year. The company employs 300 staff at Chipping Campden.

9.4.18 The existing site comprises a series of ad hoc buildings and facilities which no longer meet modern standards of design or efficiency for a research and development institution. Campden BRI requires a positive framework which supports investments in new laboratories, business space, and supporting infrastructure to fulfil its growth aspirations whilst recognising the environmental and landscape constraints.

9.4.19 The LPA recognises that the wider Campden BRI site needs to be conceptualised and planned as a comprehensive redevelopment to secure the future of the organisation within the District. The overriding constraint is the site's location within Flood Zone 3b, and Campden BRI is working with the Environment Agency to resolve this issue. Further significant constraints, in particular those relating to access and the location within the AONB, must be addressed through the master planning process.

Fire Services College, Moreton-in-Marsh

9.4.20 The Fire Services College is a leader in fire and emergency response training and one of the world's largest operational fire and rescue training facilities. It specialises in providing dedicated training for fire and rescue services, emergency responders and a wide spectrum of commercial and public sector clients globally.

POLICY EC4: SPECIAL POLICY AREAS

9.4.21 In March 2013, the College moved from government to private ownership in order to help secure future investment to maintain the College as a pioneering facility for the fire and rescue services, both in the UK and overseas. Significant new and replacement [xxx] infrastructure and supporting facilities are required to ensure that the College remains at the forefront of training provision.

9.4.22 The site is over 100 hectares on the edge of Moreton-in-Marsh. It is hugely significant to the town's future. Consequently, the development of the site needs to be planned in a holistic manner to secure the long-term future of the College and achieve benefits to the local community. For example, the College has recreational facilities that are not available in Moreton-in-Marsh. The Master Plan should aim to secure public access to these facilities on a permanent basis.

9.4.23 The neighbourhood centre will provide convenience shopping and service uses at the heart of the residential community in order to plug a deficit in access to these facilities in the east of Moreton-in-Marsh. The floor area of the commercial units (Class E(a) and E(b))) will be restricted to protect the vitality and viability of the existing town centre. Retail uses will form an integral part of the neighbourhood centre and will contribute towards community cohesion. However, the scale and format of units and floorspace within the neighbourhood centre will be limited to ensure they primarily serve the day-to-day needs of residents of the eastern part of Moreton-in-Marsh and workers and visitors to FSC the site. The neighbourhood centre will also include a replacement sports centre, a pub and a hotel. [xxxi]

9.4.24 Care will need to be taken in the master planning of the site to provide a landscape sensitive gateway from the eastern approach into Moreton-in-Marsh, which provides a smooth transition between the countryside and the settlement. [xxxii]

STATEMENT OF REASONS

[i] The Strategic Economic Plan is no longer extant. This paragraph can be deleted without changing the policy in any way.

[ii] For consistency.

[iii] For clarity.

[iv] For clarity.

[v] This requirement is unduly onerous.

[vi] To enable the policy to be pragmatic.

[vii] For clarity and to align with the new requirement for biodiversity net gain.

[viii] To align with the updated policy that Master Plans for the respective sites will be produced ahead of or to accompany any full or outline planning application(s).

[ix] To ensure that the Master Plan includes the whole planning unit, which is needed for the determination of planning applications, particularly those in the AONB.

[x] To reflect the student accommodation need resulting from the RAU expansion, as identified in the LHNA. The update is also needed to respond to reported social issues within the communities surrounding the RAU, which were raised in the Local Plan Regulation 18 Issues and Options consultation and that were raised by Cirencester Town Council.

The Planning Practice Guidance for Housing needs of different groups states,

> *Strategic policy-making authorities need to plan for sufficient student accommodation whether it consists of communal halls of residence or self-contained dwellings, and whether or not it is on campus. Encouraging more*

dedicated student accommodation may provide low cost housing that takes pressure off the private rented sector and increases the overall housing stock. Strategic policy-making authorities are encouraged to consider options which would support both the needs of the student population as well as local residents before imposing caps or restrictions on students living outside university-provided accommodation. Local Planning Authorities will also need to engage with universities and other higher educational establishments to ensure they understand their student accommodation requirements in their area. (Paragraph: 004 Reference ID: 67-004-20190722. Revision date: 22.07.2019)

[xi] To support the delivery of a required primary school and the regeneration and development of facilities at the Fire Service College.

[xii] This change will speed up the delivery of development of the Special Policy Areas. In addition, major expansion of any of the sites is likely to involve EIA development. CDC cannot lawfully approve a Master Plan that includes EIA development before considering the relevant ES, which will be submitted in support of the planning application. This causes a sequencing problem in terms of decision-making.

[xiii] The NPPF (2023) affords the AONB a very high level of protection: *"The scale and extent of development...should be limited..." - "...permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy..."* (CDC emphasis).

The RAU is a single planning unit. Policy EC4 allows for major development on land within that planning unit, subject to a satisfactory Master Plan, which must demonstrate why the proposals are necessary to ensure the future success of the RAU as a national and local asset. Providing the Master Plan for the whole planning unit demonstrates that the proposals are part of a holistic and strategic approach, which will ensure the future success of the RAU (as a whole planning unit), and are therefore in the public interest, the NPPF exceptional circumstances test will be met.

[xiv] To satisfy the exception test for NPPF (2023) paragraph 177.

[xv] For clarity – 'setting' normally refers to land outside the site itself, which is not the intention of the clause. In addition, adding "is integral to the design and layout" makes the policy more deliverable / achievable.

[xvi] For clarity.

[xvii] The development of the RAU cannot be an island on the edge of Cirencester and, in particular, should deliver the requirements on NPPF (2023) paragraph 92.

[xviii] For clarity.

[xix] The Local Transport Plan no longer proposes a railway station at Chipping Campden.

[xx] To include a requirement for other sensitive uses to be safeguarded, such as the school.

[xxi] It is anticipated that the development proposals will require the removal of some trees and vegetation. This policy ensures that where this is absolutely required, equivalent replacement provision is provided.

[xxii] The altered wording was requested by the RAU.

[xxiii] To remove out of date and superfluous information.

[xxiv] The NPPF (2023) affords the AONB a very high level of protection: *"The scale and extent of development...should be limited..." - "...permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy..."* (CDC emphasis).

The RAU is a single planning unit. Policy EC4 allows for major development on land within that planning unit, subject to a satisfactory Master Plan, which must demonstrate why the proposals are necessary to ensure the future success of the RAU as a national and local asset. Providing the Master Plan for the whole planning unit

demonstrates that the proposals will ensure the future success of the RAU (as a whole planning unit), and are therefore in the public interest, the NPPF exceptional circumstances test will be met.

[xxv] The additional wording was requested by the RAU.

[xxvi] The additional wording was requested by the RAU.

[xxvii] To help define an Innovation Village.

[xxviii] To update the situation following the granting of planning permission to the Chesterton strategic site.

[xxix] To reflect the student accommodation need resulting from the RAU, as identified in the LHNA. The update is also needed to respond to reported social issues within the communities surrounding the RAU, which were raised in the Local Plan Regulation 18 Issues and Options consultation and that were raised by Cirencester Town Council.

[xxx] The additional wording was requested by the Fire Service College, owing to the required regeneration of the site.

[xxxi] To guide the delivery of the neighbourhood centre. This is similar wording to paragraph 7.3.9 of the adopted Local Plan, which concerns the new neighbourhood centre at the Chesterton strategic site.

The required phasing of delivery of the neighbourhood centre is needed to ensure the neighbourhood centre is delivered. Similar to employment allocations not being delivered, the Victory Fields development in Upper Rissington (ref: 08/03697/OUT) did not deliver various aspects of the neighbourhood centre, such as the pub and nursery school, which were critical to the original justification and sustainability of the mixed use development proposal. The delivery of the neighbourhood centre by the 50% stage is needed to ensure the neighbourhood centre is delivered and to safeguard against history repeating itself.

[xxxii] To ensure the proposed employment development on the eastern part of the site delivers a smooth transition between the countryside and the settlement.

POLICY EC5: RURAL DIVERSIFICATION

Policy proposal

Update Policy EC5 as follows:

Policy EC5: Rural Diversification

9.5.1 Agriculture underpins the District's rural economy and supports a considerable number of ancillary businesses. Changes in agriculture have made diversification increasingly important to the economic viability of farm units. The range of diversification proposals, however, is so varied that it is difficult to establish specific policies for every potential use. Instead, the Local Plan sets out policy criteria against which individual proposals will be judged.

Policy EC5

RURAL DIVERSIFICATION

Development that relates to the diversification of an existing farm, agricultural estate, or other land-based rural business will be permitted provided that:

a. **the proposal will not cause conflict with the existing farming operation including severance or disruption to the agricultural holding that would prejudice its continued viable operation;**

b. **existing buildings are reused wherever possible;**

c. **if a new building is required, the development integrates with existing buildings on the holding and is positioned so as to minimise its impact on both the surrounding and wider environment;**

d. **in the case of a freestanding building which is separate from existing buildings, be supported by a statement setting out why the erection of a building is necessary in the location proposed and demonstrate why it cannot be located adjacent to existing buildings;**

e. **the scale and design of the development contributes positively to the character and appearance of the area; and**

f. **the development does not change to dwelling for a period of ten years from the substantial completion of the building, or the first productive use of the building, or the date of the substantial completion of any subsequent extensions to the building, whichever is the latter, unless a significant material change in circumstances has been demonstrated.** (i)

9.6.1 If suitable buildings become available on a holding, it is important that these are used in preference to new-build development. New buildings, where justified and acceptable, should be well integrated with the existing holding to help them harmonise with the surrounding environment.

9.6.2 There is a potential policy conflict between rural diversification and the need to reduce reliance on the private car. Proposals would be more acceptable where they would only give rise to modest additional daily traffic movements, or where the impact on minor roads would not be significant.

9.6.3 Diversification proposals should contribute effectively to the business and more generally to the rural economy while integrating new activities into the environment and the rural scene. Planning applications for development related to diversification should be seen within the context of the future business plan for the holding as a whole. Change that has not been properly thought through will be of little long-term benefit to

the holding or to the rural economy. Whole farm business plans should, therefore, be submitted with applications for significant agricultural diversification proposals to help ensure that a coherent approach is undertaken, and to build-in some certainty about the future activities of holdings. Such plans would not be a requirement in every case, but may be requested before considering an application.

9.6.4 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:

- the history of the farm and its locality;
- existing buildings and their uses;
- features of biodiversity or landscape interest;
- archaeological sites, information on the historic landscape of the farm, the reasons for diversification and the viability of the proposal; and
- details of the proposal's projected employment, environment and traffic implications.

9.6.5 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 industrial use could lead to outdoor storage requirements, causing circulation problems on the farm.

9.6.6 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.

9.6.7 In Cotswold District, there is a strong financial incentive to build new housing developments. The Local Plan Development Strategy does not support new build housing in open countryside. It is therefore important that new agricultural buildings are only built when they are needed and are not built with the intention of converting the building to residential or other uses soon after, which would not otherwise be granted planning permission. [ii]

9.6.8 Mitigation measures such as the retention of existing hedgerows at field boundaries and making space for wildlife in buildings (e.g. the installation of bird boxes, bat bricks, or house martin ledges) should be incorporated into the proposals wherever possible to help create new opportunities for wildlife. [iii]

STATEMENT OF REASONS

[i] The Local Plan does not currently contain a specific policy on new agricultural buildings. The new policy will provide clarity on several different matters.

In addition, annual monitoring of planning permissions has identified various cases where rural buildings are being converted, which are subsequently converted in quick succession into housing. This is being used as a loophole to build homes in the open countryside where they would otherwise be refused, leading to unsustainable developments.

The 10-year time limit takes consideration of the fact that planning permissions generally last for three years and development will take some time to complete. The remaining period of time is considered to be sufficient

to deter applicants from converting a rural building for the purpose of securing a subsequent planning permission for residential development.

[ii] Annual monitoring of planning permissions has identified cases where rural diversification developments occur, which are subsequently converted in quick succession into housing. This is being used as a loophole to build homes in the open countryside where they would otherwise be refused, leading to unsustainable developments.

The 10-year time limit takes consideration of the fact that planning permissions generally last for three years and development will take some time to complete. The remaining period of time is considered to be sufficient to deter applicants from converting a rural building for the purpose of securing a subsequent planning permission for residential development.

[iii] Insert clause to give consideration to the impact of proposals on local habitat and biodiversity, given the ecological emergency declared by Council and corporate aim to make the Local Plan 'green to the core'

POLICY EC6: CONVERSION OF RURAL BUILDINGS

Policy proposal

Update Policy EC6 as follows:

Policy EC6: Conversion of Rural Buildings

9.6.1 In an area of high quality built and natural environment, it is important to keep new building in rural areas to a minimum. The large, but diminishing, stock of rural buildings in the Cotswolds should be used in the most positive way possible to assist in sustaining the rural economy. For the most part, these buildings were originally built as workplaces, or to support the business or community needs of the area. This function should, wherever possible, continue so that rural buildings are given a new lease of life.

9.6.2 The re-use of existing rural buildings, which have become surplus to requirements, or are no longer suitable for their original use, can help to reduce demands for new building in the countryside.

Policy EC6

CONVERSION OF RURAL BUILDINGS

The conversion of rural buildings to alternative uses will be permitted provided:

a. **the building is structurally sound, suitable for and capable of conversion to the proposed use without substantial alteration, extension or re-building;**

b. **the existing building fabric is retained and reused where possible;** (i)

c. **it would not cause conflict with existing farming or equestrian operations or a business, including severance or disruption to the farm or equestrian holding or business** (ii) **that would prejudice its continued viable operation; ~~and~~**

d. **the development leads to an enhancement of the immediate setting;** (iii)

e. **the development proposals are compatible with extant uses on the site and existing and planned uses in close proximity to the site; and**

f. **the building is not converted to residential use within a period of 10 years dating from whichever is the latter of either:**

- **the substantial completion of the building now proposed for conversion; the first use of the building; or**
- **the substantial completion of any subsequent extensions to the original building, unless a significant material change in circumstances has been demonstrated.** (iv)

9.6.3 This policy applies to the conversion of all rural buildings, whether of modern or traditional construction. However, the policy does not in itself support the conversion of rural buildings in all parts of the District. The wider impact of the sustainability and suitability of the development site / proposal must also be taken into consideration. In doing so, t ~~T~~here are ~~also~~ other policies and guidance that are likely to be relevant to proposals for the conversion of rural buildings, ~~including~~ such as NPPF (2021) paragraph 80 and Local Plan policies DS4 (Open Market Housing Outside Principal and Non-Principal Settlements); H6 (Removal of Occupancy Conditions); EC11 (Tourist Accommodation); ~~and~~ EN1 (Built, Natural and Historic Environment);

POLICY EC6: CONVERSION OF RURAL BUILDINGS

EN13 (Conversion of Non Domestic Historic Buildings); and EN10, EN11 and EN12, which cover designated and non designated heritage assets. (v)

9.6.4 It is important to ensure that new uses are sympathetic to the rural character of the area, respecting local building styles and materials, in keeping with their surroundings, without creating adverse environmental effects due to, for example, nuisance or traffic generation. The enhancement of the immediate setting must be substantive and should not rely on garden planting alone (e.g. the delivery of Biodiversity Net Gains, carbon sequestration through tree planting, etc.). (vi)

9.6.5 ~~For p~~ Proposals which do not meet the specifications for permitted development buildings should be physically capable of being converted in terms of their size, soundness and structural stability, without recourse to extensive rebuilding, alteration or extension. The conversion should be just that, and not a pretext for what would be tantamount to the erection of a new building in the countryside.

9.6.6 There will be instances where the starting point (the "rural building") might be so skeletal and minimalist that the works needed to alter the use would be of such magnitude that in practical reality what is being undertaken is a rebuild. Works must not go beyond what might sensibly or reasonably be described as a conversion. To qualify as a conversion, the development must not in all practical terms start afresh, with only a modest amount of help from the original rural building [1]. (vii)

9.6.7 A planning application should be accompanied by a coloured plan(s), which clearly shows the elements of the existing building that are to be retained. (viii)

9.6.8 Where an extension or significant alteration is proposed, ~~then~~ it will need to be demonstrated that the building is capable of conversion on its own merit. Subject to this, extensions or alterations will be permitted where they do not significantly harm the character of the building, its setting, and/or the character and appearance of the landscape.

9.6.9 The term 'substantial completion' for the purpose of this policy means when the converted building or extension is capable of being lived in (e.g. when the roof and windows are fitted the inside of the building is ready to be inhabited). (ix)

STATEMENT OF REASONS

[i] Annual monitoring of planning permissions has identified various cases where rural buildings are being 'converted', which are essentially a metal supporting frame rather than any external walls/roof etc. There is no planning benefit from converting these buildings to housing and, in short, this is not a *true* conversion. Furthermore, their conversion enables housing to be built in unsustainable locations in the countryside, which conflicts with the Local Plan Development Strategy. The policy addition clarifies what will be expected of planning applications.

[ii] Feedback from Development Management case officers has identified that the policy needs to be expanded to incorporate other types of business, not just farms.

[iii] For consistency with NPPF (2021) paragraph 80(c):

> *80. Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:*

[1] As explained in the High Court case between Hibbitt and Another - and - Secretary of State for Communities and Local Government (1) Rushcliffe Borough Council (2) – paragraph 27 (Case No: CO/3360/2016, 9 July 2016)

c) the development would re-use redundant or disused buildings and enhance its immediate setting;

This will also enable definition to be provided in the Local Plan of "enhancement of the immediate setting", which is provided in the reasoned justification to Policy EC6.

[iv] Annual monitoring of planning permissions has identified various cases where rural buildings are being converted, which are subsequently converted in quick succession into housing (sometimes without the initial development even being completed). This is being used as a loophole to build homes in the open countryside where they would otherwise be refused, leading to unsustainable developments.

The 10-year time limit takes consideration of the fact that planning permissions generally last for three years and development will take some time to complete. The remaining period of time is considered to be sufficient to deter applicants from converting a rural building for the purpose of securing a subsequent planning permission for residential development.

[v] To add clarity by explaining that this policy does not in itself support conversions in all parts of the district and that other policies in the NPPF (2021) and the Local Plan must also be taken into consideration.

[vi] Feedback from Development Management case officers has identified that applicants are arguing that an "enhancement of the immediate setting" can be achieved with a few garden plants. The additional sentence clarifies that the enhancement must be substantive and meaningful in order to deliver the planning benefit required by the NPPF.

[vii] To provide clarity of what is expected of a converted building. At paragraph 27 of the Hibbit High Court case, the Judge set out the following:

> *Second, a conversion is conceptually different to a "rebuild" with (at the risk of being over simplistic) the latter starting where the former finishes. Mr Campbell, for the Claimant, accepted that there was, as the Inspector found, a logical distinction between a conversion and a rebuild. As such he acknowledged that since Class Q referred to the concept of a conversion then it necessarily excluded rebuilds. To overcome this Mr Campbell argued that a "rebuild" was limited to the development that occurred following a demolition and that it therefore did not apply to the present case which did not involve total demolition. In my view whilst I accept that a development following a demolition is a rebuild, I do not accept that this is where the divide lies. In my view it is a matter of legitimate planning judgment as to where the line is drawn. The test is one of substance, and not form based upon a supposed but ultimately artificial clear bright line drawn at the point of demolition. And nor is it inherent in "agricultural building". There will be numerous instances where the starting point (the "agricultural building") might be so skeletal and minimalist that the works needed to alter the use to a dwelling would be of such magnitude that in practical reality what is being undertaken is a rebuild. In fact a more apt term than "rebuild", which also encapsulates what the Inspector had in mind, might be "fresh build" since rebuild seems to assume that the existing building is being "re" built in some way. In any event the nub of the point being made by the Inspector, in my view correctly, was that the works went a very long way beyond what might sensibly or reasonably be described as a conversion. The development was in all practical terms starting afresh, with only a modest amount of help from the original agricultural building. I should add that the position of the Claimant was that the challenge was as to law; if the argument in law was lost (and the Inspector did not therefore misdirect herself) then it was not argued that the Inspector acted irrationally in coming to the conclusion that the works were a rebuild / fresh build, and not a conversion.*

[viii] To assist the determination of planning applications and the demonstration of whether the proposal is a conversion or another type of development.

[ix] To provide clarity for the purpose of part f of the policy.

POLICY EC7: AGRICULTURAL AND FORESTRY BUILDINGS

Policy proposal

Insert new Policy EC7 as follows:

Policy EC7: Agricultural and Forestry Buildings

9.7.1 Agriculture and forestry is an integral part of the rural economy of the District. The protection and enhancement of this sector is supported.

9.7.2 New agricultural and forestry buildings can be needed to support farming and forestry operations. Various types of agricultural and forestry building are permitted development [1], although some require planning permission, especially when they are larger in scale.

Policy EC7

AGRICULTURAL AND FORESTRY BUILDINGS

Proposals for new or extended agricultural and forestry buildings should:

a. **be designed for agricultural or forestry purposes only;**

b. **demonstrate that there is a functional or operational need for the building for an agricultural or forestry purpose;**

c. **visually integrate with existing buildings on the holding and be positioned so as to minimise its impact on both the surrounding and wider environment;**

d. **in the case of a freestanding building which is separate from existing buildings, be supported by a statement setting out why the erection of a building is necessary in the location proposed and demonstrate why it cannot be located adjacent to existing buildings;**

e. **not change to a non-agricultural or non-forestry use until after a period of ten years has expired from the substantial completion of the building, or the first productive use of the building, or the date of the substantial completion of any subsequent extensions to the building, whichever is the later, unless a significant material change in circumstances has been demonstrated.** (i)

9.7.3 This policy relates to buildings required in connection with an agricultural or forestry business.

9.7.4 Although agriculture and forestry are an important part of its economy and landscape character, Cotswold District has a highly sensitive landscape and it is essential that new agricultural and forestry buildings are only created when they are needed. Agricultural buildings can be prominent and visible features in rural areas if their impact is not mitigated. It is also important that the design and location of new buildings reduces the impact of the development as much as possible, whilst also contributing towards tackling climate change and improving biodiversity. Proposals must demonstrate that they have taken account of the surrounding landscape, highways and residential amenity, as well as consider local habitat and biodiversity.

9.7.5 In demonstrating the need for the building, consideration should be given as to whether the proposal could be delivered within an existing building(s) within the holding.

9.7.6 The wider impact of the sustainability and suitability of the development proposal and its location must also be taken into consideration. In doing so, there are other policies and guidance that are likely to be relevant

[1] Planning permission for farms: Permitted development

to proposals for the conversion of rural buildings, such as the NPPF (2021) and Local Plan policies EN1 (Built, Natural and Historic Environment); EN2 (Design of the Built and Natural Environment); EN4 (Design of the Built and Natural Environment); and EN5 (Cotswolds AONB). [ii]

9.7.7 In Cotswold District, there is a strong financial incentive to build new housing developments. The Local Plan Development Strategy does not support new-build housing in open countryside. It is therefore important that new agricultural buildings are only built when they are needed and are not built with the intention of converting the building to residential or other uses soon after, which would not otherwise be granted planning permission.

9.7.8 Development proposals will require a landscaping scheme, especially if they are located in the AONB or a Special Landscape Area. The design should be sympathetic to the rural character of the area, in keeping with the surroundings and blend with the landscape. Proposals should, for example, consider the shape and slope of the site, the buildings and surroundings, the colour and use of materials, and respect local buildings styles (i.e. traditional Cotswold materials, dark stained timber or unobtrusive, non-reflective materials in dark colours, usually grey, brown or green). Buildings should not be located on the skyline.

9.7.9 Mitigation and enhancement measures such as the retention of existing hedgerows at field boundaries and making space for wildlife in buildings (e.g. the installation of bird boxes, bat bricks, or house martin ledges) should be incorporated into the proposals wherever possible to help create new opportunities for wildlife. [iii]

9.7.10 The term 'substantial completion' for the purpose of this policy means when the building or extension is capable of being used for its intended purpose. [iv]

STATEMENT OF REASONS

[i] The Local Plan does not currently contain a specific policy on new agricultural buildings. The new policy will provide clarity on several different matters.

In addition, annual monitoring of planning permissions has identified various cases where rural buildings are being converted, which are subsequently converted in quick succession into housing. This is being used as a loophole to build homes in the open countryside where they would otherwise be refused, leading to unsustainable developments.

The 10-year time limit takes consideration of the fact that planning permissions generally last for three years and development will take some time to complete. The remaining period of time is considered to be sufficient to deter applicants from converting a rural building for the purpose of securing a subsequent planning permission for residential development.

[ii] To add clarity by explaining that this policy does not in itself give blanket support to all new agricultural or forestry buildings and that other policies in the NPPF (2021) and the Local Plan must also be taken into consideration.

[iii] Insert clause to give consideration to the impact of proposals on local habitat and biodiversity, given the ecological emergency declared by Council and corporate aim to make the Local Plan 'green to the core'

[iv] To provide clarity for the purpose of part g of the policy.

POLICY EN7: RETAIL

Policy proposal

Delete Policy EN7:

~~Policy EC7: Retail~~

~~9.7.1 Retail is an inherent part of the economy of the local area. Cotswold market towns and villages provide the day-to-day shopping and services for residents of the District, and in doing so create employment for people living around them. However, larger towns and cities, especially Cheltenham, Gloucester and Swindon, can provide competition functioning as service and employment hubs for many Cotswold residents drawing expenditure out of the District.~~

~~9.7.2 To ensure the retail evidence base is robust and relevant an update of the 2012 retail study has been prepared - the Retail Study Update 2016. The approach to retail and town centre development is in alignment with the latest employment and housing figures and includes an updated assessment of the need for retail floorspace across the 10 larger, more sustainable, Principal Settlements that form the Retail Hierarchy identified in Policy EC7. A wider assessment of provision is also made across all 17 Principal Settlements, as identified in Policy DS1.~~

~~9.7.3 Arising out of the content and recommendations of the Retail Study Update 2016, the town centres and retail strategy makes provision for 400sqm (net) of convenience goods and 2,100sqm (net) comparison goods floorspace within Cirencester over the Plan period including the Neighbourhood Centre at the Strategic Site south of Chesterton (and subject to the provisions of Policy S2). Within the other nine settlements in the retail hierarchy there are, due to the nature of retailing within these settlements, no quantitative floorspace targets and instead a strategy to maintain and enhance retail provision within their defined central areas, supporting the role of each centre in servicing its local community and, in some instances, visitors and tourists to the District. Retail development will take place in accordance with the Retail Hierarchy. The hierarchy reflects the scale, nature and role of the centres and their importance within the retail offer in the District. Provision will be made through site allocations in Cirencester (see policies S1, S2, and S3) and the policies set out below.~~

~~Policy EC7~~

~~RETAIL~~

~~1. The retail hierarchy in Cotswold District is set out below and will be the focus for the provision of main town centre uses:~~

- **~~Town Centre: Cirencester;~~**
- **~~Key Centres: Bourton-on-the-Water, Chipping Campden, Moreton-in-Marsh, Stow-on-the-Wold and Tetbury;~~**
- **~~District Centres: Fairford and Lechlade;~~**
- **~~Local Centres: Northleach and South Cerney.~~**

~~2. In settlements that are not listed in clause 1, proposals for small local shops and services will be permitted if they would enhance a settlement's viability and help to meet the needs of, and are conveniently accessible to, the local community.~~

~~3. Provision will be made for 400sqm (net) of convenience goods and 2,100sqm (net) of comparison goods retail floorspace within Cirencester over the Plan period (in accordance~~

POLICY EN7: RETAIL

~~with policies S1, S2 & S3). Within the other nine settlements identified in the retail hierarchy, the retail strategy supports proposals in their defined centres which maintain and enhance retail provision and the wider health of the centre.~~

~~9.7.4 'Main town centres uses' are defined in the NPPF (Annex 2: Glossary). The uses include: retail development, leisure, entertainment facilities, intensive sport and recreation uses, offices and arts, culture and tourism development.~~

~~9.7.5 The concentration of a variety of shopping and other services within a Centre is a major component of maintaining its vitality and viability. Growth and enhancement in these locations is considered to be the most effective strategy for improving the overall economic performance and competitiveness of the District.~~

~~9.7.6 Cirencester will continue to be the District's dominant centre for retailing though the strategy allows the opportunity for a focused approach in the other selected settlements.~~

~~9.7.7 Cirencester will be promoted and enhanced as needed to attract increased expenditure from within and outside the District. There are a number of potential opportunities for new retail development within the Town Centre at Cirencester. Development of these sites could potentially provide modern A1 retail space that is currently lacking in the town centre as well as a range of evening and leisure uses. The Cirencester Central Area Strategy (see Policy S3) provides further detail and guidance.~~

~~9.7.8 Beyond Cirencester, the five Key Centres have the widest variety of shops, facilities and services. The vitality and viability of the Key Centres will be promoted and enhanced as locations in the District for main 'town centre' uses.~~

~~9.7.9 The vitality and viability of the District Centres of Fairford and Lechlade will be maintained and enhanced by providing a complementary focus for main town centre uses in the District. These Centres function as important service centres for the majority of needs of their respective localised catchment areas, which is particularly important for those, such as the elderly, where travelling further afield is less likely. This complementary focus should enable these centres to meet the majority of the needs of people in their local catchments, while relying on Cirencester or other Key Centres to provide those services which cannot reasonably be catered for locally because of issues of scale. The District Centres, whilst also providing shops, facilities and services, are more limited in both number and range.~~

~~9.7.10 Although the two smaller Local Centres provide a more limited range of services and facilities within their centres, they play an important role in providing for the daily needs of the settlement and surrounding rural area.~~

~~9.7.11 Small local shops and services (including public houses, post offices and surgeries) in the other 7 Principal Settlements and also in more rural settlements are recognised as important economic assets but also as a focus for wider social and community activities. Proposals which would result in the loss of services and facilities should be avoided where this would damage the viability of a settlement or increase car travel by local residents.~~ [i]

STATEMENT OF REASONS

[i] Former Policy EC7: Retail has been superseded by the updates to Policy EC8: Town Centres.

POLICY EC8: TOWN CENTRES (FORMERLY RETAIL)

Policy EC8: Town Centres [i]

9.8.1. Cotswold market towns and villages provide the day to day shopping and services for residents of the District, and in doing so create employment for people living around them. The concentration of a variety of retail, service and other ~~shopping and other services~~ uses within a Centre is a major component of maintaining its vitality and viability. Growth, appropriate diversification and enhancement within defined centres ~~in these locations~~ [ii] is considered to be the most effective strategy for improving the overall economic performance and competitiveness of the District.

9.8.2. While the pace of change in Cotswold District has perhaps been more gradual than in other parts of the country, in recent years the role of many town centres has evolved considerably. This is due, in large part, to the increasing prominence of online retailing. Shop closures, including many long-established national chains, have become commonplace. The emphasis that previous Local Plans placed on the primacy of retail as the key town centre use is no longer a sound planning policy stance. This is evident through Government policy which seeks to provide greater flexibility in respect of commercial uses on the high street.

9.8.3. Centres which support a mix of uses – often including retail, services, food and drink, and residential – are more likely to thrive. It is important that this mix responds to local circumstances and the needs of the catchment area which the centre serves. A much more flexible and adaptive policy approach to town centre land uses is needed - a centre needs to be able to bend in the wind rather than break because the planning regime governing it is too rigid. Equally however, a mixed-use approach brings with it its own difficulties. The compatibility of some uses can be challenging. Encouraging a more vibrant evening economy, for instance, may in time affect the well-being of a growing residential population and vice versa. The mix of uses needs to be carefully planned and balanced.

~~9.8.4. Cirencester will continue to be the District's dominant centre for retailing though the strategy allows the opportunity for a focused approach in the other selected settlements.~~

9.8.5. Cirencester will be promoted and enhanced as needed to attract increased expenditure from within and outside the District. There are a number of potential opportunities for new ~~retail~~ development within the Town Centre at Cirencester. Development of these sites will likely provide opportunities to broaden the centre's offer by incorporating additional residential, food and drink, and other leisure uses ~~could potentially provide modern A1 retail space that is currently lacking in the town centre as well as a range of evening and leisure uses.~~ The Cirencester Central Area Strategy (see Policy S3) provides further detail and guidance.

9.8.6. Beyond Cirencester, the five Key Centres have the widest variety of shops, facilities and services. The vitality and viability of the Key Centres will be promoted and enhanced as locations in the District for 'main town centre uses'. 'Main town centre uses' are defined in the NPPF (Annex 2: Glossary) and include retail development, leisure, entertainment facilities, intensive sport and recreation uses, offices and arts, culture and tourism development.

9.8.7. The vitality and viability of the District Centres of Fairford and Lechlade will be maintained and enhanced by providing a complementary focus for main town centre uses in the District. These Centres function as important service centres for the majority of needs of their respective localised catchment areas, which is particularly important for those, such as the elderly, where travelling further afield is less likely. This complementary focus should enable these centres to meet the majority of the needs of people in their local catchments, while relying on Cirencester or other Key Centres to provide those services which cannot reasonably be catered for locally because of issues of scale. ~~The District Centres, whilst also providing shops, facilities and services, are more limited in both number and range.~~

9.8.8. Although the two smaller Local Centres provide a more limited range of services and facilities within their centres, they play an important role in providing for the daily needs of the settlement and surrounding

rural area.

9.8.9. Small local shops and other local community uses within Use Class F2 together with ~~and~~ services (including public houses, post offices and surgeries) in the other ~~7~~ seven Principal Settlements and also in more rural settlements are recognised as important economic assets but also as a focus for wider social and community activities. Proposals which would result in the loss of services and facilities should be avoided where this would damage the viability of a settlement or increase car travel by local residents.

Policy EC8

TOWN CENTRES

1. **The hierarchy of town centres in Cotswold District is set out below and will be the focus for the provision of main town centre uses:**

   Town Centre: Cirencester;

   Key Centres: Bourton-on-the-Water, Chipping Campden, Moreton-in-Marsh, Stow-on-the-Wold and Tetbury;

   District Centres: Fairford and Lechlade;

   Local Centres: Northleach and South Cerney.

MAIN TOWN CENTRE USES

1. **The preferred sequence of locations for Main Town Centre Uses in Cirencester are the:**
   a. **Primary Shopping Area (retail uses only)**
   b. **Town Centre**
   c. **Edge of Centre**
   d. **Out of Centre**

2. **The preferred sequence of locations for Main Town Centre Uses in the other ~~Principal Settlements listed in the Retail Hierarchy (Policy EC7)~~ settlements listed at clause 1 are the:**
   a. **Centre (Key/District/Local)**
   b. **Edge of Centre**
   c. **Out of Centre**

3. **Only if there are no suitable sites available within the Primary Shopping Area ~~and~~ or Centre (Town/Key/District/Local) boundaries identified on the Policies Maps, or on the Edge of Centre, will Out of Centre sites be considered.**

4. **All proposals for main town centre uses should:**
   a. **be consistent with the strategy for the settlement;**
   b. **help maintain an appropriate mix of uses in the Centre including, where appropriate, residential use; and**

c. **contribute to the quality, attractiveness and character of the settlement, including the Centre, and the street frontage within which the site is located.**

5. **Within the Centre boundaries identified on the Policies Maps ~~Class A1 uses and other~~ retail and other main town centre uses (together with appropriate residential development) will be permitted where ~~they would~~ it will complement and enhance the vitality and viability ~~retailing offer~~ of the Centre. The loss of main town centre uses will be resisted, and~~, ~~other than A1 uses,~~ concentrations of single uses will be resisted ~~not be permitted~~, where this would adversely affect the vitality and viability of the Centre or harm wider town centre investment, or cause amenity problems. ~~Where the loss of a main town centre use is proposed, evidence must be submitted to demonstrate that the property has been continually, actively and effectively marketed for at least 12 months and that the use is no longer of commercial interest.~~** (iii)

~~6. Proposals for residential development will be permitted on the upper floors of premises in the Centre.~~ (iv)

7. **Where a Neighbourhood Development Plan is being prepared or revised in one of the settlements listed at clause 1 consideration should be given to preparation of a positive strategy for the future of each centre which aims to safeguard and encourage its resilience, viability and vitality.** (v)

8. **When considering proposals for main town centre uses beyond the identified Centre boundaries, (in edge of centre or out of centre locations), proposals will be permitted that are:**

   a. **accessible and well connected to the Centre by public transport, walking and cycling;**

   b. **contribute to the quality, attractiveness and character of the settlement and the street frontage within which the site is located;**

   c. **maintain or improve, where possible, the health and wellbeing of the District's residents through increased choice and quality of shopping, leisure, recreation, arts, cultural and community facilities; and**

   d. **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 accommodate the proposed development, taking into account the need for flexibility in the scale and format of proposals.**

9. **In addition to Clause 7 criteria (a)-(d) proposals for retail and leisure ~~and office~~ uses outside of defined centres will be assessed in relation to their impact on: a. the vitality and viability of those defined town centres within the catchment area of the proposal; and b. existing, proposed and committed town centre investment in defined centres within the catchment area of the proposal. Such assessments should, where appropriate, extend to an assessment of the cumulative effects, taking into account other committed and recently completed developments.**

9.8.10. References to each of the Town, Key, District and Local Centre Boundaries should be taken to mean 'town centre' in terms of the NPPF definition. The defined Centre boundaries for the Key, District and

Local Centres are also the same as the 'Primary Shopping Area' in terms of the NPPF. In Cirencester, the Primary Shopping Area is specifically defined and lies within the wider Town Centre Boundary (see Policy S3 clauses 2-4).

9.8.11. ~~Policy EC8 and t~~ The requirements for a sequential test and impact assessment will apply to proposals for main 'town centre uses' beyond the identified centre boundary (noting that the area of consequence for the sequential test is different for retail (the primary shopping area) and other main town centre uses (wider defined centre boundary)). The requirement will not apply to proposals which are consistent with site allocations for main town centre uses in the Plan.

9.8.12. The LPA will support town centre use proposals that improve the vitality, viability and resilience of ~~retail offer within~~ any of the town centres as set out in Clause 1. Firstly seeking to focus development within the centre itself, or on suitable sites located at the edge of centre, followed by out of centre sites which may be appropriate in a considered sequential approach. By supporting a concentrated variety of appropriate uses ~~shops and services~~, the vitality and viability of the Centres can be protected and enhanced, and 'main town centre' uses ~~(Policy EC8)~~ can contribute to healthy and lively centres and communities. What constitutes an adverse effect on the vitality and viability of, and investment within, a Centre will be based on the circumstances of each case. The cumulative impact of the proposal considered together with recent developments ~~and committed floorspace~~ may also be a relevant consideration for the impact assessment. ~~Further guidance on the indicators which will be taken into account in assessing adverse effects is provided in the Retail Study Update 2016 and the PPG.~~

9.8.13. The importance of parking as a key issue in town centres is recognised in Policy INF5: Parking Provision. Furthermore, the Local Planning Authority will, as part of the approach to ~~retail and~~ town centre development, put measures in place to:

- Review town centre parking;
- Continue to improve and enhance public realm and streetscape;
- Deliver traffic management improvements; and Support and promote markets.

9.8.14. Proposals for ~~retail, leisure and office~~ main town centre uses outside of defined centres will, beside Clause 7 criteria (a)-(d), be subject to the provisions of Policy EC9.

~~9.8.15. The loss of an active retail use cannot be prevented and changes from an active main town centre use to other uses can make the centre less attractive and convenient. The LPA considers that a robust marketing exercise is the most transparent way of demonstrating that retail facilities are no longer viable. To demonstrate that the marketing activity is proportionate and effective it should be undertaken continually for at least a 12 month period. All details of marketing activity and enquiries should be provided to the LPA together with full reasons why any offers have not progressed.~~ (vi)

~~9.8.16. It is important to define the boundaries of the Centres identified in the Retail Hierarchy (Policy EC7) as the primary location of retail development, maintaining a concentration of Class A1 uses which are important to the attractiveness of the centres. These are designated as Town / Key / District and Local Centres on the Policies Map. Within these boundaries, proposals for ground floor non-retail uses will only be permitted if the development does not harm the retail focus on of these frontages. On upper floors, there will be support for a diverse range of uses such as residential and office space, as the use of upper floors adds vitality to town centres without fragmenting the retail and services available on the ground floor. The LPA will seek to ensure that local residents have access to a range and choice of A1 shops.~~

~~9.8.17. With the exception of Cirencester, it is considered that the Centres identified in the Retail Hierarchy (Policy EC7) are too small to define secondary and primary frontages within the Centre boundaries. The Cirencester Town Centre Strategy (Section 7.1.1) sets out policies (Policy S3) relating to Cirencester's~~

~~primary and secondary frontages.~~ ([vii])

9.8.18. The extent of the Town / Key / District / Local Centres are shown on the relevant Policies Maps.

STATEMENT OF REASONS

[i] Title change to reflect that this policy is an amalgam of parts of extant EC7 and EC8. Many of the changes in the policy are to rebalance the approach to reflect a more diverse mix of uses. Hence the primacy of retail in the extant EC8 is played down while other uses are given greater emphasis.

[ii] The hierarchy of district centres is retained. While it has its origins in retail policy, it remains a sound way of ensuring that main town centre uses are directed to appropriate locations.

[iii] Having regard to the Class E – Class C3 permitted development provision this is no longer a defensible policy requirement.

[iv] Deleted because the extant policy is restrictive in respect of residential development in the town centre. The revised policy does not restrict residential development to the upper floors of commercial premises.

[v] It is important that the need to safeguard town centres through a strategy of diversification is embedded in the development plan. Towns and parishes have a key non-strategic role to play by developing "fine grained" strategies for their own centres and including these in Neighbourhood Development Plans. The policy requirement is merely to "consider" doing so because an attempt to force compliance would be too heavy-handed and "top down".

[vi] Rendered obsolete by the Class E – Class C3 permitted development provision.

[vii] Primary and secondary frontages are no longer relevant

POLICY EC9: RETAIL AND LEISURE IMPACT ASSESSMENT

Policy proposal

Update Policy EC9 as follows:

Policy EC9: Retail and Leisure Impact Assessment

> ### Policy EC9
>
> **RETAIL AND LEISURE IMPACT ASSESSMENT** (i)
>
> **Proposals for retail development with a net increase of 100sqm or more, or, proposals that relate to cumulative floorspace of 100sqm ~~net~~ gross (ii) or above, which lie outside an identified Town / Key / District or Local Centre, will be assessed against their impact on the health of, and investment within, defined Centres and planning applications will be accompanied by a Retail Impact Assessment.**

9.9.1. The NPPF requires that when assessing applications for retail~~, leisure~~ and leisure ~~office~~ development outside of town centres, which are not in accordance with an up-to-date Local Plan, local planning authorities should require an impact assessment if the development is over a proportionate, locally-set floorspace threshold (if there is no locally set threshold, the default threshold is 2,500sqm of gross floorspace. (iii)

9.9.2. 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. Impact assessments will not be limited to new build retail development; they will also be required for extensions, redevelopment and the variation of conditions and Section 106 Agreements where proposals relate to 100sqm or more of floorspace or there is ~~a net~~ an increase in retail floorspace, which extends the cumulative gross floorspace ~~of~~ to 100sqm or more (iv). Retail impact assessments should be scoped out with the LPA prior to the submission of planning applications.

9.9.3. The majority of retail applications submitted to Cotswold District Council are less than 100sqm, reflecting the type and characteristics of the District's market towns and rural settlements, and very few applications have historically exceeded this total. Proposals for retail developments up to 100sqm net will generally be regarded as being of a scale that would not result in significant adverse impacts. Accordingly, the default retail impact assessment threshold set out in the NPPF is lowered to 100sqm net to reflect the type and scale of the existing retail offer and ensure that, when considering a planning application, the Local Planning Authority has a full understanding of the impact of new proposals on the existing retail offer. Where impact assessments indicate significant adverse impacts on the vitality and viability of an existing centre, development will be refused. Where the evidence shows there is no significant adverse impact the positive and negative effects of the proposal will be balanced, together with locational and other considerations, to reach an overall judgement.

STATEMENT OF REASONS

[i] NPPF (2023) para 90.

[ii] The update is needed for clarity following feedback from Development Management case officers. The current policy may potentially enable several planning applications to be made of up to 99sq.m, which may cumulatively add up to much more than 100.sq.m. There is currently no mechanism for requiring the impacts of such developments to be assessed or refusing the developments if there is a significant adverse impact on town centres. The proposal rectifies this situation.

[iii] NPPF (2023) para 90.

[iv] The update is needed for clarity following feedback from Development Management case officers. The current policy may potentially enable several planning applications to be made of up to 99sq.m, which may cumulatively add up to much more than 100.sq.m. There is currently no mechanism for requiring the impacts of such developments to be assessed or refusing the developments if there is a significant adverse impact on town centres. The proposal rectifies this situation.

POLICY EC10: DEVELOPMENT OF TOURIST FACILITIES AND VISITOR ATTRACTIONS

Policy proposal

Policy EC10: Development of Tourist Facilities and Visitor Attractions

9.10.1. Tourism is a key employment sector in the District, with an estimated total spend of £83 million in 2010 [1]. In 2013, there were 6,000 jobs in tourism-related sectors in Cotswold. This represented 21.3% of all tourism jobs in Gloucestershire and 15.2% of all jobs in the District. The main categories of visitor spend are: accommodation; shopping; food and drink; attractions and entertainment; and travel [2]. Cultural activity also has high economic value and brings in tourist trade.

9.10.2. The Destination Management Plan for Tourism Across the Cotswolds, April 2014 vision is 'To ensure that the Cotswolds is a vibrant year round destination where visitors enjoy high quality, authentic experiences and tourism makes an increasing contribution to the economic, social and environmental sustainability of the local economy.'

9.10.3. A SWOT analysis in the Destination Management Plan highlights a significant range of challenges and opportunities that the Local Plan could help to address. Opportunities include: converting day visits to staying visits by product development; Cotswold Canal expansion; increasing the range of outdoor activities; supporting local and independent shops; and doubling the railway track of the 'Cotswold line'. Weaknesses include: lack of low cost accommodation; poor road signage; limited conference facilities; concentration of tourism in honeypot destinations with little to offer younger people and families; and limited parking.

Policy EC10

DEVELOPMENT OF TOURIST FACILITIES AND VISITOR ATTRACTIONS

New or extended tourist facilities and visitor attractions ~~(excluding accommodation)~~ (i) will be permitted provided the proposal:

- **a. is viable without the provision of accommodation;** (ii)
- **b. has a functional relationship and special affinity with the historic and natural heritage of the area;**
- **c. is well related to the main tourist routes;**
- **d. is an identified opportunity that is not met by existing facilities; and**
- **e. as far as possible, use is made of existing buildings, particularly agricultural buildings in the countryside, with the number and scale of new buildings kept to a minimum.**

9.10.4. The Local Plan ensures that new tourism development is effectively and appropriately controlled to protect the high quality natural and built environment of the District, especially in the AONB. The term 'special affinity' has been used in order to protect the character of Cotswold towns and the countryside. Attractions for which there is no special justification for their location in that particular area, will not normally be permitted. The nature of the attraction should rely on its location within the Cotswolds. ~~The A-roads of the District tend to form the main tourist routes.~~ For the purpose of this policy and policy

[1] South West Tourism Alliance - Value of Tourism 2010
[2] Employment Study 2012 (Paragraph 3.2.19)

POLICY EC10: DEVELOPMENT OF TOURIST FACILITIES AND VISITOR ATTRACTIONS

EC11, the main tourist routes are defined as A417(T), A417, A419(T), A419, A40(T), A429, A424, A44, A433, A435, A436 and the Cotswold Water Park Spine Roads. [iii]

9.10.5. Development which helps to address current weaknesses in the tourist economy should be encouraged where appropriate. For example, ~~low cost accommodation and~~ [iv] low impact family attractions, such as farm activity visits.

9.10.6. The area's popularity with visitors is not sufficient justification, in itself, for the location of new tourist attractions. Any large-scale visitor development will generally be considered to be unacceptable if it would harm the landscape or features of historic interest, or have a harmful impact on the transport network.

STATEMENT OF REASONS

[i] Consequential change – see note ii.

[ii] This change is in response to a request from Development Management to close a loophole in the policy that allowed the provision of tourism facilities to act as a Trojan Horse for residential development.

[iii] In response to representation made at R18 stage for the main tourist routes to be defined.

[iv] See note ii.

POLICY EC11: TOURIST AND VISITOR ACCOMMODATION

Policy proposal

Update Policy EC11 as follows:

Policy EC11: Tourist and Visitor Accommodation

Policy EC11

TOURIST AND VISITOR ACCOMMODATION

Hotels, Serviced Accommodation and Hostels:

~~1. New hotels and other serviced accommodation will only be permitted where the proposal:~~

~~a. is provided through the change of use of existing buildings, especially where this would involve the conservation of a listed or other historic building; or~~

~~b. is appropriately located within Development Boundaries.~~

~~2. Exceptionally, proposals for a new hotel that is directly associated on-site with a tourist attraction, and required to sustain the viability of the tourist attraction, will be acceptable.~~

1. Development of new hotels and serviced accommodation of appropriate scale and design will be permitted in the Town, Key, District and Local Centres delineated on the Policies Map and identified in Policy EC8.

2. The development of new hotels and serviced accommodation outside of the centres referred to in clause (1) will be subject to the sequential test for main town centre uses as set out in national policy and Policy EC8.

3. Proposals for the extension of existing hotels and serviced accommodation in the Town, Key, District and Local Centres delineated on the Policies Map and identified in Policy EC8 where the proposed extension exceeds more than 1000sq m, taking into account any pre-existing extension(s) to the original building, will be subject to the same considerations regarding scale and design as applies in clause (1)

4. Outside of the Centres, proposals for the extension of existing hotels and serviced accommodation where the proposed extension exceeds more than 1000sq m, taking into account any pre-existing extension(s) to the original building, will be subject to the sequential test for main town centre uses. Proposals will be subject to the same considerations regarding scale and design as applies in clause (1).

5. Proposals for extensions to existing hotels and serviced accommodation of less than 1000 sq m floor area, taking into account and pre-existing extension(s) to the original building, will be determined on a case-by-case basis having regard to the same considerations about scale and design as applies in clause (1) .

Self-Catering Accommodation and Holiday Lets:

~~3. Proposals for self-catering accommodation, will only be permitted where it:~~

~~a. is provided through the conservation and conversion of existing buildings, including agricultural buildings; or~~

POLICY EC11: TOURIST AND VISITOR ACCOMMODATION

~~b. is appropriately located within Development Boundaries.~~

~~4. Exceptionally, proposals for new-build, short stay, self catering units that are directly associated on-site with a tourist attraction, and required to sustain the viability of the tourist attraction, will be acceptable.~~

6. Development of self-catering accommodation or holiday lets of appropriate scale and design will be permitted where it is within the Development Boundary of a Principal Settlement or is provided through the renovation of a suitable existing building that is structurally sound and capable of conversion without substantial rebuilding or extension. Unless the original use of the building was unrestricted residential, permission for such development will conditional upon short-term[ii] visitor use only and be subject to an occupancy condition or planning obligation to prevent its use as a permanent, secondary or principal place of residence.

7. Self-catering accommodation and holiday lets are currently classified as falling within Use Class C3 (dwelling houses). Proposals for new build or conversion of existing buildings will be subject to the same Local Plan policies as apply to the determination of proposals for market housing unless material planning considerations indicate otherwise.

~~Removal of occupancy conditions – holiday lets~~

~~5. Applications for the removal of occupancy conditions on holiday accommodation that has been built or converted for that purpose outside Development Boundaries will not be permitted.~~

~~6. Applications will be permitted where the original building was used as a dwelling or the building is located within Development Boundaries.~~ ([iii])

~~Touring Caravan and Camping Sites:~~

~~7. Proposals for the development of new, or the expansion of, existing touring caravan and camping sites, will be permitted provided that the proposal:~~

~~a. is well related to the main tourist routes; and~~

~~b. makes use of any converted or potentially convertible agricultural buildings that may be available with the number and size of any associated new buildings kept to the minimum necessary.~~

~~Static Caravan and Holiday Parks:~~

~~8. Proposals for the expansion, upgrading or redevelopment of existing accommodation at static caravan and holiday parks will be permitted provided that it addresses an identified weakness in the local tourist economy.~~

Temporary and/or mobile accommodation: Touring Caravan and Camping Sites, Glamping Pods, Shepherd's Huts and similar facilities:

8. The development of sites for temporary and/or mobile accommodation will be permitted where the proposed facility:

a. is well-related to the main visitor and tourist routes;

b. incorporates sustainable principles, has a low environmental impact and actively seeks to address the climate change and biodiversity emergencies;

c. is located such that local services and attractions can readily be accessed by sustainable modes of transport, such as public transport, walking and cycling;

d. is of a scale and layout that does not conflict with Local Plan policies relating to landscape protection, nature conservation or related considerations; and

e. does not require new buildings and is able to use sensitively renovated and converted existing buildings of appropriate scale for facilities provision where these are required.

~~9.11.1 Generally, hotel accommodation in the District is considered to be adequate, but with scope for the upgrading of existing facilities and further development of conference facilities. Hotels and other serviced accommodation will normally be acceptable within settlements as well as extensions to existing facilities. Other serviced accommodation includes residential conference centres, guest houses and bed and breakfast accommodation where these require planning permission. New-build hotel development outside settlements will only be acceptable where it is directly associated with a tourist attraction and it is required to help sustain the viability of that attraction. Hotels in rural areas can be provided successfully by the conversion and improved use of existing buildings.~~

~~9.11.2 Self-catering is particularly popular in rural areas, with high season and short-break holidays offering attractions for a significant number of holiday-makers. It can make a valuable contribution to the rural economy.~~

~~9.11.3 As part of rural diversification schemes, the provision of self-catering units can often be a valuable alternative use for traditional agricultural buildings. Although quality standards still need to be high, self-catering holiday units will often not need to be designed to the same requirements as permanent homes. Many of the trappings of residential use, such as garages, fenced garden areas, sheds and greenhouses, are not necessarily needed and the internal layout can be simpler. The result can be a more sympathetic and architecturally successful conversion.~~

~~9.11.4 In countryside locations of high environmental quality, the conversion of existing property may well be the only acceptable way of providing self-catering accommodation. Elsewhere, the creation of new-build units that are directly linked on site with a tourist attraction and are required to help sustain the viability of the attraction will be acceptable in principle.~~

~~9.11.5 For the avoidance of doubt "self-catering accommodation" is taken to include holiday lodges where permanent residential occupation has been excluded.~~

~~9.11.6 As identified above, a weakness in the tourist economy is the lack of lower cost accommodation. There are relatively few permanent sites for touring caravans and camping in the District, although there are some, for example, near Moreton-in-Marsh; at the former Notgrove railway station; and in Cirencester Park. The Local Plan offers the opportunity to encourage the development of lower cost accommodation, such as caravan and camping sites, in order to improve the tourist offer and encourage day visitors to stay longer, thus increasing the benefits to the local economy. Consideration should be given to proposals that incorporate more innovative and a variety of camping opportunities.~~

9.11.1 Generally, hotel accommodation in the District is considered to be adequate, but with scope for the upgrading of existing facilities and further development of conference facilities. Hotels are "main town centre uses" as defined in the NPPF (2021). Part 7 of the NPPF (2021) provides a clear approach to policy in this respect, and this is mirrored in EC11. Development of new-build hotels and other serviced accommodation together with extensions to existing facilities will normally be acceptable within the town, key, district and local

centres identified in Policy EC8. The NPPF (2023) at Appendix 2 confirms that "References to town centres or centres apply to city centres, town centres, district centres and local centres".

9.11.2 Given the well-recognised change in the "traditional high street" that has taken place in recent years (and continues apace), the directing of development of this type to the town centres will greatly assist in helping them to diversify and benefit from a broader mix of uses. Town centres often can be "dead zones" in the evenings, and uses of this type can counteract that. Moreover, the concentration of this type of use in areas where associated facilities are in walkable distance – restaurants and bars for instance – reduces the need for travel by vehicle and aids the council's objectives in respect of addressing the Climate Change Emergency.

9.11.3 Proposals for new-build hotel or other serviced accommodation [1] outside of town centres and which cannot satisfy the sequential test will be contrary to EC11 and the NPPF (2021). It will be a matter for applicants to demonstrate that there are material planning considerations which outweigh these policy objections.

9.11.4 Extensions to existing facilities could potentially result in a large building with an accompanying change in the scale or nature of the enterprise. This could have an unwelcome and unpredictable impact on local amenities and infrastructure, and therefore needs to be controlled. For this reason extensions that result in an increase of more than 1000 sq.m in floor area – including any previous extensions – are subject to the same "main town centre use" policy context as applies to new build facilities[iv]. A proposal of similar scale to extend an existing hotel located in the countryside and "out of centre" will need to satisfy the sequential test for main town centre uses and demonstrate that there are material planning considerations that justify an exception to the policy. Small scale extensions will be considered on a case-by-case basis.

9.11.5 Self-catering [2] is particularly popular in rural areas, with high season and short-break holidays offering attractions for a significant number of holiday-makers. It can make a valuable contribution to the rural economy. Although quality standards still need to be high, self-catering holiday units will often not need to be designed to the same requirements as permanent homes. Many of the trappings of residential use, such as garages, fenced garden areas, sheds and greenhouses, are not necessarily needed and the internal layout can be simpler. The result can be a more sympathetic and architecturally successful conversion.

9.11.6 A weakness in the tourist economy is a lack of lower cost accommodation. There are relatively few permanent sites for touring caravans and camping in the District, although there are some, for example, near Moreton-in-Marsh; at the former Notgrove railway station; and in Cirencester Park. The Local Plan encourages the development of lower cost accommodation, such as sites for "glamping" or "eco" pods and shepherd's huts, provided it can be sensitively located; have minimal environmental impact; successfully integrate with and contribute to the Local Plan's "green" objectives; and be at an appropriate scale. This will help broaden the tourist offer and encourage day visitors to stay longer, thus increasing the benefits to the local economy. Consideration will be given to proposals that incorporate innovation – particularly in respect of sustainability and addressing the climate change and biodiversity emergencies - and a variety of camping opportunities.

9.11.7 For the avoidance of doubt holiday and second homes (in use class C3 and where the owner pays council tax rather than business rates) are not classed as tourist or visitor accommodation. Development of new build or conversion of existing buildings for this purpose are subject to planning policies applying to market housing.

9.11.8 Tourist and visitor accommodation referred to in Policy EC 11 is within the following use classes:

Hotels and Serviced Accommodation: Class C1

[1] "serviced accommodation" includes residential conference centres, guest houses and bed and breakfast accommodation where these require planning permission.
[2] "self-catering accommodation" is taken to include holiday lodges where permanent residential occupation has been excluded

POLICY EC11: TOURIST AND VISITOR ACCOMMODATION

Holiday lets: Class C3

Hostels, caravans, "glamping" facilities, Shepherd's Huts and similar temporary accommodation: Sui Generis

---

STATEMENT OF REASONS

[i] This policy has been substantially redrafted to make it more coherent and compliant with the NPPF (2023). The redrafted supporting text explains the changes.

[ii] Relocated to Policy H6 Removal of Occupancy Conditions.

[iii] NPPF (2023) Annex 2

POLICY EC12: EQUESTRIAN RELATED DEVELOPMENT

Policy proposal

New Policy EC12, incorporate former Policy 31 of the Local Plan (2006) and update as follows:

Policy EC12: Equestrian Related Development

9.12.1 The Cotswolds is a popular area for equestrian activities. The attractive landscape and villages, good bridleway network, nearby large centres of population and the area's tradition of field sports, studs and training facilities all play a part in this.

9.12.2 There is a need to provide more recreational opportunities for a population which has increasing leisure time and disposable income. The popularity of the area and its growing strength in tourism all suggest that equestrian enterprises are likely to continue to locate and grow in the Cotswolds.

9.12.3 Existing farmsteads and groups of traditional farm buildings are likely to become available as a result of the changes occurring in agriculture, both in terms of the restructuring of holdings and the redundancy of traditional buildings unsuited to modern farming methods. New equestrian enterprises should be located in, or based on, existing buildings of this kind, both to help ensure new uses for traditional buildings and reduce the pressure for new, isolated buildings in the countryside, particularly in the Area of Outstanding Natural Beauty.

