

August 2026: Publication – Regulation 19 Version



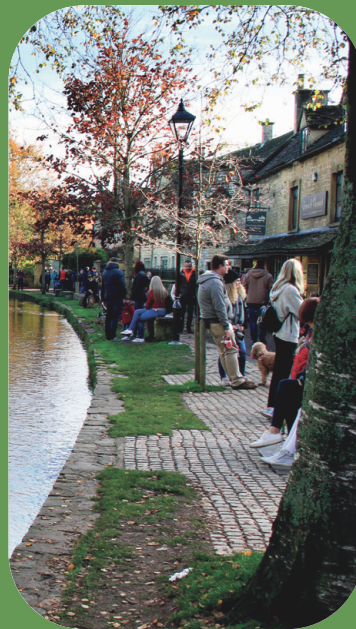
Homes, landscape, livelihoods
- a legacy we build together.



COTSWOLD
District Council

APPENDICES 1 to 21

of the Local Plan 2026 – 2043



Appendix 1

Climate Change Sustainability Statement Requirements Table

Topic to cover in Climate Change & Sustainability Statement	New development of 1-9 dwellings or 100-<1,000m2 GIA	New development of 10+ dwellings or 1,000m2+ GIA	Major refurbishment and retrofit and heritage buildings (where permission is needed)
Climate adaptation: water efficiency	Core Policy 64: Water Management Infrastructure		
Climate adaptation: Flood and SUDS	Core Policy 63: Managing Flood Risk Core Policy 64: Water Management Infrastructure Core Policy 65: Watercourses		
Circular economy: maximizing reuse of materials & existing buildings	Core Policy 1: Addressing Climate Change	Core Policy 1: Addressing Climate Change	Core Policy 26: Retrofitting and Decarbonisation of Existing Buildings
Green & Blue Infrastructure Strategy and Nature Recovery Network, including SANG provision		Core Policy 60: Biodiversity and Geodiversity Core Policy 70: Green and Blue Infrastructure	
Biodiversity Net Gain	Core Policy 60: Biodiversity and Geodiversity		
Pollution: Land, water, noise and air	Core Policy 66: Pollution and Contaminated Land Core Policy 67: Air Quality		
Sustainable transport, public transport and active travel measures	Chapter 9: Transport		
Health and wellbeing, including open space, culture, community space and with reference to guidance in the district-wide Design Code		Chapter 14: Building Healthy and Sustainable Communities	

Long-term stewardship structure and funding		Core Policy 71: Management of Accessible Green Open Spaces in Residential Developments	
Operational energy and carbon (including renewable energy)	Chapter 8: Sustainable Construction and Renewable Energy		

Appendix 2

Saved Policy: Strategic Site, south of Chesterton, Cirencester (Policy S2)

Introduction

7.3.1 The site comprises 120 hectares of predominantly agricultural land, divided into small to medium sized arable fields. The A429 (Tetbury Road) defines the western edge of the site, while the eastern boundary abuts Spratsgate Lane; the industrial estate at Wilkinson Road; and allotments at Somerford Road. The site does not lie within a designated landscape. The AONB terminates at the western edge of the A429, while the Kemble/Ewen Special Landscape Area lies to the south of the site.

7.3.2 The landscape is open and very gently rolling with a number of individual and groups of trees covered by tree preservation orders. Public rights of way cross the site, providing access into the town and to the surrounding countryside. The town centre lies about 1.3km to the north of the site.

7.3.3 The majority of the northern boundary of the site abuts modern residential development; with the cemetery and Cirencester

7.3.4 Business Park adjoining the north western edge of the site. Man-made constraints on the site include two gas pipelines and electricity transmission lines. The site does not lie within any areas designated by the Environment Agency to be at risk from flooding.

7.3.5 There are a number of heritage assets in and around the site. At the centre of the site lies the grade 2 listed Chesterton Farmhouse and barn, with a number of associated outbuildings and cottages. To the north of the site lies a large residential property, The Cranhams, while to the west is the Royal Agricultural University, both of which are also Grade 2 listed buildings.

7.3.6 Some 4.7 hectares of a large scheduled ancient monument - a Romano-British settlement - lies at the southern edge of the site.

Policy S2

STRATEGIC SITE SOUTH OF CHESTERTON, CIRENCESTER

- 1. Land to the south of Chesterton, shown on the Policies Map, is allocated for a sustainable, high quality, mixed used development, including up to 2,350 dwellings (net), incorporating up to 40% affordable housing and approximately 9.1 hectares of B1, B2 and B8 employment land.**
- 2. Infrastructure provision, informed by the Infrastructure Delivery Plan and the Vision and Objectives (Appendix B) for the site, will be required relating to matters including:**
 - Community facilities and culture (including Neighbourhood Centre);**
 - Education;**
 - Health care;**
 - Open space, sport and recreation;**
 - Transport and highways;**
 - Flood management, waste water, and a Sustainable Drainage System; and**
 - Water supply.**
- 3. The development will be master planned and implemented on a comprehensive basis. It will be designed and phased to ensure:**
 - a. Maximum practicable integration between the different uses within and beyond the site;**
 - b. All necessary supporting infrastructure and community facilities are delivered in synchronisation with housing and employment development; and**
 - c. To maintain a timely supply of housing and employment land over the Plan period.**

Explanation

7.3.7 The majority of the development will be undertaken within the Plan period, though the housing element is expected to deliver 1,800 dwellings by 2031 and the remaining 550 dwellings after 2031. This will be monitored to ensure a steady and sustainable delivery of housing and employment land. Infrastructure will be delivered in accordance with the phases of development to meet the needs and demands of the development as it grows.

7.3.8 The development will include a range of housing types and, in accordance with Policy H2, up to 40% of the dwellings will be affordable, subject to assessment of viability. The Council will seek to ensure that a range of open market dwelling sizes and types are provided to meet local existing and future needs and to provide a mixed community. These could include self-build and dwellings specifically designed to meet the needs of an ageing population.

7.3.9 The Strategic Site will deliver a significant part of the employment land provision for the District over the Plan period, and the amount allocated reflects anticipated future needs. Options for new employment uses will respond to the findings of the latest economy evidence and meet future employment needs and demands for a mix of types and sizes of business spaces. These will accommodate, for example, business start-up and incubation, expansion of existing businesses, technical hubs and company headquarters. The evidence also identifies future accommodation needs for business and visitors to the area, in order to support the local tourist and business economy.

7.3.10 It is anticipated that a neighbourhood centre will provide convenience shopping and service uses, though the Council will seek to restrict the floor area of the commercial (class A1-A5) units to protect the vitality and viability of the existing town centre. Retail uses will form an integral part of the neighbourhood centre and will contribute towards community cohesion. However, the scale and format of units and floorspace within the neighbourhood centre should be limited. This ensures they primarily serve the day-to-day needs of residents of the strategic site, though it is inevitable that some existing, neighbouring residents will also patronise the new facilities. The neighbourhood centre will also include facilities to serve the new community, e.g. community meeting space and healthcare facility. Developers will be expected to provide these facilities in phase with development.

7.3.11 The prospective developer will be expected to mitigate the impact of the development on the local highways network. The Infrastructure Delivery Plan (IDP) identifies these and other infrastructure requirements which the developer will be expected to provide or contribute towards.

7.3.12 The development should maximise opportunities for sustainable modes of travel. The development will include a comprehensive network of safe and convenient footpaths and cycleways (including necessary improvements to existing routes) linking different uses within and beyond the site, such as the town centre, Deer Park School, Kemble station and the Cotswold Water Park.

7.3.13 Prospective developers will be required to identify, in liaison with the County and District councils, a comprehensive package of public transport improvements which will have the effect of reducing car dependency. Public transport improvements must be implemented as early as is practicable, offering residents/employees viable alternatives to travelling by private car, and thus influencing travel behaviour from

the outset.

7.3.14 However, despite the provision of public transport, it is recognised that some residents of the new development will choose the private car to visit the town centre. This will have an impact on central area parking, and contributions will be sought to mitigate the resulting impacts from the development.

7.3.15 The public open space provision provides an opportunity for the creation of new habitats to enhance biodiversity; for example, through the creation of ponds. This can include the use of native planting and the creation of 'green corridors' across the site, and linking to green infrastructure beyond the site.

7.3.16 Sustainable Drainage Systems (SuDS) also provide an opportunity to create habitats for biodiversity while retaining surface water runoff rates to the same level as the undeveloped site.

7.3.17 An archaeological assessment and evaluation of the scheduled ancient monument at the southern edge of the site will be required before a detailed planning permission can be approved. The assessment and evaluation will include other historic monuments within the site boundary.

7.3.18 A Tree Preservation Order protects various trees across the site, and the development will have to incorporate these where practicable, and protect them during construction. The Council will require that replacement trees are planted where protected trees have to be removed.

7.3.19 Supporting infrastructure and services will include the provision of superfast broadband, utilities and foul sewers. The latter is likely to include strategic upgrades to the sewage network, and detailed modelling will be required to establish the precise nature and extent of any upgrades. The provision of high speed broadband will support new and relocating businesses as well as facilitating home-working for residents.

7.3.20 To achieve high standards of design and all the other objectives for the site, the development will be master planned and implemented on a comprehensive basis. The master planning process will ensure that all aspects of development are properly addressed, including layout, landscape, density, mix of uses, scale, materials and detailing.

7.3.21 The Council will utilise some or all of the measures summarised below:

- effective pre-application engagement at the outline and reserved matters stages;
- the use of design review;
- on-going monitoring, of conditions and infrastructure delivery and, if necessary, review of detailed master planning material (e.g. design codes);
- engagement with key partners and the local community;
- planning performance agreements;
- the use and implementation of planning conditions; and
- post-occupancy surveys of residents.

Appendix 3

Saved Policy: Vale of Evesham Heavy Goods Vehicle Control Zone (Policy INF6)

11.6.1 Through maintaining a co-ordinated and co-operative approach to relevant local planning policy, the Council has long been a partner of Wychavon District Council and Stratford on Avon District Council in seeking to mitigate the impact of HGV traffic in the Vale of Evesham. Evidence justifies retention of the policy.

Policy INF6

VALE OF EVESHAM HEAVY GOODS VEHICLE CONTROL ZONE

Proposals for employment development which would generate additional Heavy Goods Vehicle trips within the Vale of Evesham Heavy Goods Vehicles Control Zone, as identified on the Policies Map, will be accompanied by a Transport Assessment showing how the supply and distribution routes proposed relate to the Heavy Good Vehicles Route Network.

11.6.2 The NPPF makes it clear that policies relating to transport have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives.

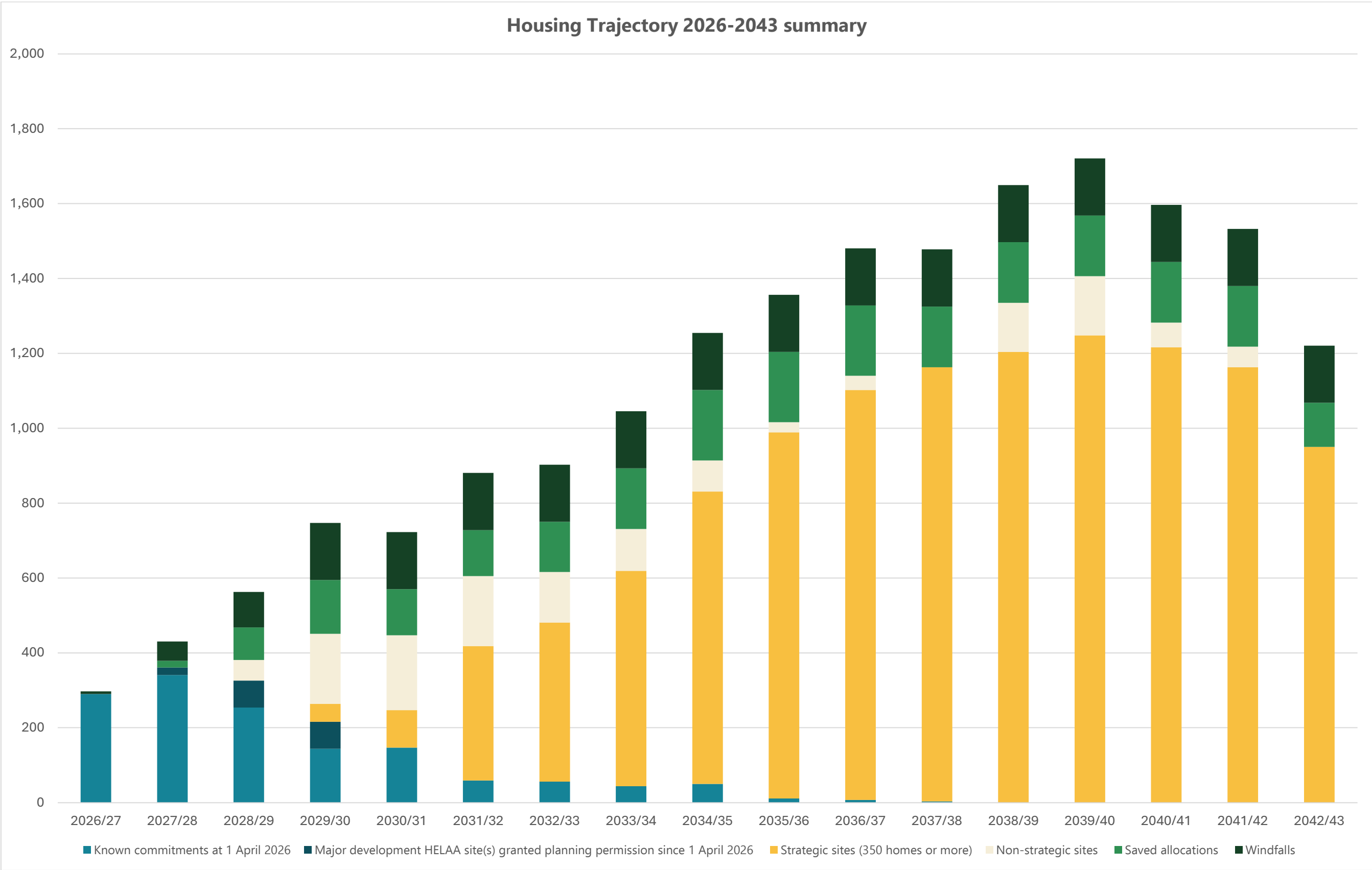
11.6.3 The Vale of Evesham is an important area for the processing and redistribution of food products. An increasing proportion of fruit and vegetables is imported and consequently the number of Heavy Goods Vehicles (HGV) has risen. For villages in the area, this increased level of HGV traffic has affected the quality of life of residents through the generation of increased noise, vibration and atmospheric pollution.

11.6.4 To mitigate the impact of HGV traffic this policy 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.

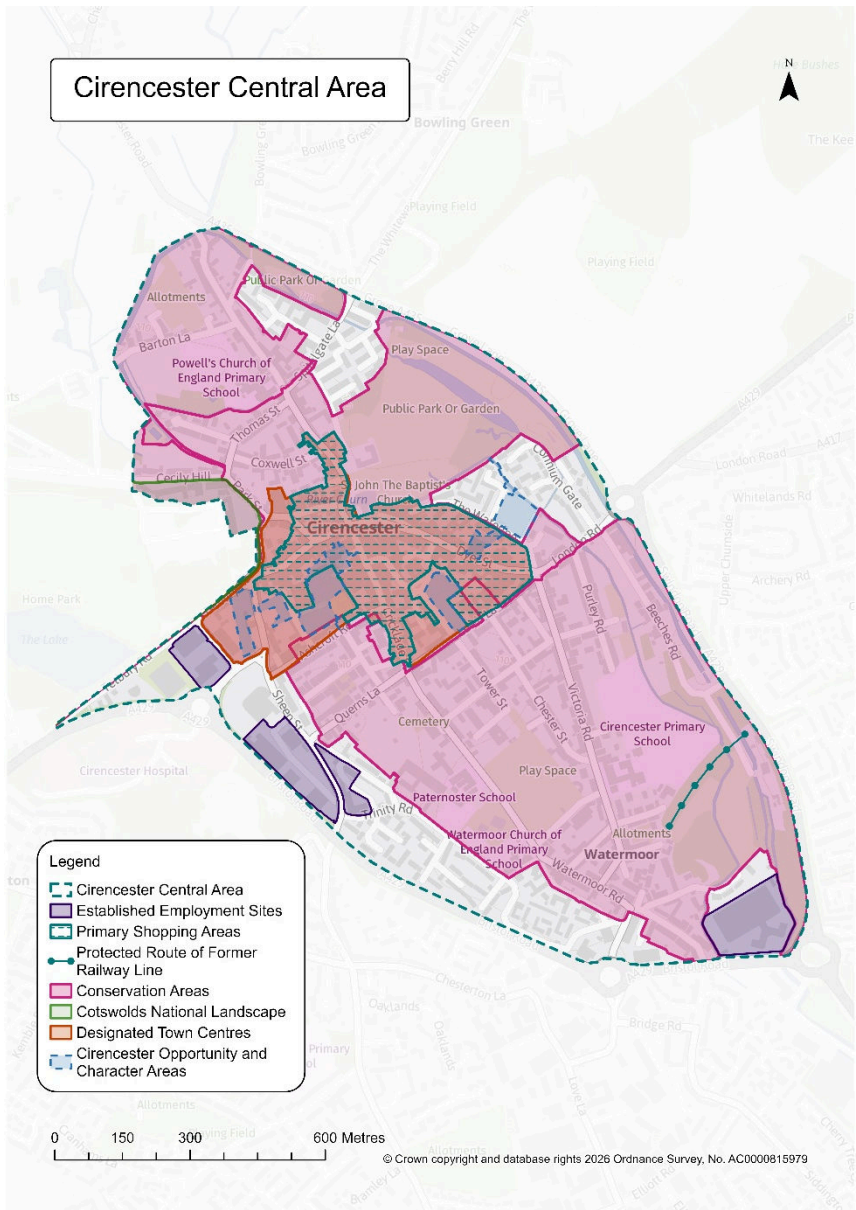
11.6.5 Although these HGV traffic issues are primarily within Wychavon District, they do go beyond its boundaries into Cotswold District and Stratford on Avon District. All three planning authorities are promoting a similar policy in their Local Plans and will continue to work with the three Highway Authorities and the Worcestershire Freight Quality Partnership (as identified in the LTP3 Multimodal Freight Policy 1) in its implementation.

11.6.6 It may be, for instance, that a proposed employment development within Cotswold District that is located outside the Heavy Goods Vehicle Control Zone would nevertheless use the road network within the Zone as its primary access and egress route. The Cotswold District policy is therefore worded slightly differently from that of Wychavon and Stratford-on-Avon to take account of that possibility.

Appendix 4 - Housing Trajectory



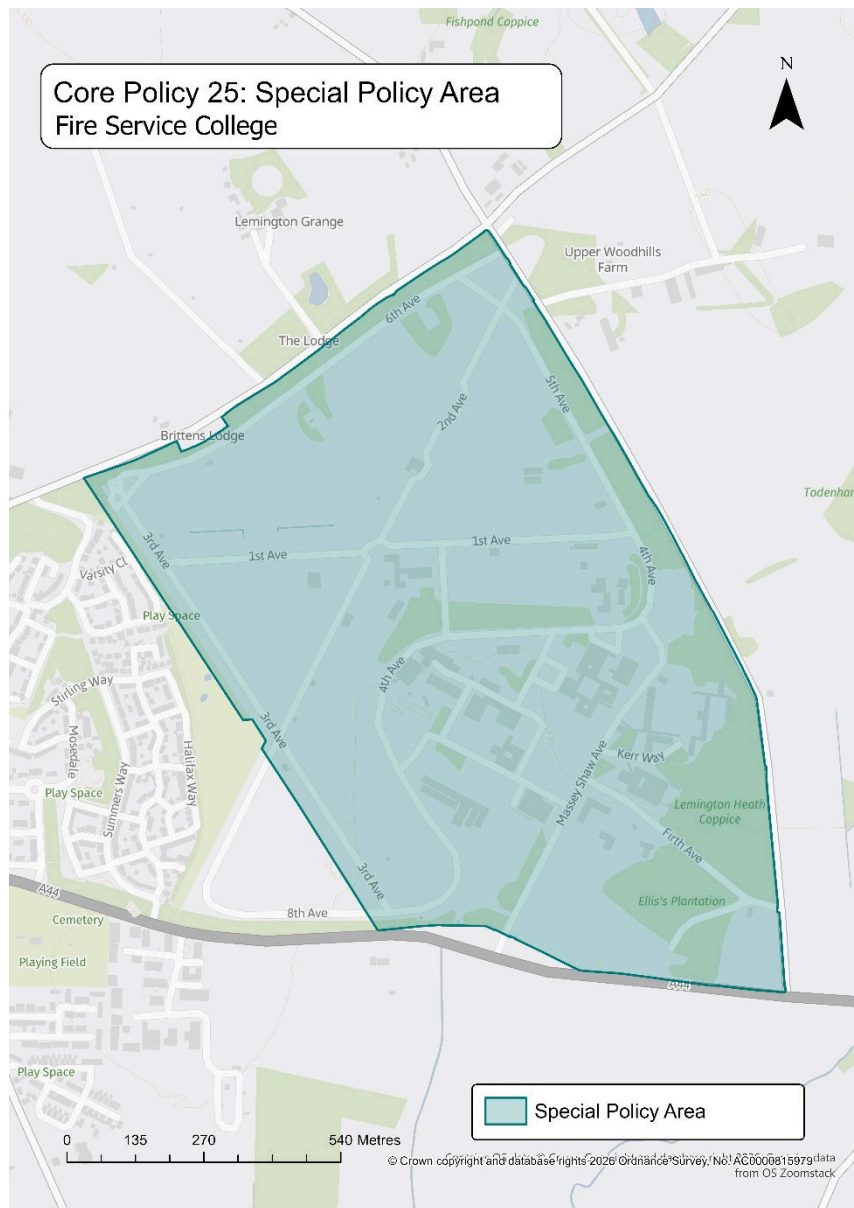
Appendix 5 Cirencester Central Area



Appendix 6 Cirencester Opportunity Areas

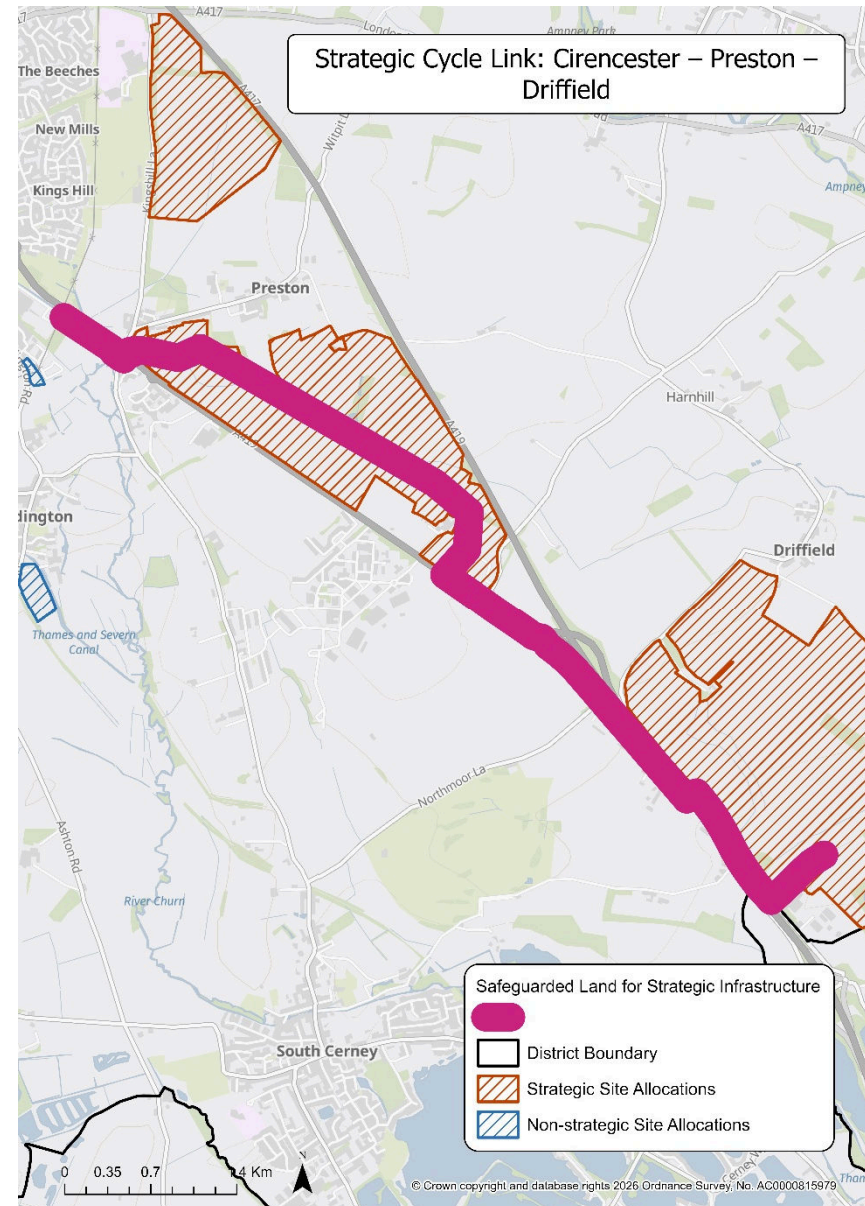
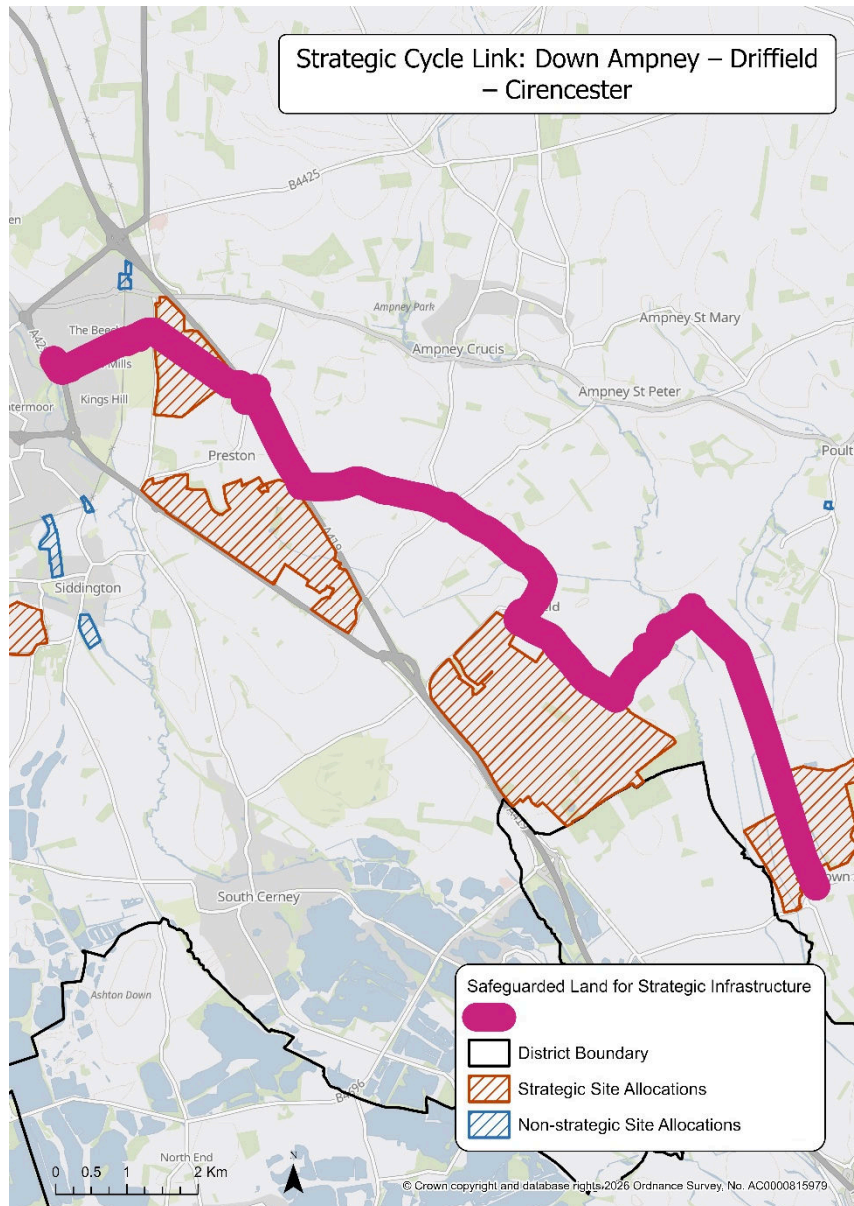


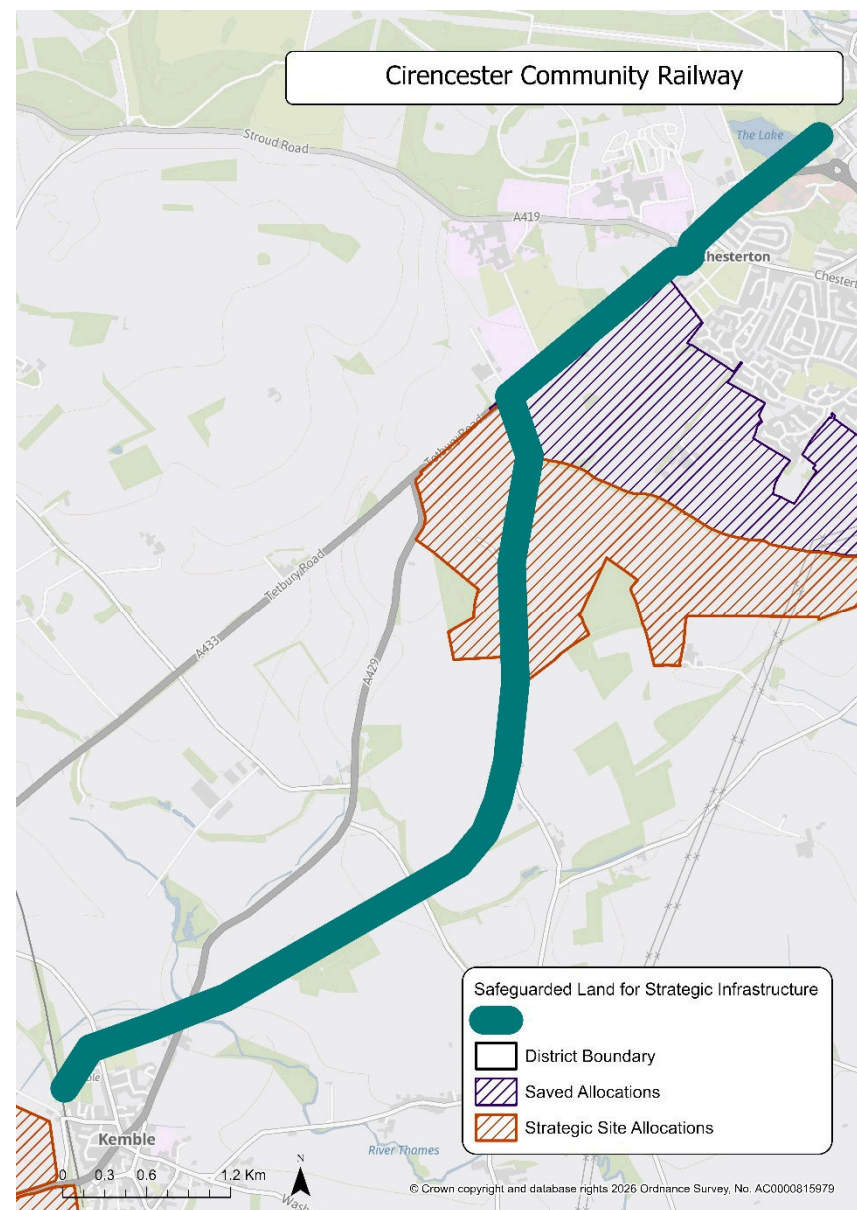
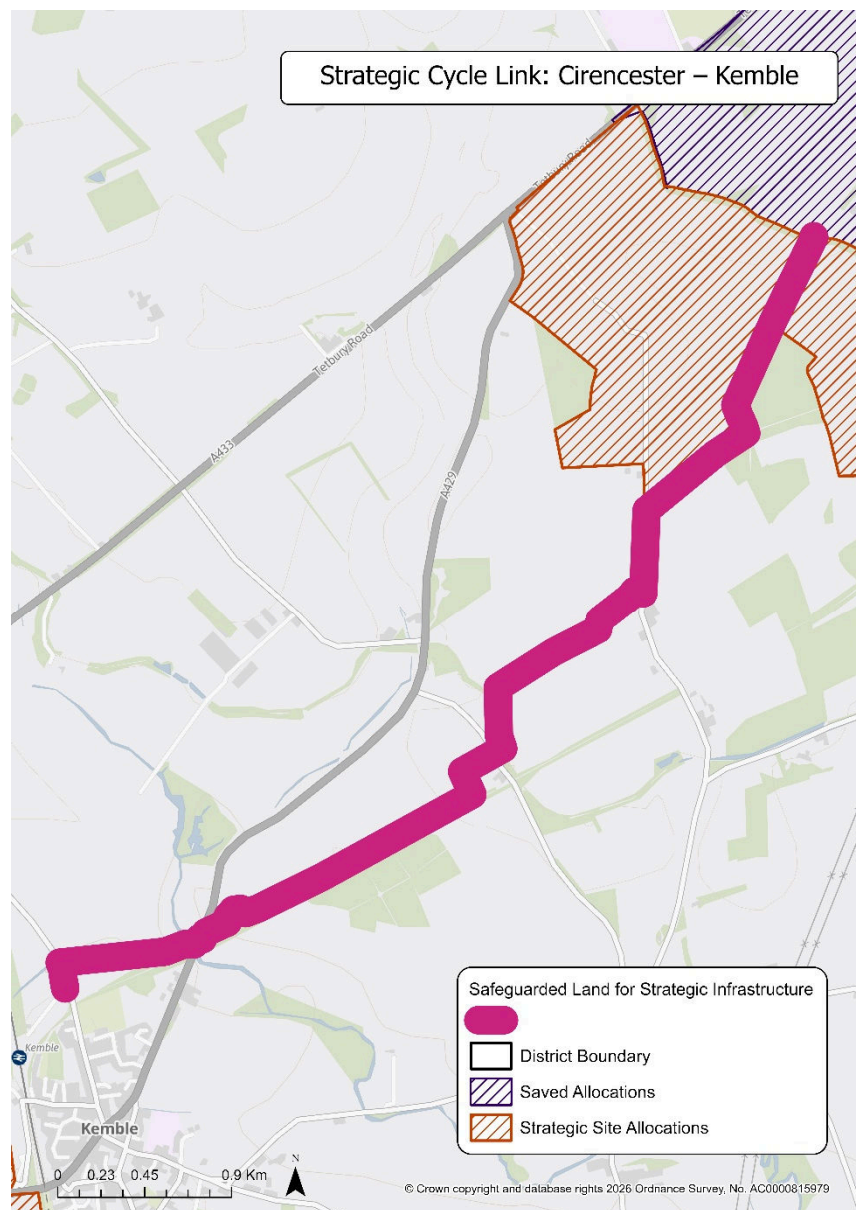
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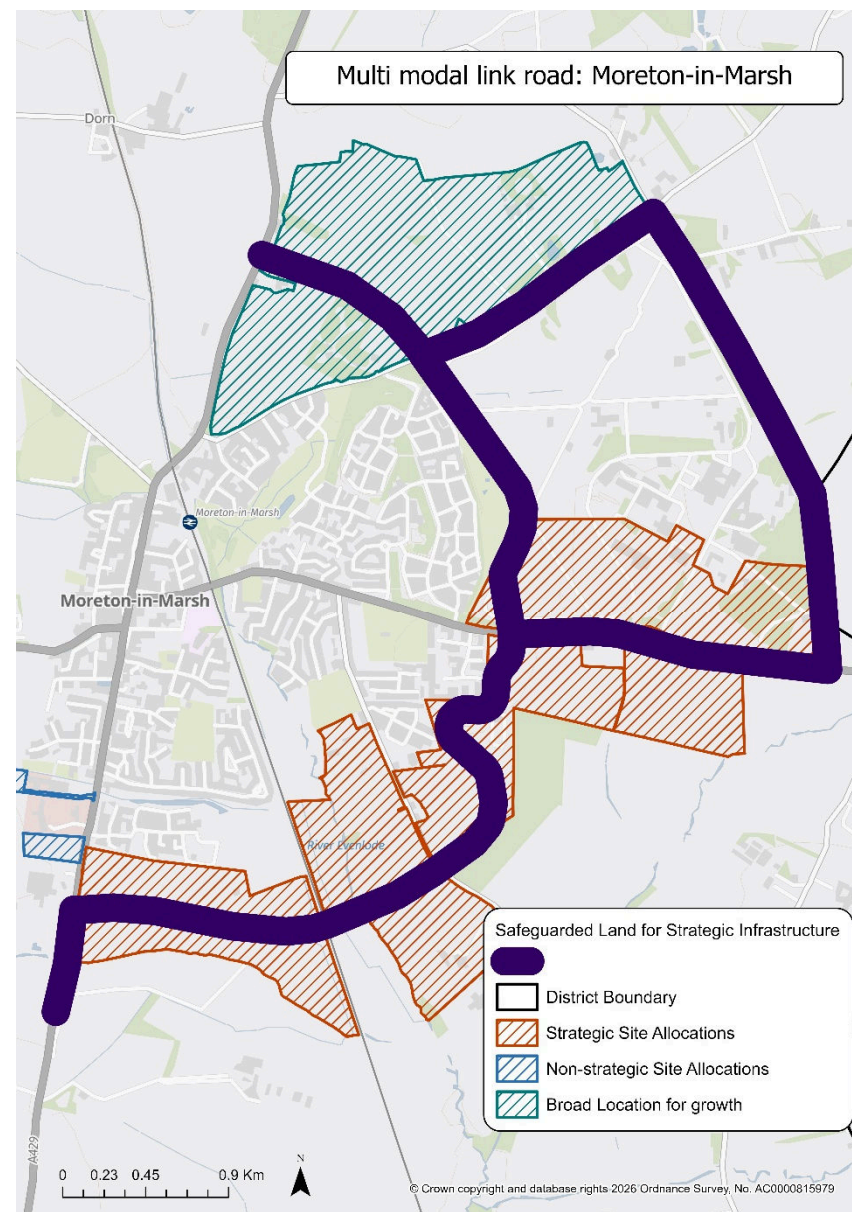
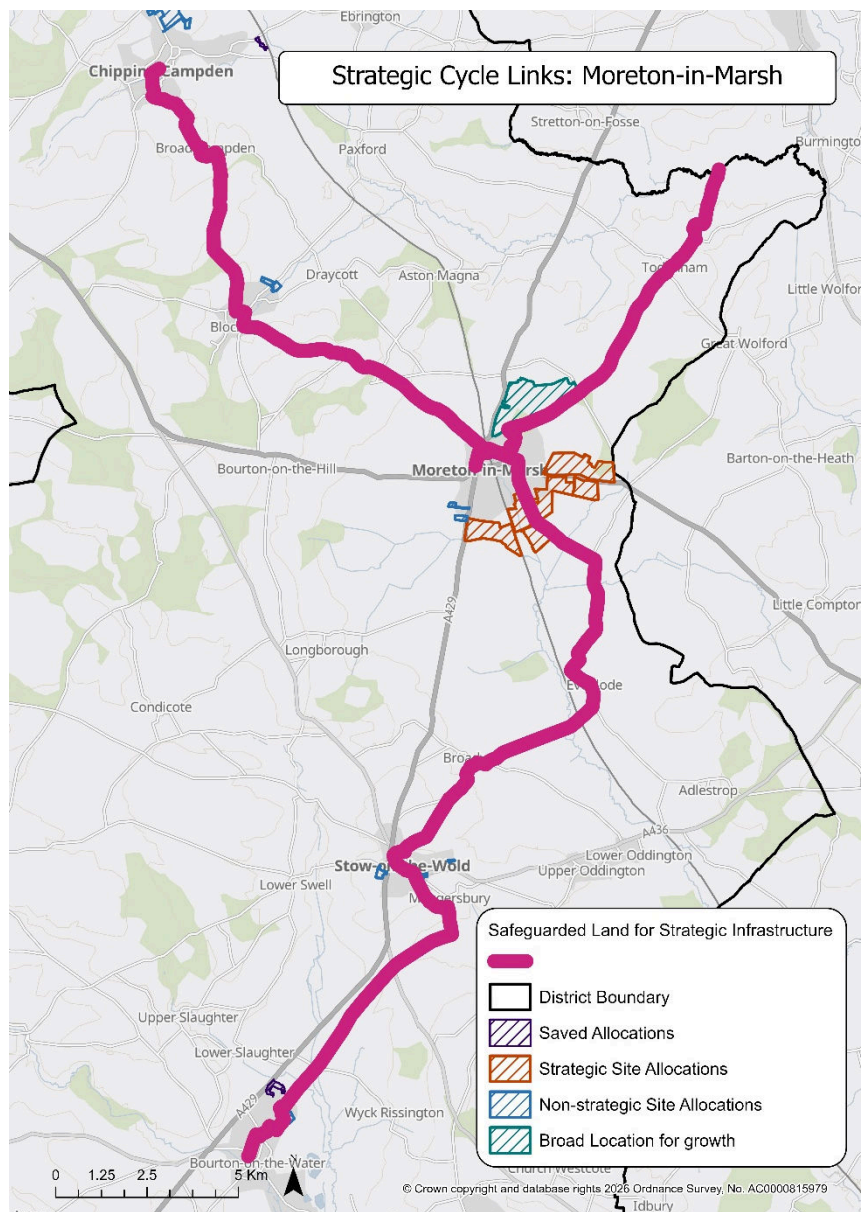


Appendix 8

Safeguarding of Land for Strategic Infrastructure Schemes









Appendix 9

Vacant Building Credit Calculation Methodology

This appendix specifies how the Council will implement the provisions of national policy and guidance on Vacant Building Credit in Cotswold District.

1. Introduction

Vacant Building Credit was introduced by the Government (by way of a Written Statement to Parliament) on 28 November 2014. This allowed a financial credit, equivalent to the existing gross floorspace of any vacant buildings on brownfield land brought back into any lawful use or demolished for redevelopment, to be deducted from the calculation of any affordable housing contributions sought from relevant development schemes.

The Vacant Building Credit now forms part of the National Planning Policy Framework:

To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount. [Equivalent to the existing gross floorspace of the existing buildings. This does not apply to vacant buildings which have been abandoned, or to major development on land within or released from the Green Belt, for which the 'Golden Rules' requirements set out in paragraphs 156-157 of this Framework should apply]⁽¹⁾.

The Planning Practice Guidance provides further explanation of the Vacant Building Credit:

What is the vacant building credit?

National policy provides an incentive for brownfield development on sites containing vacant buildings. Where a vacant building is brought back into any lawful use, or is demolished to be replaced by a new building, the developer should be offered a financial credit equivalent to the existing gross floorspace of relevant vacant buildings when the local planning authority calculates any affordable housing contribution which will be sought. Affordable housing contributions may be required for any increase in floorspace.⁽²⁾

¹ National Planning Policy Framework – para. 65 (MHCLG, 2024)

² [Planning Practice Guidance: Planning obligations - paras. 26-29](#) (MHCLG and DLUHC; revision date 01.09.2019)

2. Application of the Vacant Building Credit

The Planning Practice Guidance explains whether the Vacant Building Credit applies to any vacant building being brought back into use.⁽³⁾

The vacant building credit applies where the building has not been abandoned.

The courts have held that, in deciding whether a use has been abandoned, account should be taken of all relevant circumstances, such as:

- *the condition of the property*
- *the period of non-use*
- *whether there is an intervening use, and*
- *any evidence regarding the owner's intention.*

Each case is a matter for the collecting authority to judge.

The policy is intended to incentivise brownfield development, including the reuse or redevelopment of empty and redundant buildings. In considering how the vacant building credit should apply to a particular development, local planning authorities should have regard to the intention of national policy.

In doing so, it may be appropriate for authorities to consider:

- *whether the building has been made vacant for the sole purposes of re-development*
- *whether the building is covered by an extant or recently expired planning permission for the same or substantially the same development*

³ [Planning Practice Guidance: Planning obligations - para 28](#) (MHCLG and DLUHC; revision date 15.03.2019)

Council Position

As the policy is to incentivise brownfield development, Vacant Building Credit will only apply to developments on previously developed land, as defined by Annex 2 of the NPPF (2024):

Previously developed land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

3. Vacant Building

The Council will apply the definitions of 'building' and 'in-use building' as set out at Part 5, 40 (11) of the Community Infrastructure Levy Regulation 2010 (as amended). This regulation states that a 'building' does not include buildings:

- into which people do not normally go,
- into which people go only intermittently for the purpose of maintaining or inspecting machinery, or
- for which planning permission was granted for a limited period.

