

DUTY TO COOPERATE

STATEMENT OF COMPLIANCE

July 2017

EVIDENCE PLACES PEOPLE STATEMENT
GOALS STRATEGIC OBJECTIVE
ORGANISATION ANALYSIS TOWNS
VISION PLANNING
STRATEGY BUSINESSES
FUTURE MISSION TOGETHER
ENVIRONMENT HOMES VILLAGES



COTSWOLD
DISTRICT COUNCIL

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1 Introduction to the Duty to Cooperate

1.0.1 The Localism Act 2011 aims to shift power from central government back into the hands of individuals, communities and Councils. The 'Duty to Cooperate' (DTC) became a legal requirement under the provisions of the Localism Act. Under the Localism Act and the National Planning Policy Framework (NPPF), it is the responsibility of local authorities to address strategic planning matters in their local plans. The *DTC* is the mechanism for ensuring that this happens i.e. the right issues are addressed in the right way and with the right partners. As part of the Examination process, local authorities are expected to demonstrate how they have managed strategic planning matters in the local plan in a concise and focused statement.

1.0.2 The relevant legislation and policy guidance for the DTC are:

- Section 110 Localism Act / Section 33A Planning & Compulsory Purchase Act;
- Local Planning Regulation 2012 (Part 2: Duty to Cooperate);
- National Planning Policy Framework, paragraphs 178-181; and
- National Planning Practice Guidance (REF ID 9-006-20140306).

1.1 Localism Act 2011 and Planning and Compulsory Purchase Act 2004

1.1.1 Section 110 of the Localism Act 2011 inserted section 33A into the Planning and Compulsory Purchase Act 2004, namely the "Duty" to Co-operate in relation to planning of sustainable development" (the duty). The Duty requires local planning authorities, county councils and prescribed bodies to co-operate effectively with each other when preparing development plan documents, local development documents, marine plans and when undertaking activities that prepare the way for the preparation of, or support the preparation of, the above documents.

1.1.2 The duty only applies where such activities relate to a 'strategic matter'. A strategic matter is defined by the Act (section 33A, part (4)) as:

- a) "sustainable development or use of land that has or would have significant impact on at least two planning areas, including (in particular) sustainable development or use of land for, or in connection with, infrastructure that is strategic and has, or would have, a significant impact on at least two planning areas; and
- b) sustainable development or use of land in a two-tier area if the development or use:
 - i. is a county matter; or
 - ii. has, or would have, a significant impact on a county matter."

1.2 National Planning Policy Framework March 2012 (NPPF)

1.2.1 Paragraph 178 of the NPPF states that cooperation under the duty particularly applies to the 'strategic priorities' set out in paragraph 156 of the NPPF, these are:

- the homes and jobs needed in the area;
- the provision of retail, leisure and other commercial development;
- the provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);

- the provision of health, security, community and cultural infrastructure and other local facilities; and
- Climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape.

1.2.2 Paragraphs 178 to 182 of the NPPF set out the national policy for planning strategically across boundaries and the role of DTC in the examination of plans.

1.2.3 In addition, there are two test of soundness in the NPPF (paragraphs 182) which relate directly to the duty:

- *Positively prepared* – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development; and
- *Effective* – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities.

1.3 National Planning Practice Guidance (PPG)

1.3.1 PPG (Ref. ID 9-006-20140306) clarifies that Local Enterprise Partnerships (LEPs) and Local Nature Partnerships (LNPs) “are not subject to the requirements of the duty”, but the Act (33(A)(2)(b)) and the Town and Country Planning Regulations require a local planning authority to have ‘regard to activities’ which they undertake.

1.3.2 Therefore, in effect, a ‘duty to cooperate’ exists between a local planning authority and the LEP and LNR. Hence, for the purposes of the Cotswold District Local Plan, these two organisations will be treated as being full DTC bodies. Locally, they are known as:

- LEP – Gfirst Local Enterprise Partnership; and
- LNR – Gloucestershire Nature Partnership

1.3.3 For the avoidance of doubt, no other bodies, organisations, utility providers or other companies have been treated as falling under the DTC requirements.

1.3.4 The PPG also provides the following guidance in relation to the duty:

- The duty to cooperate is not a duty to agree; and
- Local planning authorities and other public bodies need to work together from the outset at the plan scoping and evidence gathering stages before options for the planning strategy are identified. That will help to identify and assess the implications of any strategic cross boundary issues on which they need to work together and maximise effectiveness of Local Plans. After that they will need to continue working together to develop effective planning policies and delivery strategies. Cooperation should continue until the plans are submitted for examination and beyond, into delivery and review (Ref ID 9-012-20140306)

1.4 Prescribed Bodies for Cotswold District

1.4.1 The full list of 'prescribed bodies' that fall under the duty are set out in the Act itself plus the subsequent Town and Country Planning (Local Planning) (England) Regulations 2012. For Cotswold District, they are as follows:

1.4.2 **Local Planning Authorities:** The Council has taken this to mean all neighbouring authorities, namely:

- Cheltenham Borough Council;
- South Gloucestershire Council (unitary authority);
- Stratford on Avon District Council;
- Stroud District Council;
- Swindon Borough Council;
- Tewkesbury Borough Council;
- Vale of White Horse District Council;
- West Oxfordshire District Council;
- Wiltshire Council (unitary authority) and
- Wychavon District Council.

1.4.3 **County Councils:** The Council has taken this to mean the County Council covering the planning area as well as all County Councils that physically border Cotswold District, namely:

- Gloucestershire County Council;
- Oxfordshire County Council;
- Warwickshire County Council; and
- Worcestershire County Council.

1.4.4 **Other Prescribed Bodies:**

- Environment Agency;
- Historic England (Formerly English Heritage);
- Natural England;
- Civil Aviation Authority;
- Homes and Communities Agency;
- Gloucestershire Clinical Commissioning Group;
- National Health Service England;
- Office of Road and Rail;
- Highways England (formerly the Highways Agency); and
- .

1.4.5 Gfirst and Gloucestershire Nature Partnership have also been treated as falling under the DTC requirements for the reasons outlined in paragraph 1.3.1.

1.4.6 Legally the duty also applies to both the Mayor for London and Transport for London; however, Cotswold District is located some distance away from Greater London. The Council considers that in order to meet the requirements of the Act and thereby maximise the

effectiveness of preparing the Local Plan it would be unnecessary, and indeed contrary to achieving *effectiveness*, to actively seek co-operation with these two bodies.

- 1.4.7 Cooperation works two ways and it may not always be possible to reach agreement with neighbouring authorities, prescribed bodies or other bodies.

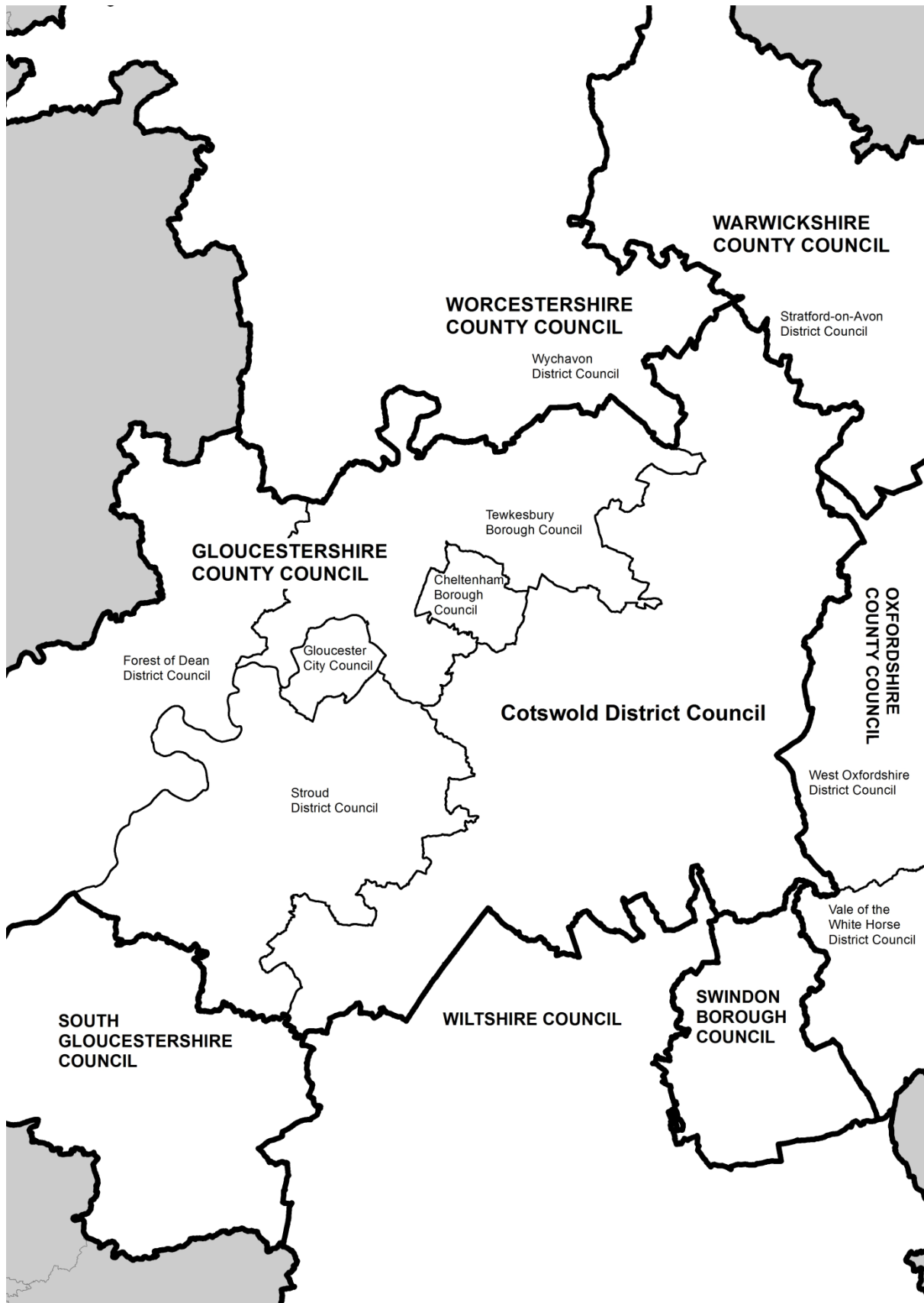


Figure 1: Neighbouring authorities

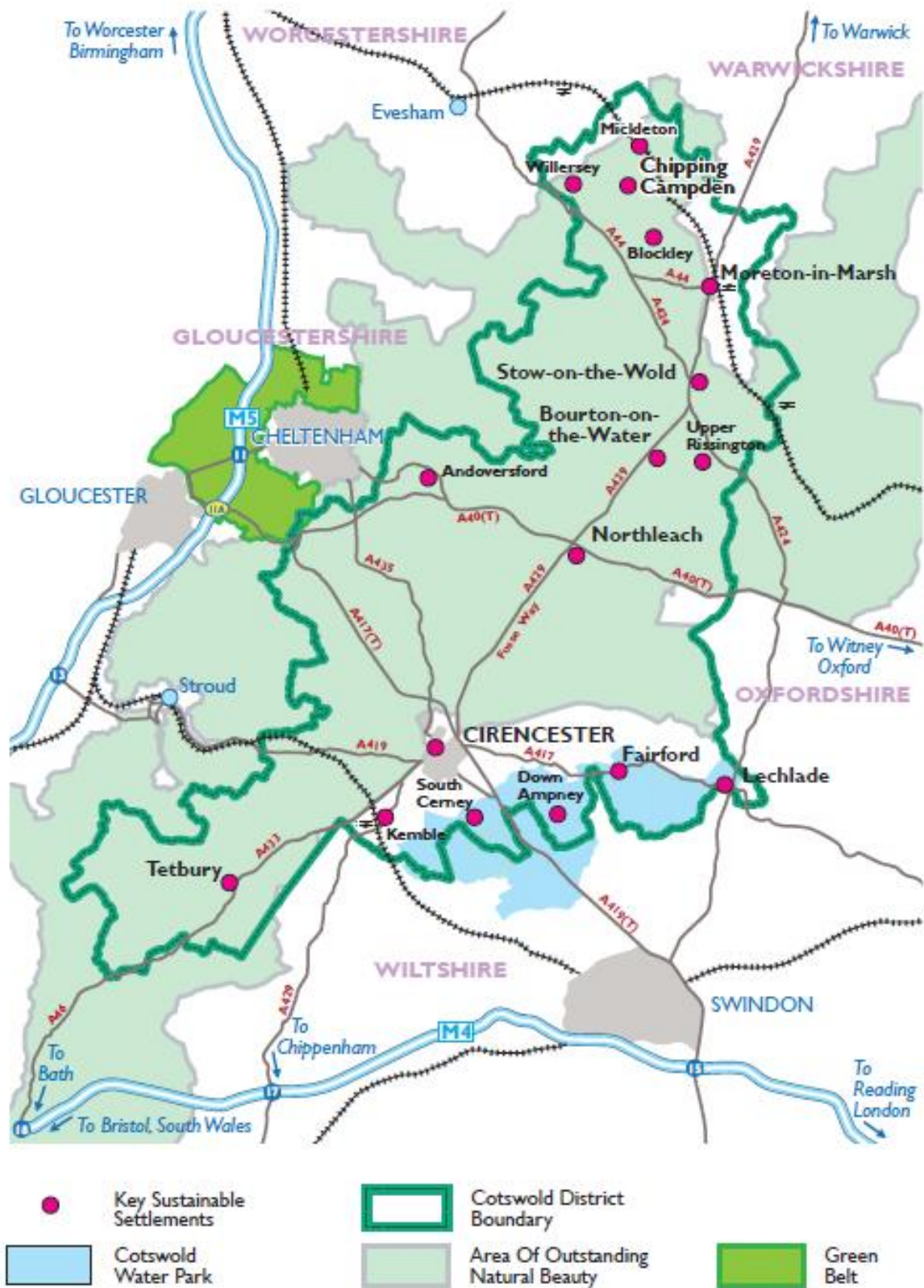


Figure 2: Cotswold District diagrammatic map

2 Co-operation in the preparation of the Local Plan

2.1 Context

- 2.1.1 The early stages of Plan preparation were conducted prior to the introduction of the DTC. The Local Plan and its evidence base were, nonetheless, developed involving neighbouring authorities; the prescribed bodies; and key stakeholders with either a statutory responsibility or non-statutory interest. This was to meet requirements of previous legislation and guidance introduced in 2004¹.
- 2.1.2 The aim then, as it is now, was to develop a robust plan with informed and appropriate policies which have been shaped by evidence, consultation and stakeholder input.
- 2.1.3 The development of the Local Plan has involved several rounds of formal consultation and engagement with members of the public, statutory consultees and other key stakeholders including the business community, infrastructure providers and developers.
- 2.1.4 These are well documented and are therefore not repeated here. Table 1 provides a summary of the main periods of consultation.

Table 1: Summary of consultations

Document (and hyperlink)	Date	Summary
Statement of Community Involvement	January 2007	Under the Planning and Compulsory Purchase Act (2004) all local planning authorities were required to produce a Statement of Community Involvement (SCI). The SCI sets out how those with an interest in the future development of the District will be engaged in the preparation and revision of local development documents and planning applications.
Core Strategy: Issues and Options	November 2007	Taking account of stakeholder responses and workshops, together with consideration of the evidence base, including corporate priorities and the Draft South West Regional Spatial Strategy, the District Council published an Issues and Options document for public consultation.
Settlement Hierarchy Topic Paper	November 2008	The topic paper aimed to establish a hierarchy of settlements for the District based on their role and service provision. Evidence from this paper and its consultation responses were used to inform the emerging Core Strategy.
Second Issues and Options Consultation Paper and Supporting Information	December 2010 to March 2011	Building on the growing body of evidence, including representations made on the earlier consultations, this Paper consulted on a broad range of approaches and options that were aimed at addressing key issues and challenges relating to spatial matters within the District.
In March 2013, at the same time as the launch of the National Planning Policy Framework, the Council made the decision to switch from preparing a Local Development Framework Core Strategy to a comprehensive Local Plan.		
Local Plan:	May 2013	The Preferred Development Strategy outlined the strategic

¹ The Planning and Compulsory Purchase Act 2004, accompanying Regulations and the now deleted Planning Policy Statement 12: Local Spatial Planning (last revised in June 2008).

Document (and hyperlink)	Date	Summary
Preferred Development Strategy Consultation Paper		context for locating future development and set out indicative levels of development to be accommodated in the District's most sustainable settlements.
Statement of Community Involvement	June 2014	To ensure the Local Plan preparation was in full conformity with NPPF, planning legislation and regulations, the updated SCI outlined how the Council would engage with interested parties for the Local Plan and planning applications.
Local Plan Reg.18: Development Strategy and Site Allocations	January 2015	Building on the Preferred Development Strategy and taking account of evidence, community involvement, liaison with businesses and stakeholders, the Development Strategy and Site Allocations document was published for consultation. It outlined the amount of housing and employment development required and the distribution strategy to accommodate it, together with strategic policies.
Local Plan Reg.18: Planning Policies	December 2015	This document set out the planning policies of the emerging Local Plan. These will become the main means of determining future planning applications.
Local Plan Reg.19: Submission Draft	June 2016	This document brought together the Development Strategy and Site Allocations, and Planning Policies documents into one whole development plan document. The document (effectively the draft Local Plan) was accompanied by a Sustainability Appraisal and Habitats Regulations Assessment.
Local Plan Reg.19: Focussed Changes to Submission Draft	January 2017	Focussed Changes were specific alterations made by the Council in the form of an addendum to the Submission Draft. The changes were made to address issues of soundness raised during the Submission Draft consultation and to incorporate updated evidence supporting the Local Plan. This consultation was accompanied by an updated Sustainability Appraisal and Habitats Regulations Assessment.

2.1.5 Outside the formal consultation stages, the Council has worked collaboratively through the evidence base work undertaken to inform the Local Plan at its various stages and to help maximise the robustness of the Plan.

2.1.6 The Council's Statement of Consultation provides a full account of consultation which has taken place during the Local Plan's development, including who, how and when that consultation has occurred.

2.2 Cooperation with neighbouring and other authorities

2.2.1 Cotswold District Council has engaged with neighbouring and other local planning authorities throughout the Local Plan process. This is in addition to engagement through responses submitted to the consultation processes.

2.2.2 Examples of engagement include

- Identification of strategic issues of shared interest;
- Facilitation of County-wide joint work at general and specific level (e.g. OAN, IDP, Strategic Housing Market Assessment and Gypsy and Traveller Accommodation Assessment);
- Opportunities for joint working and training.

2.2.3 Co-operation with other Gloucestershire authorities has led to a mutual understanding of each district's circumstances and requirements. This has fostered close liaison on issues such as strategic infrastructure planning, evaluation of CIL, and a shared approach to the preparation of key evidence..

2.2.4 Discussions across the County on strategic planning issues were co-ordinated through the County Strategic Planning Issues Group (CSPIG). This group consisted of Chief Executives, senior officers and relevant councillors from each district authority and the County Council. The Group was accountable to Leadership Gloucestershire and supported by a County Planning Officers Group (CPOG).

2.2.5 CPOG meets on a quarterly basis with each Gloucestershire authority represented by their planning policy manager. The Group engages in issues related to spatial planning and acts as an informal, but structured, body providing advice on matters of common interest. The main functions of the group are to:

- discuss and act on planning policy matters;
- monitor and be the main conduit for technical discussion between local planning authorities for the purpose of plan making and the "duty to co-operate";
- co-ordinate joint studies and operationally oversee them;
- respond to requests from, and provide information and advice to, CSPIG and other groups;
- provide a planning policy view and input for outside bodies (e.g. LEP) under the guidance of more senior bodies; for example, Chief Officer groups or Leadership Glos;
- exchange information and discuss planning matters with other bodies as appropriate in order to inform plan making in the County (e.g. EA, DCLG, NE, neighbouring LA's, etc.); and
- liaise with other groups, e.g. housing and EHO's to ensure information sharing and facilitate joint working where possible.

2.2.6 In addition to organised groups, officers have held individual meetings with neighbouring authorities to discuss specific cross-boundary issues. A schedule of responses detailing the key issues raised by neighbouring local planning authorities and county councils to emerging Local Plan can be seen in Appendix A.

2.2.7 Dialogue with non-Gloucestershire neighbouring authorities immediately adjacent to Cotswold District have not demonstrated an immediate need for land to accommodate unmet housing need from those areas. All local planning authorities have confirmed that the DTC has been satisfied.

2.3 Prescribed Bodies

2.3.1 The prescribed bodies are defined in part 2 of the Town and Country Planning (Local Planning) (England) Regulations 2012. Throughout the Local Plan process there has been liaison and co-

operation with the statutory bodies through the consultation process as well as specific correspondence.

- 2.3.2 Representations have been received throughout the Plan making process from the Environment Agency, Historic England (formerly English Heritage), Highways England and Natural England. The Council has worked closely with these organisations to resolve any outstanding issues. The Council will continue to engage with prescribed bodies as it monitors and reviews the implementation of the Local Plan.
- 2.3.3 Infrastructure is an important and integral part of planning for sustainable development and there has been a co-ordinated approach on this matter with Gloucestershire County Council, other Gloucestershire district authorities and infrastructure providers. Engagement throughout the process established the infrastructure required to support development identified in the Plan across the district.
- 2.3.4 Consultation documents and evidence base were made available to view and for comment, though not all of the prescribed bodies commented at each stage. Appendix B provides a schedule of responses detailing the key issues raised by prescribed bodies to the emerging Local Plan and how the Council has sought to resolve them.

2.4 Wider Partnerships

- 2.4.1 All Gloucestershire authorities are engaged in widespread partnership working over a number of topics and geographical areas, which informs the development of spatial plans.
- 2.4.2 A comprehensive schedule of this network of partnership working in Gloucestershire is set out in Appendix C. This list sets out the theme, issues, local authority and other agencies involved, and actions to date, and is a resource which is kept up to date by the represented local authorities.
- 2.4.3 A summary of the main partnership is set out below.

Table 2: Summary of the main partnership

Structures	Organisations involved
GEGJC (previously CSPIG)	Cheltenham, Cotswold, Forest of Dean, Gloucester, Stroud, and Tewkesbury districts, and Gloucestershire County Council
CPOG (County Planning Officer Group)	Cheltenham, Cotswold, Forest of Dean, Gloucester, Stroud, and Tewkesbury districts, and Gloucestershire County Council
Local Nature Partnership	District Councils(as detailed above), Gloucestershire County Council, LEP, Gloucestershire Health and Well Being Board, Cotswolds Conservation Board, Natural England, National Trust, Forestry Commission, RSPB, National Farmers Union and Environment Agency.
Local Authority and Planning Biodiversity Group	Cheltenham, Cotswold, Forest of Dean, Gloucester, Stroud, Tewkesbury districts, and Gloucestershire County Council
Gloucestershire Homes and Communities Group	Cheltenham, Cotswold, Forest of Dean, Gloucester, Stroud, Tewkesbury districts, and Gloucestershire County Council
Gloucestershire Rural Housing Partnership	District Councils (as detailed above), Registered housing providers and Gloucestershire Rural Community Council
Cotswold Tourism	District Councils (as detailed above), Gfirst LEP, Cotswolds

Structures	Organisations involved
	Conservation Board
Supporting People Core Strategy Group	Cheltenham, Cotswold, Forest of Dean, Gloucester, Stroud, Tewkesbury districts, and Gloucestershire County Council
Rural Services Support Group	District Councils (as detailed above), Gfirst LEP, Gloucestershire Rural Community Council, Rural Shops Alliance, Cooperative Future, Post Office Ltd, and Food Standards Board.