Policy EC12

EQUESTRIAN RELATED DEVELOPMENT (i)

1. **The development of new equestrian establishments, or further development in connection with existing equestrian establishments, other than new dwellings, will be permitted, having regard to the following criteria:** (ii)
   a. **if accommodation is not proposed, then evidence shall be provided to demonstrate that the essential needs of the full operation of the proposal can be met without the future need for additional on-site residential accommodation shall be provided;** (iii)
   b. **where the development involves either a change of use of existing farm or agricultural estate buildings or if new buildings are proposed, they are located close or adjacent to such buildings (new development in the countryside that is not close or adjacent to existing buildings will not be permitted);** (iv)
   c. **where the proposed development does not have an adverse impact on the character and appearance of the landscape;**
   d. **where the proposed development does not have an unacceptable impact due to noise, odour, disturbance or other adverse impact on any neighbouring dwelling that is not within the equestrian unit;** (v)
   e. **where it has been demonstrated that there would be no potential impact on local biodiversity and habitats, and measures to enhance and protect biodiversity have been incorporated within the proposals; and** (vi)
   f. **where the enterprise will involve significantly increased use by riders of bridleways and roads in the locality, whether the bridleways are adequate in extent and suitable for joint use with walkers and cyclists, and whether roads are suitable for both riders and motorists.**

POLICY EC12: EQUESTRIAN RELATED DEVELOPMENT

2. Dwellings proposed in connection with equestrian related development will only be permitted where all the following criteria are met:

a. if the application is for a permanent dwelling, required in connection with a commercial equestrian activity where a business has already been well established as economically viable in that locality for at least three years, and it is demonstrated that the activity is of such a scale and nature as to require constant on-site supervision;

b. the dwelling is essential for the proper functioning of the enterprise and is of a size commensurate with the established functional requirement and the specific needs of the future occupier;

c. existing accommodation either on, or within reasonable proximity to, the site is inadequate to meet the functional and commercial requirements, including the scale of operation and the extent or nature of supervision required, and if there are no existing buildings suitable for conversion or sub-division on the site;

d. the dwelling is sited in close proximity to the existing complex of buildings forming the equestrian centre; and

e. occupancy conditions and/or legal agreements are applied to restrict the use of the dwelling to a person solely or mainly employed in connection with that specific equestrian activity, or a widow or widower (or equivalent) (vii) of such a person and to any resident dependants, to ensure that the dwelling is not disposed of separately from the equestrian business.

9.12.4 Occasionally, a new dwelling for an equestrian worker may be justified where it can be demonstrated that constant on-site supervision is essential for an established equestrian business to continue functioning. However, any proposal for a new dwelling in connection with an equestrian establishment will be judged strictly against functional and, if appropriate, financial tests.

9.12.5 To assess the proper functioning of the enterprise, to justify the need for additional residential accommodation, applicants will be required to demonstrate that the scale or nature of the activity, including the number, types and values of the horses, is sufficient to require on-site supervision by a full-time member of staff. Small-scale, horse-related activities are usually ancillary to other uses and only separate, large scale, commercial horse-related related businesses (such as livery stables, riding schools, equestrian centres, racing stables and stud farms) would normally be able to justify on-site residential accommodation. (viii) The proposal should provide sufficient facilities to be fit for purpose (i.e., for the number of horses being kept on the land and the number of bedrooms for the specific occupier) at the time of application without the need for additional extensions or addition of new permanent or temporary structures on the site and should not be considered acceptable if additional space is being planned for the future. (ix)

9.12.6 Consideration may be given to temporary accommodation in order for the business to become established, provided the functional test is met. (x). Other policies that are likely to be particularly relevant are EC6 Conversion of rural buildings, and EN13 Conversion of non-domestic historic buildings.

9.12.7 Equestrian related development (including stables, tack rooms, feed stores, menages) are prominent and visible uses in rural areas and need to be balanced with their potential (including cumulative) (xi) impact on the character and appearance of the rural environment. Proposals must demonstrate that they have taken account of the surrounding landscape, highways and residential amenity, as well as enhancements for local habitat and biodiversity.

9.12.8 Mitigation measures such as the retention of existing hedgerows at field boundaries and making space

for wildlife in stable buildings (e.g. the installation of bird boxes, bat bricks, or house martin ledges) should be incorporated into the proposals wherever possible to help create new opportunities for wildlife. [xii]

9.12.9 A landscaping scheme will also be required with the application, especially if it is located in the Cotswolds National Landscape or in a Special Landscape Area [xiii]. Equestrian related development should be designed to be sympathetic to the rural character of the area, in keeping with the surroundings and blend with the landscape. Proposals should, for example, consider the shape and slope of the site, the buildings and their surroundings, the colour and use of materials, and respect local buildings styles. Signing and lighting of any equestrian establishment should be kept to a minimum and not be intrusive. Proposals should not harm the surrounding landscape, nor any residential amenity, including that of a single dwelling [xiv] and, for example, not have an adverse impact in terms of noise, odour, light, or disturbance etc. [xv]

9.12.10 There are many visible signs of equine use [xvi] and consideration should also be given to the impact of other equestrian paraphernalia such as horse boxes, jumps, post and rail fences. Relevant conditions or S.106 agreements may be imposed on planning permissions where necessary. [xvii] Where these could have a harmful effect on the landscape, particularly traditional boundaries, the Council may for example impose conditions withdrawing certain permitted development rights.

9.12.11 The design of the proposal should also reflect guidance from the British Horse Society (BHS), including complying with the space standards for stables as recommended by the BHS, to ensure equestrian developments also address' horse welfare. [xviii]

9.12.12 Equestrian related development should not have an adverse impact on the safety and capacity of the public highway or Public Rights of Way. A plan should be submitted showing bridleways and highlighting those routes which riders are most likely to use. Where conflicts between riders and walkers or motorists are likely to arise, it should include mitigation proposals from the applicant about how these might be overcome, such as gates, but the fact that part of a route for riders runs along a road should not, itself, rule out the proposal. [xix]

STATEMENT OF REASONS

[i] To fill-in a policy gap in the Local Plan, which has been requested by the Council's Development Management team; Reinstate Policy 31 of the previous Local Plan (adopted 2006). EQUESTRIAN RELATED DEVELOPMENT

LP 2006 criteria Policy 31 successfully supported new equestrian enterprises, which should be located in, or based on, existing (traditional farm) buildings and '*ensure new uses for traditional buildings and reduce the pressure for new, isolated buildings in the countryside, particularly in AONB'* (supporting text 3.5.63, LP 2006)

See 2017 Appeal - APP/F1610/W/17/3173579 Land east of Evenlode Road, Moreton-in-Marsh dismissed as 'the proposal would be harmful to the character and appearance of the rural area'. The proposal would not be located close or adjacent to existing farm or agricultural estate buildings; NPPF (2021) para 84-85 'Supporting a prosperous rural economy'

[ii] '*This policy is therefore supportive of such development and does not preclude new buildings, providing they avoid an isolated location. This is not inconsistent with paragraphs 7 and 28 of the National Planning Policy [2012 version] Framework (the Framework) which seek to support the sustainable growth and expansion of all types of businesses in rural areas and to recognise the intrinsic character and beauty of the countryside and support thriving communities within it'*. APP/F1610/W/17/3173579

[iii] Peer review comment from DM Officer (MP) Sept 2023; DM Officer Comment (MN) Nov 2023

[iv] Peer review comment from DM Officer (MP) Sept 2023

---

[v] Insert new clause to give consideration to the potential impact of the actual equestrian buildings on the landscape – visual impact for instance. 'This is referred to in some detail in the supporting text at 9.12.4 – 9.12.7 but isn't adequately reflected in the policy itself'. (FP peer review comment, July 2023). See Design Code policy for similar wording.

[vi] Insert new clause to give consideration to the impact of proposals on local habitat and biodiversity. Given Ecological Emergency declared by Council and a Corporate Aim to make the LP 'green to the core'; DM Comment (MN) Nov 2023

'..protection and opportunities to create, restore or enhance habitats or improve connectivity.(NPPG Paragraph: 012 Reference ID: 8-012-20190721)

[vii] For equality and diversity reasons.

LP 2006 criteria Policy 31 successfully supported new equestrian enterprises, which should be located in, or based on, existing (traditional farm) buildings and '*ensure new uses for traditional buildings and reduce the pressure for new, isolated buildings in the countryside, particularly in AONB'* (supporting text 3.5.63, LP 2006)

See 2017 Appeal - APP/F1610/W/17/3173579 Land east of Evenlode Road, Moreton-in-Marsh dismissed as 'the proposal would be harmful to the character and appearance of the rural area'. The proposal would not be located close or adjacent to existing farm or agricultural estate buildings; NPPF (2021) para 84-85 'Supporting a prosperous rural economy'

[viii] *demonstrate that the scale or nature of the activity, including the number, types and values of the horses, is sufficient to require on-site supervision by a full-time member of staff (*taken from original *'notes for guidance');* DM Comment (MN) November 2023

The British Horse Society recommends a ratio of two horses per hectare on permanent grazing (1-1.5 acres per horse). The ratio of number of horses per area may also be used to consider whether the scale of building and associated infrastructure is acceptable. (Pasture Management' BHS, online advice); Wyre Forest District Local Plan (2016-2036) - Adopted April 2022

[ix] 'notes for guidance' from original 2006 Policy - *New enterprises: Permanent dwellings would not normally be acceptable for a newly established enterprise...'; and*

'Provide sufficient facilities so as to be fit for purpose without the need for additional extensions or addition of new permanent or temporary structures on the site' (taken from Wyre Forest District Local Plan (2016-2036) - Adopted April 2022).

Follows the idea that the, extent of building and land contained within a, proposal being determined is correct at the time its submitted and should not be considered acceptable if additional space is being planned for the future acquisition of future horses - Plymouth

'The ratio of number of horses per area will also be used to consider whether the scale of building and associated infrastructure is acceptable'.

https://www.plymouth.gov.uk/sites/default/files/JLPSPD2020FINALred.pdf; a pretext for future housing / building in the countryside (Policy EC6, 9.6.5)

[x] 'notes for guidance' from original 2006 Policy - '*New enterprises: Permanent dwellings would not normally be acceptable for a newly established enterprise. Consideration may be given to temporary accommodation in order for the business to become established, provided the functional test is met'.*

[xi] although often dispersed in rural locations, increasing potential and popularity for equestrian development of all scales may have a cumulative impact on the character of a rural area

[xii] Insert new clause to give consideration to the impact of proposals on local habitat and biodiversity. Given Ecological emergency declared by Council and corporate aim to make the LP 'green to the core'

[xiii] 'notes for guidance' from original 2006 Policy 31 '*Normally, a comprehensive landscaping scheme will be required with the application, especially if it is located in the AONB or Special Landscape Area'*

[xiv] To include some of the 'notes for guidance' from original 2006 Policy 31; '*Siting, Design and Landscape: Buildings involved in some equestrian enterprises can be very large and out of keeping with the domestic scale of Cotswold villages. Particular attention must be paid to ground levels and the relationship of the building to the shape and slope of the site and its surroundings, together with the elevations, roof shape, materials and colour of the proposed buildings. They should not be located on the skyline. Materials should be traditional Cotswold materials, dark stained timber or unobtrusive, non-reflective materials in dark colours, usually grey, brown or green. Normally, a comprehensive landscaping scheme will be required with the application, especially if it is located in the AONB or Special Landscape Area.*

Consideration will be given to the impact on the landscape of post and rail fences and other equestrian paraphernalia. Where these could have a harmful effect on the landscape, particularly traditional boundaries, the Council may impose conditions withdrawing certain permitted development rights. Exceptionally, the Council may seek an Article 4 Direction to control these features. Signing of the equestrian enterprise should be kept to a minimum.

Lighting of any equestrian establishment should be kept to a minimum and should not be intrusive. It should not harm the surrounding landscape, nor harm residential amenity'; and similar wording provided in 'EC6 – conversion of rural buildings'.

[xv] Peer review comment from DM Officer (MP) Sept 2023

[xvi] Visible *paraphernalia* of other equine uses including jumps, manure heaps and horseboxes

[xvii] 'notes for guidance' from original 2006 Policy 31 '*Where there could be a harmful effect on the landscape the Council may impose conditions.'* or in policy clause (e) to avoid the 'dwelling to be disposed of separately from the equestrian business'

[xviii] Pasture Management' BHS, online advice, 29th March 2023 https://www.bhs.org.uk/horse-care-and-welfare/health-care-management/pasture-management/

Includes ratio of horses per area and field shelter size

https://www.bhs.org.uk/horse-care-and-welfare/health-care-management/stable-safety

stable space standards 'Stable safety' BHS, online advice, 6th Dec 2022

xix 'notes for guidance' from original 2006 Policy *'Bridleway Network: If the enterprise will involve riders using bridleways and roads in the locality, a plan must be submitted with the application showing the bridleway network, and highlighting those routes which riders are most likely to use. Where conflicts between riders and walkers or motorists are likely to arise, the Council would welcome suggestions from the applicant about how these might be overcome. Possible solutions might involve new gates, diversions of bridleways, and a variety of practical measures to reduce the chance of accidents. In considering this aspect of the proposal, the Council will assume that riders and drivers take reasonable care; the fact that part of a route for riders runs along a road will not, of itself, rule out the proposal.*

POLICY EN1: BUILT, NATURAL AND HISTORIC ENVIRONMENT

Policy proposal

Update Policy EN1 as follows:

Policy EN1: Built, Natural and Historic Environment

10.1.1. Cotswold District is renowned for the exceptional quality of its ~~natural~~, built, natural (i) and historic environment which is supported by a wide range of policy guidance and initiatives. Much of the district is designated as an Area of Outstanding Natural Beauty (AONB). There are numerous important wildlife habitats, sites and species, and many buildings, structures and settlements of architectural or historic interest [1]. The "Cotswold character" is key to the area's sense of place, its local distinctiveness and the quality of life of residents and visitors. The value of these assets to the area is evident in providing a strong local identity, enhancing the overall quality of life and contributing to the area's economy. For the avoidance of doubt the assessment of "significant detrimental impact" includes a judgement on whether any adverse impacts of a proposal would significantly and demonstrably outweigh its benefits.

10.1.2. Individual heritage assets, both designated and undesignated are set in a wider historic environment or landscape. It is vital that this wider resource is also conserved, enhanced and better revealed. This is of particular relevance in the District because such a high proportion of it falls with the Cotswolds Area of Outstanding Natural Beauty (AONB). Although this designation refers primarily to "natural beauty", that natural beauty is very closely tied to the historic value of the landscape. Those linkages include the landscape archaeology of the area, such as:

- field patterns and the ancient roadways; use of local materials for building;
- historic structures from Neolithic burial mounds to arts and crafts cottages; setting of settlements; and
- "natural" landscape itself which is as much man-made construct as a natural one.

10.1.3. There are also some areas of the District outside the AONB that have been designated as Special Landscape Areas (SLAs). Although primarily designated for their landscape value, the criteria for designation also includes "conservation interests" and the analysis in the Local Countryside Designation Review: Special Landscape Areas (White Consultants 2001) report refers to the historic environment in its analysis of the SLAs.

10.1.4. Policy EN1 reflects the fact that in the Cotswolds there is considerable interrelationship and interplay between the built, natural and historic environment. These environmental elements are in some respects indivisible - what affects one part may well affect another. It follows from this that one of the key pressures facing the District is planning positively to meet the objectively assessed need for growth, whilst safeguarding the sensitive built, natural and historic environment from the less positive aspects of development and simultaneously seeking enhancements ~~where possible~~. (ii)

Policy EN1

BUILT, NATURAL AND HISTORIC ENVIRONMENT

New development will, where appropriate, promote the protection, conservation and enhancement of the ~~historic and~~ natural and historic (iii) environment by:

a) ensuring the protection and enhancement of existing natural and historic environmental assets and their settings in proportion with the significance of the

[1] The District has over 5,000 listed buildings

asset;

b) contributing to the provision and enhancement of multi-functional green infrastructure;

c) addressing climate change, habitat loss and fragmentation through creating new habitats and the better management of existing habitats;

d) seeking to improve air, soil and water quality where feasible; and

e) ensuring design standards that complement the character of the area and the sustainable use of the development.

STATEMENT OF REASONS

[i] Initial sentence should refer to built, natural and historic environment in line with the policy title.

[ii] Changed for consistency.

[iii] "Where possible" unnecessarily weakens the policy.

POLICY EN3: LOCAL GREEN SPACES

Policy proposal

Update Policy EN3 as follows:

Policy EN3: Local Green Spaces

10.3.1 The NPPF makes provision for local communities to identify green areas of particular importance to those communities, where development will not be permitted except in very special circumstances. These Local Green Spaces can be designated through the local plan or through neighbourhood plans.

Policy EN3

LOCAL GREEN SPACES

1. **The following areas are designated as Local Green Spaces:**

   LGS1: Blockley – Blockley Mill (also known as Water Board site)

   LGS2: Bourton-on-the-Water – Manor Fields

   LGS3: Church Westcote – Land adjacent to Close Cottage

   LGS4: Cirencester – The Humpty Dumps

   LGS5: Kemble – Green at West Lane

   LGS6: Kemble – Community Gardens at Station Road ~~(in conjunction with proposed housing allocation Policy S6, Site K_2)~~ (i)

   LGS7: Kemble – Playing field

   LGS8: Lechlade – Eric Richardson and Phyllis Amey Nature Reserve

   LGS9: Siddington – Allotments, Ashton Road

   LGS10: Siddington – Playing Fields, Park Way

   LGS11: South Cerney – Church Lane Allotments

   LGS12: South Cerney – Upper Up Playing Fields

2. **Development will only be permitted within a Local Green Space where there are very special circumstances, which outweigh the harm to the Local Green Space. Particular attention will be paid to the evidence presented by the local community when assessing development proposals that are likely to affect a designated Local Green Space.**

10.3.2 Local Green Spaces identified in Policy EN3 are the result of extensive work with local communities~~. The supporting evidence is available on the Council's website Evidence Paper: Local Green Spaces~~ [1]. (ii)

10.3.3 The Local Green Spaces allocated in this Plan are shown on the Policies Maps. Sites LGS9 (Allotments, Ashton Road, Siddington) and LGS10 (Playing Fields, Park Way, Siddington) are included on the Cirencester Policies Map, while site LGS3 (Land adjacent to Close Cottage, Church Westcote) is shown on the Map in Appendix A.

10.3.4 LGS1 (Blockley Mill - also known as the Water Board site) is an operational site as it contains water infrastructure facilities. It is considered appropriate to designate this site as a Local Green Space, but not to prohibit engineering operations or the extension or alteration of any building on the site provided the new

[1] Local Green Spaces: Evidence Paper Update (CDC, February 2017) and made Neighbourhood Plans

building is in the same use and not materially larger than the one it replaces.

10.3.5 As well as being designated as a Local Green Space, Manor Fields in Bourton-on-the-Water (LGS2) is used as a public car park for up to 42 days per calendar year.

STATEMENT OF REASONS

[i] The housing allocation K2 is no longer available for development. The Kemble Community Gardens Local Green Space is being extended to incorporate the former housing allocation. The extension to Kemble Community Gardens meets the required criteria for a new Local Green Space.

[ii] To factor in the additional Local Green Spaces from made Neighbourhood Plans, providing a more specific reference to the supporting evidence, whilst making the Local Plan more concise.

POLICY EN4: THE WIDER NATURAL AND HISTORIC LANDSCAPE

Policy proposal

Update Policy EN4, as follows: (i)

Policy EN4: The Wider Natural and Historic Landscape

10.4.1 In the European Landscape Convention (ELC), ~~to which the UK Government is a signatory~~ (ii) landscape is defined as "an area as perceived by people, whose character is the result of the action and interaction of natural and/or human factors". The PPG says "One of the core principles in the NPPF is that planning should recognise the intrinsic character and beauty of the countryside. Local plans should include strategic policies for the conservation and enhancement of the natural environment, including landscape. This includes designated landscapes but also the wider countryside". (iii)

10.4.2 The landscape makes a significant contribution to the distinctiveness of the District, providing a sense of place, heritage, and tranquillity. A high quality landscape does not only have aesthetic value, but can also provide wider benefits, such as habitats for wildlife, opportunities for healthier lifestyles and recreation, supports the local economy, and can also increase our resilience to adapting to the effects of climate change (iv). The landscape should be taken into account in a holistic way alongside other related topic areas in the Local Plan such as green infrastructure, biodiversity, economy, tourism and climate change.

10.4.3 There are sometimes challenges in balancing the need for new development, such as new residential proposals or achieving measures to address the climate and ecological emergencies, (v) while ensuring that the quality and character of the landscape is fully recognised and considered, but there are also opportunities. (vi) The landscape can help us adapt and be resilient, to a changing climate, for example by providing natural flood alleviation schemes as part of development by creating wetlands, additional tree planting that can also absorb carbon (reducing carbon emissions), deliver nature recovery and habitat connectivity. (vii)

10.4.4 The Local Plan policies, taken as a whole, set out how development and use of land will contribute to the mitigation of, and adaptation to, climate change and ecological emergency. (viii) The landscape policies EN4, EN5 and EN6 focus on the conservation and enhancement of the existing landscape. The provision of, for example multi-functional green infrastructure, housing development or renewable energy installations, are the focus of other policies within the Local Plan. (ix)

10.4.5 The landscape of the District is widely recognised for its natural and historic value. Landscape designations cover a large proportion of the District (80% of the administrative area falls within the Cotswolds AONB, with a further 6% included within Special Landscape Areas and 6% within the Cotswold Water Park). It is vital that the character, visual quality and historic value of the landscape of the District is conserved and, where possible, enhanced.

10.4.6 Landscape Character Assessments, incorporating an assessment of the character of the historic landscape between 1997 and 2002, have been undertaken as follows:

Landscape Character Assessments – Cotswolds Area of Outstanding Natural Beauty

- Cotswolds AONB Landscape Character Assessment (2004)
- This divides the AONB into 19 landscape types. Each landscape character type includes a section on "human influences" and there is additional detail about the historic environment within each character area description. The Landscape Strategy and Guidelines help inform decision making about the suitability of proposed development or change.
- Local Distinctiveness Guide (2004) describes the changing pattern, design and materials used in the built environment across the Cotswolds.

Landscape Character Assessments – Areas of Cotswold District outside the Cotswolds AONB

- Gloucestershire Landscape Character Assessments for The Severn Vale; Upper Thames Valley; Vale of Moreton; Vale of Evesham Fringe (LDA 2006) Each landscape character type include sections on "human influences" and "buildings and settlements".
- Cotswold Water Park - Integrated Landscape Character Assessment (LDA Design 2009) Chapter 5 focuses on the historic development of the area and chapter 8 on "built character". Each landscape character type includes sections on "human influences" and "buildings and settlements".

10.4.8 Trees, hedgerows and woodlands play a major part in establishing the character of the Cotswold landscape and make a valuable contribution to the ecological balance of the area, particularly veteran trees, ancient woodland and hedgerows.

~~10.4.9 Cotswold District has a diverse range of habitats and species. Some areas are of international significance, including the Cotswolds Beechwoods Special Area for Conservation. Many other areas and species are important at national or local level. All designated sites are shown on the Policies Map and additional sites may be designated during the lifetime of this plan. There are also international sites that lie just outside the administrative area of the District that could be affected by development within it. The potential impacts of this local plan have been considered in the relevant Habitats Regulations Assessment.~~ (x)

~~10.4.11 Internationally designated nature conservation sites in or near Cotswold District (41):~~

- ~~Severn Estuary SPA~~
- ~~Severn Estuary Ramsar~~
- ~~Severn Estuary SAC Bredon Hill SAC~~
- ~~Dixton Wood SAC~~
- ~~Cotswold Beechwoods SAC~~
- ~~Rodborough Common SAC~~
- ~~North Meadow and Clattinger Farm SAC~~ (xi)

Policy EN4

THE WIDER NATURAL AND HISTORIC LANDSCAPE

1. Development will be permitted where it does not have a significant detrimental impact on the natural and historic landscape (including the tranquillity of the countryside) of Cotswold District or neighbouring areas.

2. Proposals will take account of landscape and historic landscape character, visual quality and local distinctiveness. They will be ~~expected~~ required (xii) **to enhance, restore and better manage the natural and historic landscape, and any significant landscape features and elements, including key views, the setting of settlements, settlement patterns and heritage assets.**

10.4.12 Policy EN4 applies to the whole District 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. Many of the special qualities of the Cotswolds are shared by the rest of the District, including the setting of the AONB. The Cotswolds National Character Area, as delineated by Natural England, covers a wider area than that formally designated as AONB. The other two National Character Areas within the District – the Upper Thames Clay Vale and the Severn and Avon Vales - also exhibit many of these "Cotswold" characteristics. Detailed landscape and historic landscape characterisation has been carried out for the entire District. The resulting assessments emphasise the high landscape and historic quality of the whole area and the need to ensure its protection and enhancement.

POLICY EN4: THE WIDER NATURAL AND HISTORIC LANDSCAPE

10.4.13 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. Within and outside the designated landscapes there is a range of individual landscape assets and features, including key views, skyline features, settlement patterns, field boundaries and early cultivation systems. Such features are worthy of conservation and enhancement.

10.4.14 A particularly important issue for the AONB and other parts of the District is the conservation and enhancement of the setting of historic settlements. This includes individual farmsteads, as well as towns and villages. Development pressure over recent decades has resulted in some inappropriately designed and located modern developments that have had a detrimental impact on the edges of settlements. Opportunities should be taken for new development to reverse this negative impact by being of design quality that fully respects the local landscape and historic character. Policy EN2 (Design of the Built and Natural Environment), together with the Cotswold Design Guide at Appendix D, is relevant in this respect.

10.4.15 Some aspects of landscape quality, such as the tranquillity of an area, are difficult to define but important to protect as a key element of the character of the District. The PPG says that tranquil areas are those that are "relatively undisturbed by noise from human caused sources that undermine the intrinsic character of the area. Such areas are likely to be already valued for their tranquillity, including the ability to perceive and enjoy natural soundscape, and are quite likely to be seen as special for other reasons including their landscape". Lighting can also have major impacts on landscape quality, particularly in areas of "Dark Skies" where there currently is little artificial light pollution. Applicants are advised to have regard as a starting point to available information including high-level CPRE Tranquillity Mapping, nationally-available Dark Skies mapping and the Cotswold Conservation Board's Position Statement on "Tranquillity and Dark Night Skies". These show Cotswold District, and in particular the AONB, to be a largely tranquil part of England. A Landscape and Visual Impact Assessment (LVIA) should include reference to tranquillity, lighting and Dark Skies where appropriate**.** The landscape policies should be read amongst others in conjunction with Policy EN16 'Dark Skies'. [xiii]

STATEMENT OF REASONS

---

[i] The Review of the Local Plan concluded the existing policies to be robust and effective in protection of the natural and built environment and no fundamental policy changes were required (March 2020).

[ii] Unclear – if this is still the case post-Brexit. Remove to avoid confusion.

"*Brexit' refers to the departure of the United Kingdom from the European Union (EU). The ELC is a convention of the Council of Europe, not the EU. Therefore, Brexit does not affect the status of this convention, and as of 31 January 2020, the UK remains a signatory*'. https://www.landscapeinstitute.org/policy/13732-2/

[iii] NPPF 2023, Chapter 15, para 174 – 175

[iv] Amend the supporting text to include more reference to the linkages between this topic and related others such as biodiversity, green infrastructure and climate change perhaps to the forthcoming Renewable Energy Strategy (to provide additional guidance) or other relevant evidence, and to help ensure the landscape is taken into account in a clearly holistic way. This will help policies develop in an integrated way. (Natural England, SA Scoping Comment, 2021); Cotswold Conservation Board (CCB) Representation to regulation 18 consultation. The impact of climate change on the landscape is likely to result in changes in temperature, drought and flooding, changes to habitats, farming practices, as well as future renewable energy schemes.

[v] '...Change in the landscape, including meeting the challenge of climate and ecological emergencies, may come from sources other than housing or commercial development: renewable energy installations, new farming practices, increased traffic, increased tourism and pollution.

Landscape planning policies can generally be seen in two ways; ● as protecting and enhancing the existing landscape (the focus of this topic paper) and/or ● as creating new high quality landscape (such as in Green Infrastructure, and design policies which are the subject of other topic papers in this series)…' (para 1.2 -1.3, Landscape Evidence Paper, Regulation 18, 2022) https://www.cotswold.gov.uk/media/suhbp2vs/11-2-11-evidence-paper-landscape.pdf

[vi] For example NPPF 176, 155 and the need to balance such considerations.

[vii] Amend the supporting text to include more reference to the linkages between this topic and others such as biodiversity, green infrastructure and climate change perhaps to the forthcoming Renewable Energy Strategy (to provide additional guidance) or other relevant evidence, and to help ensure the landscape is taken into account in a clearly holistic way. This will help policies develop in an integrated way. (Natural England, SA Scoping Comment, 2021); Cotswold Conservation Board (CCB) Representation to regulation 18 consultation. The impact of climate change on the landscape is likely to result in changes in temperature, drought and flooding, changes to habitats, farming practices, as well as future renewable energy schemes; Landscape Evidence Paper, Regulation 18, 2022, para. 5.4-5.6 https://www.cotswold.gov.uk/media/suhbp2vs/11-2-11-evidence-paper-landscape.pdf

[viii] Landscape Evidence Paper, Regulation 18, 2022, para. 1.1-1.2

https://www.cotswold.gov.uk/media/suhbp2vs/11-2-11-evidence-paper-landscape.pdf;

'Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes…' NPPF 2023 para. 153.

[ix] Following Regulation 18 partial update to the Local Plan and push to make the Local Plan 'green to the core' there was support for the Preferred Option 3 for the policies to be more climate-led. *'Nearly 70% agreed (i.e. gave 'yes' response's) to questions both supporting the preferred option, to look at the policies being as 'green to the core' as possible, and promotion of renewable energy developments in the District. (See Q3a (67%) and Q1a (69%)). A majority (78%) also agreed the Local Plan should identify suitable broad locations for renewable energy development'* Despite support however for preferred more 'climate-led' option (beyond AONB in particular), a policy change would have to take into account evidence, any new landscape assessment (i.e. prepare guidance on level of development likely to be appropriate within each of the Landscape Character Areas or Renewable Energy Strategy, and national policy. A more pragmatic approach, is Option 2 in the short term for this partial update given the national and local importance of much of the landscape and its setting to which there is 'great weight' in current national policy (NPPF, 2023, 176). The provision of suitable supporting evidence is likely to only be available in the longer term for a full review of the Local Plan. Therefore policies themselves will remain unchanged in the short term.

'All policy requirements have to be justified by proportionate evidence, including about why they are needed and impact on viability. If they are not consistent with national policy or PPG the justification will have to be strong'(Cotswold Advisory Note, PINS, July 2022);

'We [CCB] support measures to mitigate and adapt to the impacts of climate change. However, these measures should not necessarily automatically over-ride the level of protection afforded to the Cotswolds National Landscape in national planning policy and legislation. A climate-led landscape policy that allowed for this to happen would not be sound or legally compliant. We consider that the landscape-focussed policies (EN4, EN5 and EN6) should retain their focus on conserving and enhancing… We consider that it would be appropriate to address issues such as nature recovery and climate change mitigation and adaptation - at a policy level - in separate, stand-along policies. Where appropriate, these policies (and / or supporting text) should make explicit reference to the Cotswolds National Landscape, Special Landscape Areas and / or the wider natural and historic landscape'. Separate stand-along policies on climate change, and the retention of existing landscape policy fits with the representation at Reg 18 by the Cotswold Conservation Board (CCB) (their Management Plan is a material consideration), and other Local Plans within the AONB)

[x] Delete text from here and move to biodiversity policy as more relevant there than with landscape (Peer reviews of policy Dec 2022, July 2023)

[xi] Delete text from here and move to biodiversity policy as more relevant there than with landscape. These are nature conservation designations not landscape ones (Peer reviews of policy Dec 2022, July 2023)

[xii] For clarity and to make the policy wording stronger.

[xiii] Consequential change due to new policy in LPU. https://www.darksky.org/towards-a-dark-sky-standard/ and https://www.southdowns.gov.uk/wp-content/uploads/2021/08/Towards-A-Dark-Sky-Standard-V1.1.pdf. Email on latest guidance from CDC Landscape Team 15th Dec 2022

POLICY EN5: COTSWOLDS NATIONAL LANDSCAPE

Policy proposal

Update Policy EN5, as follows: (i)

Policy EN5: Cotswolds ~~Area of Outstanding Natural Beauty~~ National Landscape (ii)

Policy EN5

COTSWOLDS NATIONAL LANDSCAPE ~~AREA OF OUTSTANDING NATURAL BEAUTY (AONB)~~

1. In determining development proposals within the ~~AONB~~ National Landscape or its setting, the conservation and enhancement of the natural beauty of the landscape, its character and special qualities will be given great weight.

2. Major development will not be permitted within the ~~AONB~~ National Landscape unless it satisfies the exceptions set out in national Policy and Guidance.

15.5.1. On 22nd November 2023, the Government rebranded Areas of Outstanding Natural Beauty (AONBs) as National Landscapes (iii). In Cotswold District the Cotswolds AONB becomes the Cotswolds National Landscape, which retains the designation to conserve and enhance its natural beauty as a 'protected landscape'.

15.5.2. Whilst the general landscape Policy EN4 also encompasses it, the importance of ~~Areas of Outstanding Natural Beauty~~ National Landscapes has long been recognised in national planning policy and this is reflected in Policy EN5. As some of the most sensitive landscapes in the country these areas are particularly vulnerable to the effects of development and change. Many of the key issues for the Cotswolds ~~AONB,~~ National Landscape, are outlined in the Cotswolds AONB Management Plan (2013-2018), produced by the Cotswolds Conservation Board, now Cotswolds National Landscape (iv) in consultation with its partners including Cotswold District Council. As a material consideration in preparation of this part of the Local Plan, relevant policies within the Management Plan are reflected in Local Plan policies. The Management Plan highlights the special qualities of the Cotswolds:

"The area is a rich mosaic of historical, social, economic, cultural, geological, geomorphological and ecological features.

- the unifying character of the limestone geology – its visible presence as natural outcrops, its use as a building material and through the plant and animal communities it supports;
- the Cotswold escarpment, including views to and from it;
- the high wolds – a large open, elevated landscape with commons, 'big' skies and long-distance views;
- river valleys, the majority forming the headwaters of the Thames, with high-quality water;
- dry stone walls, which give the AONB [now National Landscape] its essential character in many areas;
- internationally important flower-rich limestone grasslands;
- internationally important ancient broadleaved woodland, particularly along the crest of the escarpment;
- variations in the colour of the stone from one part of the AONB [now National Landscape] to another which add a vital element of local distinctiveness;
- the tranquillity of the area;
- well-managed arable and livestock farms;

- distinctive settlements, developed in the Cotswold vernacular, high architectural quality and integrity;
- accessible landscape for quiet recreation; and
- historic associations."

15.5.3. The NPPF requires great weight ~~in planning decisions~~ to be given [v] to the conservation of landscape and scenic beauty in these areas together with their wildlife and cultural heritage. In addition, the scale and extent of development within all these areas should be limited. [vi] It stipulates that planning permission should be refused for major developments in the AONB except in exceptional circumstances and where it can be demonstrated they are in the public interest. For the avoidance of doubt, ~~it should be noted that~~ [vii] 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 development and scope for them to be accommodated outside the ~~AONB~~ National Landscape was assessed during plan preparation.

15.5.4. Major development can be defined in quantitative terms – a threshold number of dwellings, for example. However, it follows from appreciation of the area's varied natural form that consideration of what constitutes 'major' development is both a matter of context and a matter of fact and degree: what is deemed to be 'major' in one area may not be deemed to be so in another. The local plan therefore does not provide a quantitative definition of 'major development' here as this would be misleading and inflexible within the context of a policy largely concerned with qualitative issues. It will therefore be a matter for the development management process to determine whether or not a given proposal constitutes major development.

15.5.5. The design of new developments should reflect the analysis of the special qualities of the ~~AONB~~ National Landscape and opportunities for enhancement as described in the AONB Management Plan and relevant landscape character assessments (see also the Cotswold Design Code at Appendix D). Notwithstanding the relatively uniform character of the landscape across much of the AONB, there are changes in landscape character and distinctiveness within it and it is important that these are recognised and reflected in the design of new development.

STATEMENT OF REASONS

[i] The Review of the Local Plan concluded the existing policies to be robust and effective in protection of the natural and built environment and no fundamental policy changes were required (March 2020).

[ii] Name change in line with renaming of AONBs as 'National Landscapes' in November 2023.

By retaining the landscape policies broadly as is, they remain a counterweight to increased pressure for development and can be considered on a case by case basis in the planning balance.

There are often competing requirements in a changing landscape, such as accommodating future development (housing need, economic growth) whilst also seeking to protect and enhance the natural and built environment. EN5 continues to support that 'Great weight should be given to conserving and enhancing landscape…' NPPF 176.

'… AONB are nationally important landscapes and great weight needs to be given to their protection in assessing reasonable alternatives to policy approach to wind farms and solar farms… The Council's wish to address climate change, and a Renewable Energy Strategy, could be relevant. Landscape impacts and community support (see PPG) would be important considerations. Balancing exercise – the Council as local planning authority has discretion but should give appropriate weight to the relevant considerations.(Issue: wind farms and solar farms in AONB**,** Cotswold Advisory Note, PINS, July 2022).

The IIA (sustainability appraisal of reasonable alternatives) Option 9: options relating to wind energy in the AONB. Concluded that for landscape, biodiversity and historic themes, Option AB1: 'Continue with the current restrictive approach to the provision of wind energy within the AONB' was more favourable compared to Option AB2: 'Facilitate the identification of broad areas within the AONB where wind energy might be appropriate, and looked on favourably through the planning process'. (IIA, AECOM, Jan 2022).

'*The Local Plan is supportive in principle to the delivery of renewable energy provision in the District. In this respect existing policy allows consideration of renewable energy developments if the degree of harm is deemed acceptable in proportion to the importance of that landscape. A number of the areas potentially suitable for wind energy provision outside of the AONB however have the potential to be sterilised by development, including housing and employment provision. In this respect there may be scope for the Local Plan update to safeguard areas suitable for wind energy development'*. Option 8: options relating to wind energy outside the AONB concluded that apart from housing, 'Option WE1: Outside of the AONB, safeguard areas identified as suitable locations for the delivery of wind energy' was ranked as more favourable than 'Option WE2: Outside of the AONB, do not seek to safeguard suitable areas outside for wind energy (business-as-usual)'.

Depending on their scale, design and prominence of the turbines, an identification of 'suitable areas' approach could be the start but may need to be informed by more detailed evidence, such as for landscape impacts a detailed landscape characterisation and/or at planning application stage. (IIA, AECOM, Jan 2022).

[iii]Rebrand and rename of AONBs as 'National Landscapes' to boost national significance, they retain their AONB designation to conserve and enhance its natural beauty. See Government News page, 29th November 2023 https://www.gov.uk/government/news/government-pledges-to-boost-britains-access-to-nature-ahead-of-cop28

[iv] The Cotswolds Conservation Board, is an independent organisation, which looks after the Cotswolds Area of Outstanding Natural Beauty (AONB) announced a new name and logo in 2020. The change is due to the findings in Julian Glover's Landscapes Review published in 2019. The review proposed that National Parks and AONBs should be brought together, as "one family of national landscapes"; it suggested that the cumbersome title 'AONB' should be replaced – with 'National Landscape'; and it reminded us that our precious natural landscapes have always been, in part, meant to provide everybody the opportunity to connect with nature. https://www.cotswoldsaonb.org.uk/the-cotswolds-aonb-gets-a-new-look-and-a-new-name/ It was designated an AONB in 1966 in recognition of its rich, diverse and high quality landscape.

[v] This applies to plan making and decisions.

[vi] For clarity.

[vii] To remove superfluous text.

Policy EN6: SPECIAL LANDSCAPE AREAS

Policy proposal

Update Policy EN6, as follows: [i]

Policy EN6: Special Landscape Areas

Policy EN6

SPECIAL LANDSCAPE AREAS

Development within Special Landscape Areas (as shown on the Policies Map) will be permitted provided it does not have a significant detrimental impact upon the special character and key landscape qualities of the area including its tranquillity.

10.6.1 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.

10.6.2 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.~~ The SLA designations were reviewed and updated in 2022 and there has been no change to the area boundaries. [ii] 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.

10.6.3 The Special Landscape Areas in Cotswold District are shown on the Policies Map and are:

- Barrington Downs;
- Coln Valley (north of Fairford);
- Kemble/Ewen;
- Moreton-in-Marsh surrounds;
- North Cirencester; and
- Norton Hall.

STATEMENT OF REASONS

[i] The Review of the Local Plan concluded the existing policies to be robust and effective in protection of the natural and built environment and no fundamental policy changes were required (March 2020).

[ii] Amended supporting text to note the updated SLA evidence, and as a single report

POLICY EN7: TREES, HEDGEROWS, ORCHARDS AND WOODLAND

Policy proposal

Policy EN7: Trees, Hedgerows, Orchards and Woodlands (i)

10.7.1. This policy encourages the creation of new woodlands; the positive management and enhancement of existing woodland cover; the planting of new trees individually or within or within groups of trees, e.g. orchards (1), copses, parks and gardens, linear belts, and woodland blocks, all of which play a significant part in contributing to Nature Recovery. (ii)

10.7.2. Trees contribute to the environment in many ways:

- Improve the quality of the air removing dust particles and harmful gas emissions, particles and pollutants
- In urban and rural areas, trees help to reduce the heat island effect, providing much needed shading and cooling.
- Reduce soil erosion and flash flooding by slowing down and capturing fast flowing water.
- Trees woodland and hedgerows contribute significantly to the appearance and character of the landscape.
- They improve biodiversity and play a key part in the wider Green Infrastructure of the area.
- These benefits all help to improve the health and wellbeing of people and their quality of life. (iii)

10.7.3. The Gloucestershire Tree Strategy was published by the Gloucestershire Local Nature Partnership in 2021. The Cotswold District currently has 13646 Ha, of tree cover, 11% of the total area of the District. To reach the countywide target set in the Tree Strategy of 20 % tree cover would require an increase of 6,600 ha of tree cover in the district, that is a 50 % increase over the existing tree cover.The Council will assist in the implementation of The Gloucestershire Tree Strategy, and forthcoming Action Plan. It will work with the LNP and assist partners and stakeholders, across the County, to coordinate and target their approach and actions. (iv)

10.7.4. Currently the Cotswold District, like many authorities is facing a decline in tree cover because of Ash dieback. This disease is predicted, to kill around 80% of the Ash Trees across the UK according to the Woodland Trust. This situation makes the conservation and planting of more trees ever more important. (v)

Policy EN7

TREES, HEDGEROWS, ORCHARDS, (vi) AND WOODLANDS

1. **Where such natural assets are ~~likely to be~~ (vii) affected, development will ~~not~~ (viii) be permitted that ~~fails to~~ (ix) conserves and enhances (x):**

[1] https://www.gloucestershirenature.org.uk/glos-tree-strategy

POLICY EN7: TREES, HEDGEROWS, ORCHARDS AND WOODLAND

a. **Individual trees, street trees, woodland, ancient woodland, veteran trees, orchards, small copses, linear belts and** (xi) **trees of ~~high~~** (xii) **landscape, amenity, ecological or historical value; and/or**

~~**b. Veteran trees;**~~ (xiii)

c. **hedgerows of ~~high~~** (xiv) **landscape, amenity, ecological or historical value. ~~and/or~~** (xv)

~~**d. woodland of high landscape, amenity, ecological or historical value.**~~ (xvi)

2. ~~**Where trees, woodland or hedgerows are proposed to be removed as part of development, compensatory planting will be required.**~~ (xvii)

3. **Development that incorporates new trees, including street trees, trees for parks and orchards and the appropriate measures are in place to secure the long-term maintenance of them will be permitted.** (xviii)

4. **When planting new trees development must ensure the choice of tree is guided by the location, character and typography of the area.** (xix)

5. **In exceptional circumstances, where the removal of any of the above is demonstrably unavoidable and the development is in the public interest, compensatory planting will be required.** (xx)

10.7.5. In the NPPF (2023), ancient trees and veteran woodlands are included as examples of irreplaceable habitats. The loss of Veteran Trees, Ancient Woodland and other protected trees, woodland and hedgerows will only be permissible in exceptional circumstances and any proposed loss will be considered on a case by case basis. The applicant must demonstrate clear and robust reasoning for any proposed loss, setting out why any loss is unavoidable and justified. The loss of any protected trees, woodland and hedgerows should be compensated for by the replacement of the appropriate number, species and size and in an appropriate location. Development proposals affected by the loss of trees should, where appropriate, have regard to the potential for new or extended woodland to assist in carbon sequestration, contribute to the nature recovery network and provide a potential, local source of biomass or biofuel. (xxi)

10.7.6. This policy does not prevent the appropriate management of trees and woodlands or removal of trees that are not in character with their locality or judged to be placing other trees at risk - for example the spread of disease such as Ash Dieback. (xxii)

10.7.7. In some cases, the public benefit of development may outweigh the importance of retaining the trees on the development site. In those cases, (xxiii) compensatory tree planting will be ~~may be~~ (xxiv) required on or near the site. Appropriate tree species should be selected and arrangements made for the long-term management of the new trees. Further guidance can be found in the updated Cotswold Design Guide Code, The Gloucestershire Tree Strategy and the Cotswold District Green Infrastructure Strategy. (xxv)

10.7.8. For the avoidance of doubt, clause (a) of part one of the policy includes trees protected by a Tree Preservation Order or located within a conservation area and includes ancient semi-natural or ancient replanted woodland; (xxvi)clause (c) includes those meeting the criteria of "important hedgerow" in the Hedgerow Regulations; ~~and clause (d) and includes ancient semi-natural or ancient replanted woodland;~~ (xxvii)

10.7.9. Part three of the policy implements the recommendations of the Sustainability Appraisal (SA) at section 4.5 "Climate Change" (Table 4.3).The SA concludes that the policies of the local plan should address the benefits of extending wood planting for carbon storage and wood fuel provision.

STATEMENT OF REASONS

[i] To reflect the importance of Orchards and the losses of them in Gloucestershire. Source: The Gloucestershire Tree Strategy. In addition, in line with point 1.28, page 17 of the England Tree Action Plan 2021-2024.

[ii] To reflect DM concerns that the policy does not encourage the planting of new trees and to give more examples of tree planting types, including street trees. The NPPF 2021 Chapter 12, paragraph 131 states that 'Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards)' Also, to reinforce the connection between trees being an important GI asset.

[iii] To reflect the role trees, hedgerows play in contributing to climate change. Strategies:- CDC Green to the Core, England Tree Strategy and Action Plan 2021-2024, Gloucestershire Tree Strategy.

Paragraph 131 of the NPPF 2021 states that 'Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change'.

The NPPF 2021 Paragraph 154 also states that. 'New development should be planned for in ways that: a) avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure'.

[iv] To provide context regarding the current tree cover in the Cotswold District and what the target increase is. Information taken from the the Gloucestershire Tree Strategy 2020.

[v] Ash Dieback (Hymenoscyphus fraxineus) - Woodland Trust. To highlight the issue of Ash Dieback as highlighted in the England Tree Strategy and Action Plan 2021-2024 and the Gloucestershire Tree Strategy 2020.

[vi] To reflect the importance of Orchards and the planting of community orchards in new development and the losses of them in Gloucestershire. Source: Gloucestershire Tree Strategy

Community Orchards are also referred to in 1.28 England Tree Strategy and Action Plan 2021-2024

[vii] To remove ambiguous wording.

[viii] To remove negative wording.

[ix] To remove negative wording.

[x] To correct grammar as sentence structure has changed.

[xi] To update the policy to reflect the planting of street trees paragraph NPPF 2021 paragraph 131.

[xii] Removed reference to 'high' as challenged during the DM process for the definition of it.

[xiii] Combined b, d and e as they say the same thing.

[xiv] Removed reference to 'high' as challenged during the DM process for the definition of it.

[xv] Combined b, d and e as they say the same thing.

[xvi] Combined b, d and e as they say the same thing.

[xvii] To remove contradiction in policy between 1. and 2.

[xviii] To update the policy Paragraph 131 NPPF 2021to make sure new tree planting and the long term maintenance of them is included.

[xix] To ensure that the right tree is planted in the right place as set out in paragraph 131 of the NPPF 2021

[xx] To provide clarity and to address the contradiction in the policy between 1. and 2.

[xxi] To remove weak policy wording to supporting text.

[xxii] To give an example of necessary tree felling.

[xxiii] To add structure to the sentence.

[xxiv] To remove passive phase to be replaced by requirement.

[xxv] Sources/evidence of information that will inform decisions of where to plant and best practice for the area.

[xxvi] Updated to reflect policy change.

[xxvii] Updated to reflect policy change.

POLICY EN8: BIODIVERSITY AND GEODIVERSITY: FEATURES, HABITATS AND SPECIES

Policy proposal

Update Policy as follows:

Policy EN8: Biodiversity and Geodiversity: Features Habitats and Species

Policy EN8

BIODIVERSITY AND GEODIVERSITY: FEATURES, HABITATS AND SPECIES

1. Development that conserves ~~and enhances~~ [i] biodiversity and geodiversity, ~~providing~~ delivering a meaningful net gain in biodiversity ~~where possible~~. [ii] Proposals that have to deliver mandatory Biodiversity Net Gains should achieve at least 10 % BNG, which should be maintained for a minimum of 30 years. [iii]

2. Off-site BNG will only be permitted where there robust evidence has been submitted that the mitigation hierarchy (avoidance, mitigation, compensation) has been followed and that on-site BNG is not possible. [iv]

3. Off-site BNG should be delivered in locations that contribute to the Gloucestershire Nature Recovery Network and that are as close to the development site as possible. [v]

4. A monitoring and management plan will be required for biodiversity features on-site to ensure their long-term sustainability and where possible both on and off-site BNG should be secured in perpetuity. [vi]

5. When assessing the biodiversity net gains for a site the ten Biodiversity Net Gain Good practice principles for development should be met. [vii]

6. All new housing development should provide three swift bricks and opportunities for bat roosts within each new dwelling, located on a suitable elevation. [viii]

7. Proposals that would result in significant habitat fragmentation and loss of ecological connectivity will not be permitted.

8. Proposals that reverse habitat fragmentation and promote creation, restoration and beneficial management of ecological networks, habitats and features will be permitted, particularly in areas subject to landscape-scale biodiversity initiatives and that will support the delivery of the Gloucestershire Local Nature Recovery Strategy (when available) and the Gloucestershire Nature Recovery Network. [ix] ~~Developer contributions may be sought in this regard.~~ [x]

9. Proposals that would result in the loss or deterioration of irreplaceable habitats and resources, or which are likely to have an adverse effect on internationally protected species or priority species [xi], will not be permitted.

10. Development with a detrimental impact on other protected species and species and habitats "of principal importance for the purpose of conserving biodiversity" [1] will not be permitted unless adequate provision can be made to ensure the conservation of the species or habitat.

[1] Section 41 (England) of the Natural Environment and Rural Communities Act 2006

POLICY EN8: BIODIVERSITY AND GEODIVERSITY: FEATURES, HABITATS AND SPECIES

10.8.1. The NPPF, together with other legislation and guidance, highlights the importance of conserving and enhancing the biodiversity and geodiversity assets and networks of the District. The degree of protection should be commensurate with the importance of the asset and its contribution to ecological networks. The protection of internationally designated wildlife sites will be the overriding policy consideration where development may cause an adverse effect. To ensure the long-term resilience of the biodiversity resource it is vital that development not only ensures no net loss but makes a contribution to enhancement of biodiversity through habitat creation and land management~~, seeking net gains where possible.~~ (xii)

10.8.2. Biodiversity Net Gain is an approach to development management that leaves biodiversity in a measurably better state than before the development took place. The Government will make Biodiversity Net Gain mandatory for larger developments in January 2024, with advice for smaller developments expected in April 2024. A minimum of 10 % Biodiversity Net Gain will be required and the mitigation hierarchy will apply. The mitigation hierarchy is the principle that environmental harm resulting from a development should be avoided, adequately mitigated, or, as a last resort, compensated for.

10.8.3. The Ten Biodiversity Net Gain Good practice principles for development are: (xiii)

- Principle 1. Apply the Mitigation Hierarchy
- Principle 2. Avoid losing biodiversity that cannot be offset by gains elsewhere
- Principle 3. Be inclusive and equitable
- Principle 4. Address risks Principle
- Principle 5. Make a measurable Net Gain contribution
- Principle 6. Achieve the best outcomes for biodiversity
- Principle 7. Be additional
- Principle 8. Create a Net Gain legacy
- Principle 9. Optimise sustainability
- Principle 10. Be transparent

10.8.4. In 2021 Swifts were added to the red list for birds. Swifts have experienced a decline of nearly 60% in the last 20 years. For a bird to be on the List it must satisfy one of the following criteria: Globally threatened. Historical population decline in the UK between 1800 and 1995. At least a 50% decline in the UK breeding population over the last 25 years. Bats are also on the red list for mammals. The installation of Swift bricks have been proved beneficial for house sparrows, house martins, blue tits, great tits, starlings and nuthatches. (xiv)

10.8.5. For the avoidance of doubt, "adequate provision" in clause ~~5~~ 10 (xv) of Policy EN8 includes meaning that any mitigation proposals submitted with an application will be supported by evidence that the mitigation will be viable for the lifetime of the development and include commensurate provision for management and maintenance.

STATEMENT OF REASONS

[i] Remove superfluous wording for sentence structure.

[ii] Improved wording and to remove ambiguous wording for clarity purposes.

[iii] It is acknowledged that the Environment Act 2021 has only recently been enacted and the implementation of Biodiversity Net Gain is still subject to the Secretary of State enacting secondary legislation and could still be modified or repealed by Government. Despite this, paragraph 179b in the NPPF states that Plans should "identify and pursue opportunities for securing measurable net gains for biodiversity" which is what Policy EN8 seeks to achieve. The approach taken towards biodiversity net gain is based upon the emerging legislation contained within the Environment Act 2021, the commitments within the 25 Year Environment Plan and the guidance contained within the National Planning Practice Guidance, Biodiversity Net Gain.

[iv] To ensure that the mitigation hierarchy is used in line with Natural England Guidance and stated in (NPPF 180a).

[v] To highlight that offsite BNG should be positioned as close as possible to the Gloucestershire Nature Recovery Network.

[vi] To push the development to go beyond the mandatory 30 years for maintenance.

[vii] To identify in policy for clarity purposes the Ten Biodiversity Net Gain Good practice principles for development.

[viii] To reflect that small BNG additions in development can positively contribute to biodiversity in the local area. https://www.swift-conservation.org/universal_swift_nest_brick02.pdf

[ix] To update the policy to reflect the introduction of the Gloucestershire Local Nature Recovery Network and the forthcoming publication of the Gloucestershire Local Nature Recovery Strategy.

[x] Text deleted to remove ambiguity from the policy regarding expectations of it.

[xi] Addition made as missing reference to priority species NERC Act 2006.

[xii] Text deleted to remove ambiguity from the policy regarding expectations of it.

[xiii] To identify for clarity purposes the Ten Biodiversity Net Gain Good practice principles for development.

[xiv] To reflect that small BNG additions in development can positively contribute to biodiversity in the local area. https://www.swift-conservation.org/universal_swift_nest_brick02.pdf

[xv] Change as a result of adding a new policy.

POLICY EN9: BIODIVERSITY AND GEODIVERSITY: DESIGNATED SITES

Policy proposal

Update Policy EN9 as follows:

Policy EN9: Biodiversity and Geodiversity: Designated Sites

10.9.1 Cotswold District has a diverse range of habitats and species. Some areas are of international significance, including the Cotswold Beechwoods Special Area of Conservation (SAC). Many other areas are important at national or local level. Designated sites are shown on the Policies Map, these include Special Conservation Areas (SAC), Special Protection Areas and Ramsar sites and SSSI found in Appendix O and P (i). Additional sites may, be designated during the lifetime of this plan. There are also international sites that lie outside the administrative area of the District, which could be affected by development within it. The potential impacts of this Local Plan have been considered in the relevant Habitats Regulations Assessment. (ii)

10.9.2 The Internationally designated nature conservation sites, previously known as International Sites and now known as Habitat Sites in or near Cotswold District are:

- Severn Estuary SPA
- Severn Estuary Ramsar
- Severn Estuary SAC
- Bredon Hill SAC
- Dixton Wood SAC
- Cotswold Beechwoods SAC
- Rodborough Common SAC
- North Meadow and Clattinger Farm SAC (iii)

10.9.3 The nationally designated sites within the District include Sites of Special Scientific Interest (SSSI), which can been designated for their biodiversity or geodiversity value. Locally designated sites in the Cotswold District include Local Wildlife Sites and Local Nature Reserves. (iv)

The Hierarchy of UK Nature Conservation Designations

International/European Sites

- Special Protection Areas (SPA)
- Special Areas of Conservation (SAC)
- Ramsar Sites
- Potential SPA (pSPA)
- Possible Special Areas of Conservation (pSAC)
- Proposed Ramsar Sites

National Sites

- Site of Special Scientific Interest (SSSIs)
- National Nature Reserves (NNRs)

Local Sites

- Local Wildlife Sites
- Local Nature Reserves (LNRs)
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Areas (v)

POLICY EN9: BIODIVERSITY AND GEODIVERSITY: DESIGNATED SITES

Policy EN9

BIODIVERSITY AND GEODIVERSITY: DESIGNATED SITES

International Sites

1. **Internationally designated wildlife sites (including proposed sites and sites acquired for compensatory measures) will be safeguarded from development that could cause a significant effect that would adversely affect their integrity, which includes Functionally Linked Land (FLL).** (vi)

National Sites

2. **Development that is likely to have an adverse effect upon a nationally designated nature conservation site will not be permitted unless the benefits of development at the site clearly outweigh the impact development is likely to have both on (a) its special features and (b) the national network of Sites of Special Scientific Interest. Where a proposal is permitted appropriate mitigation or compensation will be required.**

Local Sites

3. **Development proposals that are likely to cause significant harm to locally identified wildlife sites** [1] **and Local Nature Reserves, where such harm cannot be satisfactorily mitigated or adequately compensated for, will not be permitted unless it can be demonstrated that the benefits of the proposal clearly outweigh the impact of the development on the nature conservation value of the site.**

4. **Development should maintain Local Geological Sites for their scientific and educational value. Development that significantly adversely affects local geological features will be permitted only where comparable sites can be identified or created elsewhere, or the impact can be adequately mitigated through other measures.**

10.9.4 Natural England defines Functionally linked land' as (FLL) is a term often used to describe areas of land or sea occurring outside a designated site which is considered to be critical to, or necessary for, the ecological or behavioural functions in a relevant season of a qualifying feature for which a Special Areas of Conservation (SAC)/ Special Protection Area (SPA)/ Ramsar site has been designated. These habitats are frequently used by SPA species and supports the functionality and integrity of the designated sites for these features. (vii)

10.9.5 Where development is permitted the Local Planning Authority (LPA) will seek, through the use of appropriate conditions, to ensure that:

- it does not adversely affect nature conservation interests;
- that damaging impacts are prevented;
- that long-term protection is secured; and
- and that necessary compensation is provided.

10.9.6 Development proposals where the primary objective is to conserve or enhance biodiversity will be encouraged. Where there are opportunities for enhancements which benefit nature conservation and biodiversity appropriate measures to secure them will be sought. Development that would cause significant harm to biodiversity, which cannot be mitigated or (as a last resort) adequately compensated for, will be

[1] Key Wildlife Sites

refused.