The regulation also states that an **in-use** building is one which has been in lawful use for a continuous period of at least six months within the three years ending on the day planning permission first permits the chargeable development. Therefore, as Vacant Building Credit only applies to buildings that are not in-use i.e. vacant, the implication of this regulatory framework is that **a vacant building is one which has not been in lawful use for a continuous period of at least six months within the three years ending on the day planning permission first permits the chargeable development.**

Council Position

To ensure that Vacant Building Credit does not incentivise unsustainable development, such as the forced eviction of businesses or the neglect of viable commercial businesses for the sole purpose of redevelopment in order to claim a Vacant Building Credit, the applicant will be required to demonstrate

that the building has been actively marketed at a realistic price for a reasonable period of at least 12 months and that there is no demand for the building in its current state for the use for which it has permission. This applies to buildings which have become vacant within the three year period before the application is made.

The Vacant Building Credit will not be applied to buildings that are covered by an extant or recently expired planning permission for the same or substantially the same development.

4. Calculation of the Vacant Building Credit

The Planning Practice Guidance explains the process for determining Vacant Building Credit:

Where there is an overall increase in floorspace in the proposed development, the local planning authority should calculate the amount of affordable housing contributions required from the development as set out in their Local Plan. A 'credit' should then be applied which is the equivalent of the gross floorspace of any relevant vacant buildings being brought back into use or demolished as part of the scheme and deducted from the overall affordable housing contribution calculation. This will apply in calculating either the number of affordable housing units to be provided within the development or where an equivalent financial contribution is being provided. The existing floorspace of a vacant building should be credited against the floorspace of the new development.⁽⁴⁾

Council Position

In order to apply for Vacant Building Credit, a vacant building credit statement must be submitted alongside a planning application. The following information will need to be included in the statement:

- Evidence that any referenced building is a 'vacant building'. A building is not considered as 'vacant' if the building has been in continuous use for any six month period during the last three years up to the date of the planning application is submitted.
- The whole building must be vacant to apply for the Vacant Building Credit.
- Evidence that any referenced building is not an 'abandoned building' or vacated solely for the purpose of redevelopment. The onus will be on the applicant to demonstrate this. The factors the Council will take into account include:

⁴ [Planning Practice Guidance: Planning obligations - para 27](#) (MHCLG and DLUHC; revision date 15.03.2019)

- i) the physical condition of the building;
 - ii) the length of time that the building had not been used;
 - iii) previous use of the building and whether it had been used for any other purposes; and
 - iv) the owner's intentions.
- Information on the existing Gross Internal Area (GIA) and the proposed GIA. GIA is the area of a building measured to the internal face of the perimeter walls at each floor level. For the purposes of assessing floorspace, the Council will use the GIA definition used by the RICS in its Code of measuring practice.

Where vacant buildings are demolished for redevelopment, only those vacant buildings which enable and relate directly to the redevelopment will be included in the assessment of any Vacant Building Credit.

As is commonly the case with outline planning applications it may not be clear what the actual number of dwellings, or the size of those dwellings, may be. Therefore it will be difficult to quantify what Vacant Building Credit will be applicable. Where the local planning authority agrees that the Vacant Building Credit may be applicable, the applicant will enter into a S.106 Agreement at the outline stage to enable the matter to be deferred to a later stage when the relevant details of the scheme have been finalised. If the Vacant Building Credit is applicable to the proposed site, the information on floorspace will inform the level of affordable housing contributions. The amount of Vacant Building Credit to be set against the affordable housing contribution on Full and Reserved Matters applications will be assessed according to the example of Vacant Building Credit calculation provided below.

Example of Vacant Building Credit calculation

- **Proposal:** Housing development of 50 dwellings
- **Affordable housing requirement:** 30% (for a brownfield site)
- **Proposed Gross Internal Floor Area (GIA):** 5,000sqm
- **Existing Gross Internal Floor Area (GIA):** 1,000sqm

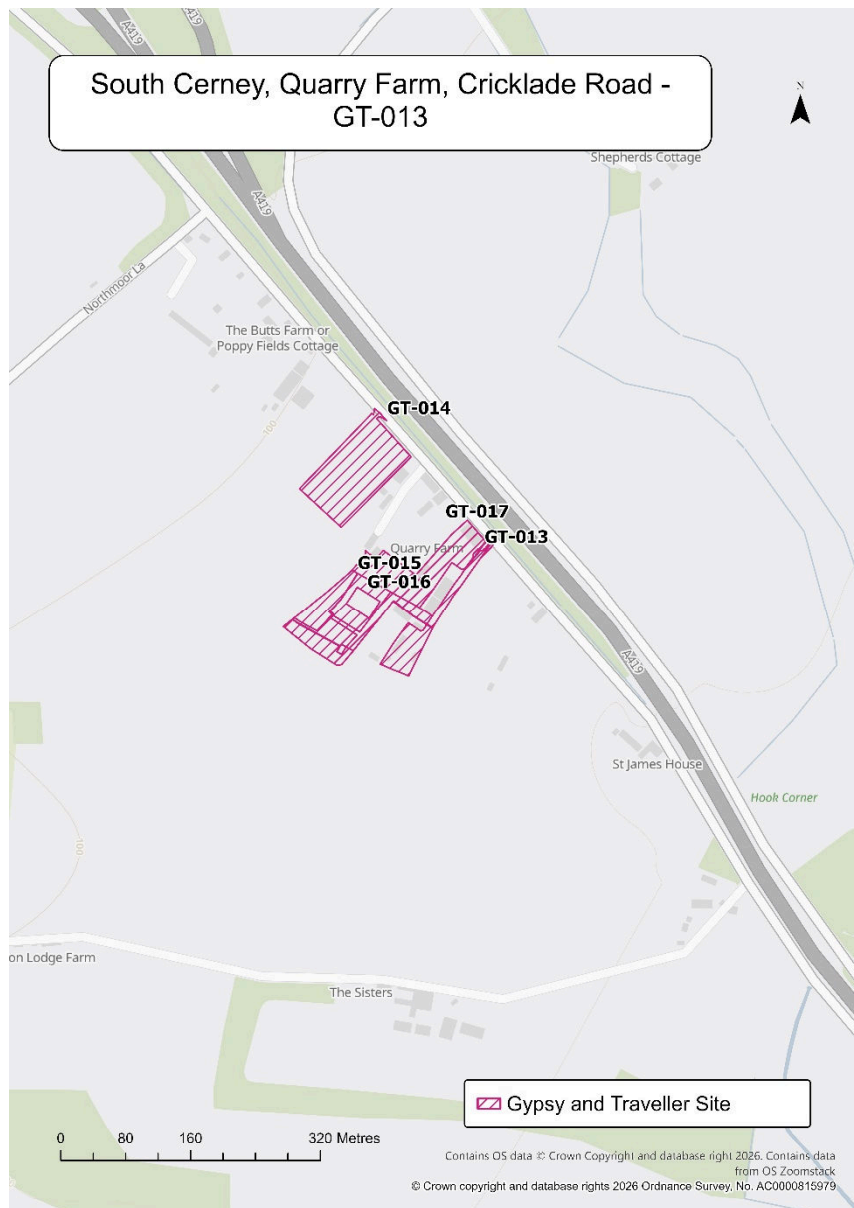
Step 1	Calculate the affordable housing contribution based on the total number of eligible dwellings and the affordable housing percentage required by the Council's affordable housing planning policy (e.g. 30% for brownfield sites)	Affordable housing contribution 50 units x 30% = 15 units
Step 2	Calculate the amount of existing floorspace, if any, as a proportion of the proposed floorspace of the development: E/P x 100 (where E = existing floorspace and P = proposed floorspace)	1,000 sqm / 5,000 sqm x 100 = 20%
Step 3	Calculate the amount of affordable housing credit: Affordable housing units (Step 1) x Proportion of proposed floorspace that is vacant (Step 2)	15 units x 20% = 3 units
Step 4	Deduct the affordable housing credit from the policy compliant affordable housing contribution: Affordable housing units (Step 1) – Affordable housing credit (Step 3)	15 units – 3 units = 12 affordable homes (to be delivered on-site)

Appendix 10
Gypsy and Traveller Accommodation





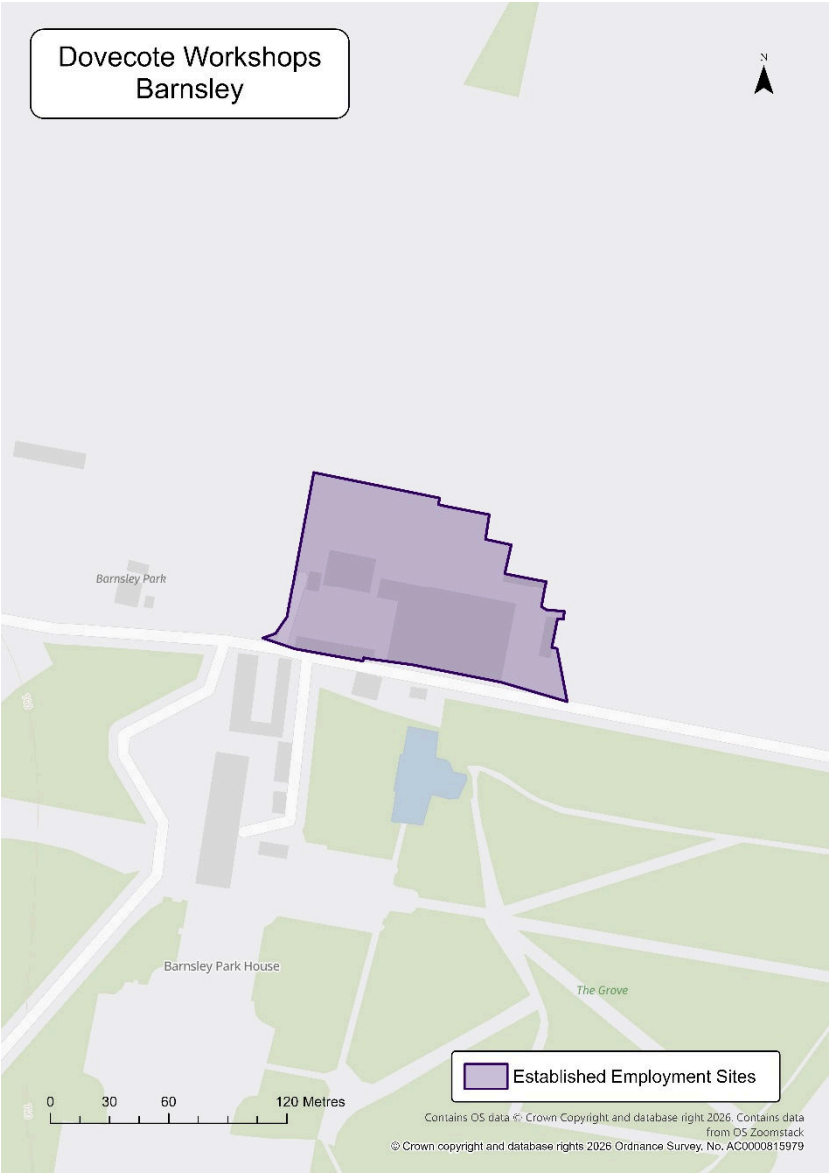
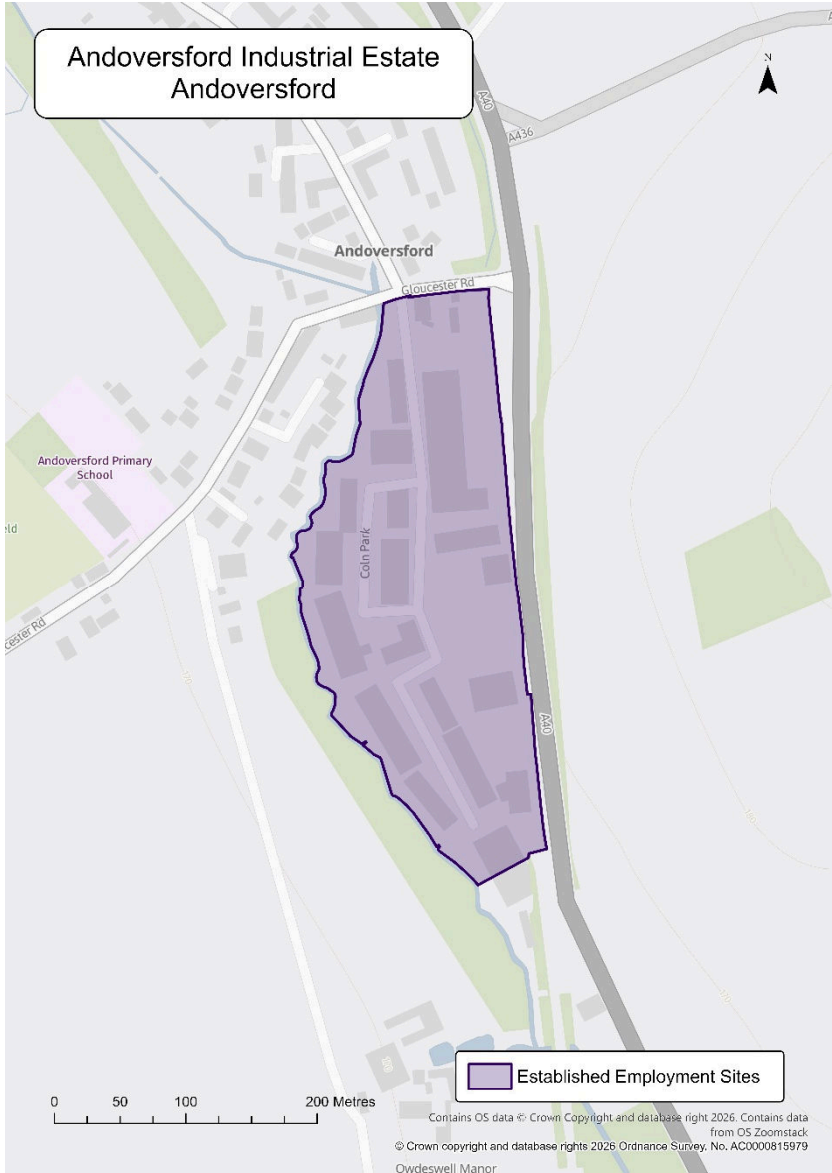


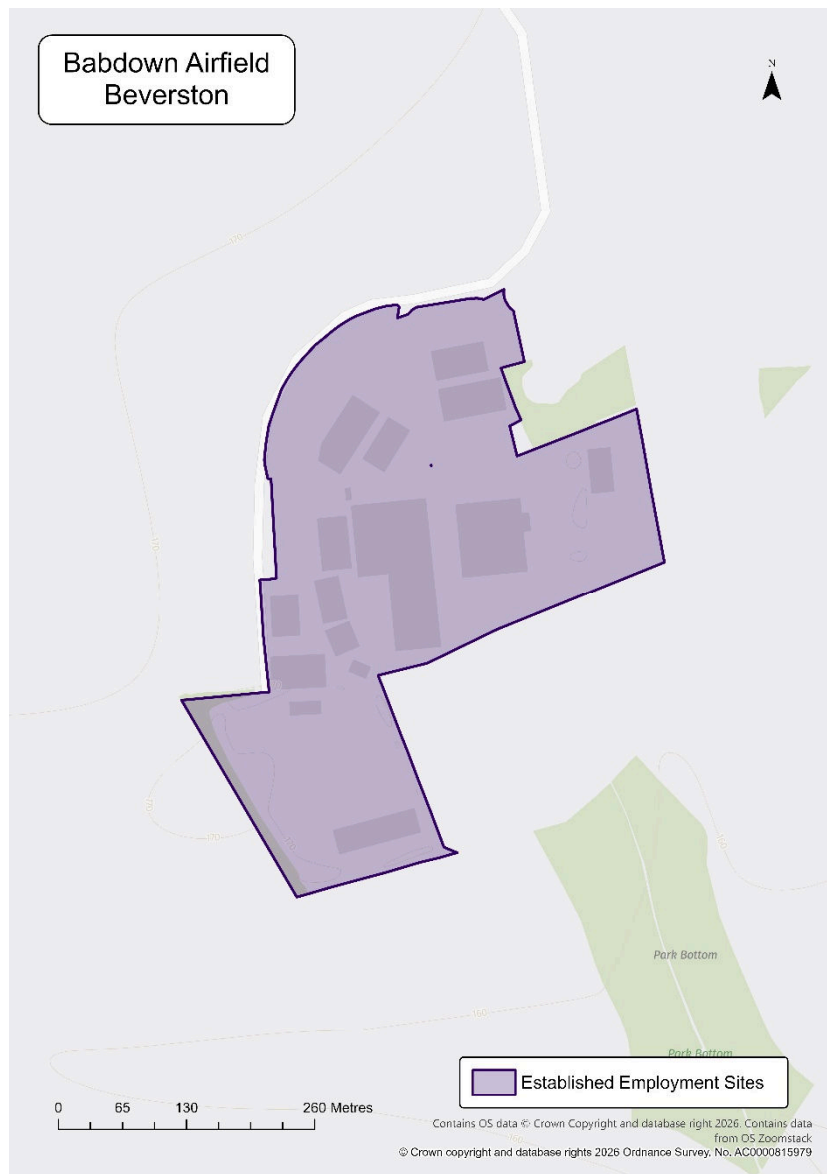


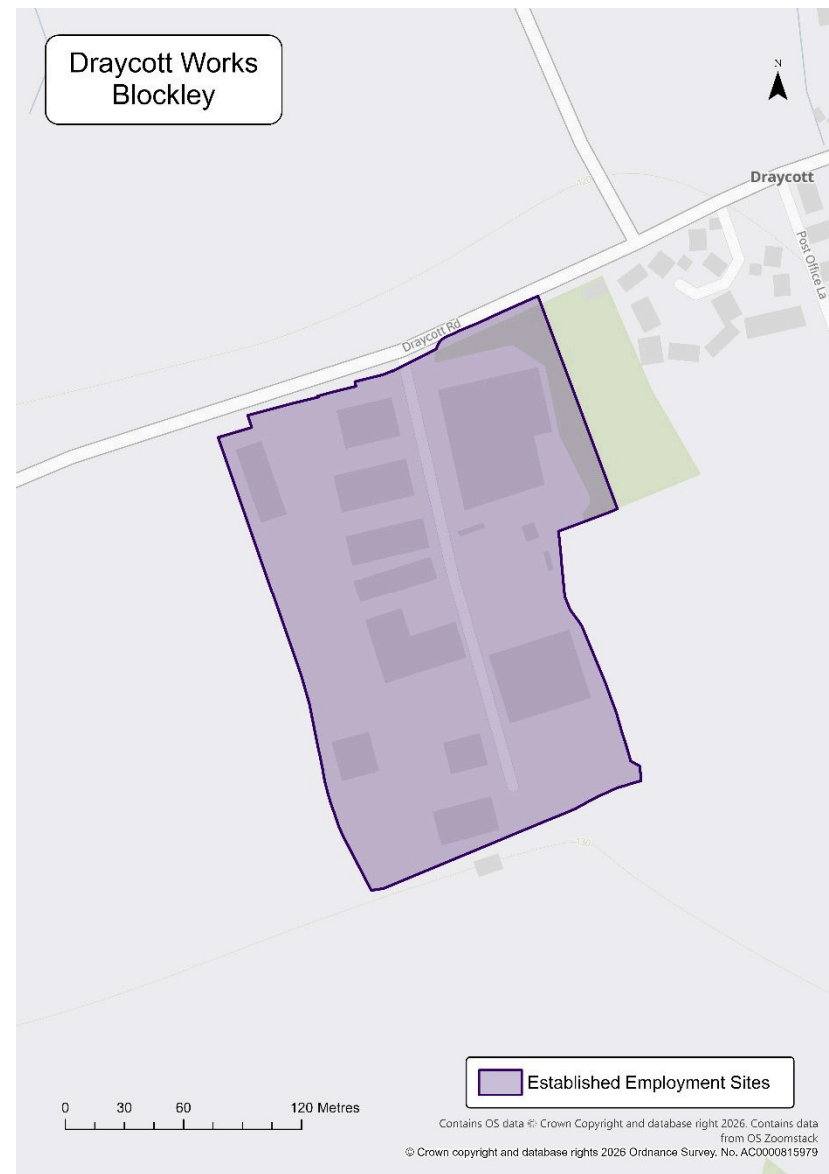
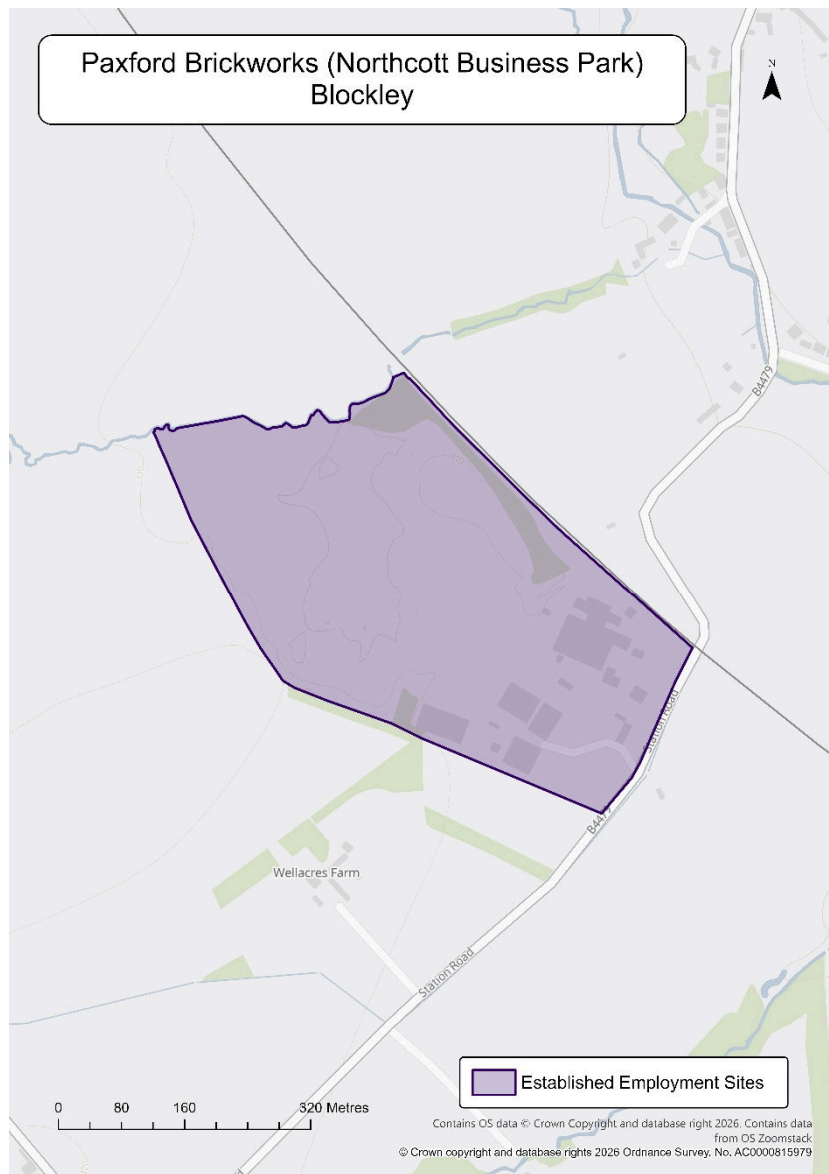


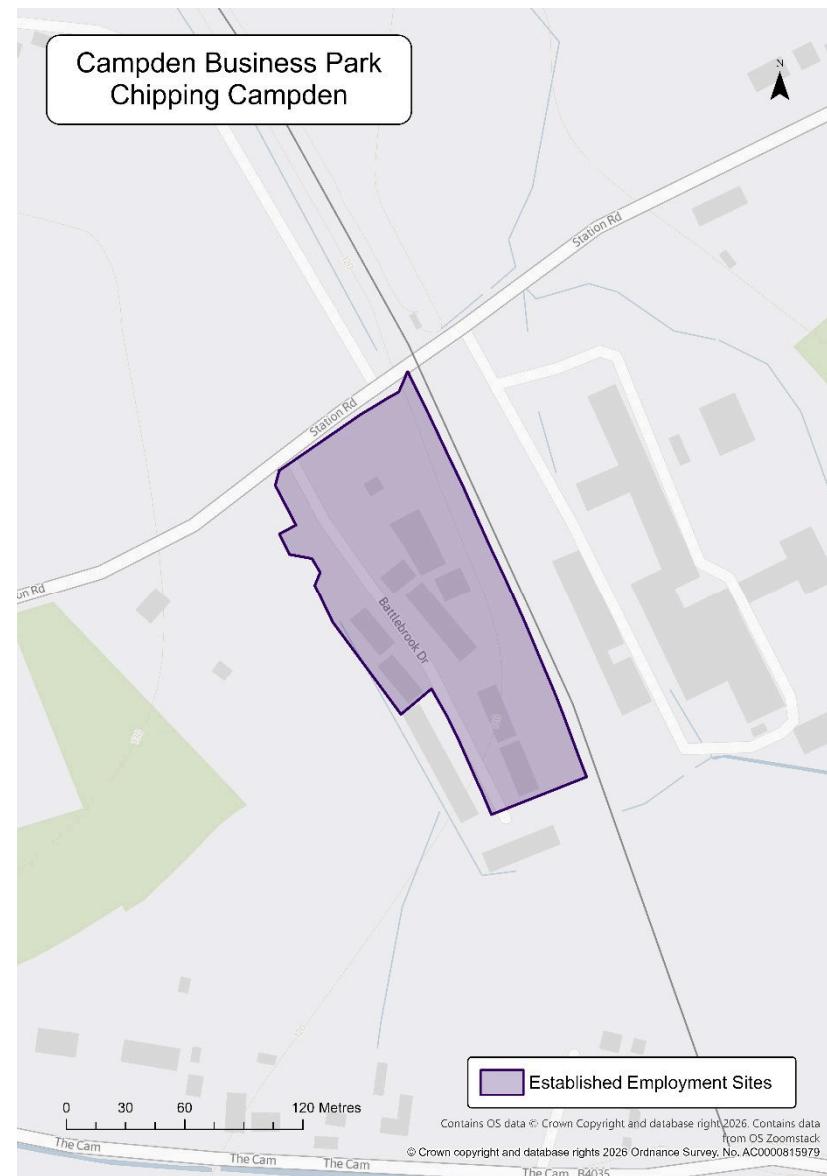
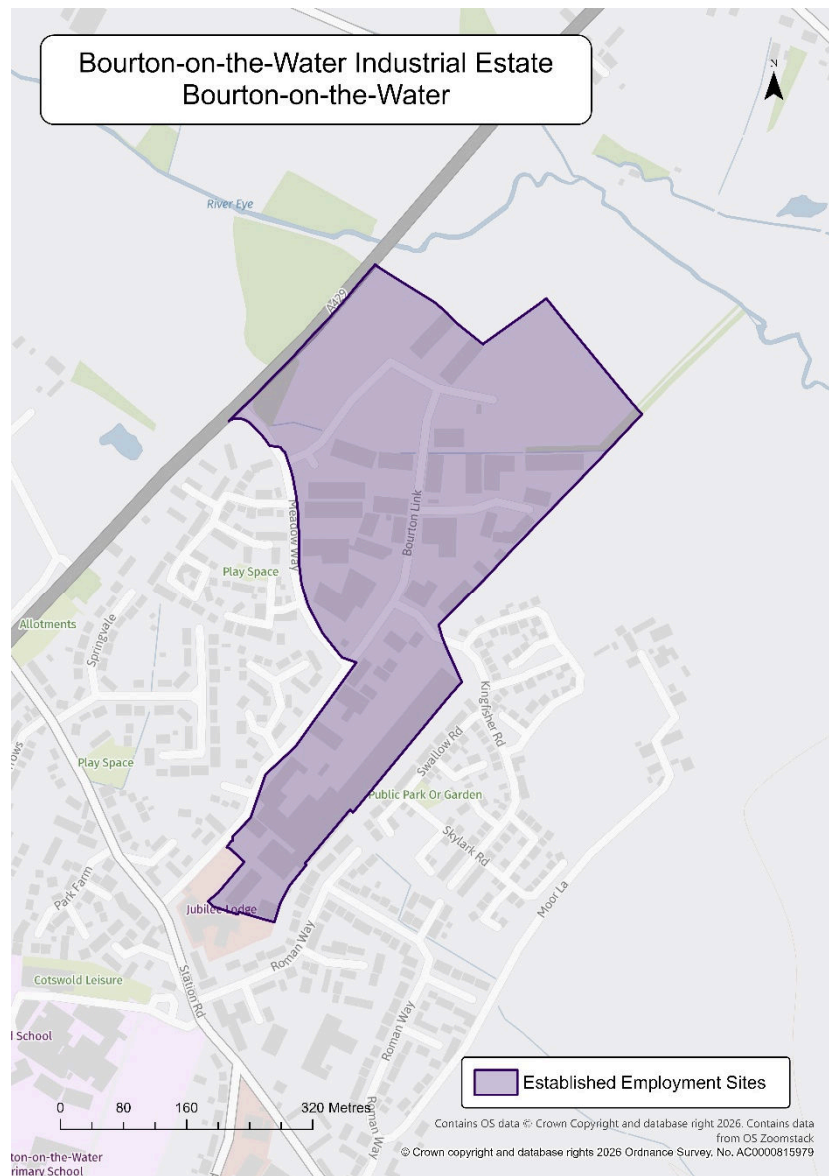
Appendix 11

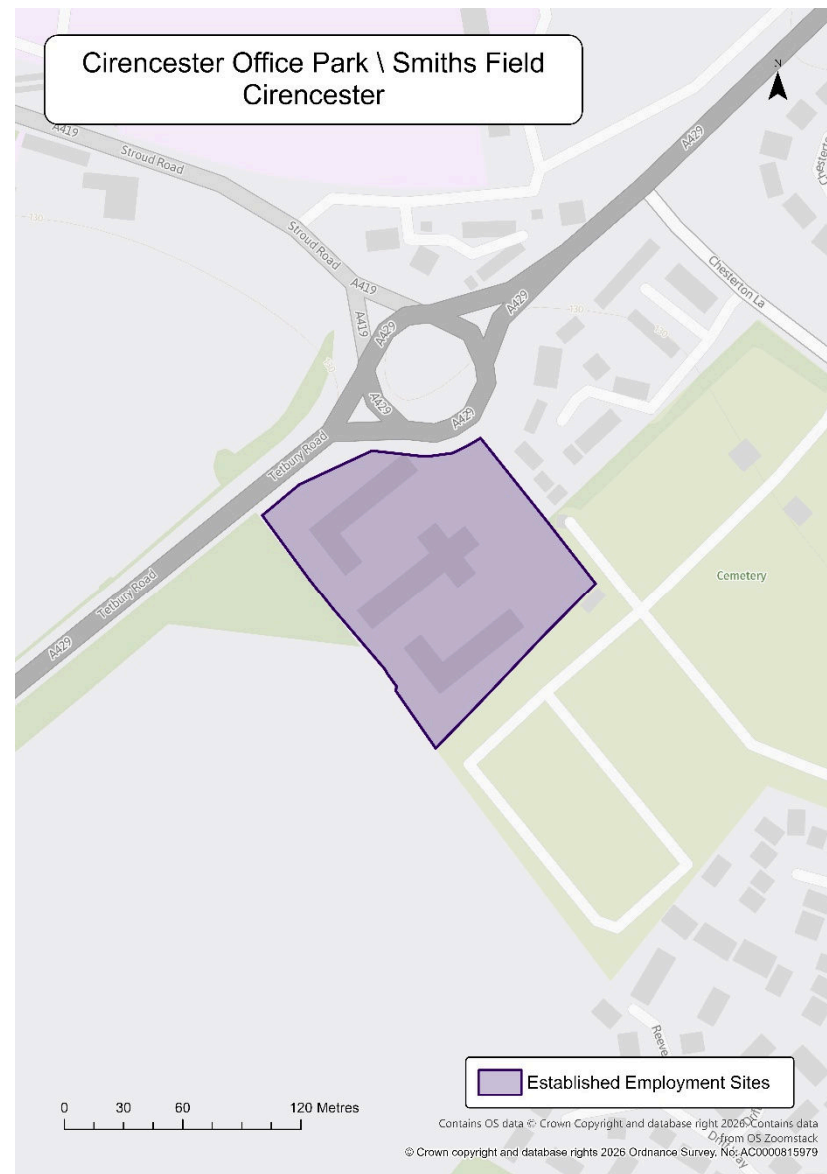
Established Employment Sites

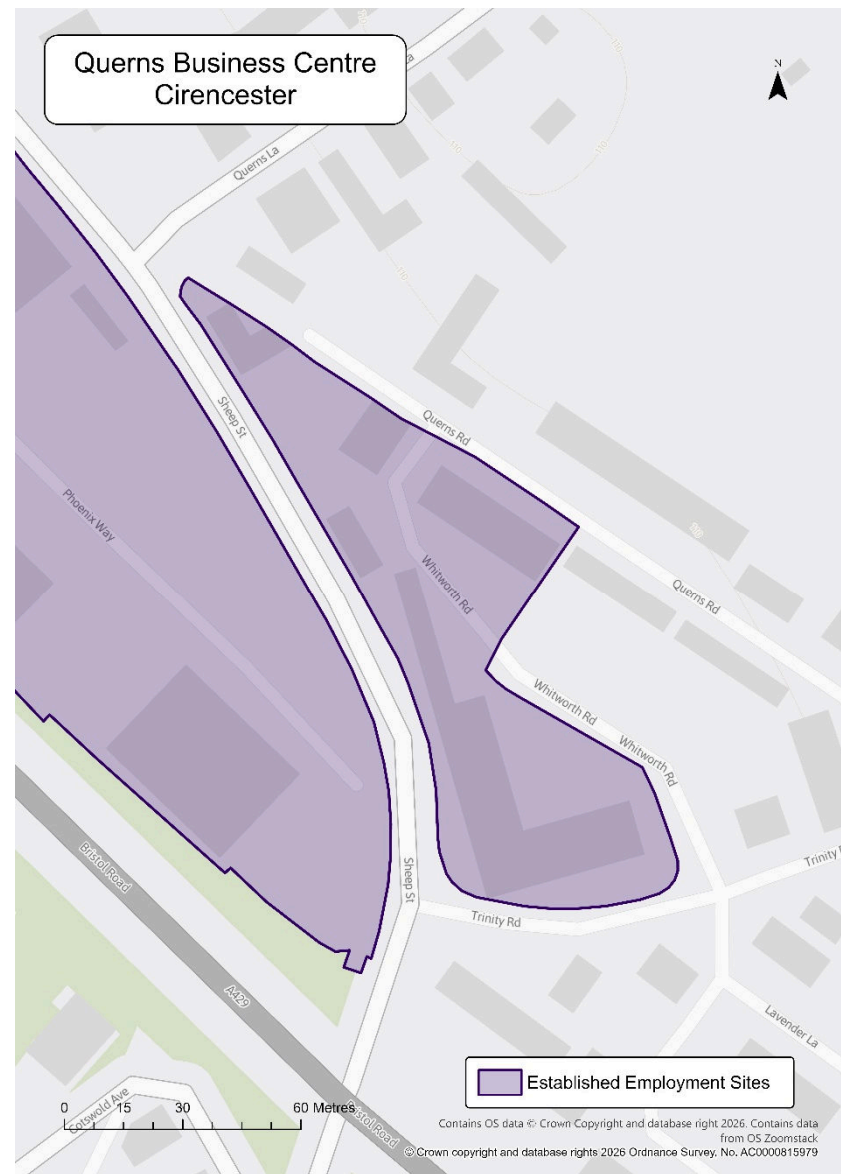
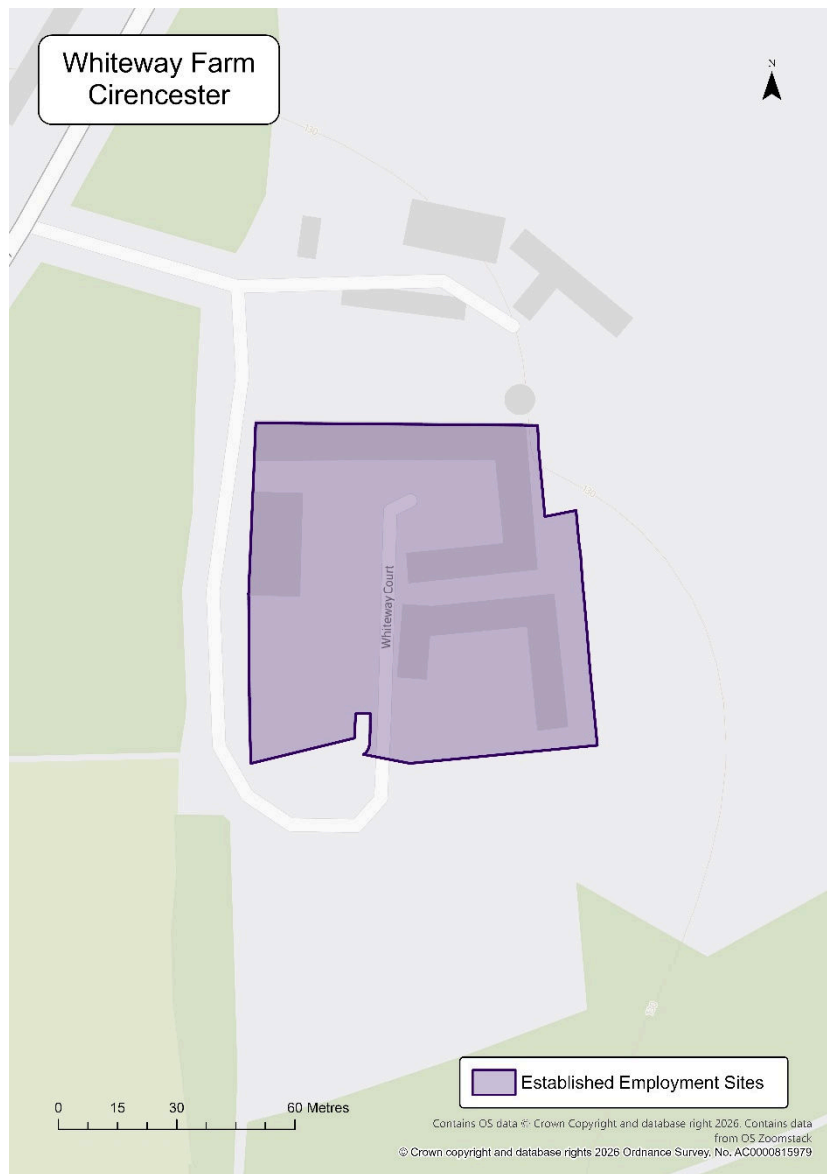


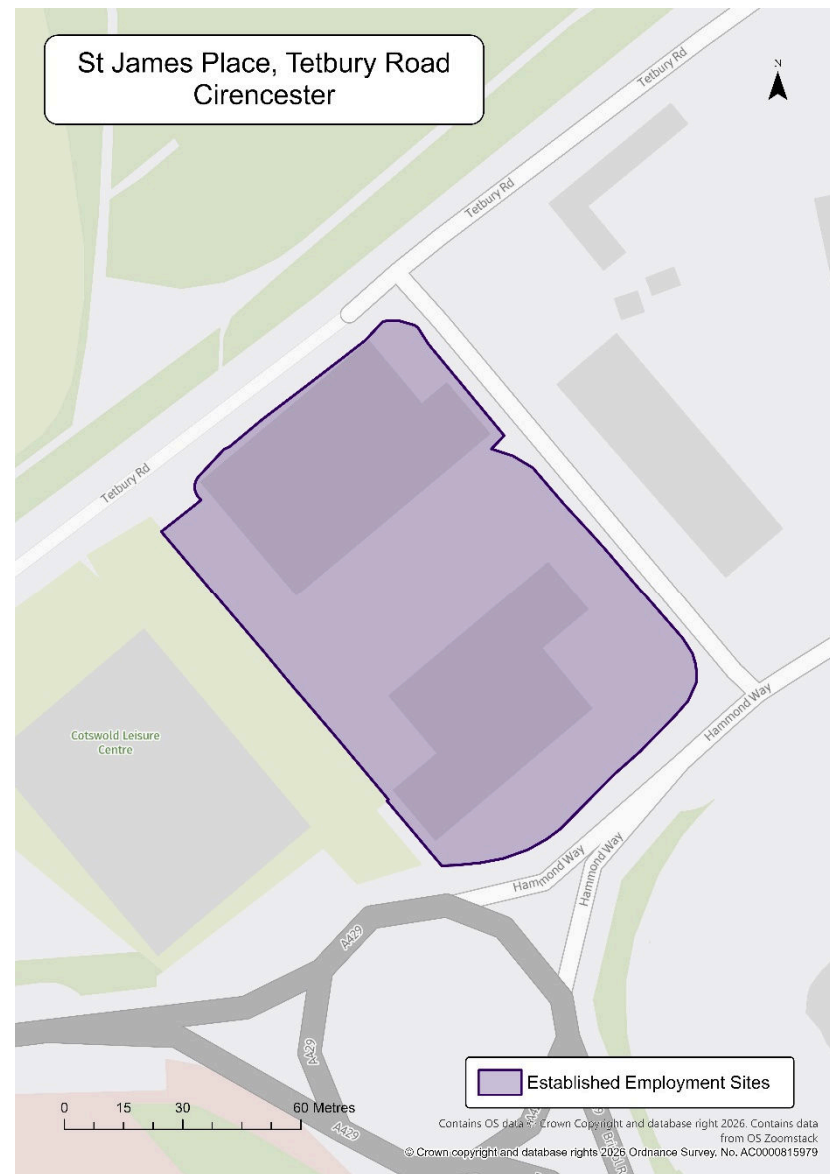
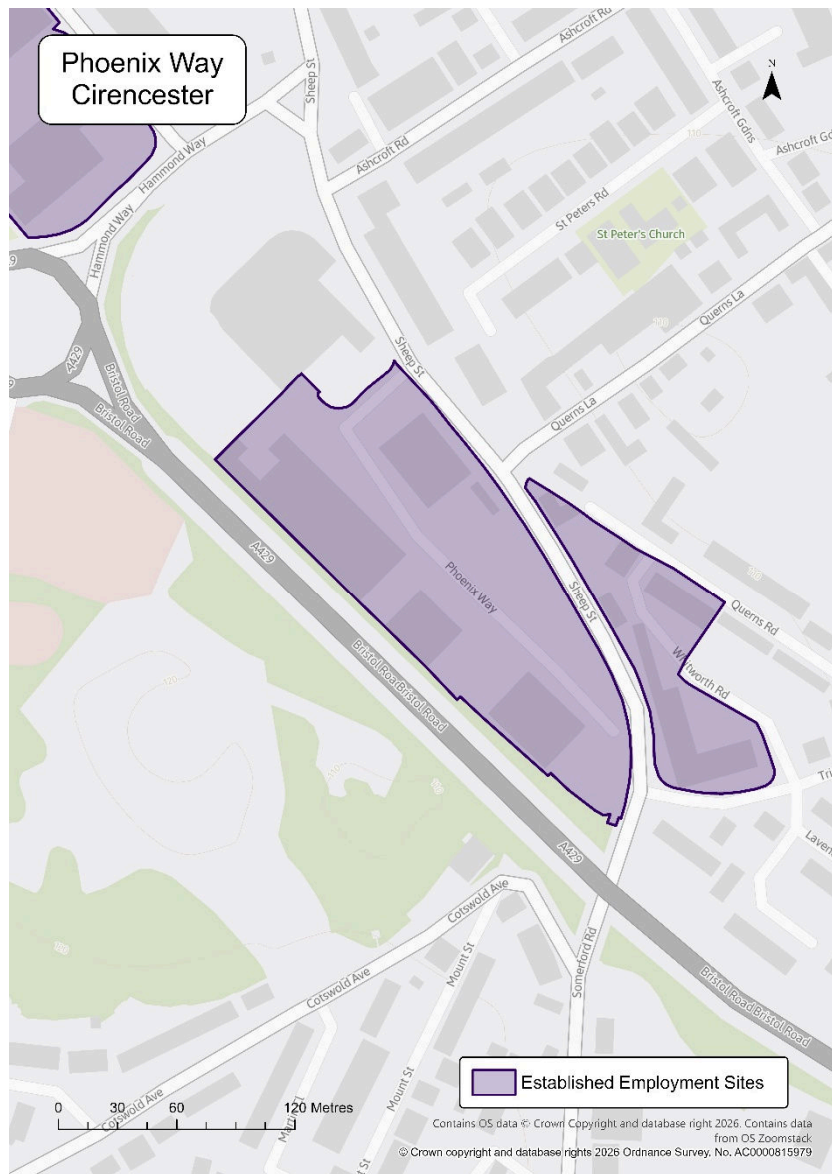