3 Evidence Base

- 3.1 Outside the formal consultation process, the Council has worked extensively through its evidence base work, which has been undertaken to inform the development of the Plan at various stages and to help ensure that the strategy and its policies are robust. Such cooperation is not essential for every facet of the Plan but there are several areas where cooperation and collaboration are crucial to planning effectively.
- 3.2 The following list includes a range of evidence that has been undertaken jointly with other authorities and/or prescribed bodies to inform the Submission Draft Local Plan.
- Infrastructure Development Plans (jointly commissioned with all Gloucestershire local planning authorities);
 - Strategic Housing Market Assessment (jointly commissioned with all Gloucestershire local planning authorities);
 - Gypsy Travellers and Travelling Showpeople Accommodation Assessment (jointly commissioned with all Gloucestershire local planning authorities);
 - Objectively Assessed Need (separately commissioned, but with shared methodology with Gloucestershire authorities);
 - Strategic Flood Risk Assessment and Water Cycle Study (in consultation/partnership with the Environment Agency and Gloucestershire County Council).
- 3.3 More detailed discussions on these studies and their relevance to strategic issues can be found in chapter 5. In addition to these joint studies, Natural England has been closely involved with, and helped shape, the production of the Habitat Regulations Assessment.

4 Statements of co-operation

- 4.1 Since undertaking the Regulation 18 and 19 consultations, the Council has continued its dialogue with prescribed bodies in seeking to overcome any remaining concerns prior to examination.
- 4.2 A resulting series of meetings have been held leading, in most cases, to outstanding issues being fully resolved. Where issues have not been fully resolved, the Council has maintained a dialogue with relevant bodies with the aim of ultimately achieving agreement/ resolution.
- 4.3 To support this, the Council has agreed Memorandums of Understanding (MoU) and Statements of Common Ground with several neighbouring authorities in relation to cross boundary matters, details of which are found in the appendices. This includes a Gloucestershire-wide MoU, which emphasises the levels of cooperation between the various authorities.

- 4.4 In addition, the Council will produce signed agreements with the following bodies setting out any outstanding objections that could not be resolved ahead of the examination hearings:
- Environment Agency; and
 - Historic England.

5 Strategic Planning Issues

5.1 Context

5.0.1 The purpose of this statement is to consider those land use planning issues that have strategic (i.e. larger than local) cross boundary implications. The vision, objectives and strategies of the Cotswold District Local Plan help to identify the key strategic issues that need to be considered through the DTC. These issues are set out below and are grouped under the six main sections and the strategic aims and objectives of the Local Plan:

- Natural and Historic Environment
- Population and Housing;
- Local Economy;
- Infrastructure and Service Provision;
- Sustainable Travel; and
- Climate Change and Flood Risk.

5.0.2 In addition to these six themes, there are several spatial issues that cut across the local plan objectives and which are grouped together in chapter 12 of the Submission Draft Local Plan (Other Spatial Issues).

5.0.3 The following subsections:

- take each issue in turn;
- provides a brief background;
- summarises what actions have been undertaken to manage the issue;
- sets out the joint evidence prepared where this has taken place; and
- outlines the outcomes to date.

5.0.4 A schedule of key actions and cooperation for each adjoining local authority and prescribed body is summarised in appendices A and B.

5.2 Built, Natural and Historic Environment

DTC01: The Cotswolds Area of Outstanding Natural Beauty

DESCRIPTION

Landscapes are shaped by a combination of geology, topography, vegetation cover and human influences through cultural and historic use of land. There is a wide range of landscape types across Cotswold District which are internationally renowned for their tranquillity and beauty. The diversity and extent of different landscape character areas and types across the District is explained in landscape character assessments.

In landscape terms, the District is dominated by the Cotswolds Area of Outstanding Natural Beauty (AONB), which covers 80% of its area. Arguably, it is one of the most beautiful areas of England, known

and loved by people across the world for its natural beauty and quintessentially English settlements. It is the largest of the 38 AONBs in England and Wales.

The Cotswolds AONB has a strong geological identity, comprising one of the best known sections of oolitic limestone that extends across England from Lyme Bay in Dorset to the North Sea coast.

It is this limestone that dominates the built environment with the stone being used for centuries in the construction of buildings and walls. The underlying geology has also dictated where settlements were built in the AONB, and local communities have helped to shape the landscape having interacted with it for over 6,000 years. Today, the Cotswold landscape comprises a variety of features including rolling agricultural land, flower-rich limestone grassland, deep incised valleys, country parks and woodlands.

SUMMARY OF ISSUES

Although much of the AONB is located within Cotswold District, the designation extends into surrounding counties and other parts of Gloucestershire. There is a need for consistent recognition of key characteristics and special qualities of different landscapes and the strategy to protect, manage and plan for them. Major developments may affect landscapes across long distances, including across administrative boundaries, with potential issues for cumulative visual impacts. Different landscape character types have varying sensitivities to development. The relative sensitivity of landscapes to accommodate development will affect the scale and type of development which can be accommodated.

ACTIONS

The following actions were taken:

- White Consultants were recommissioned in 2014 and 2017 to update and review landscape assessments that were originally undertaken in the early 2000s. The revised assessments took into account the impact of physical changes to the landscape, revised policies, up-to-date guidance, and focussed on the potential impacts of new sites coming forward through the SHELAA process; and
- Gloucestershire MOU and DTC schedule recognises the strategic importance of the AONB across Gloucestershire.

OUTCOMES

Protection of the area's landscape forms part of the Local Plan's vision and objectives. These, together with key issues identified in the AONB Management Plan (including protecting the special character, qualities and setting of the AONB whilst fostering the social and economic well-being of the area), will be delivered through policies in the Built, Natural and Historic Environment chapter. Locally important landscape features that contribute to the setting of individual towns and villages will be delivered through the spatial vision and development strategies for these settlements, including specific policy requirements for some of the allocated sites where landscape is a particular issue.

Natural England, Gloucestershire County Council and the Cotswolds Conservation Board confirm that the special character, qualities and setting of the AONB need to be protected and enhanced, whilst the social and economic well-being of the area are safeguarded.

GOVERNANCE

The Council is represented on the Cotswolds Conservation Board, which includes representatives from a wide range of organisations including Gloucestershire County Council, neighbouring local planning

authorities, Natural England, Environment Agency and English Heritage (now Historic England). The partnership considers a range of social, economic and environmental issues relating to the AONB, which are set out in the current AONB Management Plan. The Partnership has been engaged in plan preparation and has responded with comments on draft local plans.

EVIDENCE BASE

[Cotswolds AONB Management Plan \(2013 – 2018\)](#)

STRATEGIC PARTNERS

Cotswolds Conservation Board

ONGOING COOPERATION

The Council's future funding for, and involvement in, the Cotswolds Conservation Board will help to monitor the effectiveness of the Local Plan's policies in delivering the AONB Management Plan's objectives and whether its special character, qualities and setting are being protected adequately.

Continue to work in partnership with the County Council and adjoining local planning authorities to consider cross-boundary landscape impacts, including the cumulative visual impact of developments.

DTC02: The Historic Environment

DESCRIPTION

Cotswold District has a range of heritage assets, both designated and undesignated, including listed buildings, conservation areas, historic town and village centres, scheduled ancient monuments, archaeological assets, registered historic parks and gardens, historic landscapes, field and settlements patterns. The plan makes it clear that the District's natural and historic environments are its greatest assets.

Some of these designations protect heritage assets of national and importance, whilst other assets contribute to the special character and qualities of designated landscapes and local townscape character and appearance. Heritage assets are an irreplaceable resource that should be conserved and enhanced. Heritage and the historic environment attracts significant numbers of tourists to the area, contributes to the area's nationally and internationally renowned character and identity, and helps to strengthen the local economy.

SUMMARY OF ISSUES

English Heritage (now Historic England) indicated that to achieve a positive strategy for the historic environment local planning policy should be modified and additional text inserted to achieve the positive improvements in the historic environment – as per NPPF, Paragraph 8.

Undesignated heritage assets contribute to the area's historic environment, but are not formally protected. Protection of these undesignated assets is important, especially where they contribute to the area's local identity or are nationally significant in terms of their rarity, quality or size.

ACTIONS

- Adopt CDC Heritage Strategy;
- Modify Reg 19 Historic Environment and policies to ensure consistency with the NPPF and

- incorporate Heritage Strategy into the Local Plan; and
- Continue to engage with Historic England on outstanding matters.

OUTCOMES

Both the Council and Historic England have worked closely to resolve objections raised at the informal and formal consultations.

The Historic Environment section (Policies EN10 to EN13) has been extensively ammendmended (and consulted on at Focussed Changes) to address issues and objections raised by Historic England.

Representations made to the Focussed Changes confirmed a large proportion of issues, for example, the Hertiage Strategy, have been resolved. Whilst there remains several outstanding objections these are not considered to affect the Council’s compliance and adherence to the DTC requirements.

GOVERNANCE

Continued engagement with Historic England

EVIDENCE BASE

Cotswold District Council Heritage Strategy (CDC, 2016) – incorportated in to Local Plan

STRATEGIC PARTNERS

Historic England

ONGOING COOPERATION

Additional conservation area character appraisals will be prepared as part of a positive strategy for the historic environment.

DTC03: Flood Risk Management

DESCRIPTION

As a result of expected future climate change, flood risk from fluvial sources is expected to increase as a result of peak flows increasing. These fluvial flood risks have implications including increased risks of flooding for communities, land and properties adjoining the main rivers. The rate and intensity of surface water runoff will affect the scale and frequency of flood risk downstream.

The Cotswold Strategic Flood Risk Assessment (SFRA) is a planning tool that will assist the council in their selection and development of sustainable site allocations away from vulnerable flood risk areas in accordance with the National Planning Policy Framework and its associated Planning Practice Guidance on Flood Risk and Coastal Change. Significant watercourses within the study area are the River Thames, Coln, Churn, Evenlode, Windrush, Leach and Ampney Brook.

SUMMARY OF ISSUES

Flooding is a natural process which shapes the natural environment, but also threatens life and can cause substantial distress and damage to property. The effects of weather events can be increased in severity as a consequence of past decisions about the location, design and nature of development and as a consequence of climate change. While flooding cannot be wholly prevented, its impacts can be avoided and reduced through good planning and management. The SFRA aims to ensure that flood risk forms one of the material planning considerations to help deliver sustainable development.

Cotswold District occupies the western end of the Upper Thames catchment. The majority of the District drains south east toward the River Thames, with small areas to the west draining toward the Severn. The steep topography can facilitate flash flooding, while the limestone geology can cause groundwater flooding. The greatest area at risk of fluvial flooding is in the south near the River Thames and the Cotswold Water Park. Smaller areas in towns including Bourton-on-the-Water and Cirencester are also at risk. The effects of climate change mean that flood risk areas are likely to flood more frequently, and in the south of the District the extent of flooding might also increase.

In catchments with a large planned growth in population which discharge effluent to a small watercourse, the increase in the discharged effluent might have a negative effect on the risk of flooding.

ACTIONS

The following actions were taken:

- In December 2007 Gloucestershire County Council, in partnership with Gloucestershire Local Authorities, commissioned Halcrow to produce a Level 1 Strategic Flood Risk Assessment. Subsequently JBA Consulting was then commissioned to undertake a Phase one Water Cycle Study; a Strategic Flood Risk Assessment level two; and a sequential testing report.
- The Level 1 and 2 Strategic Flood Risk Assessments were prepared in liaison with the Environment Agency, highlighting the areas within and around individual settlements at risk of future flooding.
- A sequential test of sites.

OUTCOMES

The Thames CFMP states that within the Upper Thames area, flood risk should be managed by taking opportunities to maximise the potential of the floodplain to store water. The Local Plan seeks to safeguard the natural floodplain from inappropriate development through its development strategy and development management policies. The SFRA has been reviewed and approved by the Environment Agency.

The Water Cycle Study calculated the percentage of each site at risk from fluvial or surface water flooding was calculated. An assessment has been carried out in order to quantify such effect. The impact of increased effluent flows is not predicted to have a significant impact upon flood risk in the receiving watercourses at any of the settlements with planned growth in the District.

The Strategic Housing and Economic Land Availability Assessment (SHELAA) Panel was guided and informed by EA comments; this helped establish the potential capacity of developable SHELAA sites, which informed the scale of development on sites identified in the plan.

In May 2017 the Environment Agency stated that whilst it accepts the duty to cooperate requirements are not a duty to agree they cannot agree that the cooperative working on the sequential test has been satisfactory. The Council subsequently provided the Environment Agency with briefing paper (see Appendix H) and held a meeting on Tuesday 4th July 2017 to demonstrate the level of engagement the two organisations have had over the past few years. Correspondence dated 4 July 2017 (see Appendix G) states the EA withdraws soundness objections raised at Reg19 consultations, and it confirms the EA is satisfied the Council has co-operated effectively.

GOVERNANCE

Continue to work effectively with strategic partners

EVIDENCE BASE

EB054 The Water Cycle Study (JBA, 2015)

EB056a Strategic Flood Risk Assessment Level 2 update (JBA, 2016)

EB053 Sequential Test – Flood Risk for potential sites (JBA, 2014)

EB052 Strategic Flood Risk Assessment Level 1 (Halcrow, 2008)

STRATEGIC PARTNERS

Gloucestershire County Council; the Environment Agency; local water companies

ONGOING COOPERATION

The Flood and Water Management Act (2010), the Localism Act (2011) and the National Planning Policy Framework all offer opportunities for a more integrated approach to flood risk management and development. Work undertaken through the Water Cycle study and the SFRAs provide the Council and its partners opportunities to make sure development provides improvements to flood risk overall and enhancements to the river environment.

DTC04: Water Resources and Water Supply

DESCRIPTION

A supply of fresh water is required for residential and commercial development. Thames Water is responsible for supplying water for most of the District, with small areas being served by Bristol Water, Severn Trent Water and Wessex Water. The proposed development sites are within the supply zones of TWUL and Bristol Water; none are located within the supply zones of Severn Trent Water or Wessex Water.

SUMMARY OF ISSUES

New homes require the provision of clean water, safe disposal of wastewater and protection from flooding. It is possible that allocating large numbers of new homes at some locations may result in the capacity of the existing available infrastructure being exceeded. This situation could potentially lead to service failures to water and wastewater customers, adverse impacts to the environment or high costs for the upgrade of water and wastewater assets being passed on to bill payers. Climate change presents further challenges such as increased intensive rainfall and a higher frequency of drought events that can be expected to put greater pressure on the existing infrastructure. Sustainable planning for water must take this into account.

ACTIONS

The following actions were taken:

- The Council commissioned JBA Consulting to undertake a Phase one Water Cycle Study. The study was carried out in co-operation with the Environment Agency, Bristol Water, Thames Water, Severn Trent Water and Wessex Water.

OUTCOMES

Overall, evidence indicates there are no issues that indicate the planned scale, location and timing of planned development within the District is unachievable from the perspective of supplying water and

wastewater services and preventing deterioration of water quality in receiving waters.

Primary responsibility for the provision of water and wastewater services to new developments lies with the Water Companies and Sewerage Undertakers. Cotswold District Council should facilitate their planning by providing clear information and updates on the location, scale and timing of allocations. As the primary environmental regulator the Environment Agency has a key role in determining the environmental capacity of water resources and receiving waters in the District. Finally, site developers and promoters should ensure that they engage at an early stage with the appropriate Water Companies and Sewerage Undertakers to enable them to ascertain the capacity of existing water supply and wastewater networks and where necessary upgrade their infrastructure.

The Water Cycle Study has identified where infrastructure upgrades are expected to be required to accommodate planned growth. Timely planning and provision of infrastructure upgrades will depend upon regular engagement between CDC, water companies, the EA and developers. The study makes recommendations for planning and mitigation measures to ensure that the planned growth can be delivered to Cotswold District Council's growth trajectory, that water and wastewater services are maintained and the impacts of treated effluent to not cause deterioration of water quality.

GOVERNANCE

Continue to work effectively with strategic partners

EVIDENCE BASE

EB054 The Water Cycle Study (JBA consulting, 2015)

STRATEGIC PARTNERS

Environment Agency; Bristol Water; Thames Water; Severn Trent Water; and Wessex Water.

ONGOING COOPERATION

Cotswold District Council is seeking to prepare a Statement of Common Ground with Thames Water and the Environment Agency. This will set out an agreed approach to ensuring provision of infrastructure to serve the strategic development in Cirencester and measures to address the future supply-demand balance in the SWOX water resource zone. Furthermore, the findings of the Water Cycle Study have helped inform the Infrastructure Delivery Plan (IDP). This will include schedules of infrastructure upgrades and timescales required to support delivery of the Local Plan.

5.3 Population and Housing

DTC05: Objectively Assessed Housing Needs

DESCRIPTION

Local planning authorities are required to identify the objectively assessed need (OAN) for housing in their areas, and for Local Plans to translate these needs into plan allocations and land targets. An OAN is derived from an objective analysis of evidence, taking account of housing needs arising from demographic projections (including projected migration), and needs arising from the location and quantum of future job provision. It excludes housing 'supply' factors, such as physical or infrastructure constraints and potential impacts of development.

Local Plans should provide sufficient land to meet housing needs in full. Where sufficient sustainable capacity does not exist, residual housing need should be 'exported' to neighbouring local planning authorities within the same strategic housing market area, as far as it is reasonable for those neighbouring areas to accept it consistent with their sustainable capacity.

Cotswold District is located within the Gloucestershire Housing Market Area (HMA).

SUMMARY OF ISSUES

Gloucestershire HMAs

Within the Gloucestershire HMA, the largest housing need (numerically) arises from Gloucester and Cheltenham. It is recognised, however, that these settlements have limited capacity to accommodate needs within their administrative boundaries. For this reason, housing needs arising within Gloucester and Cheltenham are being met in Tewkesbury Borough through the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy.

Neighbouring HMAs

Cotswold District borders several other housing market areas in Wiltshire/ Swindon, Worcestershire, Warwickshire, Oxfordshire and West of England.

Both Wiltshire and Swindon have adopted DPDs (a Core Strategy and a Local Plan respectively) and have identified sufficient land to meet their objectively assessed housing needs. Wychavon District Council and its partner authorities (Malvern Hills District and Worcester City) adopted the South Worcestershire Development in 2016 and it has identified sufficient land to meet housing needs arising from within the South Worcestershire area to 2031. Equally, Stratford upon Avon, in Warwickshire, has adopted its Local Plan and it too has identified sufficient land to meet its housing needs.

West Oxfordshire has submitted its Local Plan and it is currently the focus of examination. West Oxfordshire is working closely with neighbouring Oxfordshire authorities to meet the needs arising from the city of Oxford. The West Oxfordshire Local Plan seeks to meet its OAN in full whilst also identifying land to assist Oxford City to meet its needs.

South Gloucestershire has partnered with Bristol City, Bath and North East Somerset and North Somerset to deliver future housing and employment needs in the former Avon area, and they are known collectively as the West of England authorities. South Gloucestershire has contacted the Council, prior to adopting its

Plan, to establish if there are opportunities to meet their needs in Cotswold District.

ACTIONS

In accordance with national planning policy and guidance, the overall action is to ensure the Local Plan has a clear understanding of housing need in the Cotswold area, the broad steps are as follows:

- Identify the Housing Market Area (HMA) and establish a partnership of local planning authorities within the HMA;
- Prepare a Strategic Housing Market Assessment (SHMA) with HMA partners;
- Identify the objectively assessed needs for housing; and
- Keep under review latest sub-national population and household projections.

OUTCOMES

The Gloucestershire HMA partnership has worked together on two Strategic Housing Market Assessments; the first produced in 2009 and an update produced in 2014.

Following the Stroud District Local Plan Examination hearings in April 2014, Cotswold, Stroud and Forest of Dean District Councils commissioned an objective assessment of housing needs (OAN) in line the JCS. In December 2016 the Council published an updated assessment of housing need for Cotswold .

The Council has prepared a Housing evidence paper that summaries housing needs assessments and how this has helped inform the Local Plan's housing trajectory.

There is no unmet need arising from other local planning authorities within the Gloucestershire HMA that is required to be delivered in Cotswold District. Stroud District Council has agreed to a Statement of Co-operation with the Joint Core Strategy authorities to set out the process and triggers by which any unmet OAN arising from within the Joint Core Strategy area could be considered through a review of the Joint Core Strategy and the Stroud District Local Plan.

The adjoining local planning authorities of Swindon Borough Council, Wiltshire Council, West Oxfordshire, Wychavon District and Stratford upon Avon District Council are currently able to meet their own housing needs and any housing need arising from neighbouring authorities within their own housing market areas.

CDC and South Gloucestershire Council have been in regular contact since August 2012 regarding cross boundary matters. In November 2015 SGC enquired whether, in principle, there were opportunities in neighbouring districts (including Cotswold) that could help meet South Gloucestershire's housing needs if necessary. While it was made clear that there was no capacity within Cotswold District to accommodate unmet needs, SGC confirmed in May 2017 that there were no outstanding DTC issues.

GOVERNANCE

All Gloucestershire local planning authorities have signed an MOU to work collaboratively to deliver a joint HMA assessment. To deliver a joint Gloucestershire SHMA, the six authorities agreed and actioned the following issues to address and manage housing needs:

- Periodic OAN paper for the purpose of key evidence for OAN to be considered through individual Local Plans / DPDs;
- Timescales and project management for reviewing, refreshing and updating evidence, and establishing the triggers for review;
- Monitoring indicators for housing delivery, land supply and housing trajectory on HMA basis,

- including amalgamating collective monitoring;
- Joint commissioning of evidence / consultants;
- Joint fund and agreement of six way equal split;
- Lead authority for coordinating and commissioning; and
- Governance arrangements – CSPIG, CPOG and Directors group.

EVIDENCE BASE

- EB017** Topic Paper 4: Housing (June 2017);
- EB009** The Objectively Assessed Housing Needs Assessment of Cotswold District (December 2016);
- EB016** Strategic Housing Market Assessment Update (April 2016);
- EB015** Local Authorities of Gloucestershire - Strategic Housing Market Assessment Update (March 2014);

STRATEGIC PARTNERS

Gloucestershire County Council; all local planning authorities in Gloucestershire; neighbouring local planning authorities.