10.9.7 The impacts of climate change and habitat fragmentation are of key concern. Special attention should be paid to ensuring that ecological networks – especially those that include and support European sites and European protected species - are protected and enhanced. This could take place, for example, through support for landscape-scale biodiversity initiatives such as the Gloucestershire Nature Recovery Network and the emerging Gloucestershire Local Nature Recovery Strategy. To do so may entail working across administrative boundaries, in co-operation with other Local Authorities and partners, and in particular with the Gloucestershire Local Nature Partnership. The Partnership has designated three Nature Improvement Areas, which can be found in Appendix O, these are Cotswold Scarp, Cotswold Valleys and Cotswold Water Park, which (viii) are wholly or partially within the District. The key ecological networks (mapped as strategic nature areas) will be illustrated on the Policies Map, but ~~it should be noted that~~ (ix) this may change with the emerging Local Nature Recovery Strategies. It is important to recognise that there are also local wildlife linkages, which should be protected and enhanced but which cannot be mapped due to the resources required to analyse the whole District and to map every wildlife linkage.

10.9.8 Where a development proposal is likely to result in significant effects on a European site the LPA, as competent authority, will undertake a Habitats Regulation Assessment. Applicant(s) will be ~~expected~~ required (x) to provide the LPA with such information as is necessary for it to satisfactorily undertake the assessment. Determination of the development proposal will be subject to the findings of the Assessment and following due process under the Habitats Regulations. These considerations relate also to potential Special Protection Areas, ~~possible~~ proposed (xi) Special Areas of Conservation, listed or proposed Ramsar sites, and sites identified or acquired for compensatory measures for adverse effects on these sites or on designated European sites.

10.9.9 To enable development to come forward that might otherwise cause likely significant recreational effects on the North Meadow and Clattinger Farm SAC or the Cotswold Beechwoods SAC, the Council has worked with Natural England and neighbouring Local Authorities to prepare recreation mitigation strategies for the SACs. These set out the types of recreational impact and the mitigation (and its cost) required to address those recreational impacts. They also provide data on the areas from which visitors come to the sites, enabling a Zone of Influence to be defined. All relevant applications within the Zones of Influence are subject to HRA. For most applications, applicants are able to make a financial contribution to the mitigation set out in the strategy, ensuring that any potential impacts are satisfactorily mitigated. In some instances, suitable alternative natural greenspace will have to be provided within the development site. (xii)

STATEMENT OF REASONS

[i] To reflect the map provided in Appendix O.

[ii] To introduce the policy and context for the Cotswold District.

[iii] To identify the Special Conservation Areas in and adjacent to the Cotswold District.

[iv] To provide clarity regarding what the hierarchy of UK Nature Conservation Designations entails.

[v] To provide clarity regarding what the hierarchy of UK Nature Conservation Designations entails.

[vi] To include Functionally Linked Land (FFL) as missing from the adopted 2018 Local Plan.

[vii] The safeguards within the Local Plan are deemed sufficient to avoid adverse effects on the integrity of European sites due to physical loss of habitat at European sites; however, it is recommended that policy wording is updated to the highlight the types of effect (including loss of functionally linked habitat) that need to be avoided by new developments.

[viii] To name and therefore, clarify which Nature Improvement Areas are in wholly or partially in the District.

[ix] To remove superfluous text.

[x] For clarity and to strengthen the wording.

[xi] To correct wording error.

[xii] The safeguards within the Local Plan are sufficient to avoid adverse effects on the integrity of European sites due to physical loss of habitat at European sites; however, it is recommended that policy wording is updated to the highlight the types of effect (including loss of functionally linked habitat) that need to be avoided by new developments. Natural England definition (link).

POLICY EN10: HISTORIC ENVIRONMENT: DESIGNATED HERITAGE ASSETS

Policy proposal

Policy EN10 is currently not proposed to be updated. (i)

Policy EN10: Historic Environment: Designated Heritage Assets

10.10.1. As illustrated in the 'Portrait' at Section 2, Cotswold District has one of the richest resources of heritage assets of any area in England. These include:

- individual buildings from modest cottages in the Cotswold vernacular style to grand country houses;
- archaeological remains both visible, such as hill-forts and field patterns and buried, including the roman remains beneath Cirencester;
- historic settlements from small hamlets and villages within the AONB to the formal townscapes of Chipping Campden and Cirencester;
- historic parks and gardens from historic deer parks, such as Lodge Park, to twentieth century gardens, such as Barnsley House; and
- a registered Civil War battlefield at Stow-on-the-Wold.

10.10.2. Through managing change sensitively and enhancing and promoting the historic environment where opportunity arises, the policies in the local plan, taken together and underpinned by the Council's Historic Environment Strategy, take a proactive approach to addressing the current pressures on this valued resource.

10.10.3. These measures include –

- the inclusion of the high quality and internationally recognised historic environment as a vital part of the Vision for the District;
- a series of historic environment policies which target heritage asset types, which are of particular local concern, such as Conservation Areas (of which there are 144 in the District) and non-designated heritage assets;
- robust criteria for the identification of non-designated heritage assets, given the high number of such assets in the District;
- landscape and design policies which address the important inter-relationship between the historic, built and natural environment;
- careful analysis of allocated sites to ensure that the historic environment is fully considered and that these sites can contribute to the enhancement of the environment;
- a design code which will ensure high quality of design across the District for all scales of development over the Plan period and beyond; proposals for the use of CIL funding;
- reference within the economy chapter on the role of the historic environment in underpinning the economy (including tourism) and the need for promotion in that regard.

10.10.4. In recognition of the importance to the district of its historic environment, the remit of the Historic Environment Strategy goes beyond the local plan. It has led to:

- the appointment of a Member Heritage and Design Champion;
- the inception of a Conservation Area appraisal pilot project (which if successful will be rolled out to further CAs); and
- the inclusion of HE assets within the open space and GI strategy.

10.10.5. It also highlights other related areas of work, for example, the serving of Article 4 directions where this is considered to be a proportionate response.

10.10.6. Unlike many areas of the country there are no key areas of the District that require wholescale regeneration, but the local plan does support projects that address HE issues, particularly for structures that are no longer in use or where the use has changed, for example the Old Goods Shed at Tetbury and the Thames and Severn canal.

10.10.7. The Council cannot work alone to deliver improvements to the historic environment. It pro-actively supports a number of other organisations to do this, through financial support for the Cotswolds Conservation Board, in the provision of guidance on the historic environment and wider landscape issues and on initiatives to retain and repair historic landscape features, such as dry-stone walls.

10.10.8. Support for community planning is also a key priority. Guidance on historic environment issues has been prepared and made available to local communities. Officers provide advice and guidance to those producing neighbourhood plans, for example:

- promoting the production of local design guidance;
- encouraging the compilation of local lists of non-designated heritage assets;
- supporting the use of local CIL allocations to fund environmental improvement projects.

10.10.9. The Council also works with the owners of heritage assets to help them conserve and enhance their properties appropriately, through the provision of pre-application advice, the availability of guidance on the Council's web-site and by encouraging them to use both the Cotswold Design Code (Appendix D) and local design guidance even when proposed works are permitted development.

10.10.10. There are relatively few listed buildings or structures at risk in the District. Those that are at risk include rural churches, tombstones, milestones and other buildings/structures for which a new, more current use is difficult to achieve through appropriate conversion. The Conservation Area pilot project will evaluate whether the relevant CAs could be considered to be at risk and the need for action to address that risk. The other main area of heritage at risk is scheduled ancient monuments where agricultural activities are damaging the historic remains; however this lies outside planning control.

10.10.11. Whilst legislation together with the policies of the NPPF, supplemented by the PPG, enable the historic environment including heritage assets [1] and their settings to be adequately protected and enhanced within the development management process, the council considers that a local policy is necessary to reinforce this. The key consideration is the potential harm that might be caused to the heritage asset or its setting and the great weight that should be given to its conservation proportionate to its level of significance, and how that is balanced against the proposed public benefits of development proposals. The balancing principles referred to in Policy EN10 are set out at paragraphs 131-134 of the NPPF. In addition, the NPPF emphasises the importance of the opportunity that new development may provide to better reveal the significance of heritage assets. Listed Buildings and Scheduled Ancient Monuments are also subject to separate regulatory regimes.

10.10.12. The Council's Historic Environment Strategy highlights a range of evidence and information such as the Gloucestershire Historic Environment Record including Conservation Area Character Appraisal and Management Plans which will be used to inform the consideration of future development including potential

[1] Heritage assets are defined in the NPPF as "A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. 'Heritage asset' includes designated heritage assets and assets identified by the local planning authority (including local listing)." In addition, Designated heritage assets are defined as - "A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site; Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation."

conservation and enhancement measures.

Policy EN10

HISTORIC ENVIRONMENT: DESIGNATED HERITAGE ASSETS

1. **In considering proposals that affect a designated heritage asset or its setting, great weight will be given to the asset's conservation. The more important the asset, the greater the weight should be.**

2. **Development proposals that sustain and enhance the character, appearance and significance of designated heritage assets (and their settings), and that put them to viable uses, consistent with their conservation, will be permitted.**

3. **Proposals that would lead to harm to the significance of a designated heritage asset or its setting will not be permitted, unless a clear and convincing justification of public benefit can be demonstrated to outweigh that harm. Any such assessment will take account, in the balance of material considerations:**
   - **the importance of the asset;**
   - **the scale of harm; and**
   - **the nature and level of the public benefit of the proposal.**

STATEMENT OF REASONS

[i] The policy continues to be 'sound'.

POLICY EN11: HISTORIC ENVIRONMENT DESIGNATED HERITAGE ASSETS – CONSERVATION AREAS

Policy proposal

Update Policy EN11 as follows:

Policy EN11: Historic Environment: Designated Heritage Assets (Conservation Areas)

Policy EN11

HISTORIC ENVIRONMENT: DESIGNATED HERITAGE ASSETS (CONSERVATION AREAS)

Development proposals, including demolition, that would affect Conservation Areas and their settings, will be permitted provided they:

a. preserve and where appropriate enhance the ~~special~~ character~~,~~ ~~and~~ appearance and significance [i] of the Conservation Area in terms of use, [ii] siting, scale, form, proportion, design, materials and the retention of positive features;

b. include hard and soft landscape proposals, where appropriate, that respect the character and appearance of the Conservation Area;

c. will not result in the loss of open spaces, including garden areas and village greens, which make a valuable contribution to the character and/or appearance, and/or allow important views into or out of the Conservation Area;

d. have regard to the relevant Conservation Area appraisal (where available); and

e. do not include internally illuminated advertisement signage unless the signage does not have an adverse impact on the Conservation Area or its setting.

10.11.1 Given that Conservation Areas are not referred to in any depth in the NPPF and they are particularly numerous in Cotswold District, specific local policy is required. Conservation Areas form a very special part of the character of the villages and towns of the District in terms of their buildings, the open spaces within them, and their surroundings. Policy EN11 relates not only to the whole of a Conservation Area but also the individual elements (including walls, views, etc.) and character areas that contribute towards its overall identity

STATEMENT OF REASONS

[i] Requested by Heritage and Design Team

[ii] Requested by DM

POLICY EN12: HISTORIC ENVIRONMENT: NON-DESIGNATED HERITAGE ASSETS

Policy proposal

Update Policy EN12 as follows:

Policy EN12: Historic Environment: Non-Designated Heritage Assets

Policy EN12

HISTORIC ENVIRONMENT: NON-DESIGNATED HERITAGE ASSETS

1. **Development affecting a non-designated heritage asset will be permitted where it is designed sympathetically having regard to the significance of the asset, its features, character and setting.**

2. **Where possible, development will seek to enhance the character of the non-designated heritage asset. Proposals that directly or indirectly affect non-designated heritage assets ~~for demolition or total loss of a non-designated heritage asset~~ (i) will be subject to a balanced assessment taking into account the significance of the asset and the scale of harm or loss.**

1. **Prospective developers should undertake assessment of the land prior to submission of planning or related applications to determine the presence or potential presence of a site ~~The assessment of whether a site,~~ feature or structure that is or could be considered to be a non-designated heritage asset (ii)~~.~~. Assessments will be guided by the criteria set out in Table 6.**

10.12.1. Whilst in some parts of the country there are local lists of non-designated heritage assets, in Cotswold District a comprehensive list is not available. Non-designated heritage assets will continue to be identified as part of the planning application process and will be given appropriate consideration.

10.12.2. The following table provides clarity on the types of buildings, sites and structures that the Council considers to be non-designated heritage assets.

TABLE 6: CRITERIA FOR DECIDING WHETHER A BUILDING / SITE / STRUCTURE SHOULD BE CONSIDERED AS A NON-DESIGNATED HERITAGE ASSET IN COTSWOLD DISTRICT	
Type of asset	**Criteria for selection as a non-designated heritage asset (Note: it is not necessary for an asset to meet all relevant criteria)**
Assets of archaeological interest	Within the District the clarification provided by the PPG as to what can be considered as a non-designated site of archaeological interest will be followed. These non-designated sites may be included in the Gloucestershire Historic Environment Record.
Historic parks and gardens	• These criteria are based on those developed by the Gloucestershire Gardens and Landscape Trust: Historic parks and gardens • Historic interest • Proportion of the original layout still in evidence • Influence on the development of taste whether through reputation or reference in literature • Early or representative of a style of layout

POLICY EN12: HISTORIC ENVIRONMENT: NON-DESIGNATED HERITAGE ASSETS

TABLE 6: CRITERIA FOR DECIDING WHETHER A BUILDING / SITE / STRUCTURE SHOULD BE CONSIDERED AS A NON-DESIGNATED HERITAGE ASSET IN COTSWOLD DISTRICT	
Type of asset	**Criteria for selection as a non-designated heritage asset (Note: it is not necessary for an asset to meet all relevant criteria)**
	• Work of a designer of local importance • Association with significant persons or historical events • Strong group value
Buildings and structures	Based on guidance produced by Historic England for both local (and national) listing: • Architectural interest • Historic interest • Age • Rarity • Aesthetic merits • Selectivity or representativeness • Integrity or "sense of completeness" • Historic association • Landmark status • Group value • Known architect/designer/builder • Social or communal value
Sites, structures or buildings already recognised as non-designated heritage assets	A number of heritage assets have already been identified as non-designated heritage assets via: • Serving of Article 4 Directions • Recognition as positive buildings or structures within Conservation Area appraisals • Through previous planning applications or pre-application advice • Previous analysis, for example, the work of the GGLT • Neighbourhood Development Plans [iii]
Note: State of repair is not a relevant consideration when deciding whether a building, site or structure is a heritage asset or not.	

STATEMENT OF REASONS

Paragraph 203 of the National Planning Policy Framework (NPPF) says:

….. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Adopted Local Plan policy EN12 says:

POLICY EN12: HISTORIC ENVIRONMENT: NON-DESIGNATED HERITAGE ASSETS

…. Proposals for demolition or total loss of a non-designated heritage asset will be subject to a balanced assessment taking into account the significance of the asset and the scale of harm or loss.

The NPPF requirement to take a balanced judgement has a broader scope than the extant policy EN12. The latter relates only to demolition or total loss of an asset whereas the former requires a balanced judgement to be taken regarding any proposals that may directly or indirectly give rise to harm or loss. The NPPF therefore closes a lacuna that EN12 potentially leaves open.

The proposed change to policy EN12 was not specifically consulted upon at R18 as it is a technical amendment to bring the policy fully into line with the NPPF. If the policy was not changed the NPPF, as a material planning consideration and the more recent document, would in any event take precedence over the Local Plan in decision-making.

---

[i] To ensure compliance with NPPF para 203.

[ii] Requested by DM for clarification in cases where the presence of a non-designated heritage asset may not be possible to ascertain without undertaking an assessment prior to submission of an application for development.

[iii] As requested by Heritage and Design Team manager.

POLICY EN13: HISTORIC ENVIRONMENT: THE CONSERVATION OF NON-DOMESTIC HISTORIC BUILDINGS

Policy proposal

Update Policy EN13 as follows:

Policy EN13: Historic Environment: The Conservation of Non-Domestic Historic Buildings

Policy EN13

HISTORIC ENVIRONMENT THE CONSERVATION OF NON-DOMESTIC HISTORIC BUILDINGS (DESNIGATED AND NON-DESIGNATED HERITAGE ASSETS)

1. **Proposals for the conversion of non-domestic historic buildings to alternative uses will be permitted where it can be demonstrated that:**
    a. **the conversion would secure the future of a heritage asset, and/or its setting, which would otherwise be at risk;**
    b. **the proposed conversion would conserve the significance of the asset (including its form, features, character and setting;**
    c. **the heritage asset is structurally sound; and**
    d. **the heritage asset is suitable for, and capable of, conversion to the proposed use without substantial alteration, extension or rebuilding which would be tantamount to the erection of a new building.**

2. **Proposals to extend or alter heritage assets ~~that have been converted~~ [i], will be permitted where it can be demonstrated that the proposed works would lead to less than substantial harm to the significance of the designated heritage asset ~~preserve the significance of the asset (~~including its form and features~~)~~ [ii], its setting and/or the character or the appearance of the surrounding landscape ~~in a manner that is proportionate to the significance of the asset.~~ Harm will be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.** [iii]

10.13.1. The conversion of historic buildings (both designated and non-designated heritage assets) to other uses is a key local issue. To retain these important assets, it may be necessary to allow development that might otherwise be inappropriate; for example, the conversion of a traditional barn to a new house in an unsustainable location. Conversions must be carefully controlled to ensure that the asset's historic importance, character and landscape setting are all conserved.

STATEMENT OF REASONS

Paragraph 202 of the National Planning Policy Framework (NPPF) says:

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. [emphasis added]

Adopted Local Plan policy EN13 says:

POLICY EN13: HISTORIC ENVIRONMENT: THE CONSERVATION OF NON-DOMESTIC HISTORIC BUILDINGS

2. Proposals to extend or alter heritage assets that have been converted, will be permitted where it can be demonstrated that the proposed works would preserve the significance of the asset (including its form and features), its setting and/or the character or the appearance of the surrounding landscape in a manner that is proportionate to the significance of the asset. [emphasis added]

The NPPF requirement is less ambiguous than the extant policy.

The proposed change to policy EN13 was not specifically consulted upon at R18 as it is a technical amendment to bring the policy fully into line with the NPPF. If the policy was not changed the NPPF, as a material planning consideration and the more recent document, would in any event take precedence over the Local Plan in decision-making.

---

[i] There is no rationale for this requirement applying only to assets that have been converted.

[ii] To ensure compliance with paragraph 202 of the NPPF and to improve the clarity of the policy.

[iii] To ensure compliance with paragraph 202 of the NPPF and to improve the clarity of the policy.

POLICY EN15: POLLUTION AND CONTAMINATED LAND

Policy proposal

Update Policy EN15 as follows:

Policy EN15: Pollution and Contaminated Land

10.15.1 Many pollution sources are dealt with by separate legislation and regulations, but they remain material considerations in planning, in terms of potential adverse impacts on the health of the local community and the natural and built environment of the Cotswolds, and contributing to climate change. The impact of potentially polluting activities can be minimised and avoided through planning policy controlling the location of potentially polluting development; controlling operations; and ensuring that incompatible uses of land are separated to avoid potential conflict.

Policy EN15

POLLUTION AND CONTAMINATED LAND

1. **Development will be permitted that will not result in unacceptable risk to public health or safety, the natural environment or the amenity of existing land uses through:**
    a. **pollution of the air, land, surface water, or ground water sources; and/or**
    b. **generation of noise or light levels, or other disturbance such as spillage, flicker, vibration, dust or smell.**
2. **Unless proposals would result in no unacceptable risk to future occupiers of the development and/or the surrounding land, development will not be permitted:**
    a. **that is located on or in the vicinity of land that is contaminated or suspected of being contaminated; and/or**
    b. **on land that contains or which potentially would create through development a pathway for migration of a potentially hazardous substance into a sensitive receptor.**
3. **In respect of affected sites the developer and/or landowner will be required to undertake appropriate investigation(s) and to carry out necessary remedial works.**

10.15.1 The NPPF states that local planning authorities should ensure new developments are appropriate for their locations, to prevent 'unacceptable risks' from pollution. Policy EN15 safeguards against development that is likely to result in unacceptable levels of pollution, such as light and noise, and the effects on amenity, health and the natural environment, including soils. (i) The potential harmful effects of such disturbance from development on local residents, neighbouring land uses and premises, wildlife and its habitats, and should be considered.

10.15.2 The air can be polluted through gaseous emissions from industrial processes or through local traffic generation for example, and may be exacerbated through local micro-climatic factors. The provision of green infrastructure is recognised as an important element of the solution to, amongst other things, addressing air pollution in built up areas. Biodiversity Net Gain can also deliver air quality benefits at the microscale. For example, the introduction of green walls and roofs trap pollutants, which in turn deliver cleaner air. (ii)

10.15.3 Water can be polluted by the discharge of solid or liquid pollutants into groundwater or water courses. Good quality ground water is crucial for water-dependent animals, and for the use of groundwater as a source of drinking water. Development proposals located within the inner Source Protection Zone (SPZ1), where

there is highest risk of potential pollution to groundwater, therefore need to be designed appropriately and in discussion with the Environment Agency.

10.15.4 Increased wastewater flows into collection systems, due to growth in population or employment activity for example, can lead to an overload of infrastructure, increasing the risk of sewer flooding and an increase in the pollutant load discharged to the receiving watercourse. [iii] This policy should be read in conjunction with the Water Infrastructure Management Policy CC8 in particular, which seeks to address the alignment of development with available infrastructure capacity and measures to improve water quality.

10.15.5 In areas where the community values quiet enjoyment and tranquillity, noise can be similarly detrimental, as can vibration, dust, smell and the intrusion of light and heat.

10.15.6 With regard to air pollution, particular caution will be applied in or close to designated Air Quality Management Areas and due regard had to any air quality action plan. Similarly inappropriate light colour, intensity and spread can have adverse environmental impacts, for example by affecting the conservation of protected species such as bats. Noise should not give rise to significant adverse impacts on health and quality of life. Acceptable noise levels will vary according to the source, receptor and time, and the policy is not intended to unduly restrict existing established businesses which may need to develop.

10.15.7 It is important that there are controls on developments which pose a risk to groundwater, to ensure an adequate and safe water supply. Groundwater feeds into both public and over 200 private water supplies. These supplies may be affected through pollution and may be depleted through surface water and drainage systems which do not allow for natural infiltration of water through soils. The most vulnerable ground water sources are designated as Groundwater Source Protection Zones. Further details are available from the Environment Agency website.

10.15.8 Certain sites and pipelines in the District are designated as notifiable installations, by virtue of the substances stored, transmitted or used. Some development, such as housing, may be incompatible with such sites for safety reasons. The LPA holds maps showing the location of these sites.

10.15.9 Particular care will be taken in relation to the redevelopment of contaminated land and in relation to hazardous substances. Where a site is affected by contamination, responsibility for securing safe development lies with the developer and/or landowner. Developers will be required to show that appropriate measures have been taken to mitigate any adverse impact of potential contamination and/or hazardous substances on sensitive receptors such as groundwater or end-users of development.

STATEMENT OF REASONS

[i] Recognition of importance of soils (Policy SD2 (7)) in mitigating climate change, and protection from development on 'the best and most versatile agricultural land' (NPPF 2021, para 174 (a,b,e).

[ii] IIA, AECOM, Jan 2022 – Appraisal of options relating to biodiversity. Additional text relates to links to GI and biodiversity in 'Green to the Core' approach.

[iii] NPPG https://www.gov.uk/guidance/flood-risk-and-coastal-change Sustainable drainage systems section, https://www.gov.uk/guidance/water-supply-wastewater-and-water-quality#water-quality; Cotswold Water Cycle Study 2015; Article on Schedule 3 of the Flood and Water Act 2010 https://www.gov.uk/government/news/new-approach-to-sustainable-drainage-set-to-reduce-flood-risk-and-clean-up-rivers#:~:text=Schedule%203%20provides%20a%20framework,the%20lifetime%20of%20the%20development; to more clearly align with policy INF8

POLICY EN16: DARK SKIES

----------*NEW POLICY*----------

Policy EN16: Dark Skies

10.16.1. The purpose of Policy EN16 is to ensure that development does not harm the quality of dark night skies. It also encourages the enhancement of the Cotswold District dark skies, as it has one of the darkest skies, compared to other parts of the country, for the benefit of people and wildlife. Retro fitting of inappropriate and old lighting schemes for new more energy efficient and less light polluting products is also encouraged.

10.16.2. The policy applies to proposals, which involve the installation of external lighting and where the design of developments may result in light spill from internal lighting. It will also apply to specific lighting schemes, which require planning permission or listed building consent, including installing:

- A lighting scheme of such nature and scale that it would represent an engineering operation [1]
- Lighting such as the floodlighting of sports pitches, car parking or riding schools; and
- A lighting scheme on a listed building that would significantly affect its character.

10.16.3. Approximately 80% of the Cotswold District is within The Cotswold Area of Outstanding Natural Beauty. The remaining 20% of the District is within a Special Landscape Area (SPA). The Cotswold AONB is the largest AONB of all of the AONBs in England, Wales and Northern Ireland, covering 790 sq. miles (2038 sq.km).

10.16.4. The Cotswolds AONB has relatively dark skies at night, compared to other parts of the country. The District [2] is ranked 13th [3] in terms of the darkest skies in England. However, light pollution from the surrounding urban areas and market towns, such as Cirencester, Tetbury, Moreton in Marsh and Stow on the Wold, does adversely affect the darks skies in the area.

10.16.5. Within rural areas, villages and towns in the district there is the opportunity to retrofit inappropriate, outdated lighting for newer, more technically advanced lighting systems. The new lighting, not only reduces light pollution, but also reduces energy consumption and therefore, costs.

10.16.6. For example, Gloucestershire County Council have replaced 60% of street lighting, including lit signs and bollards throughout the County for more efficient LED lighting. The many benefits of the lighting include, cheaper to run, reduction in energy use and decreased light pollution (because of focused lighting).

10.16.7. Dark skies are one of the special qualities of the Cotswolds AONB. However, it is estimated, by the Council for Protection of Rural England (CPRE) that the area of darkest night skies within the AONB has diminished by more than 40% since 1993. [4]

10.16.8. Components of light pollution include: [4]

- Glare – excessive brightness that causes visual discomfort.
- Skyglow – brightening of the night sky over inhabited areas.
- Light trespass – light falling where it is not intended or needed.

---

1 such as requiring a separate structure and typically be undertaken by specialist lighting engineers

2 https://nightblight.cpre.org.uk/images/resources/Englands_Light_Pollution_and_Dark_Skies_LUC_Report.pdf

3 https://www.cotswoldsaonb.org.uk/parts-of-the-cotswolds-aonb-ranked-as-one-of-the-darkest-areas-in-southern-england/

4 https://www.darksky.org/light-pollution/

POLICY EN16: DARK SKIES

- Clutter – bright, confusing and excessive groupings of light sources.

10.16.9. The brightening night sky, via unnatural light pollution disrupts the natural day-night pattern and shifts the delicate balance of the environment. Light pollution is responsible for having negative impacts for biodiversity and wildlife, health and wellbeing. These include, but are not limited to, a decline in the populations of bats, birds, insects and other species of wildlife and the disruption to circadian rhythm – increasing stress and disturbing sleep patterns.

10.16.10. With increasing levels of new housing in or adjacent to the AONB, light pollution will increase without the appropriate measures taken to limit its disruption.

10.16.11. The NPPF (2023) paragraph 185 states that,

> *Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:*
>
> > *c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.*

10.16.12. The Council recognises that there is a genuine need for artificial lighting for safety and security, but that these needs, can be addressed, by using the latest technology and other means to avoid and/or minimise light pollution as recommended in the National Planning Practice Guidance (NPPG) 2019 on light Pollution [5].

Policy EN16

DARK SKIES

1. **Development proposals in sensitive areas will be permitted, where they conserve and enhance the intrinsic quality of dark night skies and the integrity of the Dark Sky core as shown on the policies map and at Appendix Q.**

2. **Development proposals in sensitive areas must demonstrate that all opportunities to reduce light pollution have been taken, this includes alterations to existing buildings, and must ensure that the measured and observed sky quality in the surrounding area is not negatively affected, having due regard to the following hierarchy:**
   a. **The installation of lighting is avoided; and**
   b. **If lighting cannot be avoided, it is demonstrated to be necessary and appropriate, for its intended purpose or use, including:**
      i. **Any adverse impacts are avoided; or**
      ii. **If that is not achievable, then adverse impacts are mitigated to the greatest reasonable extent.**

3. **Lighting which is proposed to be installed must meet or exceed the level of protection appropriate and defined by the Institution of lighting Professionals Guidance Notes for the reduction of Obtrusive Light.**

[5] https://www.gov.uk/guidance/light-pollution

POLICY EN16: DARK SKIES

Hierarchy of Lighting

10.16.13. In order to ensure that dark night skies are protected and enhanced, the hierarchy as set out in Criterion (2) is applied across the Cotswold District. Installation of lighting should be avoided and, where lighting is demonstrated to be necessary, the design and installation should be such that adverse impacts are avoided or, if not achievable, mitigated to the greatest possible extent. Overall the impact of the lighting should not harm the continuity of the dark landscape and ideally not be visible in any direction or in any form, for example as glare, sky-glow, spill and reflection. It also should not reduce the measured and observed quality of easily visible astronomical features such as the Milky Way and Andromeda Galaxy.

10.16.14. In some circumstances, it may be possible to reduce the impact of existing lighting by removal in return for new lights. Further guidance on light pollution and dark skies is available from the Institute of Lighting Professionals (ILP). The ILP have produced a guidance note 01/21 [6].

Requirements and Guidance for Proposed Lighting in Dark Sky Areas

10.16.15. Much of the rural landscape in the District has dark skies, but this should be checked prior to an application. In the preparation and determination of development proposals, the latest version of the Council for the Protection of Rural England (CPRE) mapping [7], which has measured England's Light pollution and dark skies should be used, subject to ongoing measurement and updates.

10.16.16. To provide some indication of sky quality and zoning:

- Dark zones are where the Milky Way can be seen with the naked eye and in an area with no street lighting.

10.16.17. In addition to the application of the lighting hierarchy and avoidance and mitigation measures, which may be required with regard to impacts on landscape and habitat, development proposals will be subject to particular requirements at a level of protection appropriate to the dark skies

10.16.18. Development should also be consistent with the following guidance:

- 'Towards a Dark Skies Standard' [8]
- 'Local Authorities, Communities and Dark Skies Toolkit' [9]
- 'Protect the Night - Lighting Guidelines' [10]

10.16.19. The Authority will encourage further reductions, by removing below or near horizontal light paths from fixtures. Improvements, with little disruption are available. Examples include:

- Lighting should be subject to control measures to reduce unnecessary light pollution. Examples include:
- 'Curfews' or automatic timers;
- Proximity 'PIR' sensors, timers or any additional shielding or coving, including angling the front surface of lights to the horizontal;
- Different surface types to reduce the amount of reflectivity;

---

6 Guidance Note 1 for the reduction of obtrusive light 2021 | Institution of Lighting Professionals (theilp.org.uk)
7 https://www.cpre.org.uk/light-pollution-dark-skies-map/
8 https://www.southdowns.gov.uk/wp-content/uploads/2021/09/Towards-A-Dark-Sky-Standard-V1.1.pdf
9 https://www.southdowns.gov.uk/wp-content/uploads/2022/10/Local-Authorities-Communities-and-Dark-Skies-Toolkit-Oct-2022.pdf
10 https://britastro.org/dark-skies/pdfs/CfDS1703_E5_Good_Lighting_Guide.pdf

- Appropriate use of glazing to reduce light transmittance; and
- Screening or shielding to reduce the impact of reflectivity.

Lighting Assessments

10.16.20. Proposals should take due consideration of the overall visual impact that the lighting will have on the landscape. This may include ground surface reflectivity, the number of lights, the daytime intrusion and the general overall footprint of the lighting. It is also necessary to consider the visibility of the lights from the surrounding landscape particularly from viewpoints in accordance with Landscape policy.

10.16.21. The spill of lights from large open glass windows and skylights often present a greater source of light pollution than externally mounted lights. Consequently, it is important to control the lighting coming from these types of developments. The design of buildings should reduce the impact of light spill from internal lighting or suitable mitigation measures should be in place. Towards a Dark Skies Standard, is helpful for providing guidance on light spill. It is crucial to keep the overall glazed area to less than 50% of the total elevation area, particularly isolated dwellings in the countryside.

10.16.22. Habitats, particularly woodlands, should not be considered as a 'natural shield' to lighting, because of the impact on an unlit habitat. Lighting that would spill into sensitive habitats should be shielded or removed particularly if nocturnal species are present. Direct illumination of bat roosts must be avoided.

10.16.23. Where a proposal involves outdoor lighting, a statement will be required to justify why the proposed lighting is required for its intended use and that shows every reasonable effort has been made to mitigate sky-glow and light intrusions. This should be accompanied by a computer calculation indicating task luminance, uniformity, horizontal values of overspill beyond the property line and vertical luminance values of light intrusion on adjacent property windows. Any statement should be proportionate to the size and likely impacts of the scheme.

STATEMENT OF REASONS

[i] EN16, The Dark Skies policy is a new policy added to the Local Plan partial update to take a proactive approach to protect and enhance the Dark Skies of the Cotswold District. In doing so, the policy supports the Cotswold National Landscape position on Dark Skies.

POLICY EN17: MANAGEMENT OF ACCESSIBLE GREEN OPEN SPACES IN RESIDENTIAL DEVELOPMENTS

Policy proposal

New Policy:

Policy EN17: Management of Accessible Green Open Spaces in Residential Developments

10.18.1. The management of accessible open green spaces policy sets out the Council's approach for the management and maintenance of all open space assets in new developments.

10.18.2. The aim of the policy is to ensure the management of public open spaces in/or adjacent to new residential developments are fit for purpose and managed effectively, efficiently and in perpetuity.

10.18.3. The National Planning Policy Framework 2021 (NPPF) defines Open Spaces as: All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

10.18.4. For the purpose of the policy Accessible Open Spaces include:

- Community Gardens and Orchards;
- Accessible Open Spaces;
- Parks and gardens;
- Natural and semi natural green space;
- Green corridors;
- Informal amenity open space;
- Outdoor play provision for children and young people, including sports pitches;
- Allotments
- Sustainable Urban Drainage (SUDs)

10.18.5. Areas set aside for wildlife and flood relief (but not necessarily accessible) also need to be managed.

10.18.6. It is widely recognised that open spaces provide a multitude of benefits for health and wellbeing, carbon capture and sequestration as well as ongoing environmental benefits.

10.18.7. Cotswold District Council does not manage any accessible green open spaces. Some public green open spaces are managed by Town and Parish Councils, however the majority of green open space around more recent residential developments are managed by Management Companies, which may or may not include representation from local residents.

10.18.8. Over recent years, local residents have highlighted issues with sites managed by Management Companies, including poor management, lack of responsiveness from those managing the open space and high costs to the residents of the development (particularly where there are high levels of usage by non-residents).

10.18.9. Sometimes this has also resulted in problems with the new development not providing the type and quality of infrastructure needed or envisaged for the new and existing surrounding communities. This has led, on some occasions, to complaints about the arrangements not being responsive to local need, a lack of clarity regarding site management and a lack of local accountability.

10.18.10. Therefore, for the reasons set out above, it is crucial that the long-term management, governance and funding of new open spaces is agreed and is in place at a very early stage of the development process.

POLICY EN17: MANAGEMENT OF ACCESSIBLE GREEN OPEN SPACES IN RESIDENTIAL DEVELOPMENTS

Policy EN17

MANAGEMENT OF ACCESSIBLE GREEN OPEN SPACES IN RESIDENTIAL DEVELOPMENTS

1. **Development proposals must provide costings for the design and long-term management of accessible open green spaces to be included in the new development.**

2. **Development proposals that include the delivery of green open space must:**

   i) **engage with Town and Parish Councils at pre-application stage to discuss the accessible open green space and GI improvements proposed as well as the implications for the long-term management of it; and**

   ii) **have the required agreement for the transfer of the accessible open green space to a Town and Parish Council or to appropriate charitable or community trust with a suitable commuted sum or equivalent endowment, which will cover 20 years post adoption by the final land management organisation.**

3. **The green open space to be transferred by agreement, to a Town or Parish Council, appropriate charitable or community trust will need to be in an adoptable condition, after an agreed initial period of maintenance with the Council or Trust. In addition, upon adoption or transfer (whichever is the soonest), a maintenance contribution will be paid to the Town or Parish Council or appropriate charitable or community trust to cover the first 20 years of maintaining the accessible open green space.**

4. **In the event the developer retains the ownership of the open space within their development site, they will be solely responsible for ongoing management and maintenance of it (ensuring that it remains accessible to the public). In doing so, the developer will need to demonstrate, at the planning application stage, that they have put in place an acceptable means of long-term maintenance and have adhered to the criteria for successful green open spaces in the Cotswold Design Code.**

5. **Alternatively, with the agreement of the Council, developers may appoint a maintenance company or land trust to manage and maintain the public open space on their behalf. Where amenity open space is not adopted by the council, full details will be required of such arrangements and how it will be secured for a suitable term through a planning condition that covers future maintenance of onsite open space in perpetuity. Community involvement including details of any requirement for new residents to contribute to the cost of management will be required.**

10.18.11. The Policy should be read in conjunction with the following national and local guidance, which provide overarching guidelines for good design practice.

National Guidance

These documents Natural England's Green Infrastructure Framework,

- The National Design Guide,
- The National Model Design Code.

Local Guidance

POLICY EN17: MANAGEMENT OF ACCESSIBLE GREEN OPEN SPACES IN RESIDENTIAL DEVELOPMENTS

- The Cotswold District Council Green Infrastructure Strategy provides information regarding the existing amount and location of accessible open space and GI, or not, in each of the seventeen principal settlements.
- The Cotswold Design Code and Building with Nature give details regarding local character expectations.
- The IDP offers information the key areas where new infrastructure, including new accessible open spaces are required and the contributions sought for them.

STATEMENT OF REASONS

The issue of the long-term management of open spaces was one of the questions put forward in the Regulation 18 consultation, Issues and Options 2022. There were ten options regarding the long-term management of open spaces.

The consultation responses revealed that the majority of people (36%) opted for a new policy in the partial update of the Local Plan. In second place, the option of Town or Parish Councils managing new open spaces from the outset was favoured (26%).

This policy has been included to clarify the Council's position on the management of new green open spaces provided for by new development.

POLICY EN18: SHERBORNE PARK ESTATE MASTERPLAN

Policy proposal

Insert new Policy EN18 as follows:

Policy EN18: Sherborne Park Estate Masterplan

10.20.1 The Council's Green Infrastructure Strategy finds that despite the rural nature of the district, there is a lack of accessible natural greenspace. The strategy has found that local communities in urban areas such as Gloucester and Cheltenham often have better access to green spaces. As part of the Council's ambition to make the Local Plan Green to the Core and improve health and wellbeing, it is working closely with a several partners, including the National Trust, to increase access to the countryside, nature and greenspaces.

10.20.2 The National Trust, the land owner, has embarked on an ambitious nature project at Sherborne Estate with public access at its heart. The National Trust's Sherborne Big Nature, Big Access project vision states:

1 More people experience and enjoy Sherborne;

2 Cotswold wildlife and habitats thrive;

3 Sherbourne plays its part in climate response;

4 History and landscape are celebrated; and

5 Collaboration and partnership support design and delivery.

10.20.4 This project offers multiple cultural, social, environmental, health and wellbeing and economic benefits, which include:

- Significant increase in accessible nature for local communities and visitors;
- Offers a sustainable tourism offer close to Bourton-on-the-Water which could help mitigate its 'honey pot' status;
- Climate change mitigation through sequestration and improved carbon storage;
- Opportunities to restore water meadow and woodland and other priority habitats, which will strength local ecology and enhance local ecosystem services and deliver nature recovery at a strategic scale ;
- Enhancing a historic parkland landscape and strengthen the wider Cotswolds Area of Outstanding Natural Beauty.
- Opportunities to provide suitable alternative natural greenspace that reduces recreational impacts on valuable biodiversity sites including Habitats sites, such as the Cotswold Beechwoods SAC.

Policy EN18

SHERBORNE PARK ESTATE MASTERPLAN

1. A masterplan for the Sherborne Park Estate will be produced by the landowner in consultation with the local communities and relevant stakeholders and, subject to the approval of the Local Planning Authority, will provide the framework for determining any relevant planning application(s).

2. The masterplan will:

a) Comprise a vision and objectives;

POLICY EN18: SHERBORNE PARK ESTATE MASTERPLAN

b) **Describe and assess the landscape, ecological, historic environment and other significant assets of the Estate;**

c) **Maximise opportunities for sustainable travel to and through the Estate, ensuring maximum inclusive access to nature and the countryside and to the historic environment;**

d) **Demonstrate how increased recreational access can be achieved without compromising the environmental characteristics of the Estate and adversely affecting the local community;**

e) **Set out an interpretation and education framework for the Estate, including potential outreach proposals;**

f) **Ensure that the character of the parkland setting and the wider AONB are enhanced;**

g) **Set out proposals for the retention of existing and the creation of new habitats that will deliver strategic scale nature recovery;**

h) **Explore opportunities for the generation of renewable energy within the Estate;**

i) **Describe how farming enterprises will benefit from the Masterplan and continue to operate within the Estate;**

j) **Include a phasing programme for the construction, reuse or demolition of existing redundant buildings, new buildings and infrastructure within the site;**

k) **Explore opportunities for small scale rural affordable housing or low cost housing to support those employed by the Estate to support the management of the Estate; and**

l) **Describe how the local community and relevant stakeholders have influenced the masterplan and how they can continue to be involved in shaping the Estate.**

3. **Where consistent with the masterplan, the following small-scale development will be supported: nature-based tourism, rural land use based employment, education, access improvements, habitat creation and climate change mitigation and adaptation.**

10.20.4 The National Trust's future success and aspirations, identified in the Big Nature, Big Access prospectus, are supported. Facilitating new, improved facilities and associated development will help the National Trust's long-term ambitions and this would be supported by the production of a comprehensive masterplan to guide development to 2031 and beyond. The masterplan will need to clearly identify these needs and aspirations balanced against the site's sensitive parkland setting, AONB landscape, and heritage constraints.

10.20.4 The landowner is encouraged to prepare a Conservation Management Plan, an asset management plan, habitat and carbon baselining across the whole estate to demonstrate how principles outlined in policy EN18 have helped inform the Sherborne Park Estate Masterplan.

10.20.4 Consultation with stakeholders and the local community will be carried out in accordance with the Council's extant Scheduled of Community Involvement, specifically guidance relating to Supplementary Planning Documents.

10.20.4 There are opportunities on the Estate to support the Council's ambitions to promote a more sustainable economy and tourism sector. Nature-based tourism can be described as travel for the purpose of enjoying natural areas and biodiversity on land and water. It can take many different forms, including wildlife watching, birdwatching, ecotourism, walking, cycling, fishing, adventure trips or sun and beach tourism. Nature-based tourism can also have the purpose of serving the community (community-based tourism) or have scientific, academic, volunteering or educational benefits. Small scale nature-based tourism proposals that accord with these activities will be supported, subject to other relevant policies and material considerations.

POLICY INF1: STRATEGIC INFRASTRUCTURE DELIVERY

The proposed update to this policy should be read alongside the Development Strategy Options and Preferred Option Topic Paper (CDC, January 2024). Please note, this policy would need to be updated to reflect any changes resulting from additional development needs / requirements up to 2041.

Policy proposal

Update Policy INF1 as follows:

Policy ~~SA1: - South / Mid / North Cotswolds - Principal Settlements~~ INF1: Strategic Infrastructure Delivery (i)

11.1.1. To support new development it is essential that the necessary infrastructure is provided. However, allocated development, other than at the Strategic Site, is widely dispersed through the 17 Principal Settlements in the District. To reflect this, the Principal Settlements have been grouped into three sub-areas solely to allow more efficient and cost-effective infrastructure delivery (see table below). Whilst Cirencester is part of the South Cotswolds Sub-Area, the strategic site at Chesterton is, for the purposes of the Local Plan, dealt with separately on the basis that it is the focus for significant growth. The boundaries between each sub-area are functional rather than strictly precise or impermeable. There may be circumstances where a contribution towards infrastructure in one sub-area is required from a development just over the 'border' in another sub-area, for example, a new school. In those circumstances a degree of 'common sense' will need to be exercised.

South Cotswolds	Mid Cotswolds	North Cotswolds
Cirencester (excluding Chesterton strategic site)	Andoversford	Blockley
Down Ampney	Bourton-on-the-Water	Chipping Campden
Fairford	Northleach	Mickleton
Kemble	Stow-on-the-Wold	Moreton-in-Marsh
Lechlade	Upper Rissington	Willersey
South Cerney		
Tetbury		

11.1.2. Together these settlements provide day-to-day infrastructure, services and facilities for local residents and those living in the wider rural areas.

11.1.3. The infrastructure necessary to support planned growth and a certain level of unplanned growth (windfalls) is set out in the Infrastructure Delivery Plan (IDP) and broadly encompasses:

Transport

Contributions to the provision of:

- Off-site highway & junction upgrades.
- Off-site bus infrastructure (including stops & real time signage).
- Off-site pedestrian and cycle network upgrades.
- Travel Planning.

Education

POLICY INF1: STRATEGIC INFRASTRUCTURE DELIVERY

Contributions to the provision of:

- Early Years Facility Places.
- Primary School Places.
- Secondary School Places.

Health & Social Care

Contributions to the provision of:

- Primary Healthcare (GP's & Dentists).
- Secondary Healthcare (acute, maternity & mental bedspaces).

Children's Playspace

Contributions to new, or upgrades of, existing provision of:

- Locally Equipped Areas for Play (LEAP)
- Neighbourhood Equipped Areas for Play (NEAP).

Community Facilities

- Contributions to new, or upgrades to, existing provision of multi-purpose community space including library and youth facilities.

Green Infrastructure & Open Space

- Contributions to the provision of off-site enhancement in provision of amenity green-space, parks and semi natural green-space

Flood Management

- Contributions to the implementation of off-site parish or settlement-wide local surface water catchment plans

11.1.4. The successful delivery of housing at the Strategic Site is required for the Council to meet its objectively assessed need. It is equally important to deliver sufficient infrastructure to meet the needs of those living in Chesterton and the surrounding area. As such, it is vital that the site promoters and developers work effectively with the Council to ensure that the needs of residents are met.

11.1.5. The levels of non-strategic growth in Cotswold District are not sufficient to require new 'big ticket' items of infrastructure like schools, hospitals and sports halls. Instead, money from planning obligations should be used to increase capacity at existing facilities. Discussions with infrastructure providers has highlighted that this does not have to be through physical expansion of facilities but could be through increases in operating hours or increases of stock at libraries or equipment at sports venues, for example.

11.1.6. The nature of development being a large number of small sites will mean that the approach will be to pool contributions towards existing facilities within the Principal Settlements as set out in the Local Plan. These settlements will act as service centres and can help to meet the infrastructure needs of other smaller settlements where development may be occurring.

11.1.7. Cotswold District Council is in a disadvantaged position whereby a large proportion of its objectively assessed need (OAN) will be met by committed / delivered development. As such, this development cannot be required retrospectively to contribute to the infrastructure identified in the IDP. This particularly affects the Principal Settlements of Fairford, Mickleton, Moreton-in-Marsh and Tetbury.

POLICY INF1: STRATEGIC INFRASTRUCTURE DELIVERY

11.1.8. The delivery of the infrastructure required to support new development across the District and achieve the Council's vision will rely on a wide range of public, private and third sector organisations working together. The Council has an important leadership role to play in this process as the Local Plan progresses towards adoption and the supporting IDP is refined.

11.1.9. As such, infrastructure planning and delivery must be viewed as an iterative process with the IDP and Site Calculator reviewed and updated on a regular basis, even beyond the adoption of the Local Plan, in order to reflect the on-going project development, funding situation and the views of key consultees.

~~11.1.10. The strategic infrastructure required in each sub-area is set out in policies SA1, SA2 and SA3. The policies for each 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.~~ (ii)

Policy ~~SA1 / SA2 / SA3~~ INF1

STRATEGIC INFRASTRUCTURE DELIVERY – SOUTH COTSWOLDS

Within the context of Policy INF1, the strategic infrastructure requirements for the South Cotswolds Sub-Area are:

Healthcare

- Romney House Surgery, Tetbury - expansion or relocation; and
- New doctors' surgery in Cirencester.

Flood management

- SUDS and soft measure interventions to manage flood risk.

Highways

- Junction improvements at:
  - ~~A429 / Cherrytree Lane, Cirencester;~~ (iii)
  - A417 (High Street) / A361 (Thames Street), Lechlade;
  - A417 / Whelford Road, between Fairford and Lechlade;
  - A429 / A433, between Cirencester and Kemble; and
  - A433 (London Road / Long Street) / Hampton Street / New Church Street, Tetbury.

Sport & Recreation

- Re-use of the former Cirencester to Kemble and Tetbury to Kemble railway lines for cycling; and
- Cycling infrastructure in Cirencester, including improvements to Tetbury Road and London Road corridors.

STRATEGIC INFRASTRUCTURE DELIVERY – MID COTSWOLDS

Within the context of Policy INF1, the strategic infrastructure requirements for the Mid Cotswolds Sub-Area are:

POLICY INF1: STRATEGIC INFRASTRUCTURE DELIVERY

Highways

- Improvement of Unicorn junction (A436/B4068), Stow-on-the-Wold

STRATEGIC INFRASTRUCTURE DELIVERY – NORTH COTSWOLDS

Within the context of Policy INF1, the strategic infrastructure requirements for the North Cotswolds Sub-Area are:

Healthcare

- Expansion or replacement of doctors' surgery in Chipping Campden.

Flood management

- Flood alleviation bund and channel to the north-west and south of Moreton-in-Marsh.

Highways

- Improvements to A429 (Fosse Way), Moreton-in-Marsh;
- Junction improvements at A429 (High Street)/A44 (Oxford Street), Moreton-in-Marsh; and
- Junction improvements at A429 (High Street)/A44 (Bourton Road), Moreton-in-Marsh.

Education

- Expansion of Chipping Campden Secondary School.

STATEMENT OF REASONS

[i] For consistency. For example, the title of the policy in SA1 was 'South Cotswolds - Principal Settlements' but the title in the policy box was 'Strategic Delivery - South Cotswolds'. This was inconsistent.

[ii] Consequential change of relocating the policy into a single policy.

[iii] The junction improvements at the A429 / Cherrytree Lane, Cirencester have been completed.

POLICY INF2: INFRASTRUCTURE DELIVERY

Policy proposal

Update Policy INF2 as follows:

Policy ~~INF1~~ INF2: Infrastructure Delivery

Policy ~~INF1~~ INF2

INFRASTRUCTURE DELIVERY

1. **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.**

   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.

   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.

2. **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.**

3. ~~**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.**~~ (i)

11.2.1 There are two fundamental aspects of infrastructure delivery: identifying what infrastructure is required (including the where and the when); and identifying how that requirement is to be met.

11.2.2 The Local Plan's growth proposals are underpinned by an Infrastructure Delivery Plan (IDP). Initially part of a joint commission with the other District Councils in Gloucestershire, the IDP has been developed iteratively in consultation and co-operation with infrastructure providers and other partner organisations. It identifies what infrastructure is required to support planned growth, the broad cost of it by sector, who is responsible for its delivery and related matters. It is critical that development of allocated sites helps to deliver identified IDP requirements.

11.2.3 Given the large number of projects and organisations involved in delivering infrastructure, infrastructure planning should be seen as an iterative and ongoing process with the IDP being updated periodically to reflect changes that may occur. To assist in this process, an Infrastructure Project Tracker has been developed as part of the IDP. The tracker provides a schedule of infrastructure projects and allows them to be sorted and updated by sector, settlement and by whether developer contributions towards funding are to be sought. For each project, information on the organisation responsible for delivery, estimated cost, funding sources and phasing is recorded.

POLICY INF2: INFRASTRUCTURE DELIVERY

11.2.4 Not all development coming forward in the District during the Local Plan period to 2031 will be planned. There is always an unpredictable element of "windfall" development that should be taken into account, and the potential impact of this on local infrastructure needs also to be reflected in policy. Where need for additional infrastructure and services and/or impacts on existing infrastructure and services is expected to arise, appropriate and proportionate infrastructure provision may be sought including:

- Affordable housing;
- Climate change mitigation/adaptation;
- Community facilities;
- Early Years and Education provision;
- Health and well-being facilities;
- Improvements to the highway network, traffic management, sustainable transport and disabled people's access;
- Protection of cultural and heritage assets and the potential for their enhancement;
- Protection of environmental assets and the potential for their enhancement;
- Provision of Green Infrastructure including open space;
- Public realm;
- Safety and security including emergency services;
- Broadband infrastructure;
- Flood risk management infrastructure; and/or
- Water and waste water management infrastructure.

11.2.5 Planning obligations under Section 106 of the Town and Country Planning Act 1990 are used to mitigate harm that may be caused by a development. Obligations are negotiated as part of the planning application process, either as unilateral undertakings or as agreements. The Act enables local planning authorities and developers to negotiate a range of obligations, which can be linked to financial contributions, be restrictive in nature, or require specific works or actions to take place. ~~Where appropriate guidance and regulations relating to the pooling of s106 contributions will be taken into account.~~ (ii)

11.2.6 ~~The Planning Act 2008 and relevant regulations also make provision for a Community Infrastructure Levy (CIL). Following a formal preparation process that includes viability analysis of the plan as well as independent public examination and through setting a charging schedule that sets out a local tariff(s), CIL empowers local planning authorities to make standard charges on all new development over a certain threshold size. A CIL Charging Schedule is being prepared in parallel with the Local Plan programme. It is intended that the Charging Schedule will be submitted for formal examination at the same time as the Local Plan or shortly thereafter.~~ The Planning Act 2008 and relevant regulations also make provision for a Community Infrastructure Levy (CIL), which empowers local planning authorities to make standard charges on all new development over a certain threshold size. The Council introduced a CIL charging schedule on 1 June 2019. (iii)

11.2.7 ~~When CIL is introduced, it is likely that the s106 mechanism will be retained for use in securing site-specific obligations and in respect of affordable housing. To prevent 'double charging' a list will be prepared in accordance with Regulation 123 of the Regulations which will identify in broad terms the infrastructure items to be funded through CIL, leaving items not on the list to be paid for through the s106 process having regard to the provisions of Regulation 122 of the CIL Regulations.~~ The Council will still seek S106 contributions for major schemes, affordable housing, public open space and for site specific measures. Such contribution will need to meet three requirements in Regulation 122 of the CIL Regulations: (a) necessary to make the development acceptable in planning terms; (b) directly related to the development; and (c) fairly and reasonably related in scale and kind to the development. (iv)

11.2.8 The Government requires the Local Planning Authority (LPA) to plan positively for growth and to reflect the presumption in favour of sustainable development in its planning policies. In this context, it is important to take account of the financial viability of development in terms of its capacity to deliver against

identified infrastructure requirements. Although the Local Plan is subject to a Viability Assessment based on standard development typologies and taking account of infrastructure requirements, this may be particularly ~~acute~~ finely balanced in cases where development costs may be unusually high - the redevelopment of a brownfield site where the land may, for instance, be contaminated. In those and similar exceptional circumstances the LPA in the negotiation of s.106 agreements will take into account on a case-by-case basis evidence of any mitigating circumstances that affect the viability of redevelopment and which amount to material planning considerations. [v]

11.2.9 In prioritising infrastructure, the three broad categories set out in the Infrastructure Delivery Plan are:

Critical Infrastructure (Priority 1): infrastructure fundamental to delivery of the Development Strategy and wider plan objectives for the area without which the Local Plan cannot deliver its intended growth. It is most likely to be needed before a development can commence.

Essential Infrastructure (Priority 2): infrastructure necessary to meet the needs arising from development and to support the overall development strategy for the area. The identified infrastructure is necessary to support new development but the precise timing and phasing is less critical than Priority 1 infrastructure, and development can commence ahead of provision. In some cases the development will be needed to justify and support the facilities and so will have to occur in advance.

Desirable Infrastructure (Priority 3): infrastructure that would secure the achievement of higher sustainability standards and higher quality that may contribute towards longer-term aspirations of the area. Items are those that add to the quality – either in terms of functionality or attractiveness – as a place to live, and may be very localised in nature.

11.2.10 Having regard to the latter category, work undertaken with local communities and through consultation on iterations of the emerging Local Plan has begun to identify infrastructure of this type, and this is reflected in many of the individual settlement policies in Section 7.

STATEMENT OF REASONS

[i] Government guidance: https://www.gov.uk/guidance/viability#viability-and-decision-taking

> ***Viability and decision taking***
>
> ***Should viability be assessed in decision taking?***
>
> *Where up-to-date policies have set out the contributions expected from development, planning applications that fully comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. Policy compliant in decision making means that the development fully complies with up to date plan policies. A decision maker can give appropriate weight to emerging policies.*
>
> *Such circumstances could include, for example where development is proposed on unallocated sites of a wholly different type to those used in viability assessment that informed the plan; where further information on infrastructure or site costs is required; where particular types of development are proposed which may significantly vary from standard models of development for sale (for example build to rent or housing for older people); or where a recession or similar significant economic changes have occurred since the plan was brought into force.*

[ii] Pooling restrictions are no longer extant.

[iii] To bring the paragraph up to date.

[iv] To bring the paragraph up to date.

---

[v] It is important to distinguish between the circumstances affecting most development proposals (as described in end note 1 above) and an unusual or exceptional situation where development of, say, a brownfield site may be desirable in overall policy terms but the particular circumstances of the site – the need to deal with areas of contaminations for instance – require a more flexible approach to be taken regarding viability. And therefore contributions towards the delivery of identified infrastructure may be adjusted accordingly.

POLICY INF3: SOCIAL AND COMMUNITY INFRASTRUCTURE

Policy proposal

Update Policy INF3 as follows:

Policy ~~INF2~~ INF3: Social and Community Infrastructure

11.3.1 Most services and facilities in Cotswold District (referred to below) are concentrated within the 17 Principal Settlements. It is recognised that smaller scale services and facilities in local neighbourhoods and villages are vital to many residents for social, economic and environmental reasons.

11.3.2 To sustain and support existing strong, vibrant and healthy communities a wide range of facilities and services is needed. These are provided across the District by various bodies, including the public, private and voluntary sectors. The provision and location of these facilities and services plays an important role in encouraging and maintaining a sense of community and well-being. Facilities and services can be buildings or open spaces and include:

- doctors' surgeries and dental practices, day-care centres, hospitals and other healthcare/social service facilities;
- community safety and emergency services (fire, police, ambulance: the "blue light" services);
- education and training facilities (including adult and further education), pre-school centres and other children's services community halls/hubs, including places of worship and youth provision;
- cultural facilities, such as arts centres, libraries and museums;
- waste management, collection, recycling and disposal services;
- local shops, meeting places, and public houses;
- sports facilities and open space of public or nature conservation value; and
- parks, gardens, allotments and amenity open space together with natural or semi-natural green spaces such as disused canals or railway lines.

Policy ~~INF2~~ INF3

SOCIAL AND COMMUNITY INFRASTRUCTURE

1. **Proposals for social and [i] community facilities, including open spaces, either in their own right or as a consequential requirement of development in the area will be permitted where, as appropriate, it is demonstrated that:**

   a. **Where associated with another development, provision is synchronised with the scale, timing/phasing and needs of the associated development;**

   b. **account has been taken of existing facilities and services in the area, including the quantity and quality of provision;**

   c. **the proposal is economically viable in terms of its ongoing maintenance, and other than in the case of a school or college [ii] there is demonstrable local need for it;**

   d. **the facility or service is well-linked and accessible to the local community by foot, bicycle or public transport both at present and having regard to development proposals of the Local Plan;**

   e. **the feasibility of multi-purpose use of the facility or service has been rigorously**

explored and, where possible, implemented in the proposal; and

f. provision is made for the on-going management/maintenance of the facility or service.