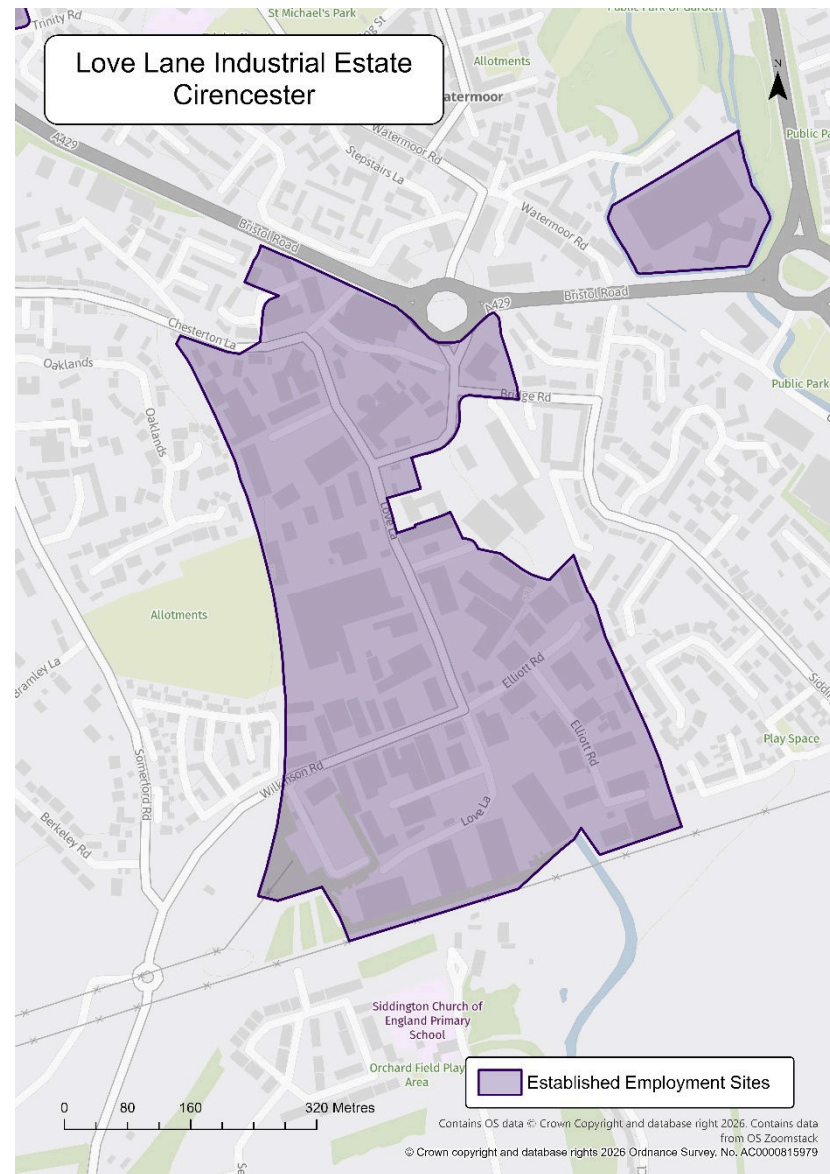
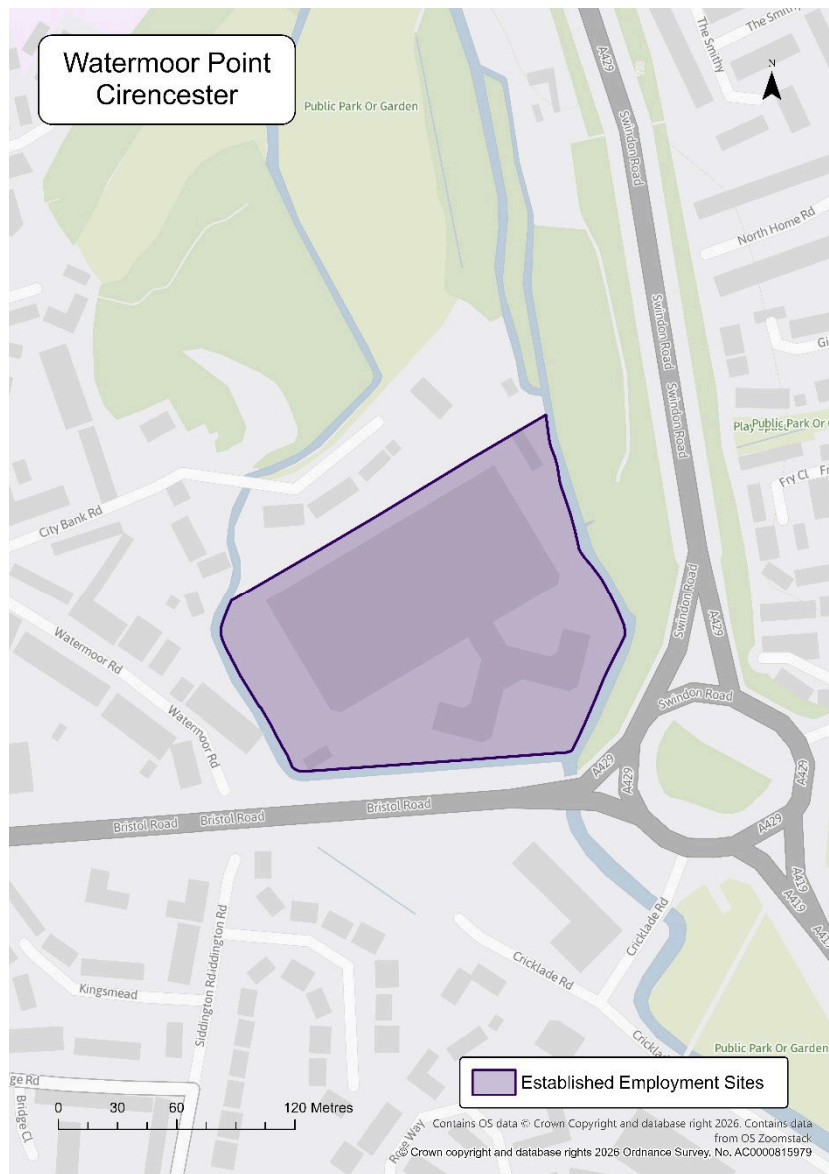




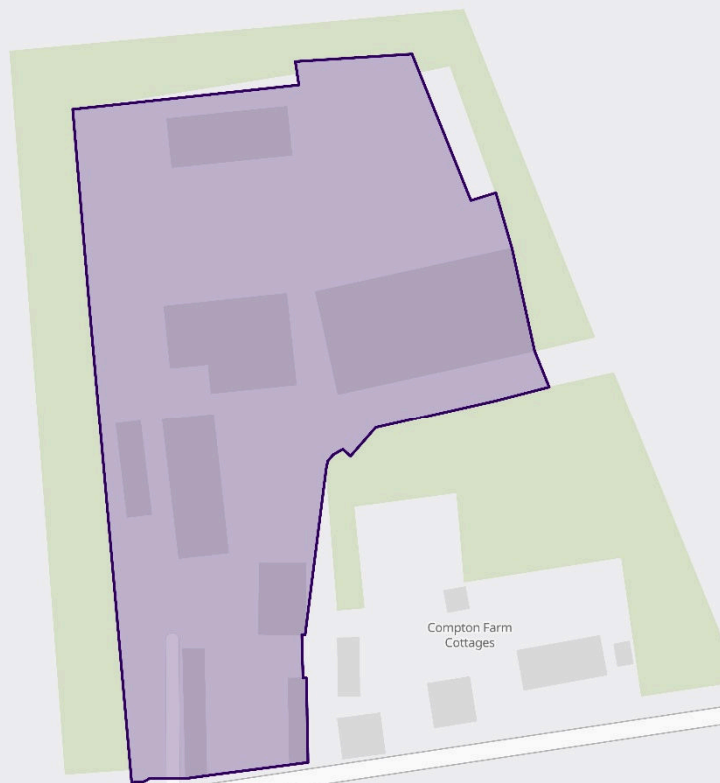








Compton Business & Craft Centre and Walkers Logs Compton Abdale



Compton Farm
Cottages

0 15 30 60 Metres

Established Employment Sites

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Horcott Industrial Estate Fairford



Playing Field

Little Horcott La

Lakeside

Horcott Rd

St Thomas
Canterbury Ch

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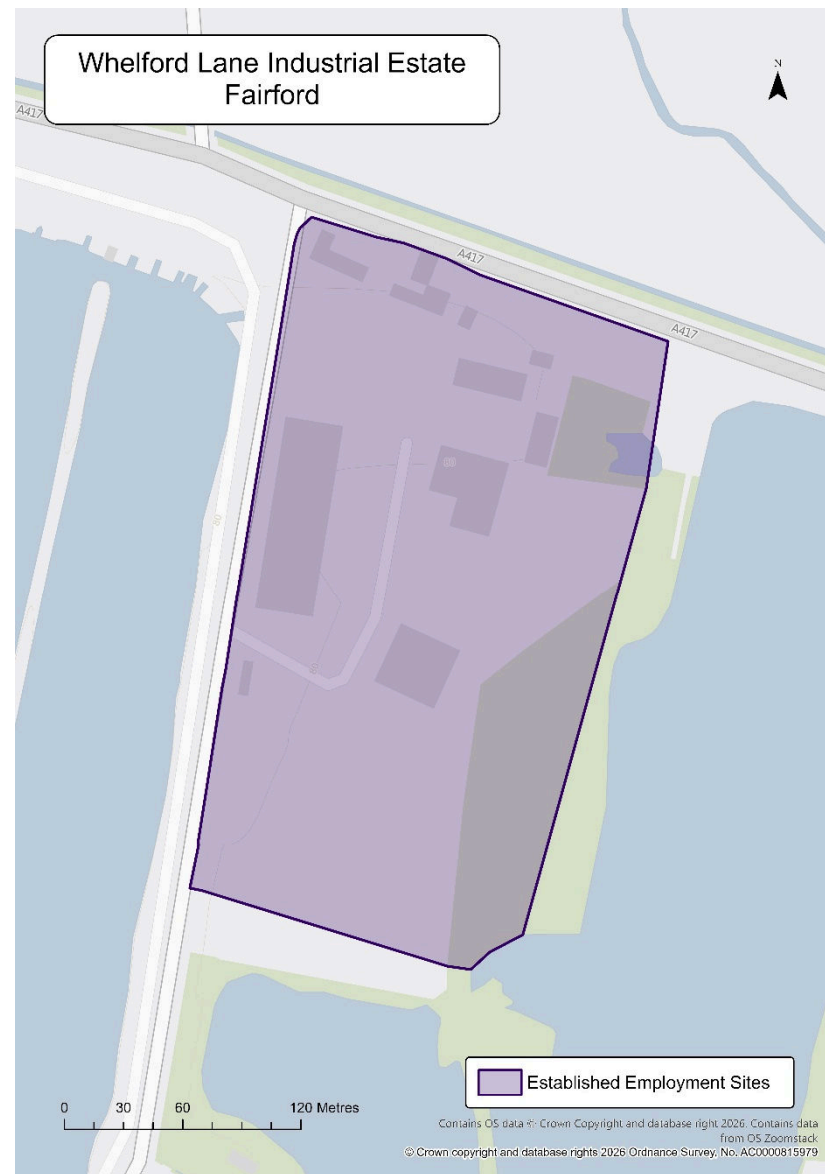
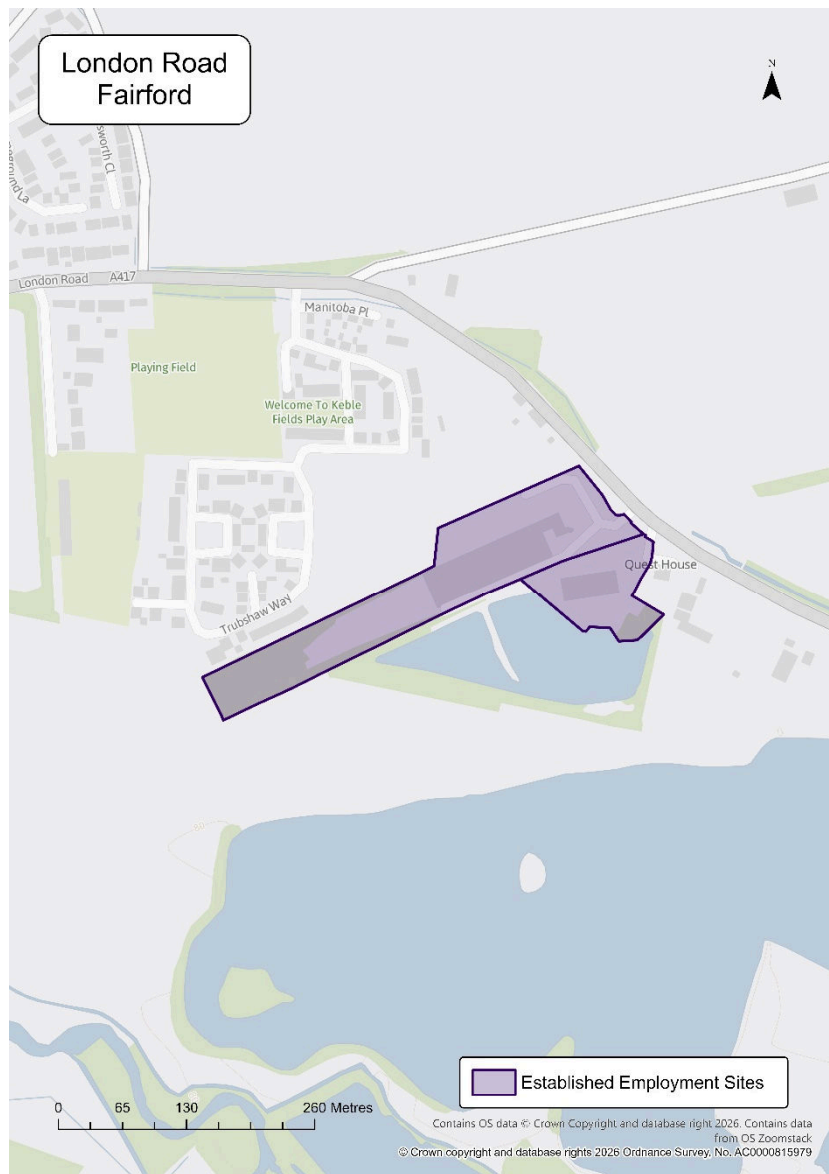
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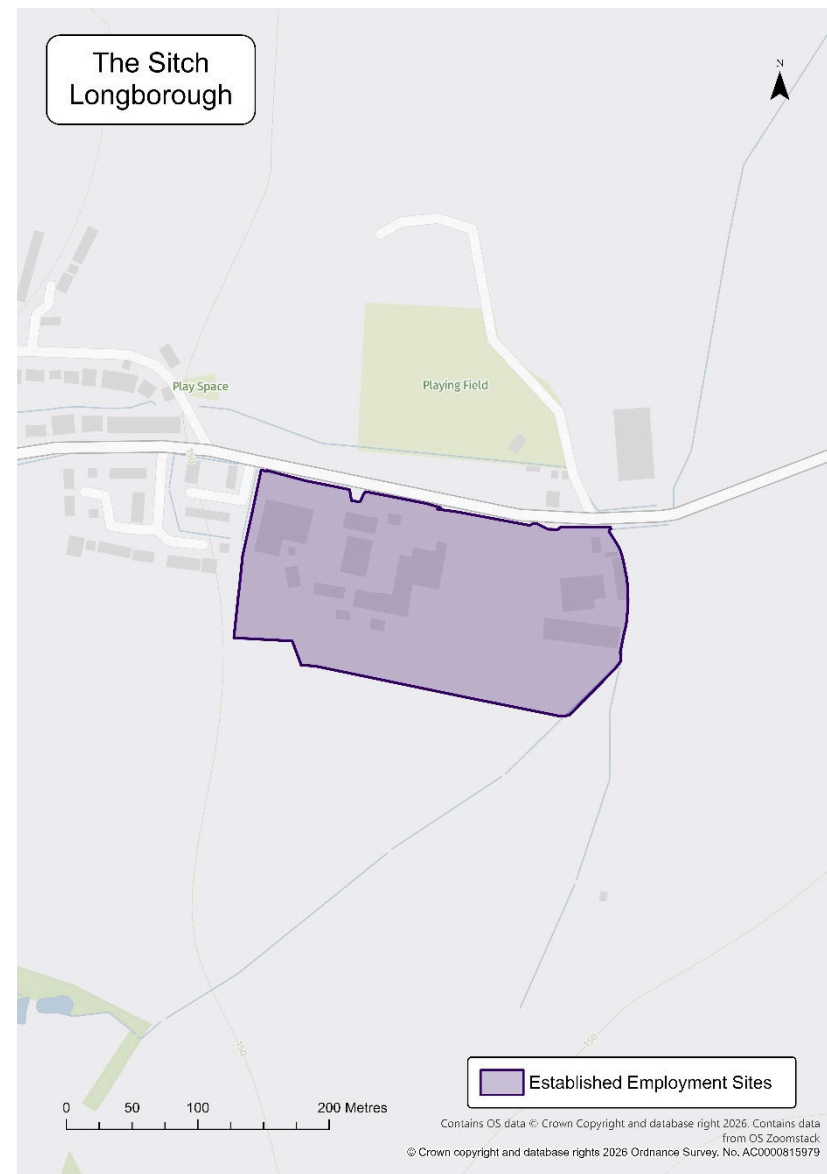
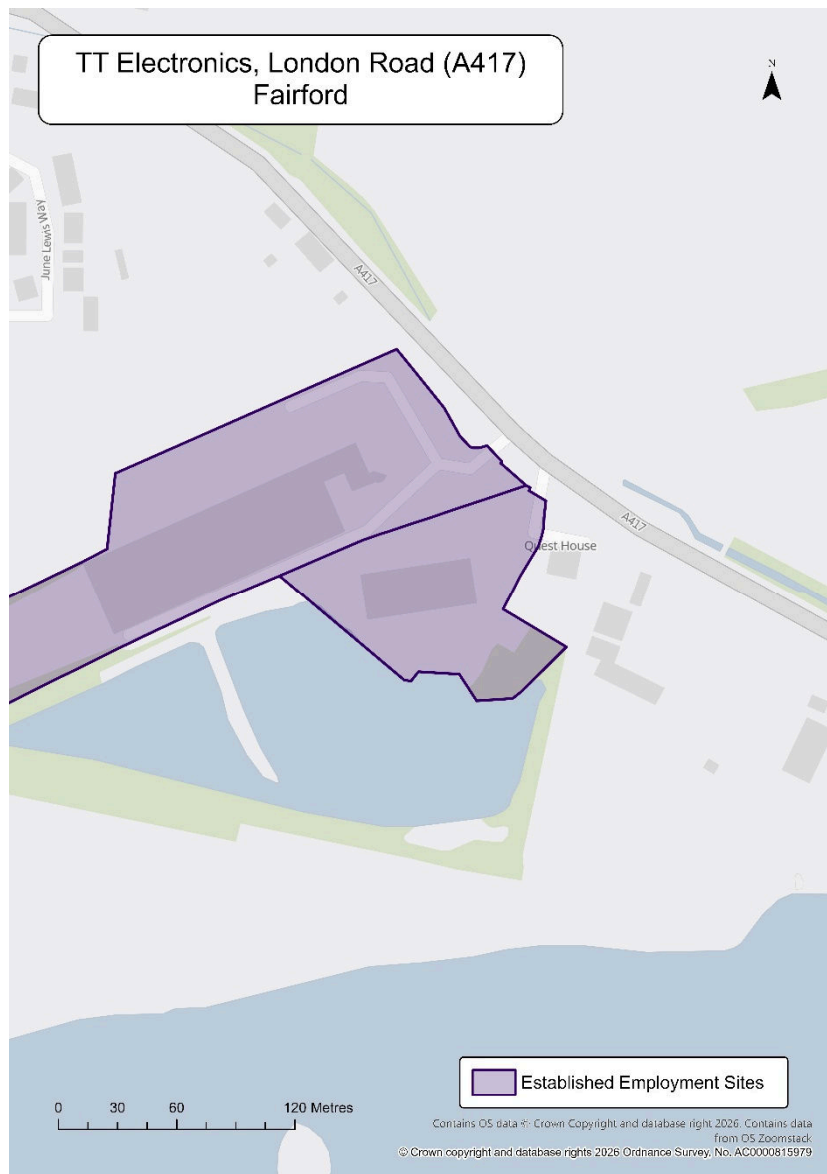
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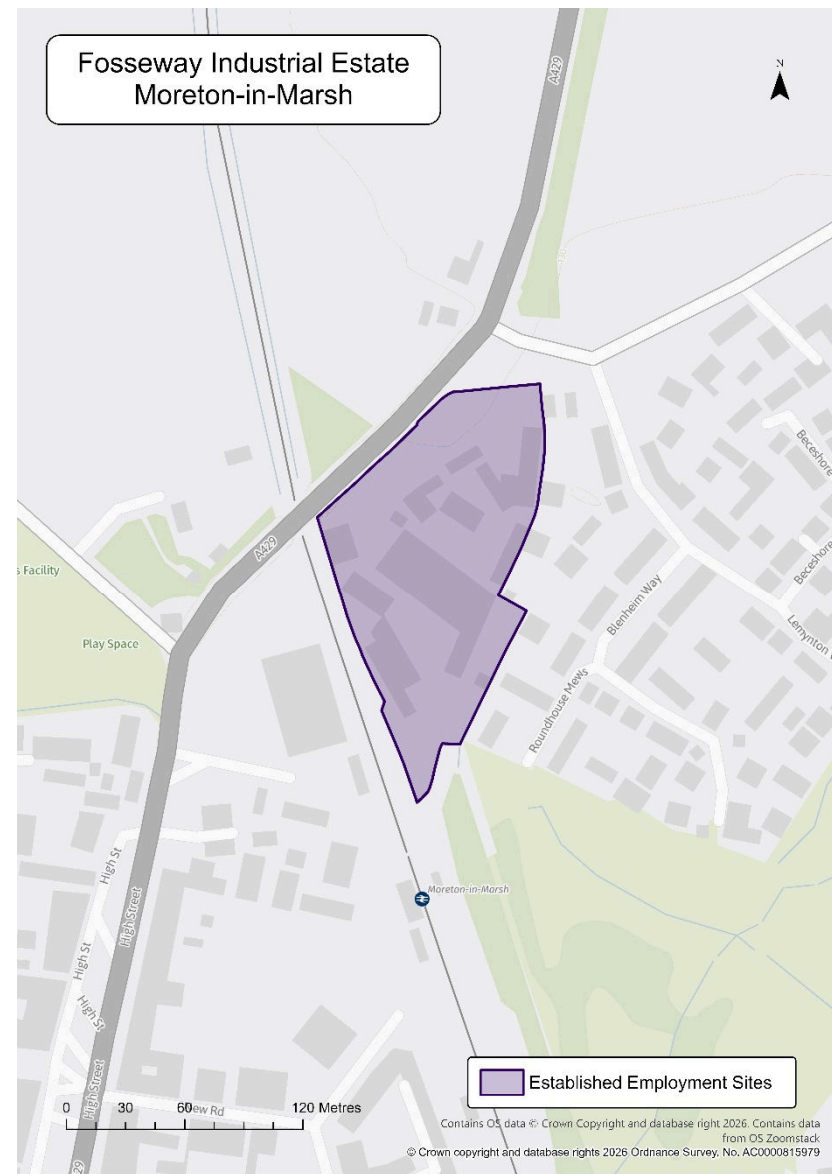
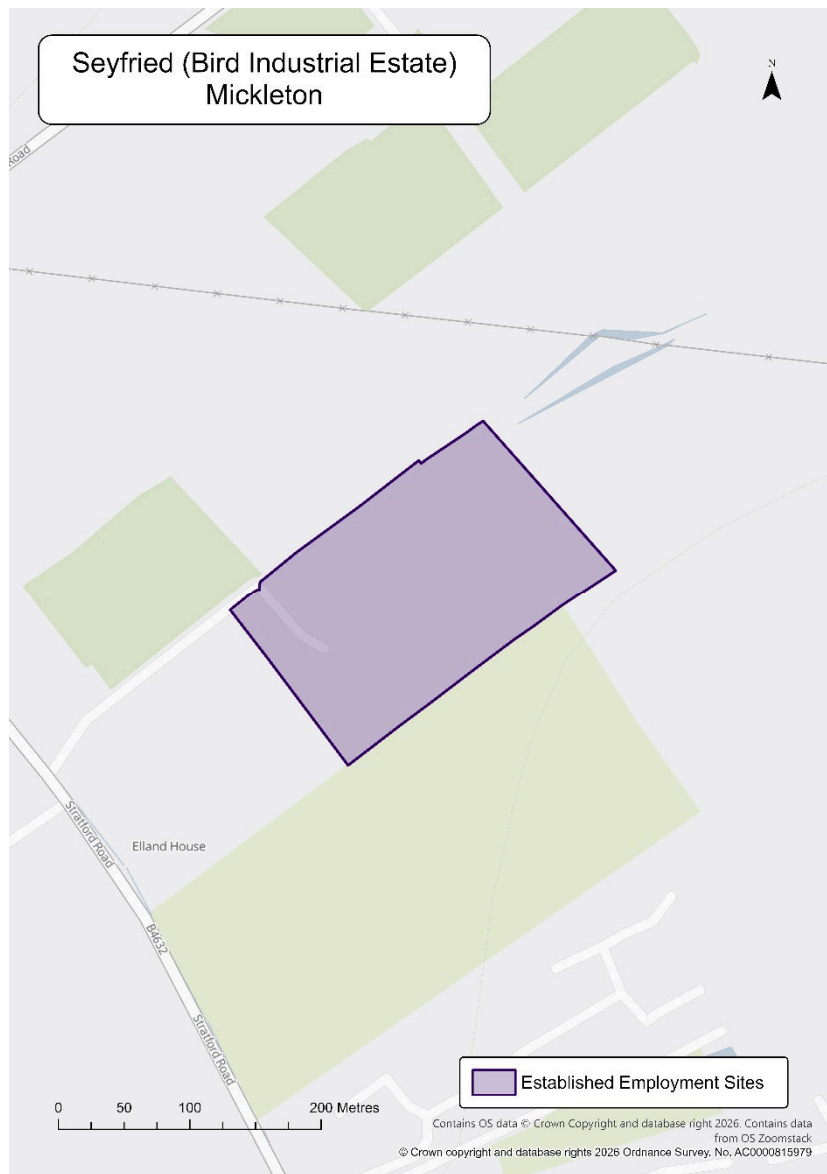
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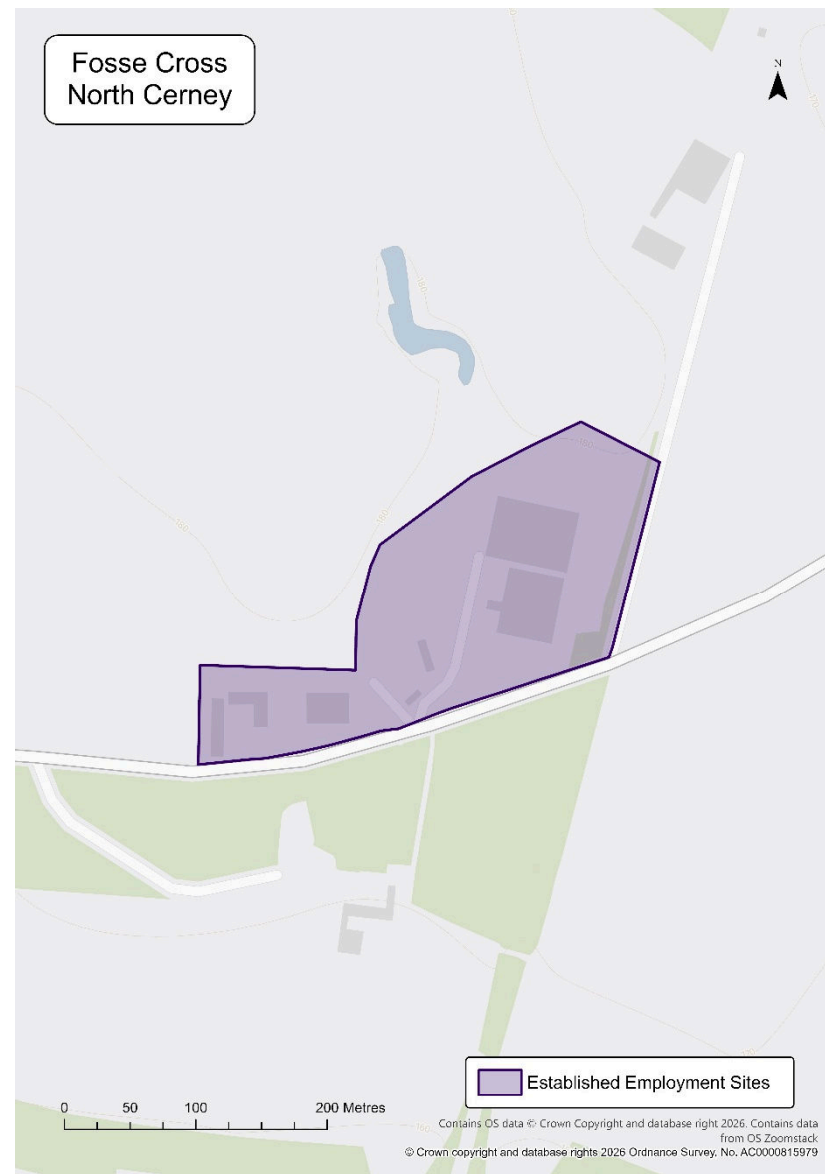
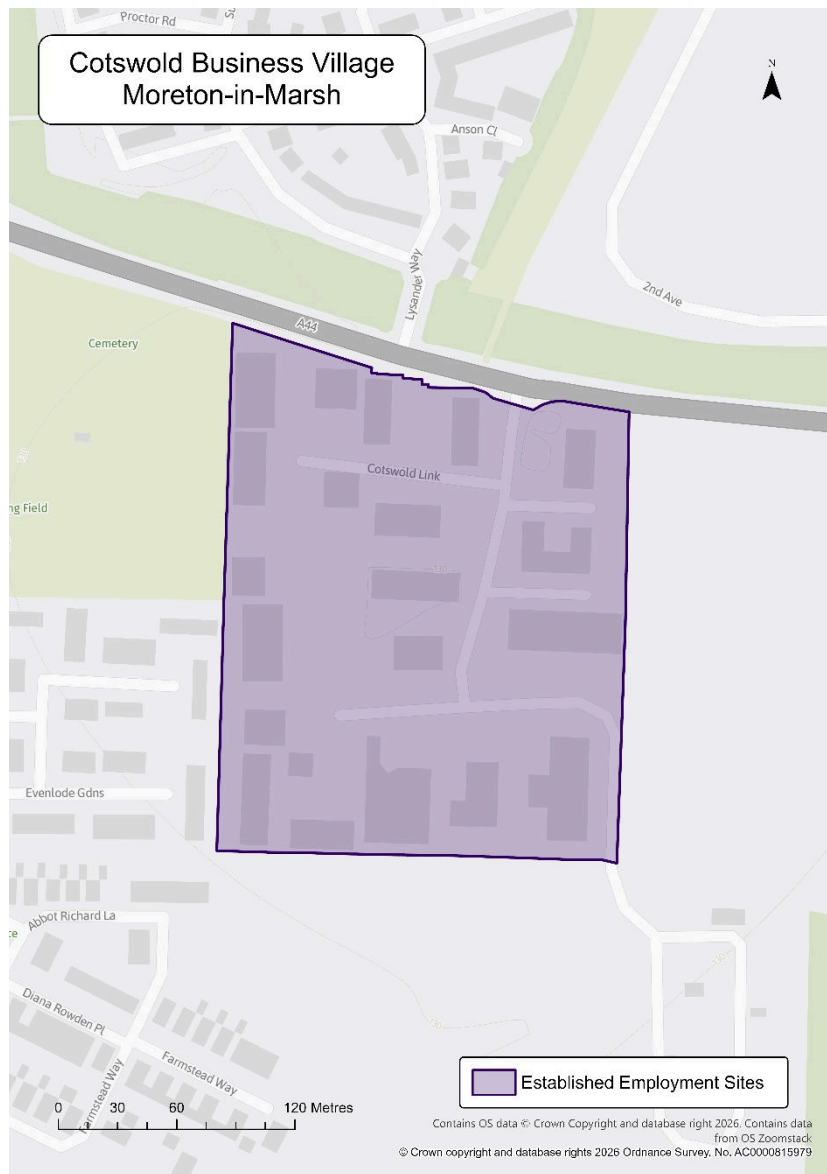
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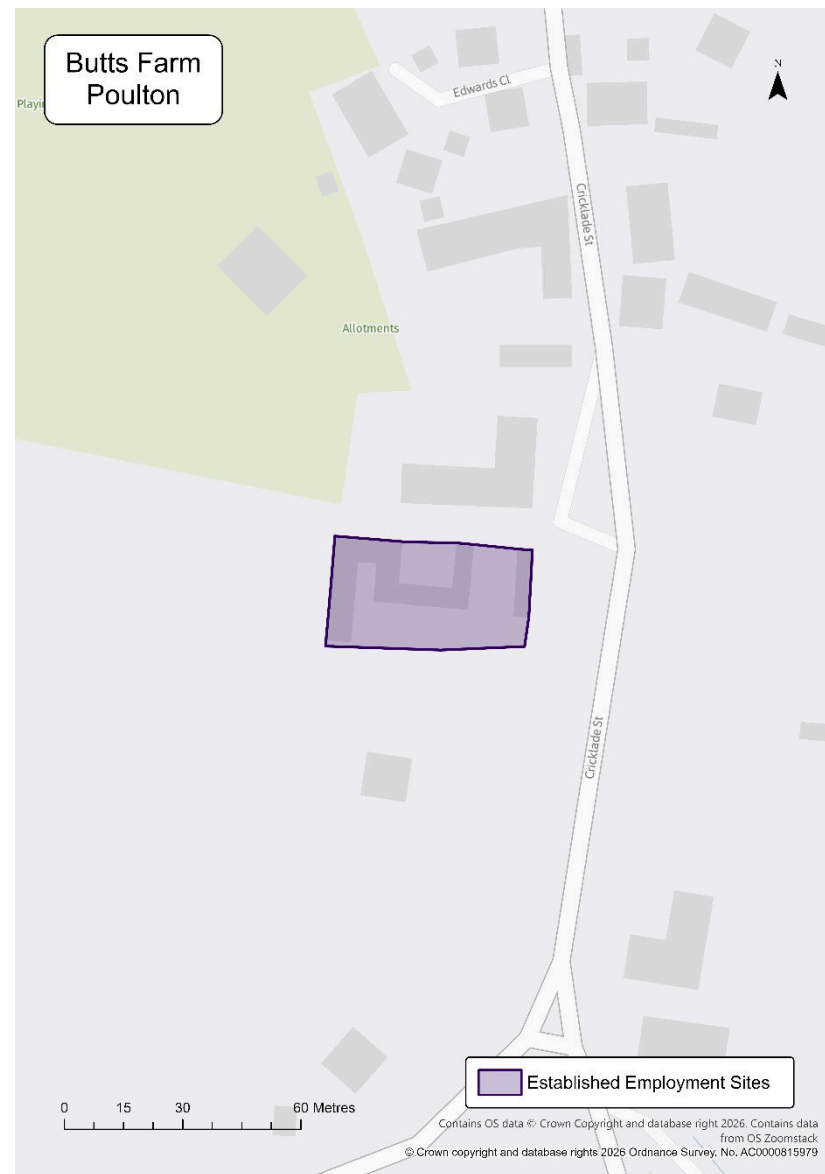
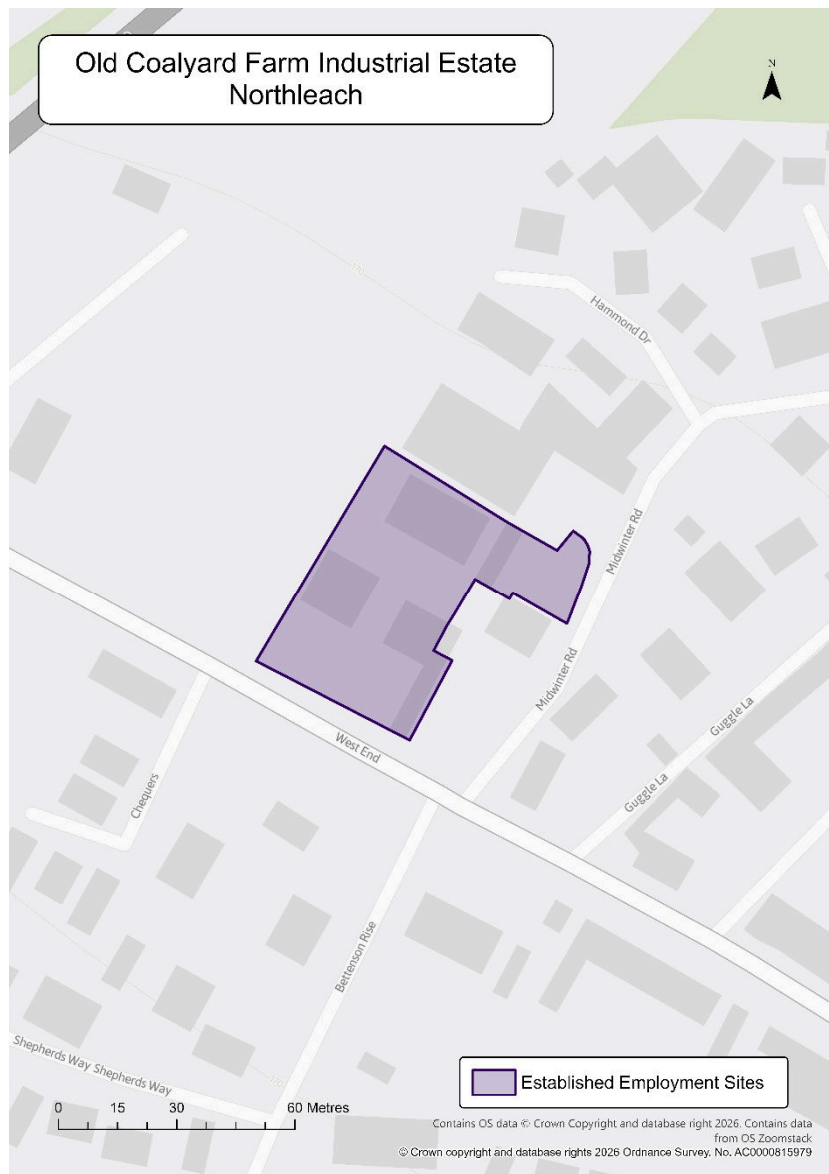
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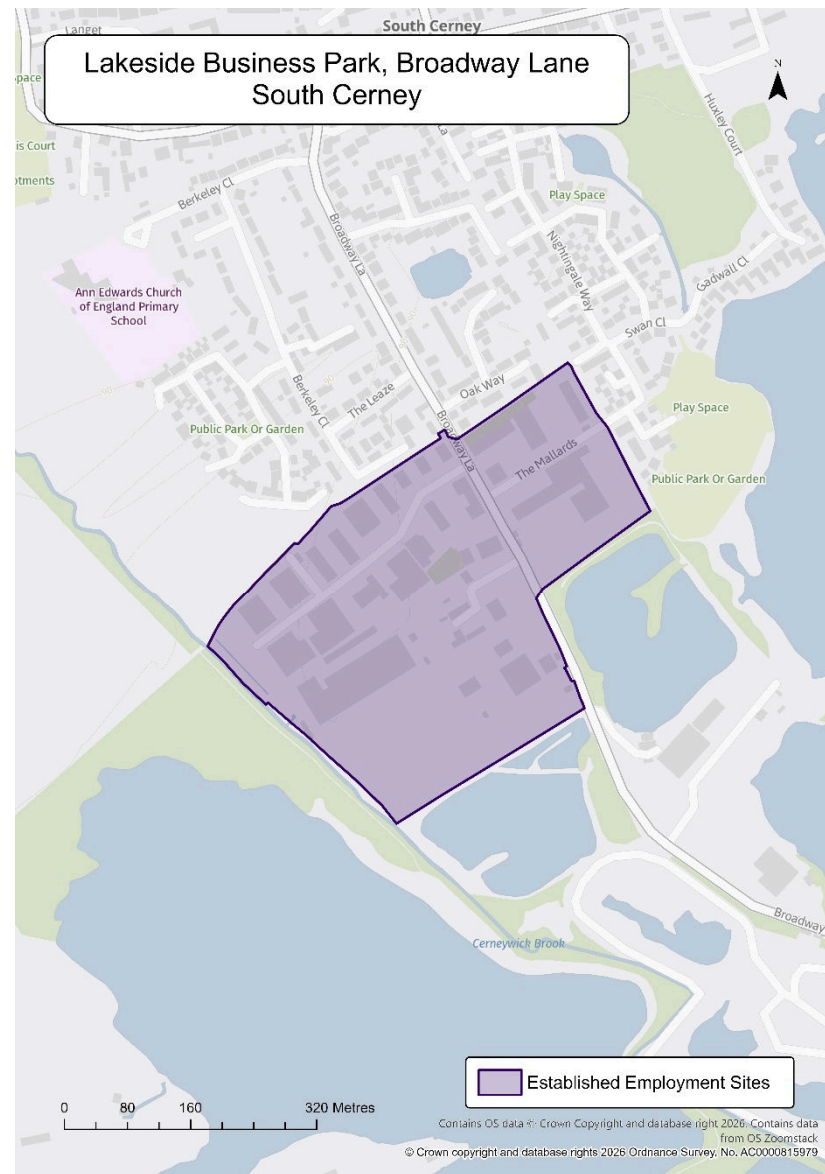
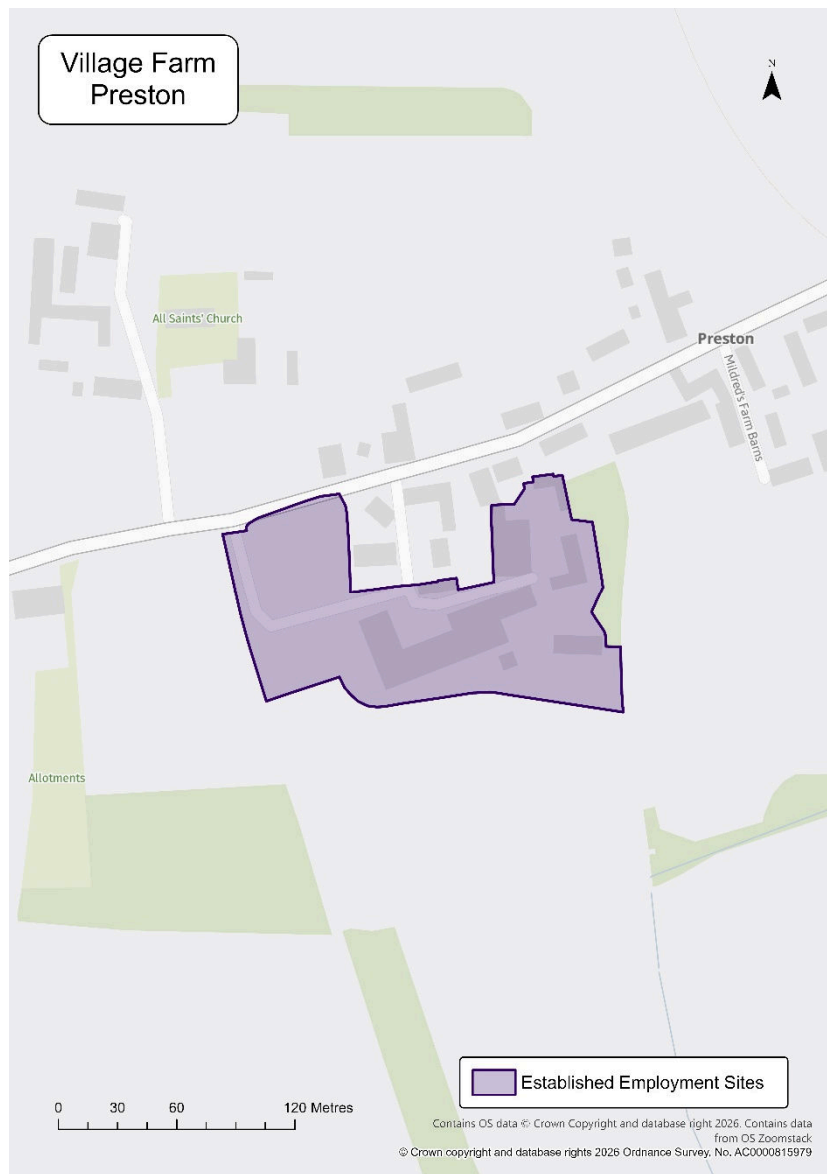