ONGOING COOPERATION

The Gloucestershire HMA partnership will continue to monitor and update housing needs assessment as new population and household data is released. The quarterly County Planning Officer Group meetings will keep this issue under review.

DTC06: Gypsy and Traveller Housing Needs and Provision

DESCRIPTION

The future housing needs of the Gypsy and Traveller community are not incorporated within the Objectively Assessed Housing Need (OAN), which identifies the needs of the current and future resident population. The future accommodation needs of Gypsies and Travellers (including Travelling Showpeople) are identified and addressed separately in order to meet the full objectively assessed needs for the community across the whole of the Gloucestershire (same as the HMA). The specific characteristics of the community determine future needs in terms of residential and transit/emergency sites, and bricks and mortar accommodation.

An inherent issue with identifying Gypsy and Traveller needs is identifying the needs for individual local planning authorities when the travelling community move around between districts and counties. There are therefore risks of double-counting or undercounting the number of travellers depending on when surveys are undertaken within different districts. It is important to identify differing needs in terms of residential and transit/emergency sites, and bricks and mortar accommodation.

The most recent Gloucestershire Gypsy and Traveller Accommodation Assessment (March 2017) took account of the August 2015 Planning Policy for Travellers Sites (including the change in definition of 'gypsies and travellers'), and sought to update the Gloucestershire position by surveying members of the travelling community. The survey was only partially successful because many travellers appeared to have been reluctant to engage in interviews. Consequently, assumptions had to be made regarding future needs for certain elements of the travelling community.

Although the GTAA wasn't finally 'signed-off' until March 2017, the draft findings were available in December 2016. Hence, the latter were able to inform the Focussed Changes consultation.

SUMMARY OF ISSUES

Identifying and accomodating future needs within the Gloucestershire HMA

ACTIONS

In accordance with the national Planning Policy for Travellers' Sites (2013, updated in August 2015), the overall action is to ensure the Local Plan has a clear understanding of gypsy, traveller and travelling showpeople's (GTTS) needs in Cotswold District. The broad steps taken were as follows:

- Establish an assessment of GTTS needs within the HMA by jointly commissioning a Gypsy and Traveller Accommodation Assessment (GTAA) in partnership with the relevant local planning authorities;
- Prepare a Strategic Housing Market Assessement (SHMA) with HMA partners; and
- Establish a Gypsy and Traveller Site Assessment Advisory Panel to consider potential sites, comprising a range of participants, including representatives for: the Cotswold Conservation Board; the Gypsy and Traveller community; the Environment Agency; and the development industry.

OUTCOMES

A GTAA, which updated a 2007 study, established a requirement for pitches throughout Gloucestershire, by district, between 2013 and 2031. That work was supplemented by a joint 'call for sites' to identify potential opportunities to accommodate travellers' needs across the District.

In November 2014, the Gypsy and Traveller Site Assessment Advisory Panel recommended a number of potential allocations, which were included in both the Local Plan Reg.18 Consultation (Development Strategy and Site Allocations) January 2015, and the Local Plan Submission draft Reg.19 (June 2016). These allocations had been based on a District-wide study that had identified potential land where pitch requirements could be accommodated.

A new County-wide GTAA was published in February 2017, which updated the 2013 assessment to take account of the August 2015 PPTS. Essentially, the GTAA identified needs for the period 2016-2031 arising from:

- Households that meet the new definition of Travellers;
- Households that do not meet the new definition of Travellers; and
- Unknowns

GOVERNANCE

Agreement in place for all gloucestershire local planning authorities to work colaboratively to deliver a joint assessment of needs.

EVIDENCE BASE

EB026 Topic Paper 3: Gypsy and Traveller Site Allocations,(CDC, 2017)

EB027 Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (ORS, 2017)

EB025 Gypsy and Traveller – Identification of Potential Sites (WS, 2014)

EB024 Evidence Paper: Advisory Panel on Gypsy and Traveller Site Allocations Assessment (CDC, 2014)

EB022 Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (ORS, 2013)

STRATEGIC PARTNERS

All local planning authorities in Gloucestershire

ONGOING COOPERATION

Future joint working on commissioning any updated traveller needs assessments.

DTC07: Housing and Employment Land Availability

DESCRIPTION

National planning policy and guidance requires all LPAs to identify and update annually a supply of deliverable sites sufficient to provide five years worth of housing against housing requirements. LPAs should also identify a supply of specific, developable sites or broad locations for growth, for six to ten years and where possible for 11 to 15 years. In terms of economic land provision, LPAs need to ensure that sufficient land of the right type is available in the right places and the right time to support growth and innovation. The NPPF also instructs LPAs to meet the need for new businesses and allocate sufficient land that is suitable for development, taking account of business communities.

A Strategic Housing and Economic Land Availability Assessment (SHELAA) demonstrates the availability and distribution of deliverable and developable land across Cotswold District. Sites are assessed in terms of their suitability, availability and achievability. Deliverable sites have a realistic prospect of being developed within the first five years. Developable sites are suitable locations for housing and employment development with a reasonable prospect of being available, during the plan period, that could be viably developed. The SHELAA identifies the range and extent of developable housing and employment sites from which the most appropriate mix of sites is identified for inclusion in the local plan.

The SHELAA is prepared utilising robust local development assumptions, such as site densities, gross to net ratios, site viability and build out rates. These assumptions involve expert input from local development industry interests and other parties with an interest in the house building agenda. These interested parties form a SHELAA Panel to assess each SHELAA site.

It should be noted that the SHLAA and the SELAA were combined in 2016 into one document – the SHELAA.

SUMMARY OF ISSUES

The broad strategic issue is to ensure the Local Plan has a supply of specific deliverable and developable site to meet its housing requirement.

ACTIONS

In accordance with national planning policy and guidance, the overall action is to ensure the Local Plan identifies a sufficient supply of housing over the plan period, the broad steps are as follows:

- Establish methodology for assessing the availability of land and undertake a call for sites;
- Establish an advisory panel of experts to review sites and development assumptions;
- Consult and engage with key stakeholders to identify any potential constraints affecting the developability of a site;
- Develop and maintain a database containing all records to ensure data is collected and presented

in a consistent format. This supports Panel members to compare and understand the reports presented;

- Publish SHELAA; Panel members were informed when the Council published the final SHELAA reports; and
- Review SHELAA.

OUTCOMES

To be consistent and robust, the same methodology has been used where possible in the SHLAA Addendum I (November 2014) and the SHLAA/SELAA Addendum II (December 2015) that was established in the SHLAA/SELAA (May 2014). However, since the publication of the May 2014 SHLAA/SELAA, Siddington has been removed from the emerging Local Plan Development Strategy as a location that can suitably accommodate new housing or economic development at a strategic scale. With the exception of sites that are adjacent to Cirencester's development boundary, sites in Siddington parish have been assessed as being unsuitable for development in order to bring the SHELAA methodology in line with the policies of the emerging Local Plan (2011-2031).

The SHELAA Panel has met on a regular basis since 2013 with a broadly consistent membership to assess sites. It has updated the methodology that governs SHELAA preparation, in line with national policy and guidance, and has provided a degree of consistency in the Panel's assessments.

The latest SHELAA was published in 2016 and this is helped to inform the allocation of sites as well as help to identify a supply of deliverable and developable sites over the plan period. The SHELAA is currently being reviewed to align with the annual five-year housing land supply at April 2017; the SHELAA is expected to be published during Summer 2017.

GOVERNANCE

Continue to identify and update a supply of specific deliverable and developable sites and test these assumptions with the advisory Panel.

EVIDENCE BASE

EB021	Housing Implementation Strategy (CDC, 2017)
EB006	Strategic Housing and Economic Land Availability Assessment – Consolidated report (CDC, 2016)
EB008 (a to e)	Five Year Housing Land Supply (CDC, 2016)
EB019	Residential Land Availability Monitoring Report (CDC, 2016)
EB040	Employment Land Availability Monitoring Report (CDC, 2016)

STRATEGIC PARTNERS

SHELAA Panel members. A full list is available in the Strategic Housing and Economic Land Availability Assessment (January 2016)

ONGOING COOPERATION

Continue to work with key stakeholders and Panel members to assess the deliverability of sites.

5.4 Local Economy

DTC08: Delivering employment and economic growth

DESCRIPTION

Employment land is traditionally provided by local authorities as serviced plots on business parks available for future economic development, whether for new businesses or relocation and expansion of existing businesses. The provision of serviced land for economic development in Cotswold District supports a range of B-use class development, as well as complementary economic development sectors such as retail and leisure uses.

SUMMARY OF ISSUES

In Cotswold District, like many areas in England, the capital cost of delivering new employment land has been high compared to rental income making delivery relatively unattractive and challenging to the private sector. Potential rental value is often insufficient to deliver speculative business space which reduces willingness of banks to fund such investments and requires cross-subsidy for delivery of new employment land.

Evidence supporting the Submission Draft Local Plan has also identified the following issues, specifically there is a need to:

- provide an appropriate strategy for the delivery of employment and economic development in the District;
- include the allocation of an adequate supply of employment land to meet potential demand;
- deliver the optimum solution to ensure that sites are viable and deliverable;
- provide adequate support for non B Class economic development and employment including retail and tourism; and
- meet the needs of rural areas for economic diversification, retail and tourism.

With regards to the latter, forecasts suggest that the net increase in non B – Class sector jobs such as retail, food and accommodation, education, health and other services is reported as a range of 4,600 and 7,300 jobs between 2011 and 2031. This represents approximately half of the total jobs forecasts in the district.

ACTIONS

The following actions were taken:

- **Develop an Employment and Economic Strategy:** National policy and guidance states that to help achieve economic growth, local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century.
- **Safeguard and deliver new Employment Land;**
- **Support rural diversification, retail and tourism sectors and businesses; and**
- **Establish an Implementation strategy.**

OUTCOMES

Employment and Economic Strategy

The Local Plan includes housing and employment targets and will seek to consider the broad principles of GFirst's Strategic Economic Plan, as it is appropriate, when implementing the Draft Local Plan.

The Submission Draft Local Plan sets out an appropriate strategy for the delivery of employment and

economic development. The key spatial economic objectives for the district are set out in **Policy EC1**.

The Council has taken a positive approach towards its objectively assessed development needs. The housing and economic assessments and methodologies, together with the resultant policies are aligned and complementary. The objectively assessed housing need and the employment land requirement assessments have been based upon a consistent understanding of underlying housing and economic trends and baseline economic forecasts and alternative economic scenarios.

The Local Plan identifies three new Special Policy Areas at Royal Agricultural University, Fire Services College and Campden BRI, which provide a bespoke approach to development opportunities at each site whilst considering environmental and social considerations. It has proved to be influential in providing a robust policy framework on which partners can base key business decisions at these locations. In addition, these policies respond to the approach advocated in NPPF to plan positively for the location, promotion and expansion of clusters or networks of knowledge driven, creative or high technology industries.

The draft Local Plan policies support diversification policies in sustainable rural locations and policies to support town centre uses, tourism, retail and non B class economic growth. The main focus of the policies is to encourage the vitality and viability of town, key, district and village centres as places for shopping, leisure, cultural and community activities, including maintaining Cirencester's key employment and service role. The policies are informed by the Business and Industrial Trends 2015 report which highlights the diversity of the Cotswold economy including the importance of its rural economy. The most recent Retail Study 2016 provides updated analysis of retail demand and supply within the district.

Safeguard Employment Land

Due to the District's environmental and heritage constraints, it can be difficult to find suitable sites for new employment land. Therefore, alongside the allocation of new employment sites, the Local Plan has sought to ensure the best use is made of existing employment sites and premises. Land allocations and policies have been designed to support the District's key businesses and institutions.

Support rural diversification, retail and tourism sectors and businesses

To ensure there is adequate support for non B Class employment including retail and tourism. The draft Local Plan policies support diversification policies in sustainable rural locations and policies to support town centre uses, tourism, retail and non B class economic growth.

The Tourism Destination Management Plan establishes a permanent and long term private and public partnership that manages and builds on the strengths of the Cotswold brand. There has already been considerable success from both Cotswold Tourism and Oxfordshire Cotswolds in terms of marketing and development.

To implement these policies, the Local Plan seeks to positively support the tourism economy across the District. The Plan also seeks to provide the policy framework to address identified infrastructure constraints, improvements to public realm and other opportunities identified in the Management Plan. However, in doing so, it also needs to provide appropriate policy protection to ensure that inappropriate development does not occur within the AONB or elsewhere in the District.

Business Delivery Plan

The Council is due to publish a Business Delivery Plan during summer 2017. This plan will demonstrate the sound and confident deliverability of the draft Local Plan economic policies and its complementary relationship with the Gloucestershire Strategic Economic Plan 2014.

The report also recommends broader interventions for the Council to consider in supporting and promoting the Cotswold economy and its businesses. A recent example is the announcement of new

Growth Hub that will be based at the Royal Agricultural University's campus in Cirencester. The Growth Hub will provide personalised support to businesses of all types in the region, from pre-start through to existing companies and organisations looking to grow. It will deliver business development, business support networks, strategy and advisory services, business information and enterprise support.

It forms part of an expanding network of Growth Hubs in strategic locations across Gloucestershire. Created by GFirst LEP and supported by the Council, this network will enable enhanced business support services to be delivered at a range of venues to ensure that physical location is not a barrier for businesses to get the support they need.

An early example, the Cirencester Growth Hub has been supported by a wide-ranging group of partners including; Cotswold District Council, Cirencester Town Council, Cirencester Chamber of Commerce, Cirencester Community Development Trust and Cirencester College. It is anticipated that the new Growth Hub, which has received £1.25m funding from GFirst LEP as part of the Gloucestershire Growth Deal, will be ready to support local businesses by April 2018.

Neighbouring Strategic Economic Plans

The neighbouring Strategic Economic Plan for Warwickshire and Coventry Enterprise Partnership provides a complementary approach to Cotswold to support growth in rural areas through innovation and research and development. The Strategic Economic Plan for Oxfordshire Enterprise Partnership supports the implementation of rural policy, tourism and the implementation of the AONB Management Plan. These neighbouring strategies are considered to support and enhance the policies and proposals in the Submission Draft Local Plan.

GOVERNANCE

The Council and GFirst LEP have sent a letter of support (Appendix G)

EVIDENCE BASE

EB042	Topic Paper 6: Employment (June 2017)
EB041 (a to d)	Cotswold Retail Study Update (GVA, 2016)
EB040	Employment Land Availability Monitoring Report (CDC, 2016)
EB039 (a to c)	Cotswold Economy Study Part 2 Volume 2 Update (CDC, 2016)
EB038	Economy and Employment Land Update (Nupremis, 2016)
EB037	Review of Economic Forecasts for Cotswold District Council (Nupremis, 2016)
EB036	Cotswold Industrial and Business Trends (Nupremis, 2015)
EB028 to EB032	Cotswold Economy and Retail Study Refresh (PBA, 2012)

STRATEGIC PARTNERS

Gloucestershire County Council, GFirst LEP, Local businesses, Educational institutions

ONGOING COOPERATION

Working with key partners to increase inward investments into the area and build on the success of the Growth Hub and other projects.

DTC09: Kemble Airfield

DESCRIPTION

The airfield, formerly known as RAF Kemble, straddles the administrative boundary between Cotswold District and Wiltshire. In 2001, the MoD sold RAF Kemble and by August 2009, a Certificate of Lawful Use was granted for a general aviation aerodrome. Today, the airfield is operated commercially as Cotswold Airport and is accessed from the A433 Cirencester to Tetbury Road in Cotswold District.

SUMMARY OF ISSUES

Representations were received from Commercial Estate Group (CEG) outlining the potential for redevelopment of land at Kemble Airfield to deliver housing and employment – effectively a new settlement including approximately 2,000 market and affordable homes. The majority of the site, the subject of CEG’s proposal, falls within Cotswold District Council’s administrative area. The main entrance from the A429, along with a significant proportion of the proposed housing, would be within Wiltshire Council’s administrative area. Therefore, any proposal for redevelopment of Kemble Airfield would need to be considered jointly by both authorities.

ACTIONS

- Review and analyse representation against the development strategy; and
- Consult with Wiltshire Council and, if necessary, agree to a MOU.

OUTCOMES

Both Cotswold District and Wiltshire councils support the continued use of the former RAF Kemble runway, buildings and associated infrastructure for aviation-related economic and leisure purposes, along with the associated employment uses already based there. In seeking to retain use of the airfield as a productive asset, both Cotswold and Wiltshire councils are aware of the need to safeguard amenities in the area and the visual impact that development could have on the countryside.

GOVERNANCE

A Memorandum of Understanding (MOU) has been agreed with Wiltshire Council on this matter. The MOU primarily confirms an agreement between the Councils under the Duty to Cooperate, regarding the response and approach to the representation submitted to Cotswold District Council by Commercial Estates Group.

EVIDENCE BASE

Appendix D Memorandum of Understanding between Cotswold District Council and Wiltshire Council

STRATEGIC PARTNERS

Wiltshire Council

ONGOING COOPERATION

The parties to the Memorandum will meet and correspond as necessary in order to:

- monitor the preparation of policy documents;
- discuss any further developments regarding proposals for the cross-boundary site; and
- work collaboratively in assessing any proposals for the site.

5.5 Infrastructure and Service Provision

DTC10: Infrastructure Delivery

DESCRIPTION

Timely provision of new physical, social and green infrastructure is essential to deliver and facilitate the range of services required for new development and to deliver capacity for economic growth. Such infrastructure is provided by a range of public and private bodies.

SUMMARY OF ISSUES

The provision of necessary infrastructure in a timely manner and in the required locations is dependent upon the proposed distribution and phasing of development. The levels of growth proposed in particular locations may trigger the need for additional infrastructure upgrades, such as junction improvements or the need for additional education capacity.

District-wide infrastructure requirements can become cross-boundary issues because service users often have to cross administrative boundaries to access certain types of infrastructure. This infrastructure largely relates to projects on networks (e.g. transport) and/or where catchments exist (e.g. schools and secondary healthcare) that extend beyond the Cotswold District boundary.

ACTIONS

In line with national planning policy and guidance the Council should work with other authorities and providers to:

- assess the quality and capacity of infrastructure for transport, water supply, wastewater and its treatment, energy (including heat), telecommunications, utilities, waste, health, social care, education, flood risk and coastal change management, and its ability to meet forecast demands; and
- take account of the need for strategic infrastructure including nationally significant infrastructure within their areas.

OUTCOMES

The Council published an IDP in 2013, which was refreshed in 2014, with a further update produced in 2016, to evaluate the community, education, emergency services, utilities and communications, healthcare, green infrastructure and transport that will be required to support the levels of housing and employment proposed in the Local Plan.

The key infrastructure providers have been consulted at all stages of Local Plan preparation. The Council has provided latest information available about the levels, distribution and projected phasing of development together with key infrastructure providers including Gloucestershire County Council, the Gloucestershire Clinical Commissioning Group and utility companies.

The successful delivery of housing at the proposed Chesterton Strategic Allocation is required for Cotswold District to meet its objectively assessed need and therefore it has been vital that the site promoters and developers work effectively with Cotswold District Council to ensure that the needs of residents are met.

The levels of non-strategic growth in the district are not sufficient to require new 'big ticket' items of infrastructure like schools, hospitals and sports halls. Instead, developer contributions should be used to

increase capacity at existing facilities. Discussion 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.

Gloucestershire County Council has identified several cross boundary issues related to schools for example, the north of the district is a net importer of pupils, whilst the mid-district sub-area sees some outward movement of pupils to schools at Cheltenham. Factors such as this should be considered during implementation of infrastructure. This highlights the importance of adopting a CIL Charging Schedule in order to deliver improvements, as S106 agreements would usually only cater for site specific issues. This is further exacerbated by changes to regulations as of April 2015, which only allows for pooling of five S106 contributions towards one project.

GOVERNANCE

Infrastructure planning and delivery must be viewed as an iterative process, as such the IDP should be reviewed and updated on a regular basis to reflect the on-going project development, funding situation and the views of key consultees.

EVIDENCE BASE

EB069	Cotswold District Community Infrastructure Levy Regulation 123 List (CDC, 2017)
EB070	Cotswold District Community Infrastructure Levy Draft Charging Schedule (CDC, 2016)
EB059	Cotswold District Infrastructure Delivery Plan Update (Arup, 2016)
EB060	Cotswold District Infrastructure Funding Gap Analysis Amended Issue (Arup, 2017)
EB058	Cotswold District Infrastructure Delivery Plan Refresh (Arup, 2014)
EB057	Cotswold District Infrastructure Delivery Plan Interim Version (Arup 2013)

STRATEGIC PARTNERS

Gloucestershire County Council, Gfirst LEP, utility providers, Gloucestershire CCG, Environment Agency.

ONGOING COOPERATION

The delivery of the infrastructure required to support new development across the district and achieve the vision for Cotswold District Council will rely on a wide range of public, private and third sector organisations working together effectively and efficiently. The District Council has an important leadership role to play in this process as the Local Plan progresses towards adoption and the supporting IDP is refined.

Changing needs for infrastructure will be kept under review through dialogue with key service providers, in particular through regular liaison with Gloucestershire County Council. Changing infrastructural needs and priorities will inform future review of the Infrastructure Delivery Plan.

DTC11: Green Infrastructure

DESCRIPTION

Green (or blue) infrastructure is a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

SUMMARY OF ISSUES

The district is a predominately rural area where the green and blue spaces, including farmland and gardens, form part of the Green Infrastructure network of the district. These areas provide and deliver positive Green Infrastructure benefits of an environmental, economic and social nature; including flood alleviation, food production and visual appeal.

There are a number of key Green Infrastructure features within the district including the AONB, The Cotswold Water Park, The Thames River and Severn Canal and the former railway lines. These Green Infrastructure features extend across administrative boundaries. Therefore, there is a need for a consistent approach to make sure that these features are protected, maintained, enhanced and extended.

ACTIONS

- Work with key partners to deliver a Green Infrastructure Strategy for the District.
- Incorporate policy in to Draft Submission Local Plan to guide development within the Cotswold Water Park.

OUTCOMES

The Gloucestershire Local Nature Partnership (LNP), which Cotswold District is a key member, was set up in 2013, with the principle priority of promoting Green Infrastructure across the county. With the agreement of the LNP Board and after consultation with the wider partnership and interested parties, including the neighbouring LNPs and local authorities, a draft framework was produced. After comments had been received and incorporated into the framework, where appropriate, the final Strategic Framework for Green Infrastructure in Gloucestershire 2015 was produced.

The Local Plan Green Infrastructure policy states that individual Green Infrastructure assets and the integrity and connectivity of the Green Infrastructure network are planned, created and enhanced, whilst recognising that the network extends beyond the district. Reference is also made, in the supporting text, that the strategic principles within the Gloucestershire Local Nature Partnership should be considered.

The Cotswold The Green Infrastructure, Open Space and Play Space Strategy was published in 2017 and it uses the basic principles of the Strategic Framework for GI in Gloucestershire as its base in order to capture the key elements of GI and a consistent approach to that of its cross boundary partners.