2. Planning permission for development which results in the loss of a local community facility or service, including an open space, will be permitted provided:

a. it is demonstrated that there is no identified local need (iii) ~~local demand~~ for the facility or service~~, or~~ and (iv) demand for an appropriate, alternative local community use for the facility; or

b. replacement facilities or services are provided contemporaneously with completion of the application development (v) in an appropriate alternative location having regard to the requirements of Clause 1 above.

11.3.3 The purpose of this policy is to make sure that as communities grow, supporting infrastructure can correspondingly grow or change whilst maintaining provision at an appropriate level, creating more inclusive and sustainable communities. (vi)

11.3.4 It is important that new development, where it will add to the combined needs of the community, contributes to new or expanded facilities. For provision to be effective and to ease pressure on existing facilities, new infrastructure must be delivered by the time the new development is available for occupation. Where new development is in an area of under-supply, there may be opportunities to improve facility provision and provide wider benefits. Developers should take opportunities to integrate new provision with existing facilities. This might be achieved by extending a facility or by providing it in a location that is accessible to residents in neighbouring areas with identified needs.

11.3.5 The right location for a community facility will depend on its scale and function. Facilities that serve the day-to-day needs of a community should be located in local centres close to the communities they serve and should be fully accessible and inclusive~~; for example, help enable the older population to remain independent and active for longer~~. (vii) The location of higher-level facilities, such as leisure centres, should be accessible to all members of the community and directed to an allocated site (where the Local Plan makes such provision) or other appropriate site in an area of identified under-supply.

11.3.6 Social and community infrastructure can help to promote social interaction as well as encouraging people to lead more healthy and active lives[viii]. New facilities should be located so as to minimise the need to travel by car and reduce carbon emissions, (ix) by being safely accessible by walking, cycling and public transport. This is especially important to the elderly or less mobile, those with young children and those without access to cars in more rural areas. (x) Mixed-use developments can help ensure that houses and businesses are close to services. Facilities that are flexible and provide a range of uses can also help to generate higher levels of activity as well as making more efficient and effective use of land.

11.3.7 Good education and training facilities are essential to ensure that the local workforce has the relevant skills and training, and that the area is attractive to young families. Schools and colleges play a fundamental role in bringing the community together and providing shared facilities that local people and communities can use.

11.3.8 Where new homes are built, any additional demand for education and training will be catered for through the expansion of existing education provision. In some cases this may trigger the need for substantial changes to the services provided. New development will be ~~expected~~ required (xi) to contribute towards the enhancement of education facilities where the current provision is insufficient. This may include financial contributions or the allocation of land (or both) to enable facilities to be built or improved.

POLICY INF3: SOCIAL AND COMMUNITY INFRASTRUCTURE

11.3.9 Social and community infrastructure is vitally important in ensuring the quality of life and well-being of communities. Such facilities are often at the heart of local communities, so it is important that existing facilities and services that meet people's needs are protected where possible. (xii) For this reason, the redevelopment of a community facility will only be acceptable in certain circumstances; for example, where the facility will be replaced, or where it can satisfactorily be demonstrated that there is no current or future need or demand, or where a marginal loss will result in improvement or provision of a complementary use. With regard to the loss of sporting/community facilities, including open spaces, it should be demonstrated that they are surplus to requirements. Further details on the requirements for sporting/community facilities are provided in the Playing Pitch Strategy & 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.

11.3.10 Evidence should be provided to show that there is no local need or demand (xiii) for an existing community facility~~, such as a public house or shop~~, (xiv) by demonstrating that it has not been viable in that use for a period of at least 12 months. Having regard to loss of other facilities it should be shown that there has been a material change in circumstances affecting on-going viability – for example the permanent withdrawal of funding.

STATEMENT OF REASONS

[i] Requested by Development Management.

[ii] Requested by Development Management.

[iii] Requested by Development Management.

[iv] Requested by Development Management.

[v] Requested by Development Management.

[vi] To improve clarity.

[vii] Unnecessary elaboration.

[viii] To cross-refer, integrate and link with Policy SD8 Health, Social and Cultural Wellbeing and Policy H10 Inclusive Communities.

[ix] To cross-refer, integrate and link with Policy INFx (transport and modal shift).

[x] To cross-refer, integrate and link with Policy INFx (transport and modal shift), with Policy SD8 Health, Social and Cultural Wellbeing and Policy H10 Inclusive Communities.

[xi] For clarity and to make the policy wording stronger.

[xii] Further explanation to aid understanding and clarity.

[xiii] Requested by Development Management.

[xiv] Requested by Development Management.

POLICY INF4: HIGHWAY SAFETY

Policy proposal

Update Policy INF4 as follows:

Policy INF4: Highway Safety

Policy INF4

HIGHWAY SAFETY

Development will be permitted that:

a. **is well integrated with the existing transport network within and beyond the development itself, avoiding severance of communities and the creation of spaces known or perceived to be unsafe by vulnerable users (e.g. unlit, constrained, with little natural surveillance or activity) ~~as a result of measures to accommodate increased levels of traffic on the highway network~~; [i]**

b. **creates safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians, ~~avoids street clutter and where appropriate establishes home zones~~ accommodating these modes safely on the principle "desire line" where possible. Design of junctions in built up areas should constrain vehicle speeds when turning and emphasise the priority of pedestrians (and secondarily of cyclists) crossing side roads; [ii]**

~~c.~~ **provides safe and suitable access and ~~includes designs, where appropriate, that incorporate low speeds~~ is designed to constrain vehicle speeds in areas with a high "place" function – e.g. residential areas and those with community facilities or schools (in such locations, 20mph will be the maximum design speed, and legal speed limit); [iii]**

d. **avoids locations where the cumulative impact of congestion or other undesirable impact on the transport network is likely to remain severe following mitigation;**

e. **has regard, ~~where appropriate,~~ to the Manual for Gloucestershire Streets or any guidance produced by the Local Highway Authority that may supersede it, as well as existing or emerging national guidance including the Manual for Streets guides, LTN1/20 and guidance issued by Active Travel England; and**

f. **Implements measures to improve road safety in the vicinity of the development, particularly in areas with an existing collision history or known safety issues, where frequency or severity of collisions could potentially be exacerbated by the extents of the development.**

STATEMENT OF REASONS

https://www.gov.wales/introducing-default-20mph-speed-limits

[i] Widening the definition of "Highway Safety" to include considerations of safety in the public realm better captures the needs of all travellers (e.g. those waiting for public transport, those walking in dark conditions) and better meets Inclusivity standards by making spaces safer for all.

[ii] Priority of pedestrians at junctions is a rule introduced to the Highway Code in January 2022, but it is still not well recognised amongst the general public. Junction designs that emphasise this priority are therefore needed to establish this priority safely. https://www.gov.uk/government/news/the-highway-code-8-changes-you-need-to-know-from-29-january-2022

[iii] 20mph limits reduce the severity of injuries to pedestrians and cyclists in collisions with vehicles and enable greater uptake of these modes of travel, especially amongst more vulnerable users. The 20mph default limit is set to become the standard throughout Wales in September 2023 https://www.gov.wales/introducing-default-20mph-speed-limits and has been adopted by other authorities, e.g. North Somerset.

POLICY INF5: PARKING PROVISION

Please note, work is ongoing to update the Parking Standards (Appendix F of the adopted Local Plan). Unfortunately, this is not sufficiently far advanced to include within this consultation. However, the updated Parking Standards will replace the existing Parking Standards.

Policy proposal

Update Policy INF5 as follows:

Policy INF5: Parking Provision

Policy INF5

PARKING PROVISION

1. Development will make provision for residential and non-residential vehicle parking where there is clear and compelling evidence that such provision is necessary to manage the local road network. Generally, car parking should be located such that it does not occupy a preferential position within the development/plot (e.g. rear courtyard parking, rear/side on-plot parking) and does not dominate the street scene or public realm. Visitor and off-plot residential parking should be unallocated [i] and spaces provided for shared (e.g. car club) vehicles within larger developments. [ii]

2. Development will provide secure parking provision for bicycles, eBikes, micro-mobility modes, shared vehicles and Blue Badge holders at preferential locations within the development. [iii] The starting point for provision will be the standards and guidance set out at Appendix F, adapted for the individual context of the site development and the potential use of each mode of travel (with a view to maximising potential for low-carbon modes)[iv]. Where a travel plan or other strategy has identified a target uptake of a specific sustainable mode (e.g. cycling, car sharing, EV), parking for that mode should be provided to at least meet the target level of use.

3. The design of bicycle parking should meet the standards set out in LTN1/20: [v]
    a. Secure (both the design of the parking and the positioning)
    b. Covered (for resi and other long-stay)
    c. Convenient to access and occupying a more favourable position than vehicle parking
    d. Capable of accommodating non-standard bicycles (as a proportion of total provision)
    e. Connected to routes on which cycling is allowed/facilitated.

4. Developments will provide electric vehicle charging points to a minimum level as set out in Appendix F.

5. **Proposals for public car parks will be permitted where the development:**
    a. **is essential for maintaining the functionality of ~~retail~~ town centres as defined by Policy ~~EC7~~ EC8 and demonstrably serves the ~~retail~~ centre as a whole; and**
    b. **is located within or at the edge of the ~~retail~~ centre and is of a scale, layout and design that is in keeping with the size and character of the ~~retail~~ centre; and**

POLICY INF5: PARKING PROVISION

c. all viable options for enabling access by sustainable modes (foot, bicycle and public transport) have been identified and implemented prior to consideration of the residual need for private vehicle parking.

6. Proposals for public car parking areas will include electric vehicle charge points that can be used by residents without access to private charging options and secure, covered cycle parking that can be used by residents and visitors without access to suitable private cycle parking.

7. Parking for deliveries. Residential developments and developments with a retail or economic element should provide appropriate space to accommodate expected deliveries, including those made direct to the consumer in smaller vehicles - for example through the provision of short term delivery parking, off-street loading bays or drop-off hubs – that does not negatively impact the public realm, open space or operation of transport networks. [vi]

11.5.1 The strategic context for transport planning in the District is set out in the Gloucestershire Local Transport Plan (LTP) prepared by the County Council as Local Highway Authority. A central objective of the LTP is to deliver a "resilient transport network that enables sustainable economic growth providing door to door travel choices". The LTP puts forward a long-term policy structure for local transport delivery including a set of scheme priorities. Key LTP priorities for Cotswold District are categorised as short term (2015 - 2021), medium term (2021 - 2026) and long term (2026-2031), and are contained within the "North Cotswolds Connecting Places Strategy" and the "South Cotswolds Connecting Places Strategy". The priorities include:

- Working with Highways England to progress the A417 Missing Link scheme;
- Improvement for Moreton-in-Marsh railway bridge including pedestrian and vehicle access; Ongoing bus stop improvement programme;
- Kemble railway station improvements;
- Cirencester Town Centre transport package linked to development proposals; Highways improvements for Tetbury town centre; and
- Cycle access and infrastructure improvements between South Cerney and Cirencester, Tetbury and Kemble, and at Cotswold Water Park and Fairford.

11.5.2 The LTP also contains the Local Highway Authority's policies on:

- Buses – to improve travel choice by working with bus operators to provide economic and social benefits directly to bus users, and indirectly through freeing up road space for the benefit of highway users;
- Cycling – to encourage modal shift away from the private car, support sustainable economic growth, enable community connectivity, conserve the environment and improve community health and wellbeing;
- Freight – to encourage smarter use of the existing road network, including the use of technology-based and operational solutions, to support sustainable economic growth, enable community connectivity and improve health and wellbeing through improved air quality and carbon emission reduction;
- Highways – providing the right connections to facilitate economic growth, ensuring the highways network serves all communities, commuters and travellers linking them to job opportunities and services. This balanced against pressures to reduce car dependency and reduce highway transport's contributions to CO2 emissions and other adverse environmental impacts;

- Rail – whilst the County Council has a limited role in respect of investment in rail, its long-term vision for rail is for more frequent, faster passenger services accessed by modern station facilities. In achieving this it seeks infrastructure, service and station improvements; and
- Thinktravel – the aim of this programme is to inform, educate and inspire people to make journeys in a smarter, more sustainable way. The strategy supports measures that include:
  - providing people with information about their existing travel options;
  - improving public transport services and walking and cycling facilities;
  - providing new options and support re-thinking in travel behaviour to reduce the need to travel;
  - using technology and the concept of intelligent mobility to improve customer journey experience and employ new vehicle technologies.

As Local Highway Authority, the County Council manages and maintains the local road network, supports non-commercial passenger transport services, and promotes safe and sustainable travel. The Local Transport Plan (LTP) is prepared by the County Council and sits alongside the Local Plan. In respect of the transport effects of development the Local Plan and the LTP need to be read in conjunction with each other. The latest draft of the LTP is available on the County Council website.

11.5.3 The transport impact of new development should be fully assessed to ensure that development proposals are safe, well connected to the existing movement network (including, where appropriate, the rail network) and minimise damage to amenity. The NPPF supports the need to avoid adverse impacts through development and to mitigate them where they may occur. It requires the response to be proportionate. Development should be refused on transport grounds only where the residual cumulative impacts are severe. "Residual" here means after mitigation measures have been applied.

11.5.4 The volume and type of traffic generated by a development is a key planning consideration. Traffic generation can have an impact on the quality of people's lives, the character of an area and on the local and wider environment. Road layouts should therefore be designed carefully to discourage through traffic (whilst still maintaining permeability), reduce vehicle flows and restrain vehicle speed. Particular attention will be paid to proposals that generate a large net increase in trips, involve heavy lorry movements, or result in high levels of on-street parking.

11.5.5 Where development proposals exacerbate existing – or create new – traffic problems mitigation measures will be sought. Timing of provision will be in accordance with clause 1 of Policy INF1. These could include, for example, highway junction improvements or the introduction of pedestrian facilities in areas where they do not currently exist. Proposals should avoid locations where there are known to be existing problems on the highway network and where adequate mitigation measures may prove difficult to implement. Similarly, locations that already experience problems resulting from noise, air pollution or vibration arising from traffic should be avoided unless effective mitigation can be implemented. In the case of proposals to redevelop urban brownfield land a finer balance may need to be struck between competing objectives.

11.5.6 To reduce environmental impacts, such as air pollution, more sustainable modes of transport and forms of movement should be actively promoted as an alternative to private car use. Focusing development in sustainable locations can help reduce the need to travel by car. To optimise access to sustainable transport modes, new development should provide links with existing public transport, pedestrian and cycle networks through its design and layout depending on the nature and location of the site. Cycling and walking can contribute to attractive environments as well providing opportunities for mental health and active lifestyles. It can provide easy access to local shops and services enabling people to remain independent longer. Where possible, in certain circumstances the Local Planning Authority may seek improvements to public transport services for development proposals in areas with poor accessibility, as well as enhancements to walking and

cycling routes. The provision in new developments of secure, well-located cycle parking and, where feasible, related facilities such as changing areas, can help to encourage people to use this mode of transport more frequently.

11.5.7 The design process should ensure that access to a site is safe and convenient. Guidance produced by the Local Highway Authority such as the Manual for Gloucestershire Streets should be taken into account, and regard had to the needs of all users, including pedestrians, cyclists and people with reduced mobility. This should include provision of and connection to wider routes for walking and cycling including connections to existing Public Rights of Way[1] and wider cycling networks where the opportunity exists. Secure cycle parking should be provided where possible. In addition the RTPI has produced a practice note 'Dementia and Town Planning' 2020, suggesting clear lines of site and safe, comfortable walking distances, for example Another useful means of facilitating modal shift and assisting in "future-proofing" is the provision, where possible, of charging points for low-emission vehicles. Policy EN2 (Design of the Built and Natural Environment) addresses some of these issues.

11.5.8 A Ministerial Statement of March 2015 supplements paragraph 29 of the NPPF in respect of setting local parking standards. Taken together national policy now says:

> *If setting local parking standards for residential and non-residential development, local planning authorities should take into account:*
>
> - *the accessibility of the development;*
> - *the type, mix and use of development;*
> - *the availability of an opportunities for public transport;*
> - *local car ownership levels' and*
> - *an overall need to reduce the use of high-emission vehicles.*

11.5.9 Local planning authorities should only impose local parking standards for residential and non-residential development where there is clear and compelling justification that it is necessary to manage their local road network.

11.5.10 The net effect of the supplementary wording is that whether or not parking standards should be imposed in relation to a development proposal is at first instance a matter for Gloucestershire County Council as Highway Authority to determine on a case-by-case basis having regard to the five criteria set out above. The Local Planning Authority's role is to work in partnership with the Highways Authority in the determination of levels of parking provision that may be required if the "clear and compelling justification" can be made. In other words, it is a two-step process. The Local Planning Authority has revised its approach to parking standards in consultation with the Highway Authority and these are set out at Appendix F.

11.5.11 Planning applications need to address the transport implications of the proposed development both in terms of potential negative impacts and in taking opportunities to deliver positive solutions – such as modal shift. Some schemes, due to their size or location, will need to include the submission of a Transport Statement, setting out potential trip levels and any local transport issues. Schemes which create significant transport implications will require the submission of a detailed Transport Assessment. Proposals that are likely to have significant transport implications also need to be accompanied by a Travel Plan. Guidance on the scope, content and preparation of Transport Assessments and Travel Plans is available in the PPG.

11.5.12 There are also several active airports and major gliding clubs within the District including Kemble Airfield and The Cotswold Gliding Club (CGC) based at Aston Down Airfield. In addition there are several hot air balloon and para-gliding sites, which collectively generate a large amount of aircraft movements per

[1] Public footpaths such as the Cotswold Way, bridleways and byways

annum. Ensuring the safety of such aircraft movements is therefore a consideration that can impact on the planning process. The regulation and management of air safety in the United Kingdom is the responsibility of the Civil Aviation Authority. In addition, gliding is further regulated by the British Gliding Association. These statutes, regulations and advice prescribe the routes and heights that aircraft can use, both on route to, and in the vicinity of aerodromes. The Council will seek through its development management process to ensure that any risks between aircraft movements and proposed developments are removed, both for the safety of the general public and aircrew alike.

11.5.13 Developers should seek pre-application advice from Gloucestershire County Council as Highway Authority and/or Highways England prior to submission of an application as to whether a Transport Statement, Transport Assessment or Travel Plan will be required. Guidance is available on the relevant websites. The Council will also expect planning proposals to address any relevant potential air safety and or aerodrome operation issues in the vicinity of protected airspace.

STATEMENT OF REASONS

A Council Motion: 13 of 2019/20 commits to reviewing Parking provision.

There is a requirement for new residential development to include EV charging provision.

Current formulation does not allow for, for example, the increase in cycle parking provision where there is a strong potential for high modal shift, the reduction in vehicle mode share or provision for shared vehicle parking (e.g. car clubs).

Siting and quality of modal parking provision also important in determining usage.

[i] Manual for Streets guidance indicates that private vehicle trip rates tend to be lower where the car is not the most prominent method of transport available. Unallocated parking is more space-efficient than allocated.

[ii] As a rule of thumb, in viable locations one shared (club) car is able to displace up to 20 privately owned vehicles, meaning that the need to accommodate parked vehicles in the public realm is greatly reduced.

[iii] Parking standards should include alternative vehicles and, where these are more sustainable or provide another important function (e.g. blue badge, EV charging) they should be preferentially located.

[iv] We have had problems with the parking standards being too prescriptive in some incidences (e.g. Steadings) and unable to respond to the opportunities presented by the area. The parking standards for sustainable modes should be taken as a starting point that can be increased where there are good opportunities for additional uptake (e.g. well served by cycle/pedestrian infrastructure or signed routes, close to key origins/destinations) and where a travel plan has indicated a higher mode share target for a specific mode.

[v] Current standard of provision.

[vi] Delivery and collection of goods is a fundamental function of streets. Increasingly, this includes deliveries made direct to consumers in smaller vehicles, fuelled by a rise in online shopping and home delivery. This guidance is expected to be included in the forthcoming Manual for Streets 3 and has also been adopted by other Las, e.g. Westminster Freight, Servicing and Deliveries Strategy and Action Plan.

POLICY INF6: TELECOMMUNICATIONS INFRASTRUCTURE (FORMERLY POLICY INF9)

Policy proposal

Update Policy INF6 as follows:

Policy ~~INF9~~ INF6: Telecommunications Infrastructure

11.9.1 The NPPF (2023) recognises the role advanced, high quality and reliable communications infrastructure will play in enhancing economic growth and social well-being. (i)

11.9.2 Cotswold District is a primarily rural area, and therefore the telecommunications infrastructure often has poor capacity and coverage. ~~Significant~~ Some (ii) parts of the District, may experience slow broadband speed and poor telecommunication signals. Improvements to the telecommunications infrastructure can address this problem and thereby help to combat social exclusion of residents, improve access to services (including emergency services and local community facilities such as online library or education services) (iii), and reduce the need to travel.

11.9.3 An improved communications network also contributes to the local economy by providing people with a choice as to how and where they can operate their business, facilitating home working; and potentially attracting new employment opportunities.

Policy ~~INF9~~ INF6

TELECOMMUNICATIONS INFRASTRUCTURE

1. **Telecommunications infrastructure development that is likely to have an adverse impact upon the environment (including heritage assets, biodiversity, local amenity, the landscape and its setting) will not be permitted unless:**
   a) **There is no suitable and available (iv) alternative location which would be less detrimental; and**
   b) **There is no possible technological alternative, having regard to reasonable operational considerations, which would lead to a less adverse impact.**
2. **Where an installation becomes redundant for telecommunication purposes, the infrastructure and all associated apparatus and structures shall be removed by the developer or operator, and the site reinstated in accordance with proposals approved at the application stage.**
3. **Proposals for new ~~allocations~~ development (v) should include the provision of telecommunications infrastructure with sufficient flexibility to support the fastest available data transfer speed at the time of development. Applicants will be expected to consult with telecommunication providers to ascertain the optimum infrastructure requirements that will enable development to, where possible, "future proof" digital connectivity. Planning conditions may be imposed to ensure that such provision is met. (vi)**

11.9.4 The District's exceptional environmental and heritage assets make it imperative that any telecommunications infrastructure improvements are undertaken sensitively. Equipment should be sympathetically designed and camouflaged where appropriate, and both the individual and cumulative impact considered, to avoid any unacceptable visual harm. This, however, needs to be balanced against continuing technical developments in telecommunications. The physical structure of installations is likely to change over time, while technical considerations may dictate optimum locations to achieve good communication signals and

connections. The physical structure of installations may also change over time. Hence it is important that redundant equipment is capable of being physically removed, by the developer and/or landowner, which would enable the site to be restored to its former condition and use.

11.9.5 ~~Broadband improvements are taking place as part of the 'Fastershire' scheme across Gloucestershire It is expected that all homes and businesses in the identified 'exchange' areas for the Cotswolds will have the capability to receive a minimum of 2Mbps. Further improvements are planned, subject to funding availability~~ ([vii]) The optimum solution for high quality digital infrastructure is usually considered to be full fibre connection ([viii]). The provision of 'future-proofed' digital communications technology infrastructure including for residential development, will provide a greater opportunity for home working, a reduction in the need to travel and for car use. This is helpful in rural locations and is beneficial to the environment, economic growth and social wellbeing. It will be a matter for the developer to demonstrate where the provision of future-proofed digital connectivity is not feasible. ([ix])

11.9.6 Telecommunication developments are also required to have regard to the latest guidance from the International Commission for Non-Ionising Radiation Protection. These guidelines are intended to provide protection against all established health effects.

STATEMENT OF REASONS

[i] NPPF (2023), para 114

ii 98% of premises now have access to superfast broadband and 57% to full fibre – the latest figures: https://labs.thinkbroadband.com/local/E07000079.

[iii] IDP 2014

[iv] DM Proposed revisions of LP Policies – Request for additional wording for clarity. There may be lots of alternative locations but they may not be suitable or available for the development proposal.

[v] DM Proposed revisions of LP Policies – for clarity.

[vi] Request by Members to provide a condition that requires the provision of broadband in properties.

DM Proposed revisions of LP Policies – Comment: At 2015 Appeal the Inspector attached the following condition "to provide the future occupiers of the development with a greater opportunity for home working and a reduction in car based commuting, I find that a condition on the provision of superfast broadband is necessary":- Example condition "*No development shall take place until details of the means by which the dwellings hereby approved may be connected to the utilities to be provided on site to facilitate super-fast broadband connectivity have been submitted to ad approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details*."

DM Review of Local Plan, March 2020 - the policy is not consistent with NPPF (2019) 112 in that it is not explicit that developers are required to deliver superfast broadband connections within all new dwellings. To make consistent with NPPF (as per appeal decision). NPPF (2023) 114 mentions existing and new developments.

Reg 18 Comment - 'Economy and Employment' 77% people agree new housing developments should provide spaces and infrastructure for home working. Just over 4% of responses said their area needed digital infrastructure (the top respondents were near 9% for electric vehicle charging, public transport and walking & cycling). 'Sustainable transport and air quality' Strong support for Local Plan policies to require sustainable transport infrastructure and other measures to be implemented that make sure people can get to as many places as possible without needing to use a car.

vii Reference to 'Fastershire' removed as the broadband project is due to finish at the end of March 2024.

[viii] NPPF (2023) para 114 'and should prioritise full fibre connections to existing and new developments (as these connections will, in almost all cases, provide the optimum solution).' 'It is all about full fibre unless prohibitively expensive' Paul James, CDC Economic Development Lead, email comment on policy.

[ix] NPPF (2023) para 114 mentions existing and new developments; DM Review of Local Plan March 2020 - the policy is not consistent with NPPF (2019) 112 in that it is not explicit that developers are required to deliver superfast broadband connections within all new dwellings. To make consistent with NPPF (as per appeal decision). Place in supporting text for clarity.

Over 96% of properties across Gloucestershire can access superfast broadband (Fastershire, Nov 2021)

97.17% of addresses in the District are able to access superfast broadband (download speeds of 30mbps and above). 45.04% of addresses have access to full fibre broadband.(Green Economic Growth Strategy Dec 2020, CDC, Update June 2021).

In Cotswold District, only Cirencester was upgraded to super-fast broadband in Dec 2012. The remaining more rural communities will fall into the "final third" category in the UK suffering from below average speeds and a lack of competition between services. (IDP 2014).

POLICY INF5: VALE OF EVESHAM HEAVY GOODS VEHICLE CONTROL ZONE

Policy proposal

Delete Policy INF6:

~~**Policy INF6: Vale of Evesham Heavy Goods Vehicle Control Zone**~~

~~11.6.1 Through maintaining a co-ordinated and co-operative approach to relevant local planning policy, the Council has long been a partner of Wychavon District Council and Stratford on Avon District Council in seeking to mitigate the impact of HGV traffic in the Vale of Evesham. Evidence justifies retention of the policy.~~

~~**Policy INF6**~~

~~**VALE OF EVESHAM HEAVY GOODS VEHICLE CONTROL ZONE**~~

~~**Proposals for employment development which would generate additional Heavy Goods Vehicle trips within the Vale of Evesham Heavy Goods Vehicles Control Zone, as identified on the Policies Map, will be accompanied by a Transport Assessment showing how the supply and distribution routes proposed relate to the Heavy Good Vehicles Route Network.**~~

~~11.6.2 The NPPF makes it clear that policies relating to transport have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives.~~

~~11.6.3 The Vale of Evesham is an important area for the processing and redistribution of food products. An increasing proportion of fruit and vegetables is imported and consequently the number of Heavy Goods Vehicles (HGV) has risen. For villages in the area, this increased level of HGV traffic has affected the quality of life of residents through the generation of increased noise, vibration and atmospheric pollution.~~

~~11.6.4 To mitigate the impact of HGV traffic this policy seeks to ensure that the road haulage industry uses, wherever possible having regard to new development proposals, the most appropriate roads for HGVs travelling within and through the Vale of Evesham.~~

~~11.6.5 Although these HGV traffic issues are primarily within Wychavon District, they do go beyond its boundaries into Cotswold District and Stratford on Avon District. All three planning authorities are promoting a similar policy in their Local Plans and will continue to work with the three Highway Authorities and the Worcestershire Freight Quality Partnership (as identified in the LTP3 Multimodal Freight Policy 1) in its implementation.~~

~~11.6.6 It may be, for instance, that a proposed employment development within Cotswold District that is located outside the Heavy Goods Vehicle Control Zone would nevertheless use the road network within the Zone as its primary access and egress route. The Cotswold District policy is therefore worded slightly differently from that of Wychavon and Stratford-on-Avon to take account of that possibility.~~ [i]

STATEMENT OF REASONS

[i] The policy shared between Cotswold District Council, Stratford-on-Avon District Council and Wychavon District Council. It requires all three Councils to have the policy in their Local Plan for the policy to be effective. However, the policy is being discontinued by Wychavon District Council in the South Worcestershire Local Plan. Furthermore, annual monitoring of planning permissions finds that the policy is not being used in Cotswold

POLICY INF5: VALE OF EVESHAM HEAVY GOODS VEHICLE CONTROL ZONE

District. In summary, the policy in ineffective and should therefore be deleted from the Local Plan. There have been no objections to deleting the policy from informal consultation with the other local authorities that the Vale of Evesham Heavy Goods Vehicle Control Zone covers. This includes Gloucestershire County Council, Stratford-on-Avon District Council, Warwickshire County Council, Worcestershire County Council or Wychavon District Council.

POLICY SP1: GLOUCESTER AND CHELTENHAM GREEN BELT

Policy proposal

Policy SP1 is currently not proposed to be updated. [i]

Policy SP1: Gloucester and Cheltenham Green Belt

12.1.1 A very small part of the District, near Ullenwood, lies within the Gloucester and Cheltenham Green Belt. This 1.1 km2 area, which includes Crickley Hill Country Park, is situated on top of the Cotswold escarpment and is located entirely within the Cotswolds Area of Outstanding Natural Beauty.

Policy SP1

GLOUCESTER AND CHELTENHAM GREEN BELT

Inappropriate development within the Green Belt will not be permitted, having regard to national planning policy

12.1.2 National Planning Policy provides clear guidance on planning positively to enhance beneficial use of green belts, while making it clear that inappropriate development is harmful and should only be approved in very special circumstances.

12.1.3 The JCS authorities (Gloucester, Cheltenham and Tewkesbury) undertook a review of the Green Belt in 2011, though it did not include the small area within Cotswold District. The review, however, concluded that the area adjacent to the Cotswolds makes a significant contribution to the purposes of the Green Belt because it "forms a critical connection between wider countryside to the east and west."

STATEMENT OF REASONS

[i] The policy continues to be 'sound'.

POLICY SP2: COTSWOLD AIRPORT

Policy proposal

Policy SP2 is currently not proposed to be updated. (i)

Policy SP2: Cotswold Airport

12.2.1 The airfield formerly known as RAF Kemble straddles the administrative boundary between Cotswold District and Wiltshire and covers an area of some 210 hectares. In 2001, the MoD sold RAF Kemble in separate lots and by August 2009, a Certificate of Lawful Use was granted for an airport. Today, the airfield is operated commercially as Cotswold Airport and is accessed from the A433 Cirencester to Tetbury road in Cotswold District.

12.2.2 A quite separate employment area - Kemble Airfield Business Park - operates from former RAF Kemble premises off the A429 in Wiltshire to the south of the airfield in Wiltshire. Despite their close proximity on opposite sides of the airfield, Cotswold Airport and Kemble Airfield Business Park are entirely different entities separated physically and functionally by the intervening runway.

12.2.3 The airfield lies adjacent to both the Cotswolds AONB and the Kemble-Ewen Special Landscape Area and is highly visible from the A433 and A429.

Policy SP2

COTSWOLD AIRPORT

The change of use of existing buildings and any new development within the areas at Cotswold Airport, shown on the Policies Map (Inset 19), will be permitted provided they are for employment-related uses that are compatible with the use of the land as an airport.

12.2.4 The hangars and other buildings at Cotswold Airport are used primarily by aviation-related businesses. Indeed, about 30 thriving businesses are reliant on the active runway, including flying schools and aircraft salvage. These businesses employ around 300 local people, excluding the Airport's operational personnel, fire crews, and support staff. It is understood that many local businesses within a 10 mile radius support and supply commercial operations at Kemble Airfield. The Airfield's other uses include training for Wiltshire and Cirencester fire brigades and the operations hub for the Department for International Development. Should Cotswold Airport close, those businesses reliant on the functioning runways would have no alternative but to either cease trading or move to an alternative airport, with a consequent loss of local jobs.

12.2.5 In March 2015, the Department for Transport wrote to local planning authorities and local enterprise partnerships to draw their attention to the important role of aerodromes in local and regional economies. Kemble Airfield was specifically cited in paragraph 16 of the accompanying report [1] as being threatened by future potential changes of use 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.

12.2.6 Both Cotswold District Council and Wiltshire Council support the continued use of the former RAF Kemble runway, buildings and associated infrastructure for aviation-related economic and leisure purposes, along with the associated employment uses already based there. In seeking to retain use of the airfield as a productive asset, both Cotswold and Wiltshire councils are aware of the need to safeguard amenities in the area and the visual impact that development could have on the countryside.

[1] General aviation sector-led Guidance on Planning in relation to Aerodromes for local planning authorities, aerodrome owners and aerodrome operators (The General Aviation Awareness Council, April 2015)

POLICY SP2: COTSWOLD AIRPORT

12.2.7 The rural location of Cotswold Airport also makes it necessary to be cautious about the extent of new employment development. Such development would inevitably lead to further dependence on the use of 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.

STATEMENT OF REASONS

[i] The policy continues to be 'sound'.

POLICY SP3: THAMES AND SEVERN CANAL

Policy proposal

Update Policies SP3 as follows:

Policy SP3: The Thames and Severn Canal

12.3.1 The Thames and Severn Canal and the River Thames represent two of the key Green Infrastructure assets in the Cotswold District. (i) These networks (ii) are valuable resources for the public to enjoy for active and passive recreational activity. The Thames and Severn Canal is subject to an on-going restoration project, which is steered by the Cotswold Canals Partnership Board of which Cotswold District Council is an active supporting member. (iii)

12.3.2 The restoration project has the potential for further leisure for boating and active travel opportunities such as walking and cycling routes along the towpath. Further improvements could facilitate new sustainable links to the Cotswold Water Park and lakes in the area and South Cerney from the canal route and vice versa (iv)

12.3.3 The restoration of the (v) Canal contributes to the (vi) economic, environmental and social (vii) and regeneration objectives by providing attractive locations for canal-side development~~, which must~~ (viii) .The Development of the Canal (ix) must carefully balance conservation and enhancement; and should provide better opportunities for wildlife, ecology and biodiversity. (x) Canals and towpaths can achieve more sustainable patterns of movement and measures to improve access to the Canal for transportation is appropriate.

12.3.4 Development on the route of, or adjacent to, the Thames and Severn Canal must not prevent the improvement, reconstruction, restoration or widening of the canals or towpaths.

Policy SP3

THAMES AND SEVERN CANAL

Development will be permitted that:

a) **Positively contributes to the restoration of the Canal and towpath; and infrastructure needed to support the operation of the canal.** (xi)

b) **improves access to and along the Canal ~~which encourages use~~** (xii) **for transport, sport, cultural,** (xiii) **leisure, and recreational purposes;**

c) **respects, improves and enhances the Canal's character, setting, biodiversity and historic value; and**

d) **does not:**

   i. **prevent or impair restoration, improvement or reconstruction;**

   ii. **destroy its existing ~~or~~** (xiv) **historic, route as shown on the Policies Map, unless provision is made for its restoration on an acceptable alternative alignment, including the restoration or improvement of the towpath and its linkage with existing rights of way and local communities;**

   iii. **result in the loss of any buildings, locks or other structures originally associated with the Canal; or**

iv. prevent opportunities for public access.

12.3.5 All developments adjacent to the Canal must respect its character, setting, biodiversity and historic value as well as have regard to improving and enhancing views along and from the Canals. Environmental improvements to the Canal's appearance will include enhancement of its historic, ecological [xv] and biodiversity value and have regard to Gloucestershire Nature Recovery Network and forthcoming Nature Recovery Action Plan, the Cotswold Green Infrastructure Strategy and [xvi] the Green Infrastructure Policy CC9. [xvii]

12.3.6 Throughout the Canal's length are various structures and engineering works that were essential to its function and are part of the canal environment. These features must be retained and, ~~where possible~~, [xviii] restored as and when development takes place in the vicinity. Restoration of bridges must take account of present-day requirements.

12.3.7 For much of its course, the alignment of the Canal is intact and readily discernible. In areas where ~~the~~ [xix] it has been largely or wholly obliterated, the original course should be used ~~determined~~. [xx] Wherever possible, restoration should be on the original alignment, and future development should avoid destroying the route. However, there may be circumstances where the Canal could more readily be re-created immediately alongside its original line, or a more practical alternative [xxi] for example, as part of post-extraction restoration in gravel winning areas. Prospective developers will be encouraged to discuss their plans with the Cotswold Canals Trust. [xxii]

STATEMENT OF REASONS

[i] To acknowledge that both the Thames and Severn Canal are key Green Infrastructure assets in the District.

[ii] Additional wording to add context.

[iii] Factual update.

[iv] Cotswold District Council has been working with Cotswold Lakes Trust to make improvements around Cotswold Water Park that will make it easier for people to walk and cycle around the area including new cycle parking, new cycle paths, new waymarked walking routes and signage for visitors. This work could be extended to the canal, once reopened, therefore offering greater access to the area.

[v] Additional wording to add context.

[vi] Additional wording to provide clarity.

[vii] Addition of the word environment to align with the principals of sustainable development.

[viii] Deletion of superfluous wording to restructure next sentence.

[ix] Additional wording for clarity.

[x] To ensure improvements are environmentally conscious.

[xi] Added reference to canal infrastructure requirements because feasibility studies about the reopening are taking place.

[xii] To remove ambiguous phrasing.

[xiii] Added cultural to the list as lacking from the 2018 version of the LP.

[xiv] To remove superfluous word.

[xv] To recognise that the canal will contribute to ecology in the area, an element missing from the (Local Plan 2018).

[xvi] To add references to the Nature Recovery Network and Cotswold GI Strategy, both developed since the adoption of the Local plan (2018).

[xvii] To reflect change of numbering and policy position in Local Plan.
[xviii] To remove ambiguous phrasing.

[xix] Superfluous word removed.

[xx] Change of wording for clarity
[xxi] To reflect the latest position for the reopening/restoration of the canal by the Cotswold Canal Trust.

[xxii] To ensure that developers consider the restoration of the canal from the outset.

POLICY SP4: THE RIVER THAMES

Policy proposal

Update Policies SP4:

Policy SP4: The River Thames

Policy SP4

THE RIVER THAMES

Development will be permitted that:

Where there is physical and environmental capacity for increased activity, proposals to increase moorings and enhance sport and recreation development, both on and off the main channel of the River Thames will be permitted.

12.3.1 The Environment Agency confirmed, in August 2015, that there was no strategy for the Upper Thames ~~although production of a new plan was a priority for the River Thames Alliance (RTA).~~ [i] In that regard, prospective developers are advised to discuss proposals with the Environment Agency ~~and RTA~~ [ii]. Proposals for development associated with the River Thames should be complementary with any future strategies for the Upper Thames. Proposals should also be considered in the context of the Environment Agency's concern that restoration of the Thames and Severn Canal should not be achieved by increasing navigation access between Inglesham lock and Cricklade.

STATEMENT OF REASONS

[i] Deleted reference to The River Thames Alliance the (RTA) closed down in 2020.

[ii] Deleted reference to The River Thames Alliance the (RTA) closed down in 2020.

POLICY SP5: COTSWOLD WATER PARK POST-MINERAL EXTRACTION AFTER USE

Policy proposal

Update Policy SP5 as follows:

Policy SP5: Cotswold Water Park Post-Mineral Extraction After Use

12.4.1 The south-eastern part of Cotswold District has been subject to extensive sand and gravel extraction since the 1920s and it will continue to be so for some years to come, particularly around Down Ampney. Much of this evolving landscape comprises a complex of remnant agricultural land; more than 150 artificial lakes and other wetland habitats; as well as active mineral working. It forms an important east / west swathe of low-lying landscape, with a number of key green infrastructure assets, including:

- the River Thames and the associated Thames Path National Trail;
- a significant length of the Thames and Severn Canal;
- a number of Sites of Special Scientific Interest;
- close proximity to two Special Areas for Conservation (within Wiltshire); and
- Sustrans national cycling route 45.

12.4.2 In recognition of the area's distinctive characteristics, the Cotswold Water Park (CWP) was designated in the 1960s, which includes land within both Gloucestershire and Wiltshire. The CWP is an important brand name for this distinct area, which has become a nationally-recognised area for nature conservation while also providing a major tourism resource, notably for water recreation.

12.4.3 In 2021 the Cotswold Water Park Site of Special Scientific Interest (SSSI) was re-notified and extended to reflect its ecological importance, particularly for aquatic macrophytes and wetland birds. Most of the lakes in the area are now included within the SSSI designation, which covers just under 2,000 hectares and is the UK's largest marl (lime-rich) lake system [1]. ([i])

Policy SP5

COTSWOLD WATER PARK: POST-MINERAL EXTRACTION AFTER USE

Proposals for sports, leisure, and/or recreational development, whether outdoor or water-based, will be permitted on former mineral extraction sites that lie within the Upper Thames Clay Vales National Character Area [2] provided the proposals:

a. protect and enhance biodiversity;

b. strengthen the landscape character and reinforce the Cotswold Water Park's sense of place;

c. enhance public accessibility and enjoyment of the lakes and countryside;

d. take account of the implementation of measures put in place as part of the approved restoration and aftercare scheme(s) associated with former mineral extraction;

e. satisfactorily mitigate potential unacceptable adverse impacts on residential amenity; and

[1] SSSI Designation information can be found on the Natural England website at: https://designatedsites.naturalengland.org.uk/SSSIGuidance.aspx

[2] National Character Area 108 (Upper Thames Clay Vales) is indicated on the Policies Maps

f. maintain the character of settlements and their settings.

12.4.4 Previous local plan policy encouraged the development of the CWP as a resource for recreation, leisure and tourism, resulting in a variety of water sports venues, country parks, a public beach, and a number of holiday home complexes and hotels. Given the substantial amount of holiday accommodation, particularly holiday homes, that have been constructed/ granted planning permission, it is no longer considered necessary to promote this type of development through a specific policy in the Local Plan. Therefore, the same policy approach will be applied to holiday accommodation within the CWP as elsewhere in the District.

12.4.5 The CWP is a particularly important area for outdoor and water-based recreational activities, employing a substantial number of people as well as encouraging high levels of visitors. The development of the area as a tourist destination has brought issues for some local residents, particularly where they have not been able to access the new facilities. Policy SP5, therefore, encourages appropriate outdoor and in particular, water-based activities, while ensuring that local issues and concerns, such as access and the protection of tranquillity, are addressed. New routes for sustainable transport, notably cycling and walking will be encouraged to support tourism and improve local accessibility.

12.4.6 In 2008, the CWP Strategic Review and Implementation Plan (Masterplan) was produced by the former CWP Joint Committee and was subsequently endorsed by this Council. The overall objective of the masterplan was to ensure that the CWP becomes "a distinctive and sustainable countryside of high environmental value for the benefit of local residents and people working in and visiting the area". Policy SP5 has been informed by and should help to deliver the vision, aims and objectives of the Masterplan. Development should also reflect any guidance produced relating to future development of the CWP, such as the Cotswold Water Park Nature Recovery Plan, which sets out actions to reverse the current decline in biodiversity and to enhance our natural capital. (ii)

12.4.7 The area is an important resource for biodiversity with the lakes supporting rare aquatic species and waterfowl. There are also parcels of remnant farmland of high nature conservation value, notably the Special Areas of Conservation at North Meadow and Clattinger Farm, just south of the District boundary. It is important that developments within the area enhance this valuable biodiversity resource, both at a site level and the broader landscape scale. Wildlife is one of the main reasons why visitors are drawn to the area.

12.4.8 In recognition of the area's legacy of former mineral extraction sites and its increasing importance for leisure, recreation and tourism, Policy SP5 is more permissive towards those types of uses than is the case elsewhere in the District. To ensure that maximum benefits are achieved from these developments for local communities and the environment, a high level of biodiversity gain, public accessibility and environmental improvements will be sought when implementing the policy.

12.4.9 Proposals for sports, leisure, and/or recreational development does not include tourist accommodation. This is covered by Policy EC11, which applies across the whole District.

12.4.10 When considering landscape matters, regard will be had to extant landscape character assessment(s) that apply directly to areas of the CWP within Gloucestershire.

12.4.11 Over time, the CWP boundary defined in previous local plans has become out-of-date and no longer reflects the area within which mineral extraction has, and will continue, to occur. To ensure that this policy includes all potential mineral extraction sites, the policy now relates to the Upper Thames Clay Vales National Character Area (as designated by Natural England), part of which falls within Cotswold District. This designation covers the entire CWP within Gloucestershire.

12.4.12 The CWP crosses multiple LPA boundaries, the relevant Councils of which, will come together to agree a Memorandum of Understanding (MoU), a shared set of principles that will promote both an

understanding of this important area and a joint response. This will help ensure a consistent approach for plan-making and when determining planning applications across the relevant Local Plan areas and in continuing to recognise the distinctive qualities of the CWP. [iii]

STATEMENT OF REASONS

[i] Updated supporting text to reflect the SSSI designation (2021) in the CWP. https://designatedsites.naturalengland.org.uk/SSSIGuidance.aspx New SSSI designation for the CWP https://www.gov.uk/government/news/cotswold-water-park-confirmed-as-a-site-of-special-scientific-interest#:~:text=Natural%20England's%20decision%20means%20better,in%20and%20by%20the%20lakes.&text=Natural%20England%20has%20today%20confirmed,of%20waterbirds%20and%20aquatic%20plants. (Press release).

[ii] https://www.cotswold.gov.uk/media/w00b0wel/cotswold-water-park-nature-recovery-plan-summary-document.pdf 2021 Summary document ; and https://www.cotswold.gov.uk/planning-and-building/landscape/cotswold-water-park/ CDC webpage

[iii] https://docs.google.com/document/d/1PBFI6pG1LfFZq2uGnBqakQZMYTTmN_vKqFV1rlUuN8c/edit

Text based on the Draft MOU, July 2023 to reflect the current 'state of play' and joint working.

POLICY SP6: FORMER CHELTENHAM TO STRATFORD-UPON-AVON RAILWAY LINE

Policy proposal

Policy SP6 is currently not proposed to be updated. [i]

Policy SP6: Former Cheltenham to Stratford-upon-Avon Railway Line

12.6.1 The Cheltenham to Stratford-upon-Avon railway line - the 'Honeybourne Line' - is a former double-track main line route, which once linked directly to Birmingham. A disused section of the line passes through the parishes of Willersey and Saintbury. The Gloucestershire Warwickshire Railway, a volunteer-run heritage railway, has reopened a 14 mile section from Cheltenham to Broadway. The railway is a significant regional tourist destination and a contributor to the local economy. The heritage railway plans to extend four miles northwards to the national main line network at Honeybourne, which includes a two mile section through Cotswold District.

12.6.2 The Honeybourne Line also has national strategic importance. Passenger and freight use on the national rail network are rising. More and more dismantled railway lines across the country are being reopened to alleviate increasing congestion on the national transport network.

12.6.3 Many locations along this route, including Willersey and Weston-sub-Edge, lost their railway stations when services were withdrawn before the line's closure in the 1970s. Protecting this route therefore also provides an opportunity to reopen these stations and increase accessibility in the District.

Policy SP6

FORMER CHELTENHAM TO STRATFORD-UPON-AVON RAILWAY LINE

1. **Development will be permitted that:**
   a. **positively contributes to the restoration of the former railway line;**
   b. **does not impair restoration, improvement or reconstruction of the former railway line and retains existing embankments, cuttings, bridges and other associated features; and**
   c. **respects, improves and enhances its character, setting, biodiversity and historic value.**
2. **Development that would harm the route, function, character, or implementation of the proposed or existing transport network and related services and facilities will not be permitted.**

STATEMENT OF REASONS

[i] The policy continues to be 'sound'.

APPENDIX E: ESTABLISHED EMPLOYMENT SITES

Policy proposal

Update Appendix E as follows:

Appendix E: Established Employment Sites

1. The following table and maps identify the Established Employment Sites in the District, which are protected under Policy EC2 'Safeguarding Employment Sites'. The sites have been assessed in light of NPPF (2023) paragraph ~~22~~ 122 ([1]) and have been updated in line with the latest employment land monitoring evidence ~~(31 March 2016)~~ and an updated assessment of Established Employment Sites (November 2023).

APPENDIX E: ESTABLISHED EMPLOYMENT SITES

Settlement(s)	Reference	Established Employment Sites	Important for general or heavy industry, waste management, storage and distribution, or a mix of such uses, or where there may be an unacceptable impact on intended occupiers resulting from the introduction of residential uses either now or in the future	Within Area of Outstanding Natural Beauty; Site of Special Scientific Interest; Safety Hazard Zone; Military Explosives Area; Listed Building; or Scheduled Monument?
Bourton-on-the-Water and Surrounds	EES1	Bourton-on-the-Water Industrial Estate	Yes	AONB
	EES2	The Barn Business Centre, Great Rissington	Yes	AONB
	EES3	Upper Rissington Business Park, Upper Rissington	Yes	AONB
	EES4	Manor Farm, Upper Slaughter	–	AONB
Chipping Campden and Surrounds	EES5	Willersey Industrial Estate	Yes	Not in AONB
	EES6	Weston Industrial Estate, Weston-sub-Edge	Yes	Not in AONB
	EES7	Honeybourne Airfield Trading Estate, Weston-sub-Edge	Yes	Not in AONB
	EES8	Seyfried, Mickleton (Bird Industrial Estate)	Yes	Not in AONB
	EES9	Campden Business Park, Chipping Campden	Yes	AONB
	EES11	Draycott Works, near Blockley	Yes	AONB

APPENDIX E: ESTABLISHED EMPLOYMENT SITES

Settlement(s)	Reference	Established Employment Sites	Important for general or heavy industry, waste management, storage and distribution, or a mix of such uses, or where there may be an unacceptable impact on intended occupiers resulting from the introduction of residential uses either now or in the future	Within Area of Outstanding Natural Beauty; Site of Special Scientific Interest; Safety Hazard Zone; Military Explosives Area; Listed Building; or Scheduled Monument?
	EES12	Paxford Brickworks (Northcott Business Park), near Blockley	Yes	AONB
	EES13	Northwick Business Centre, near Blockley	Yes	AONB
Cirencester and Surrounds (including South Cerney)	EES14	Love Lane	Yes	Not in AONB
	EES15	Phoenix Way	Yes	Not in AONB
	EES16	Cirencester Office Park (Smith's Field)	–	Not in AONB
	EES17	Querns Business Centre	Yes	Not in AONB
	EES18	College Farm	–	AONB
	EES19	Whiteway Farm	–	Not in AONB
	EES20	~~Mitsubishi HQ~~ Watermoor Point	–	Not in AONB
	EES21	St James Place	–	Not in AONB
	EES22	Dovecott Workshops, Barnsley	Yes	AONB
	EES23	Fosse Cross, North Cerney	Yes	AONB
	EES24	Lakeside Business Park, South Cerney	Yes	Not in AONB

APPENDIX E: ESTABLISHED EMPLOYMENT SITES

Settlement(s)	Reference	Established Employment Sites	Important for general or heavy industry, waste management, storage and distribution, or a mix of such uses, or where there may be an unacceptable impact on intended occupiers resulting from the introduction of residential uses either now or in the future	Within Area of Outstanding Natural Beauty; Site of Special Scientific Interest; Safety Hazard Zone; Military Explosives Area; Listed Building; or Scheduled Monument?
	EES25	Village Farm, Preston	Yes	Not in AONB
Fairford, Lechlade and Surrounds	EES26	Horcott Industrial Estate, Fairford	Yes	Not in AONB
	EES27	London Road, Fairford	Yes	Not in AONB
	EES28	Whelford Lane Industrial Estate, Fairford	Yes	Not in AONB
	EES29	New Chapel Electronics, Fairford	Yes	Not in AONB
	~~EES30~~	~~Cockrup Farm, Coln St. Aldwyn~~	~~Yes~~	~~AONB~~
	EES31	Butts Farm, Poulton	Yes	Not in AONB
Moreton-in-Marsh and Surrounds	EES32	Cotswold Business Park/Village, Moreton-in-Marsh	Yes	AONB
	EES33	Fosseway Industrial Estate, Moreton-in-Marsh	Yes	Not in AONB
	EES34	The Stich, Longborough	Yes	AONB
Northleach and Surrounds	EES35	Old Coalyard Farm Industrial Estate, Northleach	Yes	AONB
	EES36	Old Brewery, Northleach	–	AONB

APPENDIX E: ESTABLISHED EMPLOYMENT SITES

Settlement(s)	Reference	Established Employment Sites	Important for general or heavy industry, waste management, storage and distribution, or a mix of such uses, or where there may be an unacceptable impact on intended occupiers resulting from the introduction of residential uses either now or in the future	Within Area of Outstanding Natural Beauty; Site of Special Scientific Interest; Safety Hazard Zone; Military Explosives Area; Listed Building; or Scheduled Monument?
	EES37	Compton Business and Craft Centre, Compton Abdale	Yes	AONB
Tetbury and Surrounds	EES38	Tetbury Industrial Estate	Yes	AONB
	EES39	Hampton Street Industrial Estate	Yes	AONB
	EES40	Priory Industrial Estate	Yes	AONB
	EES41	Babdown Airfield, Beverston	Yes	AONB
	EES42	Street Farm, Doughton	–	AONB
Other Employment Locations	EES44	Andoversford Industrial Estate, Andoversford	Yes	AONB
	~~EES45~~	~~Whalley Farm, Whittington~~	–	~~AONB~~

APPENDIX E: ESTABLISHED EMPLOYMENT SITES

STATEMENT OF REASONS

[i] To reflect the revocation of NPPF (2012) paragraph 22 and the introduction of NPPF (2021) paragraph 122.

APPENDIX K: GLOSSARY

Policy proposal

Update Appendix K as follows:

Glossary K

Adoption – the final confirmation of a development plan document status by a local planning authority (LPA).

Accessibility – handiness: the quality or extent of being at hand when needed.

Accessible Natural Greenspace Standards (ANGst) – are a set of national benchmarks for ensuring access to a variety of greenspaces near to where people live.

Active travel – a concept of travel that includes only those forms of transport that require active use of the human body as a transport machine. Examples include walking and cycling, as these burn off energy in contrast to sedentary forms of travel, such as driving or getting the bus. People who already walk or use a bicycle as a primary mode of transport may do so for environmental, health or practical reasons.

Affordable housing – ~~social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market.~~ housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions: a) Affordable housing for rent: meets all of the following conditions:

a. the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable);

b. the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent). b) Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.

c. Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

d. Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price

equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement. (i)

Allocated – land which has been identified in the development plan for a specific form of development.

Amenity – those qualities of life enjoyed by people that can be influenced by the surrounding environment, in which they visit, live or work. 'Residential amenity' includes for example, a reasonable degree of privacy, freedom from noise nuisance, air pollution etc. normally expected at home.

Ancient and Semi Natural Woodland (ASNW) – ancient woodland is land that has had a continuous woodland cover since at least 1600 AD, and may be ancient semi-natural woodland (ASNW), which retains a native tree and shrub cover that has not been planted, although it may have been managed by coppicing or felling and allowed to regenerate naturally; or plantation on ancient woodland sites where the original tree cover has been felled and replaced by planting, often with conifers, and usually over the last century. The location of ancient woodlands over 2 ha in area is recorded in the National Inventory of Ancient Woodlands, which is maintained by Natural England.

Ancillary – use or development of a different subsidiary use, but which is related to and often found in association with primary use or development.

Authority Monitoring Report (AMR) – a report on how the Council is performing in terms of the Local Plan. Includes monitoring implementation and performance of policies following changes brought in by the Local Planning Regulations 2012. It replaces the Annual Monitoring Report. Local planning authorities are no longer required to send an Annual Monitoring Report to the Secretary of State and instead monitoring should be a continuous process.

Area of Outstanding Natural Beauty (AONB) – a designated area of nationally important landscape value within which the conservation and enhancement of its natural beauty is the priority. The Cotswolds AONB is the largest in the country and covers about 77% of the District. It was designated by the Countryside Commission in 1966.

Aquifer – underground layers of water-bearing permeable rock or drift deposits from which groundwater can be extracted for human use may be extracted by means of wells or boreholes. Aquifer designations reflect the importance of aquifers in terms of groundwater as a resource (drinking water supply) but also their role in supporting surface water flows and wetland ecosystems.

B and E(g) class employment uses –

- ~~B1 Business: Offices (other than those that fall within A2), research and development of products and processes, light industry appropriate in a residential area;~~
- B2 General industrial, Use for industrial process other than one falling within class E(g)(iii)B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste)

- B8 Storage or distribution - This class includes open air storage.

- E(g) Uses which can be carried out in a residential area without detriment to its amenity:
  - E(g)(i) Offices to carry out any operational or administrative functions,
  - E(g)(ii) Research and development of products or processes
  - E(g)(iii) Industrial processes (ii)

Blue Infrastructure – (including watercourses and water bodies) for ecological networks.

Biodiversity – the range of life forms which constitute the living world, on land, in water and in the air, the habitats in which they live and the relationship between them.

Biodiversity Action Plan (BAP) – a plan or program to conserve or enhance biodiversity, which sets out detailed action on how it will be achieved, either nationally or locally.

Brownfield Land – previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. (does not include agricultural buildings). See also previously developed land (PDL). Brownfield sites may require remedial works prior to redevelopment becoming possible.

Built Environment – comprises human-made surroundings that provide the setting for human activity, ranging in scale from buildings and parks or green space from neighbourhoods to cities. It can often include their supporting infrastructure, such as water supply, or energy networks. The built environment is a material, spatial and cultural product of humans that combine physical elements and energy in forms for living, working and playing on a day-to-day basis.

Bulky Goods – are durable goods (see below) that are too large and/or heavy to be taken away by shoppers and usually have to be delivered (e.g. furniture/fridges/freezers/cookers/building materials).

Census – a ten year population count carried out by the Office for National Statistics (ONS). The 2011 Census is the most recent and accurate population count.

Circulars – statements of Government policy, often supplying guidance or background information on legislative or procedural matters which may prove to be a material consideration in the determination of a planning application if relevant to the decision.

Change of Use – the use of a building or other land for a different purpose. In considering a change of use it is normally necessary to establish whether the change is 'material' and whether by virtue of the provisions of the Town and Country Planning (Use Classes) (Amendment) (England) Order 2005 development requiring planning permission is involved.

Climate Change – climate change refers to the build up of man-made gases in the atmosphere that traps the suns heat, causing changes in weather patterns on a global scale. The effects include changes in rainfall patterns, sea level rise, potential droughts, habitat loss, and heat stress.

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. 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.

APPENDIX K: GLOSSARY

Community Infrastructure Levy (CIL) – levy on development to fund infrastructure to support housing and economic growth.

Commuted Payment/Sum – either a payment made by a developer to the local planning authority (usually secured by means of a planning obligation/s106 legal agreement) to fund provision of a facility needed to serve a development, but to be built or provided elsewhere or in some way other than by the developer, or a one off payment by a developer to another body to enable it to adopt a facility.

Comparison Goods – household or personal items which are more expensive and (often) larger than convenience goods and are usually purchase after comparing alternative models/types/styles and price of item (e.g. clothes, furniture, electrical appliances).Such goods generally are used for some time.

Conditions – clauses attached to a planning permission considered necessary, relevant, enforceable, precise and reasonable to enable a development to proceed where it might otherwise be necessary to refuse permission.

Conservation Area – is an area of special historic and/or architectural interest which is designated by the local planning authority as being important to conserve and enhance. Special planning controls apply within these areas.