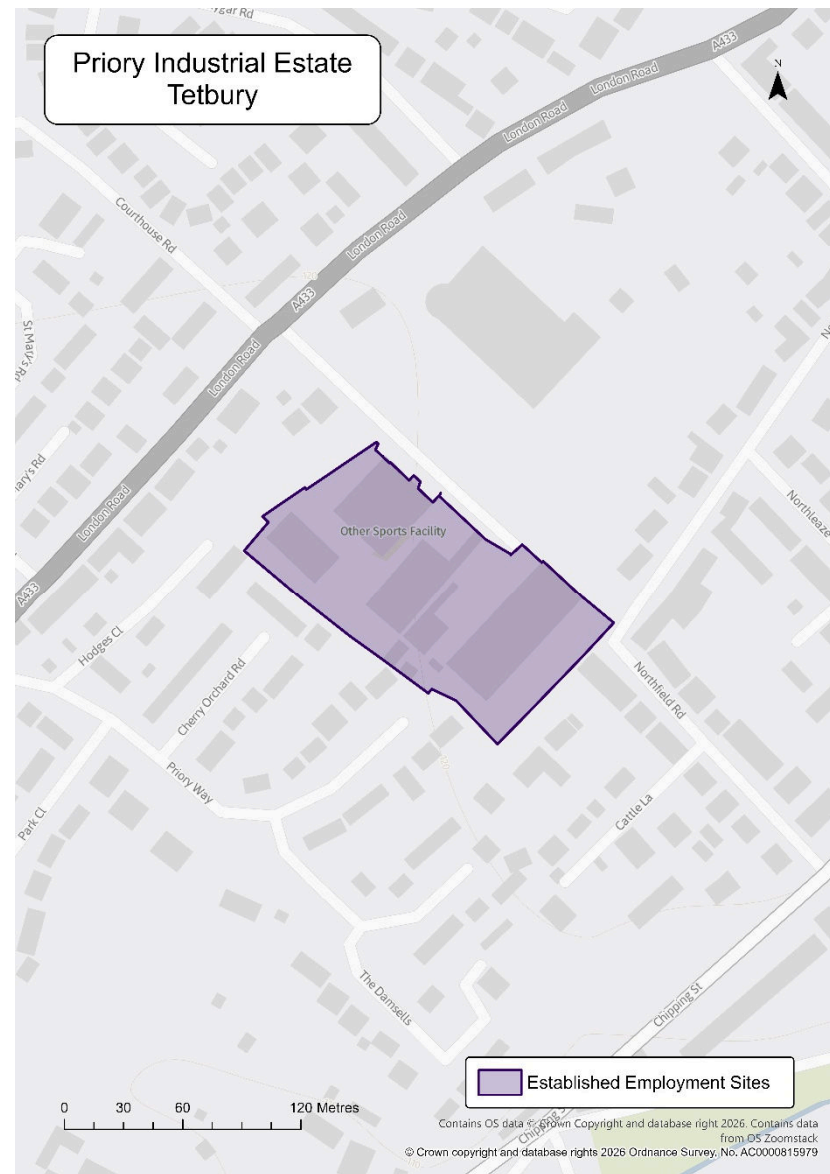
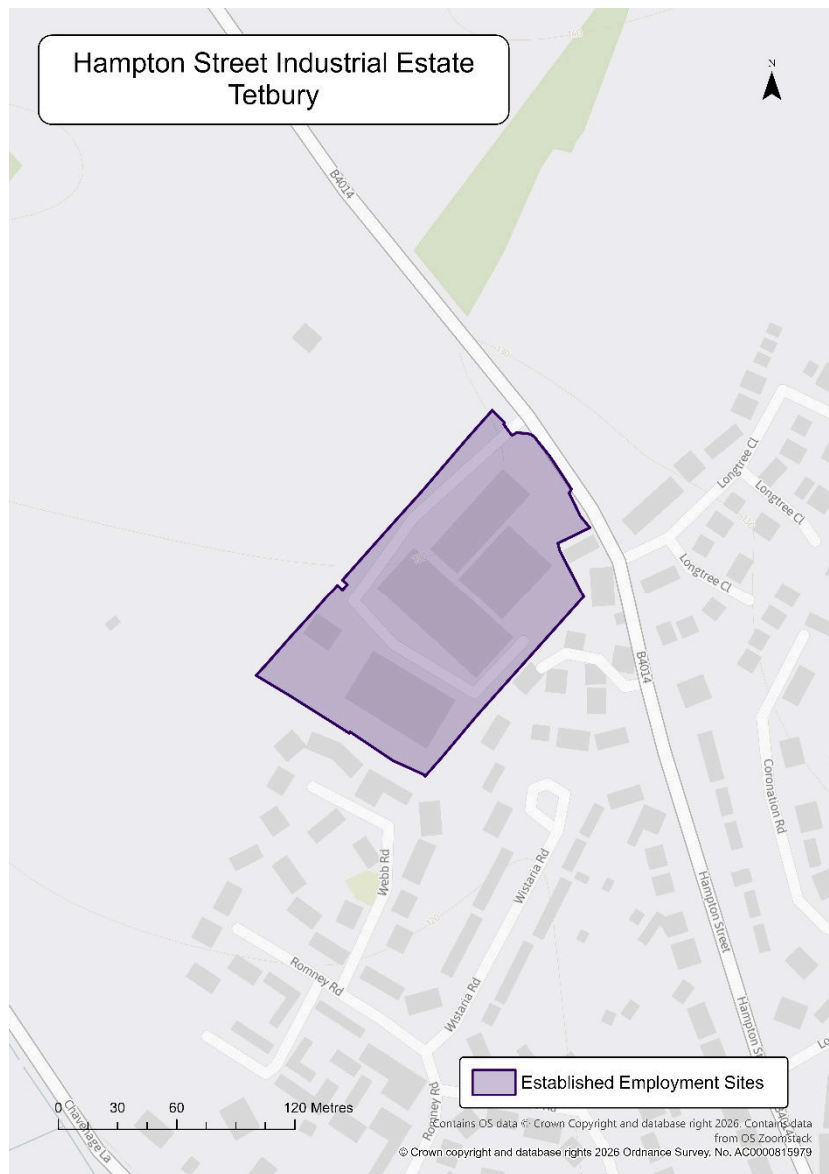




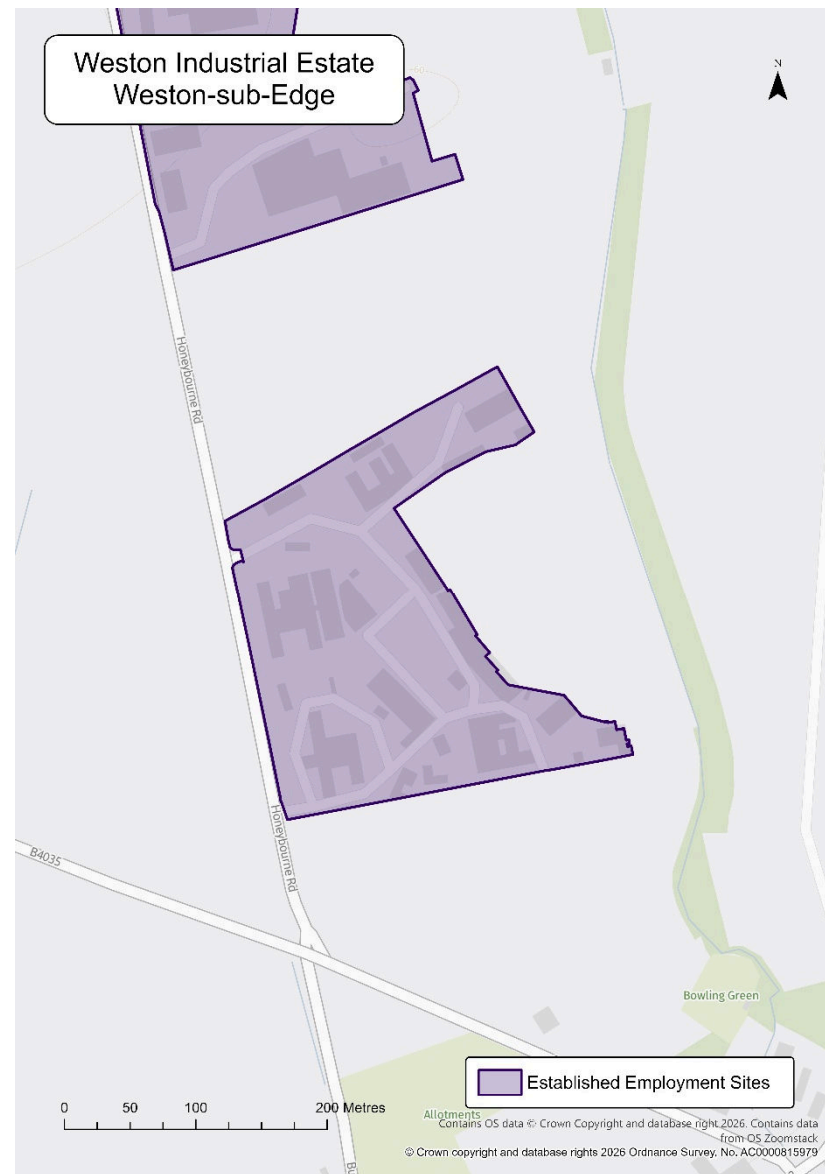
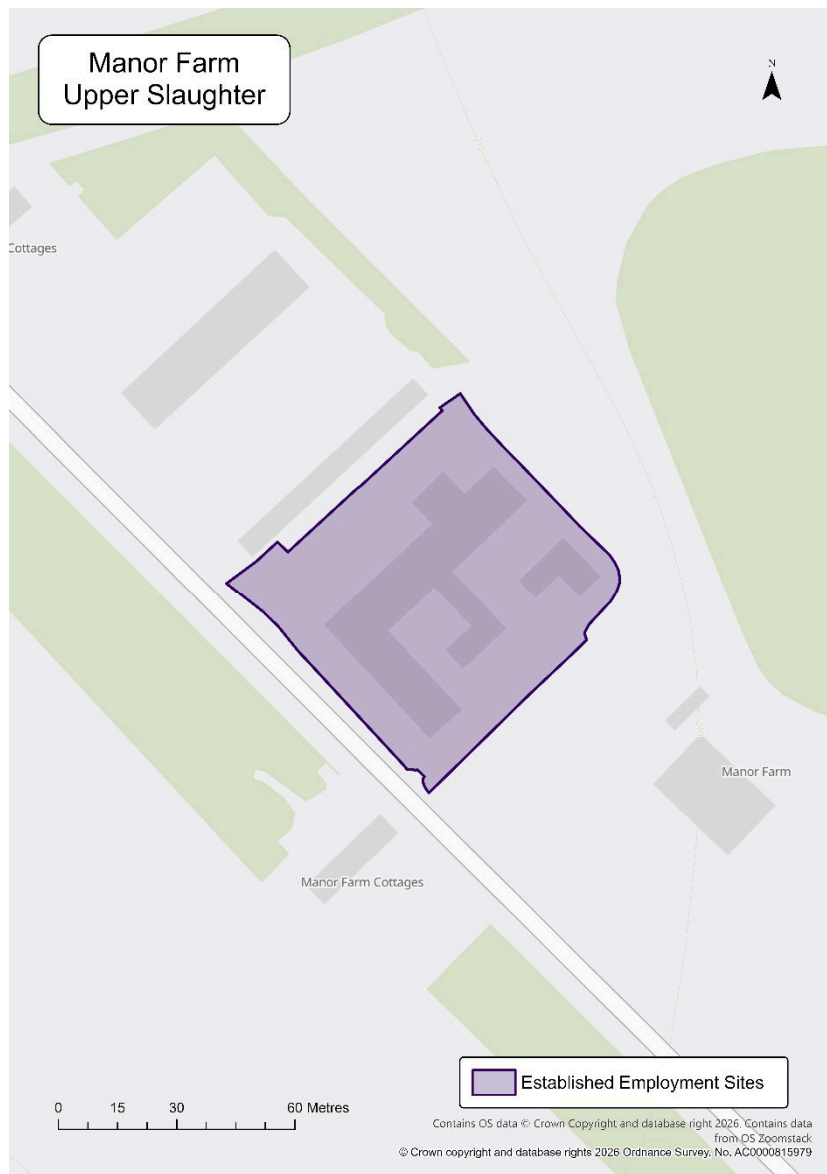


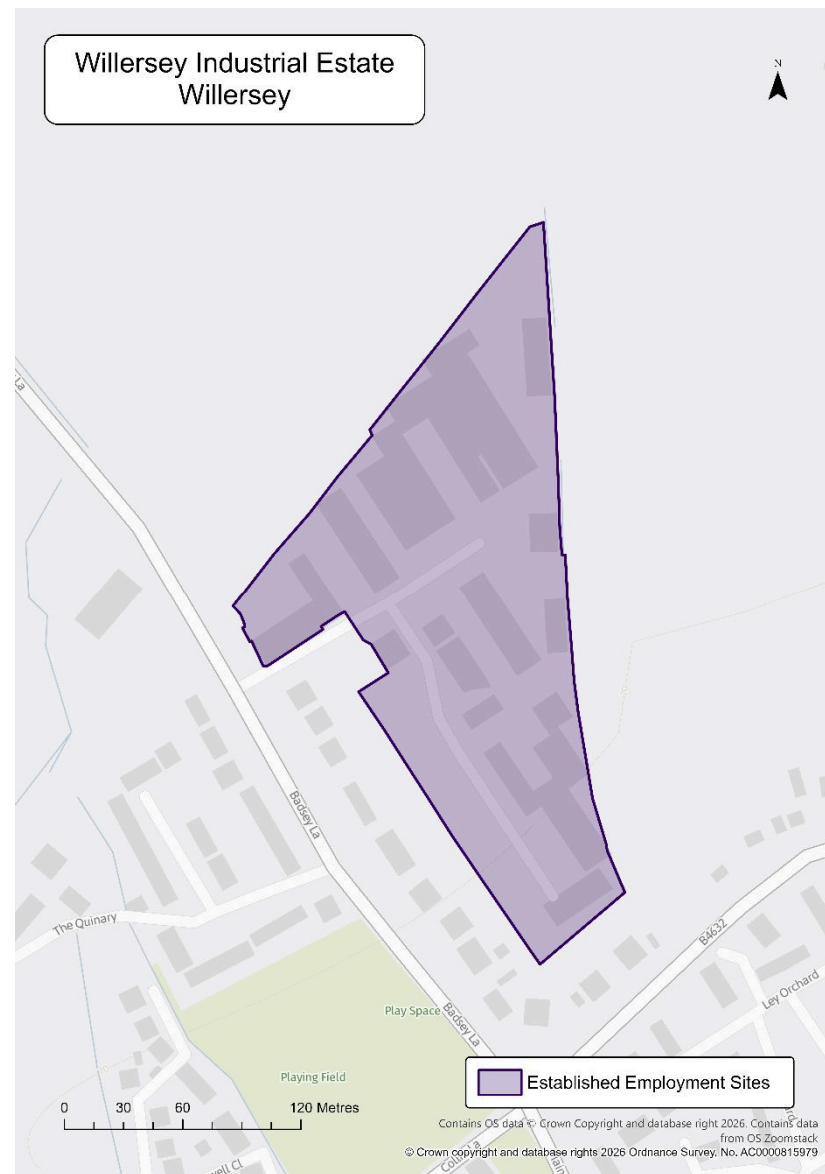
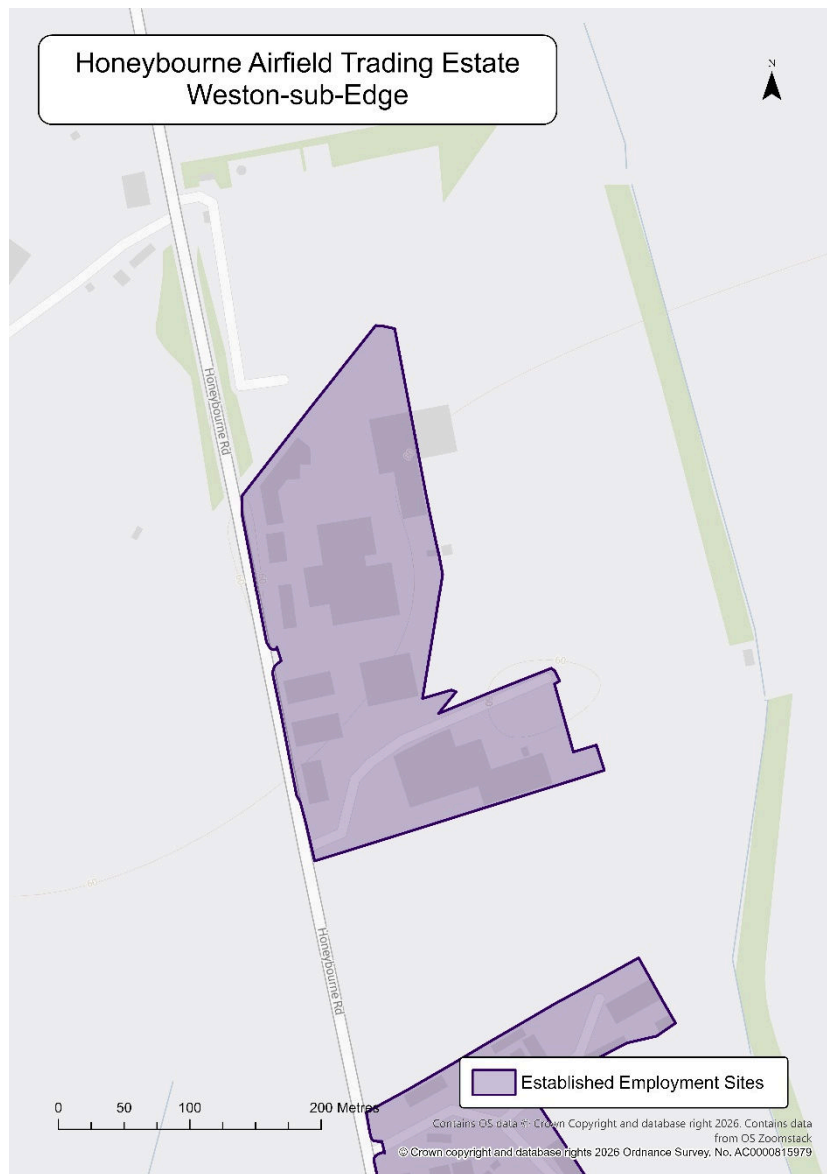




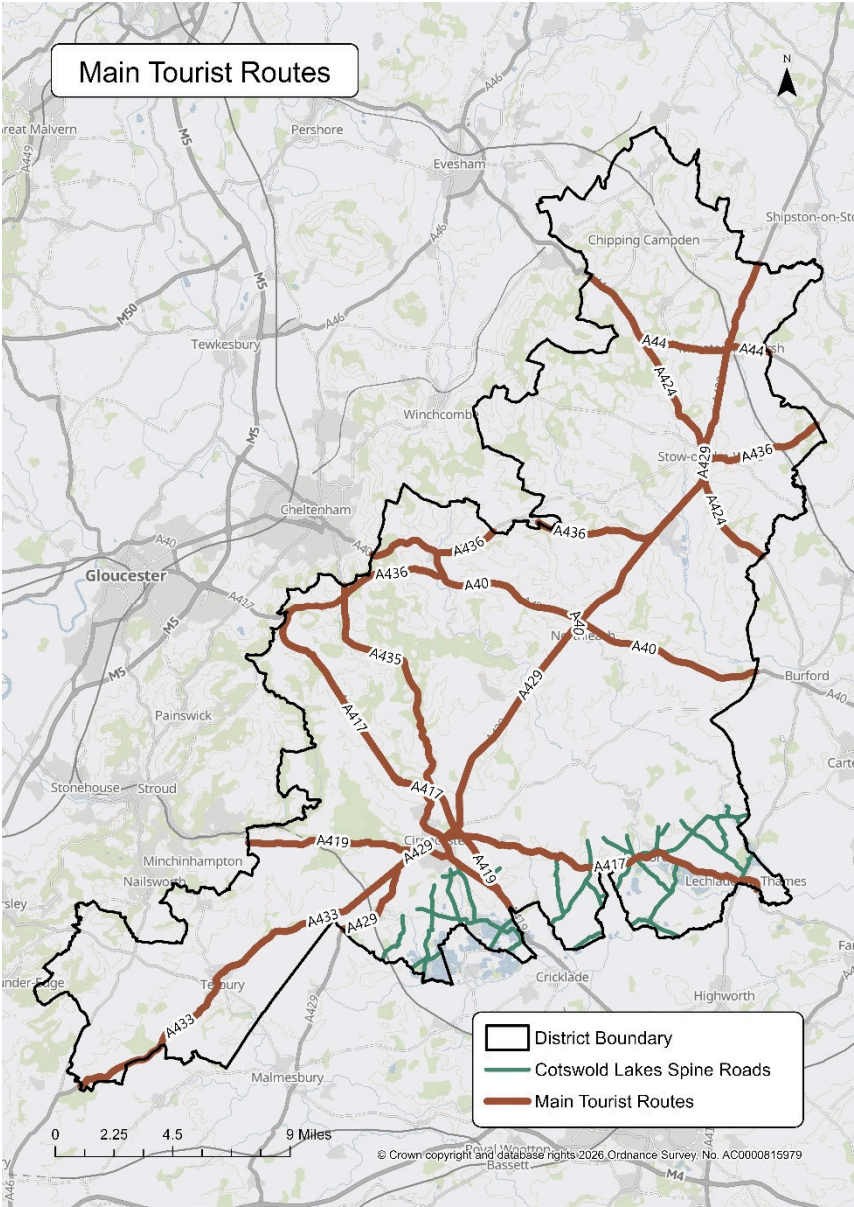






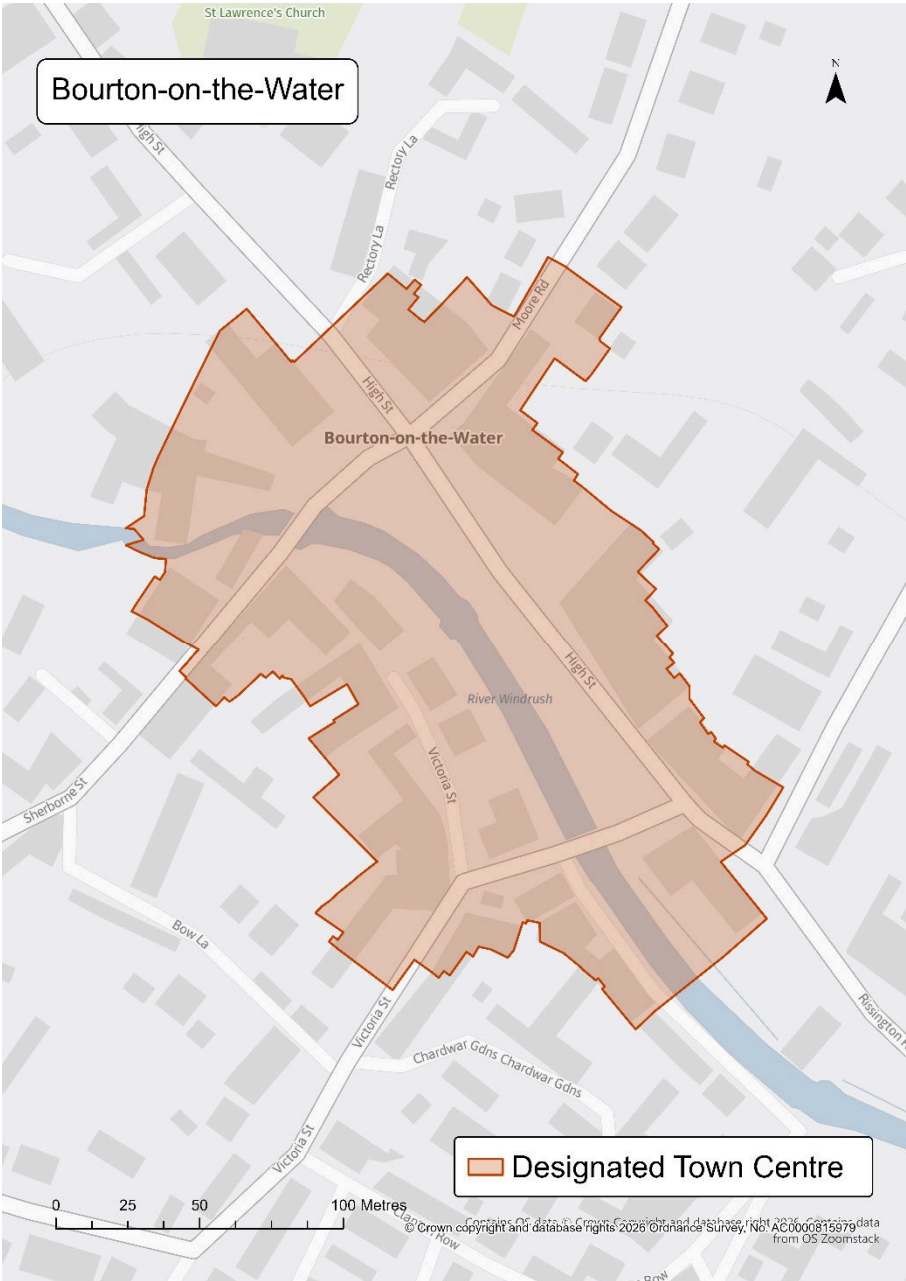


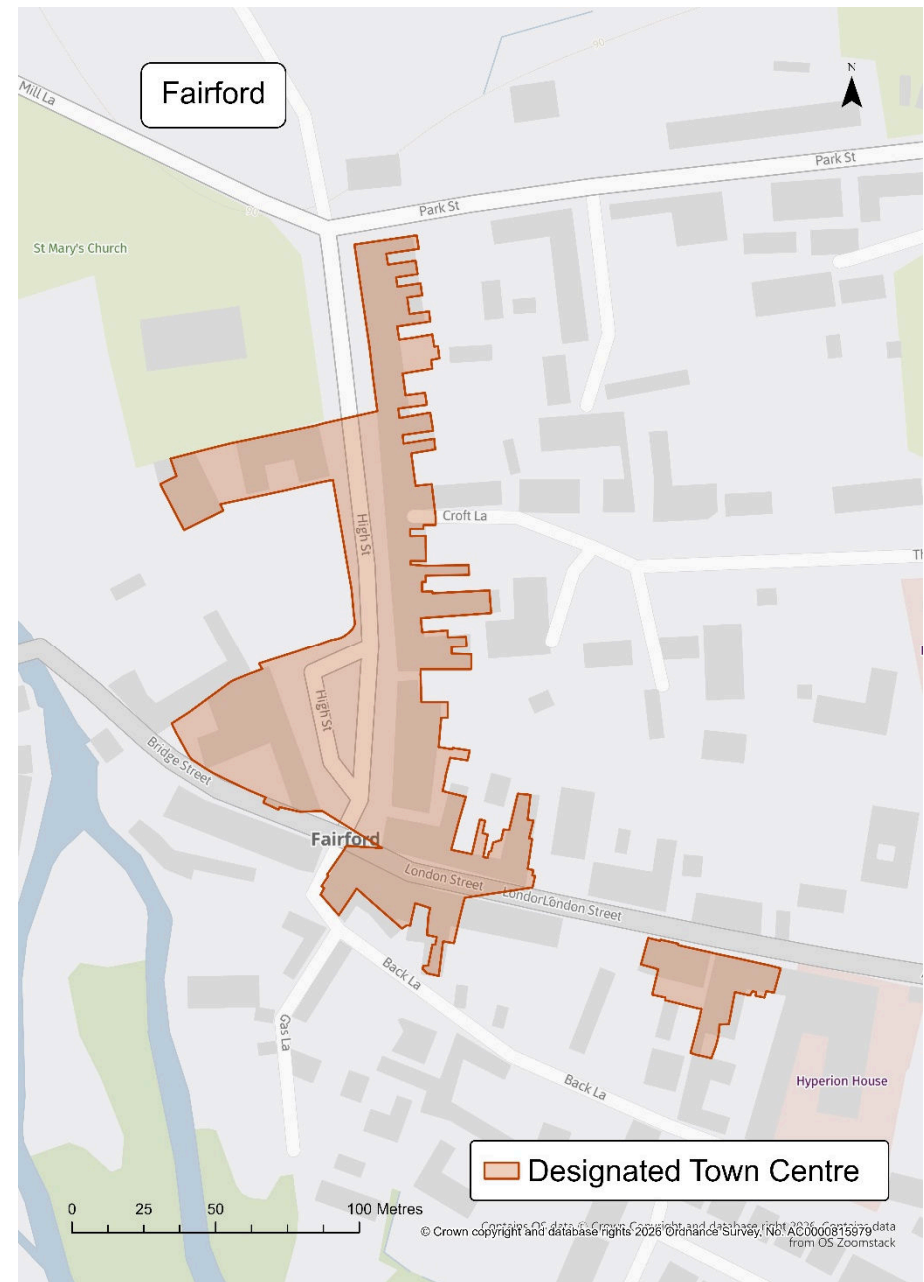
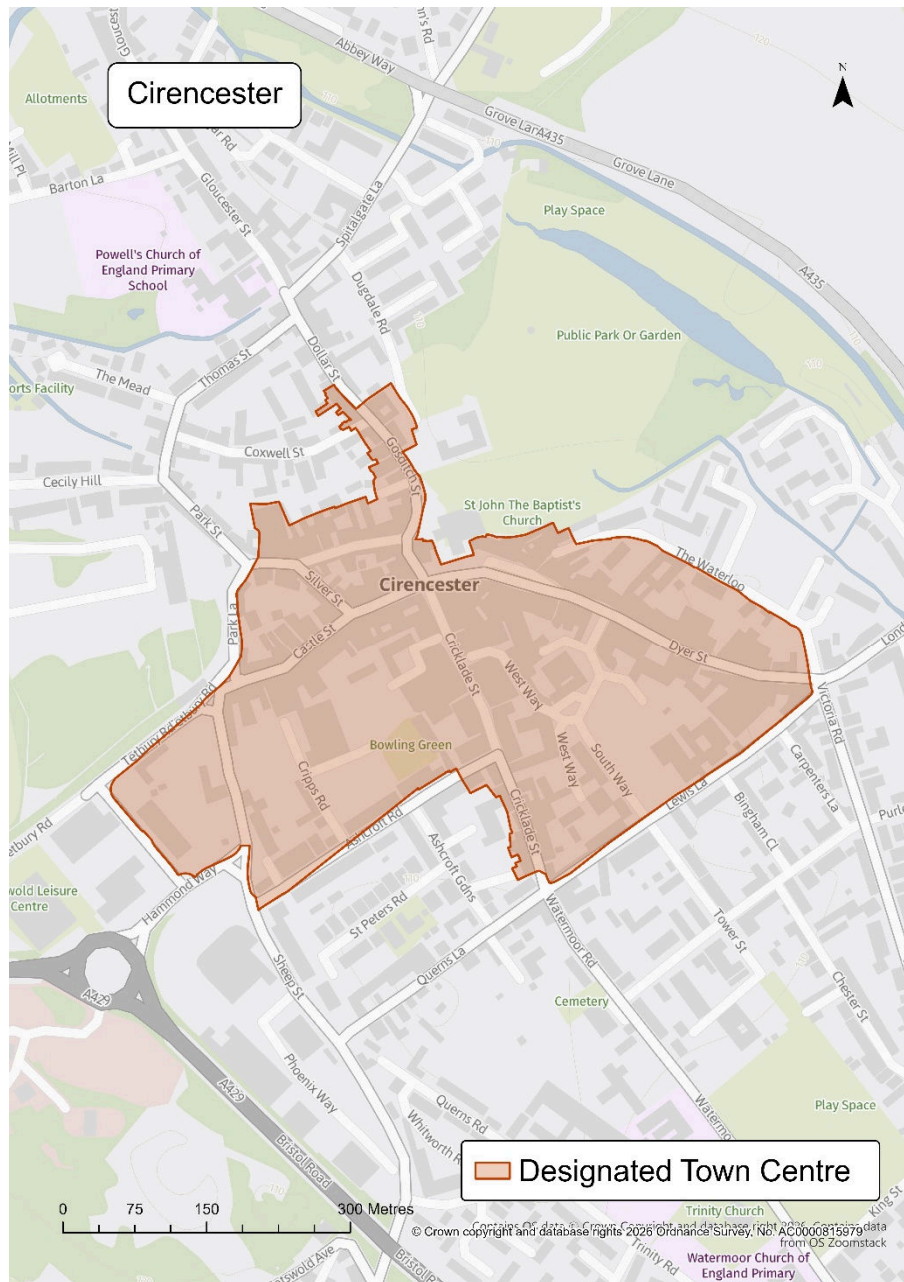
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Main Tourist Routes

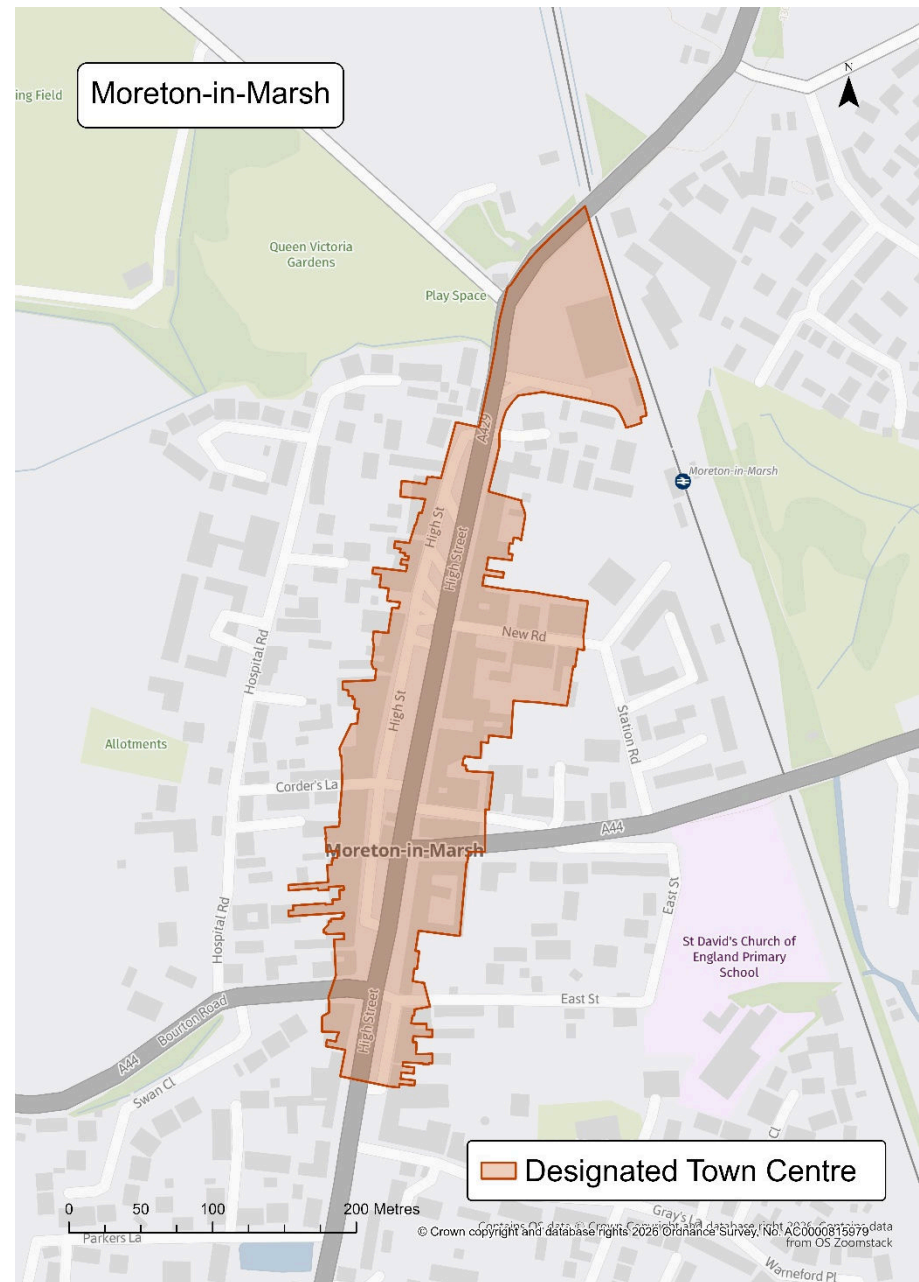
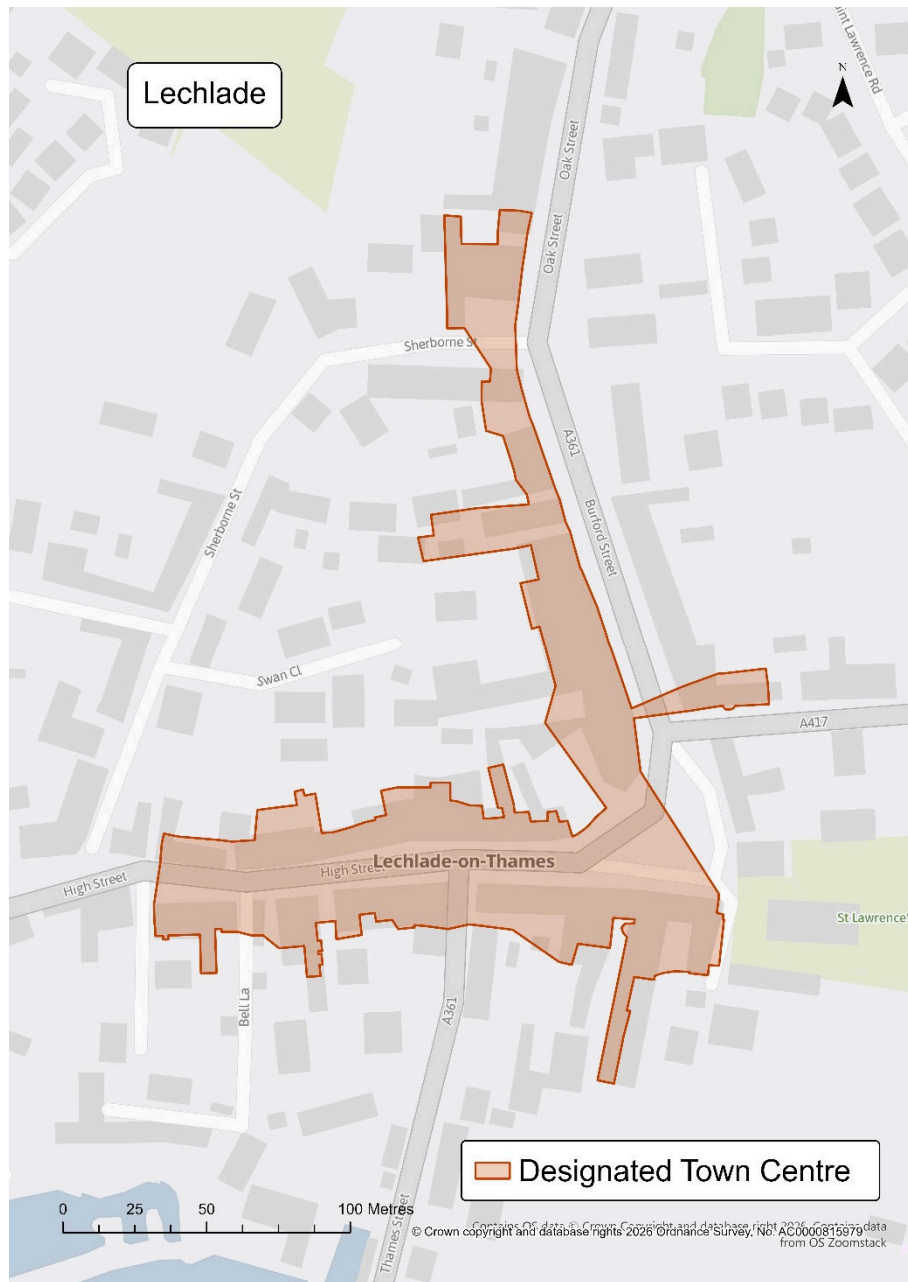


