

**Actions Required following Hearing Sessions for
Matters 9 to 13 (Week Three)**

Further to the discussions at the week three hearing sessions (14-16 November), the following actions are required. The Inspector considers these to be necessary at this stage of the examination to inform his consideration of whether the Plan is sound and/or how it could be made sound by main modifications.

Unless otherwise stated, each of the action points is for the Council to pursue. Where appropriate and possible, the Council should liaise with relevant participants in preparing its response.

Responses should be submitted to the Programme Officer by midday on Thursday 30 November 2017. The responses will then be published on the examination website and sent to participants of the matter in question.

Matter 9: Design, mix, size, type and tenure of housing

Housing Mix and Tenure to Meet Local Needs

AP9.1 Modify paragraph 8.1.5 to ensure that it does not place an onerous requirement on developers to justify their scheme's proposed mix and tenure of housing, but rather that it advises that housing developments are expected to have regard to local evidence about housing needs including the latest SHMA and parish needs surveys.

Nationally Described Space Standard

AP9.2 Modify policy H1(1) and/or paragraph 8.1.4 to state that the requirement to comply with the nationally described space standard will come into effect 12 months from the date of the Plan being adopted (in order to provide an appropriate transition period in accordance with national guidance).

Self and Custom Build Housing

AP9.3. Modify policy H1(3) and/or the reasoned justification to clarify that self and custom build housing is encouraged on all allocations and on windfall sites that are in accordance with other policies in the Plan.

AP9.4 Modify policy H1(3) to clarify that the number of self build plots required on sites of more than 20 dwellings could be more or less than 5% depending on identified demand.

AP9.5 Modify paragraph 8.1.7 to clarify the cascade mechanism including with regard to the 12 month marketing period being from the start of development or

earlier if appropriate (for example if a site is likely to be completed in less than a year), and that any plot offered to the Council or Registered Provider would be at market value.

Housing for the Elderly

AP9.6 Modify paragraph 8.4.1 to refer to the total number of (a) sheltered and/or extra care units and (b) residential care home bedspaces that are expected to be needed between 2017 and 2031 (as opposed to the figures included in the schedule of proposed main modifications published on 13 November [ED053]).

AP9.7 Modify the opening sentence of policy H4 to refer to “sheltered and extra care housing, care homes ...”.

AP9.8 Modify policy H4(d) and paragraph 8.4.5 to clarify that all developments of specialist accommodation for the elderly that fall within use class C3 will be expected to include affordable housing in accordance with policy H2, and that developments that include self contained units as part of a larger residential care home scheme will also be required to provide a proportion of those self contained units as affordable homes in accordance with policy H2. In drafting the modification, consideration should be given to the wording of the similar policy (as modified) in the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy.

AP9.9 Modify paragraph 8.4.3 to clarify that, whilst regard should be had to the views of Gloucestershire County Council and NHS Gloucestershire, it is not a requirement for development to comply with those bodies’ strategic aims and objectives or for them to provide written support for the proposed development.

AP9.10 Delete the additional monitoring indicator for policy H4 included in the Council’s schedule of proposed main modifications [ED053] that refers to “specialist accommodation for older people met through alternative strategies”.

Matter 10: Affordable Housing

AP10.1 Modify policy H2(2) and/or the reasoned justification to clarify that financial contributions by way of a commuted sum towards meeting affordable housing need would be made on completion of development.

AP10.2 Modify the second sentence of policy H3(1) to refer to “... the built up areas of towns and villages ...”.

AP10.3 The Inspector does not, at least at this stage of the examination, require further information from the Council about the number of additional affordable homes that are needed during the plan period.

Matter 11: Gypsy, Traveller and Travelling Showpeople sites

Evidence of Needs

AP11.1 Modify paragraphs 8.7.3 to 8.7.8 to refer to the latest evidence about

the need for gypsy and traveller accommodation¹. The modified text should refer to that evidence indicating that there is a need for additional pitches for between 3 and 14 households that meet the national definition of "gypsies and travellers"² and that there are also likely to be a further 13-24 additional households that will need appropriate accommodation who do not meet that definition.

Policy H7 and Site Allocations

AP11.2 Modify policy H7(2) to refer to there being capacity at the Shorncote site for an additional 5 pitches (to reflect the latest evidence of available pitches), and to delete reference to allocated site GT5 at Seven Springs for 1 pitch (on the basis that it now has planning permission).

AP11.3 The Inspector will advise in due course whether policy H7 in the submitted Plan is sound in other respects, or if not what main modifications are needed to ensure that it is. In the meantime, no modifications to policy H7 (other than those referred to in AP11.2) need be prepared by the Council.

Matter 12: Economic Development

Cotswold Airport

AP12.1 Amend the last sentence of paragraph 12.2.8 that is included in the Council's schedule of proposed main modifications [ED053] to read as follows: "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". The proposed inset to the Policies Map should be published with the Council's response to this action point. The Council should liaise with CEG regarding the proposed modification to SP2, reasoned justification and Policies Map.

Rural Diversification

AP12.2 Modify policy EC5 and/or the reasoned justification to clarify (a) what is meant by "land-based rural business" and (b) which elements of the "existing use" are necessary to ensure that the business as a whole can continue to operate viably.

AP12.3 Modify policy EC5(c) and paragraph 9.2.4.5 to make it clear that a whole farm business plan will only be required to support proposals for rural diversification where necessary, and to clarify the circumstances when this is likely to be so.

Conversion of Rural Buildings

AP12.4 Modify policy EC6 to delete "Subject to policy EN9". Modify the reasoned justification to refer to other Plan policies that are likely to be relevant to proposals for the conversion of rural buildings (including H6 and EN13).

Cross Referencing between Policies

¹ Gloucestershire Gypsy and Traveller Accommodation Assessment (ORS, March 2017) [EB027].

² Planning Policy for Traveller Sites (DCLG, August 2015).

AP12.5 Further to AP12.4, consider whether there are any other policies in the Plan that, due to the specific nature of the development that they apply to, need to be cross referenced in the reasoned justification relating to other policies that deal with similar types of development.

Tourist Accommodation

AP12.6 Modify policies EC11(1) and EC11(3) to refer to "... will be permitted only where ...".

AP12.7 Reinstate policies EC11(5) and EC11(6) regarding the removal of holiday let occupancy conditions that were deleted by FC061.

Matter 13: Town Centres

AP13.1 Modify policy EC8(5) relating to Cirencester town centre as necessary to reflect revised policy S3 included in the schedule of proposed main modifications [ED053].

William Fieldhouse

Inspector

16 November 2017