

Local Development Scheme July 2026



COTSWOLD
District Council

Contact Details

Planning Policy and Infrastructure
Cotswold District Council
Trinity Road
Cirencester
GL7 1PX

Tel: 01285 623000
Email: local.plan@cotswold.gov.uk
Web: www.cotswold.gov.uk

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1. Introduction

- 1.1 This is the Cotswold District Council Local Development Scheme. It explains what planning policy documents will be prepared during the three-year period July 2026 – June 2029. It also provides the timetable for producing these documents.
- 1.2 Cotswold District Council is producing a:
- The Local Plan (2026-2043);
 - A Community Charging Levy;
 - Developer Contributions Supplementary Plan, and;
 - Cotswold District Design Code Supplementary Plan

2. Cotswold District Local Plan (2011-2031) & Emerging Local Plan (2026-2043)

- 2.1 The Cotswold District Local Plan (2011-31) was adopted on 3 August 2018. The plan is the starting point in the determination of planning applications, providing an overall framework for growth in the period up to 2031, or when replaced by the new Local Plan, discussed below, that is expected to be adopted in early 2028.
- 2.2 The Council is preparing a new Local Plan for the District for the 2026 to 2043 period. The new Plan, once adopted, will replace the existing (2011 to 2031) plan and provide a policy framework to inform decision making on planning applications. It will ensure the identified housing and job requirements are met in full, along with providing for infrastructure, services and facilities. The new Plan is 'green to the core' responding to the climate and ecological emergencies declared by the Council in 2019 and 2020 respectively.
- 2.3 Three consultation stages have already been undertaken as follows:
- Issues and Options Consultation – Feb/ March 2022
 - Draft Local Plan Consultation – Feb/ April 2024
 - Preferred Options Consultation – Nov/ Dec 2025
- 2.4 The Regulation 19 stage consultation will take place from 24 August to 5 October 2026 with Plan submission planned for December 2026. It is anticipated that an examination will take place during 2027 with Plan adopted in early 2028.

3. Community Infrastructure Levy (CIL)

- 3.1 The Community Infrastructure Levy (CIL) is a charge that can be applied to new developments to help pay for supporting infrastructure. Most new development which creates net additional floor space of 100 square metres or more, or creates a new dwelling, is currently potentially liable for the levy.

- 3.2 The levy only applies in areas where a local authority has consulted on, and approved, a charging schedule which sets out its levy rates and has published the schedule on its website.
- 3.3 The Council adopted its CIL charging schedule in June 2019.
- 3.4 A review of the CIL Charging Schedule will be undertaken from summer 2026 to summer 2027 and so the updated documents can be submitted for examination ahead of adoption of the new Local Plan. It is anticipated that an examination into the updated CIL Charging Schedule would follow the completion of the Local Plan examination.
- 3.5 The government's national planning practice policy guidance sets out how a charging schedule should be prepared. It explains a charging schedule is prepared and adopted as follows:
- a) the charging authority prepares its evidence base in order to prepare its draft levy rates, and collaborates with neighbouring / overlapping authorities (and other stakeholders);
 - b) the charging authority prepares and publishes a draft charging schedule for consultation;
 - c) representations are sought on the published draft;
 - d) the charging authority must take into account any representations made to it before submitting a draft charging schedule for examination;
 - e) an independent person (the "examiner") examines the charging schedule in public;
 - f) the examiner's recommendations are published;
 - g) the charging authority has regard to the examiner's recommendations and reasons for them; then
 - h) the charging authority approves the charging schedule.
- 3.6 The 2019 Regulations removed the requirement to consult on a preliminary draft charging schedule. However, charging authorities can consult more than once where they consider it to be appropriate.

4. Statement of Community Involvement

- 4.1 A Statement of Community Involvement explains how local communities and other stakeholders will be engaged in the preparation of the Local Plan and other related documents. It also provides information about how local communities and other stakeholders will be engaged in relation to the determination of planning applications.
- 4.2 Local planning authorities are required to review their Statements of Community Involvement every five years. The Council's current Statement of Community Involvement was refreshed in December 2023 and will therefore not need to be updated prior to the adoption of the new Local Plan.