Contaminated Land – defined in section 78A of the Environmental Protection Act 1990 as 'any land which appears to the local authority in whose area it is situated to be in such a condition, by reason of substances in, on or under the land, that -

(a) significant harm is being caused or there is a significant possibility of such harm being caused; or

(b) pollution of controlled waters is being, or is likely to be, caused'.

Cotswold Canals Project – a project to restore and connect two waterways – the 29 mile (46 km) Thames & Severn Canal and the 7 mile (13 km) Stroudwater Navigation. When restored, the Cotswold Canals will form a continuous waterway from Saul Junction on the Gloucester & Sharpness Canal to the River Thames at Lechlade.

Curtilage – the area of land associated with a building. The curtilage of a dwellinghouse is normally its garden and the curtilage of a commercial building is its ancillary open areas such as for parking / services and landscaping.

Department of Communities and Local Government (DCLG) (now the Department for Levelling Up, Housing & Communities (DLUHC)) – ~~the Department for Communities and Local Government (DCLG) is~~ the UK Government department for levelling up, housing and communities ~~and local government~~ in England. It was established in May 2006 and is the successor to the Office of the Deputy Prime Minister, established in 2001. [iii]

Department for Levelling Up, Housing & Communities (formerly the Ministry for Housing, Communities and Local Government (MHCLG)) – the UK Government department for levelling up, housing and communities in England. It was established in May 2006 and is the successor to the Office of the Deputy Prime Minister, established in 2001. [iv]

APPENDIX K: GLOSSARY

Design and Access Statements (DAS) – a report accompanying and supporting a planning application. A DAS provides a framework for applicants to explain how a proposed development is a suitable design response to the site and its setting, and to demonstrate that it can be adequately accessed by prospective users. The access component of the DAS relates to access to the development and does not extend to the internal treatment of individual buildings. It needs to cover both vehicular and transport links and inclusive access. The statement should provide information on consultations carried out, such as with community groups or technical specialists including highway engineers or urban designers. The DAS must explain relationships with the existing highway network, including paths.

Design Statements – a document that describes the distinctive characteristics of the locality, and provides design guidance to shape the form and character of new development.

Design Code or Framework – a set of design rules and requirements which instruct and may advise on the physical development of a site or area. The graphic and written components of the code are detailed and precise, and build upon a design vision such a masterplan or a design and development framework for a site or area.

Development – defined in planning law as 'the carrying out of building, engineering, mining or other operations in, on, over, or under land, or the making of a material change of use of any building or land' (see also Permitted Development).

Development Boundaries – these are shown on the Policies Map Insets and essentially define the urban extent of Cirencester and the seventeen Principal Settlements. Within these boundaries, development of an appropriate scale, in sympathy with the form and character of the settlement, is acceptable in principle subject to other policies in the Plan.

Development Brief – outlines the type of development preferred on a site and is often used on sites to encourage development. On large sites the brief may set out very general development principles and on smaller sites it may specify uses, massing of buildings and any particular uses essential to securing planning permission.

Development Consent Obligation – see s106 Agreements (s106).

Development Consent Order – applicants promoting nationally significant infrastructure projects in the fields of energy, transport, water and waste will apply for a 'development consent order' rather than for planning permission under the Planning Act. A development consent order, when issued, combines the grant of planning permission with a range of other consents that in other circumstances have to be applied for separately, such as listed building consent. All applications for development consent orders will be made to the Infrastructure Planning Commission (IPC).

Development Management – is the process through which the local planning authority determines whether applications for consent should be granted (often subject to conditions or a legal agreement) or refused. It also involves the planning enforcement function and giving advice on planning matters.

Development Management Policies – criteria-based policies which are used to ensure that development proposals meet planning objectives.

APPENDIX K: GLOSSARY

Development Plan Document (DPD) – a land use plan which has development plan status and is subject to community involvement and Independent examination. It forms part of the Local Plan.

District Heating Systems – are a system for distributing heat generated in a centralised location for residential and commercial heating requirements such as space heating and water heating. The heat is often obtained from a cogeneration plant burning fossil fuels but increasingly biomass, although heat-only boiler stations, geothermal heating and central solar heating are also used, as well as nuclear power.

Durable Goods – those bought on an infrequent basis (e.g. clothes, furniture, electrical goods, DIY equipment).

Dwelling – For the purposes of the Local Plan, the definition of a dwelling is that as defined by DCLG, which is currently as a self-contained unit of accommodation. Self-containment is where all the rooms (including kitchen, bathroom and toilet) in a household's accommodation are behind a single door which only that household can use.

Early Engagement – a very early stage for consultation and community involvement, when interested parties can comment on aspects of the local authority's spatial planning, from this input the first Issues and Options consultation are formulated.

Ecological Statement / Assessment – Ecological statements and assessments allow suitably qualified people to monitor the current and changing conditions of any ecological resources on a site from which the importance, quantity and movement of those resources can be judged without bias. Usually it comprises a phase 1 habitat survey that maps an area under consideration based on the habitats present. It is a tool to inform on the need for further survey; as a baseline to record an area's current state; or to help in the impact assessment of a development. Such a survey improves the understanding about the structure and function of the biodiversity on a site in order that any such wildlife interest can be protected or enhanced. Such information allows any developments to be fully assessed prior to a planning decision being made.

Economic Strategy – The current economic strategy for Gloucestershire is set out in the Gloucestershire Integrated Economic Strategy 2009 to 2015. The mission of the strategy is "to create and foster in Gloucestershire a sustainable, low carbon economic environment in which businesses flourish, communities thrive and individuals have the opportunity to reach their potential".

Employment Land – land primarily used, with planning permission, or allocated in a development plan for ~~B1~~ E(g) ([v]), B2 or B8 class employment uses.

Employment Uses – ~~B1~~ E(g) ([vi]), B2 or B8 class uses.

Enabling Development – development that conflicts with planning policies but delivers planning benefits which potentially outweigh the disbenefits of departing from those policies.

Environmental Impact Assessment (EIA) – A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.

APPENDIX K: GLOSSARY

Evidence Base – is the information and data gathered by local authorities to justify the "soundness" of the policy approach, including physical, economic, and social characteristics of an area.

Exception Test – is used to ensure that any development permitted in flood risk areas is in exceptional circumstances only. It is in addition to the initial Sequential Test that accords with the NPPF.

Equestrian Workers Dwelling – a dwelling restricted by an occupancy condition limiting its use to a person solely or mainly working or last working in the locality in an equestrian business, or a widow or widower of such a person and to any resident dependants.

Flood Risk Assessment – is an assessment of the likelihood of flooding in a particular area so that development needs and mitigation measures can be carefully considered.

Frontage – the ground floor public front of a building usually facing onto a street or pedestrianised area.

Geographical Information Systems (GIS) – A computer software system to record, store, process, and analyse overlays of information linked to geographic areas.

Gloucestershire First or GFirst – is the service that promotes Gloucestershire as a location for business, for visitors and for investors and are the driving force for the recently formed Gloucestershire Local Enterprise Partnership (LEP) that promotes business in the Forest of Dean, Cotswold hills and major settlements of Gloucester, Cheltenham, Tewkesbury and Stroud.

Greenhouse Gas (GHG) – is a gas in an atmosphere that absorbs and emits radiation within the thermal infrared range. This process is the fundamental cause of the greenhouse effect.

Green Infrastructure (GI) – is a network of high quality green spaces and other environmental features. It needs to be planned and delivered at all spatial scales from national to neighbourhood levels. The greatest benefits will be gained when it is designed and managed as a multifunctional resource capable of delivering a wide range of environmental and quality of life benefits (ecosystem services) for local communities. Green Infrastructure includes parks, open spaces, playing fields, woodlands, wetlands, grasslands, river and canal corridors allotments and private gardens.

Greenfield Land – is land (or a defined site) usually farmland, that has not previously been developed.

Ground Water Source Protection Zones – is an integral part of land surface zoning within the Environment Agency's Policy and Practice for the Protection of Groundwater. Groundwater provides a third of our drinking water in England and Wales, and it also maintains the flow in many of our rivers. Groundwater sources include wells, boreholes and springs used for public drinking water supply. The zones show the risk of contamination from any activities that might cause pollution in the area and in general the closer the activity, the greater the risk.

Gypsies & Travellers (collectively known as Travellers) – Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds of their own or their families or dependants educational or health needs or old age have ceased or travel temporarily or permanently, but excluding members of an organised group of Travelling Showpeople or circus people travelling together as such.

APPENDIX K: GLOSSARY

Gypsy & Traveller Accommodation Assessment (GTAA) – is a document that identifies the accommodation requirements of Gypsies and Travellers. The full name of the document is Gloucestershire Gypsy Traveller and Travelling Showpeople Accommodation Assessment.

Habitat Action Plan (HAP) – is a target programme of management measures aimed at maintaining/restoring a specific habitat.

Habitat Regulations Assessment (HRA) – ~~a document to determine impacts on nearby Natura 2000 sites.~~ an assessment of the potential effects of a proposal or plan on one or more nature conservation sites of European importance (formerly known collectively as 'Natura 2000') afforded the highest level of protection in the UK by the Habitats Regulations. [vii]

Health Impact Assessment – a combination of procedures, methods and tools by which a policy, program or project may be judged as to its potential effects on the health of a population, and the distribution of those effects within the population.

Hectare (ha) – metric unit of measurement of land area (1 Hectare = 10,000sqm or 2.471 Acres).

Heritage (Historic Environment) and Natural Environment Assets – include Scheduled Ancient Monuments, Listed Buildings, Conservation Areas, the Cotswolds Area of Outstanding Natural Beauty (AONB), Key Wildlife Sites and Sites of Special Scientific Interest (SSSI). They encompass buildings, monuments, structures, sites, resources, places or landscapes formally identified or acknowledged as having a degree of significance meriting consideration in planning decisions.

Historic Environment – All aspects of the environment that result from the interaction between people and places through time, including surviving physical remains of past human activity, whether visible, buried or submerged, and landscape and planted or managed flora.

Housing Needs Survey or Housing Needs Assessment (HNA) – an assessment of housing needs in the local area. This plays a crucial role in underpinning the planning policies relating to affordable housing and housing location.

Infill Development – small scale development filling a gap within an otherwise built up frontage.

Infrastructure – includes transport, water supply, wastewater and its treatment, energy (including heat), telecommunications, affordable housing, utilities, sport and recreation, waste, health, social care, education, flood risk.

Issues and Options – produced relatively early as part of the preparation of Development Plan Documents and used for consultation and community involvement.

Integrated Impact Assessment (IIA) - A single, integrated assessment process to inform and consider the impacts of an emerging plan and potential alternatives, incorporating Strategic Environmental Assessment (SA)/Strategic Environmental Assessment (SEA), Health Impact Assessment (HIA) and Equalities Impact Assessment (EqIA). [viii]

Key Wildlife Site – a Gloucestershire wildlife habitat identified and designated as being of particular local interest or importance but is not of sufficient national merit to be declared as an SSSI.

APPENDIX K: GLOSSARY

Landscape Character Assessment – identifies areas with similar features or qualities, mapping and classifying them and describing their character. It is based on an understanding of landscape character and of the natural, historic and aesthetic factors that combine to create local distinctiveness.

Legal Agreement – see section 106 Agreements (s106).

Listed Building – a building of special historical and/or architectural interest considered worthy of special protection.

Local Connection – To demonstrate a local connection applicants will:

- **Normally be resident in Cotswold District**

  Local Government Association guidelines define this as having resided in the area for six of the last twelve months, or three out of the last five years, where residence has been out of choice; or

- **Work in Cotswold District**

  The Local Government Association guidelines define this as employment other than of a casual nature. For the purposes of this policy this will be defined as having had permanent work with a minimum of a 16 hour contract per week for the previous 6 months, and without a break in the period of employment for more than three months; or

- **Have family connections in the Cotswold District**

  Reflecting the Local Government Association guidelines this is normally defined as when the applicant for the affordable home, or a member of their household, has parents, adult children or brothers or sisters who have been resident in Cotswold District for at least the last 5 years. Only in exceptional circumstances would the residence of relatives other than those listed above be taken to establish a local connection, but the circumstances may be sufficient and all cases will be considered individually.

- **Armed Forces**

  Members of the Armed Forces, the divorced or separated spouse or civil partner of a member of the Armed Forces, the spouse or civil partner of a deceased member of the Armed Forces (if their death was caused wholly or partly by their service) or veterans within five years of leaving the Armed Forces will be exempt from these local connection criteria. [ix]

Local Development Order – allows local planning authorities to introduce local permitted development rights.

Local Development Framework – Local plans are described as 'local development frameworks' in Planning Policy Statement 12. Local development frameworks are a collection of documents that councils can prepare to guide future development in their area, including both development plan documents that require independent examination in public, and supplementary planning documents which do not. These documents form the primary basis for council's decisions on applications for planning permission.

APPENDIX K: GLOSSARY

Local Enterprise Partnership (LEP) – A body, designated by the Secretary of State for Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.

Local Housing Needs Assessment – an assessment of housing need and demand within a housing market area. (x)

Local Nature Partnership (LNP) – A body, designated by the Secretary of State for Environment, Food and Rural Affairs, established for the purpose of protecting and improving the natural environment in an area and the benefits derived from it.

Local Nature Reserve – is an area of botanical or wildlife interest where access and use by local people is encouraged through designation by the local authority.

Local Strategic Partnership (LSP) – are partnerships of stakeholders who develop ways of involving local people in shaping the future of their neighbourhood in how services are provided. They are often single non-statutory, multi-agency bodies which aim to bring together locally the public, private, community and voluntary sectors.

Local Plan – The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.

Local Planning Authority (LPA) – is the local authority or council that is empowered by law to exercise statutory town planning functions for a particular area of the United Kingdom.

Local Transport Plan (LTP) – is a five-year integrated transport strategy, prepared by local authorities in partnership with the community, seeking funding to help provide local transport projects. The plan sets out the resources predicted for delivery of the targets identified in the strategy.

Main Town Centre Uses – Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

Major Development – 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 10.5.3 of this Local Plan will apply.

Major Infrastructure Projects – major or 'nationally significant' infrastructure projects for energy, transport, water and waste.

Masterplan – in broad terms, it describes how an area will be developed. Its scope can range from strategic planning at a regional scale to small scale groups of buildings. Commonly, it is a plan that describes and maps an overall development concept, including present and future land use, urban

design and landscaping, built form, infrastructure, circulation and service provision. It is based upon an understanding of place and it is intended to provide a structured approach to creating a clear and consistent framework for development. Whereas a development plan sets out the scale and type of development, and the key characteristics of a locality, a masterplan is generally employed where there is a greater degree of certainty regarding the development of a specific site, and is linked to social and economic analysis and a delivery strategy.

Mitigation Measures – any works or actions required to be carried out by developers to reduce the impact of the development on the surrounding environment or to address particular environmental effects which would otherwise make that development unacceptable.

Modal Shift – a change in the means of transport, for example from use of cars to public transport, particularly applied to all travellers within an area or those travelling to a specific type of facility or destination.

Monitoring – a regular collection and analysis of relevant information in order to assess the outcome and effectiveness of policies and proposals and to identify whether they need to be reviewed or altered.

National Housing Federation – Represent the work of housing associations and campaign for better housing.

National Planning Policy Framework (NPPF) – this sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework within which local people and councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

Nationally Significant Infrastructure Projects – are major infrastructure developments, such as proposals for power plants, large renewable energy projects, new airports and airport extensions, major road projects etc.

Natural flood management (NFM) or Working with Natural Processes (WwNP) - a type of nature-based flood risk management used to reduce flooding by working with natural features and processes in order to store or slow down floodwaters, such as tree planting and floodplain reconnection.[xi]

Natural Environment and Rural Communities Act 2006 / NERC Act – an Act to make provision about bodies concerned with the natural environment and rural communities.

Nature Map – the Nature Map for Gloucestershire represents a strategic ecological network for the future. The selected landscape-scale blocks of land called Strategic Nature Areas (SNAs), show where the characteristic habitats that typify the county can be expanded and linked to help wildlife survive in an uncertain future. In simple terms it is an Adaptive Strategy for our wildlife.

Neighbourhood Plans – A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

Non-Conforming Uses – established industrial/commercial uses which cause a particular nuisance to neighbours (through either the activities undertaken or the amount or type of traffic generated).

APPENDIX K: GLOSSARY

Non-Principal Settlements – any stand-alone settlement that is not listed in Policy DS1 (Development Strategy) and, therefore, does not have a development boundary.

Non-strategic policies – Policies contained in a neighbourhood plan, or those policies in a local plan that are not strategic policies. [xii]

Original Building – dwelling as it was built, or as it existed on the 1st July 1948.

Objectively Assessed Need (OAN) – The NPPF requires that local planning authorities identify the objectively assessed need for housing in their areas, and that Local Plans translate those needs into land provision targets.

Passive Solar Energy – energy provided by a simple architectural design to capture and store the sun's heat. An example is a south facing window in a dwelling.

Permitted Development – comprises certain categories of minor development as specified in the General Permitted Development Order, which can be carried out without having first to obtain specific planning permission.

Phase 1 Habitat Survey – is designed to map an area under consideration based on the habitats present. In a Phase 1 habitat survey, habitats are assigned a type in accordance with guidance set down by the Joint Nature Conservation Committee (JNCC); primarily this refers to the landscape structure and vegetation present. Whilst a Phase 1 habitat survey is exceedingly useful, an extended Phase 1 habitat survey is often preferred. This provides further information on a site, above that specified by JNCC, and allows the survey results to be of use in the context required, for example the assessment of a proposed development. An extended survey might include more detailed information on hedgerows, a botanical species list, and a further appraisal of the areas as habitat for legally protected species.

Photovoltaic Cells – technological component of solar panels that capture energy from the sun and transform it into electricity for use in homes and businesses.

Pitch / plot – area of land on a site / development generally home to one licensee household. Can be varying sizes and have varying caravan occupancy levels. Can also be referred to as a plot or yard, particularly in relation to Travelling Showpeople.

Planning Obligations – A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

Planning Practice Guidance (PPG) – national guidance on planning practice, which compliments the NPPF.

Place Making – capitalises on a local community's assets, inspiration, and potential, ultimately creating good public spaces that promote people's health, happiness, and well being. Place making is both a process and a philosophy.

Policy Panel – a panel of individuals with expertise in a particular field who would meet periodically to assess the effectiveness of certain policies on qualitative matters. An earlier example is the Architects Panel, which used to meet to assess the effectiveness of decision making on the design of buildings. Landscape impact is another qualitative matter that could be assessed by a Policy Panel.

APPENDIX K: GLOSSARY

Previously Developed Land (PDL) – is defined as land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes:

- land that is or has been occupied by agricultural or forestry buildings;
- land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures;
- land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and
- land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

Primary Shopping Area (PSA) – ~~area within town centres where retail is concentrated, comprising the primary and secondary frontages.~~ defined area where retail development is concentrated. (xiii)

Policies Map – an obligatory component of a local plan (formerly referred to as a Proposals Map) showing the location of proposals in the plan on an Ordnance Survey base map.

Protected Species – any species (of wildlife etc.) which, because of its rarity or threatened status is protected by statutory legislation.

Public Realm – any publicly owned streets, pathways, right of ways, parks, publicly accessible open spaces and any public and civic building and facilities.

Ramsar Sites – a term adopted following an international conference, held in 1971 in Ramsar in Iran, to identify wetland sites of international importance, especially as waterfowl habitat.

Registered Providers – independent housing organisations, including trusts, cooperatives and companies, registered under the Housing Act 1996

Register of Historic Parks & Gardens – a non-statutory list of parks and gardens of special historic interest maintained by English Heritage.

Renewable Energy and Low Carbon Energy – Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

Retail Impact Assessment – an assessment which may be required in connection with major retail purposes assessing the likely effect of the proposals on patterns of trades and the viability and vitality of existing retail centres.

Regionally Important Geological & Geomorphological Sites (RIGS) – commonly referred to by their acronym RIGS are locally designated sites of local, national and regional importance for geodiversity (geology and geomorphology) in the United Kingdom. RIGS may be designated for their value to science, and to geological heritage in general, and may include cultural, educational, historical and aesthetic resources.

APPENDIX K: GLOSSARY

Rural workers dwelling – a dwelling restricted by an occupancy condition limiting its use to a person solely or mainly working, or last working, in the locality in a rural enterprise, or a widow or widower or such a person, and to any resident dependants. Rural enterprises include farming based on primary food production, rural estates, forestry, mixed enterprises (e.g. forestry and/or game shooting) and other businesses that manage the land for conservation and/or recreation, which have benefits for health and well-being (excluding equestrian uses). Rural enterprises must also need to be located in the open countryside due to the nature of their operations.

Scheduled Ancient Monument – ancient structure, usually unoccupied, above or below the ground, which is preserved by order of the Secretary of State.

Section 106 Agreements (s106) – allow a Local Planning Authority to enter into a legally-binding agreement or planning obligation, with a land developer over a related issue (often to fund necessary improvements elsewhere).

Self and Custom Build – the building or completion by (a) individuals, (b) associations of individuals, or (c) persons working with or for individuals or associations of individuals of houses to be occupied as homes by those individuals. But it does not include the building of a house on a plot acquired from a person who builds the house wholly or mainly to plans or specifications decided or offered by that person.

Semi-natural & Natural Green Space – this type of open space includes woodlands, urban forestry, scrubland, grasslands (e.g. commons and meadows),wetlands, nature reserves and wastelands with a primary purpose of wildlife conservation and biodiversity within settlements. The approach is to provide easily accessible, natural and semi-natural green space for communities which, as well as its intrinsic value for biodiversity, also provides a range of other ecosystem functions and benefits.

Sequential Approach/Test – a planning principle that seeks to identify, allocate or develop certain types or locations of land before others.

Sequential Test (Flooding) – a test carried out in accordance with the NPPF to demonstrate that certain land is appropriate to develop as has less flood risk,after alternative sites have been ruled out.

Settlement Hierarchy – a settlement hierarchy ranks settlements according to their size, function and their range of services and facilities. When coupled with an understanding of the possible capacity for growth, this enables decisions to be taken about the most appropriate planning strategy for each settlement.

Significance (for heritage policy) – the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

Site Allocations – land allocated in a local plan for development.

Site of Special Scientific Interest (SSSI) – a site or area designated as being of national importance because of its wildlife plants or flower species and/or unusual or typical geological features. SSSIs are identified by Natural England and have protected status.

APPENDIX K: GLOSSARY

Social and Community Infrastructure – local facilities and services for the community including buildings and open spaces.

Soundness – to be considered sound, a Development Plan Document must be positively prepared, justified, effective and consistent with national policy.

Spatial Planning – brings together and integrates policies for the development and use of land with other policies and programmes which influence the nature of places and how they function geographically.

Spatial Strategy – a 'spatial' vision and strategy specific to the area.

Special Area of Conservation (SAC) – are sites of European nature conservation importance designated under the Habitats Regulations.

Special Protection Area (SPA) – are sites designated under the European Commission Directive on the Conservation of Wild Birds.

Species Action Plan (SAP) – a framework for conservation of particular species and their habitats.

Strategic Environmental Assessment (SEA) – a generic term used to describe environmental assessment as applied to policies, plans and programmes. The European 'SEA Directive' (2001/42/EC) requires a formal 'environmental assessment of certain plans and programmes, including those in the field of planning and land use which have a significant effect on the environment'.

Strategic Economic Plan (SEP) – the Strategic Economic Plan (SEP) for Gloucestershire was prepared by Gfirst Local Enterprise Partnership. The SEP established how the Gfirst LEP will help grow the Gloucestershire economy. It is designed to support businesses and develop skills in high growth sectors, including helping start-ups to grow; as well as maximise the connections and opportunities along the M5 motorway corridor.

Strategic Flood Risk Assessment (SFRA) – provides information about flood risk throughout the area of the local planning authority (LPA), either individually or combined with neighbouring LPAs. The SFRA will consider the effects of climate change on river and coastal flooding, identify the risk from other sources of flooding, and consider appropriate policies for development in or adjacent to flood risk areas. Stroud District has published level 1 and level 2 SFRA's.

Strategic Housing and Economic Land Availability Assessment (SHELAA) – an assessment of the availability, suitability and economic viability of potential residential and economic development land.

~~**Strategic Housing Market Assessment (SHMA)** – an assessment of housing need and demand within a housing market area.~~ [xiv]

Strategic policies – Policies and site allocations which address strategic priorities in line with the requirements of Section 19 (1B-E) of the Planning and Compulsory Purchase Act 2004. [xv]

Strategic Road Network – the major road network is defined by the Department for Transport as the network of motorways, trunk roads and principal roads that serve the country's strategic

transport needs. Motorways and trunk roads (nationally significant A-roads) managed by the Highways Agency make up approximately 20% of the national major road network. The remaining 80% of the major road network consists of principal roads – other A-roads managed by local authorities. For the purposes of this Local Plan we have accepted this definition which includes both major and principal roads.

Statement of Community Involvement (SCI) – sets out the standards which authorities will achieve with regard to involving local communities in the preparation of local development documents and development control decisions.

Supplementary Planning Document (SPD) – additional advice issued by the local planning authority to explain how policies will be implemented. It is a material consideration when adopted and is subject to community and stakeholder consultation. It must be linked to policies or proposals in the Local Plan.

Supplementary Planning Guidance (SPG) – additional advice issued by the local planning authority to explain how policies will be implemented. Replaced by Supplementary Planning Documents (SPD) following the review of the planning system in 2004.

Sustainability Appraisal (SA) – an appraisal of the economic, environmental and social effects of a plan from the outset of the preparation process to allow decisions to be made that accord with sustainable development.

Sustainable Development – is development which meets the needs of the present without compromising the ability of future generations to meet their own needs. The NPPF states sustainable development is about positive growth-making economic, environmental and social progress for this and future generations.

Sustainable Drainage System (SuDS) – efficient drainage system which seeks to minimise wastage of water including the use of appropriate ground cover to enable maximum penetration of clean water run- off into the ground and, where appropriate, recycling grey water within the development. Designed to minimise the impact of development on the natural water environment.

Sustainable Transport – are all forms of transport which minimise emissions of carbon dioxide and pollutants. It can refer to public transport, car sharing, walking and cycling as well as technology such as electric and hybrid cars and biodiesel.

Sustainable Transport Modes – Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra low emission vehicles, car sharing and public transport.

Tenure Blind – Designing homes and streets to be tenure-blind, so that it is not easy to differentiate between homes that are private and those that are shared ownership or rented.

Town Centre – Area defined on the local authority's proposal map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area.

Transport Assessment – a Transport Assessment is a comprehensive review of all the potential transport impacts of a proposed development or redevelopment, with an agreed plan to mitigate any adverse consequences. The purpose of Transport Assessment is to provide enough information to

understand how the proposed development is likely to function in transport terms. Assessing the transport impacts in a systematic manner contributes towards understanding how more sustainable travel patterns might be achieved through changing travel behaviour. The preparation and detail of a Transport Assessment will vary depending on the location, scale and nature of the proposed development. Transport Assessment should, where appropriate, propose a package of measures designed to promote access to the site by walking, cycling and public transport, while reducing the role of car access as much as possible.

Transport Nodes – identified locations that provide greater integration of land uses with transportation requirements, particularly focusing on public transport networks.

Travel Plan – All developments which generate significant amounts of movement should be required to provide a Travel Plan. A Travel Plan is a strategy for managing multi-modal access to a site or development, focusing on promoting access by sustainable modes. The main objective of a travel plan is to reduce the number of single occupant car trips to a site. A successful travel plan will give anyone travelling to or from a business or organisation a choice of travel options and encourage them to use the more sustainable ones. Travel plans can be used to ensure that infrastructure and transport services (e.g. buses/ minibuses) are provided as part of a development to ensure that the travel requirements of occupiers and visitors to a development can be met. Effective travel plans will include measures to restrain and manage parking on the site. The travel plan will include a set of agreed targets for the percentage of journeys to the site by car driver alone and details of action to be taken if the travel plan fails to achieve its aims and objectives. Travel plans benefit the community by helping to reduce traffic congestion and pollution for local residents. They can be used to help identify problems that are occurring (e.g. commuter parking taking place on residential streets) and include measures to address such problems. They benefit organisations by reducing the space that has to be allocated on site to car parking, encouraging more healthy travel options for the workforce, widening the range of travel options available to the site and improving access to the site for a wider range of users.

Travelling Showpeople – members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their families or dependants more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently, but excludes Gypsies and Travellers.

Tree Preservation Order (TPO) – statutory protection for individual trees, groups, areas or woodlands. Any works to preserved trees require the consent of the local planning authority.

Urban Design – understanding the relationship between different buildings; between buildings and the streets, squares, parks, waterways and other spaces which make up the public domain; the nature and quality of the public domain itself; the relationship of one part of a village, town or city with another part; and the pattern of movement and activity which is thereby established.

Urban Fringe – the boundary between built up areas and the open countryside.

Urban Regeneration – is a process for enhancing the quality of life in urban areas through improvements in the vitality and viability of its activities and the quality of its environment together with a reduction in the disparities between areas and groups within the urban community.

APPENDIX K: GLOSSARY

Use Classes Order – is a statute that groups uses into various categories and which specifically states that permission is not required to change from one use to another within the same class:

- ~~A1 – Shops~~
- ~~A2 – Financial and Professional Services~~
- ~~A3 – Restaurants and Cafes~~
- ~~A4 – Drinking Establishments~~
- ~~A5 – Hot Food Takeaway~~
- ~~B1 – Business~~
- B2 – General Industrial
- B8 – Storage and Distribution
- C1 – Hotels
- C2 – Residential Institution
- C2A – Secure Residential Institution
- C3 – Dwelling Houses
- C4 – Houses in multiple occupation
- ~~D1 – Non-residential Institutions~~
- ~~D2 – Assembly and Leisure~~
- Class E – Commercial, Business and Service
- Class F – Local Community and Learning [xvi]
- Sui Generis (SG) – Certain uses that do not fall within any use class

Viability – an objective financial viability test of the ability of a development project to meet its costs including the cost of planning obligations, whilst ensuring an appropriate site value for the landowner and a market risk adjusted return to the developer in delivering that project. Essentially it is the ability to attract investment and business.

Vitality – in the context of planning, vitality refers to the capacity of a place to grow or develop its liveliness and level of economic activity.

Water Framework Directive – is a European Directive that aims to establish a framework for the protection of inland surface waters (rivers and lakes), transitional waters (estuaries), coastal waters and groundwater.

Wildlife Corridor – Areas of habitat connecting wildlife populations.

Windfall Sites – sites not specifically identified in the development plan. ~~sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously development sites that have unexpectedly become available. Due to the rural nature of the Cotswold District, a significant number in our local area come from sites that are not previously developed.~~ [xvii]

APPENDIX K: GLOSSARY

STATEMENT OF REASONS

[i] To reflect the NPPF 2021 definition.

[ii] To reflect the updated planning land use classification codes.

[iii] To reflect the updated name of this government organisation.

[iv] To reflect the updated name of this government organisation.

[v] To reflect the updated planning land use classification codes.

[vi] To reflect the updated planning land use classification codes.

[vii] To reflect changes post Brexit

[viii] To reflect the single, integrated approach to these evidence documents

[ix] To provide clarity, for example, for the purpose of Policy H3.

[x] To reflect the name of this new evidence document.

[xi] To clarify new terminology

[xii] The NPPF 2021 requires local plans to identify strategic and non-strategic policies.

[xiii] To reflect the NPPF 2021 definition.

[xiv] HMAs have been replaced by Local Housing Needs Assessments

[xv] The NPPF 2021 requires local plans to identify strategic and non-strategic policies.

[xvi] To reflect the updated planning land use classification codes.

[xvii] To reflect the NPPF 2021 definition.

APPENDIX M: VACANT BUILDING CREDIT CALCULATION METHODOLOGY

Policy proposal

Insert Appendix M as follows:

Appendix M: Vacant Building Credit Calculation Methodology (i)

COTSWOLD DISTRICT COUNCIL VACANT BUILDING CREDIT TECHNICAL ADVICE NOTE

This Technical Advice Note specifies how the Council will implement the provisions of national policy and guidance on Vacant Building Credit in Cotswold District.

1. Introduction

Vacant Building Credit was introduced by the Government (by way of a Written Statement to Parliament) on 28 November 2014. This allowed a financial credit, equivalent to the existing gross floorspace of any vacant buildings on brownfield land brought back into any lawful use or demolished for redevelopment, to be deducted from the calculation of any affordable housing contributions sought from relevant development schemes.

The Vacant Building Credit now forms part of the National Planning Policy Framework:

> *To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount. [Equivalent to the existing gross floorspace of the existing buildings. This does not apply to vacant buildings which have been abandoned.]* (1)

The Planning Practice Guidance provides further explanation of the Vacant Building Credit:

> ***What is the vacant building credit?***
>
> *National policy provides an incentive for brownfield development on sites containing vacant buildings. Where a vacant building is brought back into any lawful use, or is demolished to be replaced by a new building, the developer should be offered a financial credit equivalent to the existing gross floorspace of relevant vacant buildings when the local planning authority calculates any affordable housing contribution which will be sought. Affordable housing contributions may be required for any increase in floorspace.* (2)

2. Application of the Vacant Building Credit

The Planning Practice Guidance explains whether the Vacant Building Credit applies to any vacant building being brought back into use. (3)

> *The vacant building credit applies where the building has not been abandoned.*
>
> *The courts have held that, in deciding whether a use has been abandoned, account should be taken of all relevant circumstances, such as:*
>
> - *the condition of the property;*
> - *the period of non-use;*
> - *whether there is an intervening use; and*
> - *any evidence regarding the owner's intention.*

---

1 National Planning Policy Framework – para. 64 (DLUHC, September 2023)
2 Planning Practice Guidance: Planning obligations - paras. 26-29 (MHCLG and DLUHC; revision date 01.09.2019)
3 Planning Practice Guidance: Planning obligations - para 28 (MHCLG and DLUHC; revision date 15.03.2019)

Each case is a matter for the collecting authority to judge.

The policy is intended to incentivise brownfield development, including the reuse or redevelopment of empty and redundant buildings. In considering how the vacant building credit should apply to a particular development, local planning authorities should have regard to the intention of national policy.

In doing so, it may be appropriate for authorities to consider:

- *whether the building has been made vacant for the sole purposes of re-development*
- *whether the building is covered by an extant or recently expired planning permission for the same or substantially the same development*

Council Position

As the policy is to incentivise brownfield development, Vacant Building Credit will only apply to developments on previously developed land, as defined by Annex 2 of the NPPF (2023):

Previously developed land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

3. Vacant Building

The Council will apply the definitions of 'building' and 'in-use building' as set out at Part 5, 40 (11) of the Community Infrastructure Levy Regulation 2010 (as amended). This regulation states that a 'building' does not include buildings:

- into which people do not normally go,
- into which people go only intermittently for the purpose of maintaining or inspecting machinery, or
- for which planning permission was granted for a limited period.

The regulation also states that an **in-use** building is one which has been in lawful use for a continuous period of at least six months within the three years ending on the day planning permission first permits the chargeable development. Therefore, as Vacant Building Credit only applies to buildings that are not in-use i.e. vacant, the implication of this regulatory framework is that **a vacant building is one which has not been in lawful use for a continuous period of at least six months within the three years ending on the day planning permission first permits the chargeable development**.

Council Position

To ensure that Vacant Building Credit does not incentivise unsustainable development, such as the forced eviction of businesses or the neglect of viable commercial businesses for the sole purpose of redevelopment in order to claim a Vacant Building Credit, the applicant will be required to demonstrate that the building has been actively marketed at a realistic price for a reasonable period of at least 12 months and that there is no demand for the building in its current state for the use for which it has permission. This applies to buildings which have become vacant within the three year period before the application is made.

The Vacant Building Credit will not be applied to buildings that are covered by an extant or recently expired

planning permission for the same or substantially the same development.

4. Calculation of the Vacant Building Credit

The Planning Practice Guidance explains the process for determining Vacant Building Credit:

> *Where there is an overall increase in floorspace in the proposed development, the local planning authority should calculate the amount of affordable housing contributions required from the development as set out in their Local Plan. A 'credit' should then be applied which is the equivalent of the gross floorspace of any relevant vacant buildings being brought back into use or demolished as part of the scheme and deducted from the overall affordable housing contribution calculation. This will apply in calculating either the number of affordable housing units to be provided within the development or where an equivalent financial contribution is being provided. The existing floorspace of a vacant building should be credited against the floorspace of the new development.* [4]

Council Position

In order to apply for Vacant Building Credit, a vacant building credit statement must be submitted alongside a planning application. The following information will need to be included in the statement:

- Evidence that any referenced building is a 'vacant building'. A building is not considered as 'vacant' if the building has been in continuous use for any six month period during the last three years up to the date of the planning application is submitted.
- The whole building must be vacant to apply for the Vacant Building Credit.
- Evidence that any referenced building is not an 'abandoned building' or vacated solely for the purpose of redevelopment. The onus will be on the applicant to demonstrate this. The factors the Council will take into account include:

  i) the physical condition of the building;

  ii) the length of time that the building had not been used;

  iii) previous use of the building and whether it had been used for any other purposes; and

  iv) the owner's intentions.
- Information on the existing Gross Internal Area (GIA) and the proposed GIA. GIA is the area of a building measured to the internal face of the perimeter walls at each floor level. For the purposes of assessing floorspace, the Council will use the GIA definition used by the RICS in its Code of measuring practice.

Where vacant buildings are demolished for redevelopment, only those vacant buildings which enable and relate directly to the redevelopment will be included in the assessment of any Vacant Building Credit.

As is commonly the case with outline planning applications it may not be clear what the actual number of dwellings, or the size of those dwellings, may be. Therefore it will be difficult to quantify what Vacant Building Credit will be applicable. Where the local planning authority agrees that the Vacant Building Credit may be applicable, the applicant will enter into a S.106 Agreement at the outline stage to enable the matter to be deferred to a later stage when the relevant details of the scheme have been finalised. If the Vacant Building Credit is applicable to the proposed site, the information on floorspace will inform the level of affordable housing contributions. The amount of Vacant Building Credit to be set against the affordable housing contribution on Full and Reserved Matters applications will be assessed according to the example of Vacant Building Credit calculation provided below.

[4] Planning Practice Guidance: Planning obligations - para 27 (MHCLG and DLUHC; revision date 15.03.2019)

APPENDIX M: VACANT BUILDING CREDIT CALCULATION METHODOLOGY

Example of Vacant Building Credit calculation

- **Proposal:** Housing development of 50 dwellings
- **Affordable housing requirement:** 30% (for a brownfield site)
- **Proposed Gross Internal Floor Area (GIA):** 5,000sqm
- **Existing Gross Internal Floor Area (GIA):** 1,000sqm

Step 1	Calculate the affordable housing contribution based on the total number of eligible dwellings and the affordable housing percentage required by the Council's affordable housing planning policy (e.g. 30% for brownfield sites)	Affordable housing contribution 50 units x 30% = **15 units**
Step 2	Calculate the amount of existing floorspace, if any, as a proportion of the proposed floorspace of the development: E/P x 100 (where E = existing floorspace and P = proposed floorspace)	1,000 sqm / 5,000 sqm x 100 = **20%**
Step 3	Calculate the amount of affordable housing credit: Affordable housing units (Step 1) x Proportion of proposed floorspace that is vacant (Step 2)	15 units x 20% = **3 units**
Step 4	Deduct the affordable housing credit from the policy compliant affordable housing contribution: Affordable housing units (Step 1) – Affordable housing credit (Step 3)	15 units – 3 units = **12 affordable homes (to be delivered on-site)**

STATEMENT OF REASONS

[i] To specify how the Council will implement the provisions of national policy and guidance on Vacant Building Credit in Cotswold District.

APPENDIX N: SCHEDULE OF STRATEGIC AND NON-STRATEGIC POLICIES

Policy proposal

Insert Appendix N as follows:

Appendix N: Schedule of Strategic and Non-Strategic Policies [i]

Definitions

NPPF (2021) paragraph 20 explains that,

> *Strategic policies should set out an overall strategy for the pattern, scale and design quality of places, and make sufficient provision for:*
>
> *a) housing (including affordable housing), employment, retail, leisure and other commercial development;*
>
> *b) infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);*
>
> *c) community facilities (such as health, education and cultural infrastructure); and*
>
> *d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.*

The NPPF (2021) Glossary defines strategic policies as,

> *Policies and site allocations which address strategic priorities in line with the requirements of Section 19 (1B-E) of the Planning and Compulsory Purchase Act 2004.*

Section 19 (1B-E) of the Planning and Compulsory Purchase Act 2004 are:

> *(1B) Each local planning authority must identify the strategic priorities for the development and use of land in the authority's area.*
>
> *(1C) Policies to address those priorities must be set out in the local planning authority's development plan documents (taken as a whole).*
>
> *(1D) Subsection (1C) does not apply in the case of a London borough council or a Mayoral development corporation if and to the extent that the council or corporation are satisfied that policies to address those priorities are set out in the spatial development strategy.*
>
> *(1E) If a combined authority established under section 103 of the Local Democracy, Economic Development and Construction Act 2009 has the function of preparing the spatial development strategy for the authority's area, subsection (1D) also applies in relation to—*
>
> *a) a local planning authority whose area is within, or the same as, the area of the combined authority, and*
>
> *b) the spatial development strategy published by the combined authority.*

The NPPF (2021) Glossary defines Non-Strategic Policies as,

> *Policies contained in a neighbourhood plan, or those policies in a local plan that are not strategic policies.*

APPENDIX N: SCHEDULE OF STRATEGIC AND NON-STRATEGIC POLICIES

Policy	Policy Name	Type
SD1	Sustainable Development	Strategic
SD2	The Climate and Ecological Emergencies	Strategic
SD3	The Cotswold Design Code	Strategic
SD4	Health and Wellbeing	Strategic
CC1	Retrofitting Existing Buildings	Strategic
CC2	Renewable Energy	Strategic
CC3	Net Zero Carbon New Buildings	Strategic
CC4	District Heating	Strategic
CC5	Managing Flood Risk	Strategic
CC6	Water Management Infrastructure	Strategic
CC7	Green Infrastructure	Strategic
CC8	Sustainable Transport	Strategic
DS1	Development Strategy	Strategic
DS2	Development Within Development Boundaries	Strategic
DS3	Small-Scale Residential Development in Non-Principal Settlements	Strategic
DS4	Open Market Housing Outside Principal and Non-Principal Settlements	Strategic
S1	Cirencester	Non-Strategic
S2	Strategic Site, south of Chesterton, Cirencester	Strategic
S4	Down Ampney	Non-Strategic
S5	Fairford	Non-Strategic
S6	Kemble	Non-Strategic
S7	Lechlade	Non-Strategic
S8	South Cerney	Non-Strategic
S9	Tetbury	Non-Strategic
S10	Andoversford	Non-Strategic
S11	Bourton-on-the-Water	Non-Strategic
S12	Northleach	Non-Strategic
S13	Stow-on-the-Wold	Non-Strategic
S14	Upper Rissington	Non-Strategic
S15	Blockley	Non-Strategic
S16	Chipping Campden	Non-Strategic
S17	Mickleton	Non-Strategic
S18	Moreton-in-Marsh	Non-Strategic
S19	Willersey	Non-Strategic
H1	Housing Mix and Tenure to Meet Local Needs	Strategic
H2	Affordable Housing	Strategic
H3	Rural Exception Sites	Strategic
H4	Specialist Accommodation for Older People	Strategic
H5	Dwellings for Rural Workers Outside Settlements	Strategic
H6	Removal of Occupancy Conditions	Strategic
H7	Gypsy and Traveller Sites	Strategic
H8	Replacement Dwellings	Strategic
H9	Extensions to Dwellings	Strategic
H10	Community-Led Housing	Strategic

APPENDIX N: SCHEDULE OF STRATEGIC AND NON-STRATEGIC POLICIES

Policy	Policy Name	Type
H11	Homelessness Housing Provision	Strategic
EC1	Employment Development	Strategic
EC2	Safeguarding Employment Sites	Strategic
EC3	Proposals for all types of Employment-Generating Uses	Strategic
EC4	Special Policy Areas	Strategic
EC5	Rural Diversification	Strategic
EC6	Conversion of Rural Buildings	Strategic
EC7	New Agricultural Buildings	Strategic
EC8	Main Town Centre Uses	Strategic
EC9	Retail Impact Assessments	Strategic
EC10	Development of Tourist Facilities and Visitor Attractions	Strategic
EC11	Tourist Accommodation	Strategic
EN1	Built, Natural and Historic Environment	Strategic
~~EN2~~	~~Design of the Built and Natural Environment~~	~~Strategic~~
EN3	Local Green Spaces	Strategic
EN4	The Wider Natural and Historic Landscape	Strategic
EN5	Cotswolds National Landscape	Strategic
EN6	Special Landscape Areas	Strategic
EN7	Trees, Hedgerows and Woodlands	Strategic
EN8	Biodiversity and Geodiversity: Features Habitats and Species	Strategic
EN9	Biodiversity and Geodiversity: Designated Sites	Strategic
EN10	Historic Environment: Designated Heritage Assets	Strategic
EN11	Historic Environment: Designated Heritage Assets - Conservation Areas	Strategic
EN12	Historic Environment: Non-designated Heritage Assets	Strategic
EN13	Historic Environment: The Conversion of Non-Domestic Historic Buildings	Strategic
~~EN14~~	~~Managing Flood Risk~~	~~Strategic~~
EN15	Pollution and Contaminated Land	Strategic
EN16	Dark Skies	Strategic
EN17	Internal Alterations to Historic Buildings to Enable Climate Change Adaptation	Strategic
EN18	Management of Accessible Open Green Spaces	Strategic
EN19	The Sherborne Estate	Non-Strategic
INF1	Strategic Infrastructure Delivery	Strategic
INF2	Infrastructure Delivery	Strategic
INF3	Social and Community Infrastructure	Strategic
~~INF3~~	~~Sustainable Transport~~	~~Strategic~~
INF4	Highway Safety	Strategic
INF5	Parking Provision	Strategic
~~INF6~~	~~Vale of Evesham Heavy Goods Vehicle Control Zone~~	~~Strategic~~
~~INF7~~	~~Green Infrastructure~~	~~Strategic~~
~~INF8~~	~~Water Management Infrastructure~~	~~Strategic~~
INF6	Telecommunications Infrastructure	Strategic
~~INF10~~	~~Renewable and Low Carbon Energy Development~~	~~Strategic~~
SP1	Gloucester and Cheltenham Green Belt	Strategic

APPENDIX N: SCHEDULE OF STRATEGIC AND NON-STRATEGIC POLICIES

Policy	Policy Name	Type
SP2	Cotswold Airport	Strategic
SP3	Thames and Severn Canal	Strategic
SP4	The River Thames	Strategic
SP5	Cotswold Water Park Post-Mineral Extraction After Use	Strategic
SP6	Former Cheltenham to Stratford-upon-Avon Railway Line	Strategic

STATEMENT OF REASONS

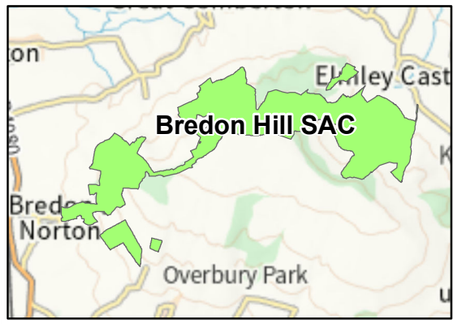
[i] To accord with NPPF (2023) paragraph 21 and Footnote 14:

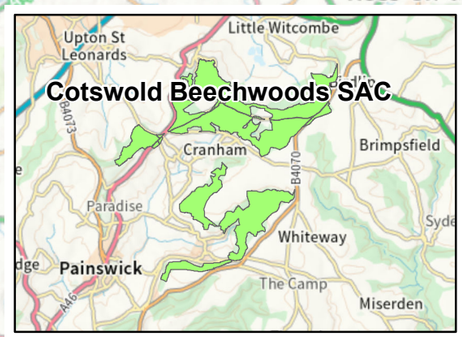
- Paragraph 21 specifies that "*Plans should make explicit which policies are strategic policies.*"
- Footnote 14 confirms that "*Where a single local plan is prepared the non-strategic policies should be clearly distinguished from the strategic policies*".

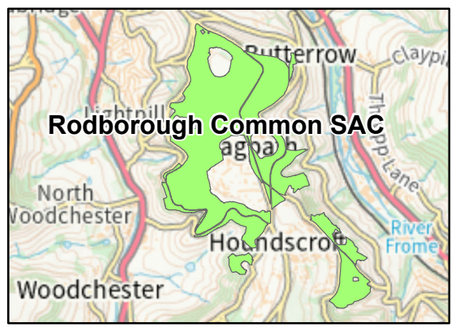
Policy EN9 Map 1

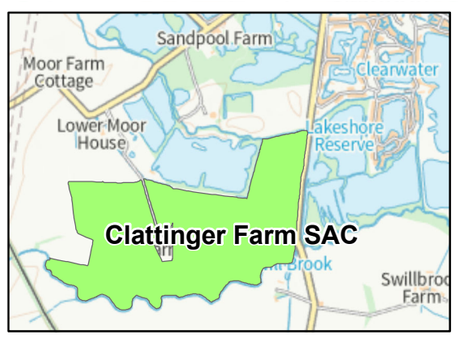
Policy EN9 Biodiversity & Geodiversity Designated Sites:

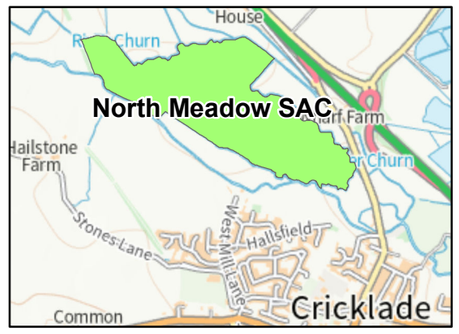
- Special Areas of Conservation(SAC)
- Special Protection Area(SPA)
- RAMSAR











Bredon Hill SAC

Dixton Wood SAC

Cotswold Beechwoods SAC

Rodborough Common SAC

Clattinger Farm SAC

North Meadow SAC

Cotswold District

Key

- Severn Estuary SAC
- Severn Estuary SPA & RAMSAR

Scale: NTS @ A3

© Crown copyright and database rights 2023 Ordnance Survey, No.100018800

APPENDIX P: SHEDULE OF BIODIVERSITY AND GEODIVERSITY DESIGNATED SITES

Policy proposal

Insert Appendix P as follows:

Appendix P: Schedule of Biodiversity and Geodiversity Designated Sites (i)

The following provides a list of the Biodiversity and Geodiversity Designated Sites in Cotswold District as of October 2023. The list may be updated if new sites are designated / existing sites are rescinded after this date.

Sites of Special Scientific Interest (SSSI)	Grid Reference	
	Easting	Northing
Cotswold Water Park	405915	197301
Cotswold Water Park	401080	194831
Cotswold Water Park	402519	195499
Cotswold Water Park	406220	196551
Cotswold Water Park	417917	199793
Cotswold Water Park	419020	199631
Notgrove Railway Cutting	408392	220868
Cotswold Water Park	421618	200982
Bushley Muzzard, Brimpsfield	394296	213411
Wellacre Quarry	417936	237100
Cotswold Water Park	402139	193855
Cotswold Water Park	407147	196051
Cotswold Water Park	403230	198749
Cotswold Water Park	412803	196266
Puckham Woods	400861	221579
Cotswold Water Park	414822	199498
Cotswold Water Park	405700	197259
Cotswold Water Park	401600	194282
Notgrove Railway Cutting	408644	220975
Cotswold Water Park	405984	197233
Boxwell	381584	192782
Cotswold Water Park	406265	197131
Cotswold Water Park	417036	199798
Cotswold Water Park	406177	195395
Kemble Railway Cuttings	398175	198693
Cotswold Water Park	405675	196388
Wildmoorway Meadows	406582	197330
Lark Wood	410453	226214
Leckhampton Hill and Charlton Kings Common	395864	218363
Cotswold Water Park	406375	196921
Cotswold Water Park	421630	201616
Lineover Wood	398646	218670
Veizey's Quarry, Tetbury	388134	194421
Cotswold Water Park	418797	199481
Cockleford Marsh	397760	213287
Juniper Hill, Edgeworth	392856	205819

APPENDIX P: SHEDULE OF BIODIVERSITY AND GEODIVERSITY DESIGNATED SITES

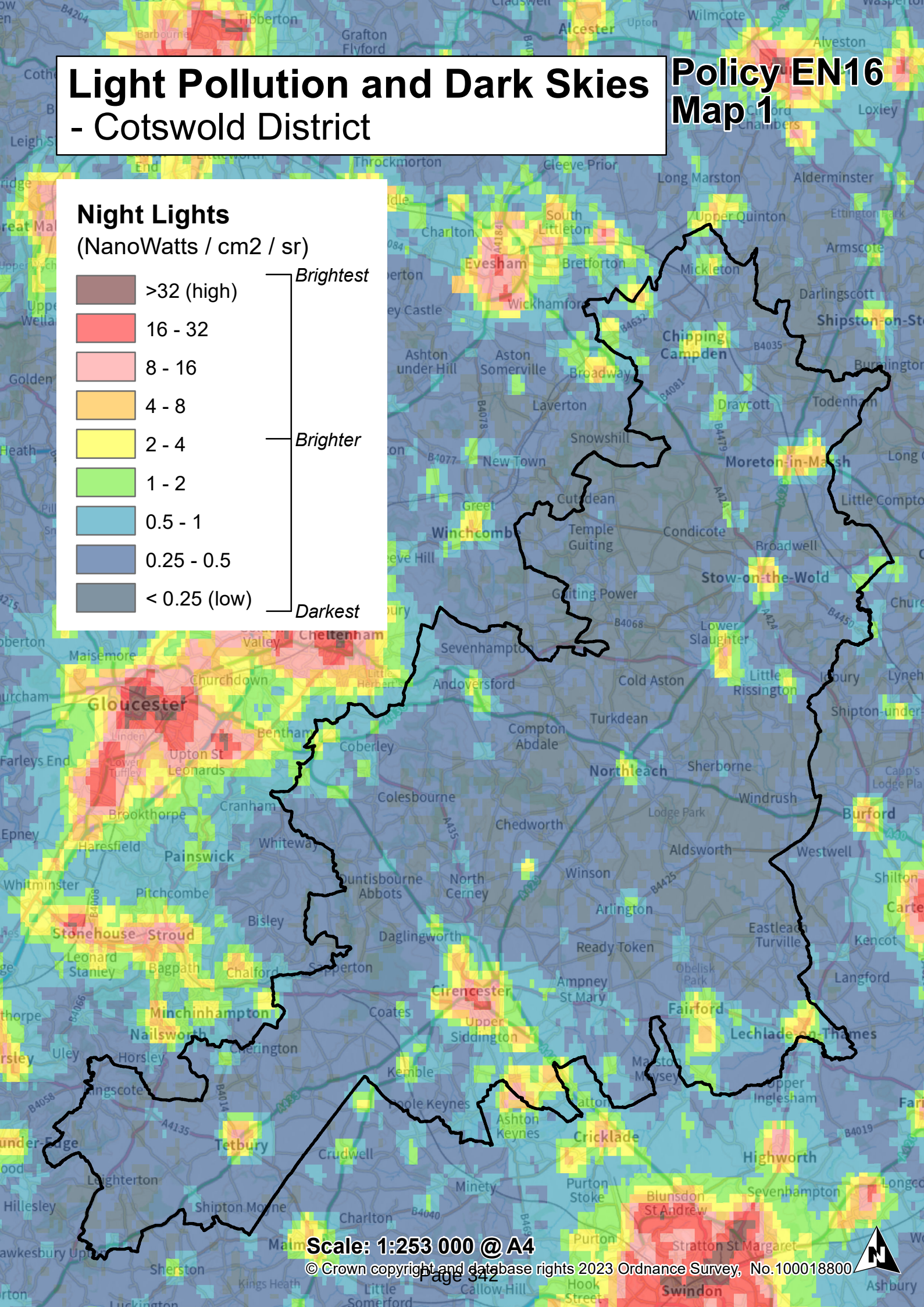
Sites of Special Scientific Interest (SSSI)	Grid Reference	
	Easting	Northing
Hornsleasow Quarry	413150	232217
Hornsleasow Roughs	411770	232223
Cotswold Water Park	405277	195741
Brassey Reserve and Windrush Valley	413836	222201
Barton Bushes	411054	225966
Cotswold Water Park	405834	197218
Crickley Hill and Barrow Wake	393077	215416
Crickley Hill and Barrow Wake	393089	216236
Cotswold Water Park	421384	200689
Winson Meadows	409322	208194
Cotswold Water Park	400971	194336
Cotswold Water Park	402163	194127
Cotswold Water Park	418871	199037
Knap House Quarry, Birdlip	392507	214678
Brassey Reserve and Windrush Valley	414299	221772
Cotswold Water Park	417416	199889
Cotswold Water Park	401120	194010
Kemble Railway Cuttings	397614	197669
Cotswold Water Park	416786	200458
Juniper Hill, Edgeworth	392819	206399
Kemble Railway Cuttings	398250	198758
Bourton Down	414252	231305
Kemble Railway Cuttings	398164	198713
Barnsley Warren	405887	206404
Cotswold Commons and Beechwoods	392023	213519
Cotswold Commons and Beechwoods	391421	213470
Huntsman's Quarry	412473	225785
Cotswold Water Park	401579	194740
Cotswold Water Park	407191	195176
Cotswold Water Park	406610	196311

STATEMENT OF REASONS

[i] Difficulty mapping the Biodiversity and Geodiversity Designated Sites, as they don't show up, as they are too small, on the scale of map used for the Local Plan.