A Cotswold Water Park policy has been incorporated into the Draft Submission Local Plan to support development within the park. Wiltshire Council has confirmed, through a MoU, its satisfaction with the policy.

GOVERNANCE

Continue to work in partnership with the LNP, County Council and adjoining local planning authorities to monitor cross-boundary issues.

EVIDENCE BASE

EB068 Green Infrastructure, Open Space and Play Space Strategy (CDC, 2017)

STRATEGIC PARTNERS

Gloucestershire Local Nature Reserve, neighbouring local planning authorities

ONGOING COOPERATION

Continue to work in partnership with the County Council and adjoining local planning authorities to consider cross-boundary Green Infrastructure issues.

5.6 Sustainable Travel

DTC12: Highway Network, Capacity and Safety

DESCRIPTION

The highway network is a key element of physical infrastructure, essential for the movement of people and goods. It underpins the ability for people to travel to work, school, shopping and for leisure, as well as underpinning the local economy and the tourism sector.

SUMMARY OF ISSUES

Highway capacity and safety

In line with national planning policy and guidance, the council is required to assess the quality and capacity of infrastructure for transport to accommodate development over the plan period. In doing so, it should work with Gloucestershire County Council, the local highways authority, and Highways England who are charged with operating, maintaining and improving England's Motorways and major A roads.

Impact on Habitats

A number of the European sites lie on or outside of the district boundary, meaning that potential in-combination effects with development planned in other neighbouring districts are an important consideration. Therefore, it is necessary to consider the potential for the Local Plan to have significant effects in-combination with other plans, as well as individually. Natural England raised concerns at the Submission Draft stage about the possible impacts of traffic movements from the 419(T) on a neighbouring SAC at North Meadow/ Clattinger Farm, near Cricklade, Wiltshire.

A417 Missing Link – National Infrastructure

The A417 Missing Link has been identified by Gloucestershire County Council as the worst congestion hotspot in the county and daily delays have a major impact on commuters and local businesses. There are frequent accidents – the road has seen more than 340 casualties in the past 15 years, some of them fatalities. Daily, more than 34,000 vehicles use this road, 14% of which are HGVs, with traffic projections increasing year on year.

Gloucestershire County Council have identified several key issues, these include:

- Safety concerns for road users;
- Major congestion and delays;
- Significant financial costs to businesses;
- Air quality and noise problems;
- Severance; and
- Future pressures from planned development.

ACTIONS

In line with national policy, guidance and regulations:

- Review highway capacity in Cotswold District to consider the impact of planned development on the principal highway network (key junctions) and to identify mitigation measures;
- Agree the study's methodology and junctions with Gloucestershire County Council;
- Undertake a review the key habitats to establish whether increased traffic (as a result of planned development) would adversely affect the integrity of the European sites; and review other plans that may result in significant effects in combination with the Local Plan, as a result of development being

- proposed in other areas that could affect the same European sites in and around Cotswold District; and
- Continue to engage with Gloucestershire County Council and Highways England to ensure the Missing Link delivers a safe and reliable network, minimises and mitigate negative impacts of the scheme, provides community benefits and supports economic growth.

OUTCOMES

Highways Capacity

An impact assessment of the Local Plan upon key junctions along the strategic road network was published in April 2016. It assessed the projected traffic flows at peak hours as a result of proposed growth. The scoping of this report and the identification of key junctions was prepared in liaison with Gloucestershire County Council.

The study demonstrates that Local Plan development can be accommodated on the highway network when the identified mitigation schemes are provided. The proposed developments will need to fund the cost of the mitigation schemes in order for the highway network to accommodate the additional development traffic. Each development site will also need to undertake a Transport Assessment and Travel Plan to consider specific transport issues relating to each site, such as road safety and sustainable transport requirements.

Impact on Habitats

The HRA screening concluded that several policies may result in likely significant effects on European sites. These issues were considered further in the Appropriate Assessment. The Appropriate Assessment concluded that adverse effects on the integrity of any of the European sites were able to be ruled out in relation to physical loss of or damage to habitat and air pollution. The potential for in-combination effects with other authorities' development plans has also been considered and no likely significant in-combination effects have been identified that will result in adverse effect on the integrity of European sites.

Natural England subsequently reviewed the HRA report (both screening and Appropriate Assessment stages) and concluded that issues raised at the Reg 19 stage can be screened out from further stages of assessment because significant effects are unlikely to occur, either alone or in combination.

A417 Missing Link – National Infrastructure

In December 2014 the government announced that it would develop a scheme to connect the two dual carriageway sections of the A417 the 'missing link' near Birdlip. The scheme will take into account both the environmental sensitivity of the site and the importance of the route to the local economy. Highways England are developing proposals for the scheme with the intention that it will be ready to start construction as early as possible in the next Road Investment Strategy Period which starts in 2020. This scheme is classed as a Nationally Significant Infrastructure Project (NSIP) under the Planning Act 2008. As such, Highways England is required to make an application for a Development Consent Order (DCO) to gain authorisation to construct the scheme. To obtain this order, Highways England will submit an application to the Planning Inspectorate. The application will set out the design of the new road, the effect on other roads and the land needed for the scheme.

GOVERNANCE

Gloucestershire County Council is a key partner in the delivery of required highways infrastructure improvements. The Council is seeking to establish an MOU with the County Council to confirm areas of co-operation, which will provide certainty in terms of priorities and delivery.

EVIDENCE BASE

EB062 (a & b)	Highways Capacity Assessment – Supplementary Studies on Highway Safety and Seasonal Variation (Atkins, 2017)
SD006	Cotswold District Habitats Regulation Assessment (LUC, 2017)
EB061	Cotswold Local Plan Highway Capacity Assessment (Atkins, 2016)

STRATEGIC PARTNERS

Gloucestershire County Council; Natural England; Highways England.

ONGOING COOPERATION

Continue to work in partnership with the County Council and adjoining local planning authorities to consider cross-boundary issues.

DTC13: Vale of Evesham Heavy Goods Vehicle Control Zone

DESCRIPTION

The Council in coordination with Wychavon District Council and Stratford on Avon District Council is seeking to mitigate the impact of HGV traffic in the Vale of Evesham.

SUMMARY OF ISSUES

The Vale of Evesham is an important area for the processing and redistribution of food products. An increasing proportion of fruit and vegetables is imported and consequently the number of Heavy Goods Vehicles (HGV) has risen. For villages in the area, this increased level of HGV traffic has affected the quality of life of residents through the generation of increased noise, vibration and atmospheric pollution. Although these HGV traffic issues are primarily within Wychavon District, they do go beyond its boundaries into Cotswold District and Stratford on Avon District.

ACTIONS

Co-ordinate with Wychavon District Council and Stratford on Avon District Council to establish a policy that mitigates the impact of HGV traffic.

OUTCOMES

To mitigate the impact of HGV traffic the Submission Draft Local Plan includes a policy that seeks to ensure that the road haulage industry uses, wherever possible having regard to new development proposals, the most appropriate roads for HGVs travelling within and through the Vale of Evesham.

GOVERNANCE

Wychavon District Council and Stratford on Avon District are key partners. Co-operation will be ongoing and policy will be monitored for its effectiveness.

EVIDENCE BASE

This policy is consistent with the South Worcestershire Development Plan's aims and objectives. It continues a strategy that has been in place for many years and the principle was considered sound by the South Worcestershire Inspector. Local Transport Plan Policy PD3.1 – Gloucestershire's Freight Network, clarifies the County Council's role as Local Highway Authority and seeks to work in partnership with Highways England, neighbouring highway authorities, Parish / Town Councils and the Police to maintain a functioning freight network by ensuring the safe and expeditious movement of goods using the highway. Specific reference is made in the policy to continue to observe the Lorries in the Vale of Evesham policy adopted by Cotswold District Council

STRATEGIC PARTNERS

Worcestershire County Council; Gloucestershire County Council; Wychavon District Council; and Stratford on Avon District Council.

ONGOING COOPERATION

Continue to work in partnership with the County Councils and adjoining local planning authorities to consider cross-boundary issues.

5.7 Other Spatial Issues

DTC14: Gloucester and Cheltenham Green Belt

DESCRIPTION

National Planning Policy provides clear guidance on planning positively to enhance beneficial use of green belts, while making it clear that inappropriate development is harmful and should only be approved in very special circumstances.

SUMMARY OF ISSUES

A very small part of the District, near Ullenwood, lies within the Gloucester and Cheltenham Green Belt. This 1.1 km² area, which includes Crickley Hill Country Park, is situated on top of the Cotswold escarpment and is located entirely within the Cotswolds Area of Outstanding Natural Beauty.

ACTIONS

Incorporate a policy in the Submission Draft Local Plan to ensure development within the Green Belt is consistent and has regard to national planning policy.

OUTCOMES

The Joint Core Strategy (JCS) authorities (Gloucester, Cheltenham and Tewkesbury) undertook a review of the Green Belt in 2011, though it did not include the small area within Cotswold District. The review, however, concluded that the area adjacent to the Cotswolds makes a significant contribution to the purposes of the Green Belt because it “forms a critical connection between wider countryside to the east and west.”

A Green Belt policy has been incorporated into the Submission Draft Local Plan.

GOVERNANCE

The JCS authorities are key partners. Co-operation will be ongoing and policy will be monitored for its effectiveness.

EVIDENCE BASE

EB072 JCS Green Belt Review (Amec, 2011)

STRATEGIC PARTNERS

JCS Local Planning Authorities

ONGOING COOPERATION

Continue to work in partnership with the JCS local planning authorities to consider cross-boundary issues.

DTC15: Former Cheltenham to Stratford Railway Line

DESCRIPTION

The disused Cheltenham to Stratford-upon-Avon railway - the 'Honeybourne Line' – passes through the parishes of Willersey and Saintbury. The Gloucestershire and Warwickshire Railway, a privately-run steam preservation group, has reopened a short stretch of line near Winchcombe. The preservation group has ambitious long-term plans to operate over as much of the original line as possible, including the two mile section through Cotswold District.

SUMMARY OF ISSUES

Ensure new development does not inhibit the ability to extend the former Cheltenham to Stratford railway

line on the path of the original line.

ACTIONS

Work with neighbouring local planning authorities to safeguard the restoration of the former railway line.

OUTCOMES

A safeguarding policy has been incorporated with Submission Draft Local Plan to support development that positively seeks to contribute towards the restoration of the former railway line. This policy supports ambitions articulated in the emerging Cheltenham Plan.

GOVERNANCE

Continue to work in partnership with neighbouring local planning authorities to consider cross-boundary issues.

STRATEGIC PARTNERS

Neighbouring Local Planning authorities, Gloucestershire County Council and neighbouring County Councils

ONGOING COOPERATION

Co-operation will be ongoing and policy will be monitored for its effectiveness.

6 Conclusions

- 6.1 This topic paper outlines how Cotswold District Council has worked with neighbouring and other local planning authorities, the LEP, the LNP and prescribed bodies to discharge its duty to cooperate.
- 6.2 There are clear benefits in working jointly where there are strategic issues cross boundaries. A critical benefit of joint working is to enable the Local Plan to focus on the most sustainable ways of meeting future needs, and simply how those needs can be met within an administrative area that may have little relevance to how people and places actually function.
- 6.3 Whilst there remain outstanding issues, all bodies are satisfied that the plan has met its duty to co-operate.

APPENDIX A: Schedule of responses from Neighbouring Authorities

The following table sets out the key issues raised by neighbouring local planning authorities and county councils to the Regulation 18, Regulation 19 and Focussed Changes consultations.

The Duty:

- *relates to sustainable development or use of land that would have a significant impact on at least two planning areas or on a matter that falls within the remit of a county council;*
- *requires that councils set out planning policies to address such issues;*
- *requires that councils and public bodies engage constructively, actively and an on-going basis to develop strategic policies; and*
- *requires councils to consider joint approaches to plan making.*

Table 3: Key issues: Schedule of responses to the Cotswold District Local Plan consultations by neighbouring local authorities

Local Authority	Issue / Comment	Outcomes
<p>Cheltenham Borough Council</p> <p><i>Neighbouring local planning authority and part of the JCS along with Gloucester City and Tewkesbury Borough councils</i></p>	<p><u>ISSUES</u></p> <ul style="list-style-type: none"> • DTC01: The Cotswolds AONB; • DTC03: Flood Risk Management; • DTC05: Objectively assessed housing needs; • DTC06: Gypsy and Traveller Housing Needs and Provision; • DTC11: Green Infrastructure; • DTC12: Highways Network, Capacity and Safety • DTC14: Green Belt; and • DTC15: Former Cheltenham to Strafford Railway Line; <p><u>COMMENTS</u></p> <p>CBC has not made representations to either regulation 18 or 19 consultations. Cross boundary issues have been largely communicated and fulfilled through cooperation and joint commissioning of County-wide evidence studies, engagement with the JCS plan making process and County officer and member groups (e.g. CPOG and GEGJC).</p>	<p>Principal issue of the OAN has been resolved through countywide groups and joint commissions to gather evidence.</p> <p>Gloucestershire authorities have commissioned a joint SHMA and a joint gypsy and traveller needs assessment.</p> <p>MoU for Gloucestershire on Strategic Planning and Development Issues has been signed by all Glos LPAs.</p>
<p>Gloucestershire County Council</p> <p>The organisation covers a multitude of including: education, highways, minerals,</p>	<p><u>ISSUES</u></p> <ul style="list-style-type: none"> • DTC01: The Cotswolds AONB; • DTC02: The Historic Environment; • DTC03: Flood Risk Management; • DTC06: Gypsy and Traveller Housing Needs and Provision; • DTC08: Delivery Employment and Economic Growth; • DTC10: Infrastructure Delivery; • DTC11: Green Infrastructure; and • DTC12: Highway Network, Capacity 	<p>Interaction with the County Council as a body has been iterative and consultation has occurred during and outside formal consultation events. This will continue during the plan period.</p> <p>Although a countywide MoU has been agreed, a separate statement of common ground</p>

Local Authority	Issue / Comment	Outcomes
<p>waste, social care and environmental services</p> <p><i>It is also the Lead local flood authority for Gloucestershire</i></p>	<p>and Safety;</p> <p><u>COMMENTS</u> GCC submitted representations to the January 2015 Reg.18 and Reg.19 Submission Draft in respect of Ecology and Archaeology.</p> <p>Highways – Close co-operation between GCC and CDC in development of Transport-related DM policies and in relation to the evidence base supporting site allocations (Highways Capacity Assessment and related studies). At the Reg.18 stage, GCC reserved its detailed comments until the traffic studies/assessments and traffic modelling of future scenarios had been carried out. It also confirmed that the Local Plan should link to Local Transport Plan objectives and policies. The Reg.19 Submission Draft made policy amendments to accommodate this advice and transport impact mitigation proposals were labelled as “Indicative”. No formal representation was made to the Regulation 19 consultation, although correspondence in late 2016 identified the need for additional evidence to support the Highways Capacity Assessment. This work has now been undertaken and the results presented to County officers.</p> <p>Flooding – Mitigation is required to improve flooding of the River Churn downstream of Cirencester. No representations received from GCC as Lead Local Flood Authority in response to Regulation 19 Local Plan or Focussed Changes on Flood Management and Water Management Infrastructure policies.</p> <p>Ecology - A number of representations were made to both Regulation 18 consultations. Comments on the Regulation 19 consultation were supportive of policy EN6.</p> <p>Archaeology - A number of comments were submitted on the January 2015 Regulation 18 stage. This built on the review of archaeological sites carried out by GCC in January 2014 to support the site allocation</p>	<p>with Gloucestershire County Council would help to ensure both authorities are clear how the evidence has supported the delivery of new policy. This will support the delivery of the Local Plan’s Development Strategy by, for example, ensuring specific infrastructure projects are known and prioritised to support the delivery of new homes and jobs in the district.</p>

Local Authority	Issue / Comment	Outcomes
	<p>process. Regulation 19 comments did not raise any issues of soundness although they raised one point of concern regarding archaeological deposits, assessment and evaluation of Cirencester allocations. This was addressed through Focussed Changes and the County Council supported the proposed amendments.</p> <p>Landscape – At Regulation 19 stage, GCC expressed surprise that Special Landscape Areas (SLA) were still being proposed in the Local Plan. A full review of SLA evidence has since been undertaken by independent consultants. The review has confirmed the critical importance of SLAs to Cotswold District.</p> <p>Education and Libraries – No representations received raising concerns at either Regulation 18 or 19 stages. Principal areas of contact have been in relation to development of the Local Plan IDP and via participation in the Chesterton strategic site Working Group.</p> <p>Infrastructure – At Reg 18 stage, GCC supported the Infrastructure Delivery Plan and site allocation process. Also assisted in the delivery of broadband in rural areas (Fastershire). At Reg 19 stage, supportive of INF1 - Green Infrastructure.</p>	
<p>Oxfordshire County Council</p> <p><i>Neighbouring county council</i></p>	<p><u>ISSUES</u></p> <ul style="list-style-type: none"> • DTC01: The Cotswolds AONB; • DTC03: Flood Risk Management; and • DTC10: Infrastructure. • DTC12: Highways and Rail Network, Capacity and Safety; <p><u>COMMENTS</u></p> <p>There has been limited correspondence with OCC beyond consultation notifications. OCC responded to CDC DTC letter (30th Aug 2012) requesting notification on any proposals that significantly increase vehicles numbers in Oxfordshire towns and villages.</p>	<p>Continue to notify and engage with OCC on any proposals that significantly increase vehicle numbers in adjoining Oxfordshire towns and villages.</p>
<p>South Gloucestershire Council</p>	<p><u>ISSUE</u></p> <ul style="list-style-type: none"> • DTC01: The Cotswolds AONB; 	<p>In response to informal requests in late 2015 and early 2016, CDC confirmed that it was meeting its</p>

Local Authority	Issue / Comment	Outcomes
<i>Neighbouring local planning authority and part of the West of England authorities</i>	<ul style="list-style-type: none"> DTC05: Objectively Assessed Housing Needs. <p><u>COMMENTS</u> Engagement has largely focussed on meeting housing and economic needs. No Statement of Common Ground was prepared and signed up to for the South Gloucestershire Core Strategy, which was adopted in December 2013.</p>	development needs in full and was unlikely to be able to accommodate unmet housing need arising from the West of England area.
Stratford-on-Avon District Council <i>Neighbouring local planning authority</i>	<p><u>ISSUES</u></p> <ul style="list-style-type: none"> DTC01: The Cotswolds AONB; and DTC13: Vale of Evesham Heavy Goods Control Zone. <p><u>COMMENTS</u> Dialogue has primarily focussed on Vale of Evesham Heavy Goods Control Zone and development in SoADC at Long Marston close to boundary with CDC.</p>	<p>New policy included in local plan to support Wychavon's and Stratford's Vale of Evesham Control Zone policies.</p> <p>Continue to monitor development at Long Marston.</p> <p>AONB policy consistent with NPPF and aims of the Cotswolds Conservation Board.</p>
Stroud District Council <i>Neighbouring local planning authority</i>	<p><u>ISSUES</u></p> <ul style="list-style-type: none"> DTC01: The Cotswolds AONB; DTC05: Objectively Assessed Housing Needs; DTC06: Gypsy and Traveller Housing Needs and Provision; DTC11: Green Infrastructure - SACs at Dixon Wood and Rodborough Common; Cotswold Way Path; and DTC12: Highways and Rail Network, Capacity and Safety - cumulative impacts of strategic allocations; Stroud-Swindon railway line. <p><u>COMMENTS</u> There has been a number of DTC meetings between CDC and SDC since Feb 2012 that have helped to define and action cross boundary strategic issues. Both councils have also engaged in respective consultations and have submitted representations, notably in relation to Aston Down. CDC supported proposed changes to the Stroud Local Plan in 2015.</p>	<p>Principal issue of the OAN has been resolved through countywide groups and joint commissions to gather evidence.</p> <p>Gloucestershire authorities have commissioned a joint SHMA and a joint gypsy and traveller needs assessment.</p> <p>MoU for Gloucestershire on Strategic Planning and Development Issues has been signed by all Glos LPAs.</p> <p>CDC HRA traffic forecasting data for the stretches of the A46 and the A419(T) which are within 200m of Rodborough Common SAC and Cotswold Beechwoods SAC shows that there is no "in-combination" effect of implementation of the SDC and CDC Local Plans.</p> <p>AONB policy consistent with NPPF and aims of the Cotswolds Conservation Board.</p>
Swindon Borough	<p><u>ISSUES</u></p> <ul style="list-style-type: none"> DTC05: Objectively Assessed Housing 	Engagement has largely focussed on meeting housing and economic

Local Authority	Issue / Comment	Outcomes
<p>Council</p> <p><i>Neighbouring local planning authority</i></p>	<p>Needs;</p> <ul style="list-style-type: none"> • <p><u>COMMENTS</u></p> <p>Engagement has largely focussed on meeting housing and economic needs, although specific DTC meetings have identified other strategic issues.</p> <p>SBC's response to the January 2015 Regulation 18 consultation supported the council's development strategy to meet housing need within Cotswold as identified in the Gloucestershire wide SHMA.</p> <p>SBC recommended that, if there is a significant delay in development of the Cirencester strategic allocation against the trajectory, an early review of the Plan should be instigated to avoid potential pressure on Swindon to accommodate any shortfall.</p>	<p>needs, although specific DTC meetings has identified other strategic issues.</p> <p>SBC responded to the January 2015 Regulation 18 (development strategy and site allocations) and supported the council's development strategy to meet housing need within Cotswold, as identified in the Gloucestershire wide SHMA, including any uplift in housing need that arises from economic growth.</p> <p>Swindon Borough Council, Gloucestershire County Council and Cotswold District Council signed a Statement of Common Ground to support respective Local Plans.</p>
<p>Tewkesbury Borough Council</p> <p><i>Neighbouring local planning authority and part of the JCS along with Gloucester City and Cheltenham Borough councils</i></p>	<p><u>ISSUES</u></p> <ul style="list-style-type: none"> • DTC01: The Cotswolds AONB; • DTC03: Flood Risk Management. • DTC05: Objectively Assessed Housing Needs; • DTC06: Gypsy and Traveller Housing Needs and Provision; • DTC11: Green Infrastructure; • DTC12: Highways Network, Capacity and Safety - improvements to the A417; • DTC14: Green Belt; and • DTC15: Former Cheltenham to Trafford Railway Line; <p><u>COMMENTS</u></p> <p>TBC responded to the Reg.18 consultation (Jan 15) confirming neither the development strategy nor site allocations would be likely to have cross-boundary implications for Tewkesbury Borough. TBC supported the methodology used to calculate the OAN for housing and employment, which was consistent with the approach taken for the Joint Core Strategy.</p> <p>TBC made clear in the Reg 18 consultation (Nov 2015) that it may be necessary to work with other Gloucestershire authorities to</p>	<p>Principal issue of the OAN has been resolved through countywide groups and joint commissions to gather evidence.</p> <p>Gloucestershire authorities have commissioned a joint SHMA and a joint gypsy and traveller needs assessment.</p> <p>MoU for Gloucestershire on Strategic Planning and Development Issues has been signed by all Glos LPAs.</p>