5. Local Plan Monitoring Reports

- 5.1 In accordance with national planning regulations the Council is required to produce a monitoring report addressing various matters including plan progress and implementation, neighbourhood planning, CIL (where applicable) and the duty to co-operate.
- 5.2 The Council prepares various monitoring reports, these include:
- a) Authority Monitoring Report;
 - b) Housing Land Supply Report (this calculates the Council's 5 year housing land supply);
 - c) Residential Land Monitoring Statistics;
 - d) Economic Land Monitoring Statistics;
 - e) Brownfield Land Register; and
 - f) Infrastructure Funding Statement.
- 5.3 Where possible, the Council updates and publishes the above reports annually. All documents are saved on the Council's Local Plan evidence webpage¹ apart from the Infrastructure Funding Statement which can be found on the Council's CIL webpage².

6. Supplementary Plans

- 6.1 The role of Supplementary Plans (SPs) is changing following the Written Ministerial Statement (2025) setting out that new Supplementary Planning Documents (SPD) should not be adopted after 30 June 2026³. It is understood that updates are currently being prepared for national policy surrounding the role of Supplementary Plans, but the draft NPPF, published for consultation in December 2025, stated that:
- a) "Setting out locally-specific design standards to provide clear design expectations that support the delivery of development; or
 - b) Situations where a supplementary plan would allow the authority to respond positively and quickly to unanticipated changes in their area, between plan-making cycles, where it is important to put in place policies to shape and direct development for a site or group of sites which the authority considers to be nearby to each other." (draft NPPF 2025 Paragraph PM4: 1).

¹ <https://www.cotswold.gov.uk/planning-and-building/planning-policy/evidence-base-and-monitoring/>

² <https://www.cotswold.gov.uk/planning-and-building/community-infrastructure-levy/>

³ Ministry of Housing, Communities and Local Government, *Plan-making regulations explainer* (GOV.UK), 2026. <https://www.gov.uk/government/publications/plan-making-regulations-explainer/plan-making-regulations-explainer#commencement-saving-and-transitionalarrangements>

6.2 It is understood that updated national policy will be published in the Autumn of 2026 and this LDS may be updated following that as required. At the time of preparing this update to the LDS (July 2026) Planning Practice Guidance still refers to the preparation of Supplementary Planning Documents. However, it is understood that preparing Supplementary Plans will be similar, in many ways, to preparing SPD. The draft NPPF published for consultation in December 2025 also stated:

“Supplementary Plans are subject to a streamlined preparation, consultation and examination process” (draft NPPF 2025 Paragraph PM16: 1).

6.3 CDC intend to progress two Supplementary Plans:

- Updated Cotswold Design Code SP, which is consistent with the draft NPPF referred to above and the existing PPG, that states that Design Code should be adopted as SPD. This will be published for consultation alongside the Regulation 19 Local Plan 24 August to 5 October 2026 and progressed thereafter, subject to updated national policy being published to clarify the intended approach to progressing and adopting SP, and
- Developer Contributions SP. Traditionally, a Developer Contributions SPD would be prepared alongside an update to a CIL Charging Schedule, to ensure any guidance relating to CIL and the implementation and collection of developer contributions, is up-to-date and reflects the latest CIL Charging Schedule. It is assumed that SP will be able to complete this function as SPD have done, but that could be updated in the future when new national policy is published if necessary. The draft SP will be prepared alongside the updated CIL Charging Schedule commencing summer 2026 for completion in summer 2027.

6.4 The Council will keep the need for additional or revised SPs under review throughout the plan-making period to ensure that planning guidance remains up to date and reflects changes in national policy, legislation, local priorities and the adopted Local Plan. The preparation and the adoption of any new SPs will be reflected in future updates to the Local Development Scheme.

7. Neighbourhood Planning

7.1 Introduced through the Localism Act 2011, Neighbourhood Development Plans (NDPs) are community-led planning documents prepared by parish or town councils,

or by neighbourhood forums in unparished areas. Once a plan has successfully passed independent examination, received majority support at referendum and been formally "made" by the local planning authority, it becomes part of the statutory development plan for the area. Neighbourhood Plans can set out locally specific planning policies and help shape the location, type and design of future development, alongside the Local Plan and other development plan documents.