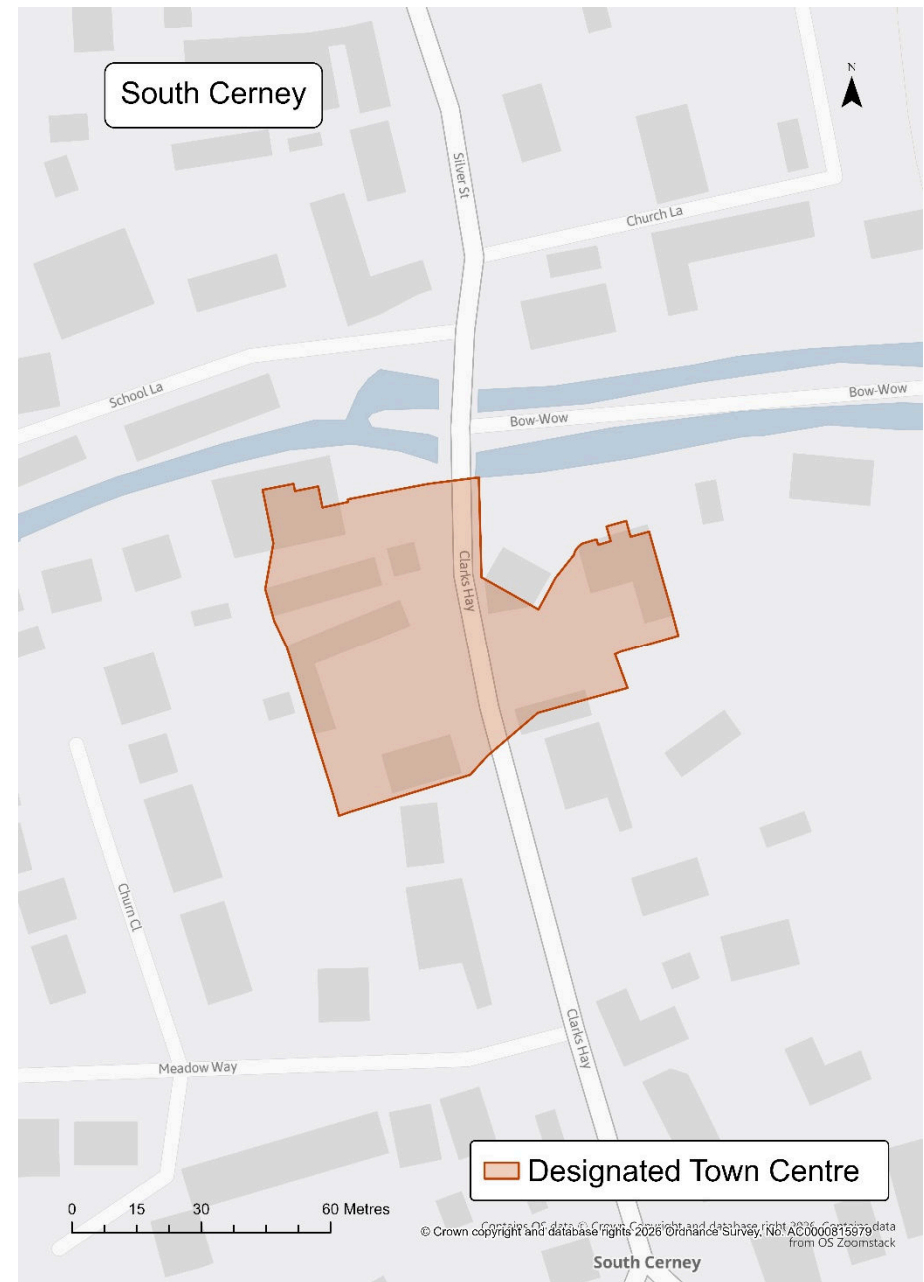
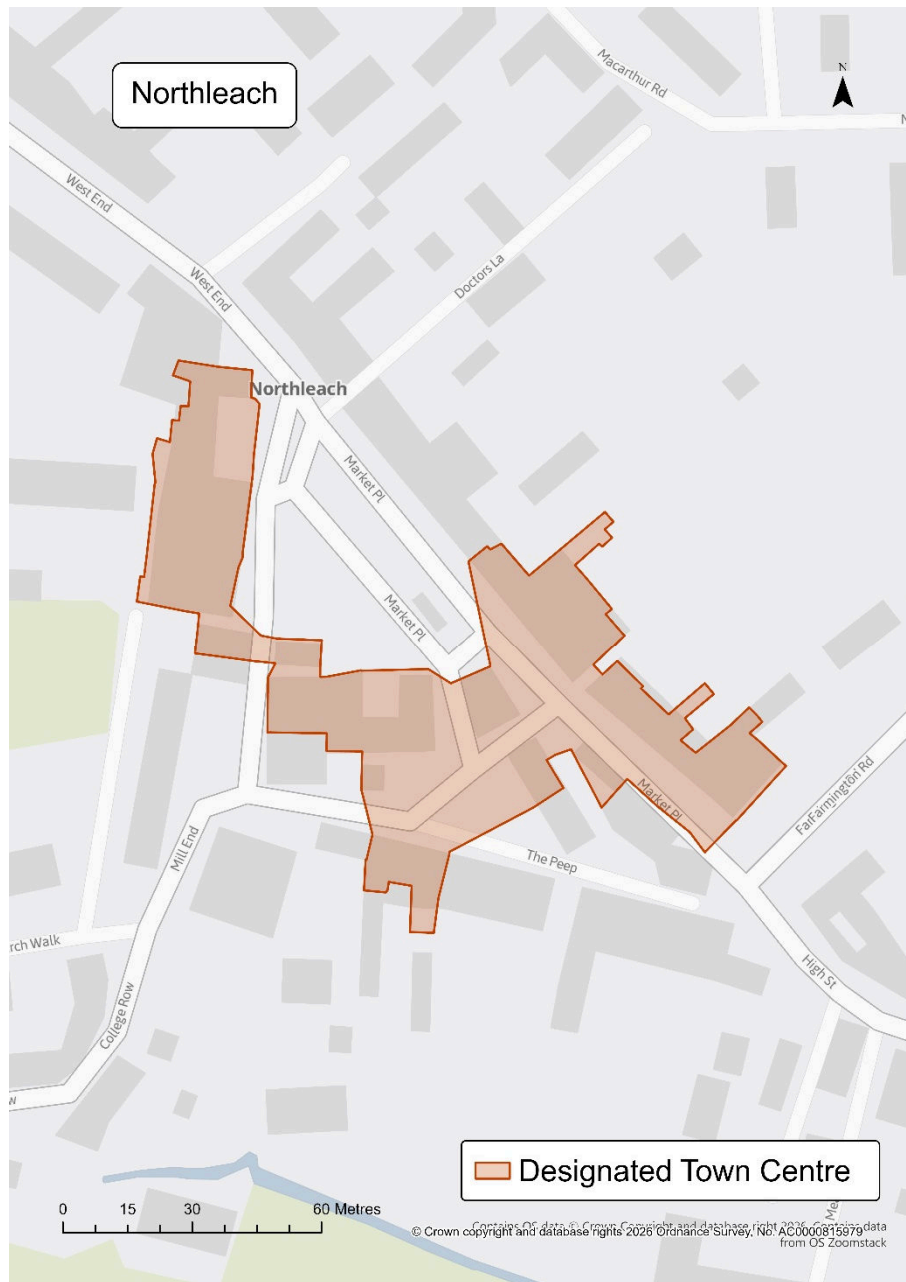
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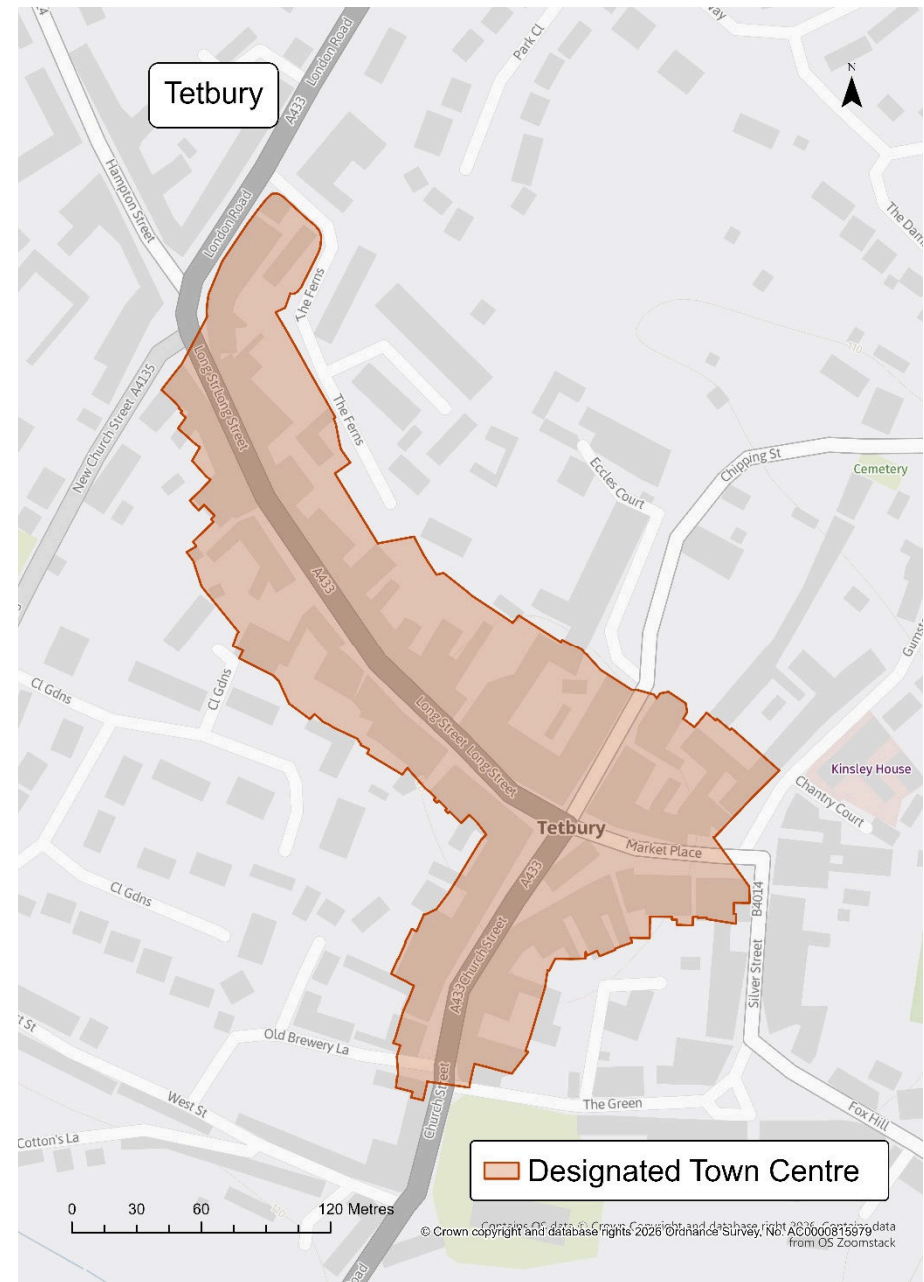
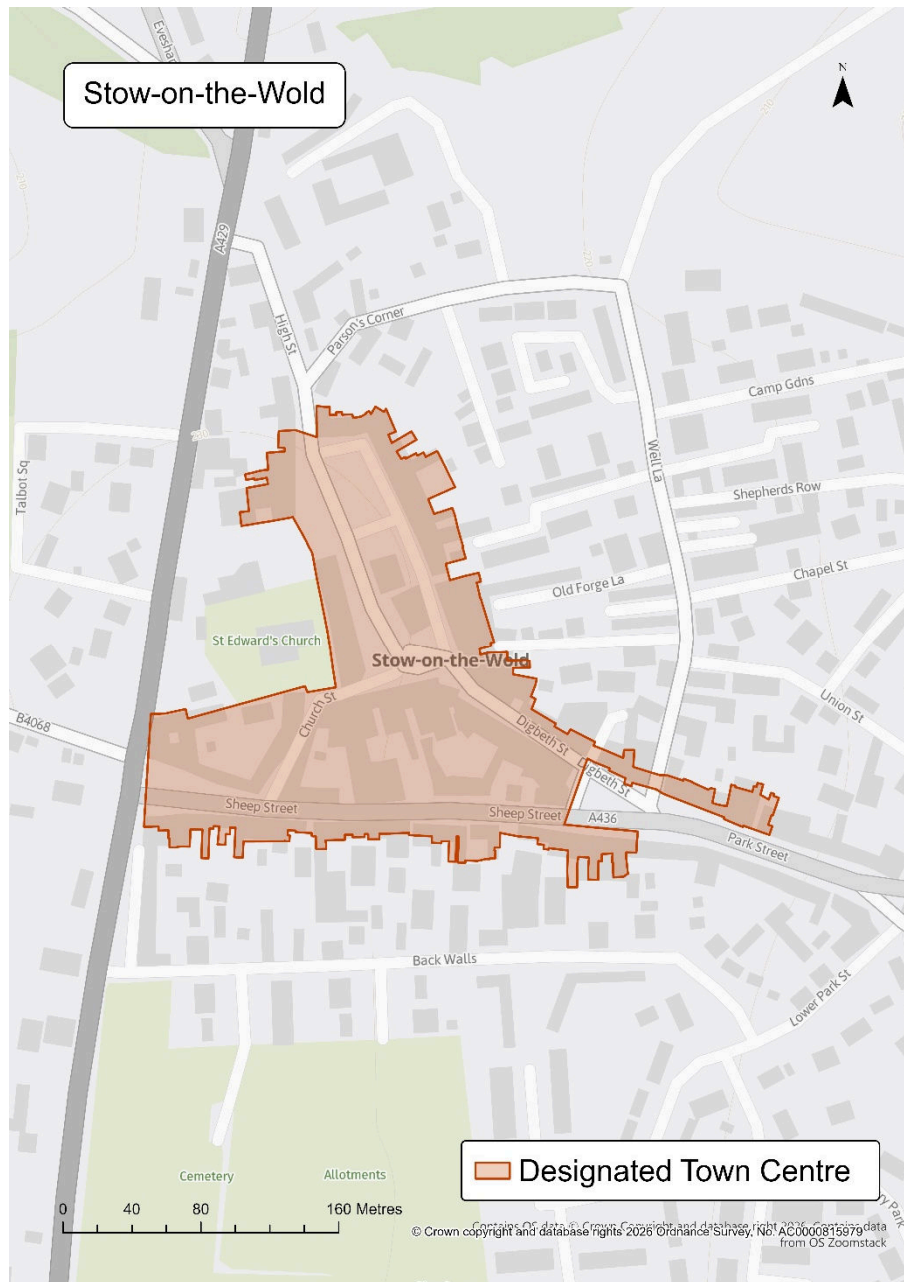
Designated Town Centres





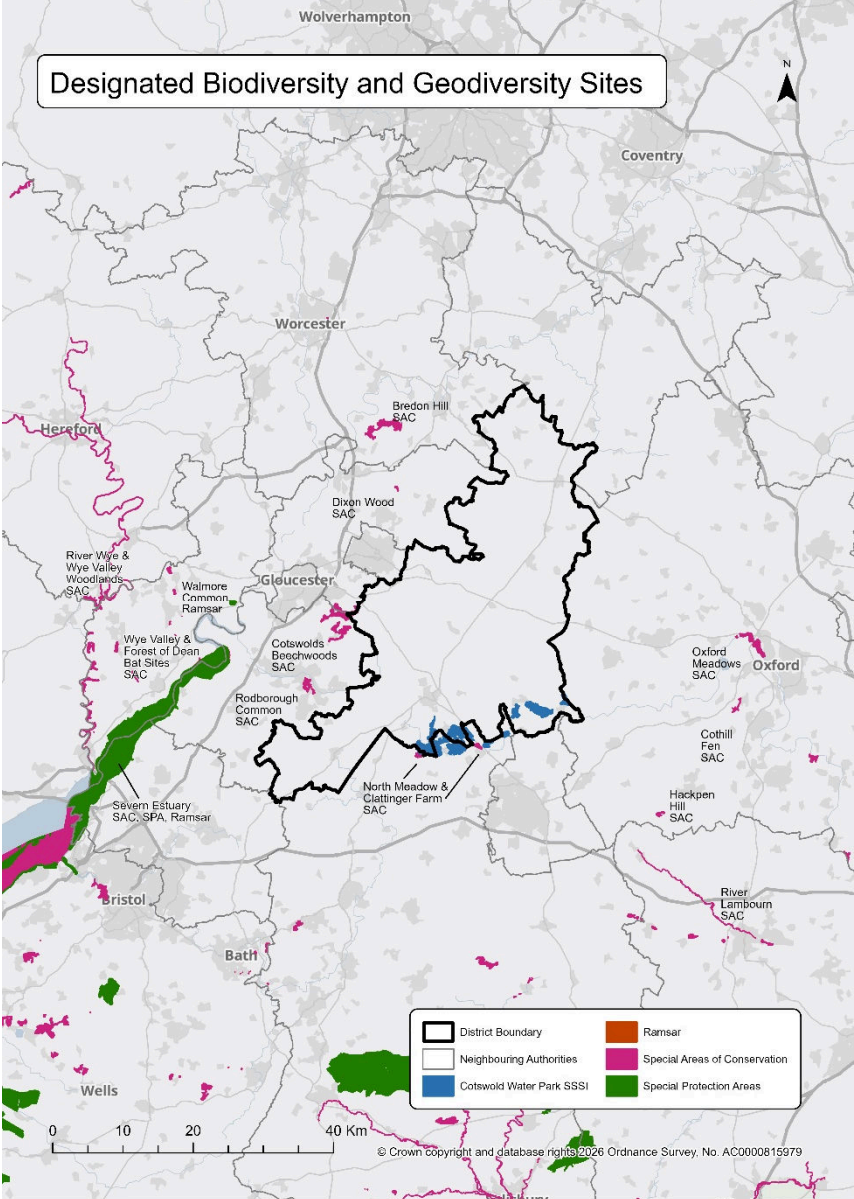






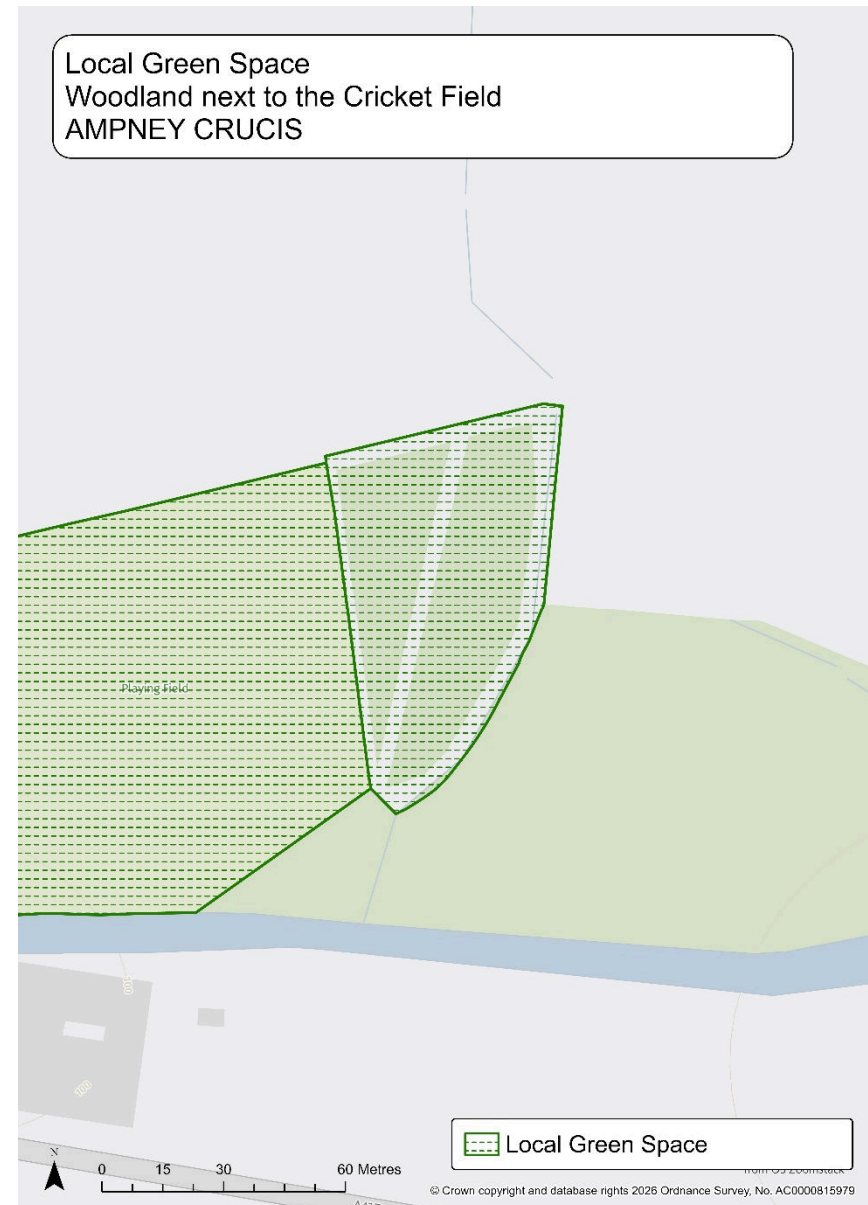
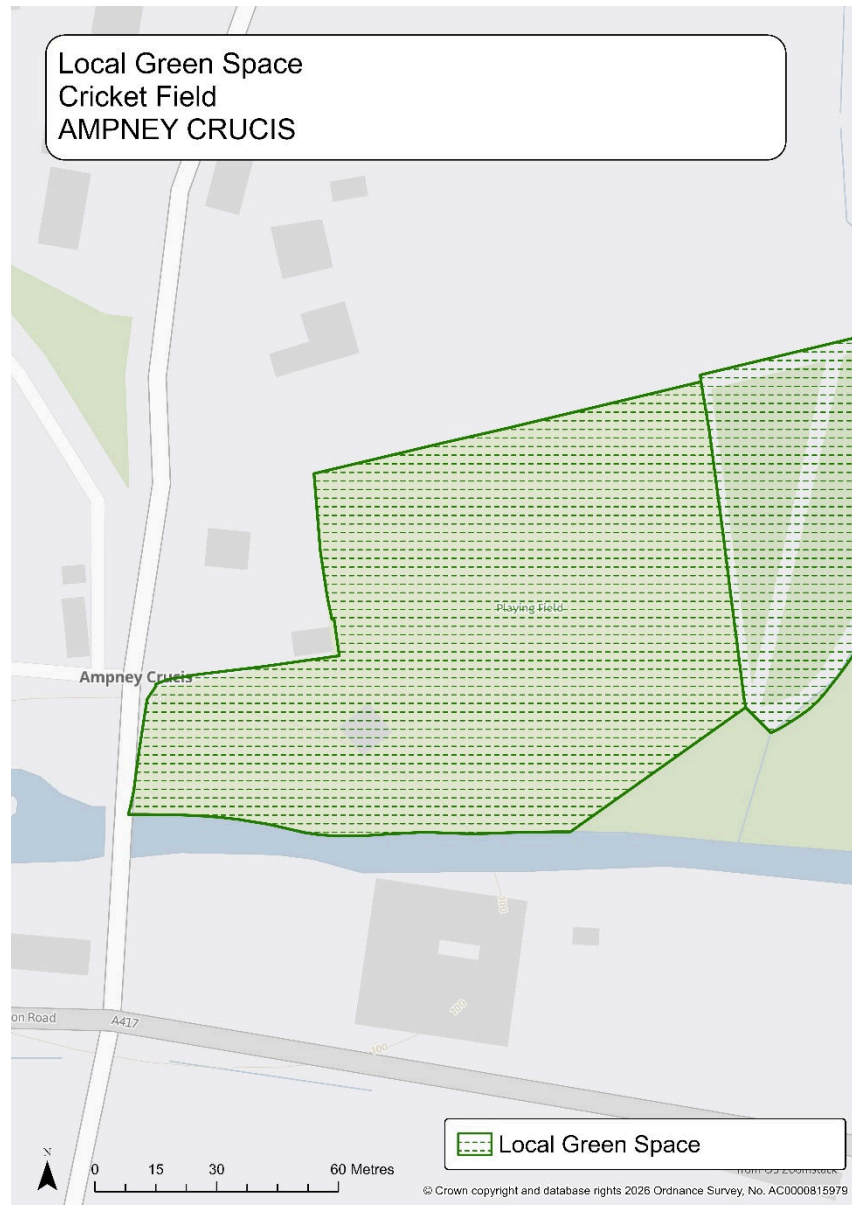
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Designated Biodiversity and Geodiversity Sites

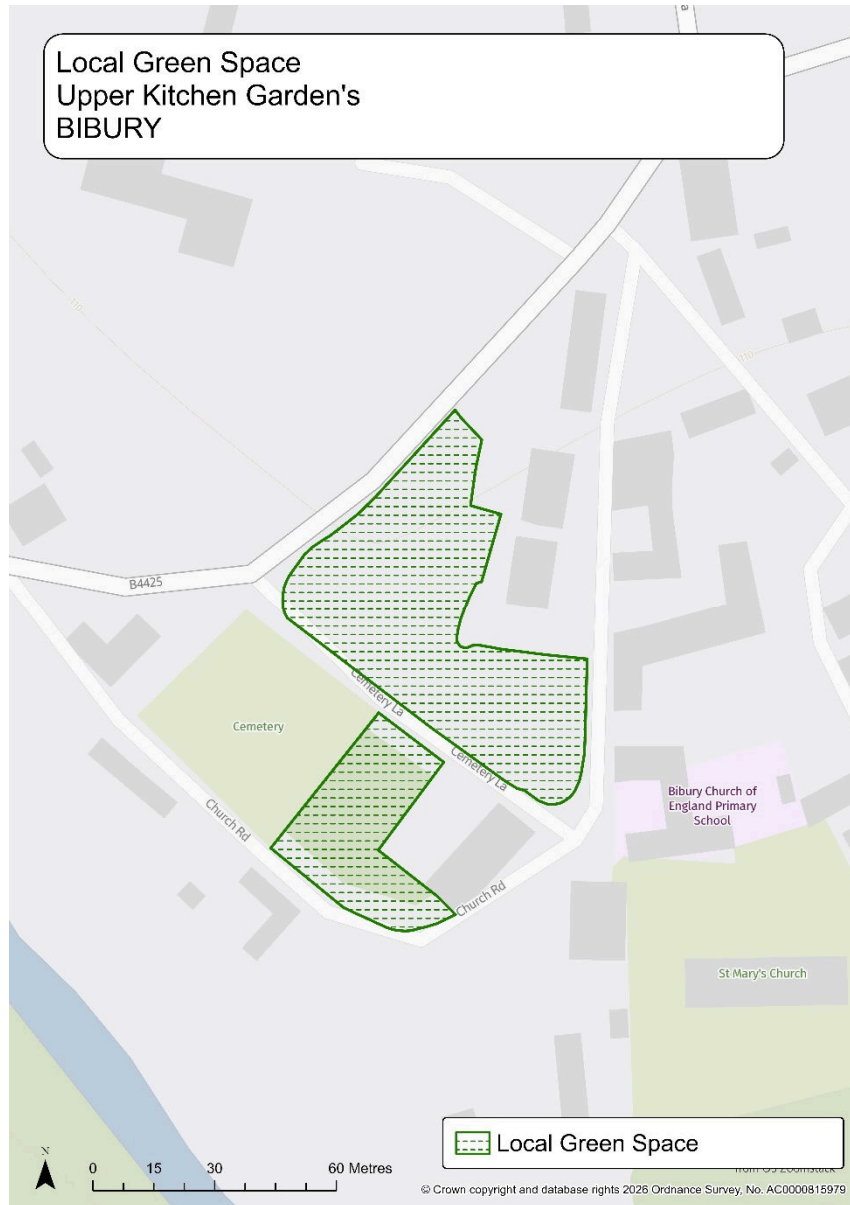


Appendix 15

Local Green Spaces

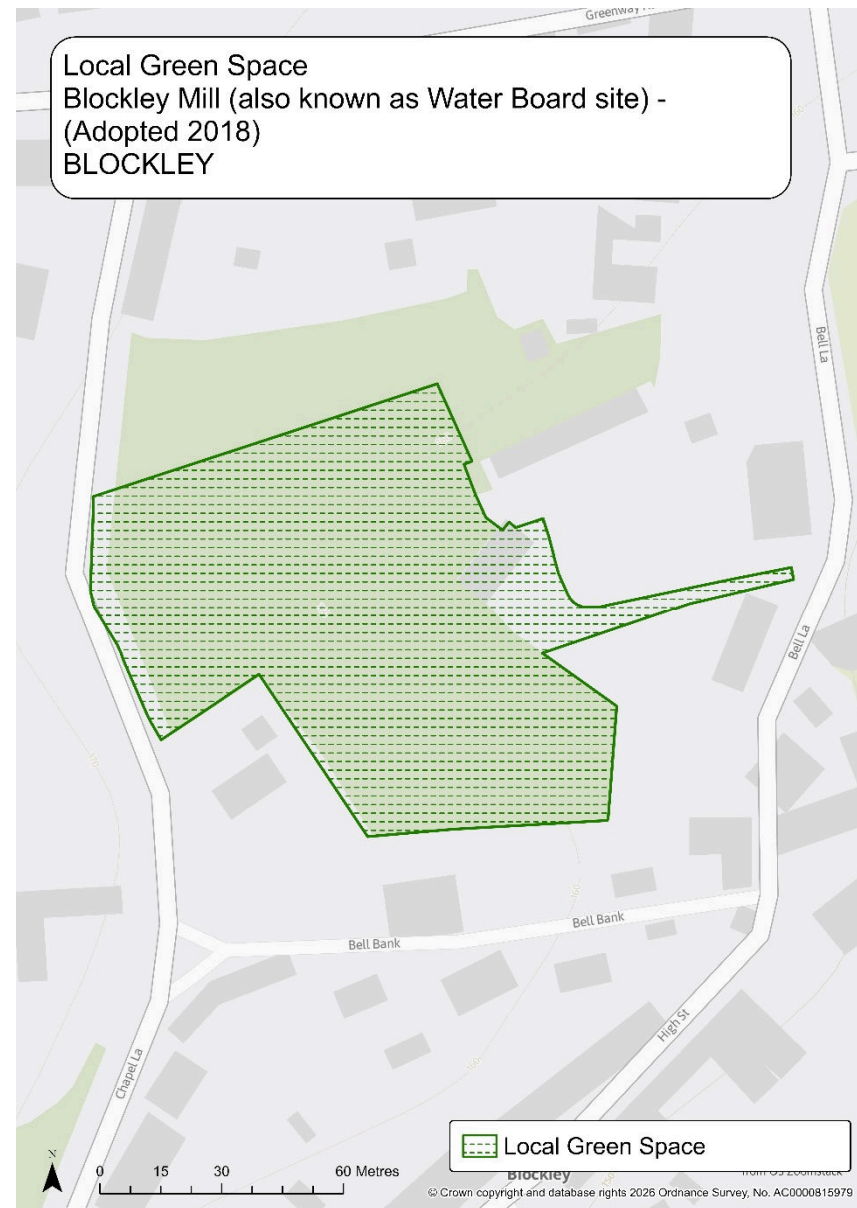


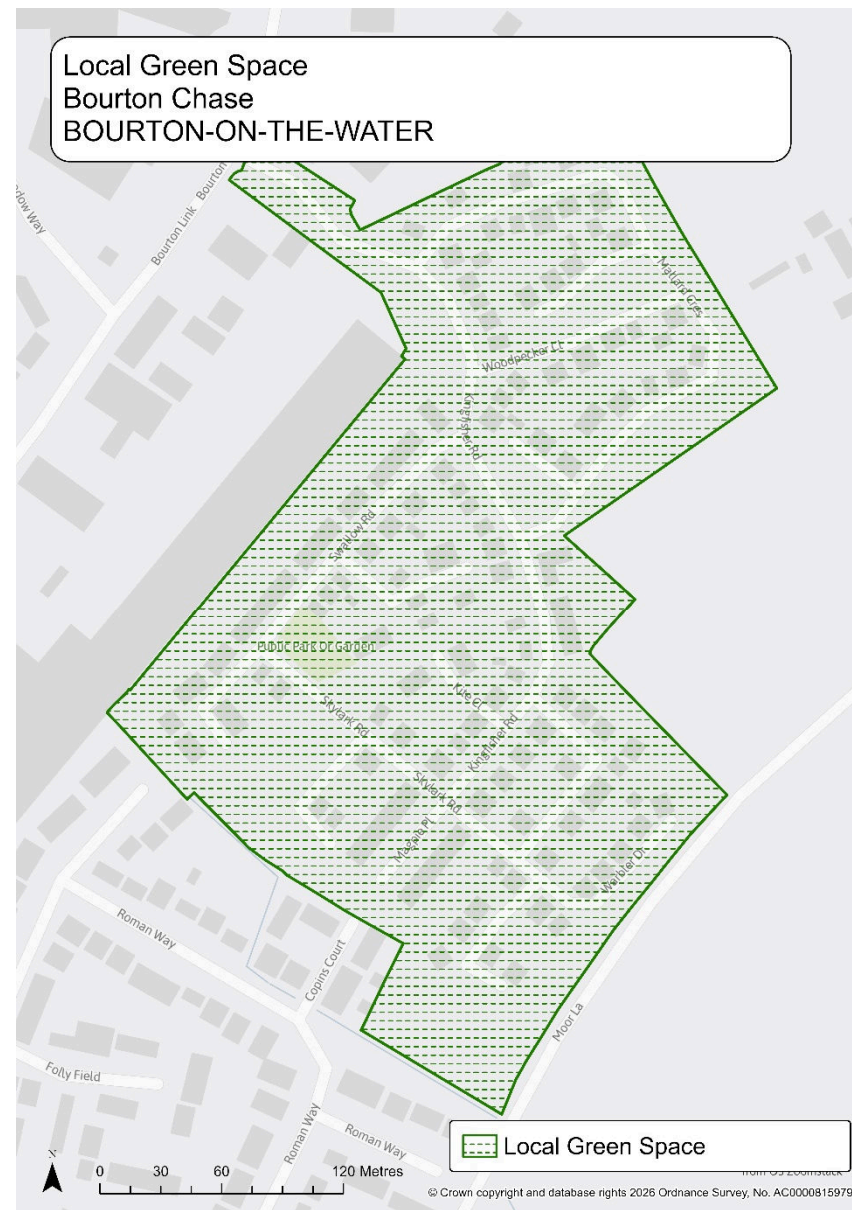
Local Green Space
Upper Kitchen Garden's
BIBURY

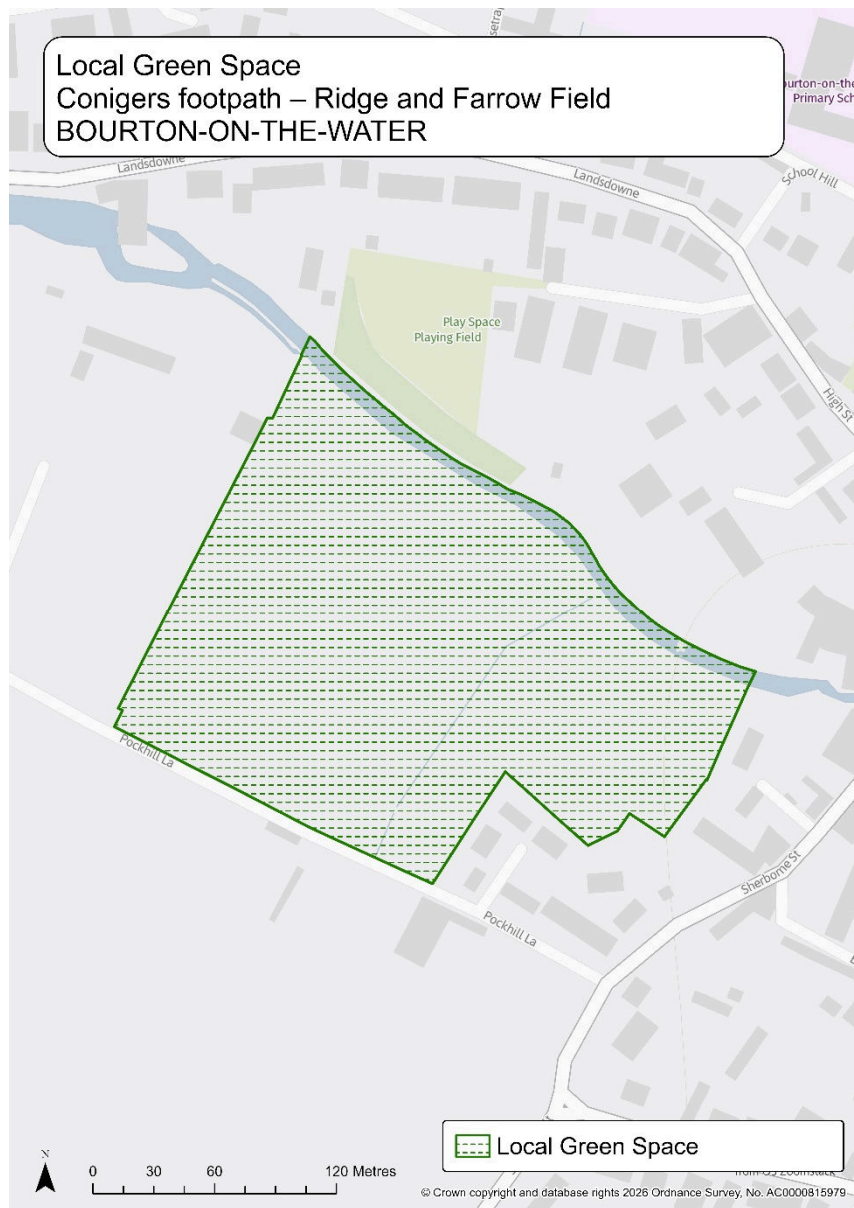


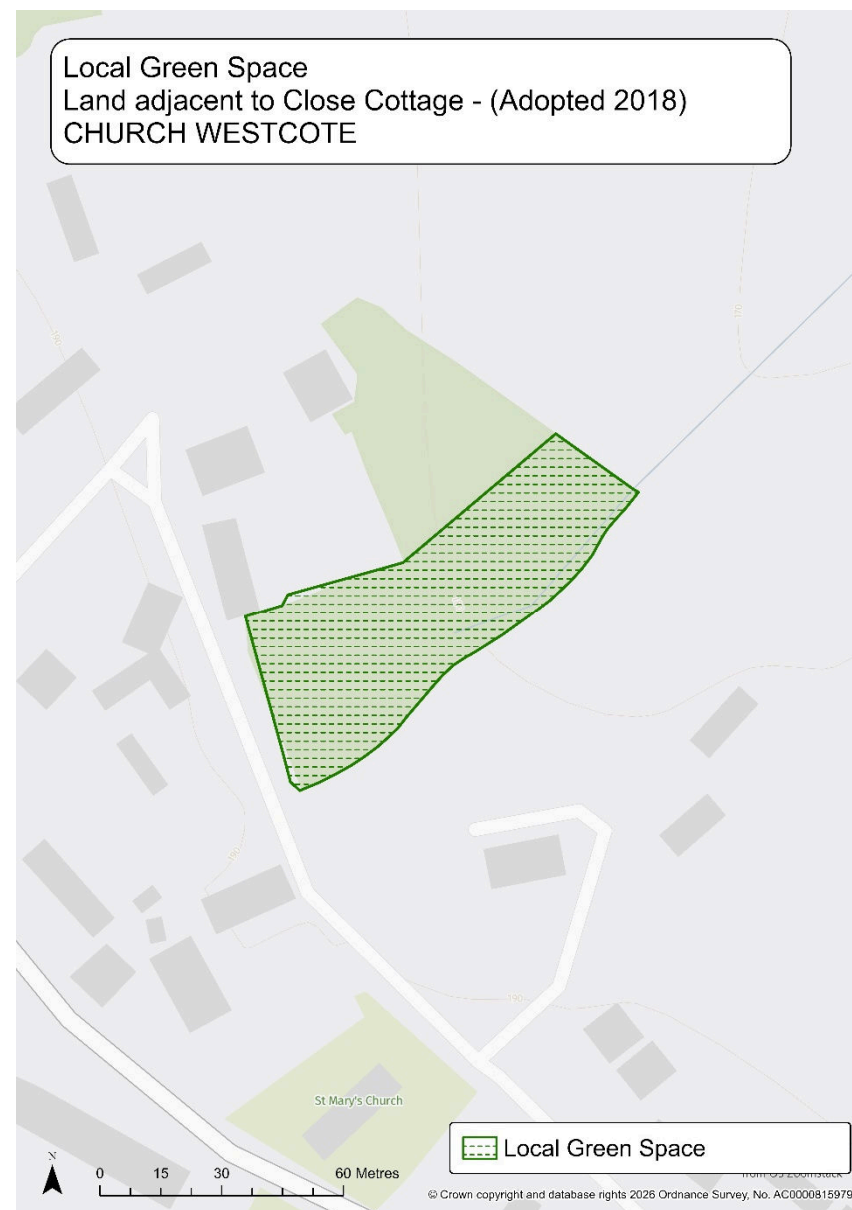
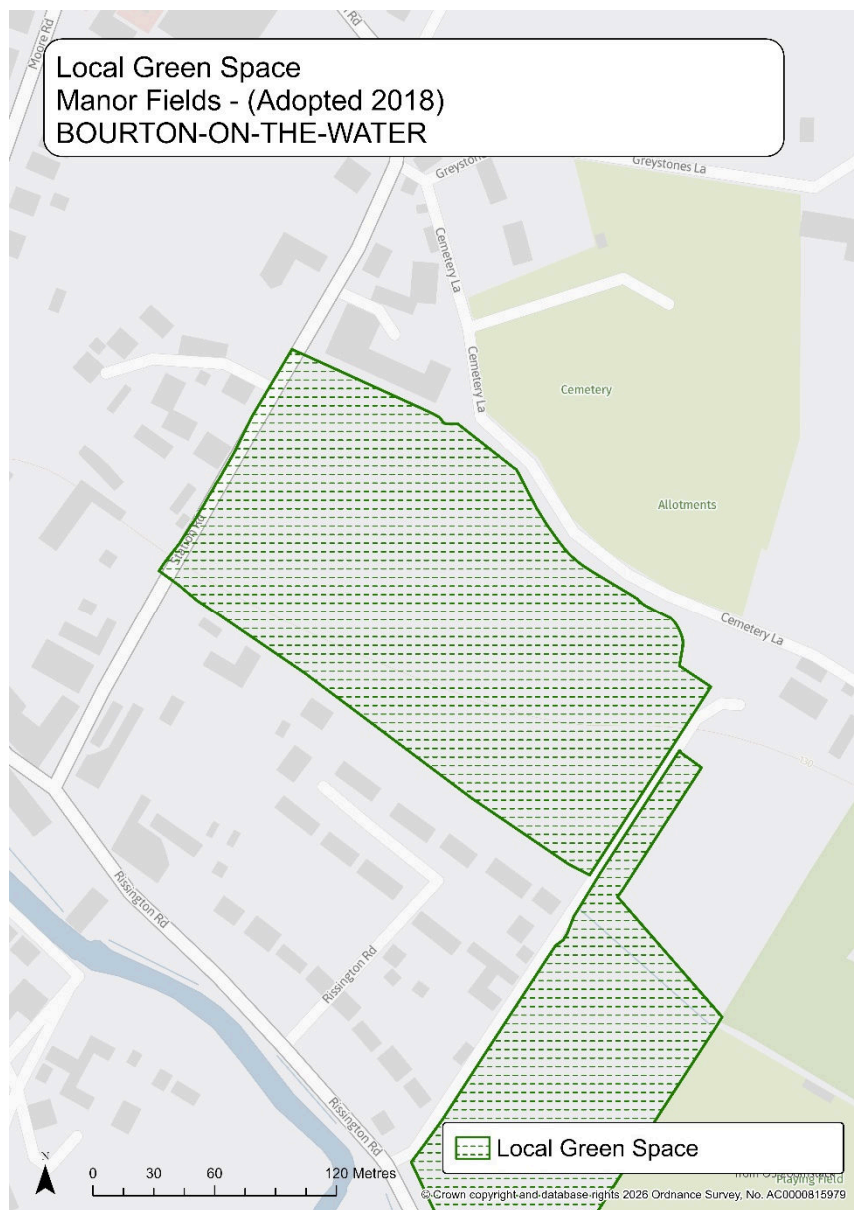
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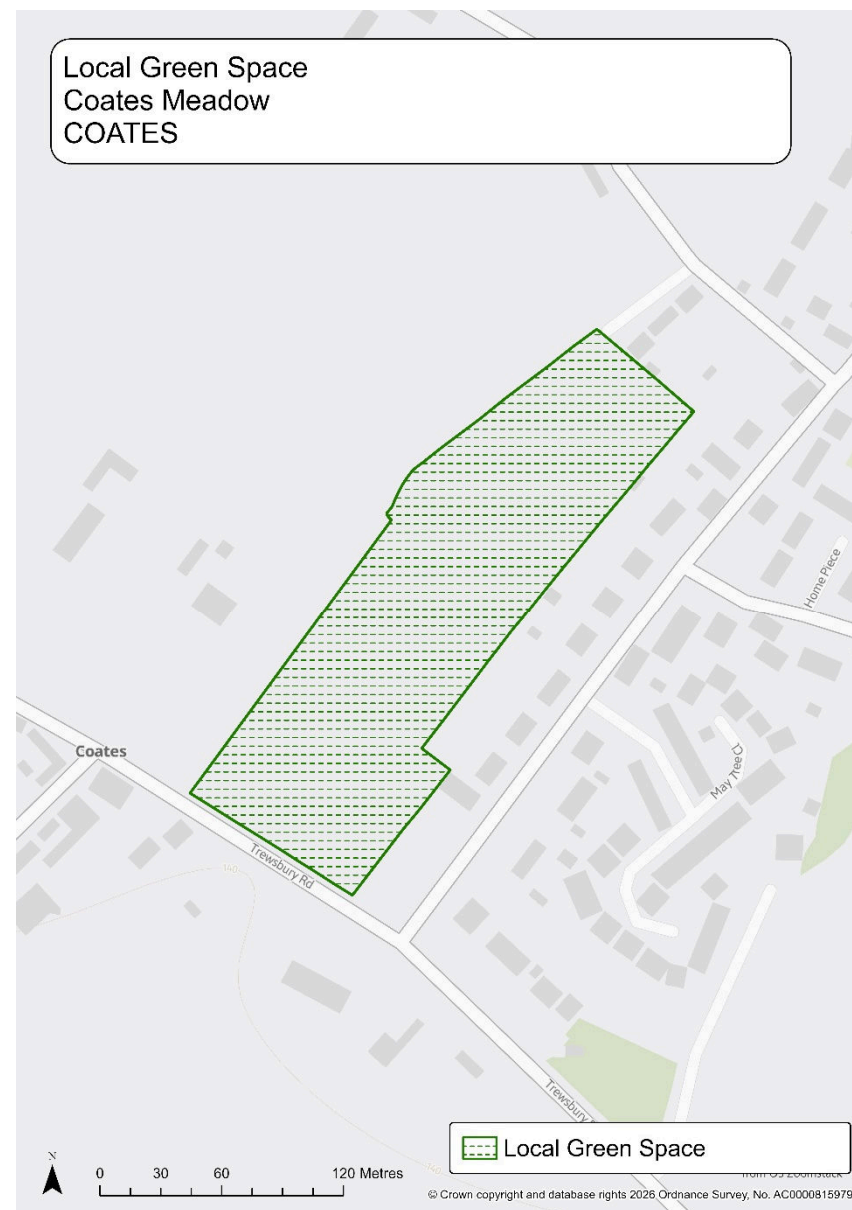
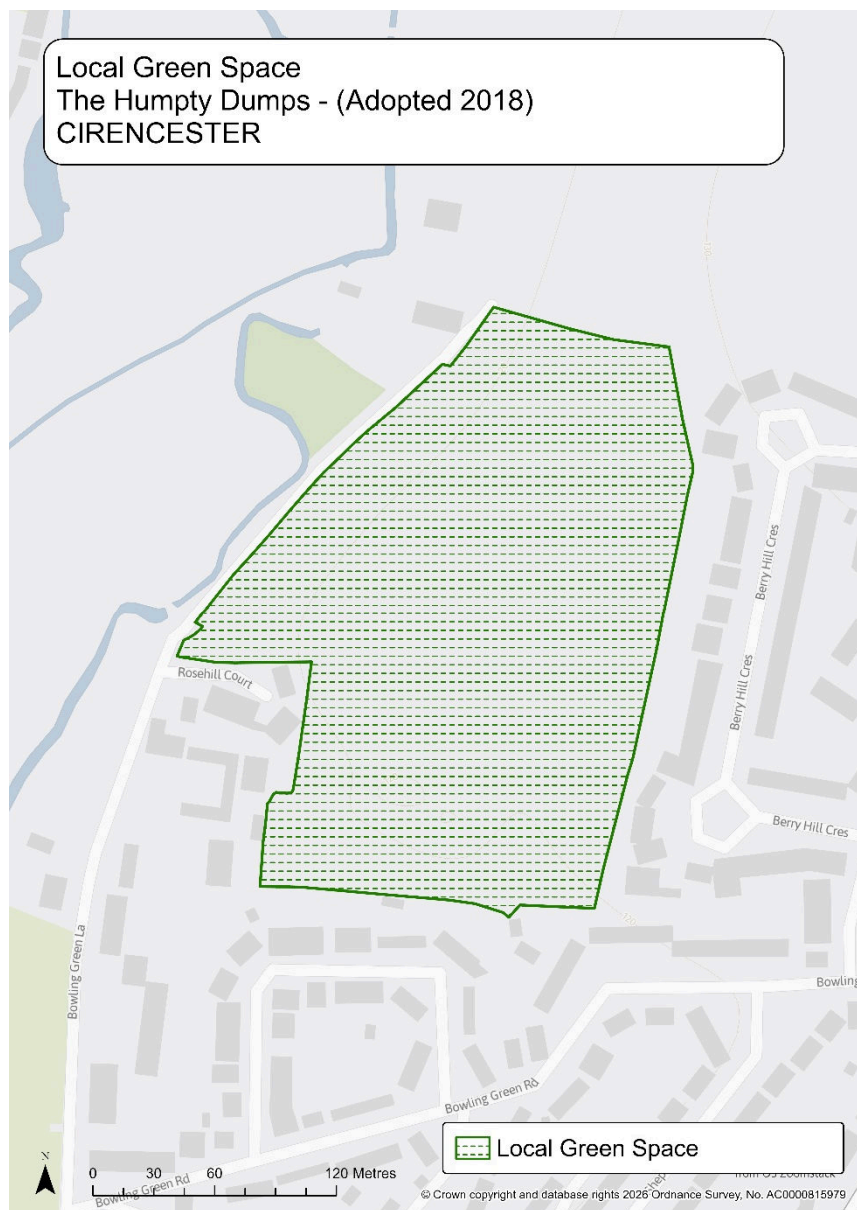