Light Pollution and Dark Skies
- Cotswold District

Policy EN16
Map 1



Scale: 1:253 000 @ A4

© Crown copyright and database rights 2023 Ordnance Survey, No.100018800

POLICIES MAP AND KEY

Policy proposal and Key

Update the Policies Map and Key as follows:

Policy DS2: Development within Development Boundaries

Map	Proposal	Reason
Policy DS2 Map 1	Extend Bourton-on-the-Water development boundary to include Essex Place.	(i)
Policy DS2 Map 2	Reduce Mickleton development boundary to exclude the landscape buffer of the Broad Marston Road development (refs: 14/02365/OUT and 16/02049/REM).	(ii)
Policy DS2 Map 3	Reduce Kemble development boundary to exclude the Local Plan site allocation Land at Station Road (ref: K2A) and Community Gardens at Station Road (Policy EN3, LGS6).	(iii)
Policy DS2 Map 4	Reduce Fairford development boundary to exclude the proposed deallocated Local Plan site allocation Land to rear of Faulkner Close, Horcott (ref: F44).	(iv)
Policy DS2 Map 5	Reduce Lechlade development boundary to exclude the proposed deallocated Local Plan site allocation Land west of Orchard Close, Downington (ref: L18B).	(v)
Policy DS2 Map 6	Extend Bourton-on-the-Water development boundary to include the northwards extension to Bourton Industrial Estate.	(vi)
Policy DS2 Map 7	Reduce Down Ampney development boundary to exclude Land south of Charlham Way.	(vii)
Policy DS2 Map 8	Extend Moreton-in-Marsh development boundary to include the allocations for a primary school and enabling developments of housing, a neighbourhood centre and employment.	(viii)
Policy DS2 Map 9	Update Fairford development boundary to incorporate the changes made by the Fairford Neighbourhood Development Plan.	(ix)

Policies S1 to S19: Principal Settlements

Map	Proposal	Reason
Policies S1-S19 Map 1	Delete housing allocation 42-54 Querns Lane, Cirencester (ref: C17).	(x)
Policies S1-S19 Map 2	Delete housing allocation Land behind Milton Farm and Bettertons Close, Fairford (ref: F35B).	(xi)
Policies S1-S19 Map 3	Delete housing allocation Land to rear of Faulkner Close, Horcott, Fairford (ref: F44).	(xii)
Policies S1-S19 Map 4	Delete housing allocation Land between Windmill Road and A429, Kemble (ref: K1B).	(xiii)
Policies S1-S19 Map 5	Delete housing allocation Land at Station Road, Kemble (ref: K2A).	(xiv)

POLICIES MAP AND KEY

Map	Proposal	Reason
Policies S1-S19 Map 6	Delete housing allocation Land north-west of Kemble Primary School, Kemble (ref: K5).	(xv)
Policies S1-S19 Map 7	Delete housing allocation Land west of Orchard Close, Downington, Lechlade (ref: L18B).	(xvi)
Policies S1-S19 Map 8	Delete housing allocation Land at Evenlode Road, Moreton-in-Marsh (ref: M12A).	(xvii)
Policies S1-S19 Map 9	Delete housing allocation Land south-east of Fosseway Avenue, Moreton-in-Marsh (ref: M19A & M19B).	(xviii)
Policies S1-S19 Map 10	Delete housing allocation Former Hospital site, Moreton-in-Marsh (ref: M60).	(xix)
Policies S1-S19 Map 11	Delete housing allocation Northfield Garage, Tetbury (ref: T51).	(xx)
Policies S1-S19 Map 12	Delete housing allocation Garage Workshop and Garden behind the Nook, Main Street, Willersey (ref: W1A and W1B).	(xxi)
Policies S1-S19 Map 13	Delete Primary Frontage and Secondary Frontage in Cirencester Town Centre.	(xxii)
Policies S1-S19 Map 13	Allocate former Argos site for inclusion in Framework Masterplan (ref: C52).	(xxiii)
Policies S1-S19 Map 13	Reduce the allocation at Sheep Street Island (ref: CIR13B) to exclude McGills Chartered Accountants.	(xxiv)
Policies S1-S19 Map 13	Extend the Brewery Car Park allocation to include the southern part of the car park and the former Tesco supermarket (ref: CIRE16A).	(xxv)
Policies S1-S19 Map 13	Extend the Magistrates Court allocation to include the Police Station.	(xxvi)
Policies S1-S19 Map 14	Delete car park allocation Wold's End Orchard in Chipping Campden (ref: CHI.3).	(xxvii)
Policies S1-S19 Map 15	Delete the existing employment allocation at the Fire Service College (ref: MORE6).	(xxviii)
Policies S1-S19 Map 16	Allocate land at the Fire Service College for enabling employment development (ref: ME6).	(xxix)
Policies S1-S19 Map 16	Allocate land at the Fire Service College for enabling housing development and a neighbourhood centre (ref: M72).	(xxx)
Policies S1-S19 Map 16	Allocate land at the Fire Service College for a primary school.	(xxxi)
Policies S1-S19 Map 17	Delete the existing employment allocation at Land north of Bourton Industrial Estate / Business Park, Bourton-on-the-Water (ref: BOWE1).	(xxxii)

Policy H7 and Appendix C: Gypsy and Traveller Sites

POLICIES MAP AND KEY

Map	Proposal	Reason
Policy H7 Map 1	Delete the site at Meadowview, Fosseway, near Bourton-on-the-Water.	(xxxiii)

Policy EC2: Safeguarding Employment Sites

Map	Proposal	Reason
Policy EC2 Map 1	Extend Bourton-on-the-Water Industrial Estate (ref: EES1) to include additional employment land to the north.	(xxxiv)
Policy EC2 Map 2	Extend Bourton-on-the-Water Industrial Estate (ref: EES1) to include additional employment land to the south.	(xxxv)
Policy EC2 Map 3	Extend Draycot Works, near Blockley, (ref: EES11) to include additional employment land to the east.	(xxxvi)
Policy EC2 Map 4	Extend The Sitch, Longborough, (ref: EES34) to include full extent of the employment site.	(xxxvii)
Policy EC2 Map 5	Extend Compton Business & Craft Centre, Compton Abdale, (ref: EES37) to include the logging business to the north.	(xxxviii)
Policy EC2 Map 6	Extend Babdown Airfield, Beverston, (ref: EES41) to include full extend additional employment land to the south-east.	(xxxix)
Policy EC2 Map 7	Delete Whalley Farm, Whittington (ref: EES45).	(xl)
Policy EC2 Map 8	Delete Cockrup Farm, Coln St. Aldwyn (ref: EES30).	(xli)
Policy EC2 Map 9	Delete The Barn Business Centre, Great Rissington (ref: EES2).	(xlii)
Policy EC2 Map 10	Delete Street Farm, Doughton (ref: EES42).	(xliii)
Policy EC2 Map 11	Extend Love Lane Industrial Estate, Cirencester (ref: EES14) to include the employment units at Chesterton Link.	(xliv)
Policy EC2 Map 12	Reduce TT Electronics, London Road (A417), Fairford (ref: EES29) to exclude Quest House.	(xlv)
Policy EC2 Map 13	Delete Old Brewery, Guggle Lane, Northleach (ref: EES36).	(xlvi)
Policy EC2 Map 14	Reduce Upper Rissington Business Park, Upper Rissington (ref: EES3) to exclude the 10 new dwellings at Land adjacent to Mitchell Way and Wellington Road.	(xlvii)

Policy EC4: Special Policy Areas

Map	Proposal	Reason
Policy EC4 Map 1	Reduce extent of Fire Service College Special Policy Area to exclude housing / neighbourhood centre, school and employment site allocations.	(xlviii)

Policy EC7: Retail

POLICIES MAP AND KEY

Map	Proposal	Reason
Policies EC7 and EC8 Map 1	Update Chipping Campden Key Centre boundary to incorporate Lloyds Bank and the whole of the Lygon Arms building.	(xlix)

Policy EN3: Local Green Spaces

Map	Proposal	Reason
Policy EN3 Map 1	Extend Community Gardens at Station Road, Kemble (ref: LGS6) to include the land that was formerly allocated for residential development (ref: K2A).	(l)

Policy EN6 Special Landscape Areas

Map	Proposal	Reason
Policy EN6 Map 1	Reduce the extent of the Moreton-in-Marsh Surrounds Special Landscape Area to exclude Dunstall Farm, which has planning permission for 250 dwellings (ref: 19/02248/FUL); Land at Evenlode Road, which has planning permission for 67 dwellings (ref: 19/00086/OUT and 21/02766/REM); and existing residential development in the southern part of Croft Holm.	(li)

Policy EN9 Biodiversity and Geodiversity: Designated Sites

Map	Proposal	Reason
Policy EN9 Map 1	Map to clarify where the designated biodiversity and geodiversity sites are located.	(lii)

Policy EN16 Dark Skies

Map	Proposal	Reason
Policy EN16 Map 1	New policy map, which identifies the Cotswold District Dark Sky areas.	(liii)

STATEMENT OF REASONS

[i] The 100 dwelling development at Station Road to the east (refs: 12/03616/OUT and 14/02923/REM) was completed after the adopted development boundary was drafted. This recently completed development connects the built up part of the village with Essex Place. Furthermore, since adopted development boundary was drafted, two detached houses have been completed at Land adjacent to Little Court, Essex Place (ref: 17/02263/FUL). In addition, planning permission has been granted at Hill View, Essex Place, GL54 2HL for a 4-bed detached dwelling with associated parking and widening of access (ref: 18/01421/FUL), which is directly adjacent to the Fosse Way.

[ii] The land excluded from the development boundary is undeveloped land. It was within the planning application site area for the 90 dwelling development off Broad Marston Road (refs: 14/02365/OUT and 16/02049/REM). However, the land formed part of the landscaping and remains undeveloped. It is therefore not part of the built up area of Mickleton.

[iii] The adopted Local Plan site allocation 'Land at Station Road, Kemble' (ref: K2A) is no longer available for development. It will instead become part of Kemble Community Gardens. The land excluded from the development boundary is undeveloped land.

[iv] F44 has been reassessed and is now unsuitable for development. Development on the site would also be unachievable. The site is therefore no longer deliverable / developable. The land excluded from the development boundary is undeveloped land.

[v] L18B has been reassessed and is unavailable for development. The land excluded from the development boundary is undeveloped land.

[vi] The northwards extension to Bourton Industrial Estate is under construction (refs: 15/03318/OUT and 18/04764/REM). The extension to the development boundary reflects the extent of built development that has planning permission.

[vii] The land is an important green space within Down Ampney. A planning application for 8 dwellings was refused and an appeal was dismissed (ref: 21/04185/OUT). The land excluded from the development boundary is undeveloped land.

[viii] The development boundary is extended to reflect the extent of the proposed site allocations identified in Policies S18 and EC4.

[ix] The Fairford Neighbourhood Development Plan (NDP) was made on 5 June 2030. The NDP updated the Fairford development boundary in several locations. The Local Plan development boundary is therefore updated to reflect the NDP.

[x] Two planning applications have established that C17 is unsuitable for 5 or more dwellings, which is the minimum size for a site to be allocated for development in the Local Plan (ref: 18/01944/FUL and 21/02100/FUL). There is also no longer a reasonable prospect the site will be delivered by 2031. The site is therefore no longer deliverable / developable.

[xi] F35B is unavailable for development.

[xii] F44 has been reassessed, which finds the site to now be unsuitable for development, largely due to a newly made Site of Special Scientific Interest designation. Development on the site would also be unachievable. The site is therefore no longer deliverable / developable.

[xiii] K1B is completed (ref: 20/00833/FUL).

[xiv] K2 is longer available for development.

[xv] K5 is completed (ref: 19/03417/FUL)

[xvi] L18B is longer available for development.

[xvii] M12A has planning permission and is under construction (refs: 19/00086/OUT and 21/02766/REM).

[xviii] M19A & M19B has planning permission and is under construction (ref: 19/02248/FUL).

[xix] M60 is completed (ref: 17/03221/FUL).

[xx] T51 has planning permission and is under construction (ref: 21/00549/FUL).

[xxi] W1A and W1B is unsuitable for 5 or more dwellings, which is the minimum size for a site to be allocated for development in the Local Plan. There is also no longer a reasonable prospect that this site will be delivered by 2031. The site is therefore no longer deliverable / developable.

[xxii] The NPPF (2023) no longer includes Primary or Secondary Retail Frontages. They are therefore obsolete and will be deleted from the Local Plan.

[xxiii] Cotswold District Council has acquired the Argos site (Unit 27 Dyer Street) (ref: C52). The site is an important component of the Cirencester Town Centre Framework Masterplan.

[xxiv] McGills Chartered Accountants (located within the Sheep Street Island mixed use allocation) is unsuitable for redevelopment and is no longer an important component of the Cirencester Town Centre Framework Masterplan.

[xxv] The Brewery Car Park and the former Tesco supermarket are important components of the Cirencester Town Centre Framework Masterplan.

[xxvi] The Police Station is a key site, which is an important component of the Cirencester Town Centre Framework Masterplan.

[xxvii] CHI.3 is no longer available for a car park. The allocation is therefore not deliverable / developable.

[xxviii] It is proposed to relocate and expand the Fire Service College employment site allocation. This will broaden the uses to include B2, B8 and E(g). In so doing, the allocation will be more deliverable. The former allocation would therefore be deleted.

[xxix] To show the extent of the proposed enabling employment development allocation (ref: ME6) in Policy S18.

[xxx] To show the extent of the proposed enabling housing development and neighbourhood centre allocation (ref: M72) in Policy S18.

[xxxi] To show the extent of the proposed primary school allocation in Policy S18.

[xxxii] BOWE1 has planning permission and is under construction (refs: 15/03318/OUT and 18/04764/REM).

[xxxiii] This site was granted planning permission on 5 January 2023 for "Change of use of land from equestrian to residential caravan site with provision of additional 3 no. traveller pitches (partially retrospective)" (ref: 22/03763/FUL).

[xxxiv] The northwards extension to Bourton Industrial Estate is needed to incorporate an under constriction planning permission for B1 (office and light industrial), B2 (general industrial) and B8 (storage and distribution) employment units (refs: 15/03318/OUT and 18/04764/REM).

[xxxv] The southern extension to Bourton Industrial Estate is needed to incorporate a completed planning permission for "Demolition of existing buildings and construction of 22 Business Units for Class B1 (Business), B2 (General Industrial) & B8 (Storage and Distribution) uses and associated facilities" (ref: 19/00210/FUL).

[xxxvi] The extension to Draycot Works is needed to incorporate a completed planning permission for the "Extension to existing building, installation of hard standing and access road and relocation of earth bund" (ref: 16/03020/FUL).

[xxxvii] The extension to The Sitch established employment site is neede to incorporate part of the employment site, which is missing from the designated area. This is believed to have been a drafting error from the adopted Local Plan.

[xxxviii] The extension to Compton Business & Craft Centre is needed to include the extent of Walkers Logs, which is used for the processing and kiln drying of logs (Class B2) with storage (Class B8). This has been implemented through various planning permissions (refs: 09/00268/FUL; 10/01378/FUL; 13/04638/FUL; 13/04639/FUL; 14/00461/FUL; and 20/02630/FUL).

[xxxix] The extension to Babdown Airfield is needed to include the completed planning permission for "Extensions to existing warehouse, amendments to the approved warehouse, change of use from agricultural to industrial, hard and soft landscaping and associated works" (ref: 21/00809/FUL).

[xl] The deletion of Whalley Farm is needed because all the office buildings have been converted to holiday accommodation (ref: 17/04680/FUL).

[xli] The deletion of Cockrup Farm is needed because the commercially rented office buildings have been converted to housing (ref: 13/04932/OPANOT). The remaining office building (the farm estate office) is not a commercially operated.

[xlii] The deletion of The Barn Business Centre is needed because the site has been converted to residential use. There are no remaining employment units on this site.

[xliii] The deletion of Street Farm, Doughton, is needed because the site has been converted into a residential training centre and there are no remaining employment units.

[xliv] Love Lane Industrial Estate should be extended to incorporate the employment units at Chesterton Link.

[xlv] Quest House has become apartments due to the government's permitted development rights (ref: 17/04958/OPANOT).

[xlvi] The site is currently a single small office in a location that has limited access. If the site becomes vacant, redevelopment for alternative uses would be supported. There is no need to safeguard this site.

[xlvii] A planning permission for 10 dwellings has been completed at Land adjacent to Mitchell Way and Wellington Road (ref: 20/02697/FUL).

[xlviii] The update to the Special Policy Area is needed to exclude land that will be allocated for housing / a neighbourhood centre, a school and employment development.

[xlix] The extension of the Key Centre boundary is needed because the Lygon Arms and Lloyds Bank are both main town centre uses, which are not currently located within the boundary. These uses form a continuous frontage of main town centre uses, which is linked to the rest of the Key Centre.

[l] The Local Green Space will be extended because the former residential site allocation is no longer available for development and will be deleted from the Local Plan. The land now meets the required criteria to become a Local Green Space.

[li] The Special Landscape Area boundary will be reduced in three places to reflect the findings of the Cotswold District Special Landscape Area Review (2022).

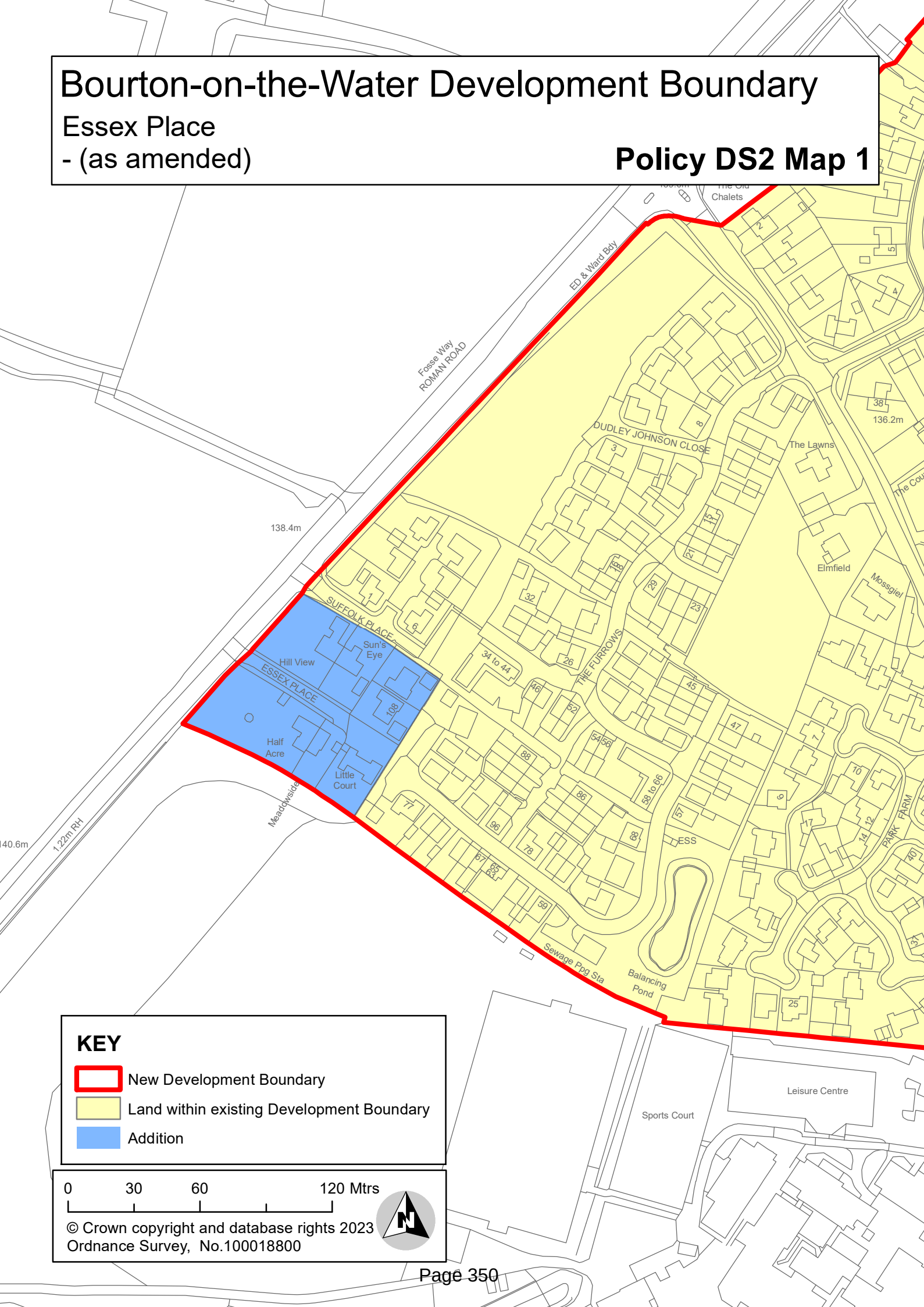
[lii] For clarity.

[liii] For clarity.

Bourton-on-the-Water Development Boundary

Essex Place
- (as amended)

Policy DS2 Map 1



KEY

- New Development Boundary
- Land within existing Development Boundary
- Addition

0 30 60 120 Mtrs

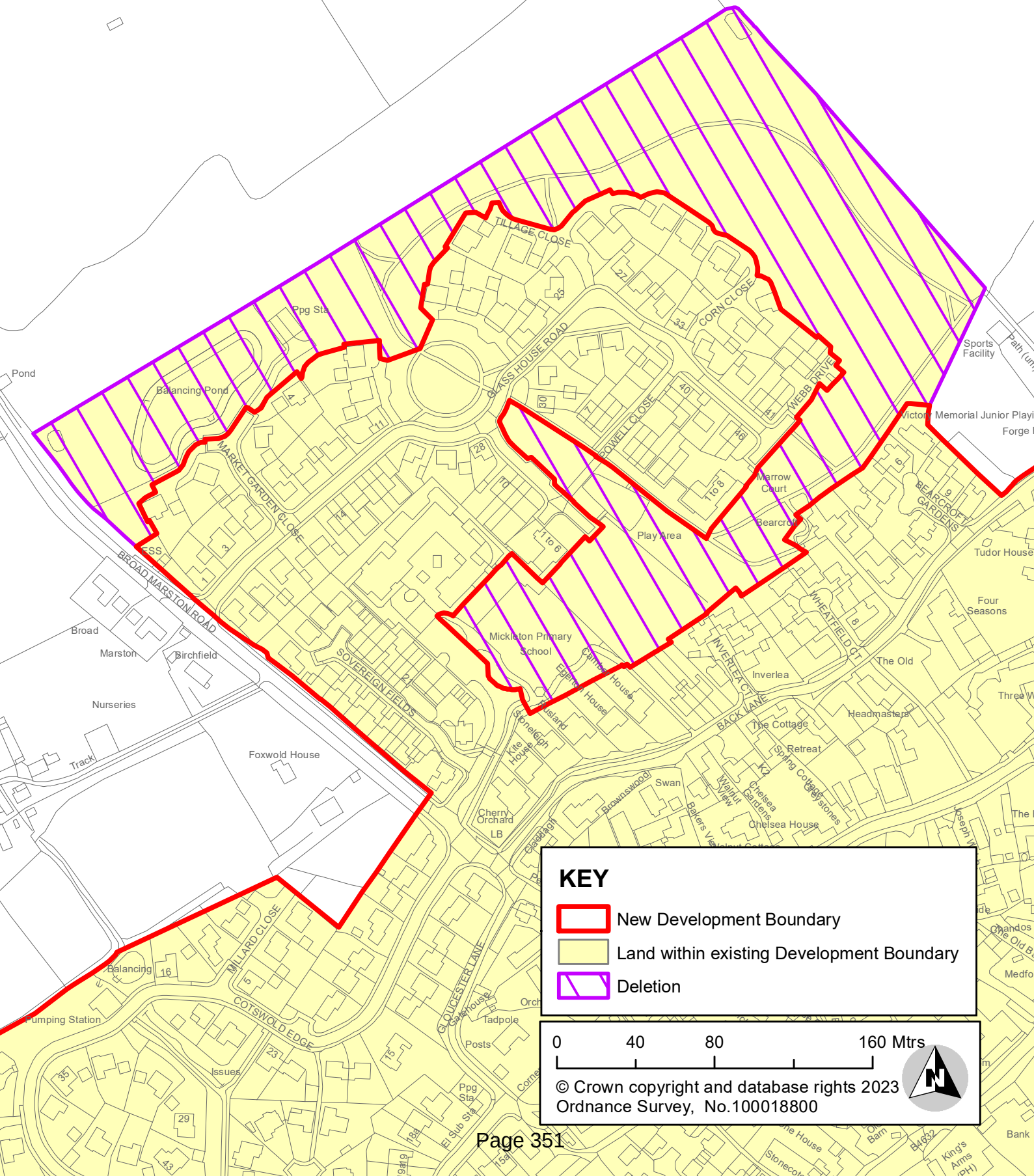
© Crown copyright and database rights 2023
Ordnance Survey, No.100018800

Mickleton Development Boundary

Broad Marston Road

- (as amended)

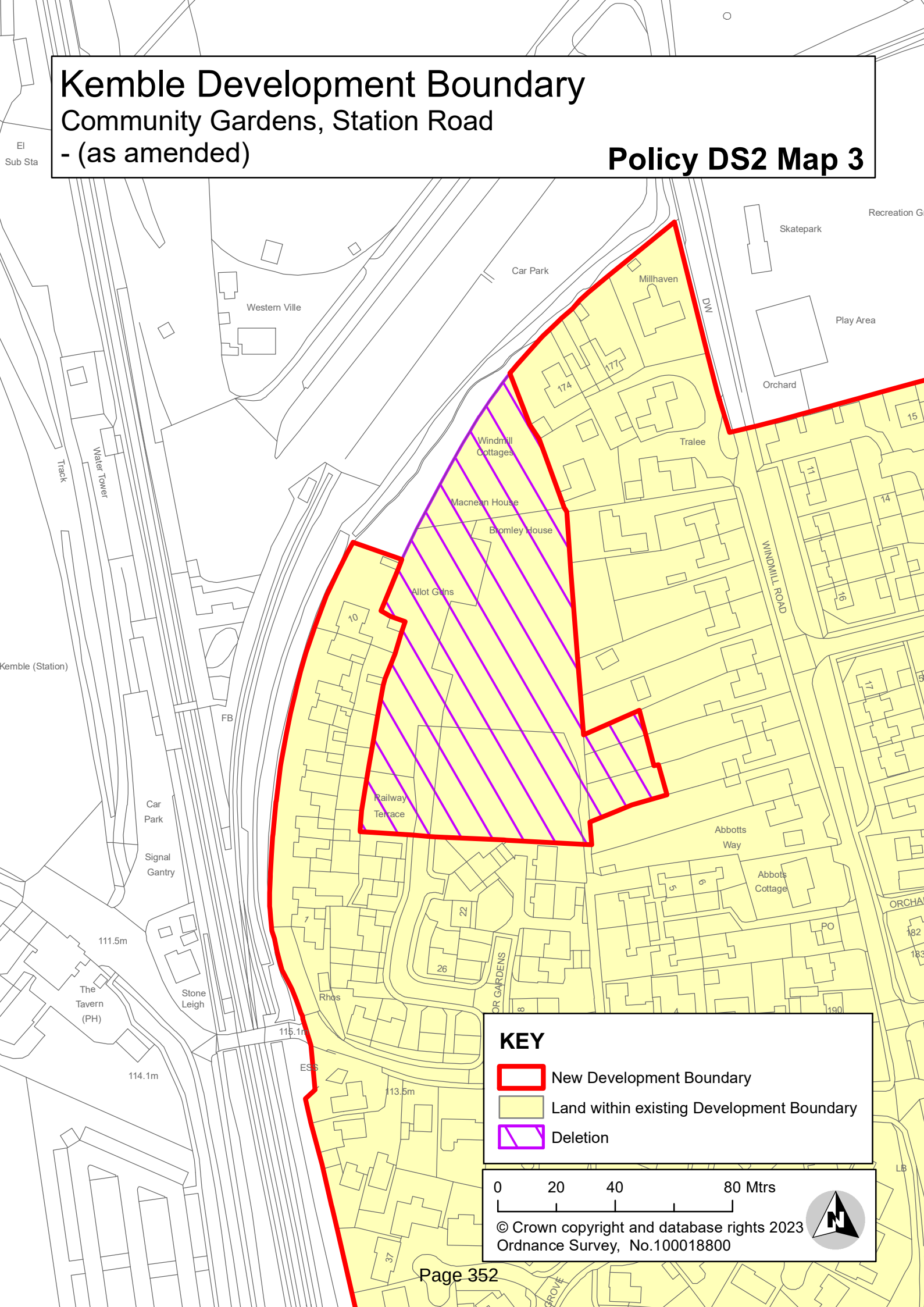
Policy DS2 Map 2



Kemble Development Boundary

Community Gardens, Station Road - (as amended)

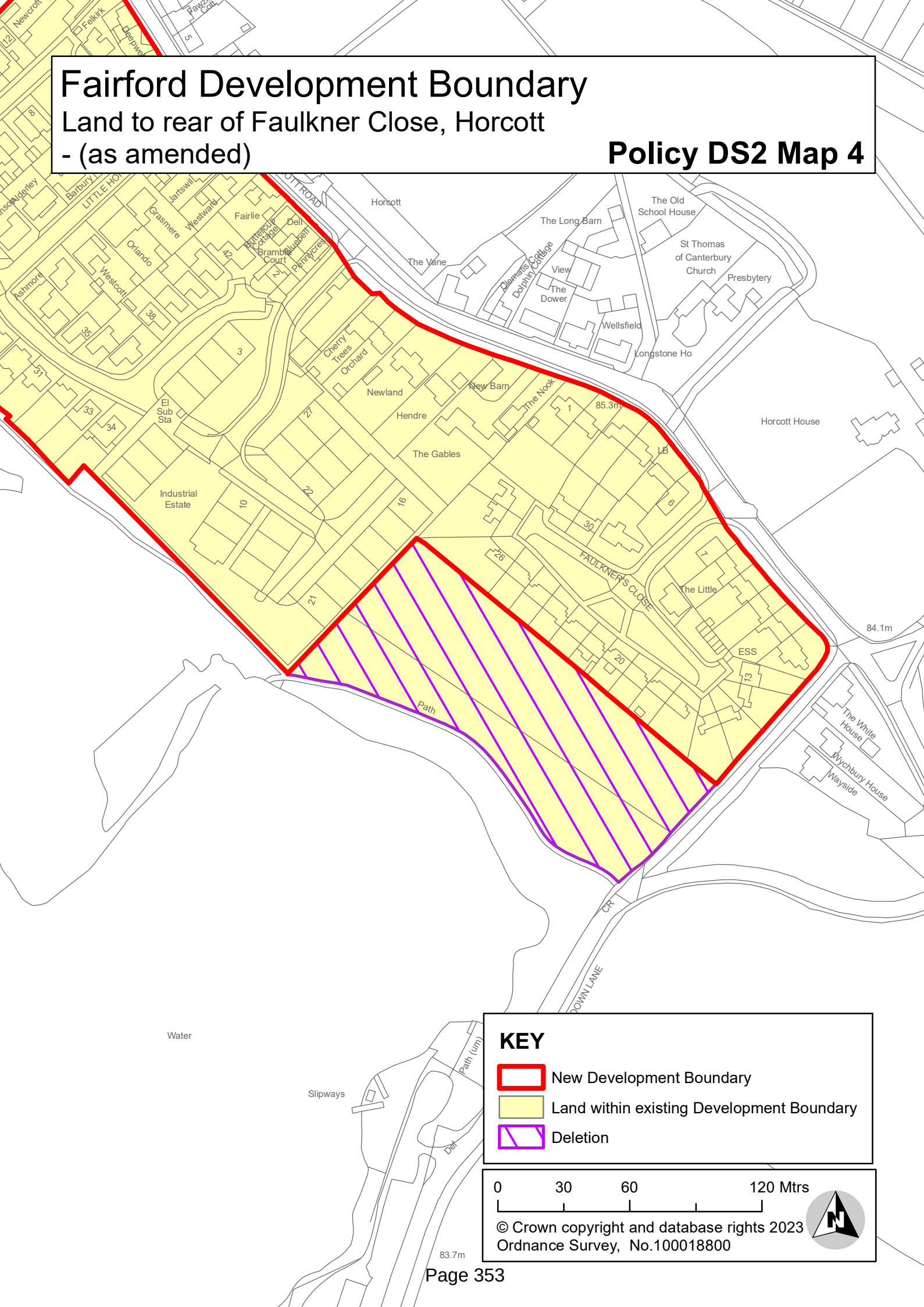
Policy DS2 Map 3



Fairford Development Boundary

Land to rear of Faulkner Close, Horcott - (as amended)

Policy DS2 Map 4

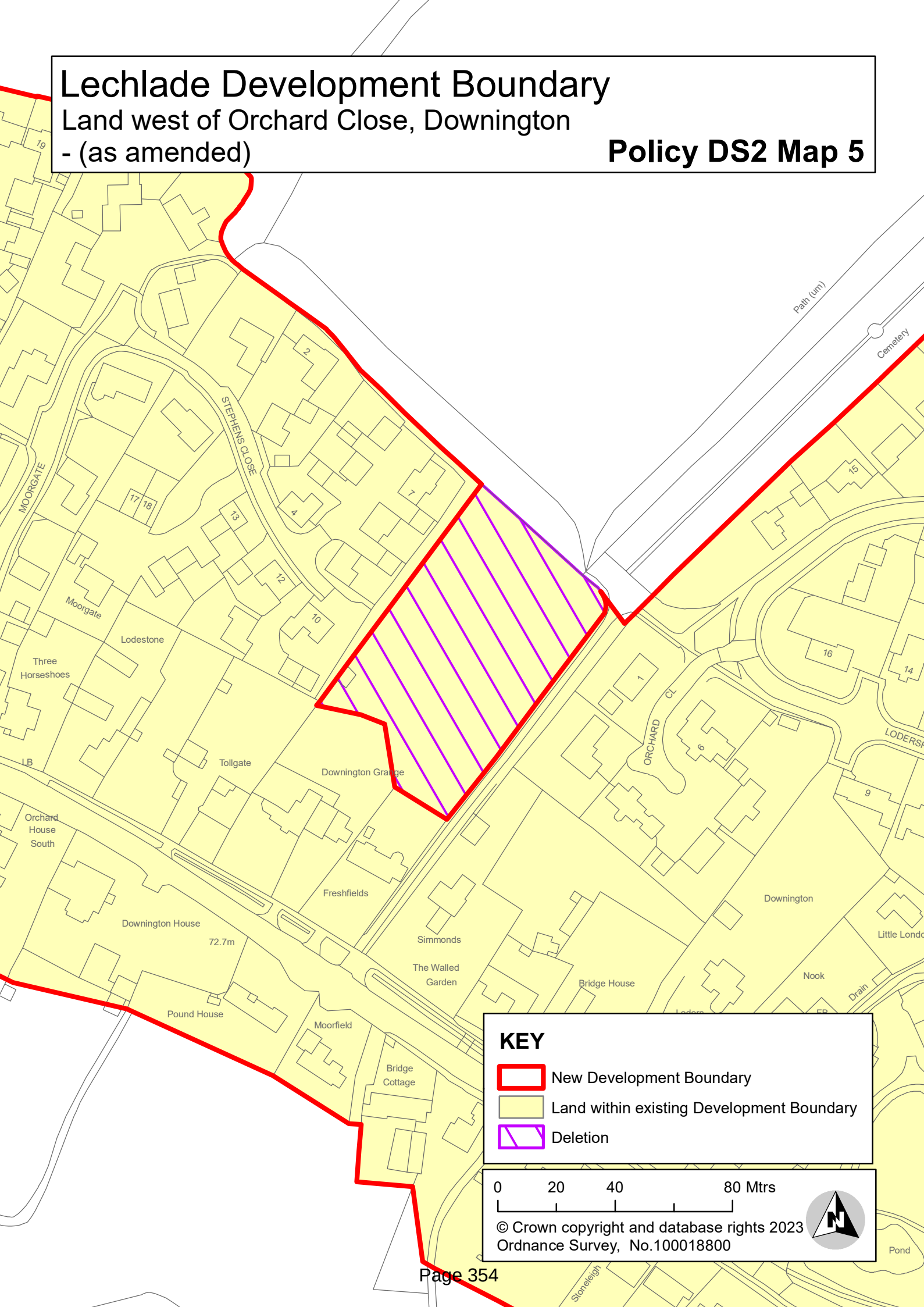


© Crown copyright and database rights 2023
Ordnance Survey, No.100018800

Lechlade Development Boundary

Land west of Orchard Close, Downington - (as amended)

Policy DS2 Map 5

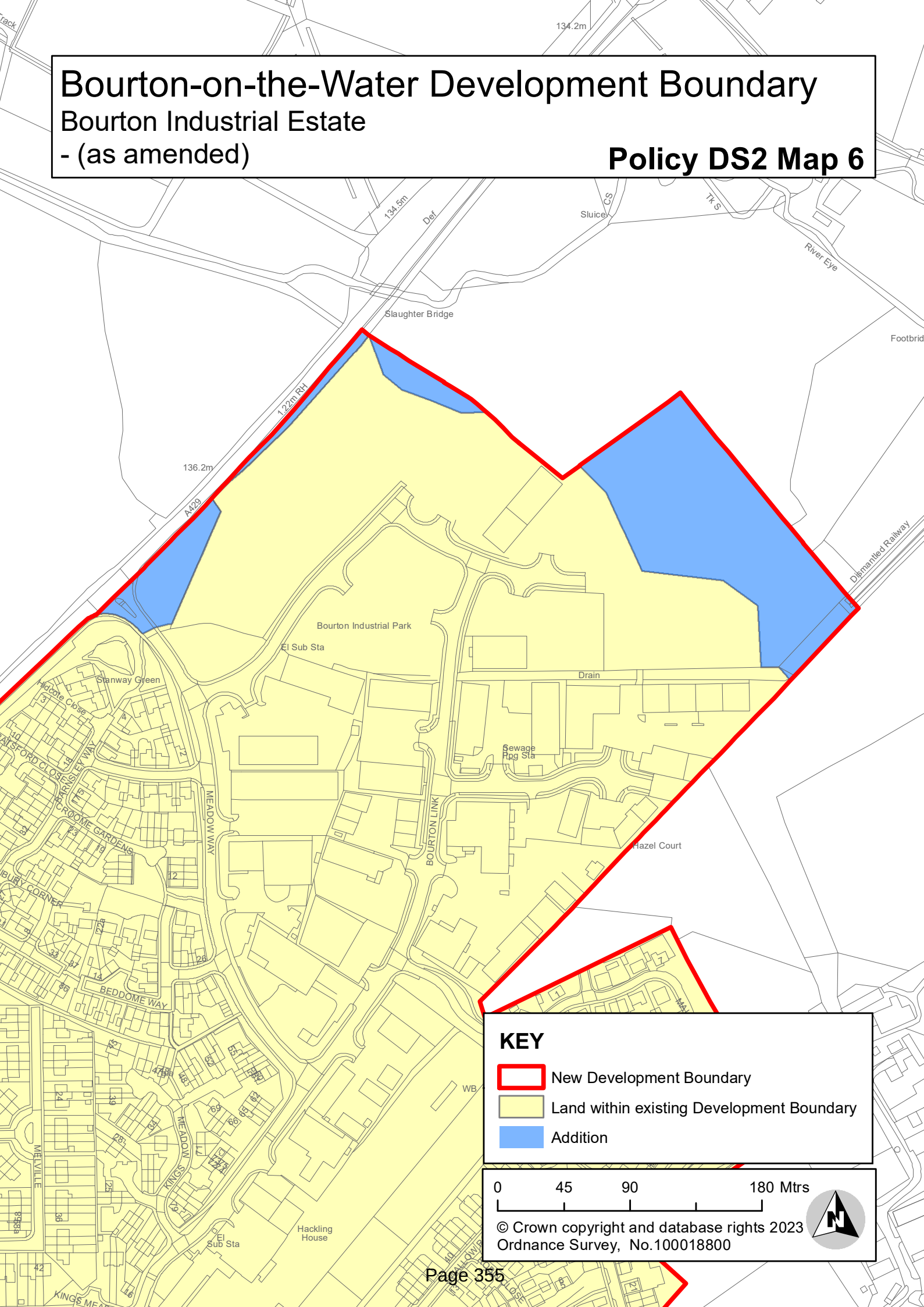


Bourton-on-the-Water Development Boundary

Bourton Industrial Estate

- (as amended)

Policy DS2 Map 6

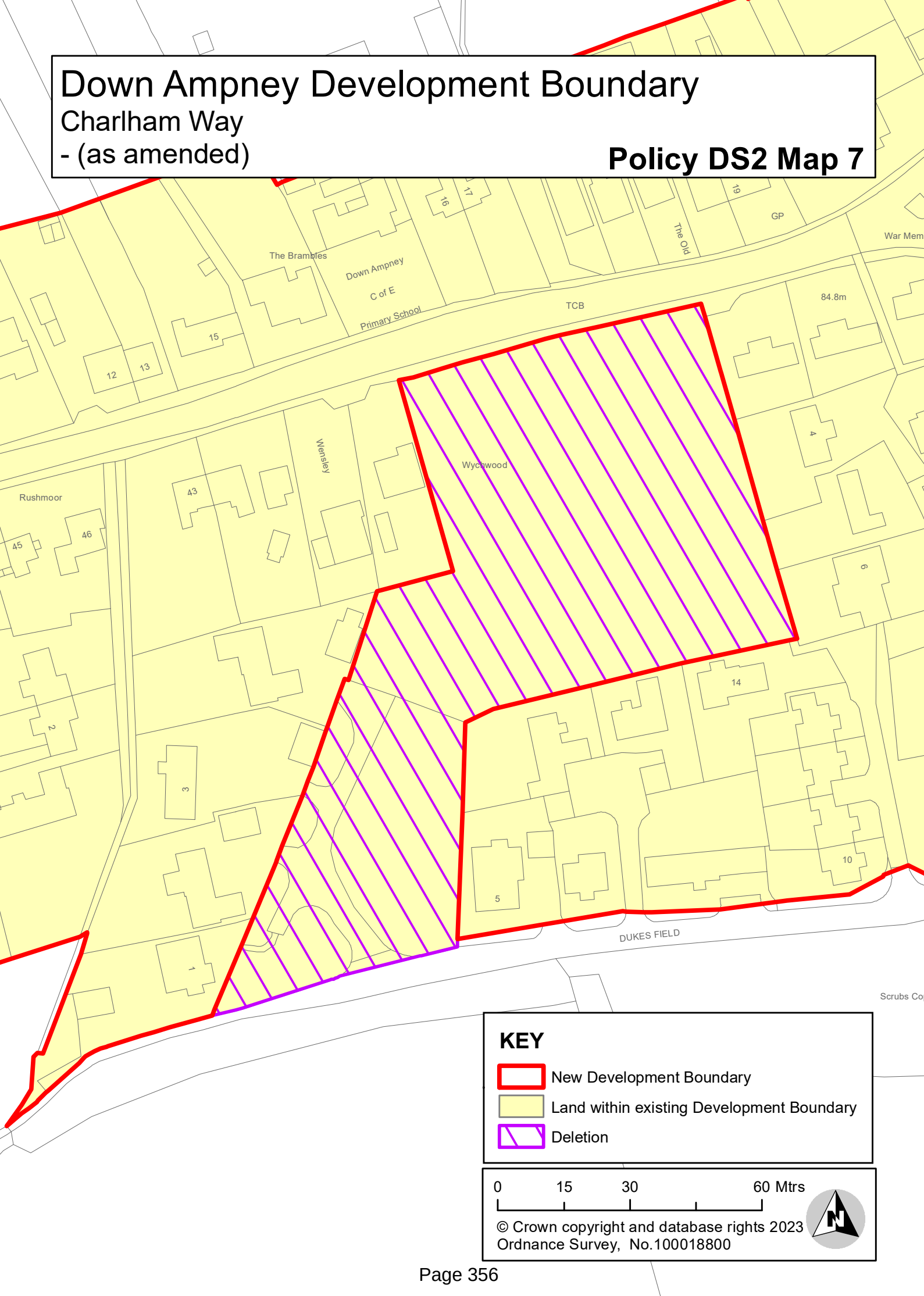


Down Ampney Development Boundary

Charlham Way

- (as amended)

Policy DS2 Map 7



KEY

- New Development Boundary
- Land within existing Development Boundary
- Deletion

0 15 30 60 Mtrs

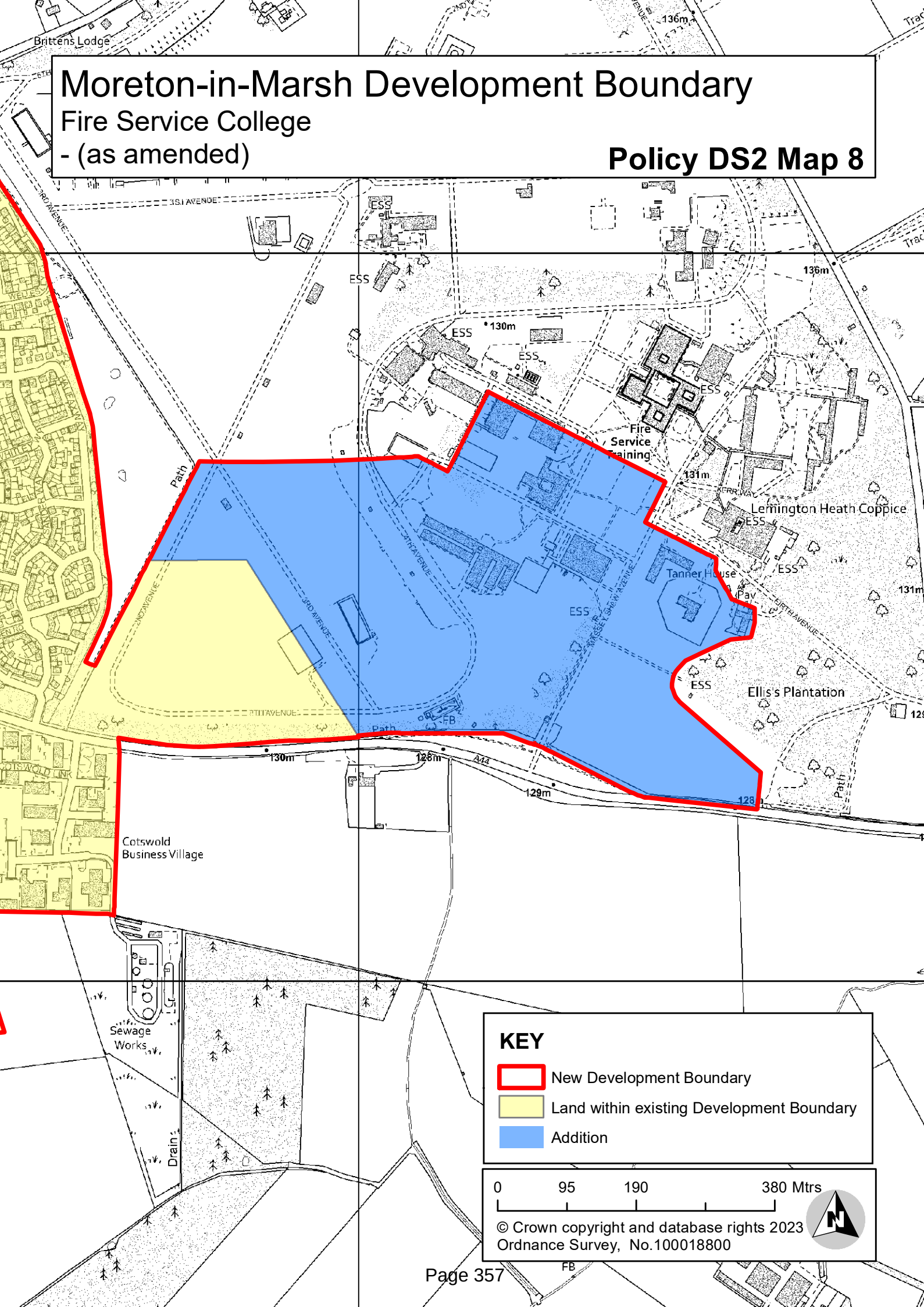
© Crown copyright and database rights 2023
Ordnance Survey, No.100018800

Moreton-in-Marsh Development Boundary

Fire Service College

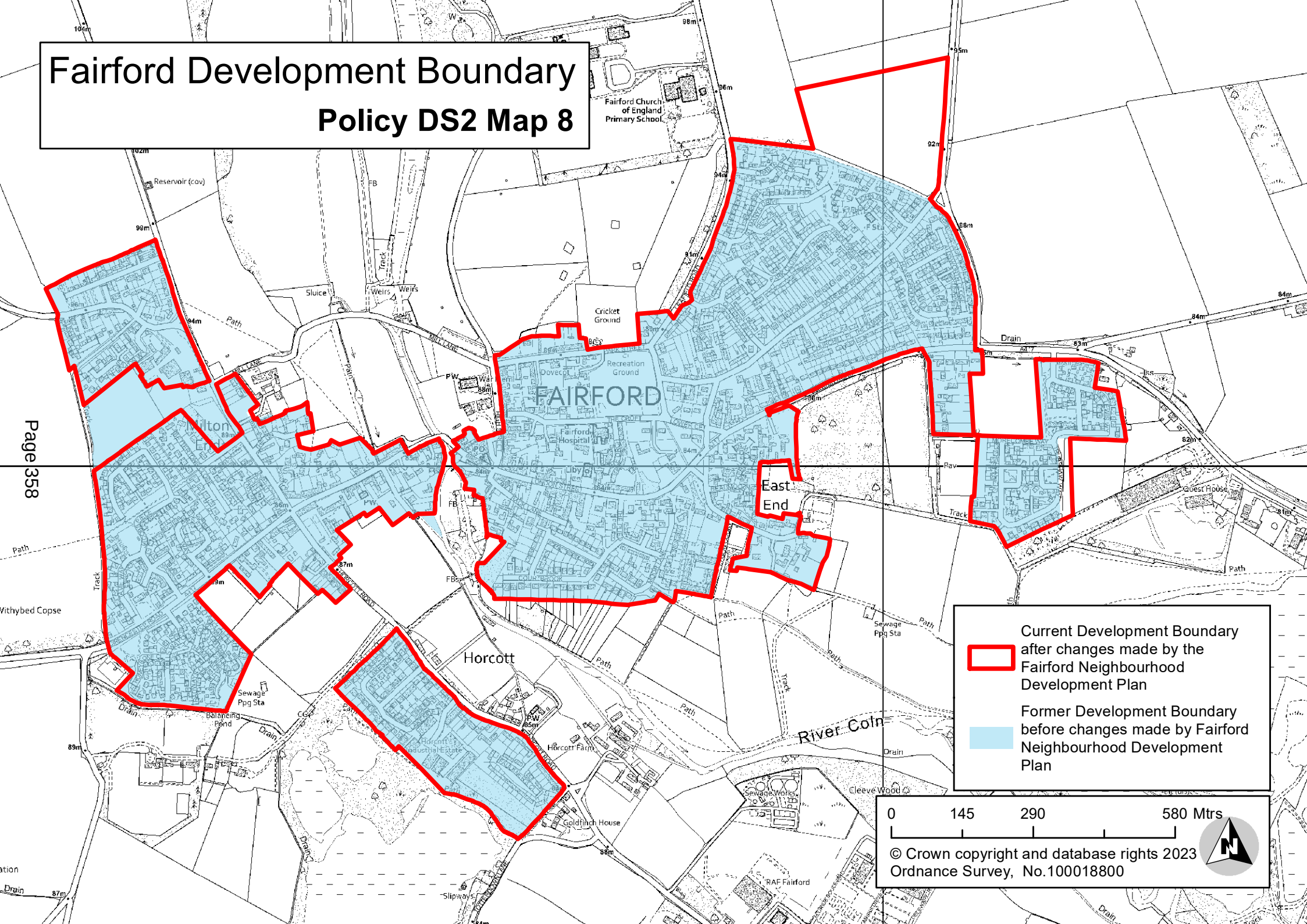
- (as amended)

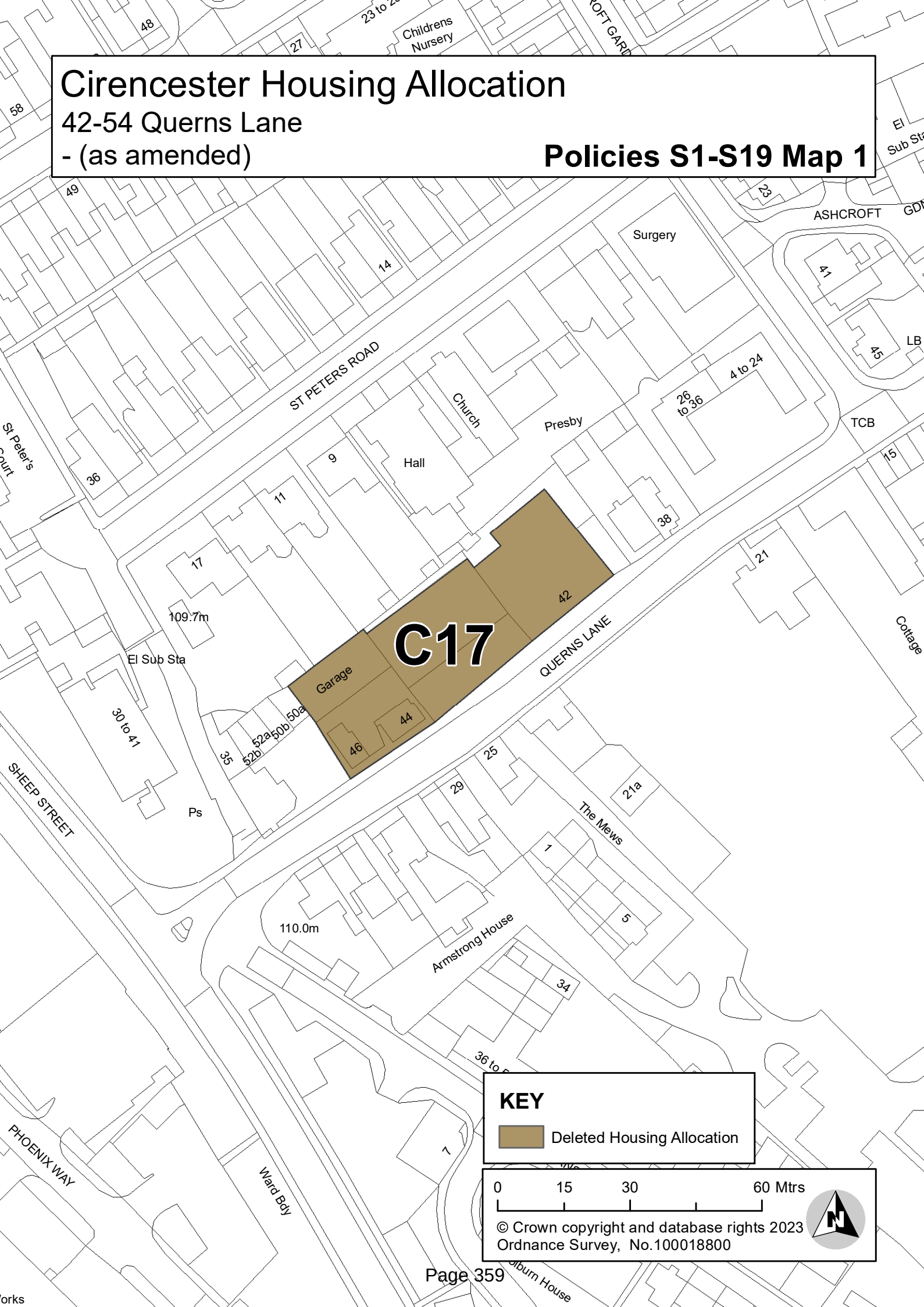
Policy DS2 Map 8



Fairford Development Boundary

Policy DS2 Map 8

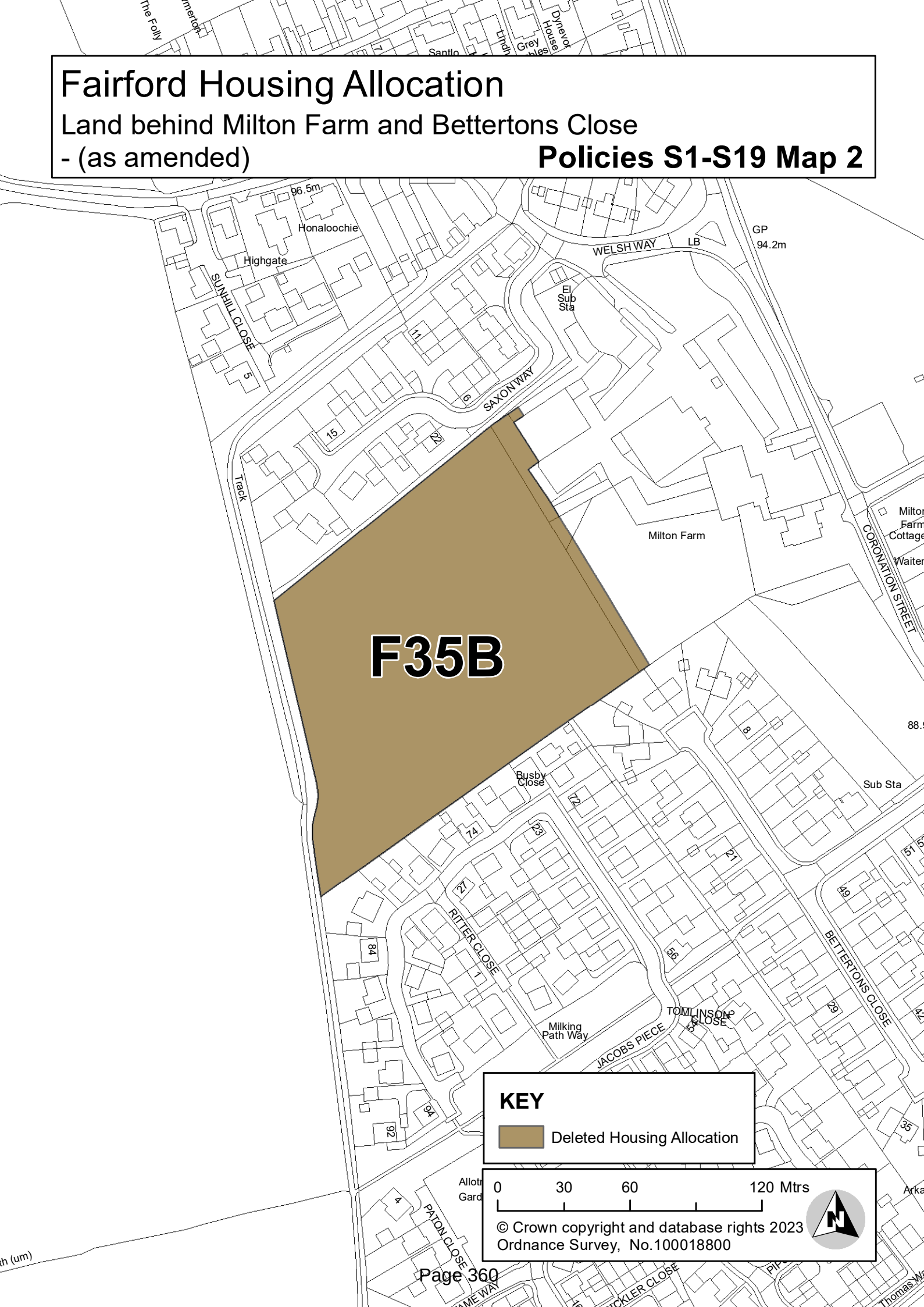



Cirencester Housing Allocation
42-54 Querns Lane
- (as amended)
Policies S1-S19 Map 1
C17
ST PETERS ROAD
QUERNS LANE
SHEEP STREET
The Mews
ASHCROFT
Childrens Nursery
Surgery
Church
Hall
Presby
Garage
El Sub Sta
Armstrong House
PHOENIX WAY
Ward Bdy
109.7m
110.0m
KEY
Deleted Housing Allocation
0 15 30 60 Mtrs
© Crown copyright and database rights 2023
Ordnance Survey, No.100018800

Fairford Housing Allocation

Land behind Milton Farm and Bettertons Close - (as amended)