Local Authority	Issue / Comment	Outcomes
	address Gypsy and Travellers need, subject to the availability of deliverable sites within Tewkesbury Borough.	
Vale of White Horse District Council <i>Neighbouring local planning authority</i>	No strategic issues identified.	None
Warwickshire County Council <i>Neighbouring county council</i>	<p><u>ISSUES</u></p> <ul style="list-style-type: none"> • DTC01: The Cotswolds AONB; • DTC03: Flood Management; • DTC10: Infrastructure Delivery – Education; and • DTC12: Highways Network, Capacity and Safety. <p>No issues have been raised in relation to these matters.</p>	The IDP notes that the north of the District is a net importer of pupils from the bordering counties. This will need to be considered during provision of infrastructure and will require co-ordination with Gloucestershire County Council and Cotswold District Council.
West Oxfordshire District Council <i>Neighbouring local planning authority</i>	<p><u>ISSUE</u></p> <ul style="list-style-type: none"> • DTC01: The Cotswolds AONB. <p><u>COMMENTS</u> WODC did not submit representations to the emerging Local Plan, although both Councils have communicated that there are no outstanding spatial planning issues to be discussed between the two authorities.</p>	None
Wiltshire Council <i>Neighbouring local planning authority</i>	<p><u>ISSUES</u></p> <ul style="list-style-type: none"> • DTC01: The Cotswolds AONB; • DTC03: Flood Risk Management; • DTC09: Kemble Airfield; and • DTC11: Green Infrastructure (Cotswold Water Park, River Thames and Severn and Thames Canal). <p><u>COMMENTS</u> Wiltshire Plan adopted January 2015 and Partial Review underway which includes revising objectively assessed housing needs, CDC continues to be invited to working groups.</p>	<p>Both councils agree that Kemble Airfield is currently an unsuitable location for redevelopment. Housing supply is being delivered elsewhere in each of the local planning authority areas. The Reg.19 documents explain the clear distinction between the two local authority areas.</p> <p>CDC and Wiltshire Council have signed a MoU which establish a joint approach and shared objectives.</p> <p>The authorities have worked together to cover the respective housing and economic needs, (including gypsies and travellers), Cotswold Water Park and the SAC</p>

Local Authority	Issue / Comment	Outcomes
		at Clattinger Farm, North Meadow, Cricklade.
<p>Worcestershire County Council</p> <p><i>Neighbouring county council</i></p>	<p><u>ISSUES</u></p> <ul style="list-style-type: none"> • DTC03: Flood Management; • DTC10: Infrastructure Delivery – Education; and • DTC12: Highways Network, Capacity and Safety. <p>No issues have been raised in relation to these matters.</p>	<p>The IDP notes that the north of the District is a net importer of pupils from the bordering counties. This will need to be considered during provision of infrastructure and will require co-ordination with Gloucestershire County Council and Cotswold District Council.</p>
<p>Wychavon District Council</p> <p><i>Neighbouring local planning authority and part of South Worcestershire Development Plan authorities</i></p>	<p><u>ISSUE</u></p> <ul style="list-style-type: none"> • DTC01: The Cotswolds AONB; • DTC15: Former Cheltenham to Strafford Railway Line; and • DTC20: Vale of Evesham Control Zone. <p><u>COMMENTS</u></p> <p>The South Worcestershire Development Plan was adopted in February 2016. Main issue of note is the Vale of Evesham Control Zone. WDC noted the absence of this policy from the Cotswold District Local Plan and suggested that CDC include a similar policy in any future Development Management DPD.</p> <p>WDC also note that there is no safeguarding policy covering the Cotswold and Malvern Line, similar to that in SWDP4. It may be that the recent confirmation by Network Rail of the dualling of the line, if this infrastructure enhancement falls within the plan area, has meant that such a policy is no longer necessary; however clarification is sought on this matter.</p>	<p>Wychavon District Council is satisfied that Cotswold District Council has met this duty to cooperate.</p> <p>CDC has amended the plan to include a HGV Evesham Vale Control Zone policy, supporting the approach adopted by Wychavon District and Stratford on Avon District Council.</p> <p>The Council does not believe it necessary to safeguard a functioning railway line as sufficient regulatory provisions are in place to ensure development does not prejudice future enhancements to the rail network.</p>

APPENDIX B: Schedule of responses from Prescribed Bodies

The Council has worked closely with prescribed bodies in seeking to resolve outstanding issues and will continue to engage as it monitors and reviews the Plan’s implementation. Not all of the prescribed bodies commented at each stage. The table below summarises the key issues that have been raised by prescribed bodies to date.

Table 4: Key issues: Schedule of responses to Cotswold District Local Plan

Local Authority	Comment / Key Issue	Outcomes
<p>Civil Aviation Authority (CAA)</p> <p><i>Primary responsibility for the official safeguarding of civil aerodromes and technical sites.</i></p>	<p><u>ISSUE</u></p> <ul style="list-style-type: none"> DTC07: Strategic Housing and Economic Land Availability Assessment; and <p><u>COMMENTS</u></p> <p>CAA is a member of the SHELAA panel and provided a number of comments at the Reg,18 stage. Comments largely focussed on height consultation zone surrounding RAF Fairford and Little Rissington.</p> <p>No comments submitted at Reg.19 or Focussed Changes stages.</p> <p>An objection was raised by the Cotswold Gliding Club on the Submission Draft Local Plan regarding airfield safeguarding zones. The same issue was also raised at Stroud District Local Plan examination</p> <p>Focussed Changes have been made to the Submission Draft Local Plan to clarify matters and achieve consistency with the approach taken in the Stroud Local Plan.</p>	<p>SHELAA and subsequent site allocations have taken account of aviation height (45.7m or 91.4m) consultation zones; noting that any development which exceeds these heights should be referred to the CAA.</p> <p>CDC is currently working with the relevant authorities and stakeholders to establish the necessary and appropriate safeguarding zones, to ensure the development management process considers the relevant material considerations.</p>
<p>Clinical Commissioning Group</p> <p><i>Clinical commissioning groups are NHS organisations that organise the delivery of NHS services in England. They have essentially replaced primary care trusts (abolished in April 2013), though some of the staff and responsibilities have moved to the Local</i></p>	<p><u>ISSUE</u></p> <ul style="list-style-type: none"> DTC10: Infrastructure Delivery – Provision of general practices and other health care facilities. <p><u>COMMENT</u></p> <p>Glos CCG are supportive of the objectives and policies that encourage healthy living. Comments have largely focussed on infrastructural needs and inbedding healthy outcomes into the deisgn of new development. Glos CCG have actively engaged with CDC through the Infrastructure Delivery Plan, helping to identify areas of investment and required service capacity over the plan</p>	<p>The Council has a clear understanding of the commissioning board’s investment plans and the areas that are at, or close to, service capacity.</p> <p>The Council is working with the local CCG to deliver new health facilities across the district.</p> <p>The CCG has helped to identify infrastructure needs, which have been incorporated into Submission Draft Local Plan.</p>

Local Authority	Comment / Key Issue	Outcomes
<p><i>Authority Public Health (GCC).</i></p>	<p>period.</p> <p>No comments were submitted to the Submission Draft Local Plan consultation, although the Council received a representation from the four Cirencester General Practice Surgeries, stating that an increase in capability and capacity of the existing GP premises in Cirencester is needed.</p>	<p>Continuing dialogue with Gloucestershire CCG, and the wider NHS.</p>
<p>Historic England (formerly English Heritage)</p>	<p><u>ISSUE</u></p> <ul style="list-style-type: none"> • DTC02: The Historic Environment - Ensuring Cotswold District Local Plan has a positive Heritage Strategy. <p><u>COMMENTS</u></p> <p>Historic England has identified a range of concerns at the Reg.18 stage. In the light of meetings and correspondence, CDC incorporated changes to heritage and natural environment policies in the Reg.19 Submission Draft.</p> <p>Historic England raised further concerns with the Submission Draft Local Plan, including with the Cirencester section.</p>	<p>The Council has worked extensively with Historic England and produced a number of Focussed Changes in order to address its concerns, including the drafting of a new policy.</p> <p>A new Heritage Strategy was approved by Cotswold District Council in 2016. This was incorporated into the Local Plan's Built, Natural and Historic Environment chapter – Historic England has indicated its support.</p> <p>Although Historic England maintains several areas of concern, co-operation has been iterative. Consultation has occurred both during and outside formal consultation events, and this will continue.</p>
<p>Environment Agency</p> <p><i>Within England, the EA is responsible for:</i></p> <ul style="list-style-type: none"> • <i>regulating major industry and waste;</i> • <i>treatment of contaminated land</i> • <i>water quality and resources;</i> • <i>fisheries;</i> • <i>inland river, estuary and harbour</i> 	<p><u>ISSUES</u></p> <ul style="list-style-type: none"> • DTC03: Flood risk management - opportunities to re-establish functional flood plain to increase flood storage capacity; and • DTC04: Water Management Infrastructure; • DTC11: Green Infrastructure. <p><u>COMMENTS</u></p> <p>The Environment Agency responded to the Regulation 18 and 19 consultations stating it had not received sufficient evidence that the Sequential Test (and Exceptions Test where necessary) for a number of site allocations had been</p>	<p>Flood risk management - The Environment Agency's comments informed the SHLAA and SEA process to ensure capacity of sites reflected need for sustainable drainage measures;</p> <p>Water Cycle Study – In response to consultation on the Preferred Development Strategy (2013), the Environment Agency requested a full assessment of the water cycle in Cotswold District . This was completed in 2015.</p>

Local Authority	Comment / Key Issue	Outcomes
<p><i>navigations; and</i></p> <ul style="list-style-type: none"> <i>conservation and ecology</i> <p><i>EA is responsible for managing the risk of flooding from main rivers, reservoirs, estuaries and the sea.</i></p>	<p>passed. The EA raised DTC concerns in a letter dated 8 June 2017. However, following a productive meeting and the exchange of briefing papers the EA (see appendix H) have now confirmed that they withdraw their soundness objections raised at the Reg.19 stages and agree that DTC obligations have been met.</p>	<p>EA concerns raised regarding the sequential test have been withdrawn.</p>
<p>Highways Authority (GCC)</p>	<p>Issues covered in table 3</p>	<p>Outcomes covered in table 3</p>
<p>Highways England</p>	<p><u>ISSUE</u></p> <ul style="list-style-type: none"> DTC12 Highway Network, Capacity and Safety. <p><u>COMMENTS</u> Reg 19 representation raised no issues of soundness. HE supports Cirencester being the District's most sustainable location in relation to services / transport links.</p>	<p>None required</p>
<p>Homes & Communities Agency</p>	<p><u>ISSUE</u></p> <ul style="list-style-type: none"> DTC07: Strategic Housing and Economic Land Availability Assessment. <p><u>COMMENTS</u> The HCA did not submit comments to the Reg 18, Reg 19 or Focussed Changes consultations although the ATLAS team is actively supported the delivery of the strategic site at Chesterton.</p>	<p>The strategic site allocation is expected to deliver a sizeable proportion of new homes in the District up to 2031.</p> <p>A planning application, covering the allocation, has been submitted to CDC. The Council is scheduled to determine the application in September 2017.</p>
<p>Local Nature Partnership</p>	<p><u>STRATEGIC ISSUE</u></p> <ul style="list-style-type: none"> DTC03: Flood Risk Management; and DTC11: Green Infrastructure. <p><u>COMMENTS</u> No comments submitted to Regulation 18, 19 or Focussed Changes consultations, although Cotswold District Council is represented on the Gloucestershire Local Nature Partnership which meets several times a year. The LNP is responsible for the Gloucestershire Nature Map, which identifies strategic nature areas (the distribution of priority habitats for wildlife conservation in the County).</p>	<p>A net gain in biodiversity forms part of the Local Plan's spatial planning vision, which is to be delivered principally through environmental policies (although the plan should be read as a whole). Policies seek to ensure opportunities for biodiversity offsetting, which will contribute towards enhancing strategic nature areas identified within the Gloucestershire Local Nature Partnership's Nature Map. The LNP has also published a Strategic Framework for Green Infrastructure in Gloucestershire. This is referred</p>

Local Authority	Comment / Key Issue	Outcomes
		to in the Submission Draft Local Plan and the Council's green infrastructure strategy.
Local Enterprise Partnership	<p><u>ISSUE</u></p> <ul style="list-style-type: none"> • DTC05: Objectively Assessed Housing Needs; • DTC07: Strategic Housing and Economic Land Availability Assessment; • DTC08: Delivering Employment growth. • DTC10: Infrastructure Delivery; • DTC12: Highway Network, Capacity and Safety; and <p><u>COMMENTS</u></p> <p>No comments submitted to Regulation 18, 19 or Focussed Changes consultations, although Cotswold District Council has established a good and effective working relationship. Both organisations are committed to delivering employment growth in the District.</p>	<p>OAN and the development strategy have taken account of LEPs growth plans and economic strategies.</p> <p>MOU has been agreed and signed with LEP.</p>
Marine Management Organisation	<p>Not applicable to Cotswold District.</p>	<p>None</p>
Natural England <i>The government's adviser for the natural environment in England, helping to protect England's nature and landscapes for people to enjoy and for the services they provide.</i>	<p><u>ISSUE</u></p> <ul style="list-style-type: none"> • DTC02: The Cotswolds AONB; and • DTC12: Highway Network, Capacity and Safety <p><u>COMMENTS</u></p> <p>HRA published for both regulation 18 documents. NE generally supportive, but reiterated importance of maintaining on-going cooperation. CDC provided a revised draft (prior to the Reg 19 consultation) incorporating a number of suggested changes to heritage and natural environment policies.</p> <p>At Reg 19 stage, NE raised concerns about the impact of increased traffic using the A419T on North Meadow/ Clattinger Farm SAC. The Appropriate Assessment section of the HRA report included a review of the main issues raised and potential mitigation measures. The HRA</p>	<p>The Natural and Historic Environment section incorporates alterations requested by NE representations. The process has been iterative and consultation with NE has occurred during and outside formal consultation events.</p> <p>NE's earlier concerns regarding North Meadow/ Clattinger Farm SAC have been resolved. See HRA (Jan 2017) - Appropriate Assessment section.</p>

Local Authority	Comment / Key Issue	Outcomes
	subsequently confirmed (March 2017) that the integrity of the SAC would not be materially affected.	

APPENDIX C: Glos. MOU (including the Gloucestershire Duty to Co-operate Schedule)

NB: Gloucestershire partners are currently in the process of agreeing a revised MOU for period 2017 to 2019. This will also include an update to the schedule.

Strategic Planning and Development Issues Memorandum of Understanding for Gloucestershire

1. Introduction

2.

- 1.1 Local planning authorities are required by law, through the Localism Act 2011 to undertake a Duty to Co-operate to 'engage constructively, actively and on an on-going basis' on planning matters that impact on more than one local planning area ('strategic planning matters'). Other public bodies are also subject to the Duty to Co-operate.
- 1.2 The duty is further amplified in the National Planning Policy Framework (NPPF) which sets out the key 'strategic priorities' that should be addressed jointly, with further guidance on interpretation of the Duty set out in the national Planning Practice Guidance (nPPG).
- 1.3 A key output of the Duty to Co-operate is that it should produce effective and deliverable policies on strategic cross boundary matters. The NPPF suggests that a memorandum of understanding could be prepared to demonstrate evidence of local planning authorities having effectively cooperated.

2. Purpose and Objectives

- 2.1 The purpose of this memorandum of understanding is to set out how the signatories will comply with the Duty to Co-operate with respect to strategic planning and development issues within the administrative area of Gloucestershire and relevant adjoining areas.
- 2.2 The memorandum has the following broad objectives:
 - a) To help secure a broad but consistent approach to strategic planning and development issues across Gloucestershire;
 - b) To identify and manage spatial planning issues that impact on more than one local planning area across Gloucestershire;
 - c) To ensure that the local planning and development policies prepared by each local planning authority are, where appropriate, informed by the views of other local planning authorities and public bodies across Gloucestershire;
 - d) To ensure that decisions on major, larger than local planning applications are informed by the views of other local planning authorities and public bodies across Gloucestershire;
 - e) To support better integration and alignment of strategic spatial and investment priorities across Gloucestershire, ensuring that there is a clear and defined route, where necessary, through the statutory local planning process.

3. Scope

- 3.1 Each signatory will engage constructively, actively, expediently, and on an on-going basis in any process which involves the following:
- a) The preparation of Local Plans;
 - b) The preparation of supplementary planning documents;
 - c) Notification of and consultation on planning applications relating to strategic planning matters;
 - d) Activities that support any of the above so far as they relate to sustainable development, the use of land for, or in connection with, strategic infrastructure that has or would have a significant impact on at least two planning areas.
- 3.2 The engagement required of signatories includes, in particular, considering whether to consult on and prepare, and enter into and publish, agreements on joint approaches where there are cross border issues and for local planning authorities considering whether to prepare joint development plan documents.

4. Status

- 4.1 This memorandum of understanding is an operational document. It is not a formally binding legal agreement.
- 4.2 The signatories individually and collectively agree to use all reasonable endeavours to comply with the terms and spirit of the memorandum of understanding.
- 4.3 The signatories recognise that there will not always be full agreement with respect to all of the issues on which they have agreed to co-operate, reflecting that the duty to cooperate is not a duty to agree. But local planning authorities should make every effort to secure the necessary cooperation on strategic cross boundary matters.
- 4.4 This memorandum does not restrict the discretion of any of the signatories in the consideration of or determination of any planning application, or in the exercise of any of their statutory powers and duties, or in their response to consultations.
- 4.5 Agreement to or withdrawal from the memorandum of understanding does not remove a local authority's duty to co-operate pursuant to the Act.

5. Parties

- 5.1 The following local planning authorities have signed this memorandum of understanding:

Cheltenham Borough Council
Cotswold District Council
Forest of Dean District Council
Gloucester City Council
Gloucestershire County Council (also as Highway Authority)
Stroud District Council
Tewkesbury Borough Council

- 5.2 Other agencies who will be invited to sign include:

Neighbouring planning authorities that share borders with any of the above councils
Environment Agency

English Heritage
Natural England
Civil Aviation Authority
Homes and Communities Agency
National Health Service Commissioning Board / Clinical commissioning groups
Office of the Rail Regulator
Highways Agency
Marine Management Organisation
Gloucestershire Local Enterprise Partnership
Gloucestershire Local Nature Partnership
Cotswold Area of Outstanding Natural Beauty Partnership Board
Severn Trent Water
Thames Water Utilities Ltd

6. Strategic Planning

- 6.1 In line with the NPPF, all signatories want to deliver sustainable development that meets the needs of the present without compromising the ability of future generations to meet their own needs. We want to work together to address strategic and cross-boundary issues. Specifically, relevant signatories will:
- a) Agree those matters which are strategic in nature, based upon an appreciation of the wider demographic, economic, environmental and social context that affects the area, and up-to-date evidence of development needs across the area;
 - b) Continue to work together on producing joint evidence where it is the most efficient and effective approach;
 - c) Work together to assess the overall quantity, mix and broad distribution of development required within Gloucestershire, including its delivery through necessary strategic infrastructure;
 - d) Work together to consider whether, if objectively assessed housing needs arising from one area cannot be met wholly within that area, those unmet housing needs can be met, where it is reasonable to do so, elsewhere in the same Housing Market Area;
 - e) Work together to ensure that where strategic or local priorities, including infrastructure, which cross local boundaries within the County or relevant functional geography, signatories work collaboratively together to make sure they are clearly reflected in our individual plans;
 - f) Work together to resolve barriers to sustainable development;
 - g) Examine options to work together on joint plans where it is the most efficient and effective approach;
 - h) Work together to align the production of Local Plans where possible and where not possible in the short term, to agree mechanisms for the review of Local Plans to achieve alignment in the longer term;
 - i) Engage constructively, actively and on an ongoing basis to deliver sustainable development; and
 - j) Ensure appropriate governance arrangements are in place to take forward the commitments in this memorandum.

7. Strategic Issues and Priorities

- 7.1 The signatories are currently working together, with other bodies, on the following strategic issues. We agree to continue this partnership working and to extend this where appropriate to other bodies:

- Identifying shared priorities for strategic infrastructure investment and how to co-ordinate the implementation of the Community Infrastructure Levy
- Working with the Local Enterprise Partnership to reflect the Strategic Economic Plan and spatial strategies for growth in local plans and programmes;
- Encourage inward investment and employment opportunities, for example by jointly promoting strategic employment sites;
- Adapting to and mitigating climate change, including through the development of a Gloucestershire energy fund;
- Improving transport links, including the development of major transport schemes, upgrading rail and bus facilities, extending the cycling network;
- Meeting housing needs within the Gloucestershire Strategic Housing Market Area, addressing homelessness and implementing the Supporting People Strategy;
- Co-ordinating the delivery of rural housing schemes;
- Supporting rural communities to prepare plans for their future development;
- Jointly promoting tourism brands within Gloucestershire;
- Supporting and facilitating rural broadband development;
- Developing and implementing a Gloucestershire green infrastructure strategy and ecological network;
- Protecting biodiversity resources including managing recreational pressure from visitors;
- Coordinating policy and management programmes to deliver improvements to the Cotswolds/Wye Valley/Malvern Hills Areas of Outstanding Natural Beauty;
- Managing the Severn Estuary shoreline including addressing the risks from erosion and flooding.

8. Liaison Arrangements

- 8.1 Each local planning authority will be responsible for preparing and adopting their own Local Plan and supplementary planning documents and setting up their own governance arrangements to facilitate this. Where local planning authorities agree to prepare joint plans, joint governance arrangements will be put in place.
- 8.2 The Gloucestershire Economic Growth Joint Committee (GEGJC) consisting of senior officers and councillors from all local planning authorities and other relevant bodies (including any relevant supporting governance structure), meet regularly to discuss strategic and cross-boundary matters across Gloucestershire and will take decisions or make recommendations to decision taking bodies within each local planning authority on how to take forward the commitments within this memorandum.
- 8.3 The County Planning Officers Group (CPOG), consisting of planning officers from all local planning authorities, will meet every two months to provide technical support and advice to GEGJC or related governance structure on strategic and cross-boundary matters. CPOG will monitor the production of Local Plans and supplementary planning documents across Gloucestershire and will examine opportunities for day to day co-operation.
- 8.4 All meetings will be minuted to provide ongoing evidence of co-operation.
- 8.5 All signatories will work together to ensure effective liaison with Gloucestershire Local Enterprise Partnership (GLEP).

9. Consultation Arrangements

9.1 Each local planning authority signatory will:

- a) Notify the signatories in advance of each consultation stage in the preparation of its Local Plan;
- b) Notify the signatories of consultation on any other planning document which, in its view, would have a significant impact on strategic planning or development within the Gloucestershire area;
- c) If requested, meet with and discuss any issues raised by one or more of the other signatories and take into account any views expressed on those issues;
- d) Notify the signatories of any major planning applications, from within its area or on which it is consulted by a local authority from outside its area, which would, in its view, have a significant impact on the strategic planning and development of the Gloucestershire area;
- e) Take into account any views expressed in determining the application.

