

Appendix A

General Policy Requirements for Development Sites

This document sets out the Site Development Templates and Site Development Frameworks for sites allocated in the Cotswold District Local Plan. Site Development Templates apply to non-strategic allocations, while Site Development Frameworks apply to strategic allocations, providing site-specific requirements and guidance to support the delivery of high-quality development.

Paragraph 23 of the National Planning Policy Framework (NPPF) states that broad locations for development should be indicated on a key diagram and that land use designations and allocations should be identified on a policies map¹. The Site Development Templates and Frameworks identify issues that should be addressed by any design proposals and provide an indicative layout of uses on the site.

By allocating these strategic and non-strategic development sites, the Council anticipates high quality developments, in accordance with the NPPF and the Cotswold Local Plan to create new, sustainable communities that will integrate well with the existing settlements and provide the homes that the area needs in the right locations.

The Council has prepared its own District-Wide Design Code, to be adopted as a Supplementary Plan, and adherence to this code will be expected for all sites, as described above. The Design Code will be treated as a material consideration in the assessment of all future strategic and non-strategic site planning applications.

Community engagement and consultation are essential to bring forward appropriate development that will meet the needs of local people and create new communities that will integrate well with existing ones.

The Council will seek to be flexible in how the sites are delivered, if there is agreement between the local community and site promoters, and providing the housing requirement, urban design principles and infrastructure provision are met.

Development must comply with all relevant policies in the Local Plan, unless material considerations indicate otherwise. The Site Development Templates and Frameworks identify the key requirements for development of each site at the time of writing but do not preclude other requirements being identified in the future. The Infrastructure Delivery Plan (IDP) captures this detail and is a live document that should be read in conjunction with the Site Templates and Frameworks. Where there is conflict, the IDP will be taken to set out the most up-to-date requirements.

Gloucestershire County Council has responsibility for some of the infrastructure or services identified, such as schools and transport. Detailed requirements for these elements will need

¹ National Planning Policy Framework (December 2024), Ministry of Housing, Communities and Local Government, paragraph 23 <https://www.gov.uk/guidance/national-planning-policy-framework/3-plan-making>

to be investigated and proposals agreed with the County Council and Cotswold District Council.

All sites will be expected to make adequate provision and facilities for emergency services as appropriate.

General Requirements for All Sites

Development will be required to address the following requirements, subject to viability considerations where appropriate. These requirements apply to all Strategic Sites. For Non-Strategic Sites, the requirements should be applied on a proportionate basis, having regard to the scale, nature and location of the development, where relevant and in accordance with the wider policies of the Development Plan.

Core Requirements:

- Contribute to the delivery of necessary education services and facilities.
- Contribute to the delivery of strategic transport infrastructure, where necessary.
- For residential and mixed-use sites, provide affordable housing and a suitable mix of housing (**Core Policy 41**).
- For residential and mixed-use sites, provide a mix of dwelling sizes reflecting the requirement set out in **Core Policy 41**.
- All new dwellings must comply with the Nationally Described Space Standard (NDSS).
- Respond to the aims and objectives of any made Neighbourhood Plans.
- Investigate potential noise and air pollution impacts and ensure that the land is safe and suitable for the intended use.
- Contribute to the delivery of strategic infrastructure, including blue and green infrastructure, where necessary.
- Support positive health outcomes and embed local health and wellbeing strategies.

Design Principles:

- Design of development should enable good connectivity between new and existing communities, promoting active and sustainable travel.
- Housing should be designed to create sustainable communities using best practice placemaking principles.
- Housing should be designed to a density that is appropriate for the location.
- Development should make a positive contribution towards local character and distinctiveness and integrate well with its context.

Transport:

- Create a permeable road network within the site with clearly defined route hierarchies
- Contribute towards public transport.

- Connect to existing footpaths, cycleways and Public Rights of Way (PROW) wherever possible to enhance pedestrian permeability and connectivity.
- Create a network of pedestrian and cycleways within the development with meaningful onwards connections.
- Safeguard and improve the PROW network.
- Promote active travel principles through the design **(Core Policy 35)**.
- A Transport Assessment should be submitted with any planning application to identify the measures that will be taken to mitigate any transport impacts.

Heritage:

- Heritage assets should be conserved and enhanced, where appropriate.
- Development should respect Listed Buildings, Conservation Areas, Scheduled Monuments, Registered Parks and Gardens and their settings and explore opportunities to enhance or better reveal their significance.
- A programme of archaeological evaluation would need to be carried out to confirm the significance of any archaeological remains present on the site.
- The results of the evaluation should be used to inform a suitable archaeological mitigation strategy.
- Heritage Statements, Impact Assessments and Conservation Area Appraisals should be undertaken to establish the local character and distinctiveness, and the significance of heritage assets and their settings.

Landscape:

- Landscape and Visual Impact Assessments or Appraisals (LVIA) must be undertaken. The LVIA will inform the site design, layout, capacity and mitigation requirements.
- A Landscape Strategy must be submitted as part of any planning application.
- Provide public open space and recreational facilities in accordance with the requirements of the Infrastructure Delivery Plan (IDP) and SANG where appropriate.
- Provide a naturalistic landscape environment and naturalised SuDs features.

Green Infrastructure and Biodiversity:

- Biodiversity corridors are required throughout the site along key active travel routes and alongside the public transport corridor.
- Habitat and species surveys should be carried out in accordance with the Guidelines for Ecological Impact Assessment produced by the Chartered Institute of Ecology and Environmental Management and relevant best practice guidance.
- Important ecological or landscape assets should be retained where possible. If loss is unavoidable then appropriate mitigation or, as a last resort, compensation measures should be provided.

- Development must achieve a net gain in biodiversity, in line with Biodiversity Net Gain requirements **(Core Policy 70)**.
- Development must contribute to the provision of green and blue infrastructure **(Core Policy 60)**.
- Environmental Impact Assessments should be carried out to establish baseline conditions and impact of proposals, and these should form part of any planning application.
- If appropriate, developers will be expected to make an endowment or revenue contribution towards the maintenance of sports, green infrastructure and play space.

Infrastructure:

- Liaise with utilities providers to ensure that appropriate works are delivered. Contributions to maintaining the sewerage system and measures to reduce flood risk are required.
- Developers will be expected to engage with water and wastewater undertakers early in the planning process and phase development to ensure that any necessary upgrades to local water infrastructure are in place before the first occupation.
- Contribute towards education capacity (early years, special education needs (SEND), primary and secondary), where appropriate, in accordance with the requirements of the IDP.
- Contribute towards health care and leisure provision, where appropriate, in accordance with the requirements of the IDP.

Flood Risk and Drainage:

- Prepare a site-specific flood risk assessment as set out in the Level 2 Strategic Flood Risk Assessment (SFRA), where required.
- Prepare a surface water drainage strategy to support any planning application.
- Incorporate naturalistic SuDS into the site design, in line with the guidance in the SFRA and in accordance with Sustainable Drainage Systems Policy **(Core Policy 63)**.
- Liaise with the Environment Agency and Lead Local Flood Authority to ensure that flood risk has been appropriately considered and mitigated.