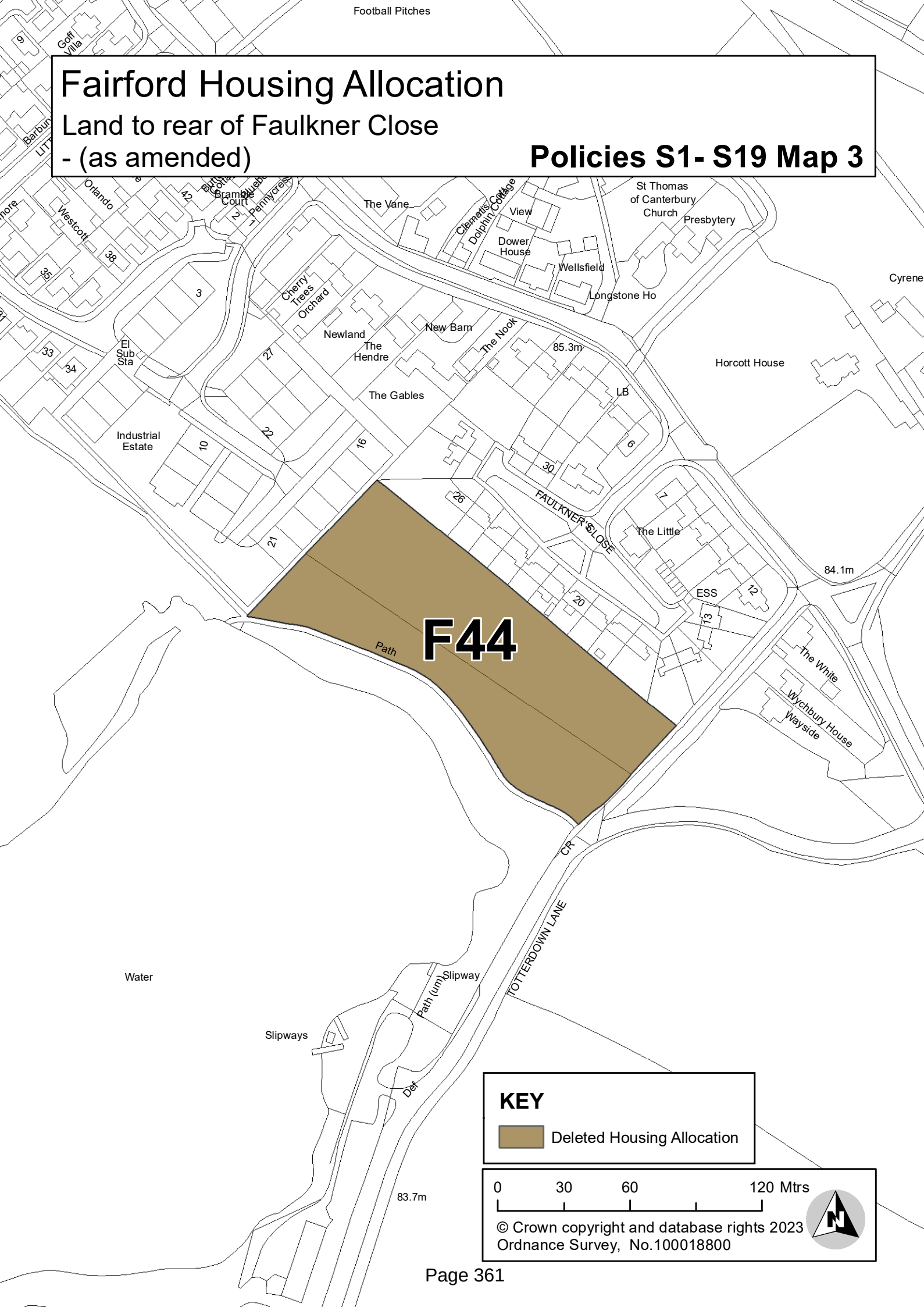
Policies S1-S19 Map 2



Fairford Housing Allocation

Land to rear of Faulkner Close - (as amended)

Policies S1- S19 Map 3



Kemble Housing Allocation

Land between Windmill Road and A429
- (as amended)

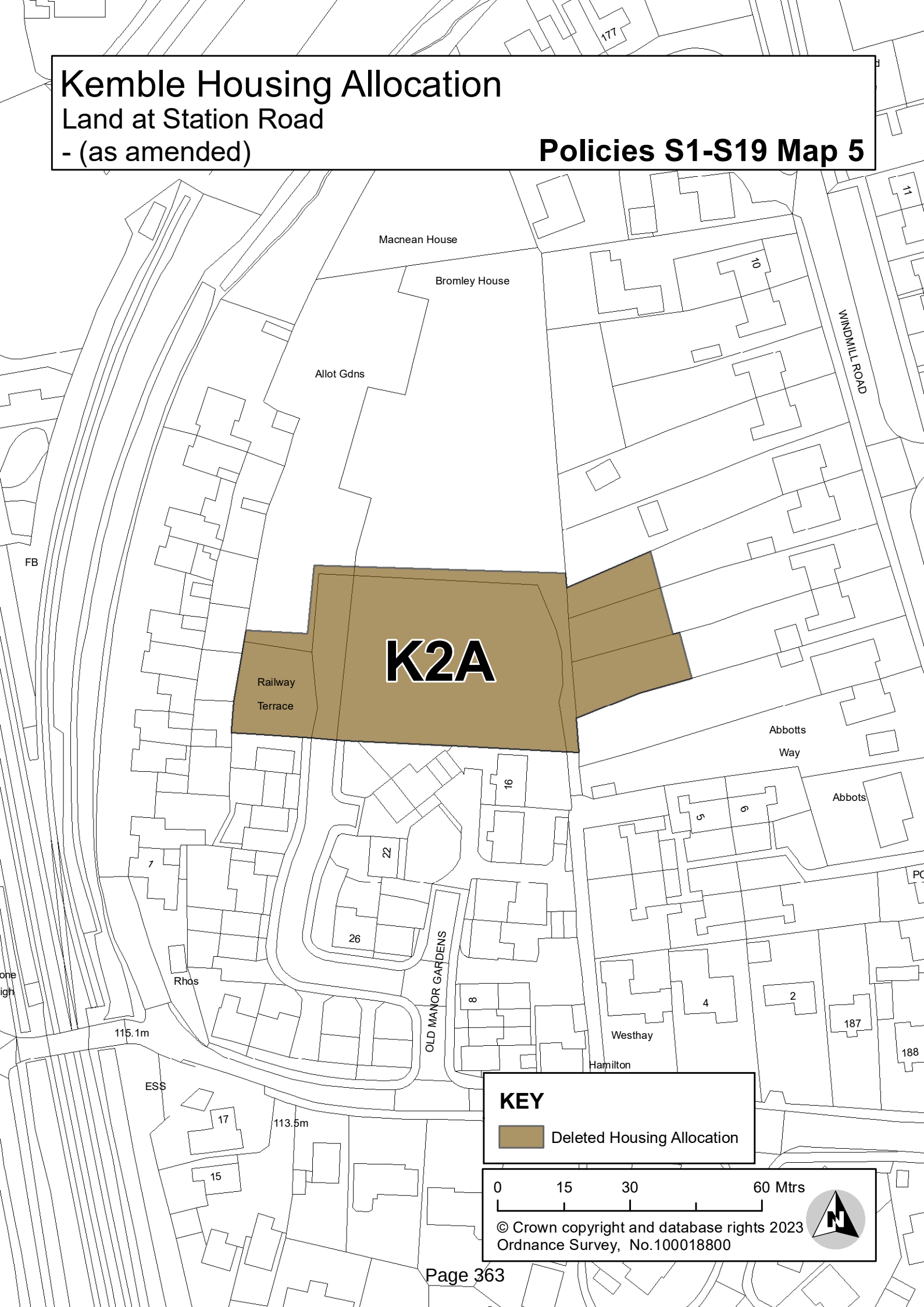
Policies S1-S19 Map 4

Kemble Housing Allocation

Land at Station Road

- (as amended)

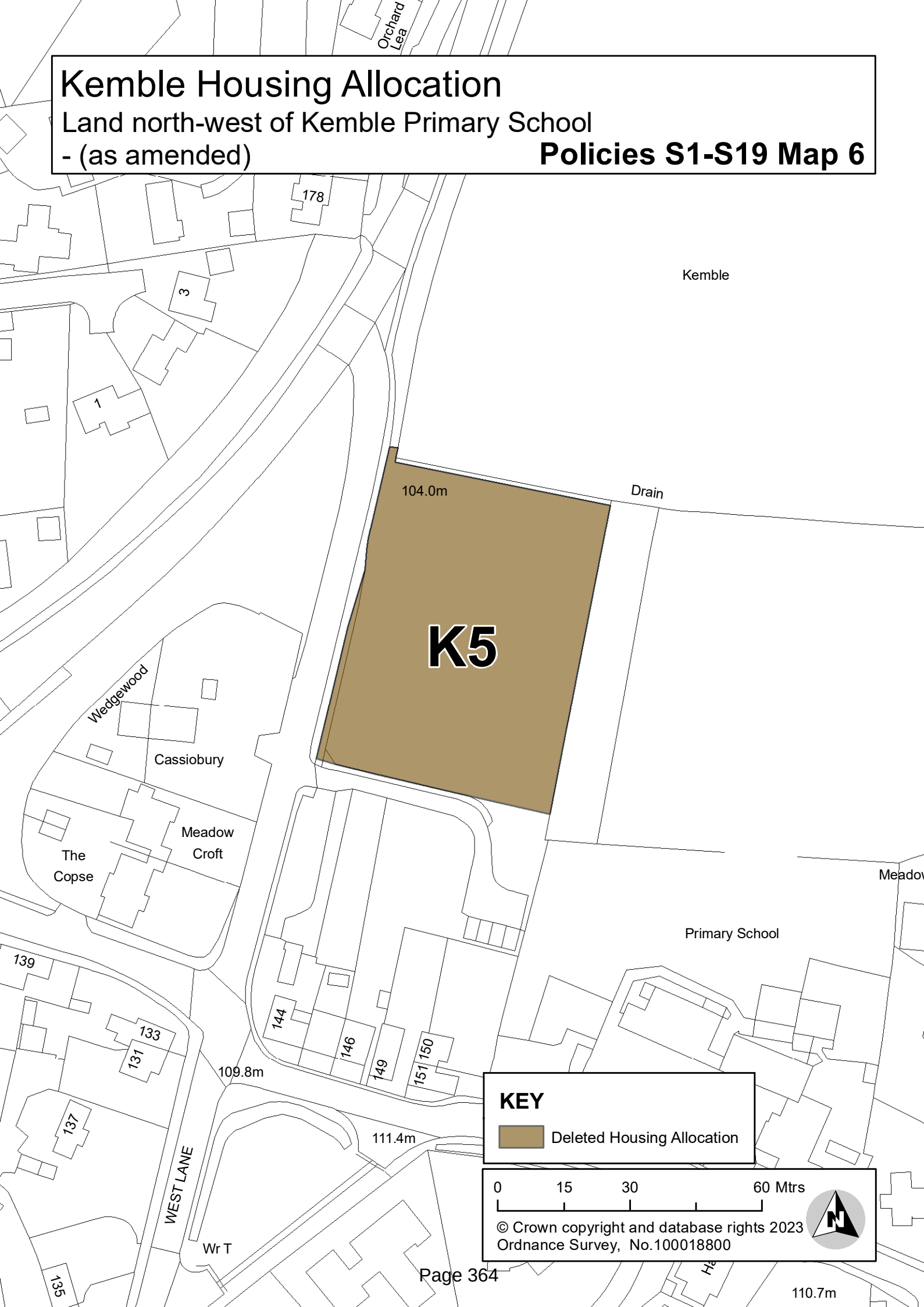
Policies S1-S19 Map 5



Kemble Housing Allocation

Land north-west of Kemble Primary School
- (as amended)

Policies S1-S19 Map 6



Lechlade Housing Allocation

Land west of Orchard Close
- (as amended)

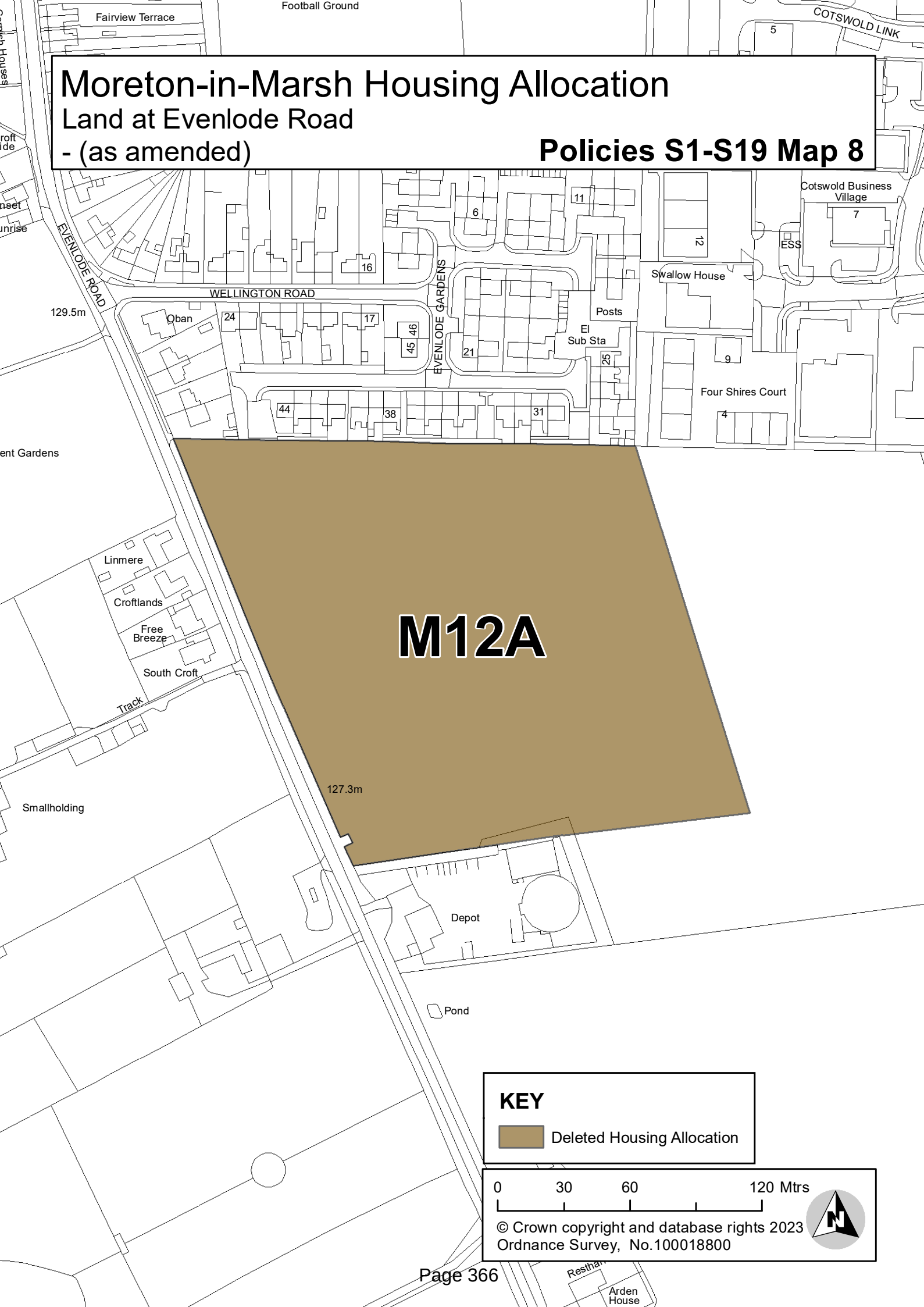
Policies S1-S19 Map 7

Moreton-in-Marsh Housing Allocation

Land at Evenlode Road

- (as amended)

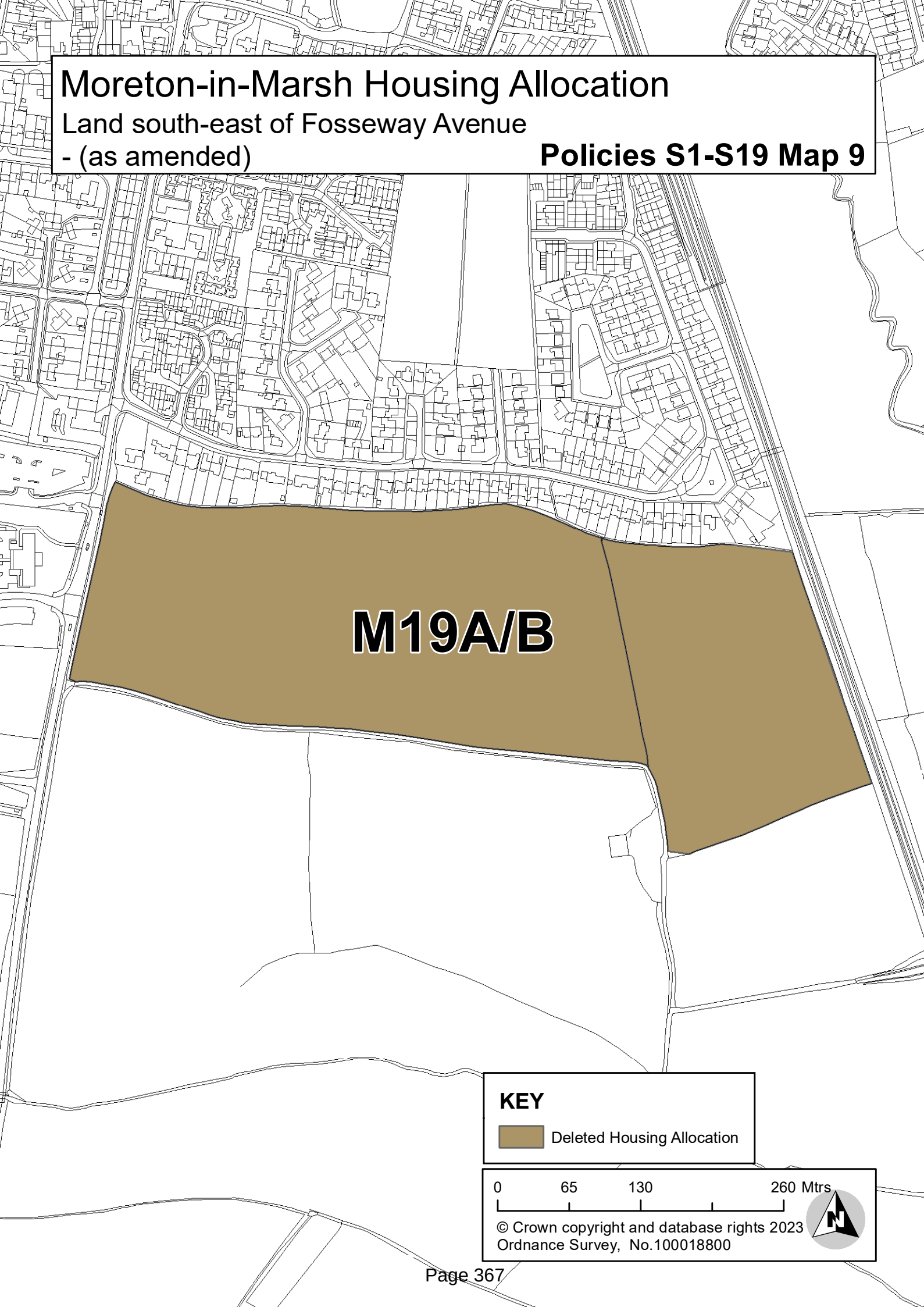
Policies S1-S19 Map 8



Moreton-in-Marsh Housing Allocation

Land south-east of Fosseway Avenue
- (as amended)

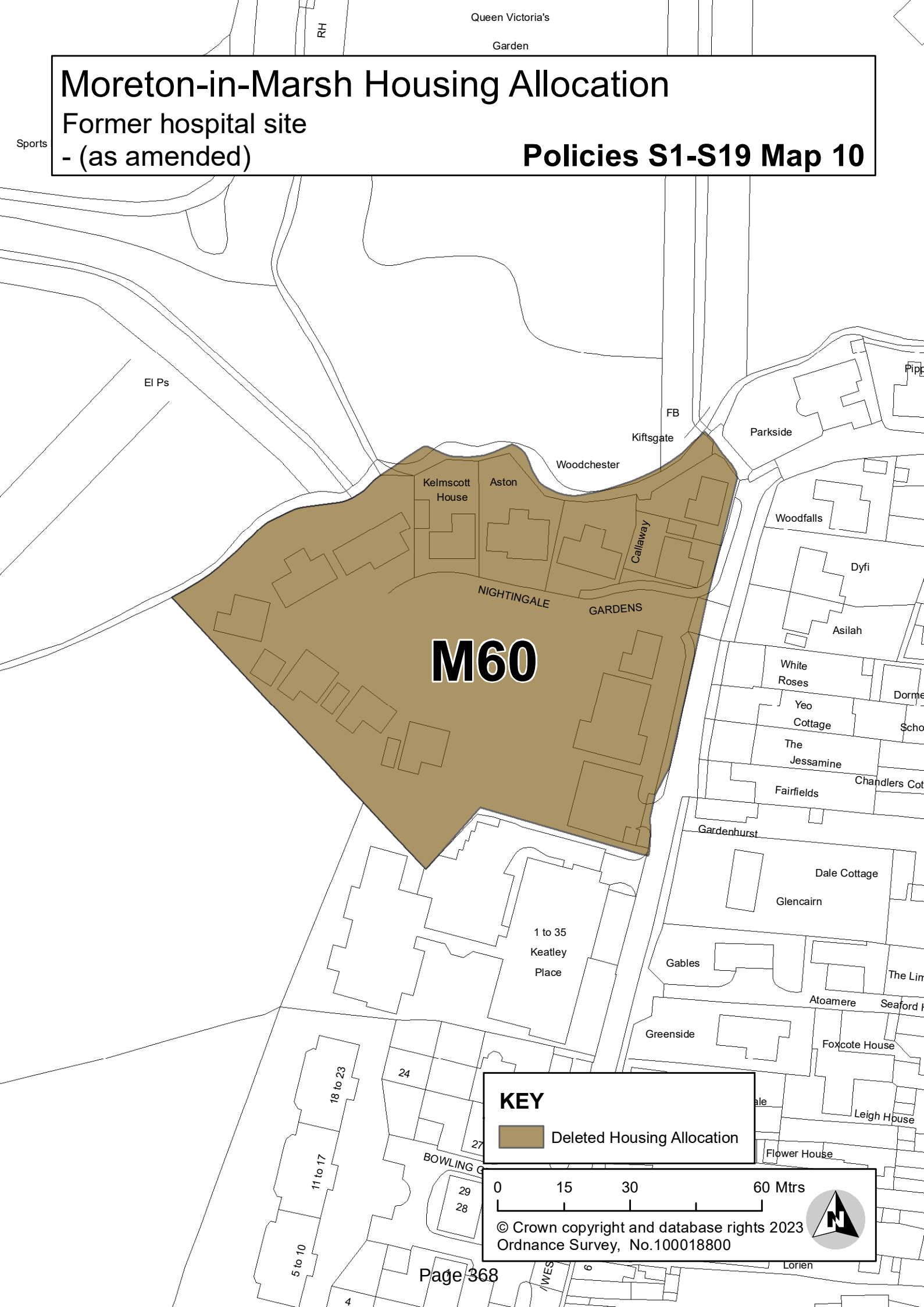
Policies S1-S19 Map 9



Moreton-in-Marsh Housing Allocation

Former hospital site - (as amended)

Policies S1-S19 Map 10

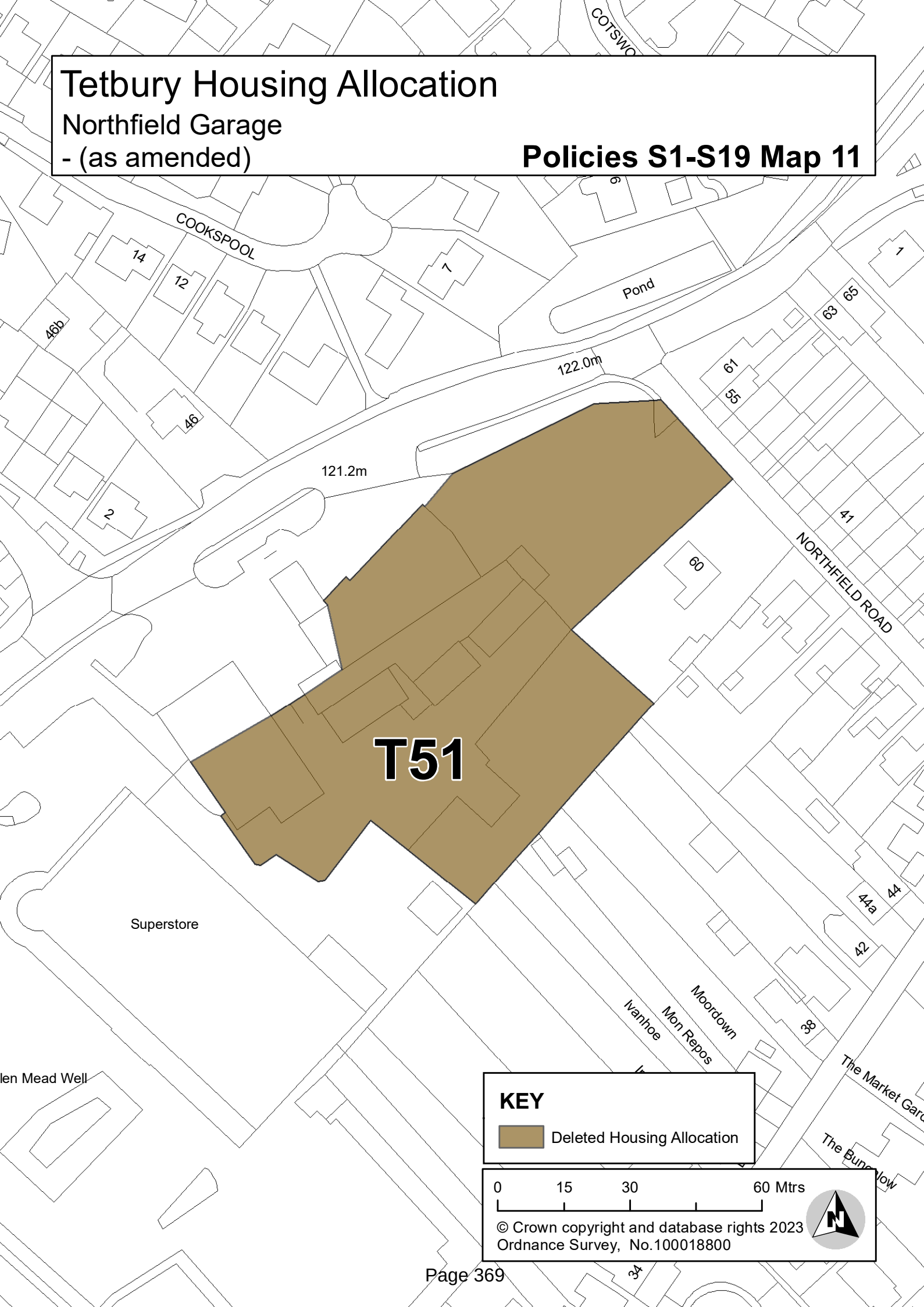


Tetbury Housing Allocation

Northfield Garage

- (as amended)

Policies S1-S19 Map 11

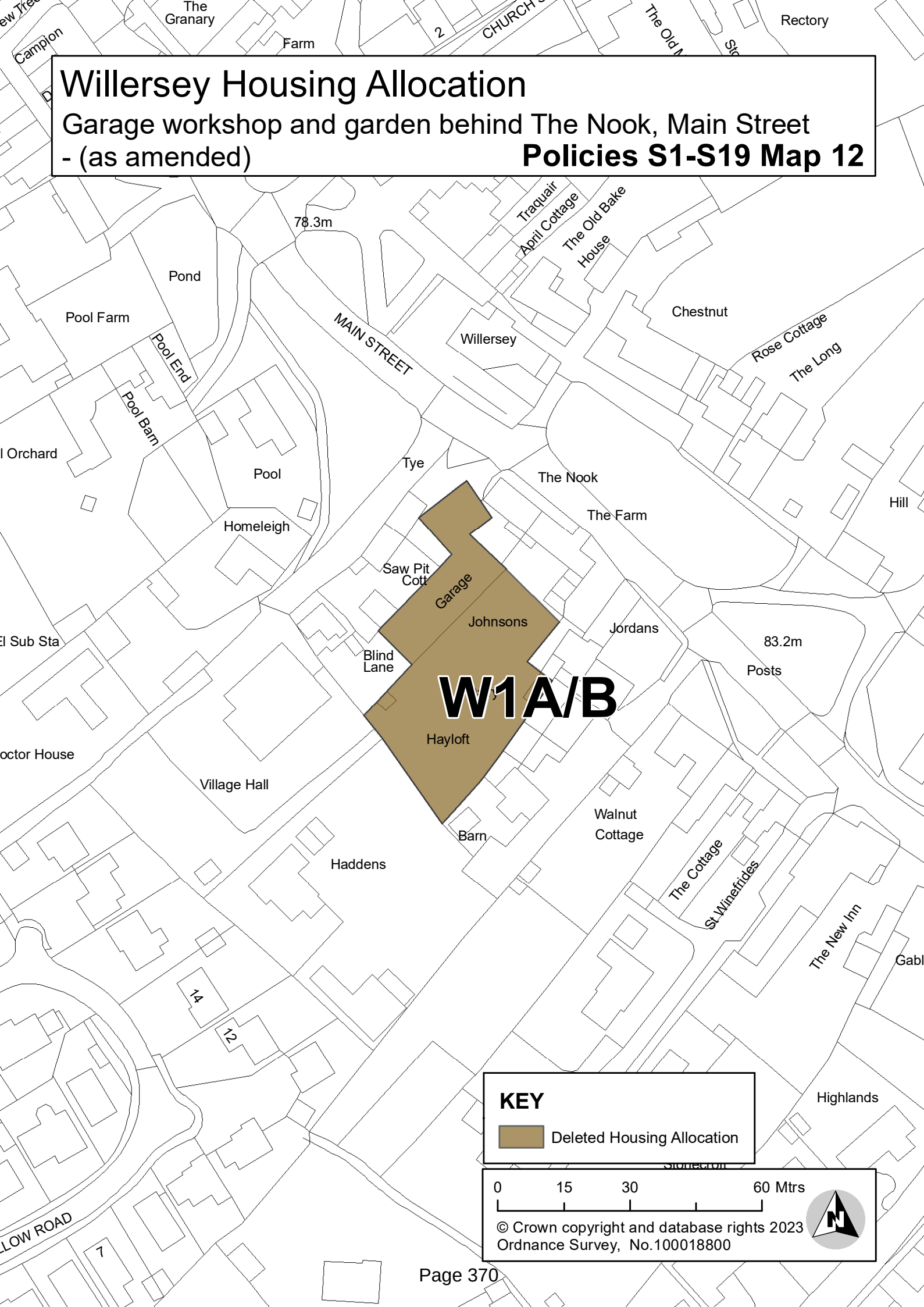


© Crown copyright and database rights 2023
Ordnance Survey, No.100018800

Willersey Housing Allocation

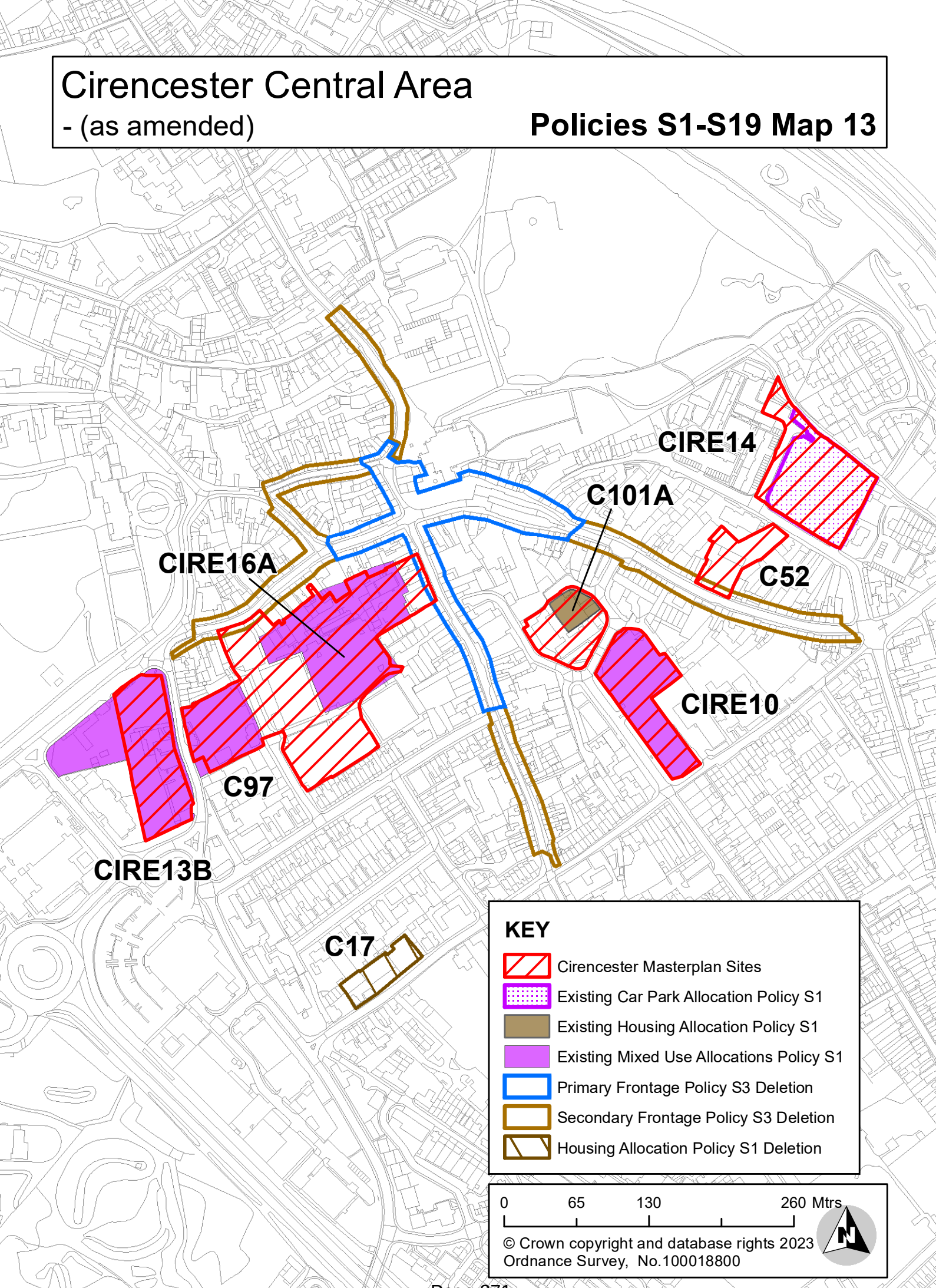
Garage workshop and garden behind The Nook, Main Street - (as amended)

Policies S1-S19 Map 12



Cirencester Central Area
- (as amended)

Policies S1-S19 Map 13



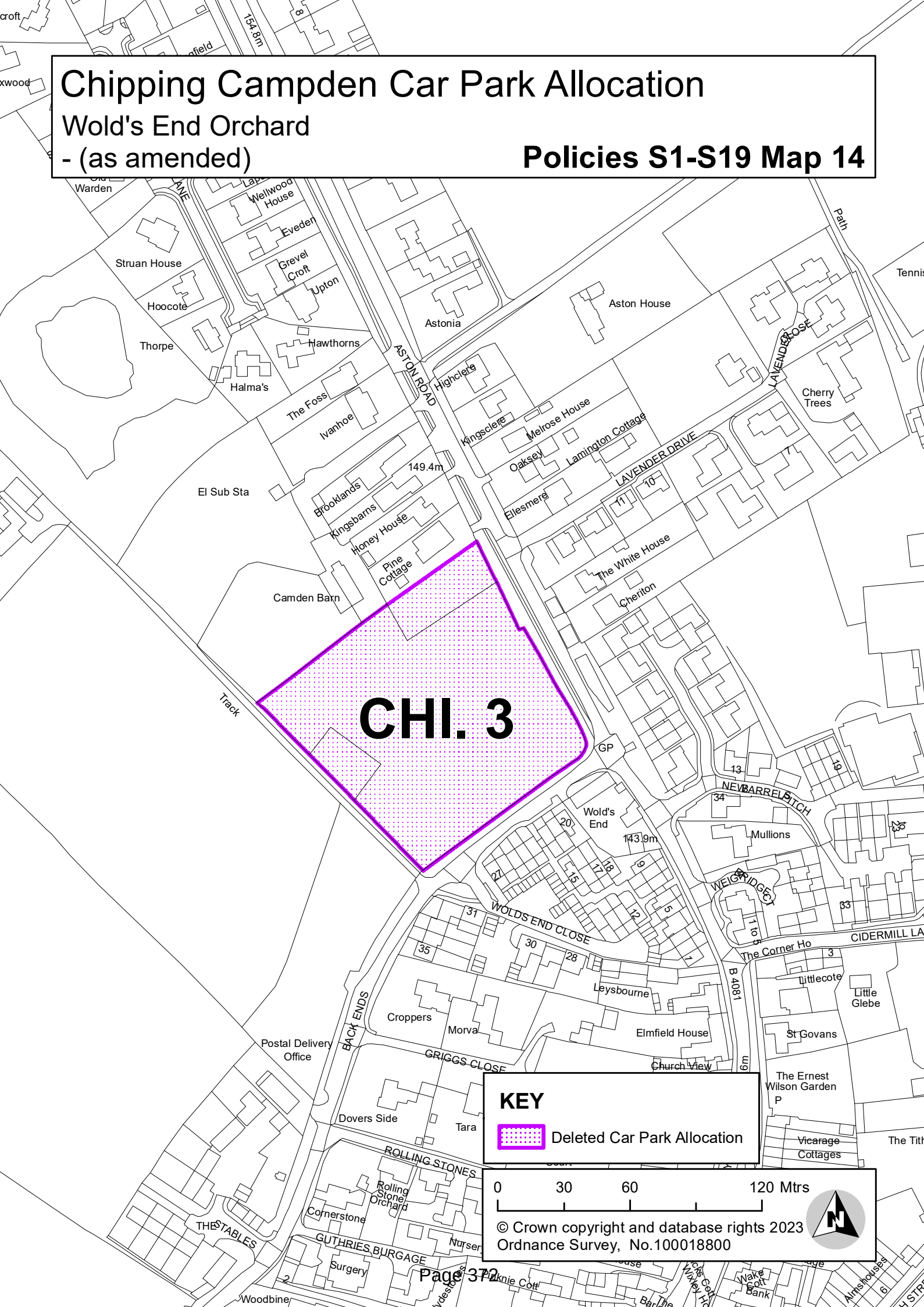
© Crown copyright and database rights 2023
Ordnance Survey, No.100018800

Chipping Campden Car Park Allocation

Wold's End Orchard

- (as amended)

Policies S1-S19 Map 14

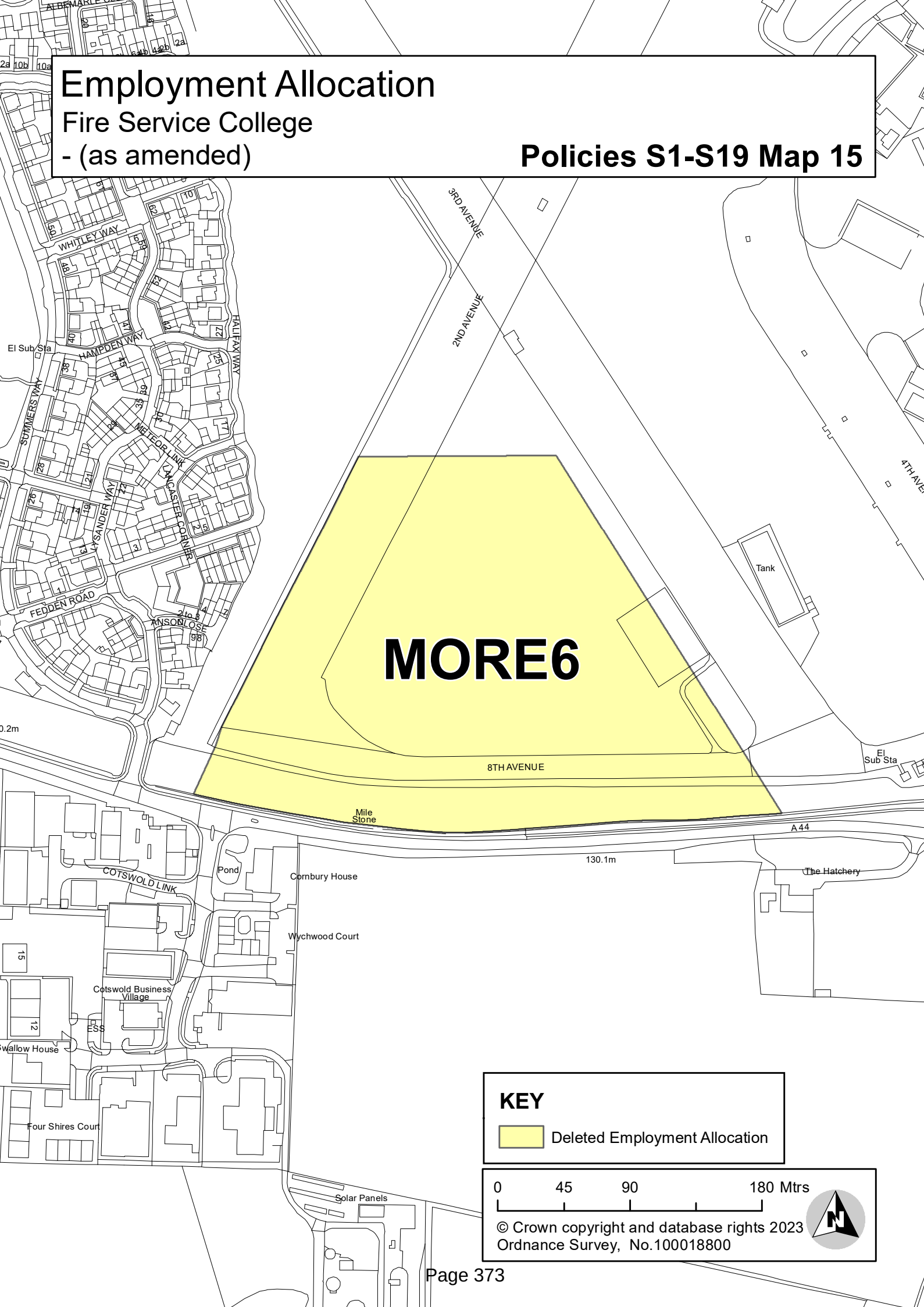


Employment Allocation

Fire Service College

- (as amended)

Policies S1-S19 Map 15

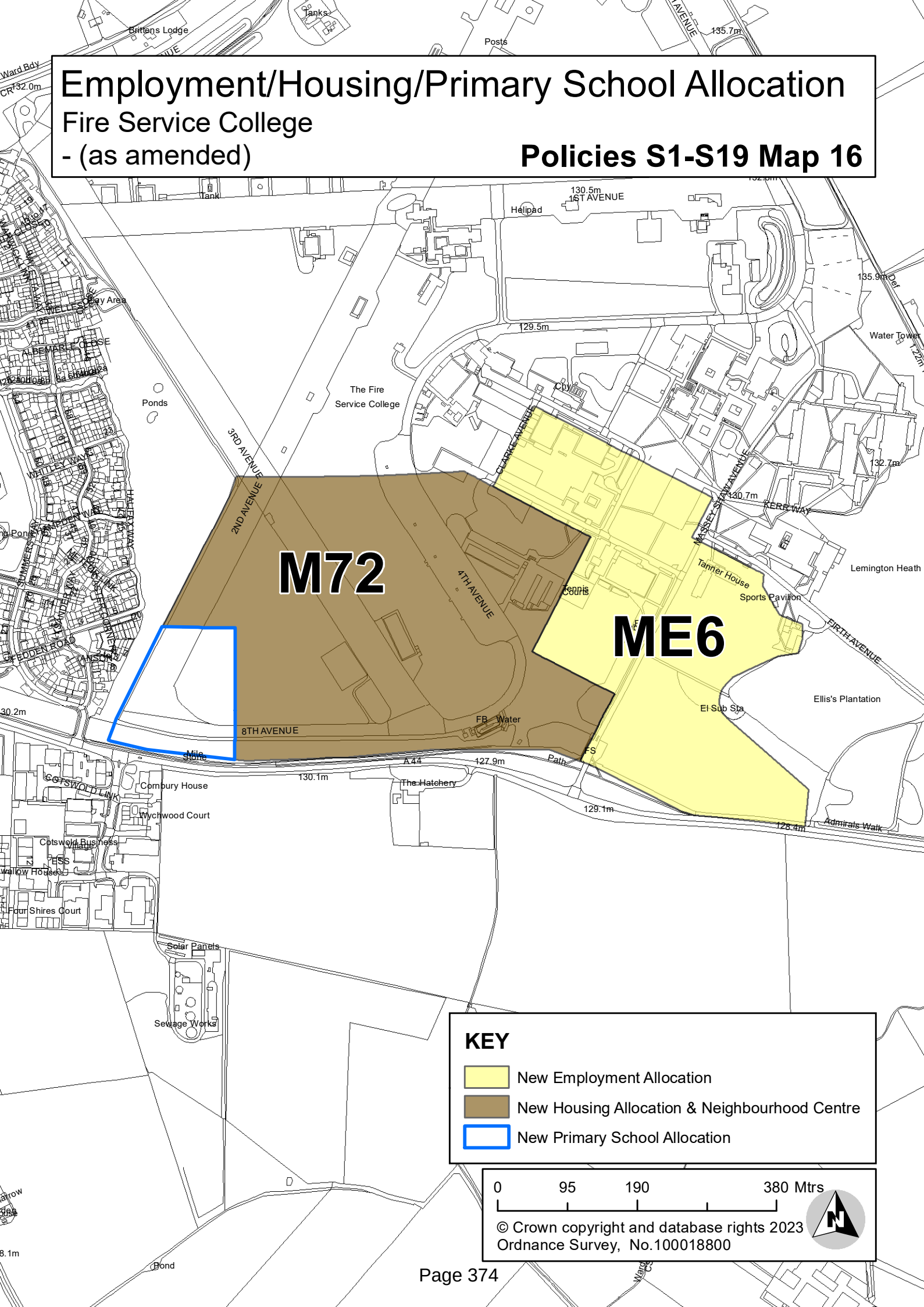


Employment/Housing/Primary School Allocation

Fire Service College

- (as amended)

Policies S1-S19 Map 16

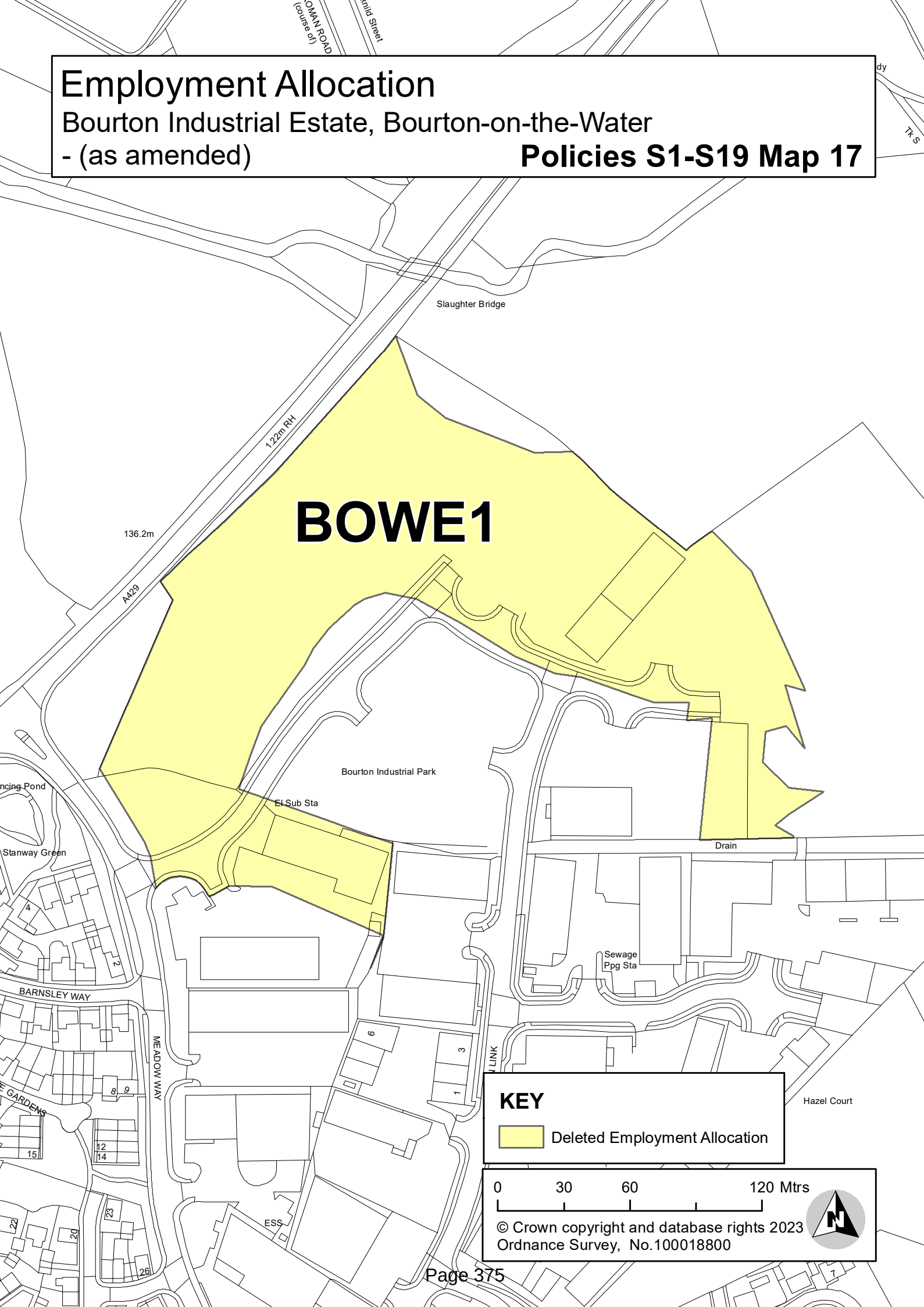


© Crown copyright and database rights 2023
Ordnance Survey, No.100018800

Employment Allocation

Bourton Industrial Estate, Bourton-on-the-Water - (as amended)

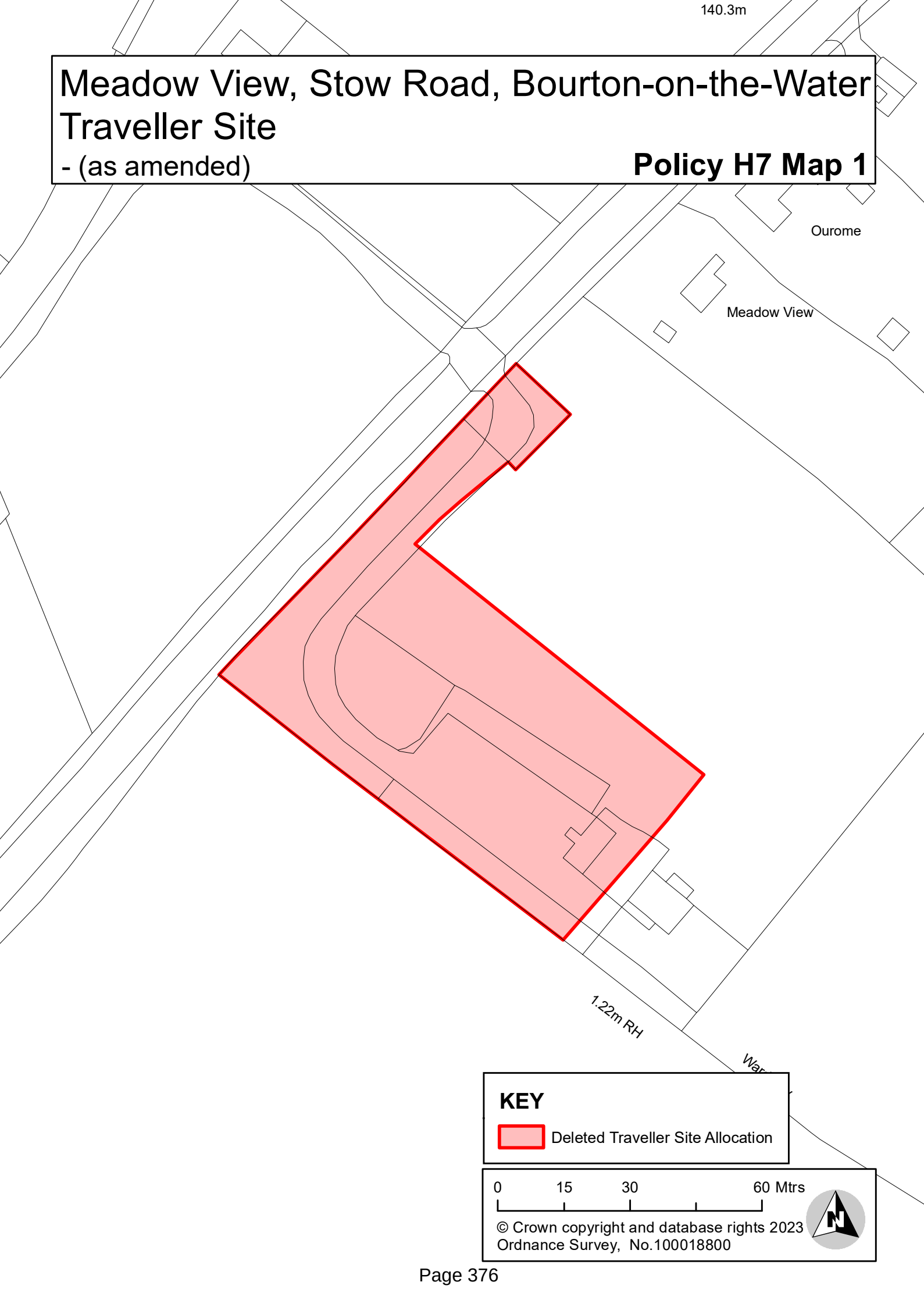
Policies S1-S19 Map 17



Meadow View, Stow Road, Bourton-on-the-Water Traveller Site

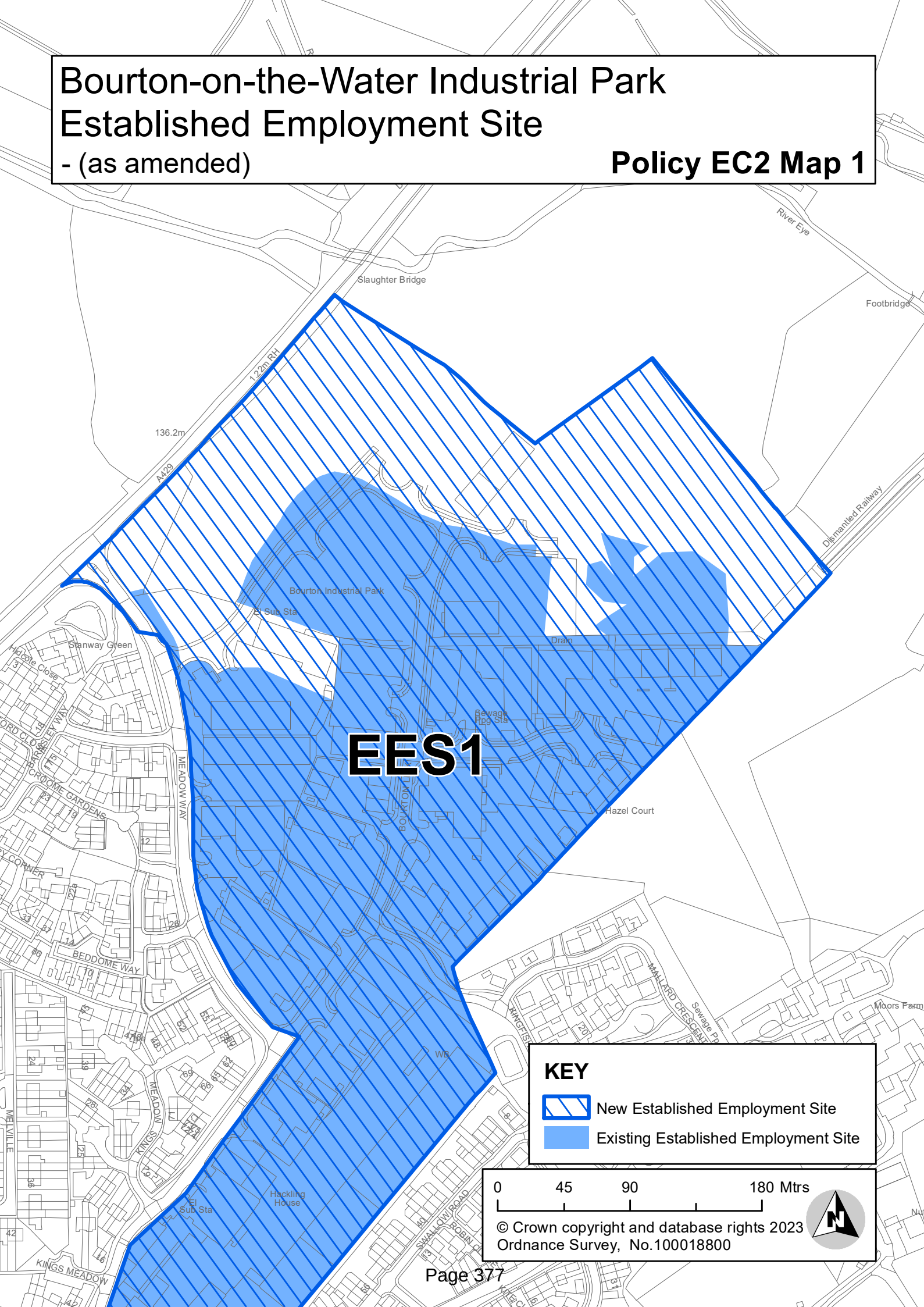
- (as amended)

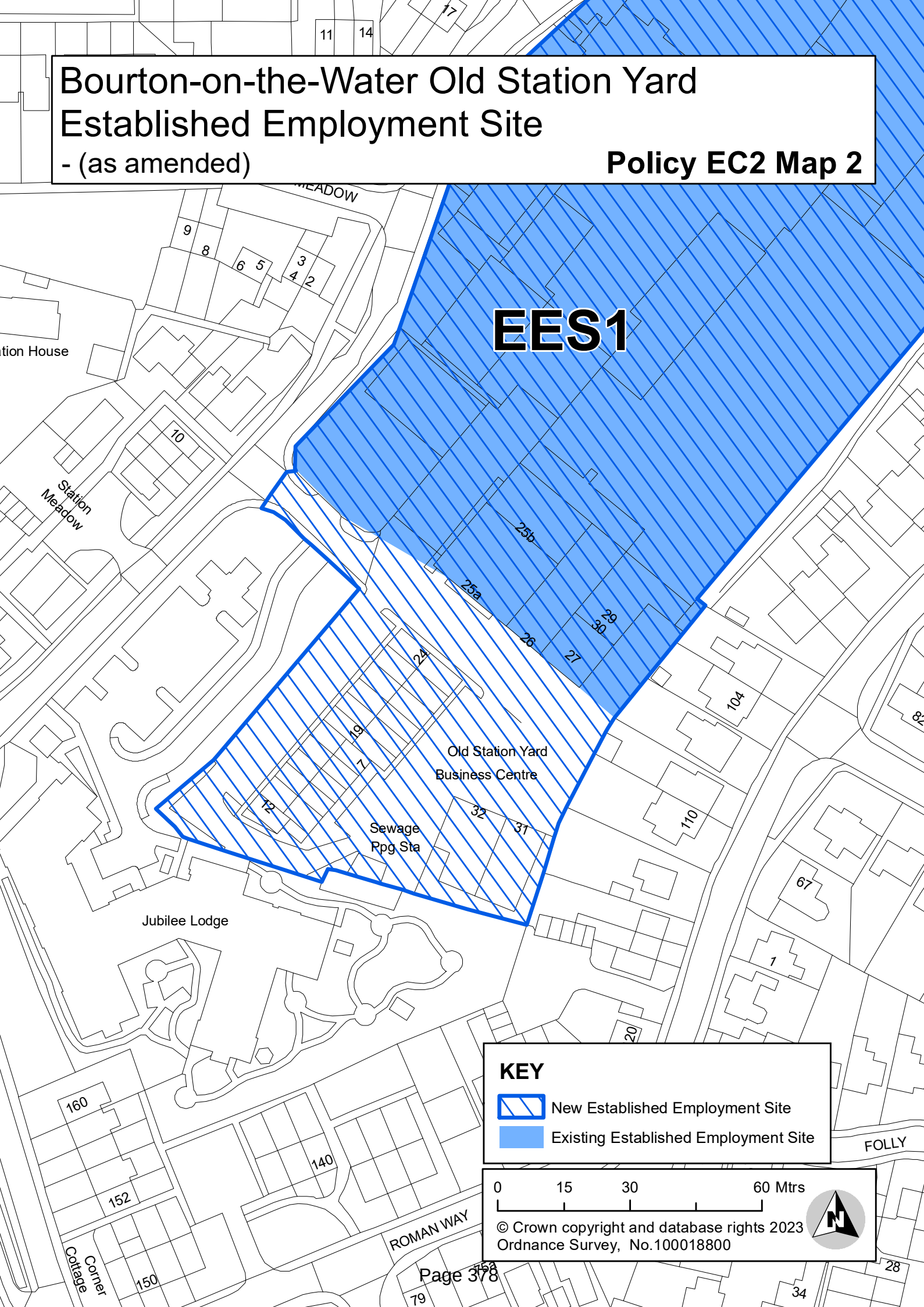
Policy H7 Map 1



Bourton-on-the-Water Industrial Park
Established Employment Site
- (as amended)