10. Planning Agreements

10.1 Local planning authority signatories will seek to enter into formal agreement with each other demonstrating their long term commitment to a jointly agreed strategy on cross boundary matters. These agreements will be submitted to Inspectors examining relevant Local Plans.

11. Dispute Resolution

11.1 There may be times when the signatories to this memorandum cannot reach agreement. This may be perfectly acceptable. The duty to cooperate does not mean that all agencies always have to agree. It is important to have mechanisms for dealing with such disputes. If resolution cannot be reached, the matter will be referred to the GEGJC (or relevant governance structure) who will liaise with other appropriate signatories to consider if the issue can be resolved before referral to individual signatory organisations for their own resolution.

12. Timescales and Termination

12.1 This memorandum is intended to run initially for a two year period from January 2015 but will be reviewed in January 2016 to establish how effective it has been.

12.2 This memorandum should be read in conjunction with the Gloucestershire Duty to Co-operate Schedule, which is a live document, updated periodically by the County Planning Officer Group to:

- To identify the strategic planning issues affecting more than one local authority in the Gloucestershire area;
- To define the processes for taking these issues forward; and
- To document outcomes delivered.

12.3 Any of the signatories may withdraw from this memorandum at any time. Any such withdrawal should be notified in writing to the Gloucestershire Economic Growth Joint Committee (GEGJC).

Gloucestershire Duty to Cooperate Schedule - November 2013 (Updated at January 2014 - TBC)

The Localism Act (2011)² introduced the 'Duty to Co-operate' and inserted a new section 33A into the Planning and Compulsory Purchase Act to make this a legal duty. The duty requires local authorities, county councils and public bodies to 'engage constructively, actively and on an ongoing basis relating to the use or development of land or infrastructure which would impact on two or more planning areas.

This schedule covers the six district authorities within Gloucestershire;

- Cheltenham Borough Council (CBC)
- Cotswold District Council (CDC)
- Forest of Dean District Council (FoD)
- Gloucester City Council (GCC)
- Stroud District Council (SDC)
- Tewkesbury Borough Council (TBC)

Gloucestershire County Council (GoCC) has statutory plan making responsibilities for minerals, waste and transport planning matters, and is covered by the duty as a County Council in a two tier area.

Local authorities are required to work with neighbouring authorities and other 'prescribed bodies'³ in order to maximise the effectiveness of the preparation of their development plan documents and supporting activities insofar as it relates to a strategic matter.

The prescribed bodies relevant to Gloucestershire are;

- Environment Agency (EA)
- English Heritage (EH)
- Natural England (NE)
- Civil Aviation Authority (CAA)
- Homes and Communities Agency (HCA)
- Primary Care Trust (PCT)
- Highways Agency (HA)
- Gloucestershire Highway authority (GHA)

² <http://www.legislation.gov.uk/ukpga/2011/20/section/110/enacted>

³ <http://www.legislation.gov.uk/uksi/2012/767/regulation/4/made>

- Office of Rail Regulation (ORR)
- Marine Management Organisation (MMO)

The Gloucestershire Local Enterprise Partnership (LEP) and the Gloucestershire Local Nature Partnership are both prescribed bodies covered by a different section of the Act.

Purpose

The purpose of this schedule is:

- to **identify the strategic planning issues** affecting more than one local authority in the Gloucestershire area;
- to **define the processes** for taking these issues forward; and
- to **document outcomes** delivered.

This will provide a framework to ensure effective co-operation throughout the plan-making process. The schedule will ensure strategic issues are concisely and consistently recorded, regularly monitored and updated and reported through each authority's monitoring reports. The schedule takes stock of work to date and is intended to be a living document recording how the Gloucestershire authorities have achieved compliance with the duty to co-operate as part of fulfilling their strategic planning responsibilities in preparing and keeping under review their local plan delivery programmes. It is intended to supplement rather than replace, any additional Duty to Co-operate Statements that the district councils may wish to prepare. It is also the case that the Duty to Co-Operate is furthered by informal meetings and communications between parties on a regular basis, not all of which fall within this schedule.

Co-operation with neighbouring authorities

The Gloucestershire authorities work with neighbouring authorities including where appropriate the Welsh Government on a range of cross boundary issues. These issues will also be captured on the schedule.

Local authorities bordering Gloucestershire

- **County councils** Oxfordshire, Warwickshire, Worcestershire
- **Unitary authorities** Herefordshire, Monmouthshire, South Gloucestershire, Swindon, Wiltshire
- **District councils** Malvern Hills, Stratford upon Avon, Vale of White Horse, West Oxfordshire, Wychavon

Policy preparation and implementation

Theme	Issue and outcome/benefit	Local authorities and partners	Actions to date/proposed	Action by which body	Timeframe	Outcome
Co-ordination of strategic plans and infrastructure delivery	Identification of shared priorities, investment opportunities and co-ordination of plan and infrastructure planning and delivery	CSPiG ⁴ All Gloucestershire Districts & County	<ol style="list-style-type: none"> 1. Consideration of County wide Community Infrastructure Levy 2. To consider the prioritisation of infrastructure investment on a county wide basis 	CSPiG All Gloucestershire Districts & County	<ol style="list-style-type: none"> 1. By April 2015 (pending latest consultation outcomes) 2. Work commencing November 2013 	<p>Expected – decision on countywide approach to CIL</p> <p>Agreed prioritisation for strategic infrastructure items for the County</p>
Gloucestershire Growth Plan	Gloucestershire wide strategy for economic growth to secure funding for delivery	CSPiG All Gloucestershire Districts & County Gloucestershire First/LEP HCA	<ol style="list-style-type: none"> 1. Input into Gloucestershire Growth Plan – Strategic Economic Plan (SEP) 	All Gloucestershire Districts & County	<ol style="list-style-type: none"> 1. Progress report Oct 13 2. Draft headlines Dec 2013 3. Final submission March 2014 	Expected – County wide growth plan supported by all districts to secure domestic & EU funding
Joint Core Strategy	Joint working on a core strategy to consider cross boundary issues	CBC, GCC, TBC GoCC	Preparation of Draft Joint Core Strategy to consider the cross boundary relationships which exist between the three authorities. This work is supported by terms of reference and a defined programme structure, including a Joint Members Steering Group. There is a system of joint officer	CBC, GCC, TBC	<ol style="list-style-type: none"> 1. Pre-submission Spring 2014 Submission to SoS August 2014 Expected adoption Dec 2014 	Joint Core Strategy and supporting evidence base

⁴ County Strategic Planning and Infrastructure Group. A group of Chief Executives and relevant lead members from each district authority and County Council. The Group is accountable to Leadership Gloucestershire and supported by County Planning Officers Group (CPOG).

Theme	Issue and outcome/benefit	Local authorities and partners	Actions to date/proposed	Action by which body	Timeframe	Outcome
			working overseen by a joint programme manager.			
Local Transport Plan	1.Implementation of LTP 2.Joint working to identify future priorities for LTP	All Gloucestershire Districts & County GFirst/LEP,HA, Network Rail, Rail & Bus operators	LTP review to review and revise local policies and revise the LTP delivery plan	GoCC	2013/14	Joint delivery of agreed programme of LTP schemes
Minerals Core Strategy	1. Co-ordinated approach	All Gloucestershire Districts & County	Local planning authorities consulted on core strategy site options document	GoCC	1. December 2013/January 2014	Minerals Core Strategy and supporting evidence base.
Waste Core Strategy	Implementation of waste core strategy to ensure sufficient strategic waste facilities are provided	All Gloucestershire Districts & County EA, waste industry	Local plans to reflect waste core strategy and show allocations on proposal maps Local planning authorities consulted on planning applications Regular monitoring of the provision of waste facilities through Monitoring Reports	GoCC	Ongoing Ongoing December annually	Waste Core Strategy and supporting evidence base.
Co-ordination of Local Plans	1. To identify strategic issues for collaboration 2. To identify cross boundary issues for collaboration	CPOG (County Planning Officers Group) All Gloucestershire Districts & County	To keep under review	All Gloucestershire Districts & County	Bimonthly meetings	Shared work programmes and outputs e.g. SHMA.GTSAA and IDP Shared expertise and

Theme	Issue and outcome/benefit	Local authorities and partners	Actions to date/proposed	Action by which body	Timeframe	Outcome
	3. To ensure consistency					good practice eg SHLAA methodology , neighbourhood planning and file sharing system Developing work on DTC statements and MoU
Natural Environment	1. To ensure that all strategic plans in Gloucestershire contribute to delivering the Local Nature Partnership mission 2. To support and foster inclusive geographic and thematic partnerships	Local Nature Partnership (and district rep on the Board) All Gloucestershire Districts & County GFirst/LEP, Gloucestershire Health and Well Being Board, Cotswold Conservation Board, NE, etc.	1. Creation of Local Nature Partnership 2. Development of GLNP Work Plan 2013-14	All Gloucestershire Districts & County LEP, Gloucestershire Health and Well Being Board, Cotswold Conservation Board, NE, etc.	Completed April 2013	To improve the prospects for Gloucestershire's natural environment while demonstrating its vital role in our health & well-being, its significant contribution to a thriving economy and to a better quality of life for all.
Natural Environment	Developing a county-wide framework for biodiversity conservation with a focus on spatial Strategic Nature Areas. Ensuring a strategic approach to conservation	Local authority and planning biodiversity group Gloucestershire Local Nature Partnership All	Gloucestershire Biodiversity Action Plan (BAP) Gloucestershire Nature Map (GNM)	All Gloucestershire Districts & County		Up to date BAP and GNM to provide strategic direction for nature and biodiversity conservation and enhancement.

Theme	Issue and outcome/benefit	Local authorities and partners	Actions to date/proposed	Action by which body	Timeframe	Outcome
	and enhancement.	Gloucestershire Districts & County				
Cotswold AONB	Co-ordinated response to protect landscape quality	Cotswolds Conservation Board CBC, CDC, GoCC, SDC, TBC NE Oxfordshire, Somerset, Warwickshire and Wiltshire authorities	1. Development of Cotswolds AONB Management Plan 2013-18. 2. Development of complementary policies and interpretation through Local Plans.	Cotswolds Conservation Board CBC, CDC, GoCC, SDC, TBC	Completed Ongoing	Up to date Cotswolds AONB Management Plan to provide the approach to AONB as set out in 2004 Countryside and Rights of Way Act
Wye Valley AONB	Co-ordinated response to protect landscape quality	GCC , FoD, Monmouthshire, Herefordshire	1. Development of AONB Management Plan.	AONB management body		Up to date Cotswolds AONB Management Plan to provide the approach to AONB as set out in 2004 Countryside and Rights of Way Act
Malvern Hills AONB	Co-ordinated response to protect landscape quality	Malvern Hills DC, FoD, GCC	1. Development of AONB Management Plan.	AONB management body		Up to date Cotswolds AONB Management Plan to provide the approach to AONB as set out in 2004 Countryside and Rights of Way Act
Affordable housing	Co-ordinated work on affordable housing issues	Gloucestershire Homes and Communities Group	Joint response to meeting housing needs and homelessness including cross-boundary Housing	All Gloucestershire Districts & County	Ongoing	Shared evidence base –SHMA and GTSAA ; provides the basis for consistent statutory

Theme	Issue and outcome/benefit	Local authorities and partners	Actions to date/proposed	Action by which body	Timeframe	Outcome
		All Gloucestershire Districts & County Supporting People Partnership Board. Member and officer reps from all authorities.	Market Partnerships, specific task and finish groups around older person's housing, housing for people with specific needs or disabilities, gypsies and travellers.			planning policies
Rural housing	Co-ordinated delivery of rural housing schemes	Gloucestershire Rural Housing Partnership CDC, FoD, SDC, TBC. Registered providers. Gloucestershire Rural Community Council	Joint funding of Rural Housing Enabler to undertake local needs surveys and bring forward rural affordable housing sites.	CDC, FoD, SDC, TBC. Registered providers. Gloucestershire Rural Community Council	Ongoing	Joint working to ensure the provision of quality, affordable, secure homes that enhance and benefit the wider rural community.
Tourism	Joint promotion of Cotswolds as tourism destination.	Cotswolds tourism CBC, CDC, GoCC, GCC, SDC, TBC. GFirst/LEP Cotswolds AONB	Production of annual Visitor Guide and specific thematic promotion initiatives. Guidance and support to tourism businesses. Local assessment scheme for accommodation standards.	CBC, CDC, GoCC, GCC, SDC, TBC. GFirst Cotswolds AONB	Ongoing	Support the development of tourism and increase its value to the Cotswold economy.
Housing	Joint	Supporting	Implementation of	All	Ongoing	Equipping vulnerable

Theme	Issue and outcome/benefit	Local authorities and partners	Actions to date/proposed	Action by which body	Timeframe	Outcome
delivery	commissioning of housing related support for vulnerable households	People Core Strategy Group All Gloucestershire Districts	Supporting People Strategy. Response to reduced funding by re-commissioning services countywide	Gloucestershire Districts		people with the skills to be able to live independently.
Rural services	A partnership of public, private, voluntary and community sector organisations aiming to identify and address issues affecting rural services in Gloucestershire	Rural Services Support Group Gloucestershire Rural Community Council (GRCC), Rural Shops Alliance, Co-Operative Futures, Post Office Ltd, Federation of Small Businesses GoCC, CDC, TBC, SDC, FoD. GFirst/LEP	Information exchange on rural issues, including broadband development, post offices, village shops.	GRCC, Rural Shops Alliance, Co-Operative Futures, Post Office Ltd, FSB GoCC, CDC, TBC, SDC, FoD. GFirst	Ongoing	Partnership working to support and enhance services in the rural areas.
Climate Change	A cross sector panel identifying risks and appropriate responses	Climate Change Panel SDC representing District CEOs, GoCC, Gloucestershire Wildlife Trust GWT, Gloucestershire	To assess climate change impacts on Gloucestershire and to maintain an overview of adaptation, mitigation and resilience measures		Ongoing	Strategic working on climate change issues across the County, working in partnership to support the transition to a low carbon, resilient county.

Theme	Issue and outcome/benefit	Local authorities and partners	Actions to date/proposed	Action by which body	Timeframe	Outcome
		First/LEP, Business reps, Glos NHS, Education rep, EA				

Evidence Base preparation and monitoring

Theme	Issue and outcome/benefit	Local authorities and partners	Actions to date/proposed	Action by which body	Timeframe	Outcome
Sub regional housing requirements	To ensure the evidence base on housing needs across Gloucestershire is consistent, robust and NPPF compliant	All Gloucestershire Districts & County Gloucestershire Affordability Model: Heriott Watt University	1. Undertake Gloucestershire wide housing evidence review 2. Production of a county wide affordability model	All Gloucestershire Districts & County Heriott Watt University	Gloucestershire Housing evidence review complete 2011 Gloucestershire Affordability Model complete 2011. Updated October 2013	GCC Report 2010 Housing Trend Analysis and Household and Population Projections Report May 2011 Gloucestershire Affordability Model
Strategic Housing Market Assessment	NPPF compliant Strategic Housing Market Assessment to consider objectively assessed need across housing market area	All Gloucestershire Districts HCA, Registered providers, Development Industry, Consultant:	1. Undertake County wide Strategic Housing Market Assessment 2. Consideration of additional work to ensure compliant with NPPF?	All Gloucestershire Districts & County	Final Draft October 2013. Stakeholder consultation Nov 2013 Publication Feb 2014 Additional work being commissioned	Shared SHMA agreed by all 6 authorities

Theme	Issue and outcome/benefit	Local authorities and partners	Actions to date/proposed	Action by which body	Timeframe	Outcome
		SDH			by JCS authorities	
Gypsies, Travellers and Travelling Showpeople	To ensure the evidence base on needs across Gloucestershire is consistent, robust and national policy compliant	All Gloucestershire Districts & County Consultants: Opinion Research Services	1. Undertake Gypsies, Travellers and Travelling Showpeople Accommodation Needs Assessment	All Gloucestershire Districts & County	GTAA complete October 2013	Identification of need across the Gloucestershire area for Gypsies, travellers and travelling showpeople
Environmental resources	Co-ordinated approach	Gloucestershire Centre for Environmental Records All Gloucestershire Districts & County	1. Selection of local wildlife sites			Provision of an up to date record of environmental assets within the County

Site or scheme specific project

Theme	Issue and outcome/benefit	Local authorities and partners	Actions to date/proposed	Action by which body	Timeframe	Outcome
Nuclear decommissioning (Oldbury, Berkeley)	To ensure proposals take account of local employment and regeneration priorities	SDC, SGDC, Nuclear Decommissioning Authority	Attendance at Magnox/RSRL Competition event Continued retrieval of active waste vaults and other intermediate		April 2013 Ongoing	Decommissioning and termination of former nuclear site.

Theme	Issue and outcome/benefit	Local authorities and partners	Actions to date/proposed	Action by which body	Timeframe	Outcome
			level waste.			
Cotswolds Water Park	To ensure consistent approach to CWP policies.	CDC, GoCC, Wiltshire, Swindon, West Oxfordshire	Workshop event to look at issues and policy development December 2013.	CDC, Wiltshire	Ongoing	Identify issues and coordinated way forward.
Severn Barrage	Proposal to construct barrage across the Severn Estuary. Sustainable energy generation potential.	All Gloucestershire Districts & County, DEFRA, NE, EA, Welsh Authorities, UK Government	Business case, feasibility and viability studies produced for barrage proposal. Currently rejected by Government – economic and environmental concerns.		Not currently being progressed.	
Major transport proposals	M5 Junction 10 all-ways A417 'missing link' Air balloon roundabout	All Gloucestershire Districts & County GFirst/LEP Highways Agency (HA) GHA	Draft LEP Strategic Economic Plan includes proposal for making Junction 10 of the M5 'all ways' and improving the Air Balloon roundabout. Meetings held with HA to discuss the viability of making Junction 10 of the M5.	GFirst/LEP, All Gloucestershire Districts & County, HA	Ongoing	Comprehensive assessment of major transport proposals. Assessment of the traffic implications of the level of growth set out in the JCS. Assessing the viability and deliverability of J10 and Air Balloon roundabout proposals.
Strategic Cycleways	Improving cycling infrastructure across the County.	All Gloucestershire Districts & County Sustrans	Gloucestershire LTP	All Gloucestershire Districts & County	April 2011	Enhancement of cycling infrastructure and increasing journeys made by bike.
Flood Mitigation	Ensuring new	All	Strategic Flood Risk	All	December 2007	Up to date development

Theme	Issue and outcome/benefit	Local authorities and partners	Actions to date/proposed	Action by which body	Timeframe	Outcome
	development is located in areas not liable to flood Ensuring flood infrastructure and mitigation is in place to adequately protect from the thread of flooding.	Gloucestershire Districts & County as Lead Local Flood Authority (LLFA) EA	Assessment – Level 1 LA development plans and SFRA Level 2	Gloucestershire Districts & County All Gloucestershire Districts	Ongoing	plans with appropriate flood risk information and mitigation policies.
Coastal Change Management	Ensuring a sustainable future for coastal and offshore waters through managing and balancing the many activities, resources and assets in our marine environment.	Marine Management Organisation All Gloucestershire Districts & County DEFRA	Marine Plans for the Welsh and South West marine planning areas.	Welsh Government DEFRA	Ongoing	Marine Plans and supporting evidence base.
Association of Severnside Relevant Authorities (ASERA)	Co-ordination of management of issues specific to Severn Estuary Special Area of Conservation (SAC)	All Gloucestershire Districts & County Natural England Welsh Authorities	Joint cover of SAC management- annual meeting	All Gloucestershire Districts & County Natural England Welsh Authorities	Ongoing	Partnership work to discharge statutory duties in respect of the nature conservation designations on the Severn Estuary.
Severn Estuary Partnership (SEP)	Co ordination of issues specific to Severn Estuary	All Gloucestershire Districts & County, NE, EA, Welsh	Exchange of information and co ordination- annual meeting	All Gloucestershire Districts & County, NE, EA, Welsh	Ongoing	Promote the sustainable management of the Severn Estuary and its surroundings; enhancing and protecting the area for the benefit of the

Theme	Issue and outcome/benefit	Local authorities and partners	Actions to date/proposed	Action by which body	Timeframe	Outcome
		Authorities		Authorities		community, the environment and the economy.

Infrastructure/Utility providers

Theme	Issue and outcome/benefit	Local authorities and partners	Actions to date/proposed	Action by which body	Timeframe	Outcome
Co-ordination of infrastructure delivery planning	Identification of infrastructure planning and delivery to ensure consistent approach on a county wide basis	CSPIG All Gloucestershire Districts & County Utility & Infrastructure providers	County wide commission of Infrastructure delivery plans to follow same methodology and approach to the infrastructure needs of the districts and JCS authorities. Infrastructure providers have played an active role through their input into the preparation of the individual IDPs. This includes utility providers, HA, GHA, GoCC for education, libraries, blue light services, etc	All Gloucestershire Districts & County	Phased delivery & individual timeframes for the districts	Cotswold Stroud JCS: Interim overview and interim main reports Oct 2013

Memorandum of Understanding
between
Cotswold District Council
and
Wiltshire Council

Cotswold District Council Local Plan 2011-2031

1. Purpose of the Memorandum of Understanding

- 1.1 This Memorandum of Understanding primarily confirms an agreement between the Councils under the Duty to Cooperate, regarding the response and approach to the representation submitted to Cotswold District Council by Commercial Estates Group with reference to the cross-boundary site at Kemble Airfield.
- 1.2 The Memorandum also confirms agreement between the two Councils with regard to the approach proposed in the emerging Cotswold District Local Plan in respect of the Thames and Severn Canal (Policy SP3), the River Thames (Policy SP4) and Cotswold Water Park: Post-Mineral Extraction After Use (Policy SP5).
- 1.3 Local authorities are required by law through the Duty to Cooperate to engage constructively and actively on an on-going basis on planning matters that impact on more than one local planning area. This Memorandum is consistent with paragraph 181 of the National Planning Policy Framework (NPPF) which states that:

“Local planning authorities will be expected to demonstrate evidence of having effectively cooperated to plan for issues with cross-boundary impacts when their Local Plans are submitted for examination. This could be by way of plans or policies prepared as part of a joint committee, a memorandum of understanding or a jointly prepared strategy which is presented as evidence of an agreed position. Cooperation should be a continuous process of engagement from initial thinking through to implementation, resulting in a final position where plans are in place to provide the land and infrastructure necessary to support current and projected future levels of development.”

2. Parties to the Memorandum

- 2.1 The Memorandum is agreed by the following authorities:
 - Cotswold District Council
 - Wiltshire Council

3. Limitations

- 3.1 The local authorities recognise that there might not always be full agreement with respect to all the issues on which they have agreed to cooperate. For the avoidance of doubt, the Memorandum will not restrict the discretion of either of the local authorities in the determination of planning application, or in the exercise of any of its statutory powers and duties, or in its response to consultations, and it is not intended to be legally binding.

