

Cotswold District Local Plan 2011-2031

Local Plan Examination 2017

Topic Paper 2: Development Boundaries



1.Purpose of the Topic Paper

The Development Strategy of the draft Local Plan identifies, in Policy DS1, 17 Principal Settlements in Cotswold District that are considered to be the most sustainable locations for accommodating future growth. This Topic Paper focuses on the identification of the Development Boundaries for those Principal Settlements. It does not explore how and why those 17 settlements were selected – that is covered by Topic Paper 1 (Development Strategy).

Development Boundaries for the 17 Principal Settlements delineate (on the Policies Map insets) the areas within which further development will, in principle, be acceptable (Policy DS2).

By defining Development Boundaries, development proposed at any location in the District beyond these boundaries will be limited and strictly controlled (subject to other policies in the Plan).

2.Development Boundaries Methodology

The Methodology was as follows:

Stage 1: Use of previously-adopted local plans for initial identification of Development Boundaries

Stage 2: Review the Development Boundaries with up-to-date information

Stage 3: Public consultation on the emerging Local Plan incorporating development boundary reviews

2.1 Stage 1

The starting point for defining the Development Boundaries for the 17 Principal Settlements was the boundaries set out in previously adopted Local Plans for Cotswold District. These plans are:

- the extant Cotswold District Local Plan 2001-2011 (Adopted April 2006), which defines Development Boundaries for ten of the 17 Principal Settlements; and
- the Cotswold District Local Plan 1991-2001 (Adopted August 1999), which defined Development Boundaries for another six of the 17 Principal Settlements.

Upper Rissington did not have a Development Boundary in either of these Local Plans because a new settlement was effectively created once 368 dwellings were allowed on appeal in February 2010 (Planning Application Ref: 08/03697/OUT; Appeal Ref: APP/F1610/A/09/2112497

2.1.1 Cotswold District Local Plan 2001-2011 (Adopted April 2006)

The extant Local Plan identifies Development Boundaries for the following ten Principal Settlements:

1. Bourton-on-the-Water
2. Chipping Campden
3. Cirencester
4. Fairford

5. Lechlade-on-Thames
6. Moreton-in-Marsh
7. Northleach
8. South Cerney
9. Stow-on-the-Wold
10. Tetbury

2.1.2 Cotswold District Local Plan 1991-2001 (Adopted August 1999)

The earlier District-wide Local Plan defined Development Boundaries for 6 of the 7 remaining Principal settlements:

1. Andoversford
2. Blockley
3. Down Ampney
4. Kemble
5. Mickleton
6. Willersey

16 settlements have therefore already had Development Boundaries defined in an adopted Local Plan. A new Development Boundary was drawn for Upper Rissington using the original criteria for defining the other Development Boundaries.

The criteria used for drawing all 17 Development Boundaries were that they:

1. encompassed the built-up area of each defined settlement;
2. excluded those areas deemed to relate primarily to the surrounding countryside and those areas of greenfield land which would unnecessarily increase land-take, promote sprawl or ribbon development and/or result in coalescence;
3. followed, where appropriate and practicable, clearly defined physical features such as walls, fences, hedgerows, field boundaries, roads and streams;
4. included curtilages of dwellings unless functionally separate to the dwelling or where the land has the capacity to significantly extend the built form of the settlement beyond what was considered to be appropriate;
5. excluded agricultural buildings and working farms which are on the periphery of settlements;
6. excluded free standing, individual or groups of dwellings, farm buildings or other structures detached from, or peripheral to, the main built up area of the settlement;
7. excluded recreational or amenity open space, community facilities, such as religious buildings, schools and community halls, that are on the edge or periphery of the settlement; and
8. excluded existing, established, employment sites that lie beyond the main built form of a settlement.

Development Boundaries do not have to be contiguous. It may be appropriate, given the nature and form of some settlements, to define two or more separate areas.

The principles outlined above remain a valid and appropriate method of defining Development Boundaries. Therefore, the Development Boundaries as defined in the previous local plans, together with the newly-defined boundary for Upper Rissington, were taken forward to Stage 2 of the methodology.

2.2 Stage 2

A review of the previously defined Development Boundaries was required to ensure they were up to date and that there was a consistency of approach to Development Boundary definition based on an agreed set of criteria.