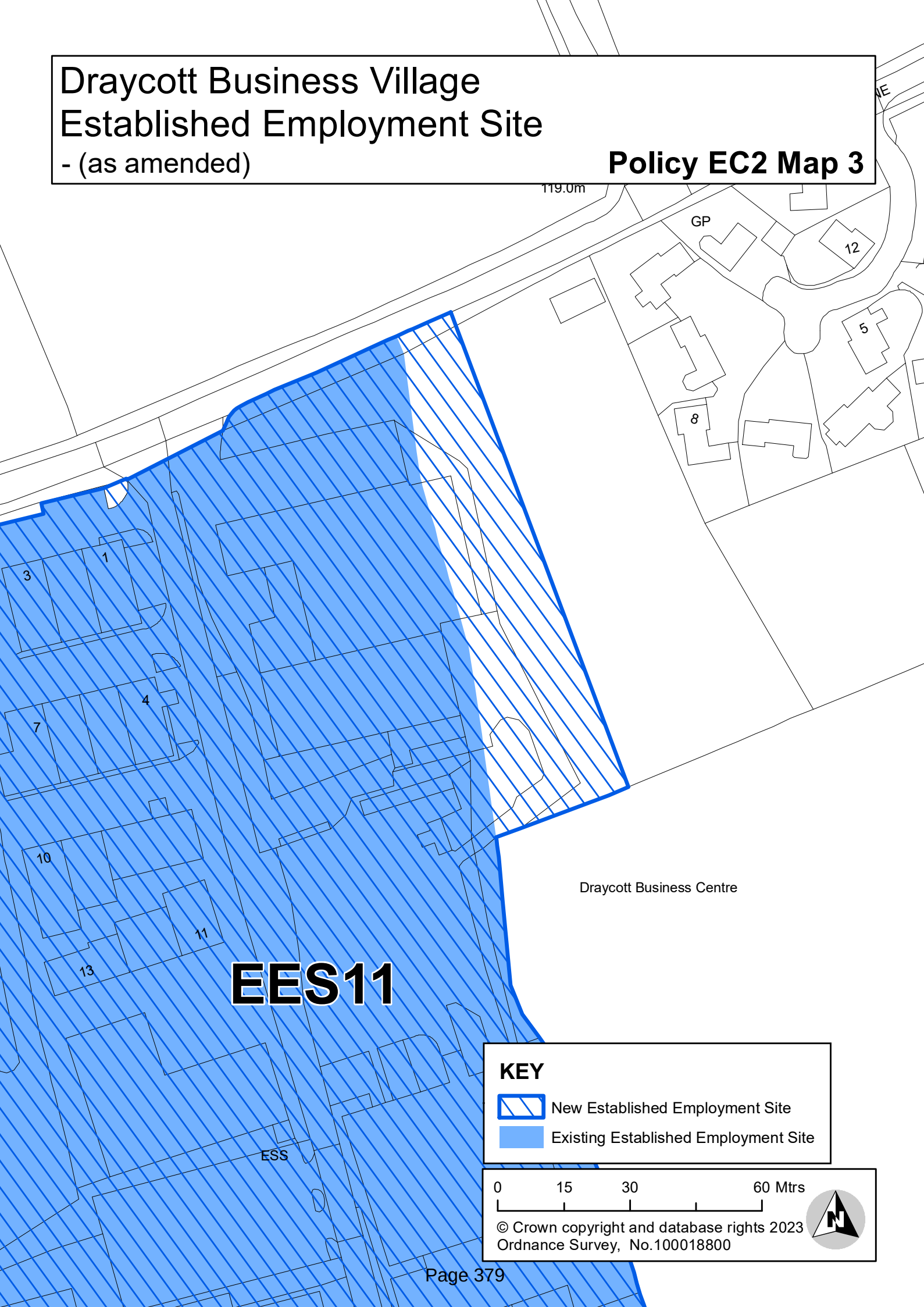
Policy EC2 Map 1




Bourton-on-the-Water Old Station Yard
Established Employment Site
- (as amended)
Policy EC2 Map 2
EES1
Station Meadow
Old Station Yard
Business Centre
Sewage
Ppg Sta
Jubilee Lodge
ROMAN WAY
FOLLY
Corner Cottage
KEY
New Established Employment Site
Existing Established Employment Site
0 15 30 60 Mtrs
© Crown copyright and database rights 2023
Ordnance Survey, No.100018800

Draycott Business Village
Established Employment Site
- (as amended)

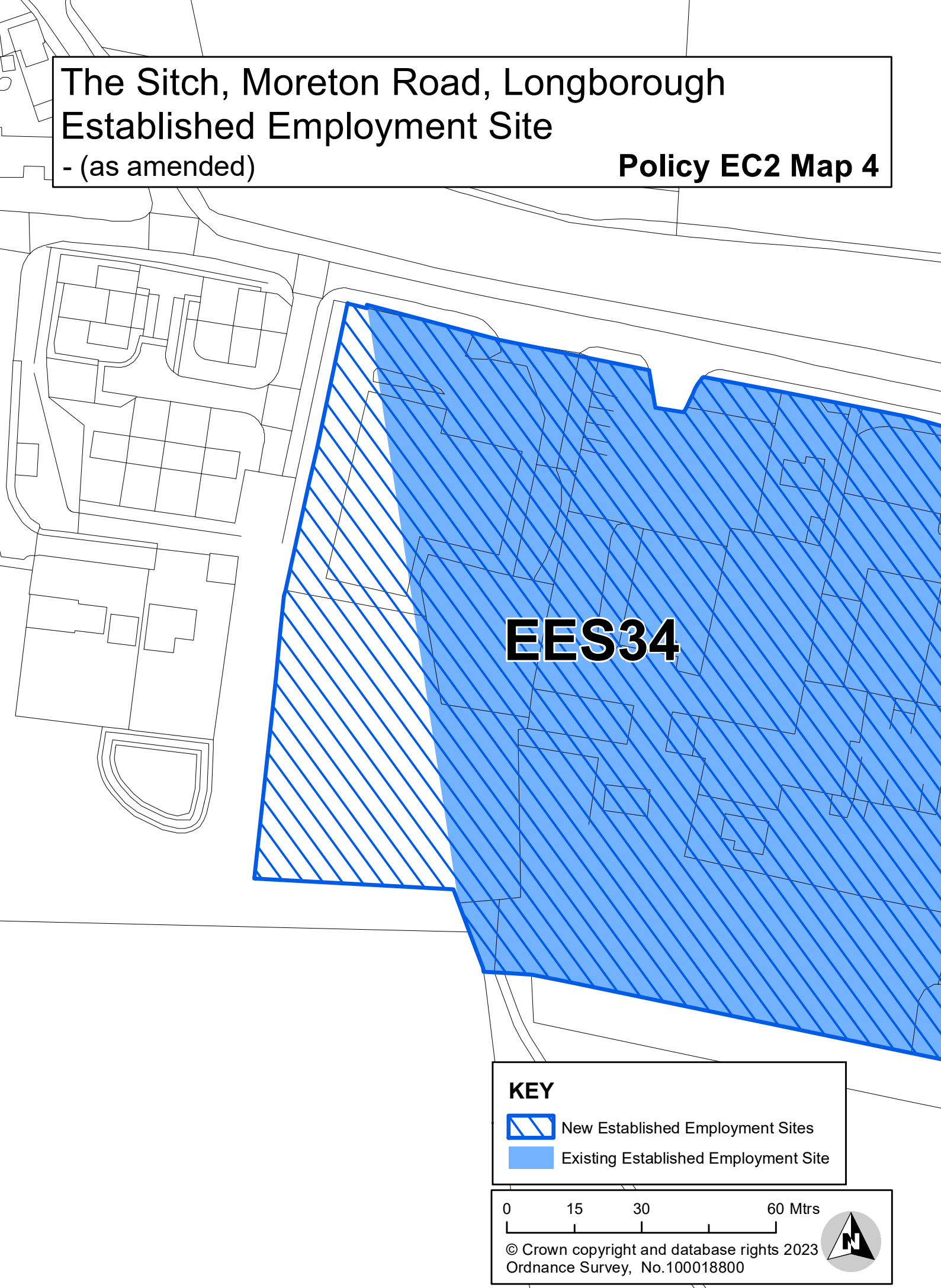
Policy EC2 Map 3



© Crown copyright and database rights 2023
Ordnance Survey, No.100018800

The Sitch, Moreton Road, Longborough
Established Employment Site
- (as amended)

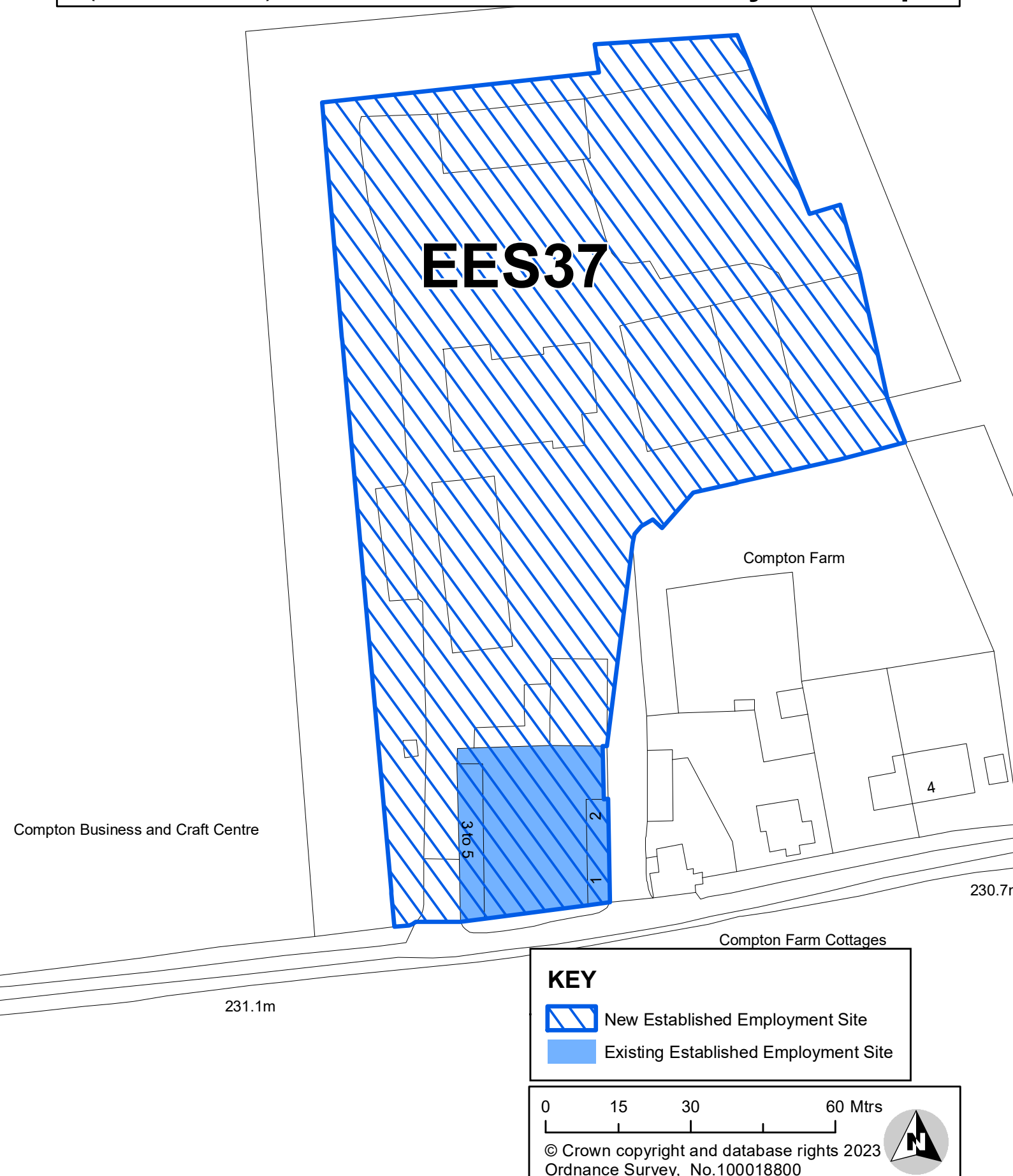
Policy EC2 Map 4



Compton Business and Craft Centre Established Employment Site

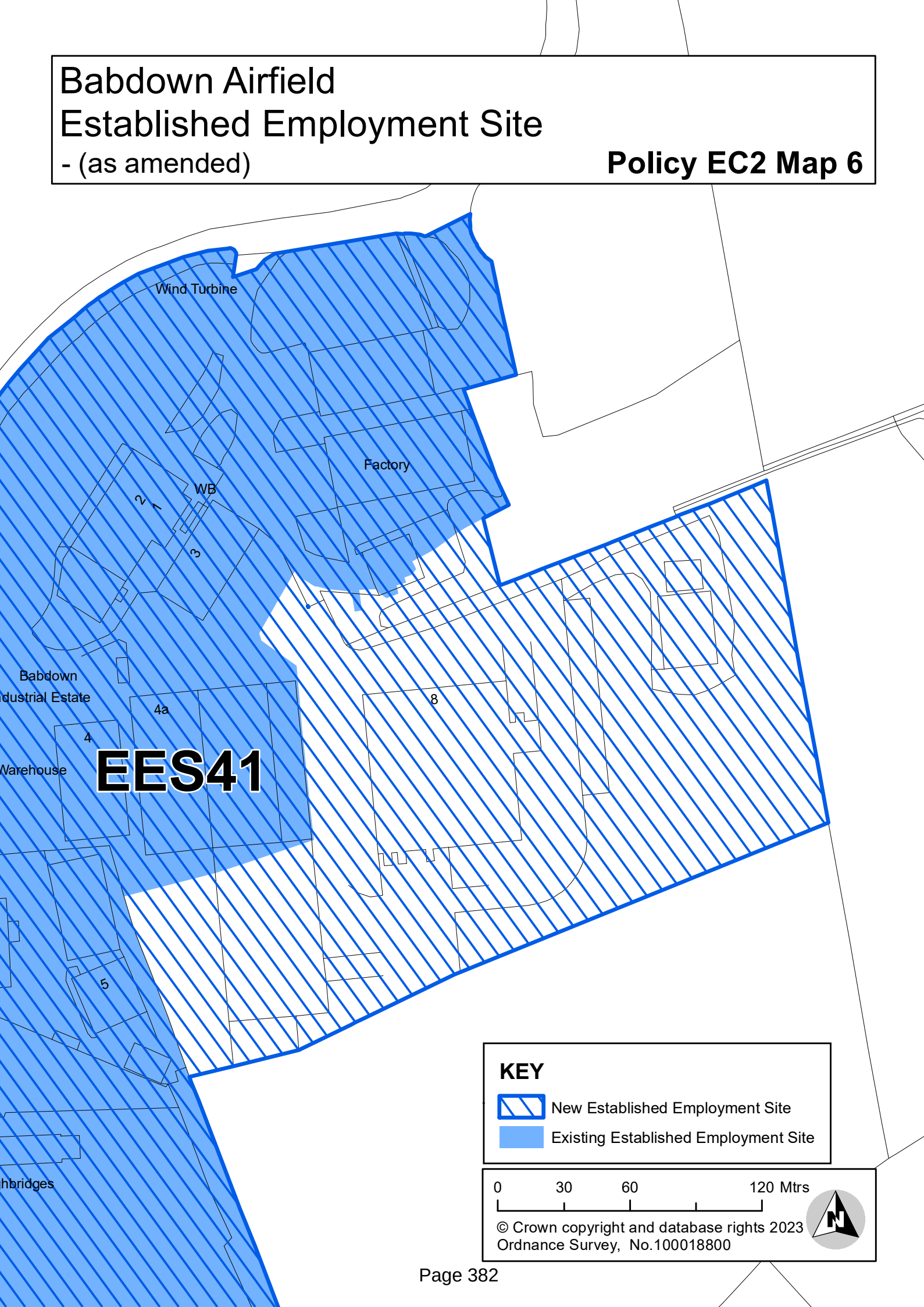
- (as amended)

Policy EC2 Map 5



Babdown Airfield
Established Employment Site
- (as amended)

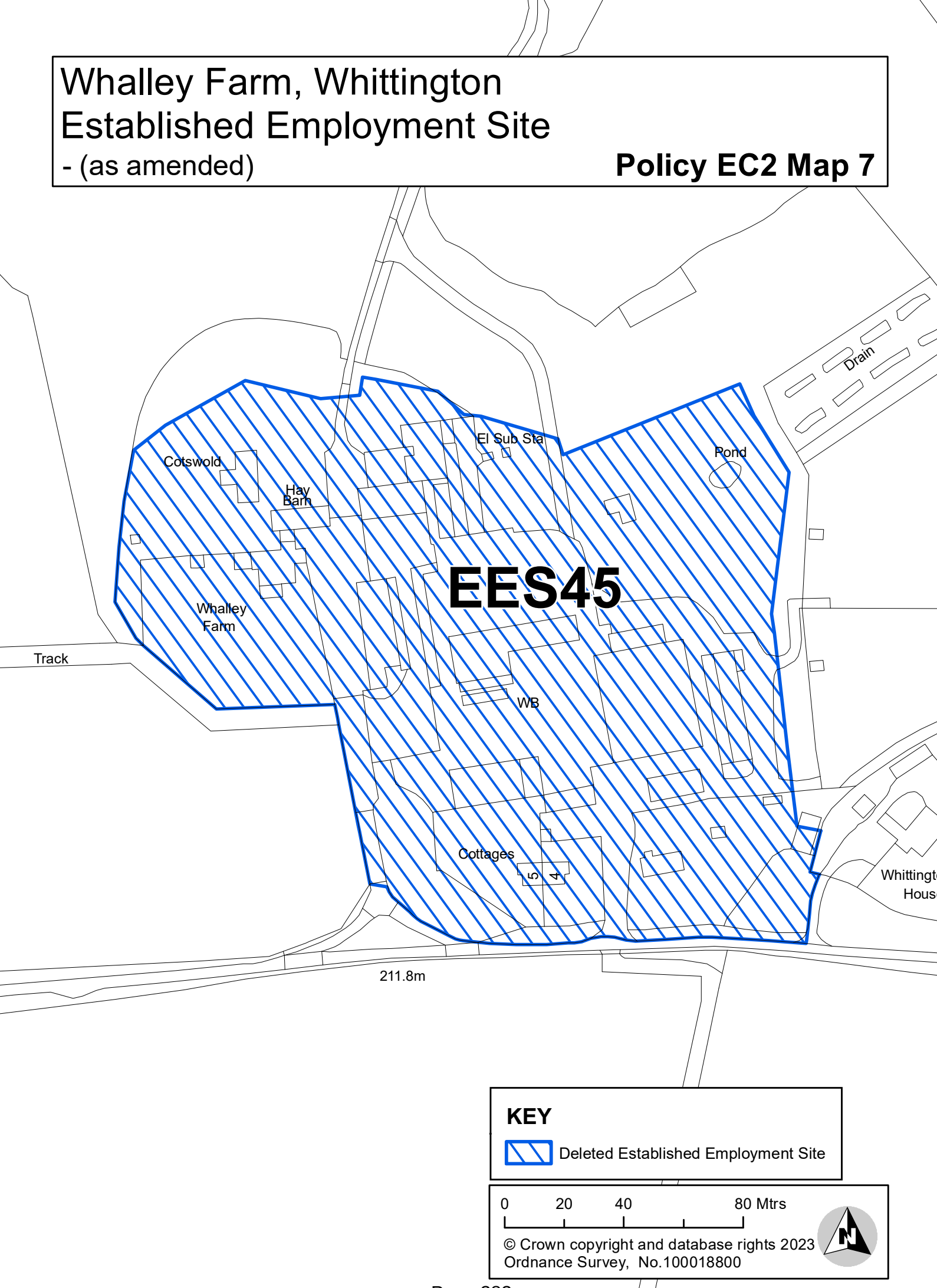
Policy EC2 Map 6



© Crown copyright and database rights 2023
Ordnance Survey, No.100018800

Whalley Farm, Whittington
Established Employment Site
- (as amended)

Policy EC2 Map 7



KEY

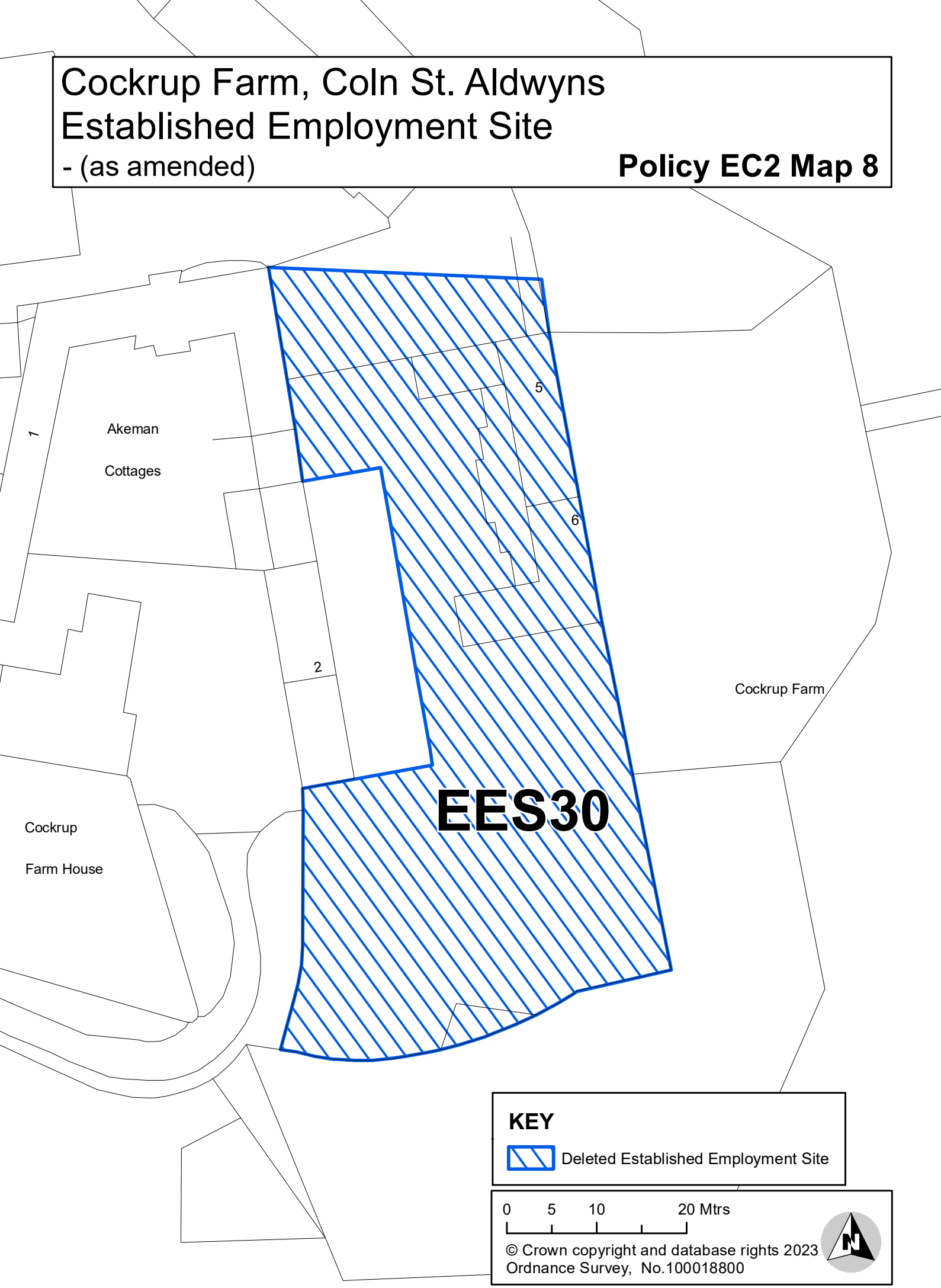
Deleted Established Employment Site

0 20 40 80 Mtrs

© Crown copyright and database rights 2023 Ordnance Survey, No.100018800

Cockrup Farm, Coln St. Aldwyns
Established Employment Site
- (as amended)

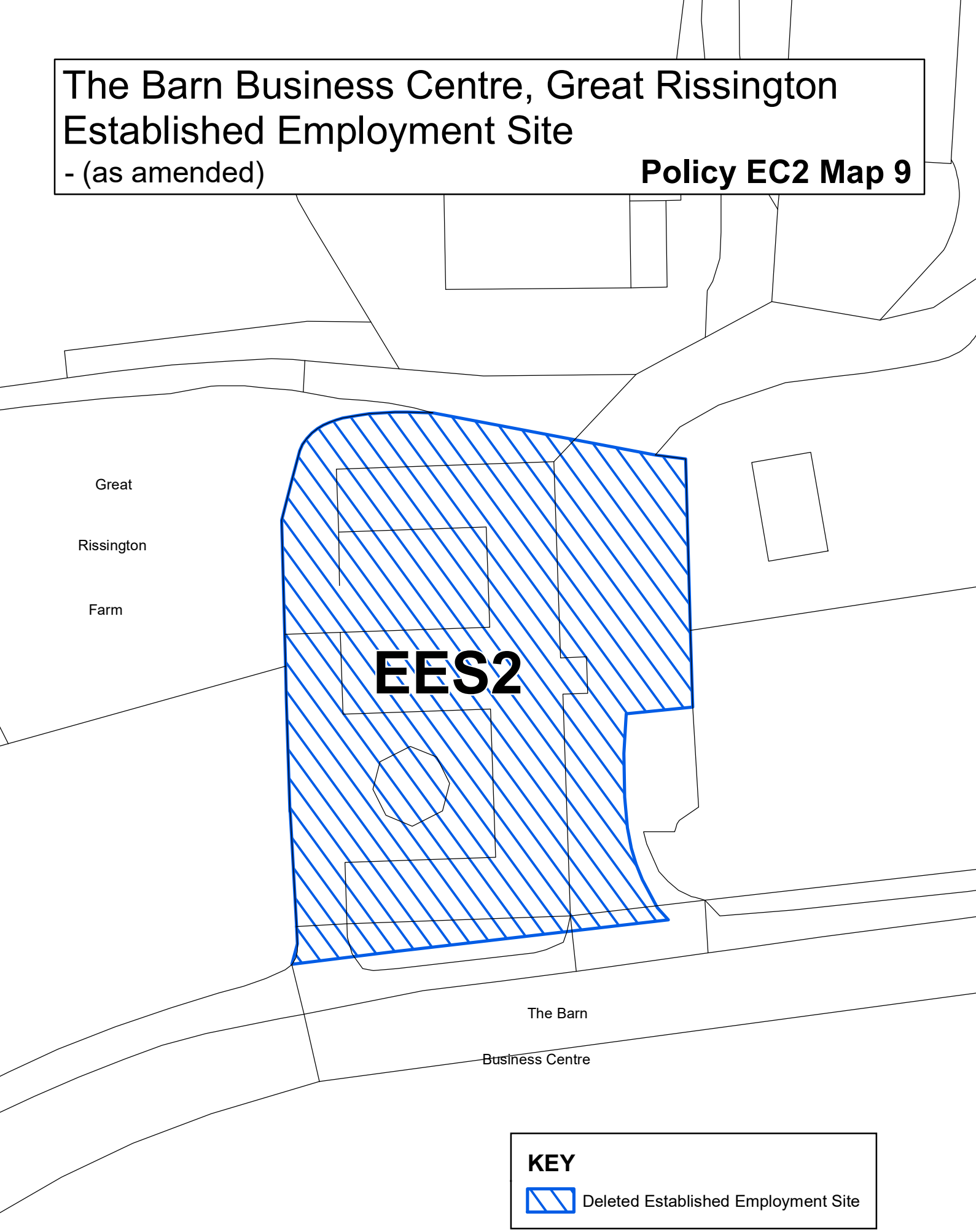
Policy EC2 Map 8



© Crown copyright and database rights 2023
Ordnance Survey, No.100018800

The Barn Business Centre, Great Rissington
Established Employment Site
- (as amended)

Policy EC2 Map 9



KEY

Deleted Established Employment Site

0 5 10 20 Mtrs

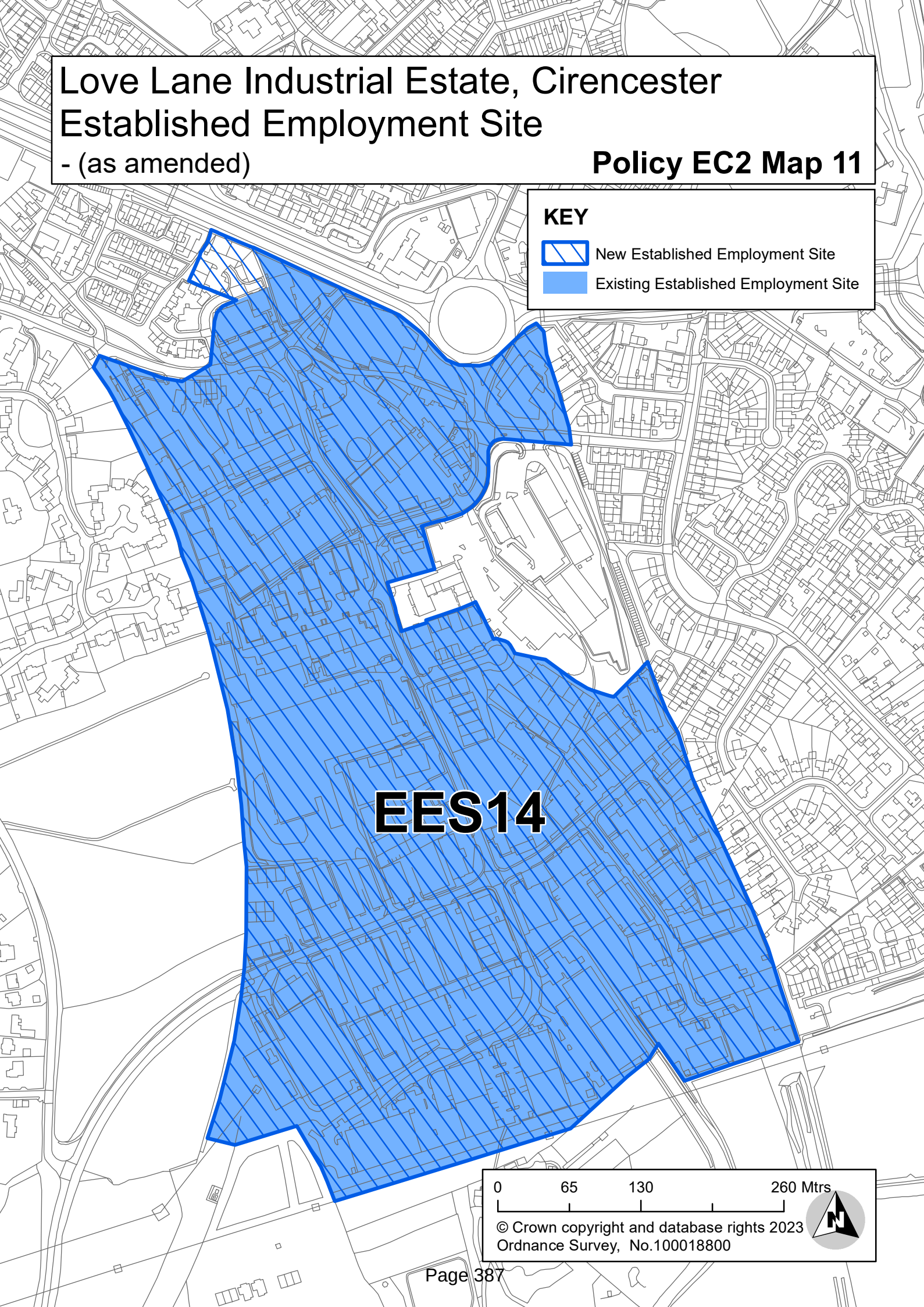
© Crown copyright and database rights 2023
Ordnance Survey, No.100018800

Street Farm, Doughton
Established Employment Site
- (as amended)

Policy EC2 Map 10

Love Lane Industrial Estate, Cirencester
Established Employment Site
- (as amended)

Policy EC2 Map 11

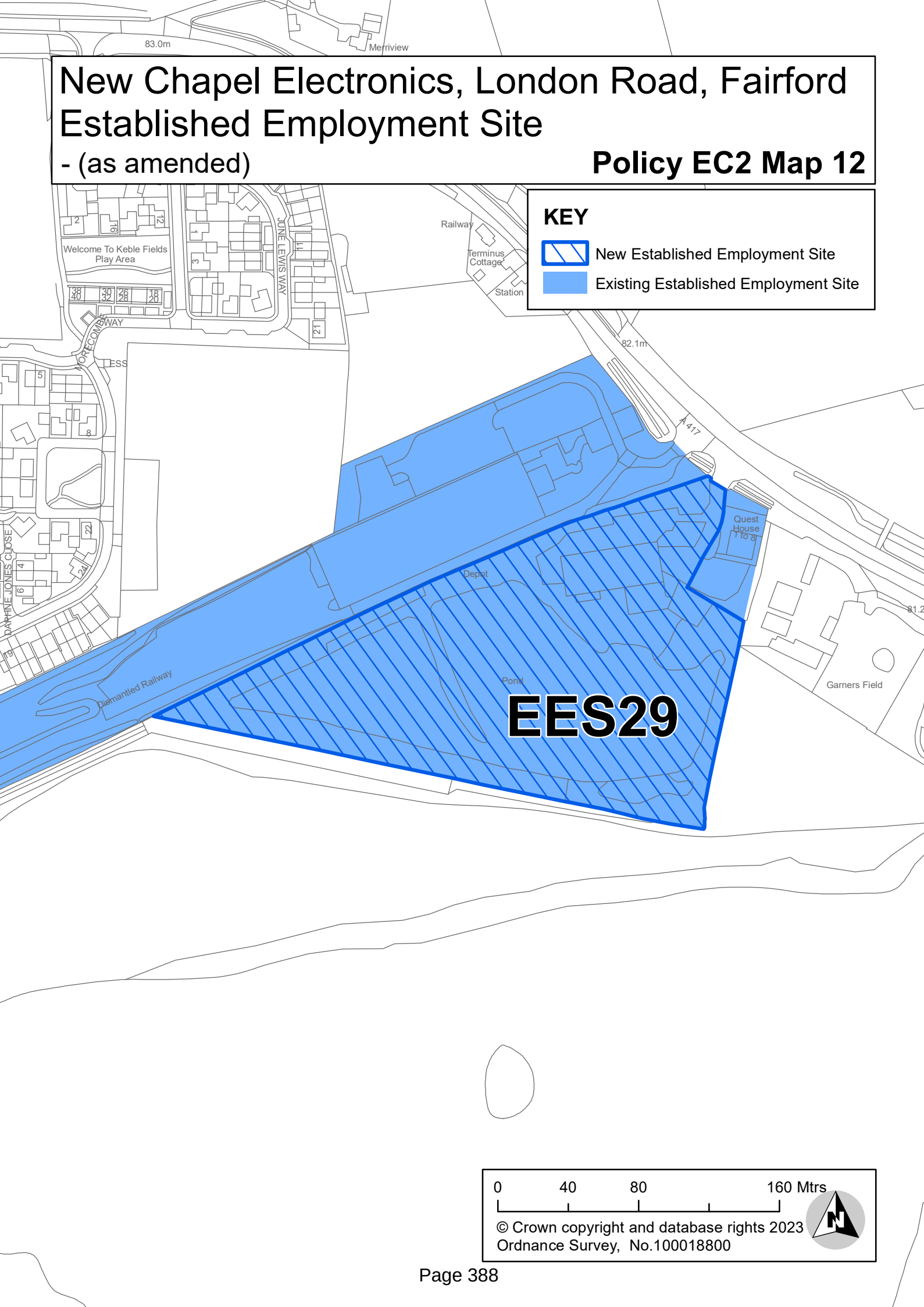


© Crown copyright and database rights 2023
Ordnance Survey, No.100018800

New Chapel Electronics, London Road, Fairford Established Employment Site

- (as amended)

Policy EC2 Map 12

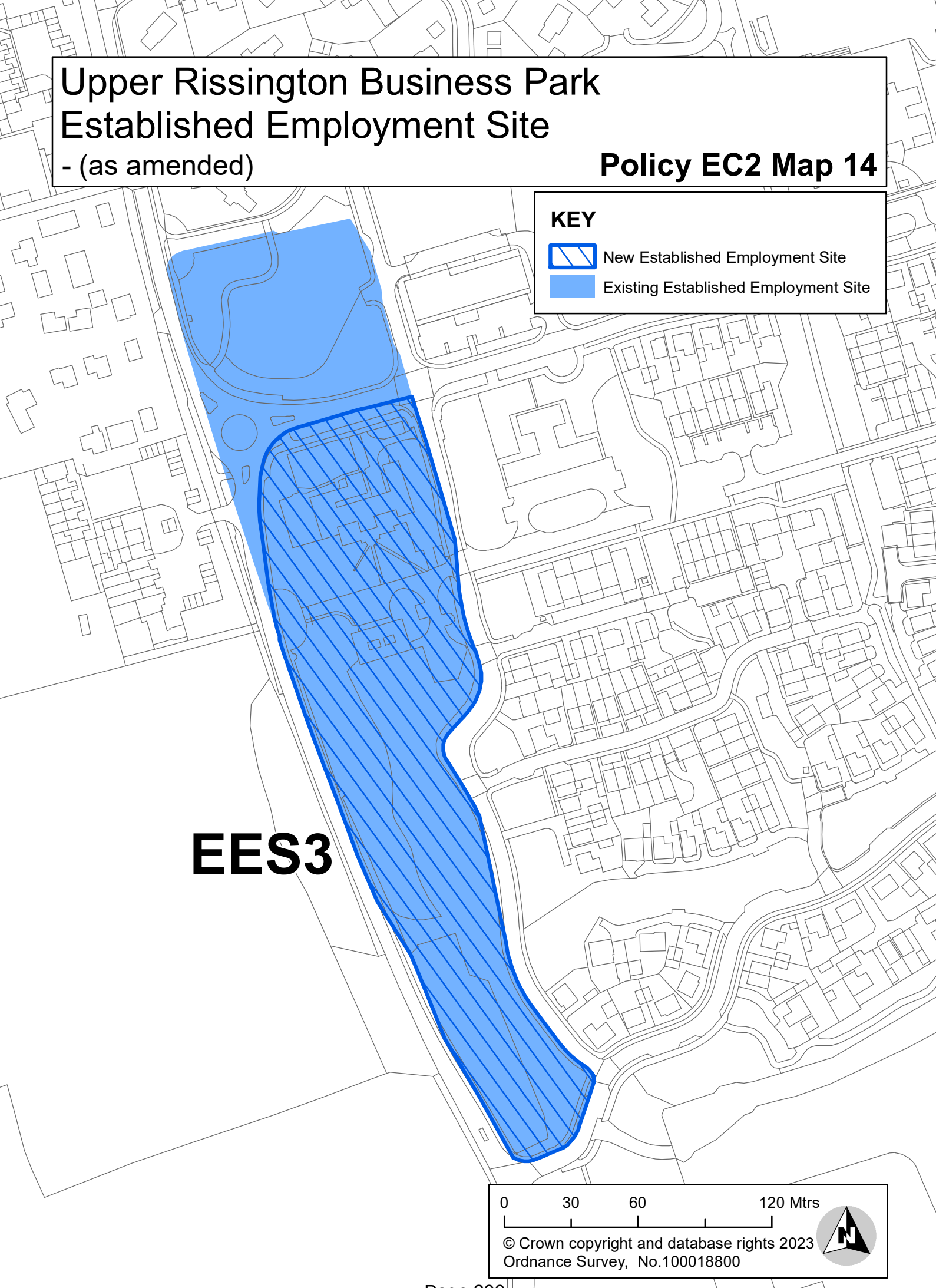


Old Brewery, Northleach
Established Employment Site
- (as amended)

Policy EC2 Map 13

Upper Rissington Business Park
Established Employment Site
- (as amended)

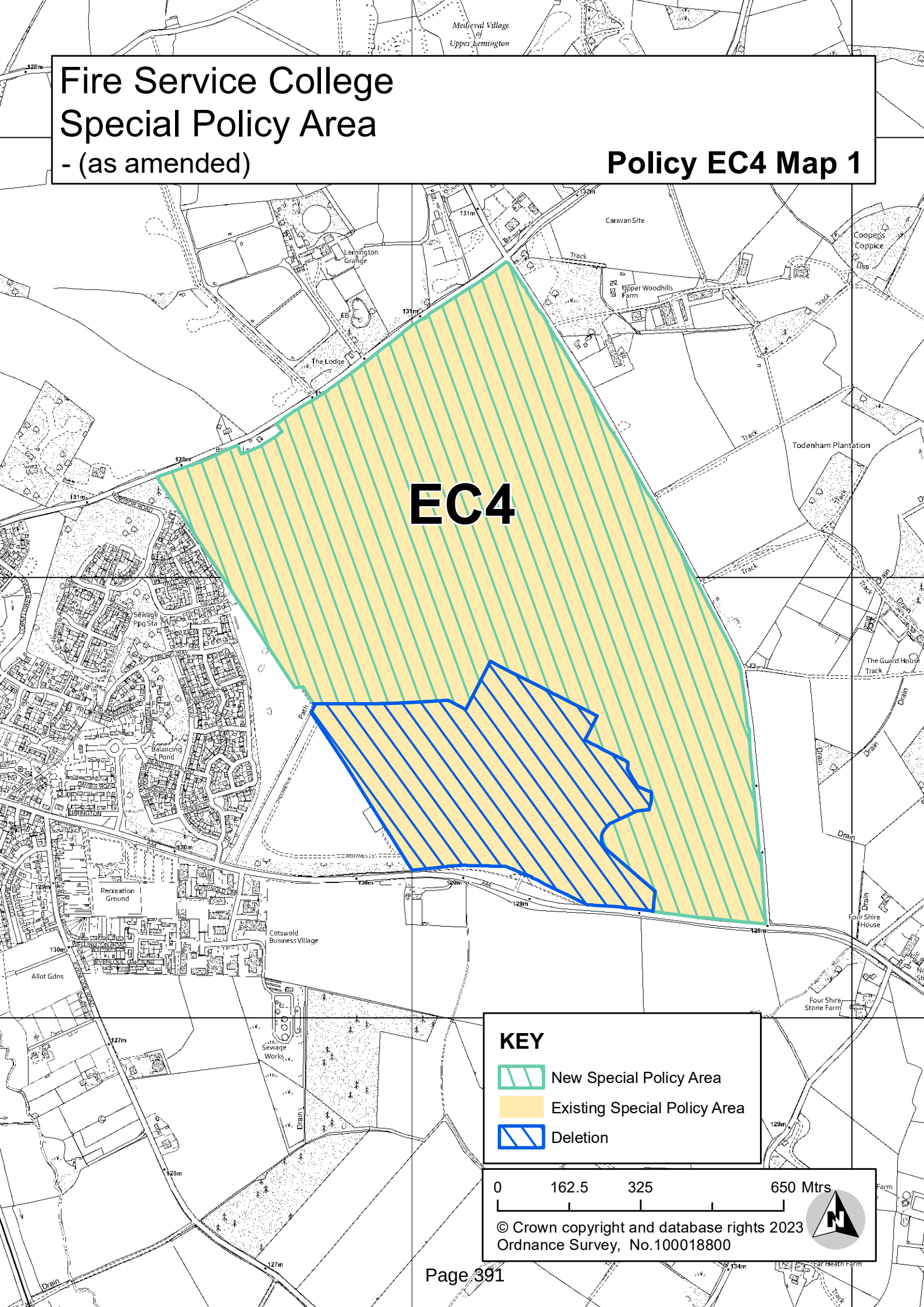
Policy EC2 Map 14

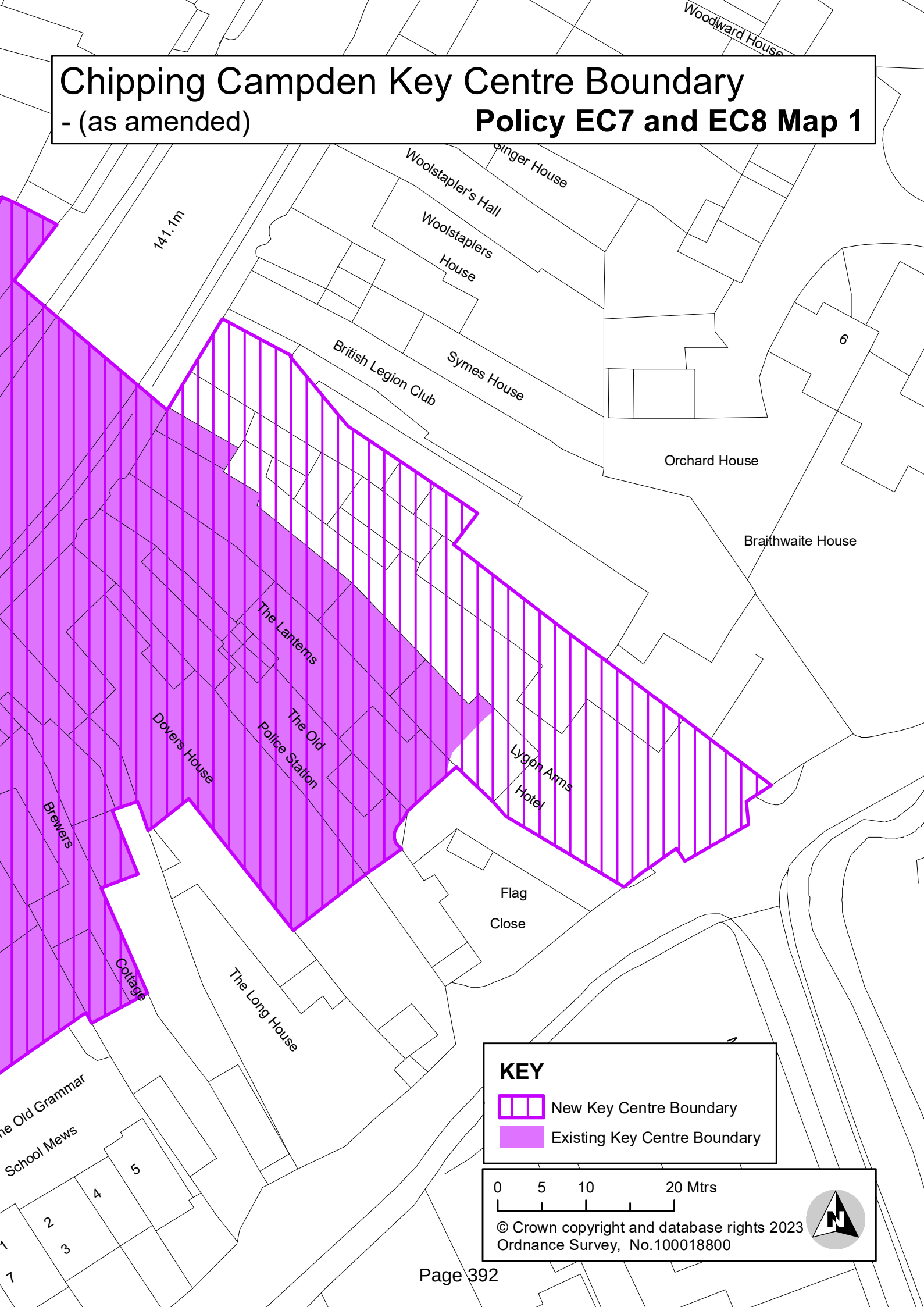


© Crown copyright and database rights 2023
Ordnance Survey, No.100018800

Fire Service College
Special Policy Area
- (as amended)

Policy EC4 Map 1

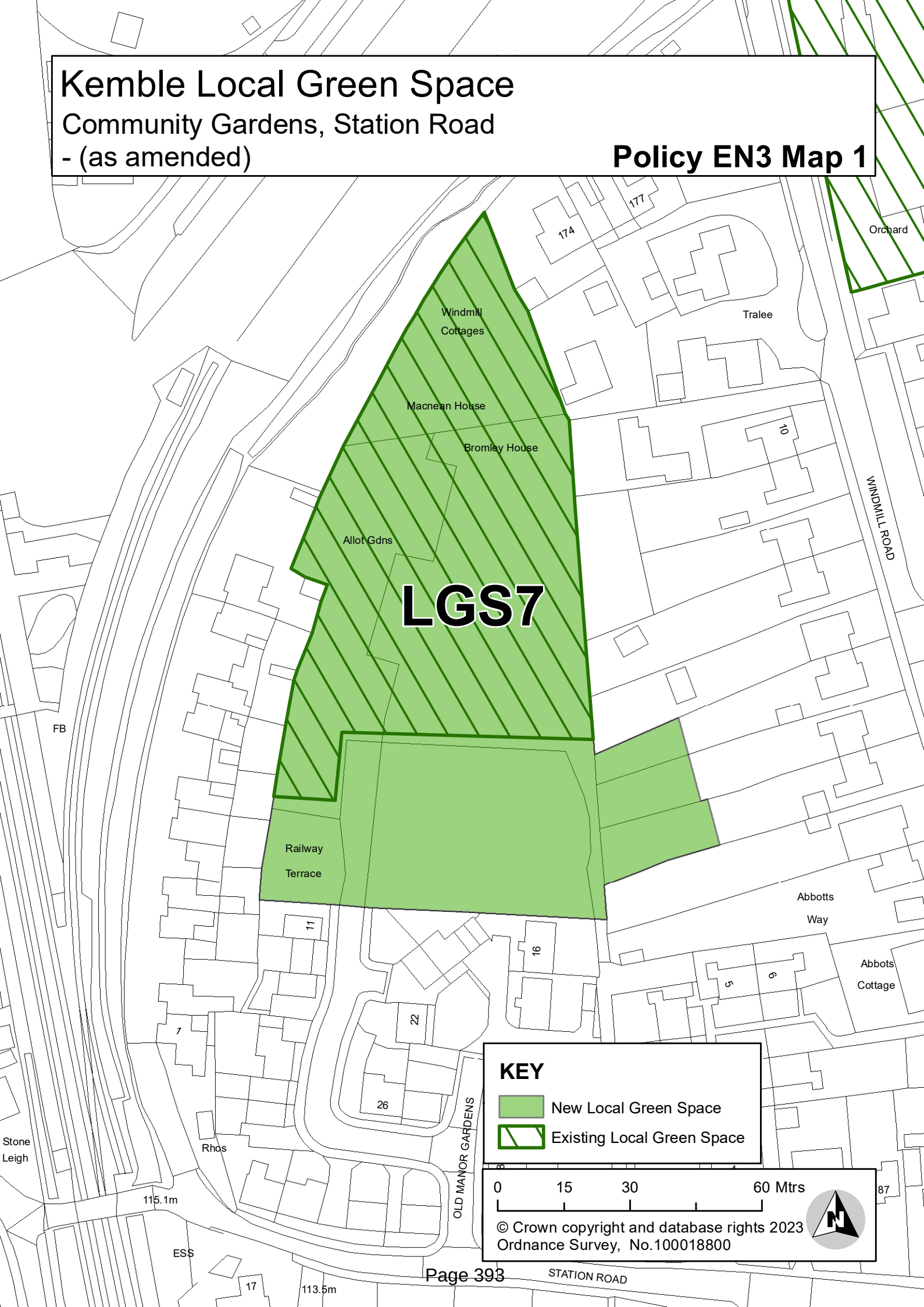


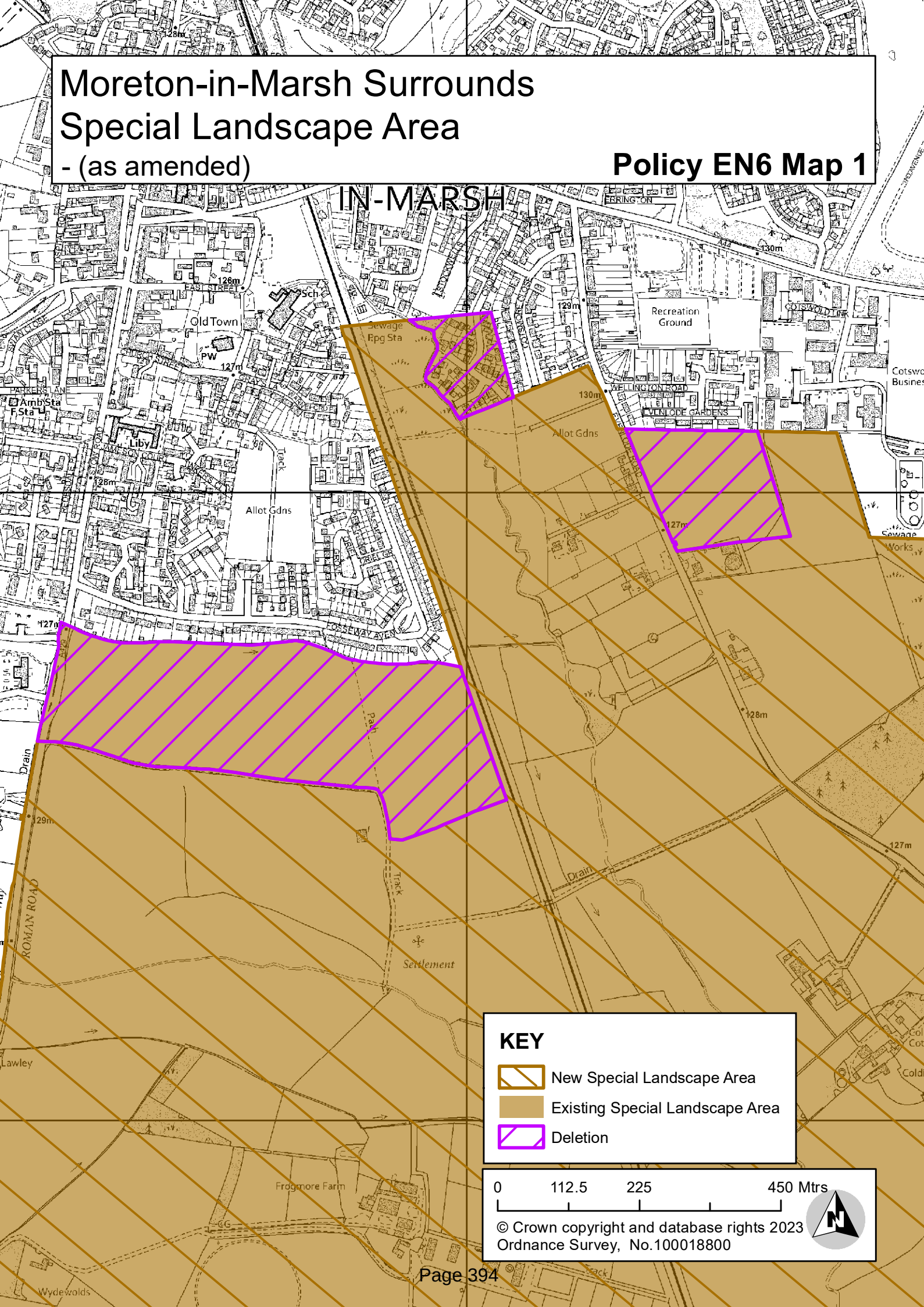

Chipping Campden Key Centre Boundary
- (as amended)
Policy EC7 and EC8 Map 1
Woodward House
Woolstapler's Hall
Woolstaplers House
Singer House
141.1m
British Legion Club
Symes House
6
Orchard House
Braithwaite House
The Lanterns
The Old Police Station
Dovers House
Brewers
Lygon Arms Hotel
Flag Close
Cottage
The Long House
he Old Grammar
School Mews
5
4
2
3
1
7
KEY
New Key Centre Boundary
Existing Key Centre Boundary
0 5 10 20 Mtrs
© Crown copyright and database rights 2023
Ordnance Survey, No.100018800
N

Kemble Local Green Space

Community Gardens, Station Road - (as amended)

Policy EN3 Map 1

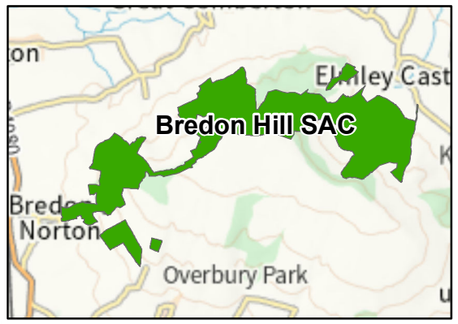


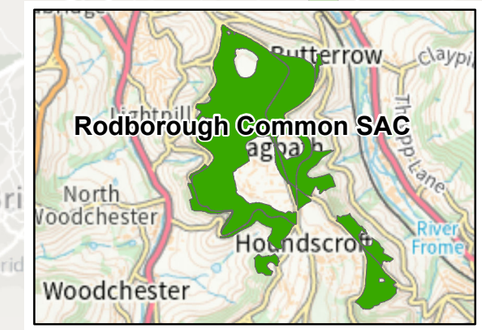

Moreton-in-Marsh Surrounds
Special Landscape Area
- (as amended)
Policy EN6 Map 1
IN-MARSH
Old Town
Allot Gdns
Recreation Ground
Sewage Ppg Sta
Liby
Amb Sta
F Sta
PW
Sch
EAST STREET
WELLINGTON ROAD
EVENLODE GARDENS
COTSWOLD INN
ROMAN ROAD
Settlement
Drain
Track
Path
Lawley
Frogmore Farm
Wydewolds
KEY
New Special Landscape Area
Existing Special Landscape Area
Deletion
0
112.5
225
450 Mtrs
© Crown copyright and database rights 2023
Ordnance Survey, No.100018800

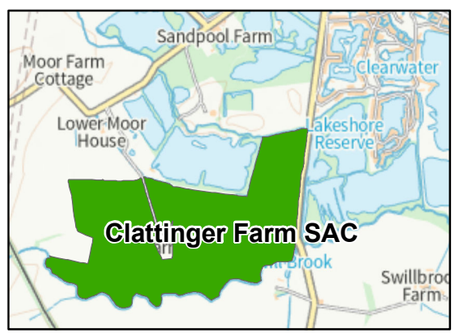
Map 1

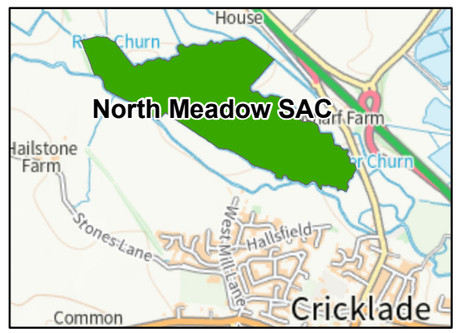
Policy EN9 Biodiversity & Geodiversity Designated Sites:

- Special Areas of Conservation(SAC)
- Special Protection Area(SPA)
- RAMSAR









Key

- Severn Estuary SPA & RAMSAR
- Severn Estuary SAC

Nature Improvement Areas

- Cotswolds Scarp NIA
- Cotswold Valleys NIA
- Cotswold Water Park NIA
- Forest of Dean NIA
- Severn Vale NIA

Scale: NTS @ A3

© Crown copyright and database rights 2023 Ordnance Survey, No.100018800

Light Pollution and Dark Skies
- Cotswold District

Policy EN16
Map 1

Night Lights
(NanoWatts / cm2 / sr)

>32 (high)	*Brightest*
16 - 32	
8 - 16	
4 - 8	
2 - 4	*Brighter*
1 - 2	
0.5 - 1	
0.25 - 0.5	
< 0.25 (low)	*Darkest*

Scale: 1:253 000 @ A4

© Crown copyright and database rights 2023 Ordnance Survey, No.100018800