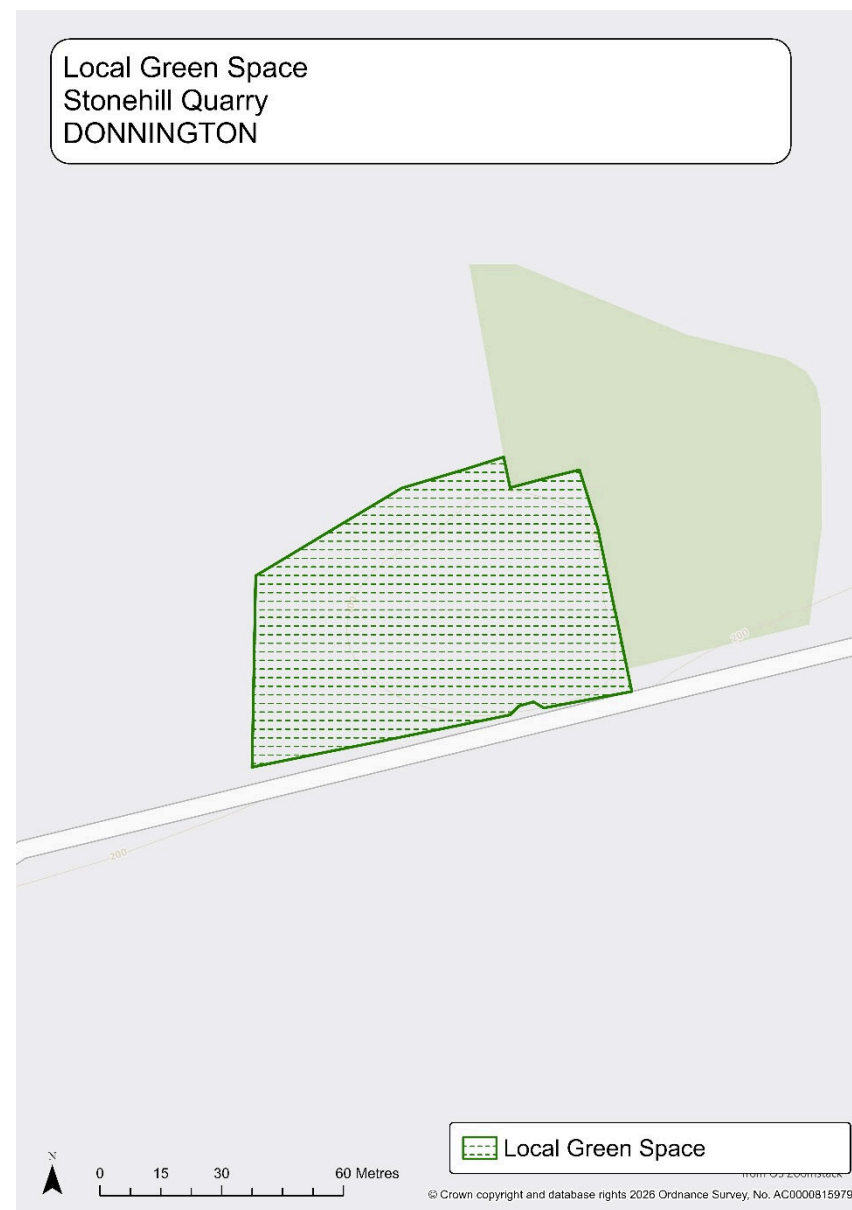
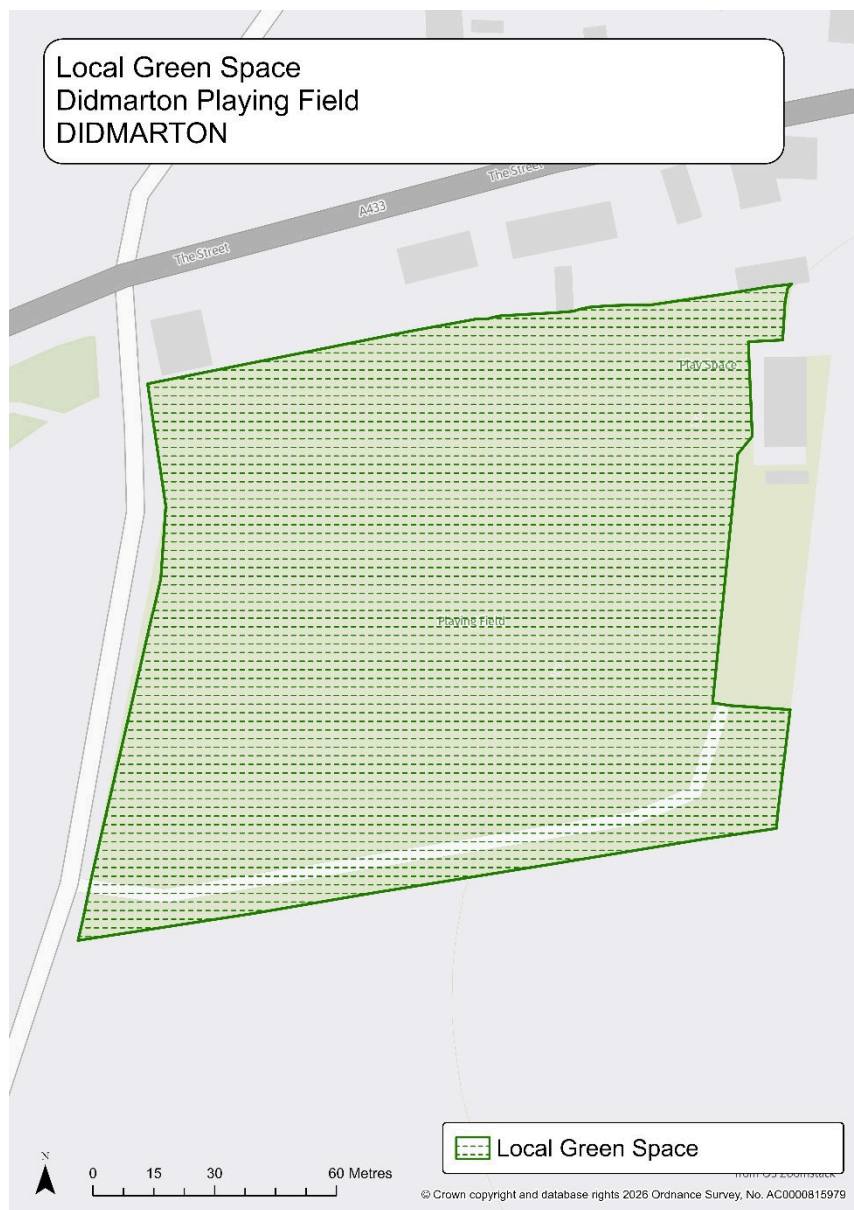




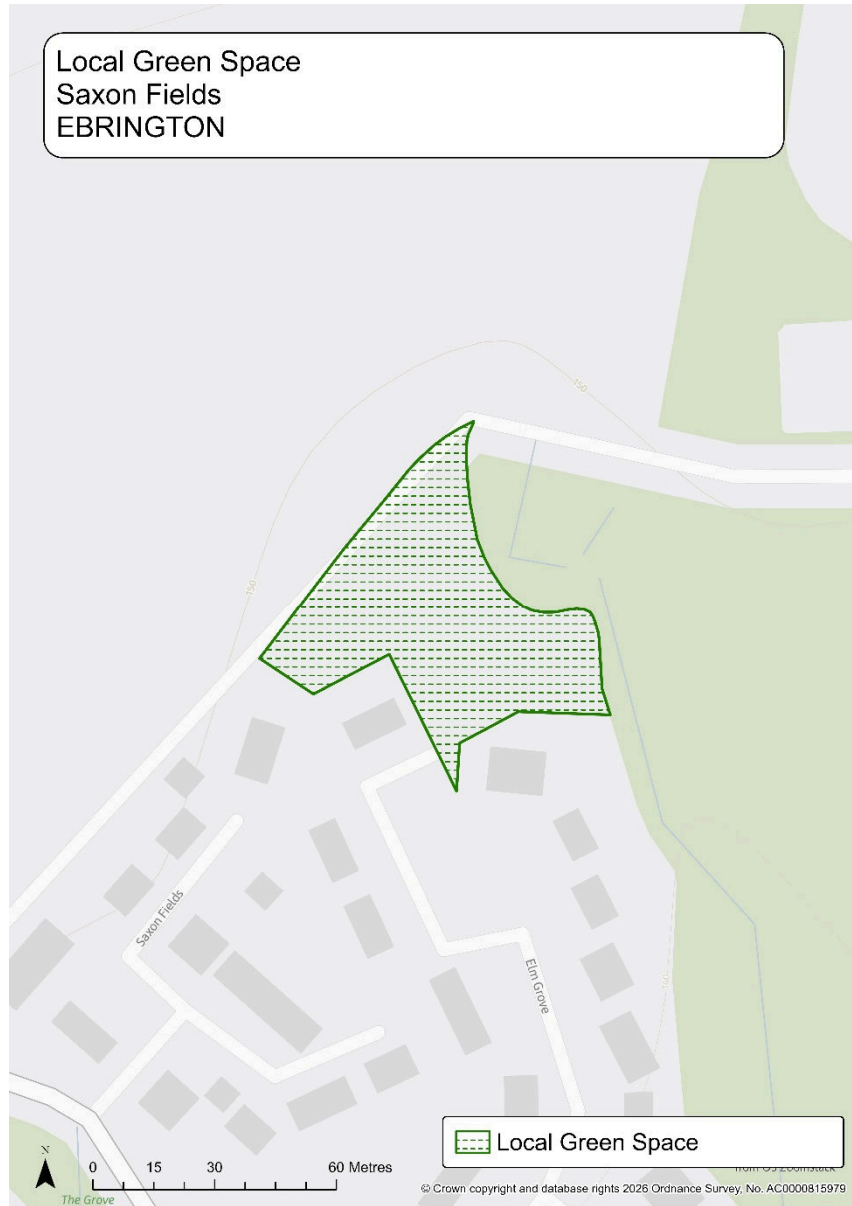






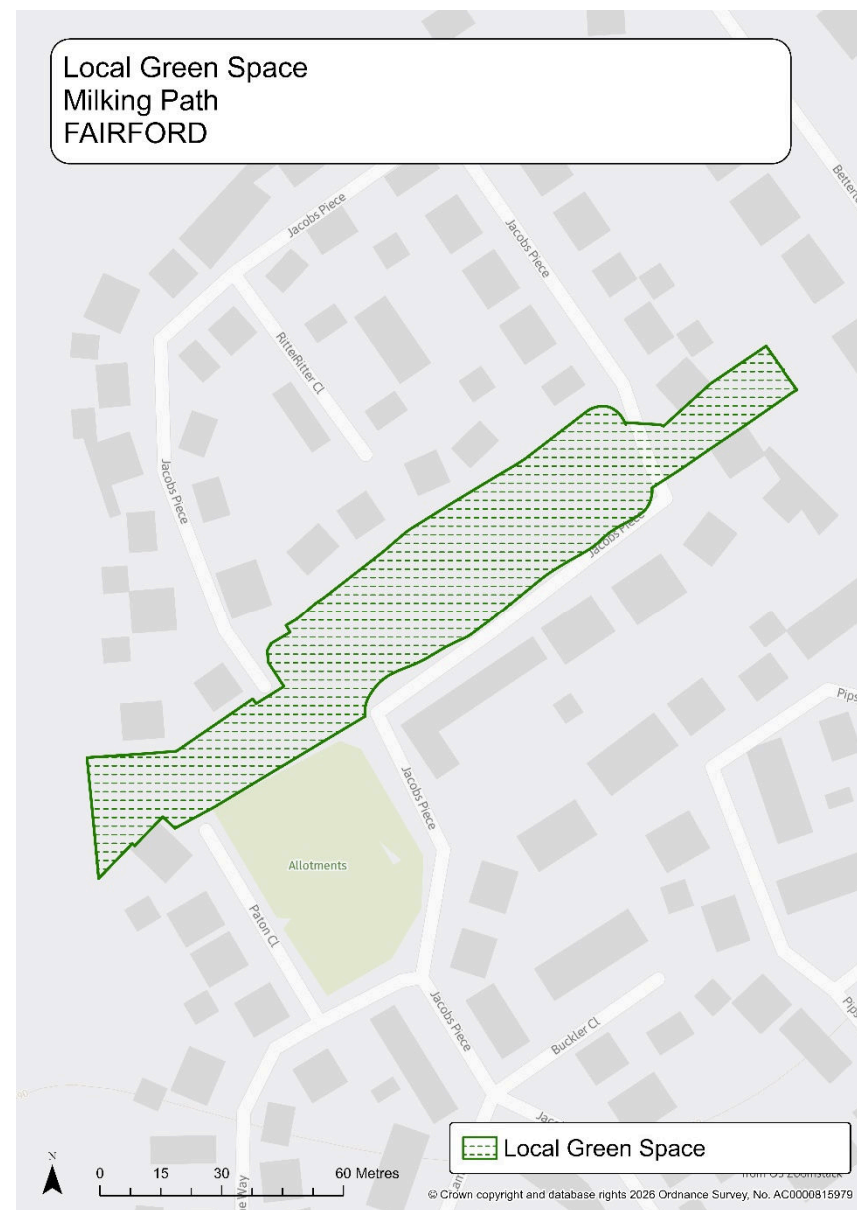


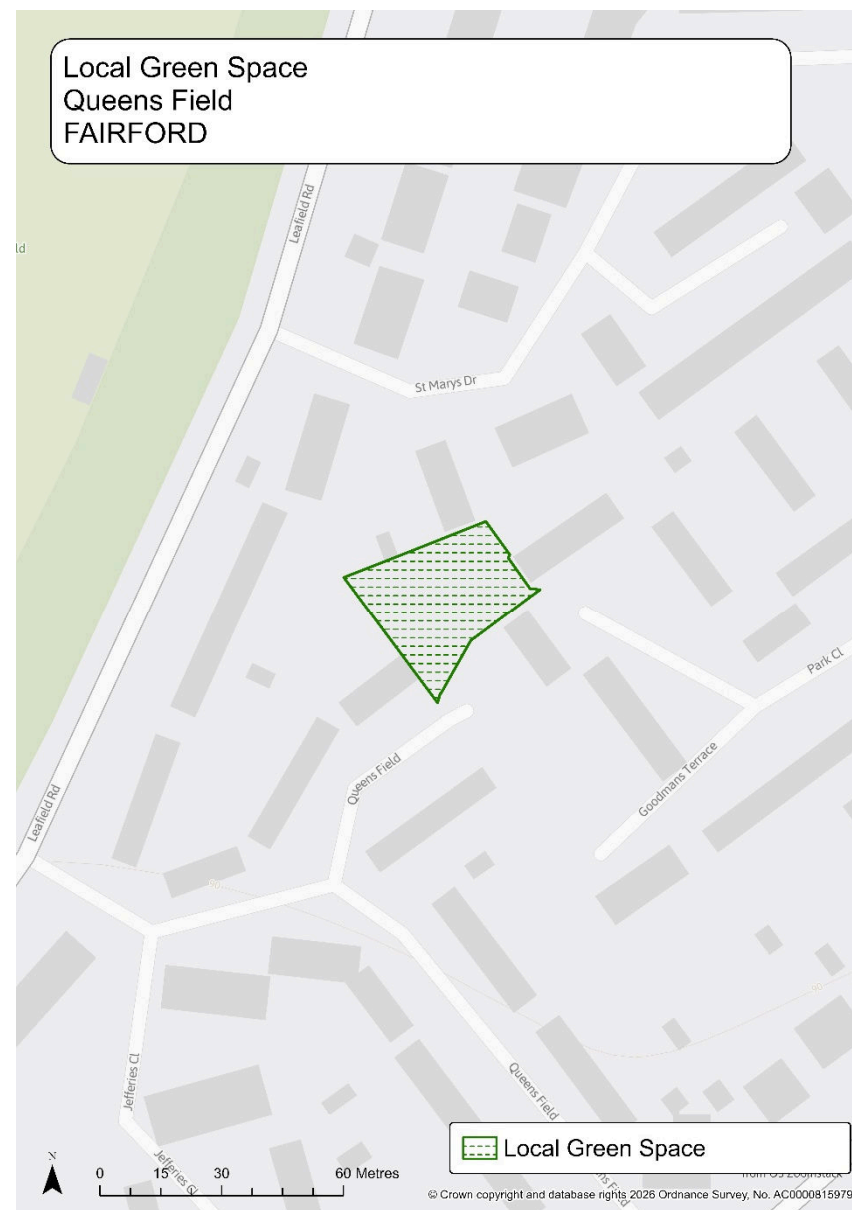
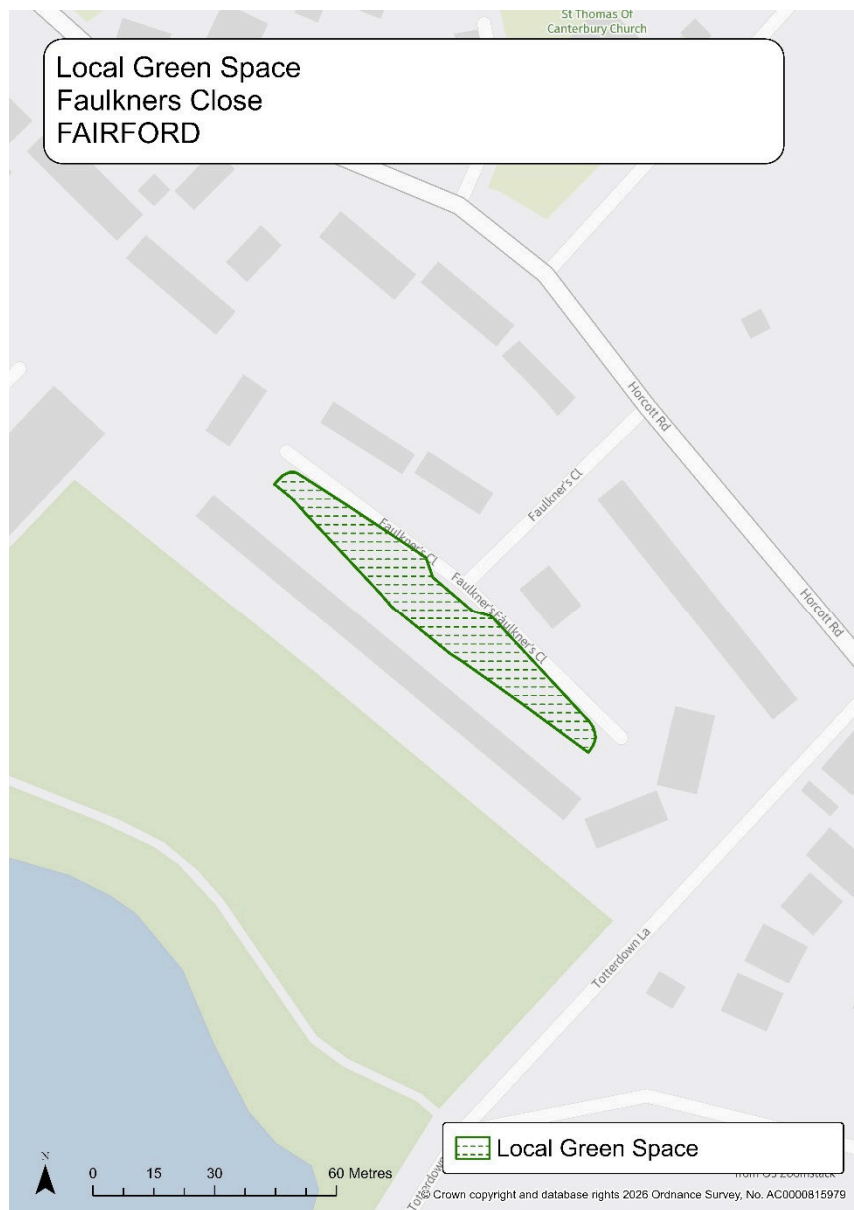
Local Green Space
Saxon Fields
EBRINGTON

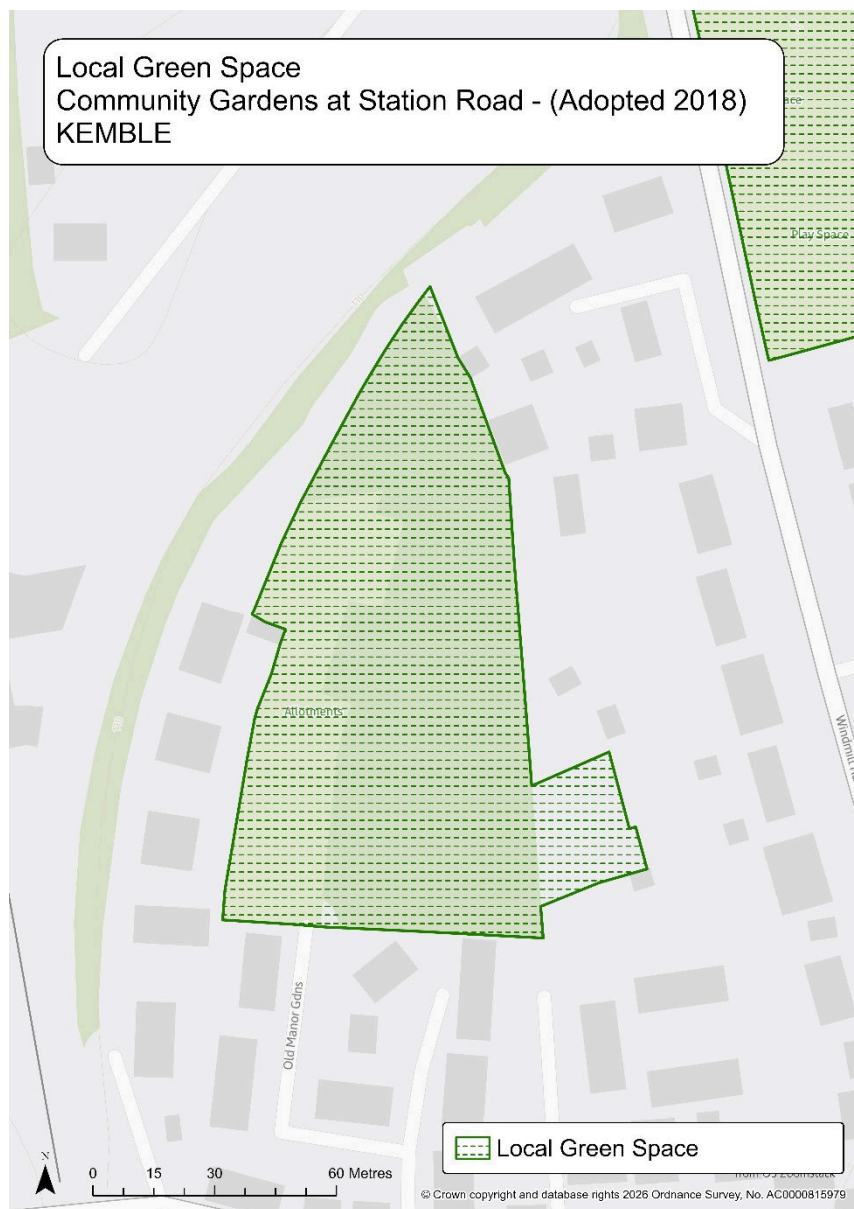


Local Green Space
Kebble Fields
FAIRFORD

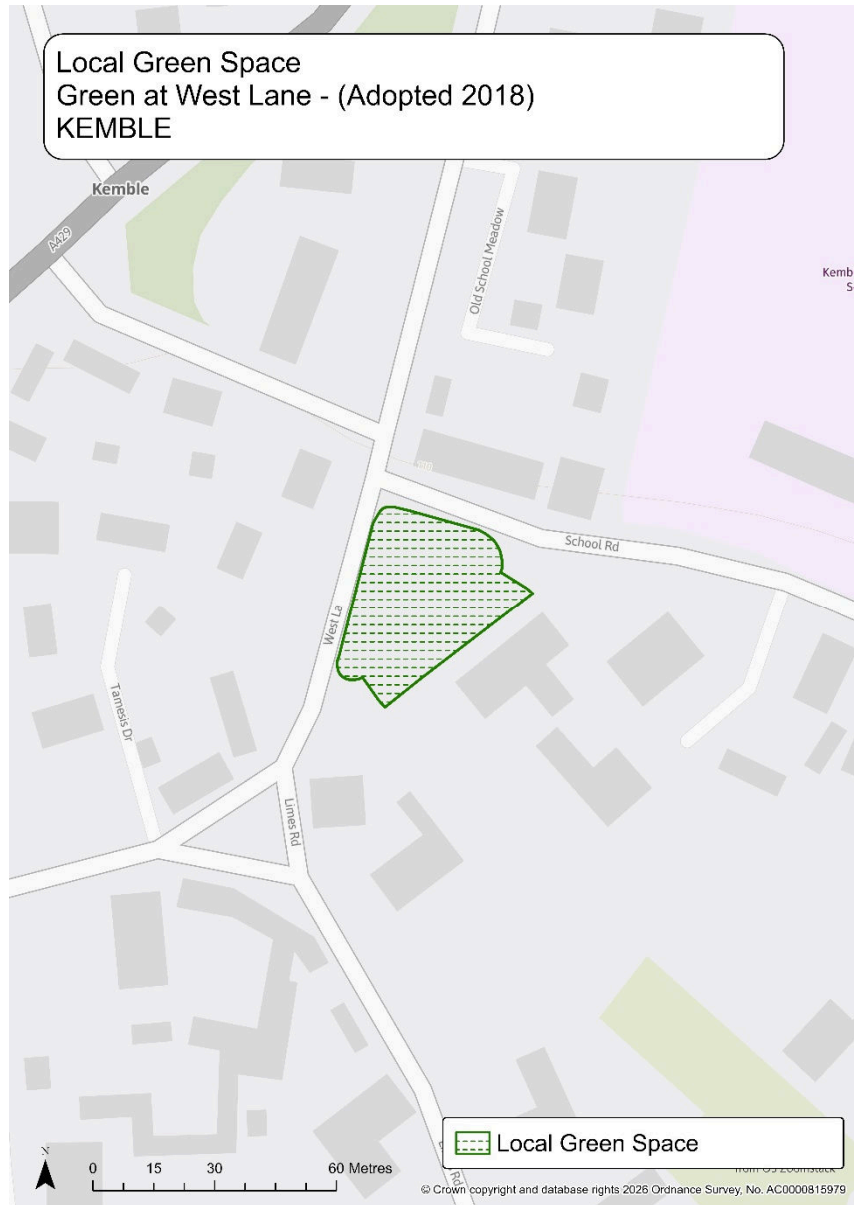






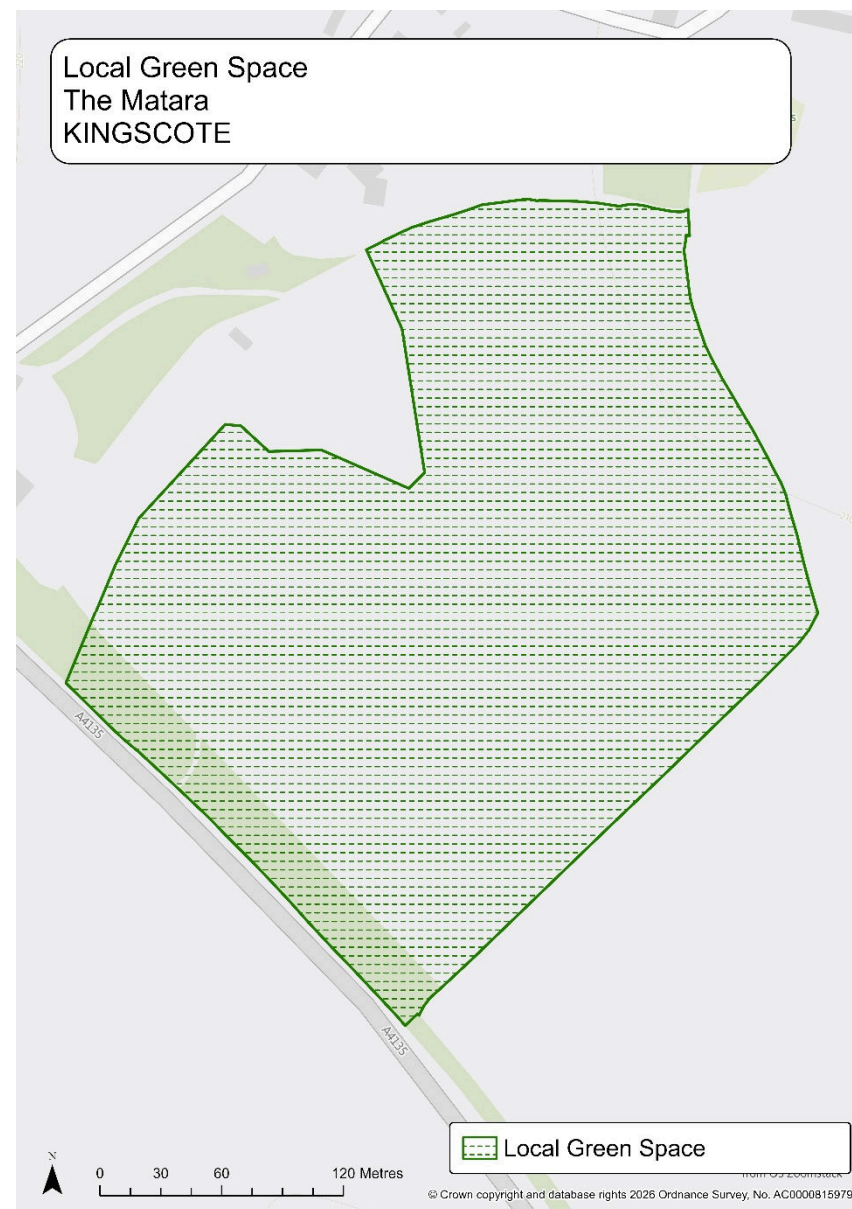
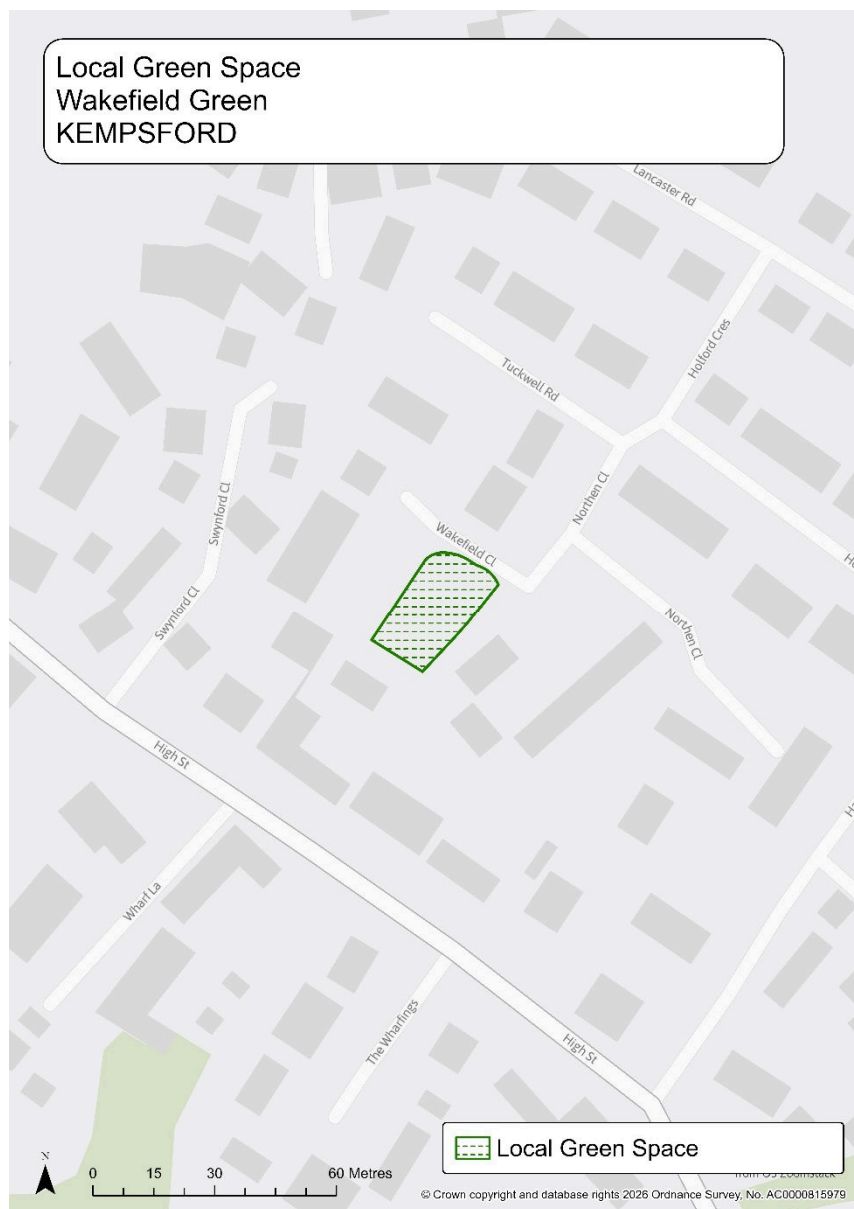


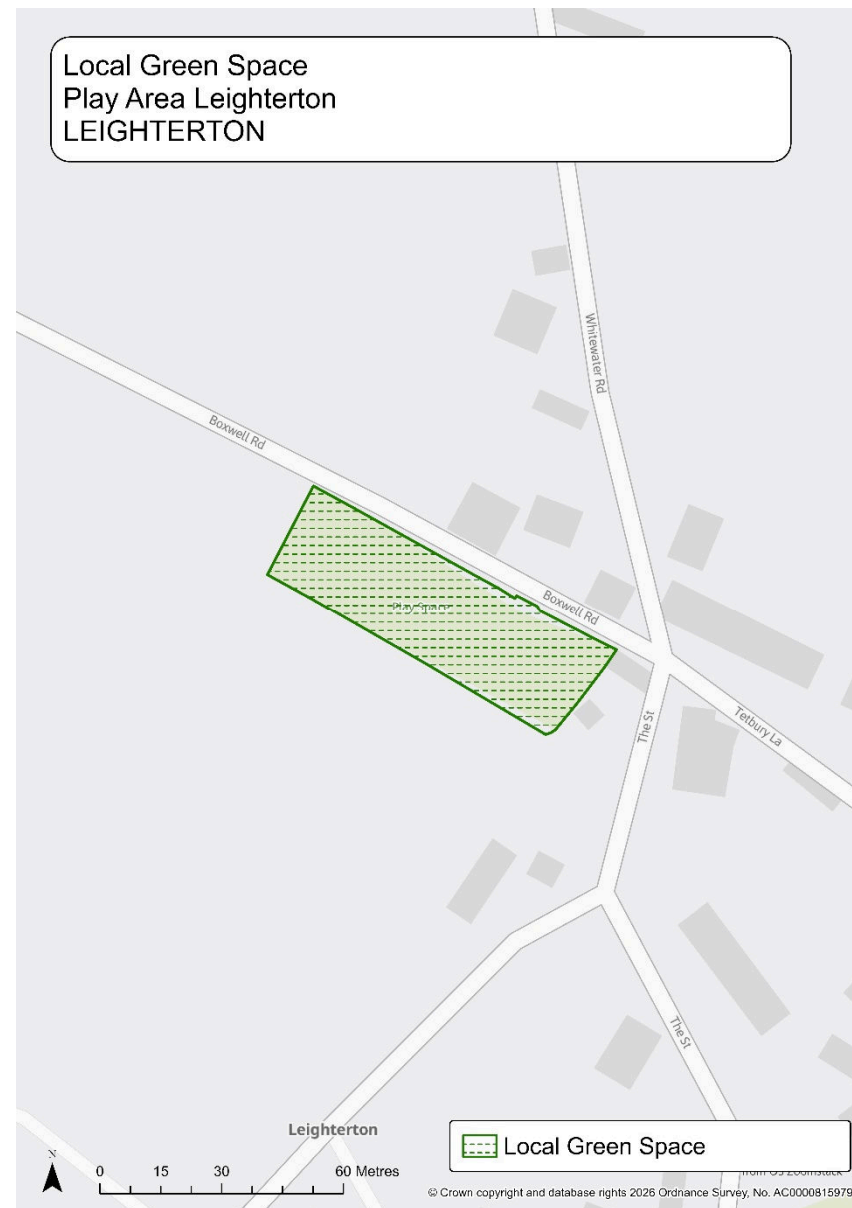
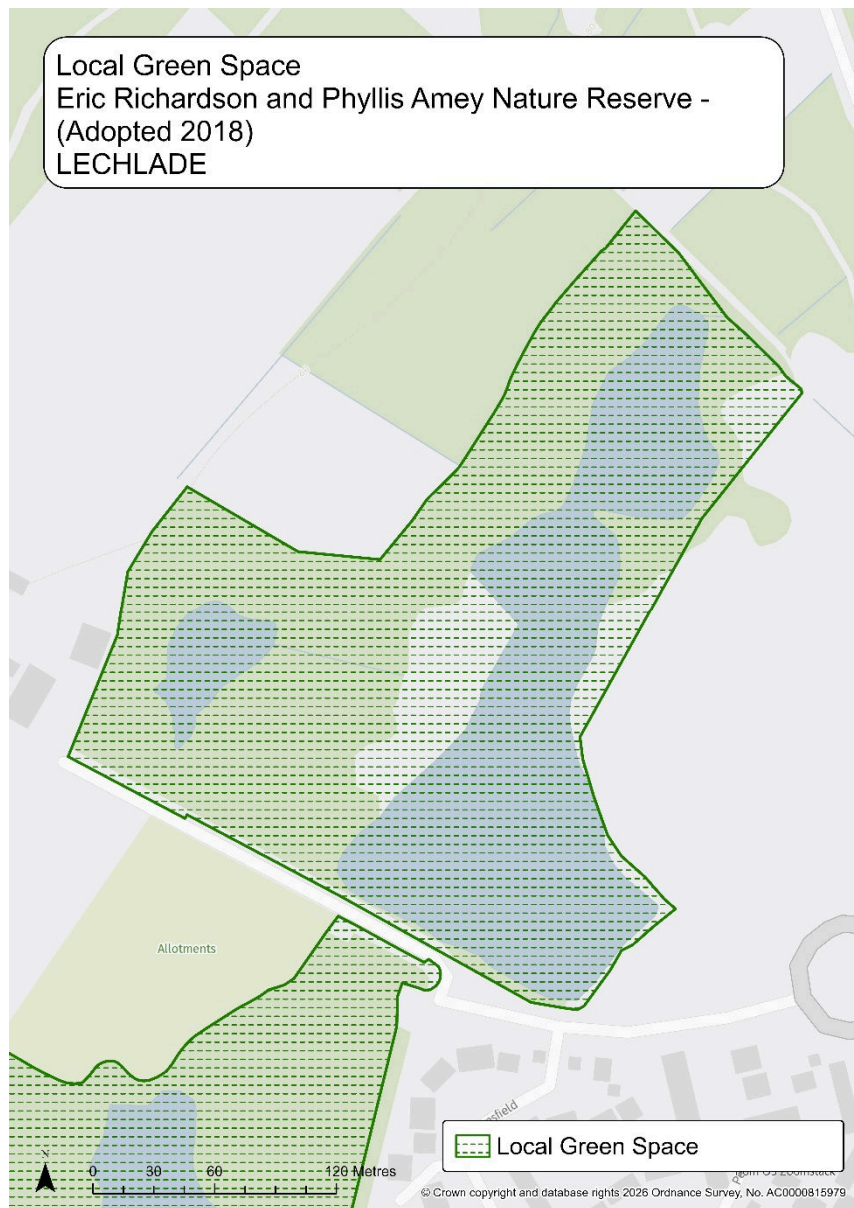
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Green at West Lane - (Adopted 2018)
KEMBLE



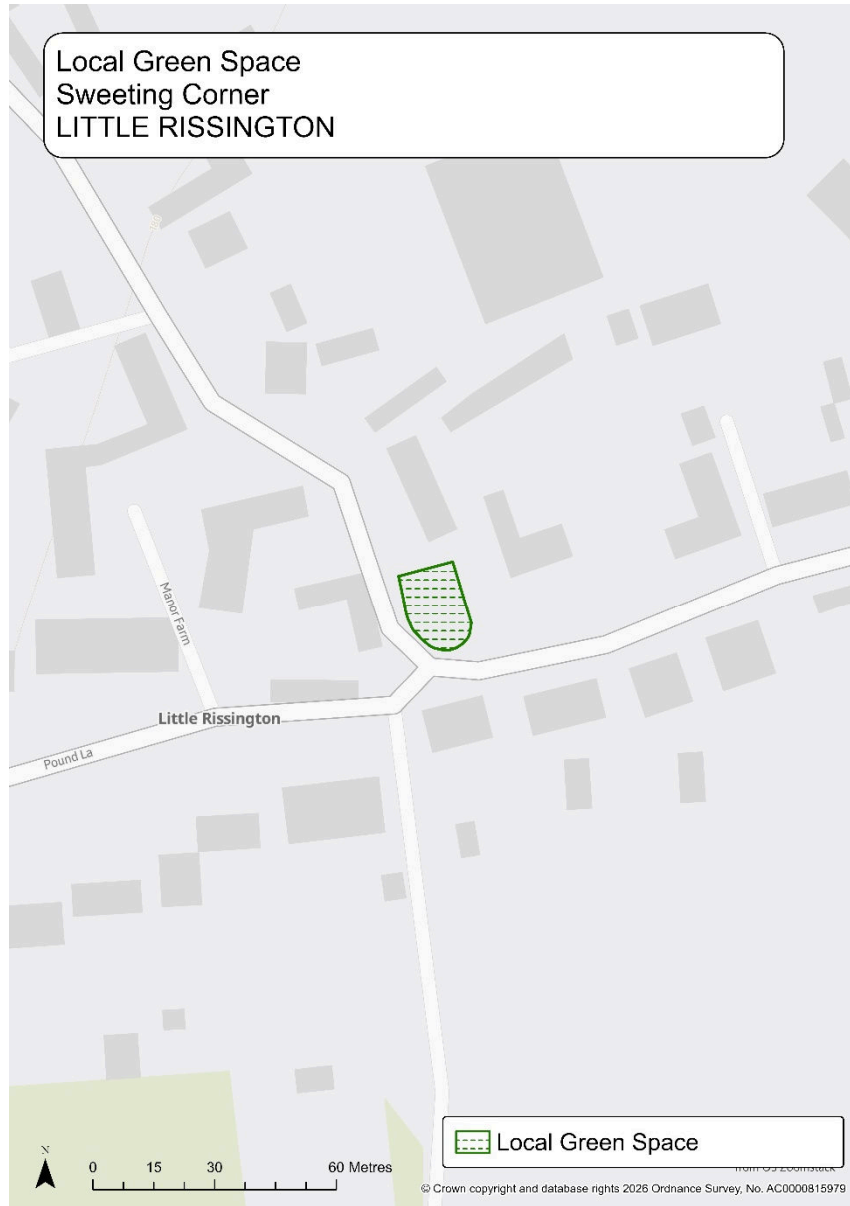
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Hazel View Recreation Ground
KEMPSFORD