The following criteria were used:

1. review the Development Boundaries in light of the current built form of the settlement to incorporate any changes that have occurred since the boundary was originally drawn (using site visits, OS Maps and Google Earth);
2. include sites¹ that have been granted planning permission, and/or granted planning permission subject to Section 106 Agreement, and/or are under construction as of 31st March 2016;
3. include site allocations for housing and/or employment development² proposed in the draft Local Plan, including the Strategic Site to the south of Chesterton, Cirencester;
4. include established employment sites (as listed in Appendix E of the draft Local Plan) where these physically relate to the settlement;
5. exclude SHELAA sites that are not proposed as allocations in the draft Local Plan;
6. exclude Local Green Space designations as proposed in the draft Local Plan where these are on the edge of a settlement;
7. exclude Special Policy Areas (Policy EC4) as identified in the draft Local Plan as these are of significant size and scale on the periphery of settlements and have specific policy guidance in the draft Local Plan.

2.3 Stage 3

This stage covers public consultation on the Development Boundaries that were defined as a result of Stages 1 and Stage 2. There have been 3 periods of public consultation. In addition, where new evidence emerged (e.g. through planning applications or new evidence studies), this was also taken into consideration and amendments made where necessary.

2.3.1 Local Plan Reg. 18 Consultation: Planning Policies (November 2015)

The Development Boundaries of the 17 Settlements were published in Appendix A of the *Local Plan Reg 18 Consultation: Planning Policies (November 2015)* for a six week period of public consultation in November/December 2016.

The comments received were considered and where new evidence had emerged, the boundaries were revised accordingly. Details of the changes made at this stage are listed in Table 1 below.

Table 1: Changes to the Development Boundaries between Reg 18 (Nov 2015) and Reg 19 (June 2016)

¹ Where these are physically connected to the built form of the settlement but excluding areas of open space and/or non-built up areas that were part of the proposal granted planning permission.

² N.B. employment allocations were specifically excluded from Development Boundaries due to concerns over their potential loss to housing development. However, at the Reg. 19 stage, such allocations were included within Development Boundaries in order to demonstrate a positive provision of employment land.

Settlement	Development Boundary Change	Reason	Source / Further info
Andoversford	Site A_3A removed	Evidence from planning application on Sites A_2 and A_3A	Evidence Paper Supplement: To inform non-strategic housing and employment site allocations (April 2016)
Bourton-on-the-Water	Corrected to reflect the site boundary of BOW_E1	Mapping error	
Chipping Campden	Extended to include planning permission at Land adjacent to Chipping Campden School (SHLAA Site Ref: CC_48).	Factual change.	Planning application reference: 14/02422/OUT
	Extended to include planning permission on land parcel at Back Ends (SHLAA Site Refs: CC_38A / CC_38B)	Factual change.	Planning application reference: 15/02187/OUT
	Extended to include planning permission at The Paddocks, Back Ends	Factual change.	Planning application reference: 15/00748/FUL
Down Ampney	Extended to include planning permission at Broadway farm.	Factual change.	Planning application reference: 15/01567/OUT
	Amended to reflect the developable area of site DA_8.	Factual change	Representation from Public Consultation.
Fairford	Extended to include the new housing allocation at F_35B	Factual change to reflect revised local plan policy.	Policy S5 - Local Plan (Reg 19) June 2016
	New Development Boundary drawn around Horcott to include new housing allocation at F_44.	Factual change to reflect revised local plan policy and to ensure correct application of Policy DS2 to the built up area of Horcott.	Policy S5 - Local Plan (Reg 19) June 2016
Kemble	Extended to include new housing allocation at K_1B	Factual change to reflect revised local plan policy.	Policy S6 - Local Plan (Reg 19) June 2016
	Extended to include new housing allocation at K_5	Factual change to reflect revised local plan policy.	Policy S6 - Local Plan (Reg 19) June 2016

Lechlade	Extended to include the employment allocation at LEC_E1	Initially employment allocations were excluded from the Development Boundary in order to protect them from alternative proposals. However, for consistency and to demonstrate a positive approach to employment land provision the employment allocations were included within the Development Boundary at the Reg. 19 stage.	
Mickleton	Extended to include planning permission at Land at Granbrook Lane C (SHLAA ref: MK_4).	Factual change.	Planning application reference: 14/03884/FUL
Moreton-in-Marsh	Extended to include new housing allocation at M_12A	Factual change to reflect revised local plan policy.	Policy S18 - Local Plan (Reg 19) June 2016
	Extended to include new housing allocation at M_19A	Factual change to reflect revised local plan policy.	Policy S18 - Local Plan (Reg 19) June 2016
	Extended to include new housing allocation at M_19B	Factual change to reflect revised local plan policy.	Policy S18 - Local Plan (Reg 19) June 2016
	Extended to include the employment allocation at MOR_E6	Initially employment allocations were excluded from the Development Boundary in order to protect them from alternative proposals. However, for consistency and to demonstrate a positive approach to employment land provision the employment allocations were included within the Development Boundary at the Reg. 19 stage.	
	Extended to include new employment allocation at MOR_E11	Factual change to reflect revised local plan policy.	Policy S18 - Local Plan (Reg 19) June 2016
	Revised the Development Boundary to exclude the swathe of green	Factual change to reflect the extant planning permission and agreement with the Town Council.	Representation to the Reg.18 November 2015 Local Plan