4. Kemble Airfield: the Site

- 4.1 The airfield formerly known as RAF Kemble straddles the administrative boundary between Cotswold District and Wiltshire. In 2001, the MoD sold RAF Kemble and by August 2009, a Certificate of Lawful Use was granted for a general aviation aerodrome. Today, the airfield is operated commercially as Cotswold Airport and is accessed from the A433 Cirencester to Tetbury road in Cotswold District.
- 4.2 A quite separate, albeit contiguous, employment area - Kemble Airfield Enterprise Park - operates from former RAF Kemble premises off the A429 to the south of the airfield in Wiltshire. Despite their close proximity on opposite sides of the airfield, Cotswold Airport and Kemble Airfield Enterprise Park are entirely different entities separated physically and functionally. The runway, associated taxiways and infrastructure lie within both administrative areas, but predominantly in Cotswold District.
- 4.3 The hangars and other buildings at Cotswold Airport are used primarily by aviation-related businesses. About 30 thriving businesses are understood to be reliant on the active runway, including flying schools and aircraft salvage. These businesses employ around 300 local people, excluding the Airport's operational personnel, fire crews, and support staff. It is understood that many local businesses within a 10 mile radius support and supply commercial operations at the Airfield. Other uses here include training for Wiltshire and Cirencester fire brigades and the operations hub for the Department for International Development.
- 4.4 For the purposes of this Memorandum, the whole area of former RAF Kemble, including the aerodrome, associated hangars and infrastructure, Cotswold Airport and Kemble Airfield Enterprise Park - within both administrative areas - is referred to as Kemble Airfield.

5. Kemble Airfield: Background

- 5.1 Cotswold District Council conducted a consultation during January and February 2015 entitled *Local Plan Reg. 18 Consultation: Development Strategy and Site Allocations (January 2015)*. A representation was received from Commercial Estate Group (CEG) outlining the potential for redevelopment of land at Kemble Airfield to deliver housing and employment – effectively a new settlement including approximately 2,000 market and affordable homes. The submitted representation included a vision document and supporting technical appendix. CEG reaffirmed these proposals in representations that addressed the publication of the *Cotswold District Local Plan 2011-2031: Submission Draft Reg.19 (June 2016)*.
- 5.2 In the meantime, a second Reg.18 document entitled *Local Plan Reg. 18 Consultation: Planning Policies (November 2015)* had been the subject of consultation during November/ December 2015. The Planning Policies document included a simplified version of a policy from the extant Cotswold District Local Plan 2001-2011, essentially aimed at protecting: (i) the use of Kemble Airfield as an aerodrome; and (ii) existing

buildings for employment uses. That policy, which attracted representations from CEG, was carried forward to the *Cotswold District Local Plan 2011-2031: Submission Draft Reg.19 (June 2016)*. [N.B. Some minor modifications have been produced to clarify some technical points relating to the site, including making specific reference to Cotswold Airport - rather than Kemble Airfield - to avoid any confusion with neighbouring Kemble Business Park (located in Wiltshire)].

- 5.3 The majority of the site, the subject of CEG's proposal, falls within Cotswold District Council's administrative area. However, the main entrance from the A429, along with a significant proportion of the proposed housing, would be within Wiltshire Council's administrative area. Any proposal for redevelopment of Kemble Airfield would, therefore, need to be considered jointly by both authorities.

6. Cotswold District Council Local Plan

- 6.1 Cotswold District Council expects to submit its emerging Local Plan in the next few months. The early issues and options stages identified the most sustainable locations across the District. The documents produced during those stages helped to shape the development strategy, which has subsequently undergone three public consultations, including the Reg.19 Submission Draft (June 2016). The development strategy aims to support existing towns and better-served villages by directing development to the most sustainable locations. The strategy includes a mixed use allocation of a strategic scale proposed at the District's main service centre, Cirencester. The proposal of a new village at Kemble Airfield is contrary to the strategy set out in the Local Plan Submission Draft.
- 6.2 The emerging Local Plan Development Strategy demonstrates that Cotswold District Council can meet the objectively assessed housing need for the District within its administrative area. There is no need to look for cross-boundary assistance at this time.

7. Wiltshire Core Strategy

- 7.1 Wiltshire Council adopted its Core Strategy in January 2015. The Strategy is one that seeks to support existing settlements. The inclusion of a new village at Kemble Airfield would amount to a departure from its extant development plan.

8. Kemble Airfield: Liaison and Working Arrangements

- 8.1 Both Cotswold District Council and Wiltshire Council support the continued use of the former RAF Kemble runway, buildings and associated infrastructure for their current purposes i.e. aviation-related economic and leisure purposes, along with the employment uses already based there. In seeking to retain use of the airfield as a productive asset, both Cotswold District Council and Wiltshire Council are aware of the need to safeguard amenities in the area and the visual impact that development could have on the countryside.

8.2 The Parties to this Memorandum agree that the representation proposing potential development at Kemble Airfield is a departure from adopted/emerging strategies. Neither Cotswold District Council nor Wiltshire Council would look favourably on development proposals which would compromise the existing employment and aviation-related uses at Kemble Airfield during their respective current Plan periods.

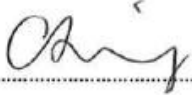
8.3 The parties to the Memorandum will meet and correspond as necessary in order to:

- monitor the preparation of policy documents;
- discuss any further developments regarding proposals for the cross-boundary site;
- work collaboratively in assessing any proposals for the site.

Signatories

Cotswold District Council

Name: Chris Vickery

Signature: 

Position: Local Plan Examination Coordinator

Date: 13 April 2017

Wiltshire Council

Name: Georgina Clampitt-Dix

Signature: 

Position: Head of Spatial Planning

Date: 11 April 2017

**Cotswold District Local Plan
2011 - 2031
Examination**

Statement of Common Ground

Between

**Cotswold District Council and
Swindon Borough Council**

May 2017

Introduction

1. This Statement of Common Ground has been prepared jointly between Cotswold District Council and Swindon Borough Council.
2. The Statement sets out the confirmed points of agreement between Cotswold District Council and Swindon Borough Council with regard to the Cotswold District Local Plan 2011 - 2031 and supporting evidence base, which will assist the Inspector during the Examination of the Local Plan.


Duty to Cooperate


3. As outlined in the Duty to Co-operate Statement Cotswold District Council has (and continues to) engage with Swindon Borough Council throughout the evolution of the Local Plan on cross boundary issues.

Agreed Matters

4. It is agreed that there is no requirement, at this stage, for Swindon to meet any of Cotswold District's development requirements within its area or vice versa. Should the proposed strategy and level of growth for either local planning area materially change, Cotswold District Council and Swindon Borough Council, as co-operating authorities, will continue to discuss the most appropriate strategy to meet future requirements.
5. It is agreed that the Habitats Regulations Assessment process has been undertaken in accordance with the EU Directives. The scope and methodology undertaken is appropriate for the Plan including the findings and proposed recommendations.
6. The Cotswold Water Park lies predominantly in Cotswold District and Wiltshire Council administrative boundaries, with only a small part in Swindon Borough. Swindon Borough Council is supportive of the emerging Cotswold District Local Plan in respect of Cotswold Water Park Policy SP5.
7. It is agreed that policies to protect, and where possible enhance, biodiversity and the delivery of green infrastructure is embedded within the Local Plan.
8. It is agreed that the overall spatial strategy of the Cotswold District Local Plan has taken account of the cross-boundary impacts on the Swindon Borough area in accordance with the National Planning Policy Framework paragraphs 178-181.

Agreement

Signed on behalf of Cotswold District Council		
Name & position	Signature	Date
Chris Vickery		23 rd May 2017

Signed on behalf of Swindon Borough Council		
Name & position	Signature	Date
Phil Smith Service Manager – Planning Policy		24 th May 2017

APPENDIX F: GFirst LEP Letter of support



Philippa Lowe
Head of Planning and Strategic Housing
Cotswold District Council
Trinity Road
Cirencester
Gloucester
GL7 1PX

29th November 2016

Dear Philippa

Duty to Cooperate

As agreed at our meeting on 20th October 2016, please accept this letter as formal confirmation that GFirst are supportive of Cotswold District Council's overall approach and as such endorse the Strategy of the Local Plan.

The following elements of the Local Plan were agreed as being strategic issues for GFirst.

- Economic development requirement and supply;
- Location of development;
- Infrastructure delivery;
- Economic growth strategy and implementation

GFirst were pleased to hear again at this meeting that their involvement and also that of local businesses has been very positive in helping to shape the Council's strategy. The Council highlighted that this engagement was of particular value in helping to develop the Special Policy Areas which directly respond to the aspirations of key businesses such as Royal Agricultural University, Campden BRI and the Fire College.

It was acknowledged at the meeting that the Council's Economy Delivery Plan has a much wider remit than just the Special Policy Areas in delivering the Council's strategy as a whole. It was also agreed that fundamental to its success will be the establishment of new collaborative relationships with key stakeholders, of which the Council considered GFirst to be critical. To that end it was further agreed that this commitment would be developed and then captured in a Memorandum of Understanding (MoU). This MoU would deal with establishing clear roles and responsibilities, approaches to funding opportunities and what

effective communication, engagement and support would involve. All of which will support delivery of the Local Plan Strategy and Economic Delivery Plan.

The Council's comprehensive update, which was presented at the meeting on the evidence work undertaken to date, reinforced the value of the evidence and engagement in shaping the various propositions in the Local Plan. This included meeting the need for new allocations, Special Policy Areas and measures to safeguard existing businesses and employment sites. The key encouraging message which was presented by the Council being that Cotswold District is open for business.

Finally, there was clearly a shared understanding of the current economic position and local context for Cotswold District and that the Local Plan Strategy and Economy Delivery Plan represented a comprehensive and realistic economic story.

Next Steps:

It is encouraging that the Council is keen to maintain the momentum on this work and would therefore like to look at potential dates for a follow-up meeting with a suggested topic being how interventions are prioritised to ensure the delivery of the Local Plan strategy.

I look forward to hearing from you with suggested dates.

A handwritten signature in black ink, appearing to read 'D Owen', with a long horizontal line extending to the right.

David Owen
Chief Executive

APPENDIX G: DTC correspondence from prescribed bodies – May/June ‘17

Gloucestershire County Council

Subject	RE: Planning and Compulsory Purchase Act 2004 - S.33A (Duty to Cooperate)
From	NIBLETT, Robert
To	Local Plan
Cc	EXCELL, Simon; EDWARDS, Claire
Sent	06 June 2017 17:25

Dear Sir

Thank you for contacting Gloucestershire County Council (GCC) on the above matter. I have consulted colleagues on the topics listed in your covering letter and have the following comments to make.

Although the Duty to Cooperate(DtC) correspondence does not refer to the possible strategic, cross boundary matter of mineral provision, which is actually touched upon in the submission version of the local plan, officers can confirm that the necessary co-operation has taken place in this respect. This is most obviously seen (within a district context) through the evolution of Policy SP5 – Cotswold Water Park: Post-Mineral Extraction After Use, which includes criteria (clause d) that was jointly prepared and considered by officers of the two authorities. In addition, it is noted that the local plan has acknowledged and provided some welcome direction with regard to a number of other issues, which have the potential to amount to strategic-scale minerals and waste DtC matters. In particular: -

- Objective 1 and the inclusion of ‘sustainable design’ as a requirement for new development;
- Objective 6 and its promotion of ‘sustainable construction methods’, the ‘reduction of waste’ and support for the ‘principle of waste minimisation’;
- For policy INF2 and the reference in the supporting text to ‘waste management, collection, recycling and disposal services’ as applicable items of social and community infrastructure within Cotswold District; and
- the reference within the Cotswold Design Code to the use of local and recycled building materials (paragraph D.58).

GCC has engaged extensively in community infrastructure provision through input to the IDP, and into the Local Plan site requirements. It has provided detailed assessments of the need for education facilities, and libraries within new developments, particularly at Chesterton via the Chesterton Working Group, where appropriate on-site mitigation is to be provided in a new 3 form entry primary school. Expansion of nearby secondary school facilities will also be secured. Library provision, either through expansion of Cirencester Library, or a new community hub will also be provided. Across the district, GCC has provided an assessment and strategy for ensuring the growth can be accommodated through expansion where required of other community facilities. This is supported through the CDC Local Plan, as well as relevant GCC strategies”.

In summary, I can confirm that cooperative working has been and continues to be satisfactory between GCC and Cotswold District Council

Yours faithfully, Rob Niblett Planning Officer



Temple Quay House
2 The Square, Temple Quay
Bristol BS1 6HA

Direct Line: 0300 470 4303

30 May 2017

For the Attention of James Brain

Via Email: Local.Plan@cotswold.gov.uk

Dear James

COTSWOLD LOCAL PLAN AND THE PLANNING AND COMPULSORY PURCHASE ACT 2004 – S.33A (DUTY TO COOPERATE).

Thank you for writing to Highways England in respect of the Cotswold Local Plan and the Planning and Compulsory Purchase Act 2004 – S.33A (Duty to Cooperate).

Highways England has been appointed by the Secretary of State for Transport as the Strategic Highway Company under the provisions of the Infrastructure Act 2015 and is the highway authority for the Strategic Road Network (SRN) in England. In carrying out this role, we are a statutory consultee in the planning system and aim to be a proactive planning partner, engaging fully and positively in the Local Plan process.

We are satisfied that the cooperative working between Highways England and Cotswold District Council in the preparation of the draft Local Plan has been, and continues to remain, satisfactory. However, this confirmation is provided without prejudice to any future formal response which may be prepared in respect of the submission version of the Plan.

I trust the above is clear, but please do not hesitate to contact me should you have any further questions

Yours sincerely

A handwritten signature in blue ink, appearing to read "Rachel Sandy", written over a faint circular stamp or watermark.

Handwritten initials "RS" in blue ink, positioned to the left of the typed name.

Rachel Sandy
Asset Manager
South West Operations Division - Growth & Improvement Team
Email: rachel.sandy@highwaysengland.co.uk

Historic England

Subject	RE: Planning and Compulsory Purchase Act 2004 - S.33A (Duty to Cooperate)
From	Torkildsen, Rohan
To	Local Plan
Sent	05 June 2017 10:58

Thanks, yes this looks fine and reflects a positive working relationship, and we do continue to believe there is an opportunity for further constructive working to resolve the outstanding issues that remain and as such we would welcome CDC contact in due course/good time.

As a matter of detail perhaps the letter could refer to me as Mr Torkildsen rather than Mr Rohan, and also 1st bullet on the 1st page refers to hertiage rather than heritage.

Sincere regards
Rohan

Rohan Torkildsen BaHons DipUD MRTPI
Historic Environment Planning Adviser South West/West Midlands
Planning Group
Historic England
Direct Dial: 0117 975 0679 (X 2279)/0121 625 6840. Mobile: 0791 705 0513
www.historicengland.org.uk



Historic England

Gfirst LEP

Subject	FW: Planning and Compulsory Purchase Act 2004 - S.33A (Duty to Cooperate)
From	Dev, Chakraborty
To	Sarah Hargreaves
Sent	06 June 2017 09:47

From: CHAKRABORTY, Dev [<mailto:Dev.Chakraborty@gfirstlep.com>]

Sent: 06 June 2017 09:47

To: Sarah Hargreaves

Subject: Planning and Compulsory Purchase Act 2004 - S.33A (Duty to Cooperate)

Good morning Sarah,

Thank you for your email regarding duty to co-operate.

I can confirm that co-operative working between GFirst LEP and Cotswold District Council has been and remains satisfactory.

If you require anything further please don't hesitate to come back to me directly.

Thanks very much.

Kind regards,

Dev

Dev Chakraborty

Deputy Chief Executive

GFirst LEP

Follow us on Twitter @ceogfirst @GFirstLEP

<http://www.gfirstlep.com>



Date: 05 June 2017
Our ref: 217091
Your ref: JBr/DTCNE

cdc@cotswold.gov.uk
James Brain, Cotswold District Council
BY EMAIL ONLY



Customer Services
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

Dear Mr Brain

Planning consultation: Cotswold District Local Plan, Planning and Compulsory Purchase Act 2004 - S.33A (Duty to Cooperate)

Thank you for your consultation on the above dated 30 May 2017 which was received by Natural England on 30 May 2017.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

We confirm that cooperative working between our organisations has been, and remains, satisfactory in relation to the Cotswold District Local Plan.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries relating to the specific advice in this letter only please contact me on 02080 260077.

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours sincerely

Sarah Ayling
Lead Adviser Sustainable Development, South Mercia

South Gloucestershire Council

Subject	RE: Planning and Compulsory Purchase Act 2004 - S.33A (Duty to Cooperate)
From	Patrick Conroy
To	Local Plan
Sent	20 June 2017 10:34

Dear James,

Thank you for your letter received by email on 30th May and please accept my apologies for the delay in replying.

I can confirm that the contents of your letter and statement of the cross boundary working that has taken place between both councils is accurately recorded.

Officers of South Gloucestershire Council have no further comments to raise at this stage.

Regards

Patrick Conroy
Strategic Planning Policy and Specialist Advice Manager
South Gloucestershire Council
01454 863574

Stroud District Council

Subject	Planning and Compulsory Purchase Act 2004 - S.33A (Duty to Cooperate)
From	mark.russell@stroud.gov.uk
To	James Brain
Cc	Local Plan
Sent	08 June 2017 16:45

Dear James,

Thank you for your recent email and letter relating to the submission of your draft local Plan and the Duty to Cooperate.

I can confirm that Stroud District Council and Cotswold District Council have worked together over a number of years to develop a joint evidence base for our respective local plans and have met regularly to discuss spatial planning matters relating to Gloucestershire as well as immediate cross boundary matters. I can therefore agree that cooperative working between our organisations has been and remains satisfactory.

Regards

Mark

Mark Russell
Planning Strategy Manager
Stroud District Council
Tel: 01453 754305
Fax: 01453 754945
www.stroud.gov.uk



Working together to make Stroud District a better place to live, work and visit
www.stroud.gov.uk/gardenwaste

West Oxfordshire Council

Subject	RE: Planning and Compulsory Purchase Act 2004 - S.33A (Duty to Cooperate)
From	Chris Hargraves
To	Local Plan
Sent	31 May 2017 14:27

Dear James

Thank you for your letter of 30 May 2017 regarding the Cotswold Local Plan and the Duty to Co-Operate. As you mention we have previously agreed that there are no major issues of strategic cross-boundary significance that require any specific urgent attention and I am happy to confirm that cooperative working between our organisations has been and remains satisfactory.

Please feel free to get in touch if you consider that any further contribution from West Oxfordshire is required such as a statement of common ground or similar.

Good luck with submission and the subsequent examination.

Kind regards

Chris Hargraves
Planning Policy Manager
West Oxfordshire District Council

APPENDIX H: Co-operation with the Environment Agency

creating a better place



James Brain
Forward Planning
Cotswold District Council
Trinity Road
Cirencester
Gloucestershire
GL7 1PX

Our ref: WA/2006/000244/GL-01/NS1-L02

Date: 4 July 2017

Dear James,

Planning and Compulsory Purchase Act 2004 - S.33A (Duty to Cooperate) and flood risk Sequential Test for Local Plan

This letter is written in response to the e-mail that you sent to us on Monday 3 July containing the attachment appended to this letter (Appendix A) and the meeting held today at JBA's offices in Wallingford. This letter supersedes my previous response to you in relation to the Duty to Cooperate matters (dated: 8 June 2017; reference: WA/2006/000244/GL-01/NS1-L01).

This letter is intended to clarify that, further to our recent discussions, we agree that your cooperation with us during the production of your Local Plan has been acceptable. We also advise, following a re-review of Sequential Test correspondence, that we no longer maintain our 'soundness' issue with your Local Plan in relation to the flood risk Sequential Test.

Duty to Cooperate

Further to your e-mail to us on 3 July, containing the attachment shown in Appendix A of this letter, we agree that your cooperation with us has been acceptable during the production of your Local Plan. This position supersedes that set out in my previous letter to you dated 8 June. We have reached this conclusion based on your summary of cooperation with us through the plan-making process and also a revision of our position to our previous soundness issue in relation to the flood risk Sequential Test.

Flood risk Sequential Test

As discussed at our meeting earlier today and following a re-review of the Sequential Test information that you have provided to us (including your summary from August 2016 of those sites we raised issues with – included in Appendix B of this letter), we are now in a position to remove our soundness issue with the Local Plan in relation to the Sequential Test.

As discussed today, we agree that the information that we require to demonstrate that the Sequential Test has been adequately demonstrated for those sites has been completed. I advised you today that you may wish to consider how best to bring together this disparate information, so that it is clear during the Local Plan examination exactly how you have applied the Sequential Test for the sites in question, how you have reached the conclusion that those sites need to be brought forward for development and how you have discounted other sites at a lower risk of flooding.

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We strongly support your intention to include policy wording for these sites that all built development will be expected to be located in Flood Zone 1.

If you have any queries about this response, please do not hesitate to contact me.

Yours sincerely,

Clark Gordon
Sustainable Places Planning Specialist

Direct dial 0203 025 8998

E-mail planning_THM@environment-agency.gov.uk

Att Appendix A – Duty to Cooperate correspondence from James Brain by e-mail 3 July 2017

Appendix B – Sequential Test correspondence from Nicola Melville (CDC) by e-mail 21 July 2016

Appendix A – Duty to Cooperate correspondence from James Brain by e-mail 3 July 2017

Co-operative working between the Environment Agency and Cotswold District Council in preparation of the District Local Plan 2011 – 2031.

Interaction between the authorities has taken place in two broad areas:

- preparation of the evidence base; and
- formal and informal consultation on emerging policies and proposals.

Both areas are central to the mutual duty to cooperate between the council and the EA.

The evidence base.

Principal components are:

- Strategic Flood Risk Assessment (SFRA Level 1)
- Strategic Flood Risk Assessment (SFRA Level 2)
- Strategic Flood Risk Assessment Update (SFRA Level 2)
- Sequential Test
- Water Cycle Study

Secondary components are:

- Infrastructure Delivery Plan (IDP)
- SHELAA
- Sustainability Appraisal
- Habitats Regulations Assessment

SFRA Level 1

In December 2007 Gloucestershire County Council, in partnership with the six Gloucestershire Local Planning Authorities, commissioned Halcrow to produce a Level 1 Strategic Flood Risk Assessment (SFRA). The assessment was completed in 2008. It was reviewed and approved by the Environment Agency (EA). The EA signed off the SFRA by letter.

<http://www.cotswold.gov.uk/media/1346814/Strategic-Flood-Risk-Assessment-SFRA-Level-1-September-2008.pdf>

SFRA Level 2 (+ 2016 update)

Completed in June 2014, the purpose of the SFRA Level 2 was to provide detail on flood risk for 19 settlements, in order to carry out the sequential risk based approach on a site basis and provide an evidence base for the Exception Test. It includes, as per the EA's recommendation, further analysis of the data within the Level 1 assessment supplemented where necessary by more detailed investigations.