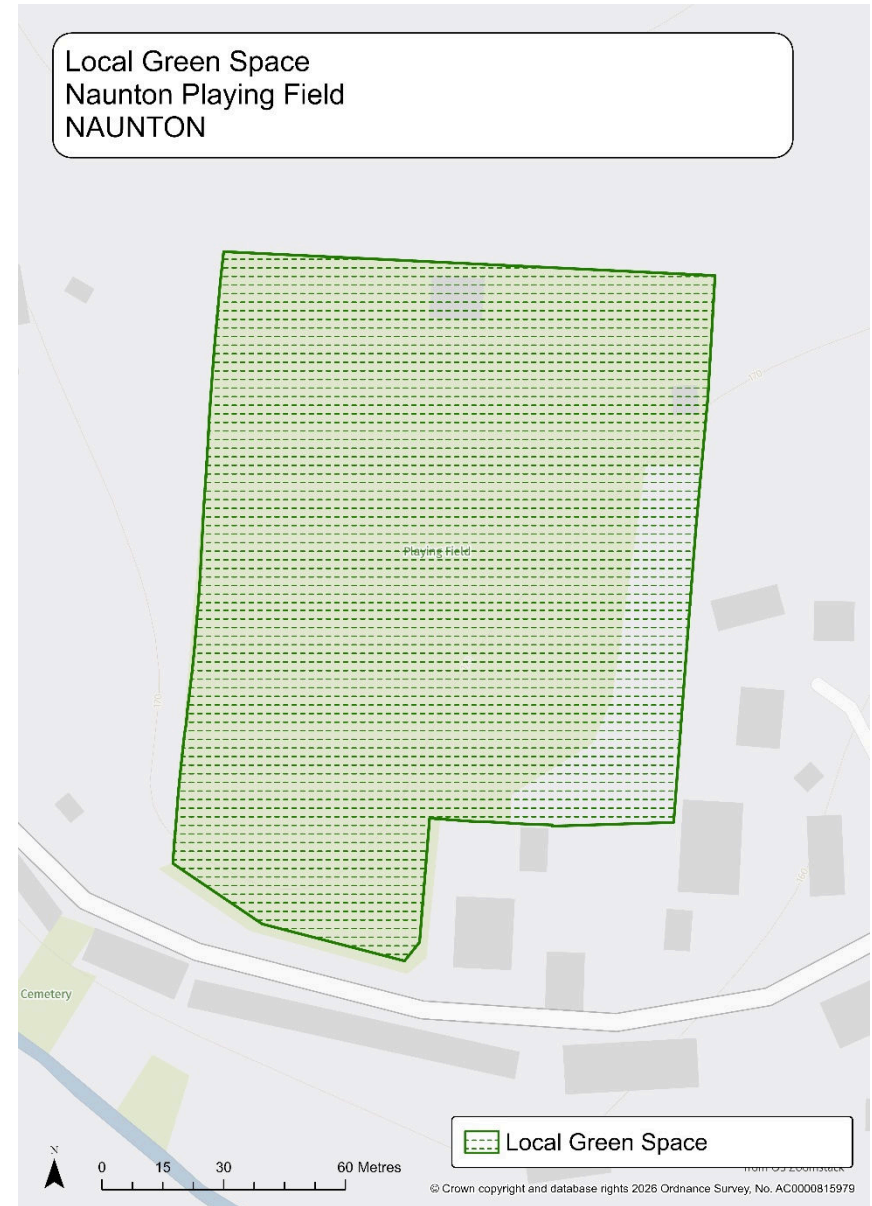


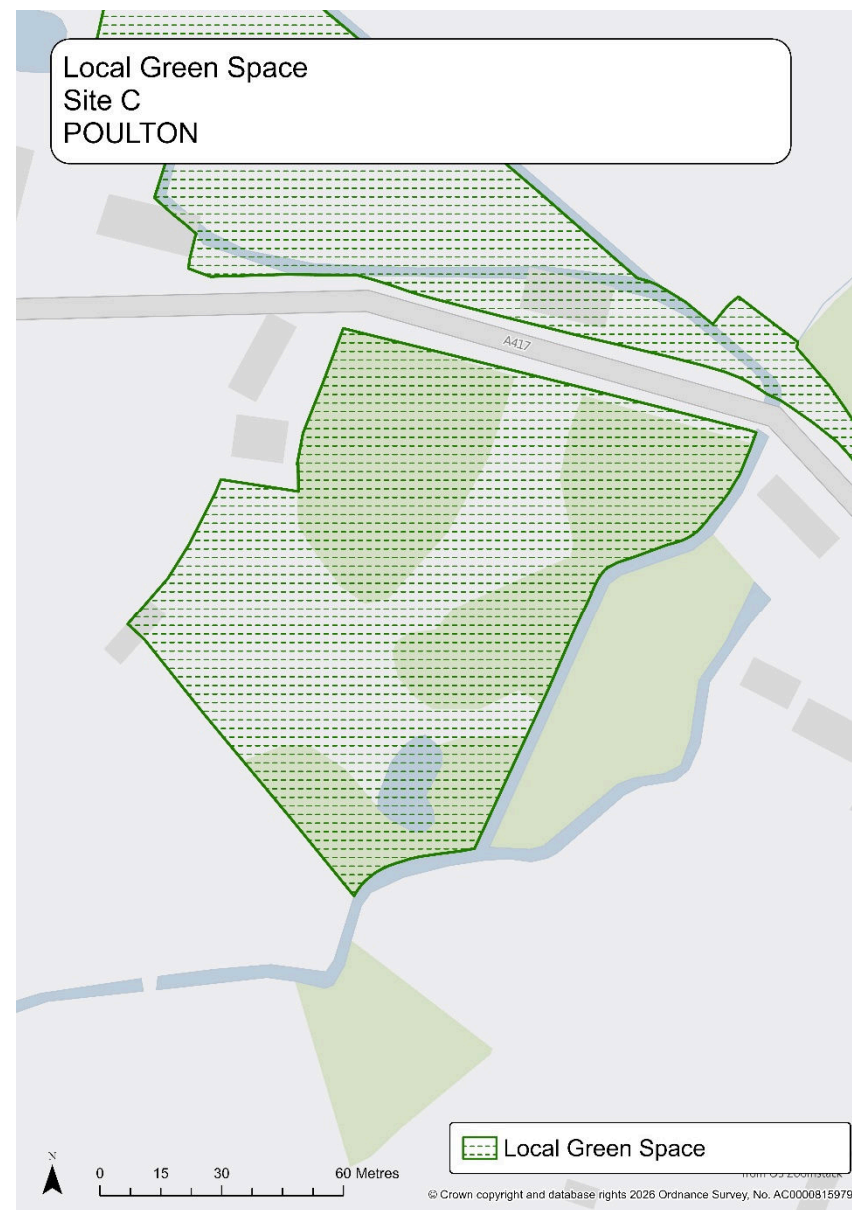
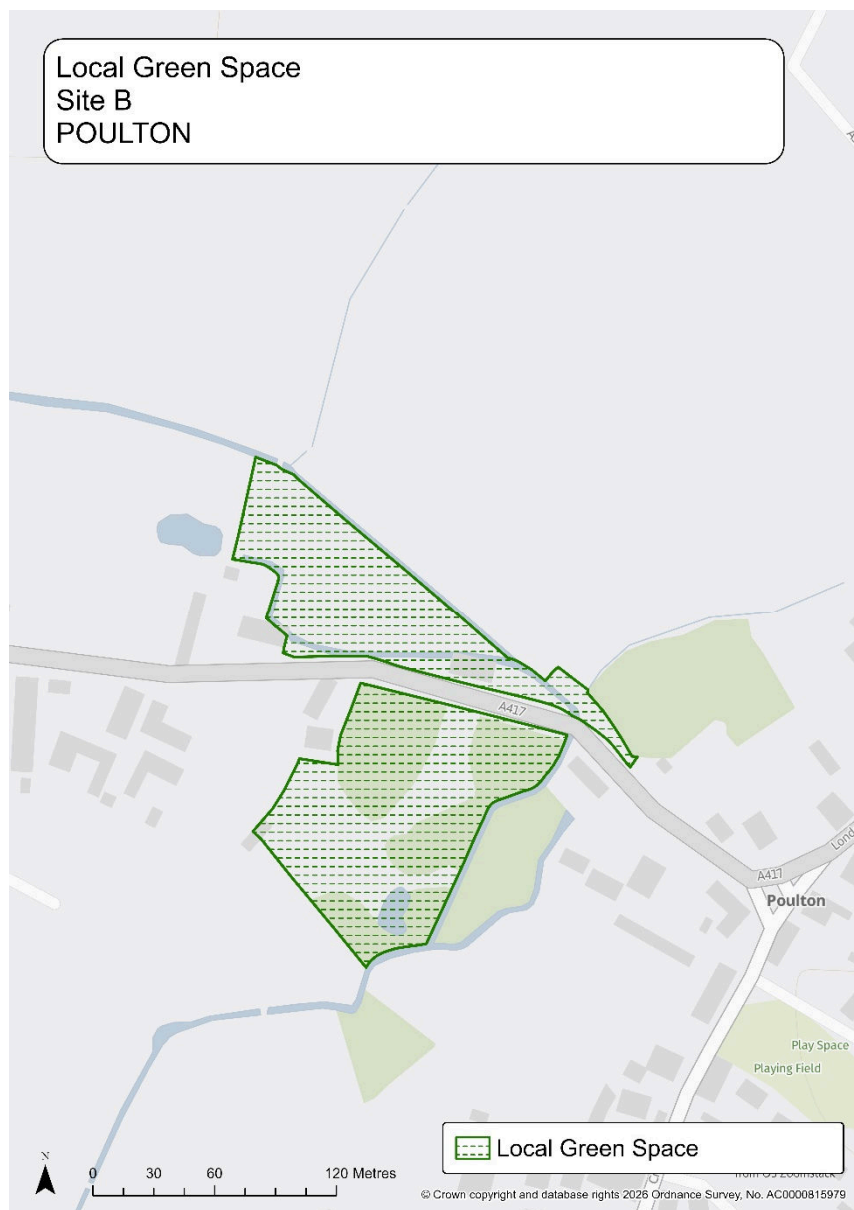


Local Green Space
Sweeting Corner
LITTLE RISSINGTON



Local Green Space
Naunton Playing Field
NAUNTON

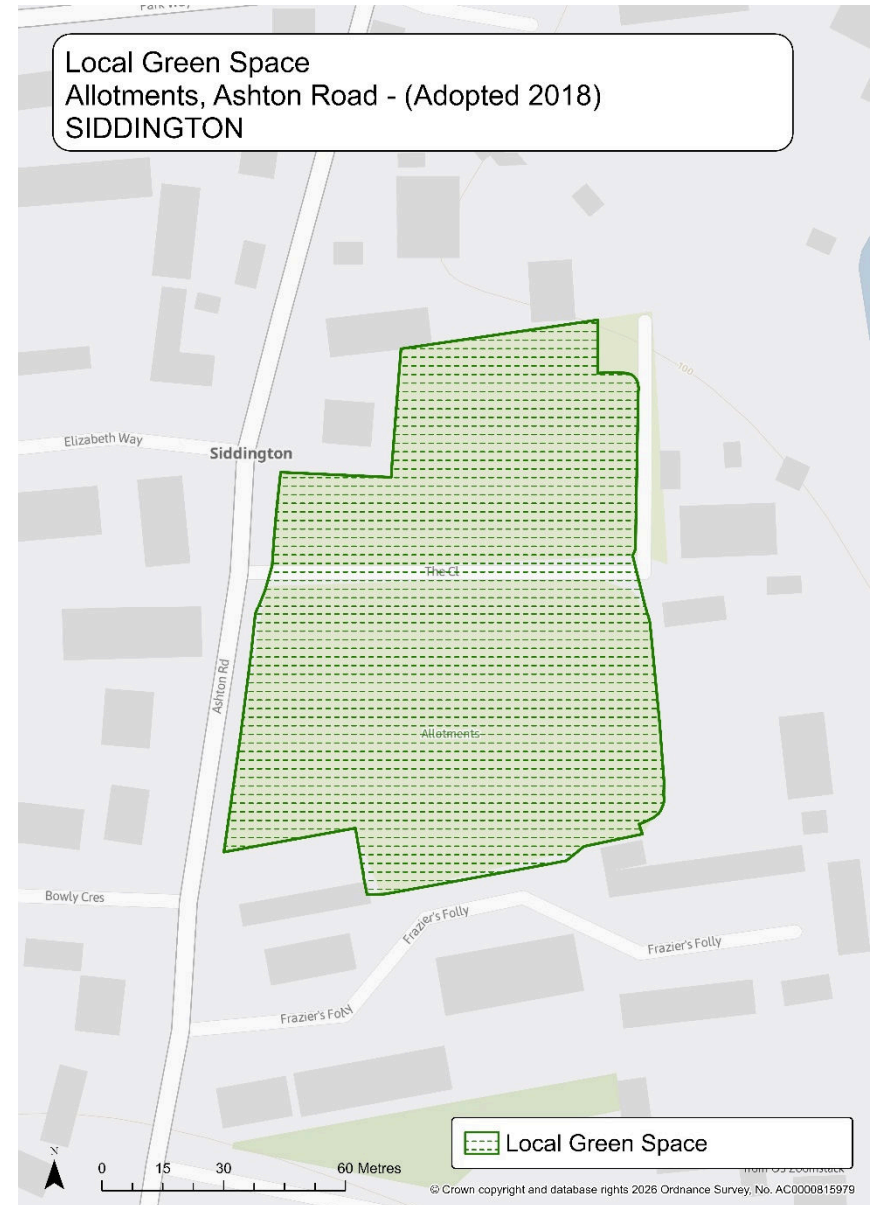




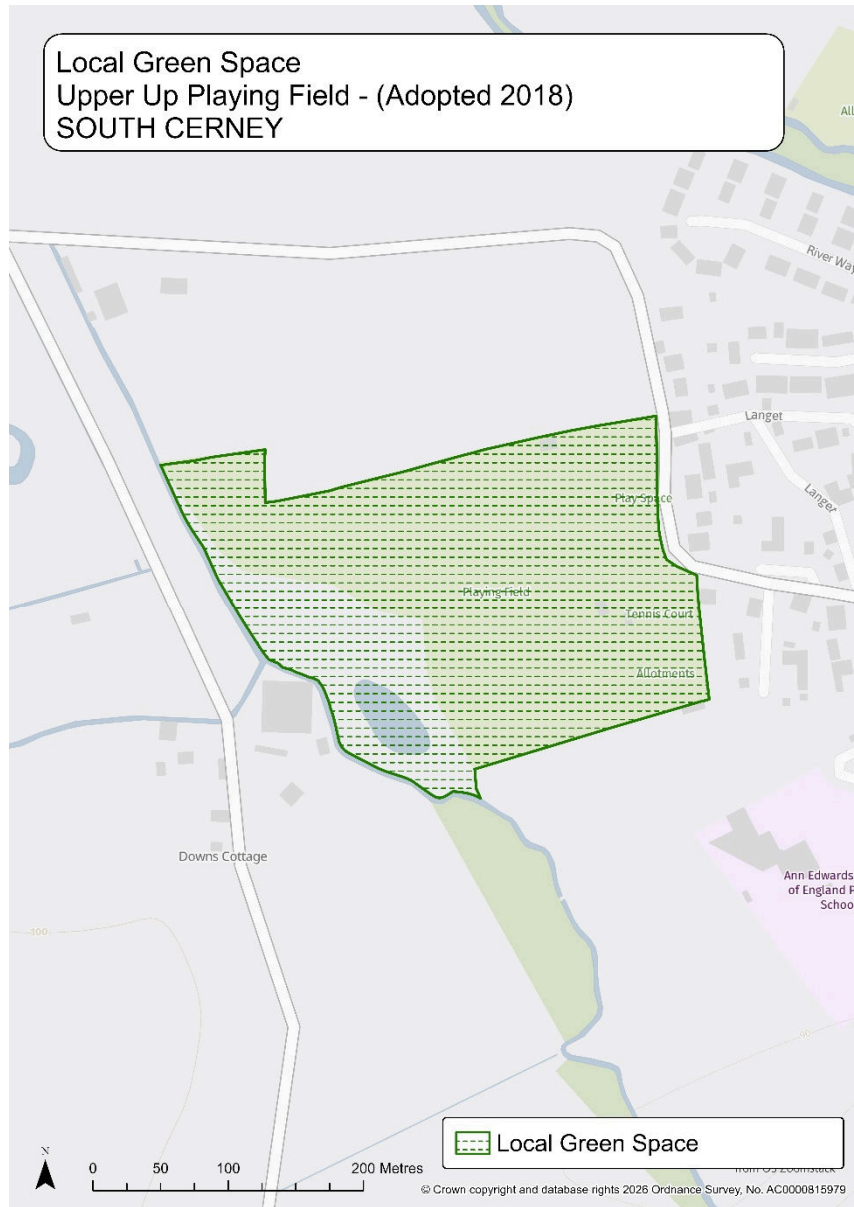
Local Green Space
Playing Fields, Park Way - (Adopted 2018)
SIDINGTON



Local Green Space
Allotments, Ashton Road - (Adopted 2018)
SIDINGTON

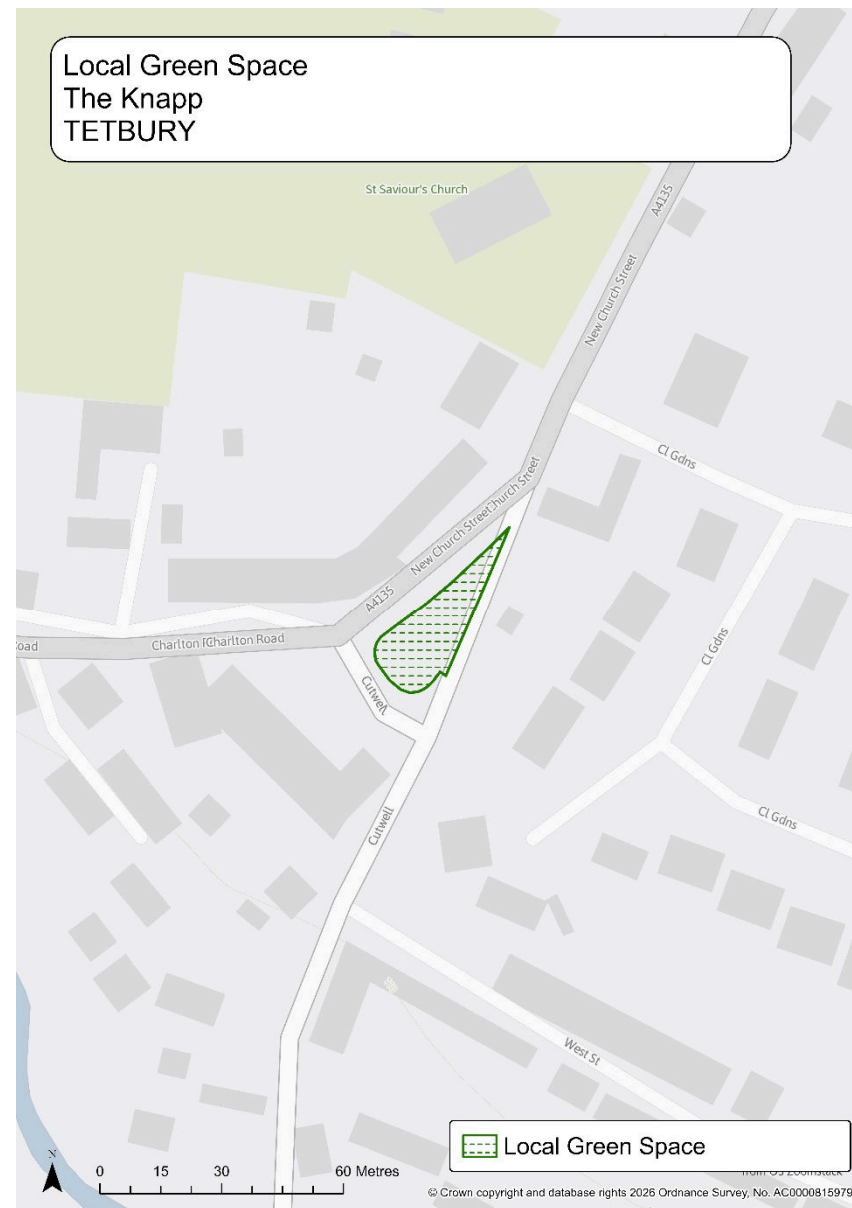
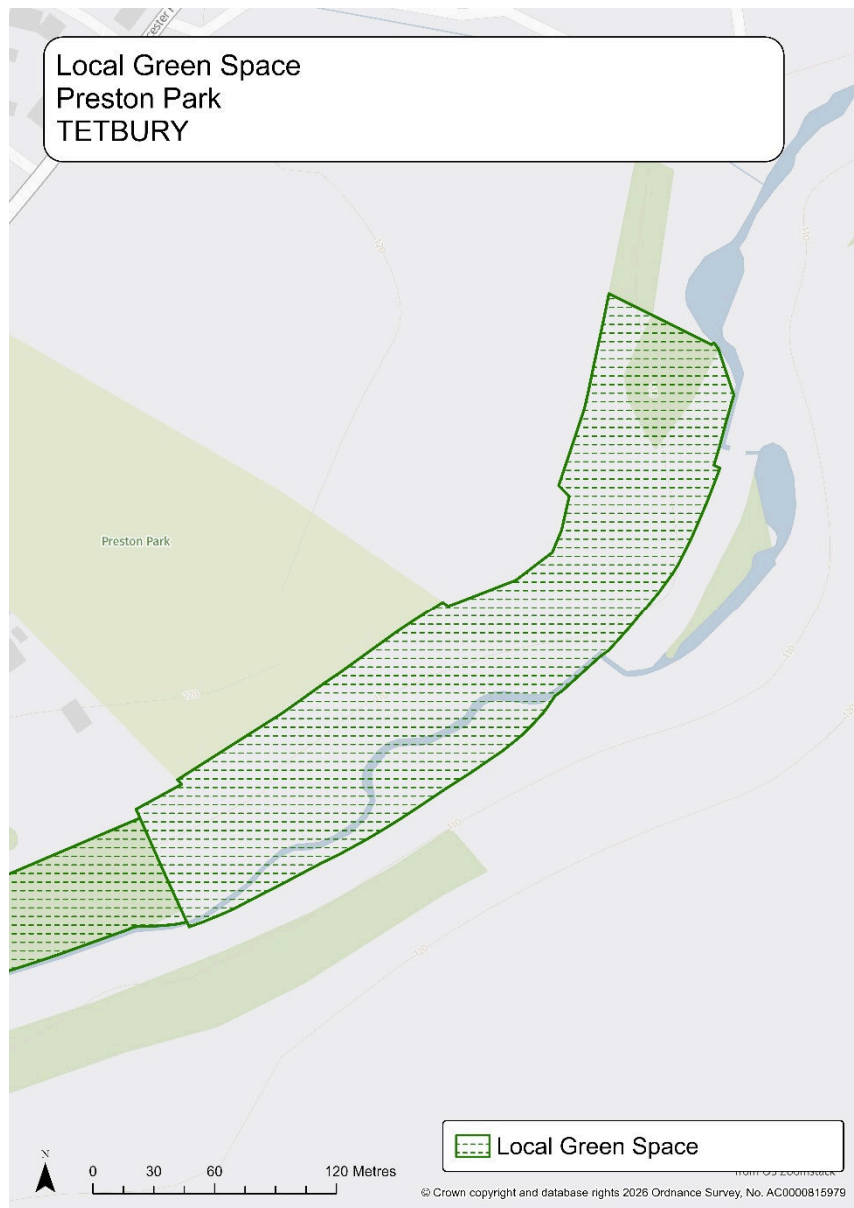


Local Green Space
Upper Up Playing Field - (Adopted 2018)
SOUTH CERNEY



Local Green Space
Church Lane Allotments - (Adopted 2018)
SOUTH CERNEY





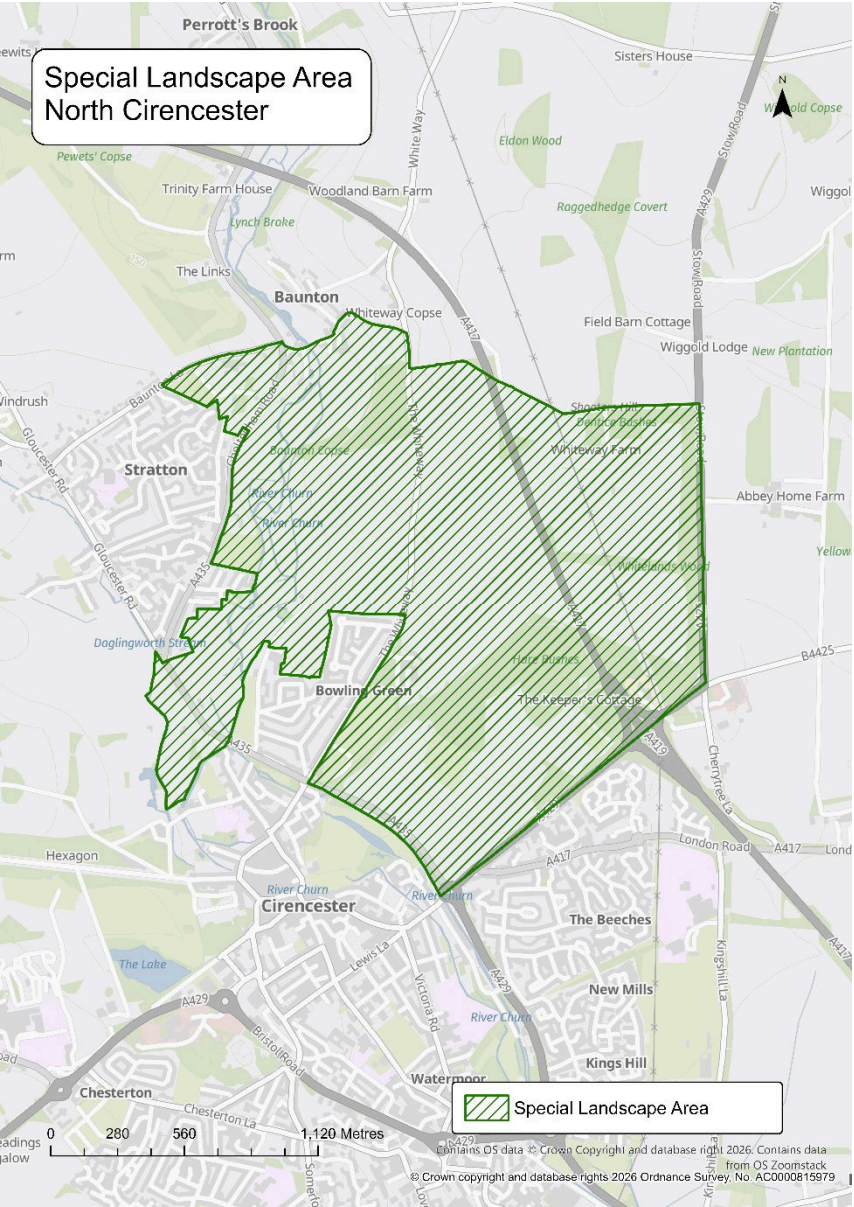
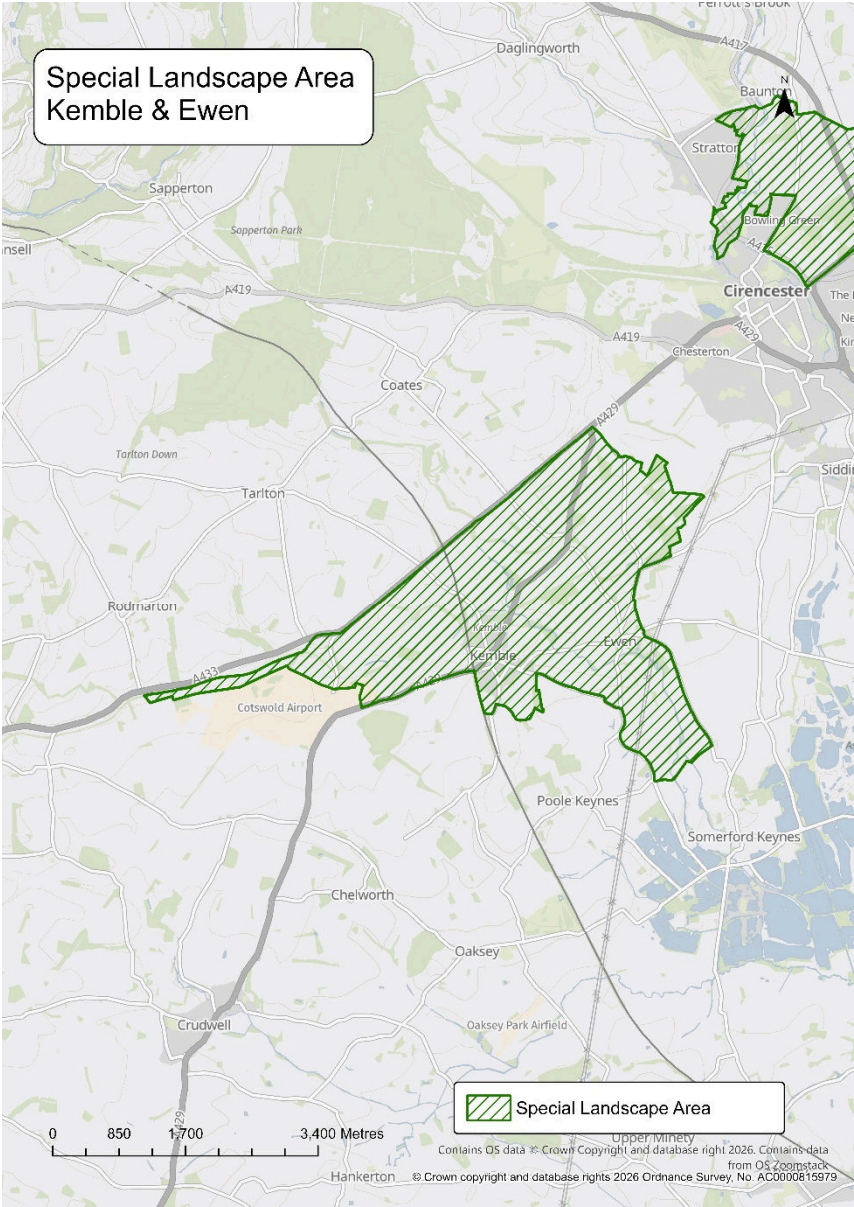


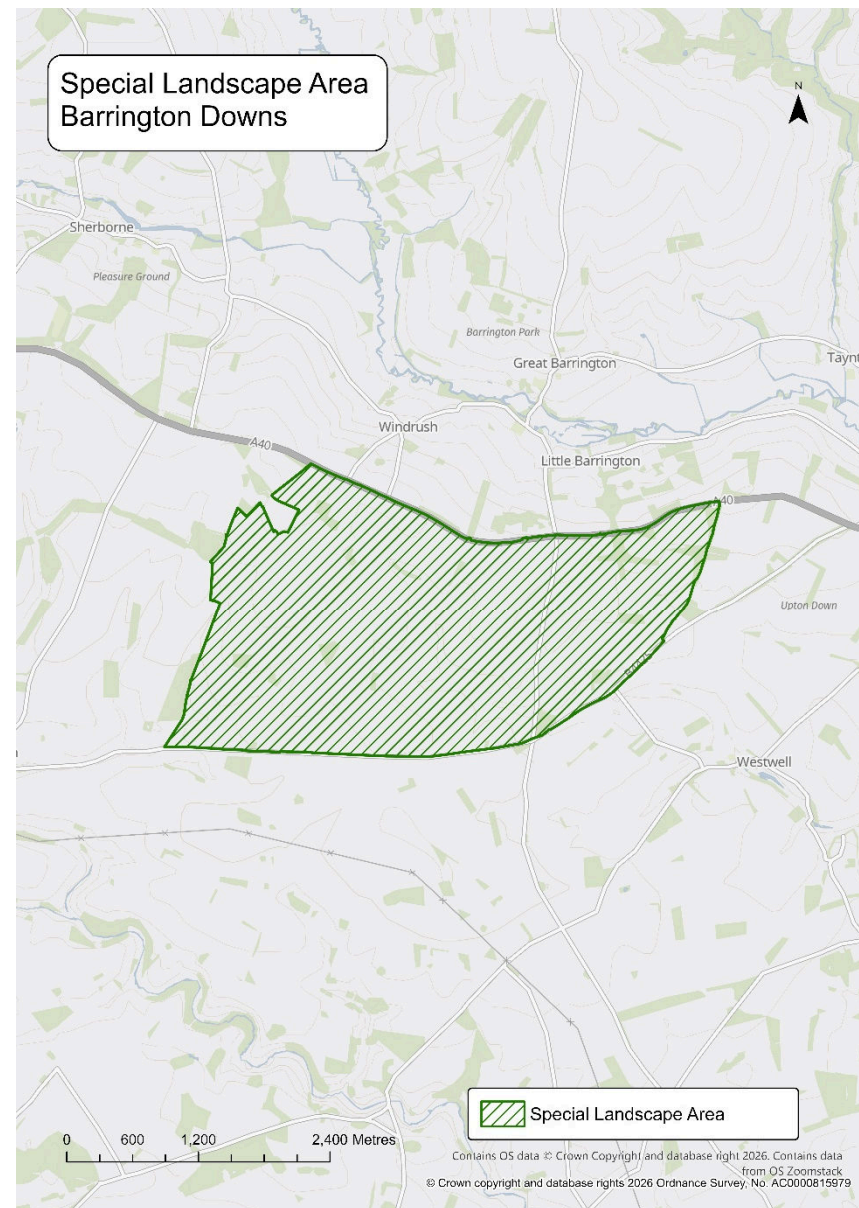
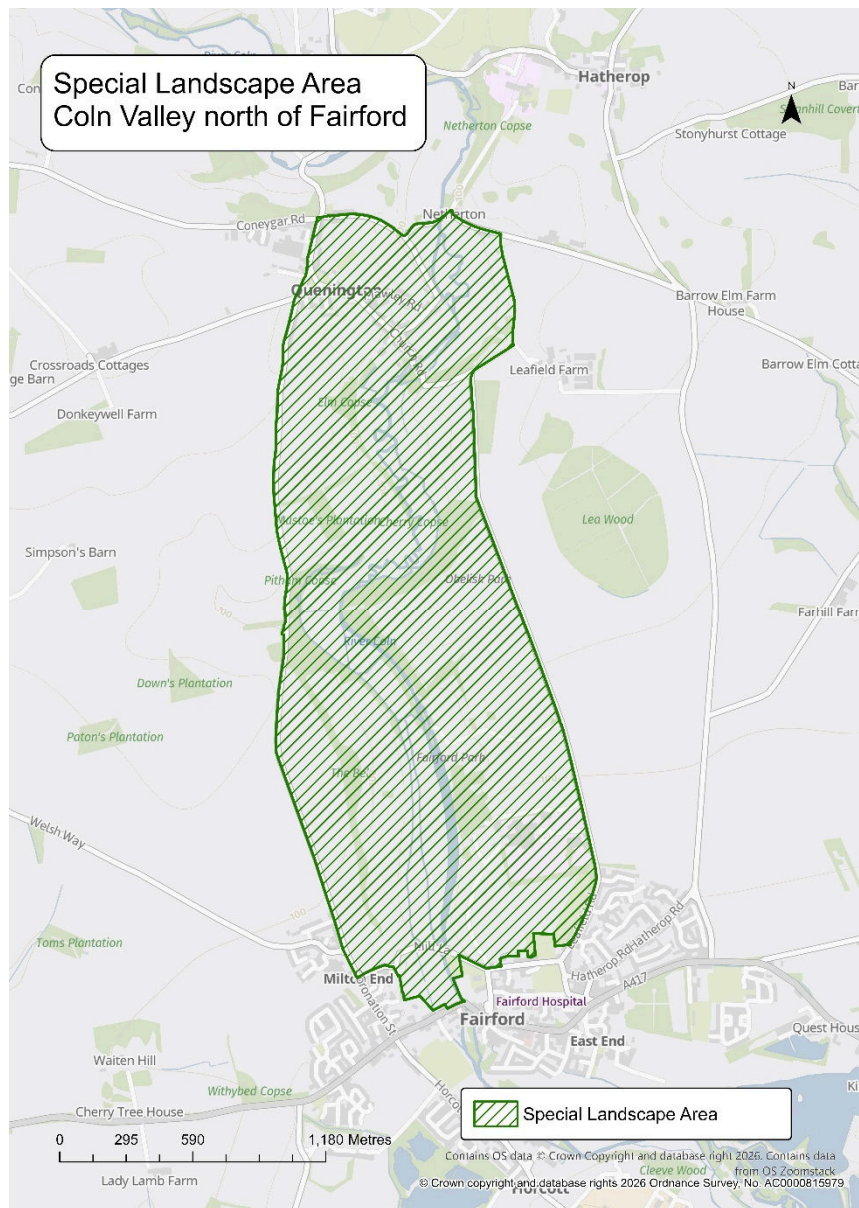
Local Green Space
Orchard Ley
WILLERSEY

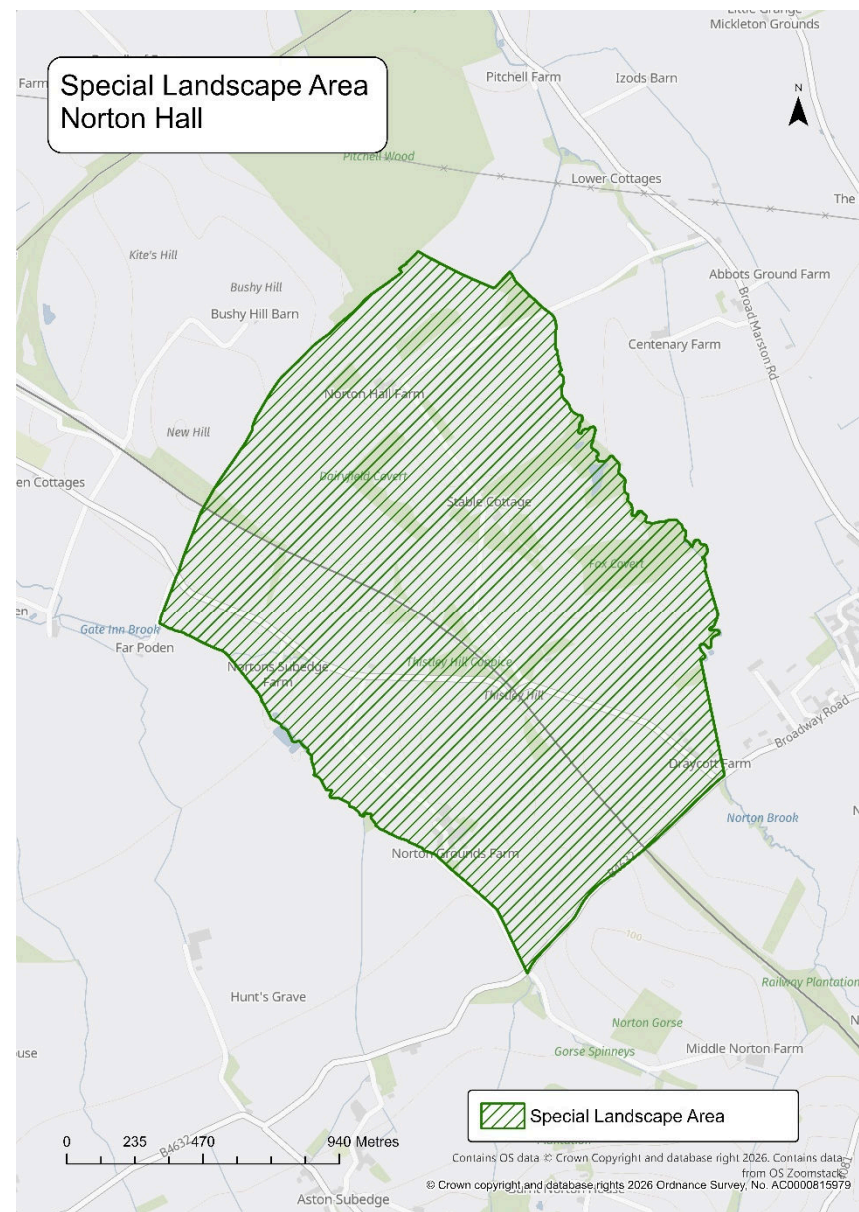
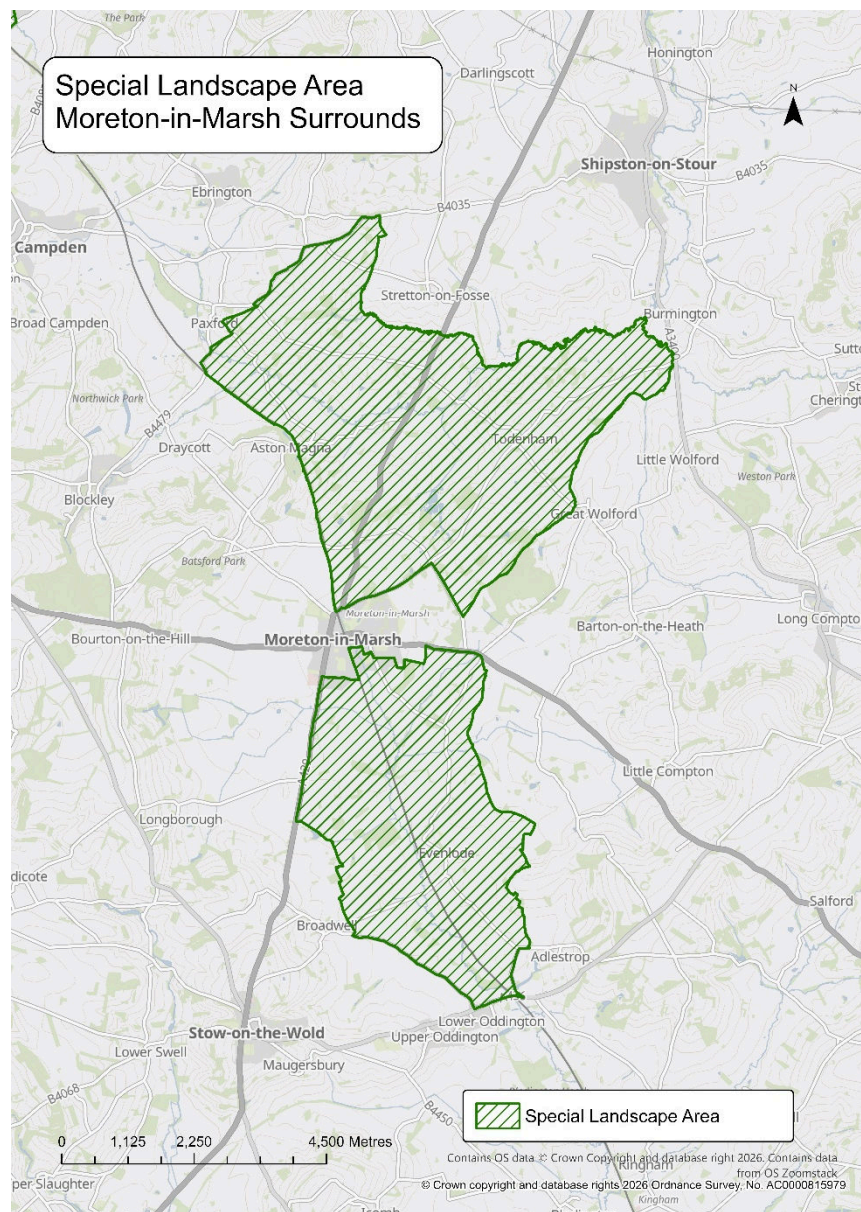