	land running north from Blenheim Open Space up to Toddenham Road.		consultation (Comment ID. 1011)
	Extended to include planning permission at Fire Service College Campus (SHLAA Site Ref: M_21)	Factual change.	Planning application reference: Planning application reference: 14/01483/OUT
Tetbury	Extended to include new housing allocation at T_31B	Factual change to reflect revised local plan policy.	Policy S9 - Local Plan (Reg 19) June 2016
	Extended to include new employment allocation at TET_E2A	Initially employment allocations were excluded from the Development Boundary in order to protect them from alternative proposals. However, for consistency and to demonstrate a positive approach to employment land provision the employment allocations were included within the Development Boundary at the Reg. 19 stage.	
	Extended to include planning permission at Ilsom Farm, Cirencester Road (SHLAA Site Ref T_69)	Factual change.	Planning application reference: 12/05030/OUT
Willesley	Extended to include planning permission at Land adjacent to Harvest Piece, Collin Lane (SHLAA Site Ref W_4A)	Factual change.	Planning application reference: 14/05636/OUT

2.3.2 Cotswold District Local Plan 2011-2031: Submission Draft Reg.19 (June 2016)

The revised Development Boundaries were published in the *Cotswold District Local Plan 2011-2031: Submission Draft Reg.19 (June 2016)* for a six week public consultation period in June/July/August 2016.

In response to comments received a small number of further amendments were made to the Development Boundaries as 'Focussed Change(s)'. Where new evidence had emerged, the boundaries were also revised as appropriate. Details of the changes made at this stage are listed in Table 2 below.

Table 2: Changes to the Development Boundaries between Reg. 19 (June 2016) and Focussed Changes (December 2016)

Settlement	Development Boundary Change	Reason	Source / Further info
Blockley	Amended to reflect the correct site boundary of BK_14A.	Factual Change	Local Plan Focussed Change Ref: FC008
	Amended to reflect the revised LGS2 site boundary as agreed with the land owner.	Factual Change	Local Plan Focussed Change Ref: FC009
Chipping Campden	Removed 'The Craves' area of open space from the Development Boundary.	Response to Reg.19 public consultation and representations from the local community.	Local Plan Focussed Change Ref: FC012
	Removed the allotments at Aston Road from the Development Boundary.	Factual Correction.	Local Plan Focussed Change Ref: FC013
	Removed part of Badger's Field that formed the open space element of the planning permission from the Development Boundary.	Factual Correction.	Local Plan Focussed Change Ref: FC014
	Corrected the Development Boundary around the planning permission granted for Berrington Mills Nursery.	Factual Correction.	Local Plan Focussed Change Ref: FC015 Planning application reference: 13/02227/OUT
Moreton	Corrected to reflect the site boundary of the planning permission (SHLAA Site Ref M_10).	Factual Change	Local Plan Focussed Change Ref: FC016 Planning application reference: 09/04440/OUT
Stow on the Wold	Corrected to reflect the site boundary of the planning permission.	Factual Change	Planning application reference: 13/05031/OUT Local Plan Focussed Change Ref: FC007

2.3.3 Cotswold District Focussed Changes Addendum to the Local Plan 2011-2031: Submission Draft Reg. 19 (December 2016)

The Focussed Changes to the Development Boundaries were published in the *Cotswold District Focussed Changes Addendum to the Local Plan 2011-2031: Submission Draft Reg. 19 (December 2016)* for a six week period of public consultation in January / February 2017.

No further changes were made to the Development Boundaries as a result of this consultation.

3. Conclusion

The methodology set out above has been followed to ensure that Development Boundaries for the 17 Principal Settlements identified in Policy DS1 of the draft Local Plan are up to date, relevant and functional. The methodology used, and resulting Development Boundaries, are robust and support the soundness of the draft Local Plan.

It is recommended that the boundaries are updated prior to adoption of the draft Local Plan to reflect the latest monitoring information of sites with planning permission / built / under construction.