

7 Delivering the Strategy

7.0.1 The Development Strategy guides future growth towards 17 Principal Settlements across the District as outlined in Section 6, Policy DS1. These settlements were selected on the basis of their social and economic sustainability, including accessibility to services and facilities. Some of the District's development needs can be accommodated through existing commitments and consents, but additional allocations are also required. Potential sites for new housing and employment have been considered through the SHELAA process and subject to public consultation through the Local Plan process. Any new evidence that has emerged since the site allocations assessment work was undertaken, and also any substantive evidence that has come out of the public consultation, has been taken into account in a refresh of the sites allocations assessment work⁽²³⁾. The Local Plan includes site allocations that will meet the District's identified needs, which are set out in policies S1 to S19. The level of growth planned for each settlement will also help to address local affordable housing needs, sustain existing facilities and maintain each settlement's role as a service centre.

7.0.2 As part of the site allocation process, various constraints and issues (including flood risk, archaeology, landscape, form, scale and access) have been taken fully into account. In some instances, these considerations have resulted in the allocation of fewer units or smaller sites areas being assumed to be built than might otherwise have been anticipated. Further high level guidance on such considerations, and possible means by which they might be addressed, are included in the Local Plan evidence base, particularly the SHELAA. The number of dwellings referred to for each allocated site is an indication of assumed capacity rather than a policy requirement or limit on the amount of development.

7.0.3 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 Cotswold Sub-area	Mid Cotswold Sub-area	North Cotswold Sub-area
<ul style="list-style-type: none"> • Cirencester • Down Ampney • Fairford • Kemble • Lechlade • South Cerney • Tetbury 	<ul style="list-style-type: none"> • Andoversford • Bourton-on-the-Water • Northleach • Stow-on-the-Wold • Upper Rissington 	<ul style="list-style-type: none"> • Blockley • Chipping Campden • Mickleton • Moreton-in-Marsh • Willersey

23 Evidence Paper Supplement: To Inform Non-Strategic Housing and Employment Allocations (April 2016)

Delivering the Strategy 7

7.0.4 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 (incl stops & real time signage)
- Off-site pedestrian and cycle network upgrades.
- Travel Planning

Education

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

7 Delivering the Strategy

- Contributions to the implementation of off-site parish or settlement-wide local surface water catchment plans

7.0.5 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.

7.0.6 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.

7.0.7 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.

7.0.8 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.

7.0.9 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 Infrastructure Delivery Plan (IDP) is refined.

7.0.10 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.

7.0.11 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.

7.0.12 The non-strategic infrastructure items referred to above were identified during engagement and consultation with local communities. These items are not critical or essential to delivery of the Local Plan, but some may be regarded as contributing to local place-making. Whilst alternative or supplementary funding routes may be available and could be pursued providing national policy and legislative rules governing the imposition of planning obligations are satisfied, an appropriate funding source for delivery may be the Community Infrastructure Levy.