- 7.2 National Planning Practice Guidance (PPG) recognises Neighbourhood Plans as an important part of the planning system. Whilst prepared by local communities, they must have regard to national planning policy and be in general conformity with the strategic policies of the adopted Local Plan. The Council provides technical advice and support throughout plan preparation and, once made, Neighbourhood Plans form part of the development plan for their respective areas.
- 7.3 As of July 2026, there are 10 made Neighbourhood Plans covering parts of the District and a further 11 neighbourhood planning areas with plans in development (which includes some Reviews). Further information on neighbourhood planning in Cotswold District, including the stages involved in preparing a plan and the status of emerging plans, can be found on the Council website⁴.
- 7.4 The current status of Neighbourhood Plans across the Cotswold District (as of July 2026) is set out below.

Plans in Development

Information regarding Neighbourhood Plans in development is published on the Council's website⁵, including the different stages the plan is required to go through⁶.

- Blockley – NPS + pre-Reg 14
- Chipping Campden – Referendum
- Cirencester – Reg 17
- Mickleton – Nearing Reg 14
- Moreton-in-Marsh – Reg 17
- Siddington – Reg 16
- Northleach with Eastington – considering Review
- Tetbury and Tetbury Upton – considering Review

⁴ [Neighbourhood planning - Cotswold District Council](https://www.cotswold.gov.uk/planning-and-building/planning-policy/neighbourhood-planning/)

<https://www.cotswold.gov.uk/planning-and-building/planning-policy/neighbourhood-planning/>

⁵ [Neighbourhood plans in development - Cotswold District Council](https://www.cotswold.gov.uk/planning-and-building/planning-policy/neighbourhood-planning/neighbourhood-plans-in-development/)

<https://www.cotswold.gov.uk/planning-and-building/planning-policy/neighbourhood-planning/neighbourhood-plans-in-development/>

⁶ [Neighbourhood planning process - Cotswold District Council](https://www.cotswold.gov.uk/planning-and-building/planning-policy/neighbourhood-planning/neighbourhood-planning-process/) <https://www.cotswold.gov.uk/planning-and-building/planning-policy/neighbourhood-planning/neighbourhood-planning-process/>

“Made” (Adopted) Neighbourhood Plans

Information regarding Made Neighbourhood Plans is published on the Council’s website⁷.

- Down Ampney - 6th March 2024
- Fairford - 5th June 2023
- Kemble and Ewen - 11th May 2021
- Lechlade on Thames - 17th Nov 2016
- Northleach with Easington - 11th March 2019
- Preston - 11th May 2021
- Somerford Keynes and Shorncombe - 11th May 2021
- South Cerney - 8th Dec 2021
- Stow-on-the-Wold and the Swells - 3rd October 2024
- Tetbury and Tetbury Upton - December 2017

Designated Neighbourhood Areas

Parish council has secured neighbourhood area designation, the first stage of the neighbourhood planning process, but where a Neighbourhood Plan has not subsequently been progressed to submission or adoption

- Ampney Crucis - June 2020
- Andoversford - Jan 2020
- Blockley - Jan 2017
- Chedworth - Jan 2021
- Ebrington - Dec 2013
- Siddington - June 2013
- Upper Rissington - Feb 2018
- Willersey - Feb 2025

⁷ [Made neighbourhood plans - Cotswold District Council](https://www.cotswold.gov.uk/planning-and-building/planning-policy/neighbourhood-planning/made-neighbourhood-plans/)

<https://www.cotswold.gov.uk/planning-and-building/planning-policy/neighbourhood-planning/made-neighbourhood-plans/>

Appendix 1 – Document Profiles

Cotswold District Local Plan 2025 – 2043	
Status	Development Plan Document (DPD)
Overview	The Local Plan sets out the overall framework for future development growth in Cotswold District to 2043. The plan takes account of the Council's corporate plan, emergency declarations and other material considerations (for example the National Planning Policy Framework).
Geographical coverage	District-wide
Timetable	Consultation: Preferred Options (Reg. 18) – (autumn) 2025 Consultation: Publication of Local Plan (Submission Version) (Reg. 19) – (summer) 2026 Submission of Local Plan (Reg. 22) – Q4 (December) 2026 Examination – 2027 Adoption – (early) 2028
Conformity	Prepared in conformity with the December 2024 National Planning Policy Framework, in accordance with appropriate transitional arrangements, and corresponding National Planning Practice Guidance.
Management arrangements	Document production to be led by the Council's Planning Policy and Infrastructure team under the direction of the Head of Planning Policy and Infrastructure.
Resource requirements	Internal resources comprise the Council's Planning Policy and Infrastructure team with input from other teams and services as appropriate. External resources will be drawn upon to produce some supporting technical evidence.
Community engagement	Engagement to be carried out in accordance with the requirements of the adopted Statement of Community Involvement (SCI).