The EA (Sophie Robinson) assisted in considering tenders and in interviewing candidate consultancies for the work. Drafts produced in October 2013 and May 2014 together with the finalised document were approved by a team including Luke Newbey of the EA.

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The 2016 update was undertaken because fresh EA modelling data in relation to Bourton on the Water became available.

Other EA staff involved in either the SFRA L2 or the subsequent update were Nicola Shorter and Lewis Purbrick.

<http://www.cotswold.gov.uk/media/1346820/Strategic-Flood-Risk-Assessment-SFRA-Level-2-June-2014.pdf>

<http://www.cotswold.gov.uk/media/1435300/2016s3821-Cotswold-SFRA-Update-Final-May-2016-v10.pdf>

Sequential Test

Building on the 2014 SFRA Level 2 work, to inform subsequent Local Plan allocations the Sequential Test was applied to 129 potential development sites. The appointed consultants commenced work in June 2014.

The study went through six iterations prior to final approval in September 2014. Five of those iterations involved input from Cathy Harrison, Ashley Maltman and/or Oliver Roden of the EA.

<http://www.cotswold.gov.uk/media/1346811/Sequential-Testing-Final-Report-September-2014.pdf>

Water Cycle Study

The study was commissioned in January 2014 at the request of the EA in response to consultation on the Preferred Development Strategy 2013 (see below). The EA (Ashley Maltman) provided input into the scoping of the WCS.

Its rationale was that allocating large numbers of new homes at some locations may result in the capacity of existing water and wastewater infrastructure being exceeded. Climate change presents further challenges. Sustainable planning for water must take all of this into account.

The study was completed in August 2015 following several iterations including EA input into drafts in December 2014 and May 2015. A round-table meeting in June 2015 involving the EA (Oliver Roden and Cathy Harrison) and the relevant Water Companies was convened to sign off the document.

<http://www.cotswold.gov.uk/media/1346924/Water-Cycle-Study-August-2015.pdf>

Infrastructure Delivery Plan (IDP)

Whilst the EA was not directly involved in the preparation of the IDP, Carl Cording, Tessa Jones, Oliver Roden and Cathy Harrison of the EA were invited to participate in a workshop in March 2016. There was a specific session on flood management. EA sent apologies as no officers were available to attend.

http://www.cotswold.gov.uk/media/1500291/Cotswold_IDP_Refresh_Sept2014.pdf

<http://www.cotswold.gov.uk/media/1500294/Cotswold-IDP-Final-Issue-April-2016.pdf>

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SHELAA

SHELAA Review (May 2014)

EA attended panel meeting on 7th November 2013 and provided comments via separate cover subsequent to the meeting.

SHELAA Review (May 2016) Addendum I (November 2014) and Addendum II (December 2015)

EA inputted into the panel for the two addendums.

SHELAA Review (2017)

The EA did not attend panel meeting on 24th April 2017 or provide comments via separate cover. It requested payment for its input, which the council was unable to provide.

<http://www.cotswold.gov.uk/residents/planning-building/planning-policy/emerging-local-plan/evidence-base-and-monitoring/> (SHLAA/SHELAA documentation under Housing dropbox)

Sustainability Appraisal (SA)

The SA contains sections relevant to the EA's remit including environmental quality, climate change and land, soil and water resources. Whilst iterations of the SA have been available for comment as part of consultation on the emerging Local Plan, no representations on the SA have been received from the EA.

http://www.cotswold.gov.uk/media/1500110/Cotswold-LP-Focussed-Changes_SA-Report_v10_120117.pdf

Habitats Regulations Assessment (HRA)

The HRA contains sections relevant to the EA's remit including water quality and quantity, water table/water availability and toxic contamination. The HRA makes reference to the Water Cycle Study. Whilst iterations of the HRA have been available for comment as part of consultation on the emerging Local Plan, no representations on the HRA have been received from the EA.

<http://www.cotswold.gov.uk/media/1500069/Updated-HRA-Report-for-Local-Plan-Focussed-Changes.pdf>

Consultation on the emerging Local Plan

The emerging Local Plan has its origins in the Core Strategy (Sarah Green of the EA made representations) and 2013 Development Strategy (EA response included at <http://www.cotswold.gov.uk/media/1052930/LP-Consultation-Preferred-Dev-Strategy-May-13.pdf>).

For present purposes the Regulation 18 and Regulation 19 versions are most relevant. In process terms the Regulation 18 stage is informal, whilst the Regulation 19 stage is formal.

[Regulation 18 draft Local Plan – Part 1 Development Strategy and Site Allocations \(Jan/Feb 2015\)](#)

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EA representations (Cathy Harrison) related to eighteen separate issues covering the emerging Local Plan's vision, objectives, development strategy, strategic policies and site allocations. The representations included EA concerns about site allocations in Cirencester, Blockley, Lechlade, Tetbury and Down Ampney and questioned the Sequential Testing process in relation to them. The Council's response to the issues raised was incorporated into the Regulation 19 version of the Local Plan.

http://cotswold.objective.co.uk/portal/fp/local_plan_2011-2031/lpr18/local_plan_reg_18_consultation_development_strategy_and_site_allocations_january_2015?tab=lis

Regulation 18 draft Local Plan – Part 2 Planning Policies (Nov/Dec 2015)

EA (Cathy Harrison) made one representation: "We are pleased to see the inclusion of a specific flood risk policy. We have no further comments to make." The policy responded directly to comments from EA on the Strategic policies contained in the earlier Reg 18 consultation. The policy was carried through into the formal Regulation 19 version of the Local Plan.

http://cotswold.objective.co.uk/portal/fp/local_plan_2011-2031/lpr18/local_plan_reg_18_consultation_development_strategy_and_site_allocations_january_2015?tab=lis

Regulation 19 draft Local Plan (June/August 2016)

Many of the EA's comments relating to the Regulation 18 version having been addressed, representations (Jack Moeran) focussed on remaining concerns about site allocations in Cirencester, Blockley and Lechlade and issues relating to contamination of water Source Protection Zones in Tetbury and Down Ampney. Concerns were also expressed, for the first time, about the adequacy of the Council's SFRA Level 2 and that the Sequential Test "... dated September 2014 is out of date and is not robust enough to inform decision making."

EA (Jack Moeran) rejected an exposition on the Council's approach to the site allocation issues sent on 21st July 2016. The response was "We note that you have stated in an email dated 28 July 2016 that you believe that you have justified these allocations in other evidence documents. However, this justification is not clearly available. The justification for this decision making must be drawn into an updated document for completeness, to demonstrate why the policy decisions have been made and be publically available." All the information cited was and remains publicly available.

EA (Jack Moeran) suggested wording amendments to Policy INF8. Whilst most of these were accepted, officers considered that the policy did not adequately address either the water environment or water management infrastructure, and would be better expressed as two discrete policies.

In November 2016 EA (Clark Gordon) was informally consulted on the redrafted policies prior to their public consultation as part of Focussed Changes. EA (Clark Gordon) responded on 20th December 2016, welcoming the changes made in response to previous EA comments and suggesting some further wording amendments. The changes were also supported by Thames Water (Savills acting as their planning advisors).

The letter noted "that our key issue remains the lack of a Sequential Test for the proposed site allocations in Flood Zones 2 or 3. We are pleased that you state you will follow-up with us on this matter in due course." The inference was that matters relating to SFRA Level 2 and the general robustness of the Sequential Test were no longer of concern to EA.

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The Council's intention in terms of follow-up was to have a Statement of Common Ground with the EA.

http://consult.cotswold.gov.uk/portal/fp/local_plan_2011-2031/reg_19/reg_19

Focussed Changes addendum to the Regulation 19 Local Plan

EA representations (Joe Callard) were:

"We are pleased to note that our concerns regarding site CIR_E14 have been taken into account in focused change FC026 and that this site will be used only for decked car parking rather than mixed-use office provision and car parking.

We no longer have issues of soundness with Policy S4, S9 following the changes made in FC077 to Policy EN14 (now Policy EN15 - Pollution and Contaminated Land).

Whilst we are satisfied with Policy EN15 we still strongly recommend that the supporting text to Policies S4 and S9 are revised as requested in our letter dated 2 August 2016. In their current wording paragraphs 7.1.2.3 and 7.1.7.6 appear to contradict your proposed local plan Policy EN15 shown in FC077 of the focused changes and would be likely to cause gross contamination of potable water supplies if allowed."

The requested revisions have been made as minor modifications.

The Council made no Focussed Changes or Minor Modifications relating to the housing allocations at Blockley and Lechlade that are of concern to the EA. These matters remain to be resolved.

The Duty to Cooperate.

Throughout the development of the Local Plan as outlined above, the council has been mindful of the need to demonstrate that it has discharged its Duty to Cooperate with the EA and other relevant bodies.

In seeking confirmation that its interaction has been satisfactory from the point of view of those bodies, a letter was sent to all prescribed bodies on 30th May 2017. The EA (Clark Gordon) response to that letter was:

Whilst we agree that you have engaged with us through formal and informal consultations on your emerging Local Plan, we do not agree that this cooperation has been satisfactory in the case of the flood risk Sequential Test (ST) and Exception Test (ET). [...] To that end we have, since 2015, consistently raised concerns regarding the flood risk ST and ET for some of your allocated sites, but to date this issue has not been satisfactorily addressed by you.

We cannot agree that the cooperative working on this issue has been satisfactory. We have raised the flood risk ST and ET issue during formal and informal consultations between 2015 and 2017, but it appears that our comments have been largely ignored on this issue.

In response the Council drew the EA's attention to the exposition sent in July 2016 that specifically addressed these concerns. On this basis the council does not accept that it has ignored the EA's concerns in this regard and consequently failed in its duty to cooperate.

The council is nevertheless keen to resolve the issue relating to these sites prior to the Examination of the Local Plan in the autumn. To that end it will continue to work pro-actively with the EA and is hopeful that a mutually satisfactory solution can be found.

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Appendix B – Sequential Test correspondence from Nicola Melville (CDC) by e-mail 21 July 2016

Environment Agency (7th July 2016 email from Jack Moeran)

Query regarding sites allocated in the Submission Draft Local Plan:

- BK_14A Policy S15 page 89 (Reg 18 Comment - EA: contains areas of Flood Zone 3 and 2)
- L_18B Policy S7 page 66 (Reg 18 Comment - EA: contains tiny proportion of Flood Zone 2)
- L_19 Policy S7 Page 66 (Reg 18 Comment - EA: contains larger percentage of Flood Zone 2)
- CIR_E14 Policy S1 Page 41 (Reg 18 Comment – EA: is mostly in Flood Zone 2, with small percentage of land in Flood Zone 3).

Evidence needs to be provided to show why these sites are preferable to others in Flood Zone 1.

CDC Response:

Brief Explanation of Site selection process:

The Evidence Paper: To inform Non-Strategic Housing and Employment Site Allocations (November 2014) and Appendices (November 2014) sets out the site selection process for the emerging Local Plan. The Evidence Paper and Appendices are available on our website:

<http://www.cotswold.gov.uk/residents/planning-building/planning-policy/emerging-local-plan/evidence-base-and-monitoring/>

The Methodology is detailed in Chapter 3 of the Evidence Paper, and the site selection criteria are set out in Table 2 of Chapter 3. Flood Risk is specifically identified as a criterion and the evidence provided by the Sequential Test Report (Sept 2014) was used to assess the suitability of potential development sites. The issue of Flood Risk also formed part of other site selection criteria, including the Sustainability Appraisal – Site assessments, the Local Plan Strategic Objective B – Environmental Sustainability and Objective G ‘Natural Resources’. The Sequential Test findings, along with the Strategic Flood Risk Assessment Level 2, were important sources of evidence in evaluating these criteria in relation to the potential sites.

For all site selection criteria, a Red-Amber-Green assessment was devised to help initially assess and compare sites. The key to this is presented in Table 2, of Chapter 3, and the results of the assessments are presented in Chapter 4 for each site and are grouped by Settlement. Appendix C to the Evidence Paper provides the detailed analysis of evidence which informs some of the RAG ratings for the criteria.

Using the findings of the RAG assessments, and the detailed evidence behind those RAG assessments, Officers analysed and evaluated the potential development sites in each settlement. The discussion and conclusions are presented in Chapter 4 for each settlement.

The site allocations process was updated in early 2016 to take account of new evidence that had become available. The update is presented in the Supplement to the Evidence Paper (April 2016) also available on the website.

Blockley: Site BK 14A – The Limes, Station Road, Blockley (16 dwellings)

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Table 4-1 of the Sequential Test report identifies that 87.01% or 1.32 hectares of the site is in Flood Zone 1, leaving 12.99% (or 0.19ha) of the site in Flood Zone 3a/b. The report identified that the total planned units was 37, and that sequential planning of the site would be necessary.

At the time, 4 other sites were also assessed in Blockley in the Sequential Test Report:

- BK_5 had similar constraints identified as BK_14A, however the site has recently gained planning permission for 23 dwellings, and so no longer forms part of the Local Plan process.
- BK_8 had no constraints identified in the Sequential Test Report. Given the evaluation of the other site selection criteria (as set out in the Evidence Papers 2014 and 2016) the site was recommended for allocation, and remains allocated in the Local Plan Submission Draft Reg 19 (June 2016).
- BK_11 had no constraints identified in the Sequential Test Report. However, as the site has successfully been through the Local Green Space designation process (in accordance with the NPPF), then it is identified in the Local Plan Submission Draft Reg 19 (June 2016) as a Local Green Space. It is therefore not considered suitable for development.
- BK_14B had a small area in FZ 3a, b and 2. However, although the site was considered through the community engagement site allocations process and also featured in the evidence gathering process, the subsequent SHLAA evaluation of the site (published in the SHLAA Addendum, November 2014) classed the site as 'not currently developable' and the site was therefore not considered further in the site allocations assessment process. The site was classed as 'not currently developable' in the SHLAA due to the site being removed from the settlement of Blockley and it would intrude into open countryside.

The final conclusions of the site allocation assessment process are presented in the Supplement to the Evidence Paper (April 2016), with sites BK_8 and BK_14A recommended for allocation for housing development in Blockley.

The Local Plan Submission Draft Regulation 19 (June 2016) consequently allocates BK_8 for 13 dwellings and BK_14A for 16 dwellings. The capacity of the site BK_14A has been more than halved in response to the findings of the Sequential Test report and this is to enable the site to be sequentially planned and for a good quality, acceptable, design to be achieved. Therefore built development will be focussed on the 87% of the site that is in Flood Zone 1. Building on the small area of Flood Zone 3a/b that is within the site will be avoided, and this will be ensured by the implementation of Policy INF8 'Managing Flood Risk and the Water Environment' in the Submission Draft Plan.

Lechlade: Site L_18B – Land west of Orchard Close, Downington, Lechlade (9 dwellings) and Site L_19 – Land south of Butlers Court, Lechlade (9 dwellings)

With regard to Site L_18B, Table 4-1 of the Sequential Test report identifies that 99.44% of the site is in Flood Zone 1. A tiny proportion, 0.56% is in Flood Zone 2. The report explained that it should be possible to avoid locating buildings in Flood Zone 2, and other than that, the site is not constrained.

With regard to Site L_19, table 4-1 of the Sequential Test report identifies that 80.55% of the site is in Flood Zone 1. The remainder is in Flood Zones 2, 3a and 3b. The Report advises that residential development should only be allocated within Flood Zone 2 if there is insufficient developable land available within Flood Zone 1. Sequential planning of the site would be necessary. Only water compatible development is permitted in FZ 3b or Essential Infrastructure if an Exception Test is passed. The Exception Test would be required for More Vulnerable use in FZ3a and Highly Vulnerable use in FZ2.

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No other sites were assessed in Lechlade in the Sequential Test Report. There are no other potential development sites in Lechlade that have been classed as potentially 'developable' in the SHLAA process. Therefore it is not possible to allocate alternative sites which do not have any flood zone constraints.

In light of the findings of the Sequential Test, and the fact that there are no suitable alternative sites in Lechlade for development that do not have flooding constraints, it is reasonable for the conclusions of the site allocations assessment to recommend both sites for allocation. As part of the detailed planning application process, the Council would expect the design of the developments to sequentially plan the site with regard to flood risk. In other words, residential development should not occur in areas of Flood Zone 3a and 3b, and should only occur in Flood Zone 2 if there is insufficient land available in Flood Zone 1.

The proportion of the Site L_18B in Flood Zone 2 is so small that it is entirely possible to design a development on the site that avoids that specific area. The evaluation of the other site selection criteria (as set out in the Evidence Papers 2014 and 2016) was favourable towards allocating the site, and thus it is allocated in the Local Plan Submission Draft Reg 19 (June 2016).

The proportion of site L_19 in Flood Zone 1 (80.55%) and Flood Zone 2 (19.45%) means that the development of the site could come forward and that the design of the development should avoid Flood Zone 3a and 3b, and concentrate building in Flood Zone 1. Development could occur in Flood Zone 2, if there is insufficient land in Flood Zone 1. The Council fully expects a high quality design to be achieved that appropriately addresses the need to sequentially plan the site at the design stage. This will be ensured through the detailed planning policies of the Local Plan.

Cirencester: CIR E14 – Waterloo Car Park, Cirencester (0.67ha mixed car parking and office provision)

Table 4-2 of the Sequential Test report identifies that 14.62% of the site is in Flood Zone 1 and 85.38% is in Flood Zone 2. 4.51% and 6.66% of the site area is in Flood Zone 3b and 3a respectively. The report advises that development should only be allocated within FZ2 if there is insufficient developable land in FZ1. Sequential planning of the site would be necessary. Only water compatible development is permitted in FZ 3b or Essential Infrastructure if an Exception Test is passed. The Exception Test would be required for More Vulnerable use in FZ3a and Highly Vulnerable use in FZ2.

The Site Allocations Assessment process evaluated the site for its suitability for intensifying the existing car park use of the site, with possibly some office provision on the frontage. Other sites were assessed for a mix of uses within Cirencester, which were existing car parks, but all of the findings were subject to the outcome of the Cirencester Parking Study.

The conclusion from the Cirencester Car Park Feasibility Study Stage 1 – Summary Report (TEP, June 2016) is that the existing Waterloo Car Park site is the top priority site for increasing car park capacity in Cirencester:

1. The site is located on the edge of the town centre, close to the main road links (A429 and A417) to Cirencester. It is therefore convenient for shoppers, workers and visitors to Cirencester and minimises traffic flow through the town centre.
2. The existing car park is well used, often running at 80-100% capacity, with a range of services and facilities within easy reach.
3. The site presents the opportunity to deck the car park to maximise spaces and this would enable measures to be incorporated which would improve the current situation with regard to potential Flood Risk.

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4. The other car park sites evaluated were located more centrally and provide better opportunities for retail development in the future. This will help secure the long term vitality and viability of the town centre.
 5. With significant amounts of new development planned for Cirencester, it is essential that the best use is made of existing car parks, and that sufficient spaces are planned for the future to help maintain and enhance the town's economy.

The Council considers that on balance there are no alternative, more suitable sites, in Flood Zone 1 that could deliver the increased car parking capacity required to support the town centre. Applying the sequential test, it is clear that as car park and some office uses are considered to be a 'less vulnerable' use (under the NPPF Flood Risk Policy), then it is reasonable to allocate a site that is in Flood Zone 2 where a Flood Zone 1 site is not available. Furthermore, given the 'less vulnerable' use proposed, then the application of the Exception Test for Flood Zone 2 or Flood Zone 3a is not necessary.

The site is currently used for a car park, therefore there is no change of use proposed in the Local Plan. The Local Plan Submission Draft Reg 19 (June 2016) just confirms that the site would continue to be used for car parking, and 'allocates' the site because the car parking use could be intensified. An element of office provision along the frontage may also be included but could be removed from the scheme if necessary. The sequential planning of the site would be required at the detailed design stage, with the areas in Flood Zone 1 and 2 being the focus of the development. The small proportion of the site in Flood Zone 3a / 3b would be avoided.

Conclusions

In summary, regarding the Site Allocation issues raised by the Environment Agency, in:

Blockley - the Local Plan Submission Draft Regulation 19 (June 2016) allocates BK_8 for 13 dwellings and BK_14A for 16 dwellings. The capacity of the site BK_14A has been more than halved in response to the findings of the Sequential Test report. The other sites considered were:

- BK_5 had similar constraints identified as BK_14A, however the site has recently gained planning permission for 23 dwellings.
- BK_11 had no constraints identified in the Sequential Test Report. However, it is identified in the Local Plan Submission Draft Reg 19 (June 2016) as a Local Green Space. It is therefore not considered suitable for development.
- BK_14B had a small area in FZ 3a, b and 2. However, the site was classed as 'not currently developable' in the SHLAA due to the site being removed from the settlement of Blockley and it would intrude into open countryside.

Lechlade – Sites L_18B and L_19 are allocated for 9 dwellings each. No other sites were assessed in Lechlade in the Sequential Test Report, because there were no other potential development sites in Lechlade that were classed as potentially 'developable' in the SHLAA process. Therefore it is not possible to allocate alternative sites which do not have any flood zone constraints.

Cirencester – Site CIR_E14 which is currently used as a car park, is identified in the Local Plan Submission Draft Regulation 19 (June 2016) for intensification of the current use, with a possible element of office provision. The Council's car parking study has demonstrated that there are no alternative, more suitable sites, in Cirencester that could deliver the increased car parking capacity required to support the town centre. Applying the sequential test, it is clear that, as car parking and some office uses are considered to be a 'less vulnerable' use (under the NPPF Flood Risk Policy), then it is reasonable to allocate a site that is in Flood Zone 2 where a Flood Zone 1 site is not available. The proposal for

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increasing the capacity of the existing car park through decking would also offer the opportunity to incorporate flood risk management measures, thus improving the current situation.

Relevant Sources of evidence:

Evidence Paper: To inform Non-Strategic Housing and Employment Site Allocations (November 2014) and Appendices (November 2014) - this paper sets out the site selection process for the emerging Local Plan.

Evidence Paper Supplement: To inform Non-Strategic Housing and Employment Site Allocations (April 2016) – this paper updates the site assessments by evaluating any additional evidence that has come forward since November 2014, for example the Water Cycle Study.

Sequential Test Sept 2014 – Draft Version of July 2014 was amended several times in response to EA input, and final report signed off by Environment Agency. The report assesses 92 potential housing sites and 34 potential employment sites. The Sequential Test enables planners to steer development to sites with the lowest probability of flooding.

Strategic Flood Risk Assessment Level 2 (July 2014) – the Environment Agency were involved in the preparation of this Study.

Strategic Housing and Employment Land Availability Assessment (SHELAA) – Addendum Nov 2014 & Consolidation Report Jan 2016 – the SHELAA forms the initial ‘sieve’ of potential development sites in the District.

Cirencester Car Park Feasibility Study Stage 1 – Summary Report (TEP, June 2016) – prepared to review car parking sites owned and managed by the District Council in Cirencester, in light of meeting the current and future needs of Cirencester.