



COTSWOLD

District Council

Council name	COTSWOLD DISTRICT COUNCIL
Name and date of Committee	CABINET 6 NOVEMBER 2025
Subject	COTSWOLD DISTRICT LOCAL PLAN REGULATION 18 PREFERRED OPTIONS CONSULTATION
Wards affected	All
Accountable member	Councillor Juliet Layton Deputy Leader of Cotswold District Council and Cabinet Member for Housing and Planning Email: Juliet.Layton@cotswold.gov.uk
Accountable officer	Geraldine LeCointe – Assistant Director of Planning Services Email: Geraldine.LeCointe@cotswold.gov.uk
Report author	Matthew Britton, Principal Planning Policy Officer Email: Matthew.Britton@cotswold.gov.uk
Summary/Purpose	To seek approval to include an addition to the consultation document for the Local Plan Regulation 18 consultation on Preferred Options for Development, and to amend the consultation dates.
Annexes	Annex A: Cotswold District Council Local Plan Review Regulation 18 Consultation Preferred Options (November 2025)
Recommendation(s)	That Cabinet resolves to approve an addition to the consultation document for the Cotswold District Council Local Plan Review Regulation 18 Consultation Preferred Options (November 2025) and commence a seven-week public consultation on this, starting on 14 November 2025 and finishing on 2 January 2026.
Corporate priorities	• Responding to the Climate Emergency • Delivering Housing • Supporting Communities • Supporting the Economy



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Key Decision	YES
Exempt	NO
Consultees/ Consultation	Director of Governance and Development (Monitoring Officer); Director – Communities and Place; Assistant Director – Planning Services.



1. BACKGROUND

- 1.1** On 16 October 2025, Cabinet approved a six-week public consultation on the Cotswold District Council Local Plan Review Preferred Options (November 2025). This Regulation 18 consultation, which included a call for sites, was agreed to run from 5 November 2025 to 18 December 2025.
- 1.2** Delegated authority was granted to the Director of Communities and Place, the Accountable Officer and the Cabinet Member for Housing and Planning, to agree any minor amendments or additions to the consultation document prior to the Regulation 18 consultation.
- 1.3** The consultation document focusses on key matters and necessarily excludes much of the technical detail that underpins the consultation, which is provided in supporting evidence-based documents. Feedback on the evidence-based documents is being invited separately to the consultation document.
- 1.4** The consultation includes early estimates of how many homes could be built by 2043, which is the time period covered by the new Local Plan. However, if it becomes clear that meeting the housing target will require the allocation of strategic development sites, then government rules mean we must plan for those sites over a longer timeframe – at least 30 years.
- 1.5** This means the Local Plan would need to include the whole site, even if much of the building happens after 2043. Because of this, it's important that the consultation also looks at the total amount of development that could take place on these larger sites, including what might be built beyond 2043.
- 1.6** The indicative total number of homes on some strategic sites is significantly larger when considered over the long term. Any housing delivered after 2043 would count against a future Local Plan target, rather than the housing target of the current Local Plan update that is being progressed. However, looking at the total amount of development from the outset allows communities to consider all the issues, not just in this plan period but beyond, and to ensure these sites are planned comprehensively with all the required infrastructure.
- 1.7** This amendment does not change any of the development strategy options being considered within the Local Plan consultation. In addition, and to reiterate what the consultation document already stresses, the numbers are purely indicative at this



stage, and no allocations are being proposed yet. Some of the indicative locations may not be included in the Regulation 19 version of the plan if evidence proves between now and then that those sites are unavailable or undeliverable.

- 1.8** In one case, the strategic extension of Ampney Crucis, the number is unchanged. In all other strategic locations development beyond 2043 could be significant – in some cases being more than twice the number that would be built up to 2043. These sites are subject to consultation and require further due diligence and evidence gathering. This does not mean that they will be allocated, or that the whole site will be deliverable. Some sites may fall away because they cannot support sufficient infrastructure; other sites may materialise through the Call for Sites process, which is running alongside the Local Plan consultation.
- 1.9** The implication of publishing these figures at this time means that to ensure transparency and good governance, Cabinet should reconsider the consultation documentation. Doing so would require the consultation to commence on Friday, 14 November 2025. The consultation would run for 7 weeks¹ – one week longer than originally planned – and would end on Friday, 2 January 2026. Despite this, it is considered that overall the addition to the consultation document will ensure the Local Plan remains on programme, with minimal delay, and the process remains fair, transparent and robust.

2. ALTERNATIVE OPTIONS

- 2.1.** Cabinet could choose not to accept the proposed addition to the consultation document. Given that the start date of the consultation was planned to be 5 November 2025, which is before the date of this Cabinet meeting, a new start date for the consultation would need to be agreed. The earliest revised start date would be 14th November 2025 to allow time for any potential call-in by members of the Overview and Scrutiny Committee to elapse before the consultation begins.
- 2.2.** Not accepting the proposed addition would reduce the opportunity for early discussion on longer-term development proposals that could form part of the Local Plan. This would likely be to the detriment of the Local Plan and may risk important issues being raised at a later stage in the Local Plan process, which may be more difficult to resolve or unresolvable at that point.

¹ Please note, the minimum consultation period is 6-weeks.



- 2.3.** Cabinet could also choose to amend the proposed addition to the consultation document.

3. CONCLUSIONS

- 3.1** Cabinet is recommended to approve an addition to the consultation document for the Cotswold District Council Local Plan Review Regulation 18 Consultation Preferred Options (November 2025). This would enable discussion through the consultation on the indicative total number of homes on strategic sites, not just in this plan period but beyond, and would raise awareness of the need to plan these sites comprehensively with all the required infrastructure.

This amendment would require the consultation to run from 14 November 2025 to 2 January 2026 to allow time for any potential call-in by members of the Overview and Scrutiny Committee to elapse before the consultation begins.

4. FINANCIAL IMPLICATIONS

- 4.1** There are no additional financial implications to this Local Plan consultation resulting from this addition being made to the consultation document (e.g. the Council will continue with its scheduled consultation events and publicity materials, which can be adapted easily).

5. LEGAL IMPLICATIONS

- 5.1** There are no legal implications to making this addition to the consultation document. Any potential issues are avoided by seeking proper consideration and approval of the amendment through the Cabinet decision-making process.

6. RISK ASSESSMENT

- 6.1** Long-term development planning of larger sites brings with it larger housing numbers. This will undoubtedly cause some concern amongst Members and the community, and it is important that the consultation document addresses this issue. Furthermore, omitting this detail would risk not getting useful consultation feedback on this matter, which may be to the detriment of the final Local Plan.

7. EQUALITIES IMPACT

- 7.1** The emerging Local Plan is supported by an Integrated Impact Assessment that considers these legal duties and requirements. An updated Integrated Impact



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Assessment will be available to review and comment on during the public consultation.

8. CLIMATE AND ECOLOGICAL EMERGENCIES IMPLICATIONS

- 8.1** Delivering a Local Plan that is green to the core is a corporate priority in the Council's efforts to tackle the climate change and ecological emergencies and the draft plan policies take account of this.

9. BACKGROUND PAPERS

- 9.1** [Report to Cabinet 16 October 2025.](#)

(END)