Cotswold District Community Infrastructure Levy	
Status	Community Infrastructure Levy
Overview	The Community Infrastructure Levy (CIL) is a charge that can be applied to new developments to help pay for supporting infrastructure. Most new development which creates net additional floor space of 100 square metres or more, or creates a new dwelling, is currently potentially liable for the levy. The levy only applies in areas where a local authority has consulted on, and approved, a charging schedule which sets out its levy rates and has published the schedule on its website.
Geographical coverage	District-wide
Timetable	Consultation: Draft charging schedule – early 2027 Submission for Examination – Winter 2027 Examination – early 2028 Adoption – Q4 (Mid) 2028
Conformity	Prepared in conformity with the National Planning Policy Framework and the National Planning Practice Guidance.
Management arrangements	Document production to be led by the Council's Planning Policy and Infrastructure team under the direction of the Head of Planning Policy and Infrastructure and the Infrastructure Delivery Lead.
Resource requirements	Internal resources comprise the Council's Planning Policy and Infrastructure team with input from other teams and services as appropriate. External resources will be drawn upon to produce some supporting technical evidence.
Community engagement	Engagement to be carried out in accordance with the requirements of the adopted Statement of Community Involvement (SCI).

Cotswold District Developer Contributions Supplementary Plan

Status	Developer Contributions Supplementary Plan
Overview	The Developer Contributions Supplementary Plan will provide guidance on securing developer contributions, including Section 106 planning obligations, the Community Infrastructure Levy (where applicable), and affordable housing, to mitigate the impacts of new development. It will explain the types of contributions sought, how they will be secured and the process for implementation. This ensures that development contributes appropriately to infrastructure, community facilities and services in accordance with Development Plan policies.
Geographical coverage	District-wide
Timetable	Consultation: Draft charging schedule – early 2027 Submission for Examination – Winter 2027 Examination – early 2028 Adoption – Q4 (Mid) 2028
Conformity	Prepared in conformity with the National Planning Policy Framework and the National Planning Practice Guidance.
Management arrangements	Document production to be led by the Council's Planning Policy and Infrastructure team under the direction of the Head of Planning Policy and Infrastructure.
Resource requirements	Internal resources comprise the Council's Planning Policy and Infrastructure team with input from other teams and services as appropriate. External resources will be drawn upon to produce some supporting technical evidence.
Community engagement	Engagement to be carried out in accordance with the requirements of the adopted Statement of Community Involvement (SCI).

Cotswold District Design Code Supplementary Plan	
Status	Cotswold District Design Code Supplementary Plan
Overview	The Design Code aims to secure the highest standards of development while respecting the distinctive character of the District. The Code is intended to cover all aspects of design within a Cotswold context, encouraging high quality and inclusive design that establishes a strong sense of place and responds to local character. The Code is relevant to a wide range of development and is a material consideration in planning decisions.
Geographical coverage	District-wide
Timetable	Consultation: Cotswold District Design Code – Summer 2026 Submission for Examination – following publication of updated national policy requirements for preparing Supplementary Plans in autumn 2026. Examination – tbc Adoption – tbc
Conformity	Prepared in conformity with the National Planning Policy Framework, the National Planning Practice Guidance and the National Model Design Code.
Management arrangements	Document production to be led by the Council's Planning Policy and Infrastructure team under the direction of the Head of Planning Policy and Infrastructure.
Resource requirements	Internal resources comprise the Council's Planning Policy and Infrastructure team with input from other teams and services as appropriate. External resources will be drawn upon to produce some supporting technical evidence.
Community engagement	Engagement to be carried out in accordance with the requirements of the adopted Statement of Community Involvement (SCI).