Appendix 16

Special Landscape Areas

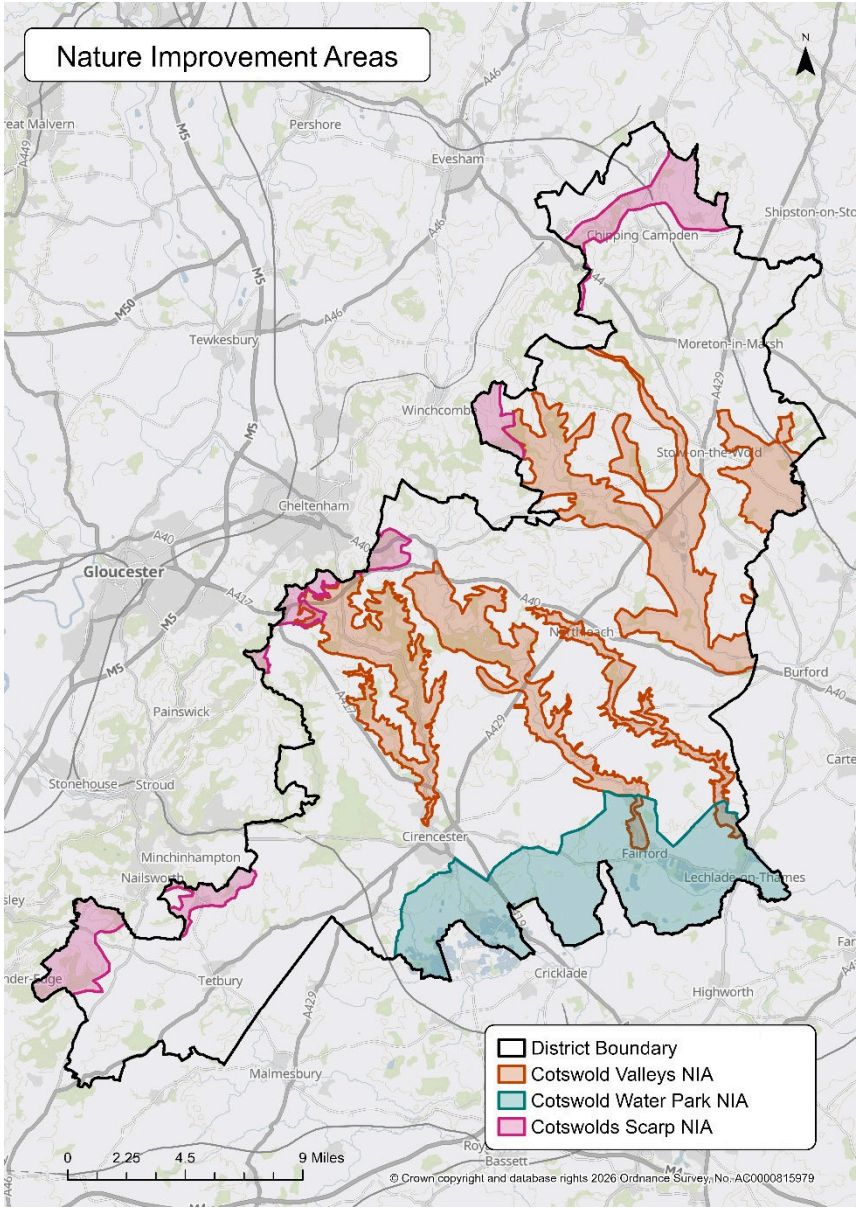




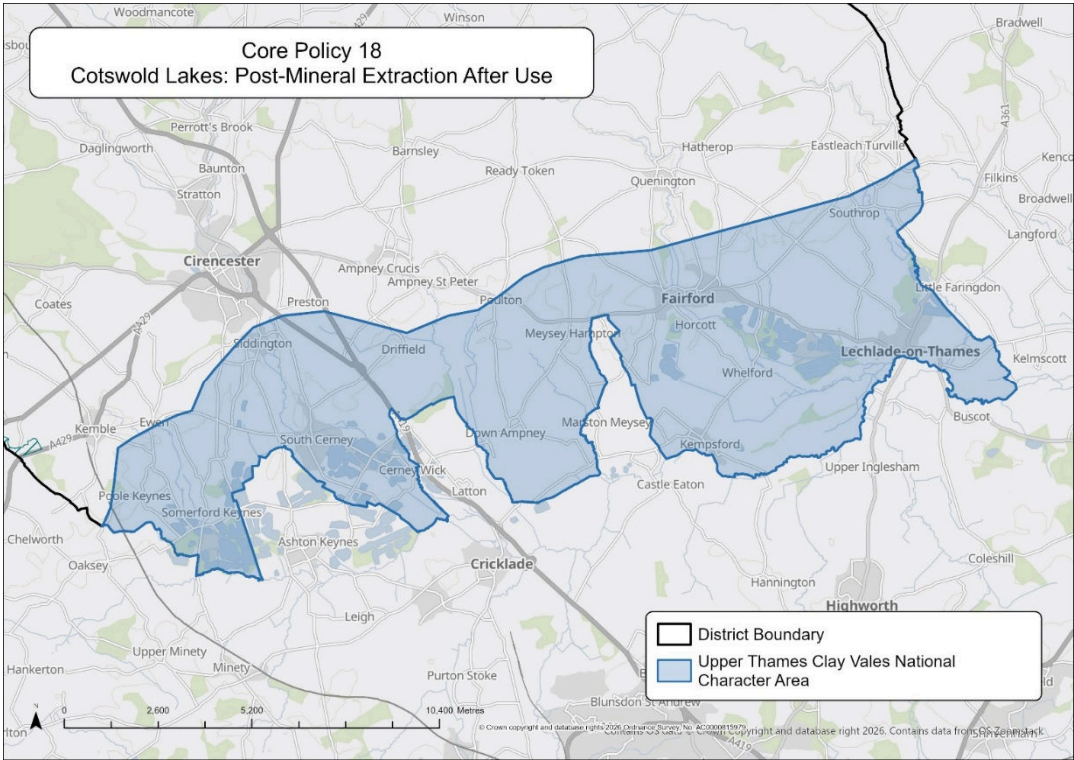
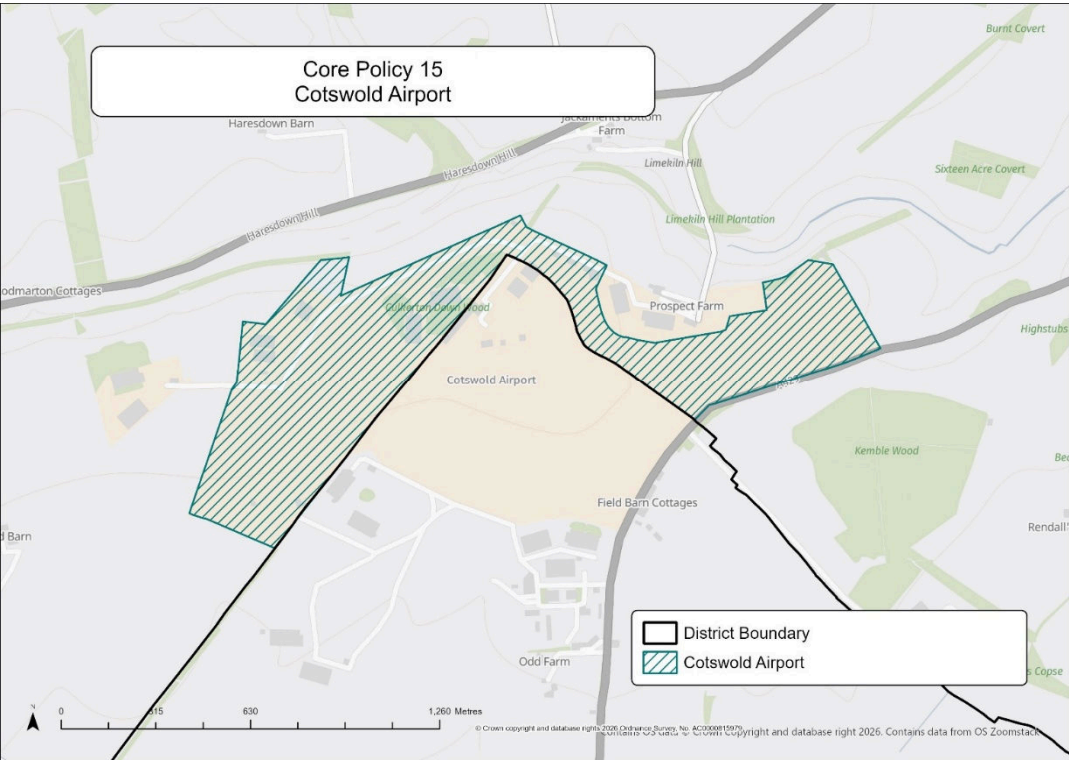


Appendix 17

Nature Improvement Areas

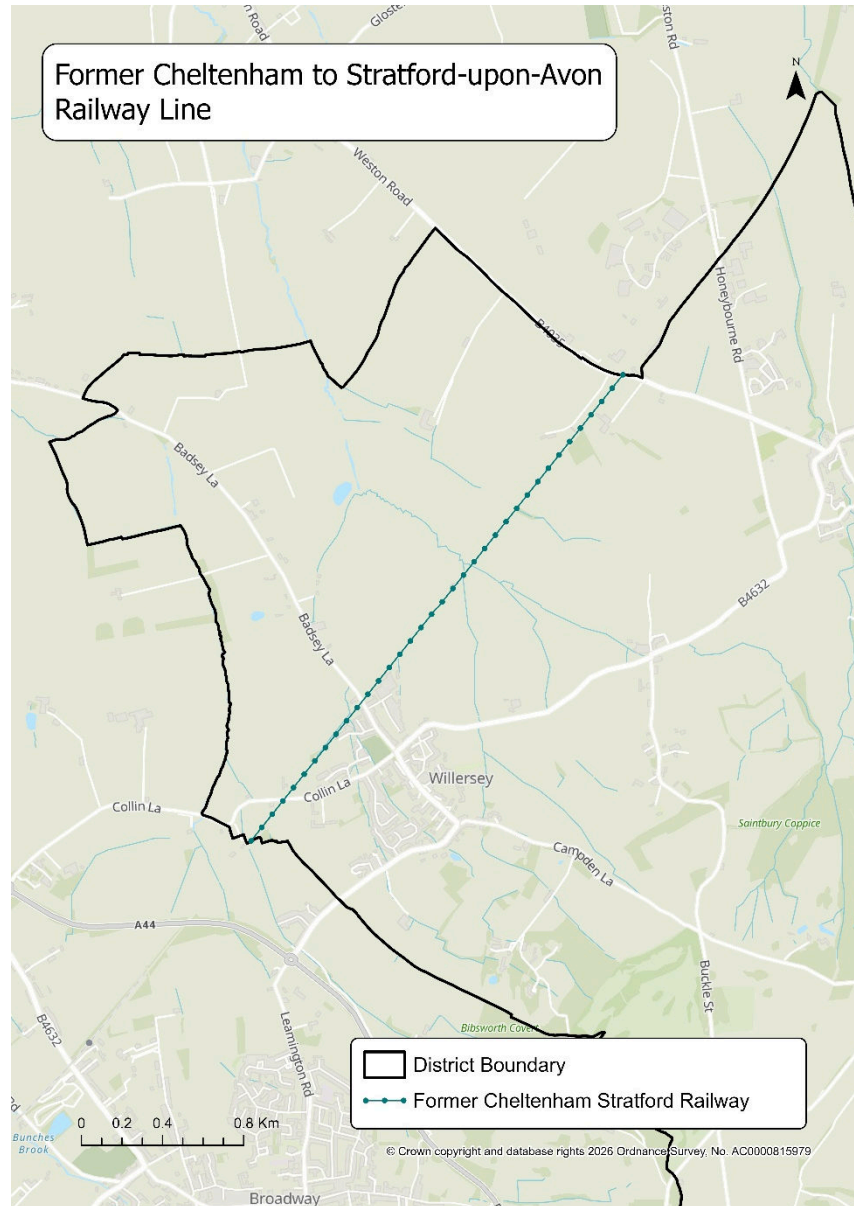


Appendix 18
Other Policy Maps



Appendix 19

Former Cheltenham to Stratford-upon-Avon Railway Line



Appendix 20

Monitoring Framework

Monitoring is an essential part of Local Plan implementation, ensuring that policies are delivered effectively and achieve their intended outcomes. The Monitoring Framework supports the implementation of **Core Policy 74: Monitoring and Implementation**, by identifying the Local Plan's strategic objectives, the policies that support their delivery, and the targets and indicators used to measure progress. Monitoring will be reported through the Authority Monitoring Report (AMR) in accordance with Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

Strategic Objective 1: Ensure infrastructure and services support sustainable communities

- Help to deliver infrastructure, services, and facilities that meet the needs of residents and businesses.
- Ensure the required infrastructure and services, as set out in the Infrastructure Delivery Plan, are delivered in a timely manner.

Relevant Policies

- Core Policy 4: Settlement Hierarchy
- Core Policy 6: Infrastructure Delivery
- Core Policy 8: Cirencester and Surrounding Villages Area Strategic Infrastructure
- Core Policy 9: Safeguarding of Land for Strategic Infrastructure Schemes in the Cirencester and Surrounding Villages Area Strategy
- Core policy 13: South Cotswold Strategic Infrastructure Delivery
- Core Policy 14: Safeguarding of Land for Strategic Infrastructure Schemes in the South Cotswold Area
- Core Policy 20: North Cotswold Strategic Infrastructure Delivery
- Core Policy 51: Town Centre Uses
- Core Policy 42: New Local Centres
- Core Policy 64: Water Management Infrastructure
- Core Policy 70: Green and Blue Infrastructure
- Core Policy 72: Social and Community Infrastructure
- Core Policy 73: Telecommunications Infrastructure

Target	Performance Measure
To deliver strategic infrastructure in accordance with the timeframes identified within the Infrastructure Delivery Plan (IDP)	Proportion of infrastructure projects delivered in line with IDP timeframes. Delivery of infrastructure alongside allocated sites in each area strategy. Citation of Section 106 Agreements or in relation to expenditure of CIL Charging Schedule receipts.
To ensure new development is supported by appropriate infrastructure, services, and facilities.	Number of planning permissions granting development with infrastructure secured through S106/CIL. Delivery of infrastructure aligned with housing and employment completions.
To promote the continued role and function of town centres and local centres	Net gain or loss of retail and town centre floorspace by type and location. Changes in the mix of town centre uses (street level). Vacancy rates within town and local centres.
To ensure provision of green and blue infrastructure and telecommunications infrastructure keeps pace with growth	Proportion of green infrastructure projects delivered in line with IDP timeframes. Delivery of green infrastructure alongside allocated sites in each area strategy. Delivery of water management infrastructure schemes identified in the IDP. Number of planning permissions granted contrary to Environment Agency advice on flood risk or water quality grounds. Coverage and improvements in telecommunications infrastructure (where data is available).

Target	Performance Measure
To ensure the protection of existing community spaces and provide social and community infrastructure where needed	Net gain or loss of social and community facilities by type and location Number of planning decisions citing relevant policies (including approvals, conditions, refusals, and appeal outcomes). Citation in Section 106 Agreements or in relation to expenditure of CIL Charging Schedule receipts.

Mitigation Actions

- Liaise with infrastructure providers, developers, development management and statutory consultees to identify barriers to delivery and implement measures to accelerate provision, including the effective use of S106/CIL.
- Keep the Infrastructure Delivery Plan under regular review to respond to changes in phasing and infrastructure requirements.
- Engage with local communities, town and parish councils, and service providers to monitor the performance of town centres, infrastructure provision, and community facilities, and take appropriate action where monitoring indicates under-delivery.

Strategic Objective 2: Respond to the climate crisis through adaptation and mitigation

- Require new housing development to be zero-carbon and climate-resilient.
- Support the provision of renewable energy schemes and promote community owned renewable initiatives.
- Locate development away from flood-prone areas, treat rainwater as a resource and promote water and energy efficiency.

Relevant Policies:

- Core Policy 1: Addressing Climate Change
- Core Policy 26: Retrofitting and Decarbonisation of Existing Buildings
- Core Policy 27: Net Zero Carbon New Buildings
- Core Policy 28: Renewable and Low Carbon Energy Generation, Storage and Transmission
- Core Policy 29: Wind Energy Development
- Core Policy 30: Roof-Mounted and Ground-Mounted Solar Panels

- Core Policy 31: Community Renewable Energy Schemes
- Core Policy 32: Low Carbon Heat Networks
- Core Policy 60: Biodiversity and Geodiversity
- Core Policy 63: Managing Flood Risk
- Core Policy 64: Water Management Infrastructure
- Core Policy 65: Watercourses
- Core Policy 66: Pollution and Contaminated Land
- Core Policy 67: Air Quality

Target	Performance Measure
Increase delivery of net zero carbon development	Percentage of qualifying developments approved and completed that meet Local Plan net zero carbon standards.
Reduce reliance on fossil fuels and increase use of new low carbon heating systems for new developments	Percentage of qualifying developments using low-carbon heating systems
Reduce operational energy demand from new development	Percentage of qualifying developments approved and completed that achieve the Local Plan space energy demand targets: • <30 kWh/m² GIA/year before 2031. • <15-20 kWh/m² GIA/year from 2031 onwards.
Applications for new dwellings must demonstrate an EUI of no more than 40 or 35 kWh/m ² GIA/yr (year dependent)	Number and percentage of new residential developments achieving the EUI standard.
All new warehouses and light industrial units (heated) shall achieve an EUI of no more than 35 kWh/m ² GIA/yr	Land area and percentage of new warehouse and light industrial development achieving an EUI of no more than 35 kWh/m ² GIA/yr.
All new student/keyworker accommodation shall achieve an EUI of no more than 55 kWh/m ² GIA/yr	Number of dwellings/bedspaces and percentage of new student/keyworker accommodation achieving an EUI of no more than 55 kWh/m ² GIA/yr.
All new care homes shall achieve an EUI of no more than 150 kWh/m ² GIA/yr	Floorspace and percentage of new care homes achieving an EUI of no more than 150 kWh/m ² GIA/yr.
All new offices, retail, HE teaching facilities and GP surgeries shall achieve an EUI of no more than 70 kWh/m ² GIA/yr	Floorspace and percentage of new office retail, HE teaching facilities and GP surgery development achieving an Energy Use Intensity of no more than 70 kWh/m ² GIA/yr.
New development shall be constructed without connection to the national/central gas grid.	Number of new developments connected to the gas grid.
New buildings shall be constructed to provide primary sources of space heating, cooling, hot water and cooking by means of non-fossil fuels.	Number of planning permissions where fossil fuels are used on site provide space heating, cooling, hot water or cooking.

Renewable energy should be generated on-site for all new developments, where possible.	Percentage of new development generating renewable energy on-site. Amount of renewable energy generation through new development (kWh).
Developments will include Sustainable Drainage System (SuDS) and ensure existing run-off is either demonstrably reduced or at least neutral	Number of new developments incorporating SuDS and demonstrating reduced and/or neutral run-off.
New dwellings must demonstrate a water efficiency standard of 110 litres per person per day	Percentage of qualifying dwellings achieving 110 litres/person/day standard.
Reduce flood risk	Number of new developments achieving a minimum of 600mm river flood level.
Development should include a 10m buffer zone along a watercourse to conserve and enhance biodiversity, where demonstrably possible.	Number of new developments with a 10m buffer along a watercourse.

Mitigation Actions

- Liaise with the relevant stakeholders on the challenges around delivery of renewable energy proposals and increasing overall renewable energy generation in the district
- Liaise with Environmental Health Team, Environment Agency and the Development Management team to review challenges around delivery of the different criterion of this objective.
- All applications for new development of one or more dwellings or greater than 100sqm of non-residential floorspace, and all major refurbishment and major change of use, must submit a Climate Change and Sustainability Statement covering the topics and level of detail proportionate to the scale and type of development as per Appendix 1.

Strategic Objective 3: Conserve and enhance the natural, built and historic environment

- Preserve the high quality, local distinctiveness and diversity of the natural and historic environment.
- Support the sympathetic retrofit of historic buildings.
- Conserve and enhance the distinct character of the Cotswold National Landscape, open countryside and water quality.
- Promote high-quality, sustainable design and green infrastructure that supports health and wellbeing and the Local Nature Recovery Strategy.

Relevant Policies

- Core Policy 7: Cirencester and Surrounding Villages Area Strategy
- Core Policy 10: Cirencester Central Area Strategy
- Core policy 12: South Cotswold Strategy Area
- Core Policy 16: Thames and Severn Canal
- Core Policy 17: The River Thames
- Core Policy 18: Cotswold Lakes; Post-Mineral Extraction After Use
- Core Policy 19: North Cotswold Strategy Area
- Core Policy 22: Gloucester and Cheltenham Green Belt
- Core Policy 53: The Historic Environment
- Core Policy 54: Listed Buildings
- Core Policy 55: Conservation Areas
- Core Policy 56: Non-Designated Heritage Assets
- Core Policy 57: Archaeological Assets
- Core Policy 58: Registered Parks and Gardens
- Core Policy 59: The Conservation of Non-Domestic Historic Buildings (Designated and Non-Designated Heritage Assets)
- Core Policy 60: Biodiversity and Geodiversity
- Core Policy 61: Local Green Space
- Core Policy 62: Landscape
- Core Policy 63: Managing Flood Risk

- Core Policy 64: Water Management Infrastructure
- Core Policy 65: Watercourses
- Core Policy 66: Pollution and Contaminated Land
- Core Policy 67: Air Quality
- Development Policy 10: Trees, Hedgerows and Woodlands
- Development Policy 11: Dark Skies
- Core Policy 68: Planning for Health and Well-Being
- Core Policy 69: Good Design Outcomes and Process
- Core Policy 69a: Good Design Outcomes and Process for Strategic Allocations
- Core Policy 70: Green and Blue Infrastructure

Target	Performance Measure
To conserve and enhance designated heritage assets and their settings	Number of planning applications affecting heritage assets (including Conservation Area, Listed Buildings, Scheduled Monuments and Registered Parks and Gardens) accompanied by a Heritage Statement and consultation of the Historic Environment Record (HER).
Reduce the number of heritage assets at risk	Number of heritage assets included on Historic England's Heritage at Risk Register.
To ensure provision of green and blue infrastructure keeps pace with growth	Number and area (ha) of green infrastructure projects delivered during the monitoring period.
Deliver water management infrastructure identified in the IDP	Number of water management infrastructure schemes completed or under construction.
Reduce flood risk and protect water quality	Number of planning permissions granted contrary to Environment Agency advice on flood risk or water quality grounds.
Provide Suitable Alternative Natural Greenspace (SANG) to mitigate recreational pressures on internationally designated sites, where required	Area (ha) of SANG delivered; number of dwellings mitigated through SANG provision.

Target	Performance Measure
Protect and enhance internationally, nationally and locally designated biodiversity and geodiversity sites.	Condition status of SSSIs, NNRs, Local Wildlife Sites and SACs in the District, including North Meadow and Clattinger Farm SAC and Cotswold Beechwoods SAC.
Protect designated Local Green Spaces.	Condition of designated Local Green Spaces and/or number of designated Local Green Spaces lost to development.
To conserve and enhance local landscape character in accordance with the Cotswold Landscape Character Assessment (2026).	Number of developments delivering landscape enhancements identified through approved landscape schemes.
Ensure development incorporates Sustainable Drainage Systems (SuDS).	Percentage of qualifying developments incorporating SuDS.
Reduce surface water run-off from new development	Percentage of qualifying developments demonstrating neutral or reduced surface water run-off
Improve water efficiency in new residential development	Percentage of new dwellings achieving the Local Plan water efficiency standard of 110 litres per person per day or less.
To conserve and enhance biodiversity through the provision of 10m watercourse buffer zones where demonstrably possible.	Number of new developments with a 10m buffer along a watercourse.
Conserve and enhance trees, hedgerows and woodland of landscape, ecological and historic value.	Number of planning decisions where the policy has been applied, including approvals, conditions, refusals and appeal decisions.
Protect ancient woodland, veteran trees and other irreplaceable habitats.	Number of developments resulting in the loss of ancient woodland, veteran trees or other irreplaceable habitats within the plan period; Number of planning decisions where the policy has been applied, including approvals, conditions, refusals and appeal decisions.
Deliver measurable biodiversity improvements through development.	Percentage of qualifying developments delivering at least 10% Biodiversity Net Gain (BNG); average BNG achieved.
Support delivery of the Gloucestershire Local Nature Recovery Strategy (LNRS).	Area (ha) of habitat created, restored or enhanced contributing to LNRS priorities and ecological connectivity.

Mitigation Actions

- Work with Natural England, the Environment Agency, Historic England and other relevant stakeholders to ensure the protection, conservation and enhancement of designated environmental, heritage and landscape assets, and to identify emerging risks and delivery challenges
- Work with the Development Management team to monitor the delivery of Biodiversity Net Gain (BNG), Suitable Alternative Natural Greenspace (SANG), green infrastructure, Sustainable Drainage Systems (SuDS) and watercourse buffer zones through planning permissions and completed developments.
- Engage with infrastructure providers, the Environment Agency, Lead Local Flood Authority and water companies to monitor the delivery of water management infrastructure identified through the Infrastructure Delivery Plan (IDP) and address any delays or funding constraints.

Strategic Objective 4: Deliver inclusive, healthy and affordable housing

- Provide a diverse mix of housing types and tenures to meet the needs of all sections of the community, with a focus on socially rented homes.
- Ensure development supports positive health outcomes and embeds local health and wellbeing strategies.

Relevant Policies

- Core Policy 2: Meeting Housing Needs in Cotswold District: Strategic Sites
- Core Policy 2a: Stepped Housing Trajectory
- Core Policy 3: Meeting Housing Needs in Cotswold District: Non-Strategic Sites
- Core Policy 4: Settlement Hierarchy
- Core Policy 7: Cirencester and Surrounding Villages Area Strategy
- Core Policy 10: Cirencester Central Strategy Area
- Core policy 12: South Cotswold Strategy Area
- Core Policy 19: North Cotswold Strategy Area
- Core Policy 41: Standards for New Residential Development

- Core Policy 42: Affordable Housing
- Core Policy 43: Self-build and Custom-build Housing
- Core Policy 44: Specialist Accommodation
- Core Policy 45: Gypsy and Traveller Accommodation
- Development Policy 1: Affordable Housing on Rural Exception Sites
- Development Policy 2: Community Led-Housing
- Development Policy 3: Dwellings for Rural Workers Outside Development Boundaries
- Development Policy 4: Removal of Occupancy Conditions
- Development Policy 5: Replacement Dwellings
- Core Policy 68: Planning for Health and Well-being
- Core Policy 69: Good Design Outcomes and Process
- Core Policy 69a: Good Design Outcomes and Process for Strategic Allocations
- Core Policy 70: Green and Blue Infrastructure
- Core Policy 71: Management of Accessible Green Open Spaces in Residential Developments
- Core Policy 72: Social and Community Infrastructure

Target	Performance Measure
To deliver 17,918 homes over the plan period between April 2028 and March 2043	Annual housing completions compared against stepped housing trajectory (Appendix 4). Annual monitoring through the Housing Land Supply Report and Authority Monitoring Report.
To provide a five-year housing land supply of deliverable sites	Housing Land Supply – housing trajectory for 5 year period
All residential developments, including conversions, of 10 or more dwellings (gross), or where the site has an area of 0.5 hectares or more will provide a mix of dwelling sizes reflecting the requirements set out in Core Policy 37	Net additional and percentage of dwellings completed within the plan period by dwelling size (no. of bedrooms) and tenure.
At least 50% of all dwellings (market and affordable) must meet M4(2) accessible and adaptable standard, and at least 5% of affordable dwellings and 3% of market	Percentage of completed dwellings meeting M4(2) Accessible and Adaptable Dwellings standards and M4(3) Wheelchair User Dwellings standards within the plan period.

Target	Performance Measure
dwellings on major development sites must be delivered to M4(3) wheelchair user standard.	
All new dwellings, including holiday homes, must comply with the Nationally Described Space Standard (NDSS).	Percentage of new dwellings that comply with the Nationally Described Space Standard (NDSS) within the plan period.
All housing developments that provide 10 or more new dwellings (gross), or sites with an area of 0.5 hectares or more, or have a combined gross floorspace of over 1,000sqm will be required to provide 40% (35% on previously developed land) of all new dwellings as affordable housing.	Number and percentage of affordable dwellings completed by tenure (social rent, affordable rent, shared ownership and first homes).
Affordable housing contribution on qualifying sites will deliver an 80:20 split between rented and intermediate housing	Number and percentage of affordable dwellings completed within the plan period by tenure.
Developments of 100 or more dwellings shall provide 5% of serviced plots for self or custom-build	Net additional self-build and custom build homes completed within the plan period.
Strategic site allocations (over 350 dwellings) must provide for specialist older persons housing (e.g., extra care, housing with support), reflecting the HENA-identified need	Net additional specialist older persons housing on strategic sites within the plan period.
To provide sufficient pitches and plots to meet identified needs for Gypsies, Travellers and Travelling showpeople	Number of Gypsy, Traveller and Travelling showpeople pitches and plots provided within the plan period.
To ensure provision of green and blue infrastructure keeps pace with growth	Proportion of green infrastructure projects delivered in line with IDP timeframes. Delivery of green infrastructure alongside allocated sites in each area strategy. Delivery of water management infrastructure schemes identified in the IDP. Number of planning permissions granted contrary to Environment Agency advice on flood risk or water quality grounds. Coverage and improvements in telecommunications infrastructure (where data is available)

Target	Performance Measure
To ensure the protection of existing community spaces and provide social and community infrastructure where needed	Net gain or loss of social and community facilities by type and location Number of planning decisions citing relevant policies (including approvals, conditions, refusals, and appeal outcomes). Citation in Section 106 Agreements or in relation to expenditure of CIL Charging Schedule receipts.

Mitigation Actions

- Liaise with the key stakeholders, including Development Management and the development industry, to establish challenges around the delivery of new housing in the Cotswold District.
- Prepare and maintain up-to-date Residential Land Monitoring reports and Housing Land Supply reports on an annual basis to monitor housing completions and commitments.

Strategic Objective 5: Enable a vibrant, low-carbon local economy

- Support the transition to a low-carbon economy and promote local employment.
- Encourage the vitality and viability of town and village centres as places that support a range of activities and uses such as shopping, leisure, cultural and community activities; as well as providing access to affordable homes.
- Promote sustainable tourism.
- Maintain Cirencester's role as a key employment and service centre.

Relevant Policies

- Core Policy 5: Meeting Business and Employment Needs in Cotswold District
- Core Policy 11: Special Policy Areas – Royal Agricultural University
- Core Policy 15: Cotswold Airport
- Core Policy 22: Campden BRI Special Policy Areas

- Core Policy 23: Fire Services College Special Policy Areas
- Core Policy 43: New Employment Development
- Core Policy 44: Safeguarding Established Employment Areas
- Core Policy 45: Ancillary Uses on Employment Sites
- Core Policy 46: Development of Tourist Facilities and Visitor Attractions
- Core Policy 47: Tourist and Visitor Accommodation
- Core Policy 48: Town Centre Uses
- Core Policy 49: New Local Centres
- Development Policy 6: Rural Diversification
- Development Policy 7: Conversion of Rural Buildings
- Development Policy 8: New Agricultural and Forestry Development
- Development Policy 9: Equestrian Related Development

Target	Performance Measure
Safeguard existing established employment sites identified on the Policies Map, unless there is evidence that continued employment use is no longer practical or viable	Change in area (hectares of equivalent economic floorspace of identified safe guarded employment land. Number of planning decisions where the policy has been applied, including approvals, conditions, refusals and appeal decisions.
Deliver at least 49.6ha of employment land to provide for an identified need for Class B2, B8 and E(g) uses across the plan period as outlined in Core Policy 5.	Net additional employment land and floorspace completed and committed during the monitoring period.
Maintain Cirencester's role as a key employment and service centre	Net additional employment floorspace (Use Classes E(g), B2 and B8) completed within the plan period in Cirencester. Amount of retail, commercial, leisure and community floorspace completed within the plan period in Cirencester. Number of planning decisions where the policy has been applied, including approvals, conditions, refusals and appeal decisions.

Target	Performance Measure
Support the development of tourist facilities and visitor attractions, where the proposals are in accordance with the development plan, promote rural economy and contribute positively towards the ongoing protection and enhancement of the countryside.	Gain and loss of tourism and visitor uses by type and location.
Support development within the Royal Agricultural University Special Policy Area in accordance with Core Policy 11.	Number of permissions granted supporting the approved masterplan/strategy. Floorspace delivered within the Special Policy Area. Number of planning decisions where the policy has been applied, including approvals, conditions, refusals and appeal decisions.
Safeguard Cotswold Airport for aviation-related and operational airport uses in accordance with Core Policy 15	Number of permissions granted supporting the approved masterplan/strategy. Floorspace delivered within the Special Policy Area. Number of planning decisions where the policy has been applied, including approvals, conditions, refusals and appeal decisions.
Support development within Campden BRI Special Policy Area in accordance with Core Policy 11.	Number of permissions granted supporting the approved masterplan/strategy. Floorspace delivered within the Special Policy Area. Number of planning decisions where the policy has been applied, including approvals, conditions, refusals and appeal decisions.
Support development within the Fire Service College Special Policy Area in accordance with Core Policy 11.	Number of permissions granted supporting the approved masterplan/strategy. Floorspace delivered within the Special Policy Area. Number of planning decisions where the policy has been applied, including approvals, conditions, refusals and appeal decisions.

Mitigation Actions

- Liaise with Economic Development and Communities Team and stakeholders to establish challenges around delivery of employment. Investigate appropriate mechanisms to accelerate delivery. Review permissions granted and consider appropriate action.
- Liaise with the Development management team and relevant stakeholders around the delivery of employment land and that all the relevant

development policies surrounding employment are followed.

- Deliver high-quality, accurate annual monitoring reports for the Employment Land Assessment.

Strategic Objective 6: Promote sustainable transport use and connectivity

- Reduce transport emissions by encouraging walking, cycling, wheeling and public transport and supporting the shift to electric vehicles, whilst recognising the rural nature of the area and that private vehicles will remain a necessity for some parts of the District.
- Focus development at accessible locations where local services and facilities are close enough to access by walking, wheeling or cycling and where there are good public transport links such as access to the Expressbus network.
- Create multimodal transport hubs to improve access to sustainable transport choices, aid health outcomes and reduce emissions and pollution.

Relevant Policies

- Core Policy 15: Cotswold Airport
- Core Policy 16: Thames and Severn Canal
- Core Policy 23: Former Cheltenham to Stratford-Upon-Avon Railway Line
- Core Policy 33: Sustainable Transport & Connectivity
- Core Policy 34: Assessing and Managing Transport Impacts
- Core Policy 35: Active Travel: Walking, Cycling & Wheeling
- Core Policy 36: Healthy, Safe and Inclusive Design
- Core Policy 37: Public Transport, Shared Transport and Interchanges
- Core Policy 38: Our Kerbside Space and Parking
- Core Policy 39: Electric and Low Emission Vehicles
- Core Policy 40: Aerodrome Safeguarding

Target	Performance Measure
To safeguard and deliver transport improvements and/or infrastructure identified in the relevant area strategies and Infrastructure Delivery Plan	Status of transport proposals identified in the area strategies in the District. Gloucestershire County Council reporting of Local Transport Plan (LTP) Monitoring Indicators.
To give priority to and deliver an improved environment for cycle and pedestrian movements in accordance with GCC and LTN 1/20 standards	Number of new cycle and pedestrian routes delivered in strategic developments within the plan period. Length of new or improved walking, wheeling and cycling routes delivered.
To maximise the incorporation of bus service provision and supporting infrastructure, including the enhancement of existing services	Number of developments contributing to new, enhanced or extended bus services through planning obligations (S106 agreements). Number of planning decisions where the policy has been applied, including approvals, conditions, refusals and appeal decisions.
All development proposals should maximise the opportunity for occupiers and visitors to use electric and low emission vehicles, including electric bicycles and electric cargo cycles.	Percentage of qualifying developments meeting EV infrastructure requirements.
Development proposals are required to provide a balanced parking strategy, taking into account the latest Gloucestershire Parking Standards and the Parking Standards and design principles set out in the Cotswold Design Code	Number of planning decisions where the policy has been applied, including approvals, conditions, refusals and appeal decisions. Net additional car parks and parking spaces delivered within the plan period.
Safeguard Cotswold Airport for aviation-related and operational airport uses in accordance with Core Policy 15	Number of planning decisions where the policy has been applied, including approvals, conditions, refusals and appeal decisions.
Development to restore and reinstate the former Cheltenham to Stratford-upon-Avon railway line	Number of planning decisions where the policy has been applied, including approvals, conditions, refusals and appeal decisions.

Mitigation

- Liaise with Gloucestershire County Council, Highways England, Active Travel England, and other relevant stakeholders to ensure the efficient delivery of transport infrastructure within the Cotswold District.

- Work with landowners to ensure that safeguarded land identified for strategic proposals is properly safeguarded and that the delivery of the long-term proposals is negotiated with the relevant stakeholders.
- Liaise with the Development Management team and Gloucestershire County Council to review the challenges in ensuring new developments follow the latest Gloucestershire Parking Standards and parking standards and design principles set out in the Cotswold Design Code.
- Work proactively with Gloucestershire County Council to review and implement the latest guidance on Transport Assessments, Transport Statements and Travel Plans, ensuring transport impacts of development are robustly assessed and mitigated.

Appendix 21

Glossary

Adoption – the final confirmation of a development plan document status by a local planning authority (LPA).

Accessible Natural Greenspace Standards (ANGst) – are a set of national benchmarks for ensuring access to a variety of greenspaces near to where people live.

Active travel – a concept of travel that includes only those forms of transport that require active use of the human body as a transport machine. Examples include walking and cycling, as these burn off energy in contrast to sedentary forms of travel, such as driving or getting the bus. People who already walk or use a bicycle as a primary mode of transport may do so for environmental, health or practical reasons.

Affordable housing – housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions: a) Affordable housing for rent: meets all of the following conditions:

- a. the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable);
- b. the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent). b) Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.
- c. Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

- d. Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

Allocated – land which has been identified in the development plan for a specific form of development.

Amenity – those qualities of life enjoyed by people that can be influenced by the surrounding environment, in which they visit, live or work. 'Residential amenity' includes for example, a reasonable degree of privacy, freedom from noise nuisance, air pollution etc. normally expected at home.

Ancient and Semi Natural Woodland (ASNW) – ancient woodland is land that has had a continuous woodland cover since at least 1600 AD, and may be ancient semi-natural woodland (ASNW), which retains a native tree and shrub cover that has not been planted, although it may have been managed by coppicing or felling and allowed to regenerate naturally; or plantation on ancient woodland sites where the original tree cover has been felled and replaced by planting, often with conifers, and usually over the last century. The location of ancient woodlands over 2 ha in area is recorded in the National Inventory of Ancient Woodlands, which is maintained by Natural England.

Ancillary – use or development of a different subsidiary use, but which is related to and often found in association with primary use or development.

Authority Monitoring Report (AMR) – a report on how the Council is performing in terms of the Local Plan. Includes monitoring implementation and performance of policies following changes brought in by the Local Planning Regulations 2012. It replaces the Annual Monitoring Report. Local planning authorities are no longer required to send an Annual Monitoring Report to the Secretary of State and instead monitoring should be a continuous process.

Aquifer – underground layers of water-bearing permeable rock or drift deposits from which groundwater can be extracted for human use may be extracted by means of wells or boreholes. Aquifer designations reflect the importance of aquifers in terms of groundwater as a resource (drinking water supply) but also their role in supporting surface water flows and wetland ecosystems.

B and E(g) class employment uses –

- B2 General industrial, Use for industrial process other than one falling within class E(g)(iii)B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste)
- B8 Storage or distribution - This class includes open air storage.
- E(g) Uses which can be carried out in a residential area without detriment to its amenity:
 - E(g)(i) Offices to carry out any operational or administrative functions,
 - E(g)(ii) Research and development of products or processes
 - E(g)(iii) Industrial processes

Blue Infrastructure – nature-based approach to managing water, controlling floods, and improving ecological health

Biodiversity – the range of life forms which constitute the living world, on land, in water and in the air, the habitats in which they live and the relationship between them.

Biodiversity Action Plan (BAP) – a plan or program to conserve or enhance biodiversity, which sets out detailed action on how it will be achieved, either nationally or locally.

Brownfield Land – previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. (does not include agricultural buildings). See also previously developed land (PDL). Brownfield sites may require remedial works prior to redevelopment becoming possible.

Built Environment – comprises human-made surroundings that provide the setting for human activity, ranging in scale from buildings and parks or green space from neighbourhoods to cities. It can often include their supporting infrastructure, such as water supply, or energy networks. The

built environment is a material, spatial and cultural product of humans that combine physical elements and energy in forms for living, working and playing on a day-to-day basis.

Census – a ten year population count carried out by the Office for National Statistics (ONS). The 2011 Census is the most recent and accurate population count.

Change of Use – the use of a building or other land for a different purpose. In considering a change of use it is normally necessary to establish whether the change is 'material' and whether by virtue of the provisions of the Town and Country Planning (Use Classes) (Amendment) (England) Order 2005 development requiring planning permission is involved.

Climate Change – climate change refers to the build up of man-made gases in the atmosphere that traps the sun's heat, causing changes in weather patterns on a global scale. The effects include changes in rainfall patterns, sea level rise, potential droughts, habitat loss, and heat stress.

Community and Cultural Facilities – services available to residents in the immediate area that provide for the day-to-day health, welfare, social, educational, spiritual, recreational, leisure and cultural needs of the community. Includes village halls, post offices, doctors and dentists' surgeries, recycling facilities, libraries and places of worship. They also include a range of open spaces, including parks and gardens, amenity open space, open space of public or nature conservation value, and open space of a natural or semi natural nature.

Community Infrastructure Levy (CIL) – levy on development to fund infrastructure to support housing and economic growth.

Commuted Payment/Sum – either a payment made by a developer to the local planning authority (usually secured by means of a planning obligation/s106 legal agreement) to fund provision of a facility needed to serve a development, but to be built or provided elsewhere or in some way other than by the developer, or a one off payment by a developer to another body to enable it to adopt a facility.

Conditions – clauses attached to a planning permission considered necessary, relevant, enforceable, precise and reasonable to enable a development to proceed where it might otherwise be necessary to refuse permission.

Conservation Area – is an area of special historic and/or architectural interest which is designated by the local planning authority as being important to conserve and enhance. Special planning controls apply within these areas.

Contaminated Land – defined in section 78A of the Environmental Protection Act 1990 as ‘any land which appears to the local authority in whose area it is situated to be in such a condition, by reason of substances in, on or under the land, that -

- (a) significant harm is being caused or there is a significant possibility of such harm being caused; or
- (b) pollution of controlled waters is being, or is likely to be, caused’.

Cotswold Canals Project – a project to restore and connect two waterways – the 29 mile (46 km) Thames & Severn Canal and the 7 mile (13 km) Stroudwater Navigation. When restored, the Cotswold Canals will form a continuous waterway from Saul Junction on the Gloucester & Sharpness Canal to the River Thames at Lechlade.

Cotswolds National Landscape – a designated area of nationally important landscape value within which the conservation and enhancement of its natural beauty is the priority. The Cotswolds National Landscape is the largest in the country and covers about 77% of the District. It was designated by the Countryside Commission in 1966.

Curtilage – the area of land associated with a building. The curtilage of a dwellinghouse is normally its garden and the curtilage of a commercial building is its ancillary open areas such as for parking / services and landscaping.

Department for Levelling Up, Housing & Communities (formerly the Ministry for Housing, Communities and Local Government (MHCLG)) – the UK Government department for levelling up, housing and communities in England.

Design and Access Statements (DAS) – a report accompanying and supporting a planning application. A DAS provides a framework for applicants to explain how a proposed development is a suitable design response to the site and its setting, and to demonstrate that it can be adequately accessed by prospective users. The access component of the DAS relates to access to the development and does not extend to the internal treatment of individual buildings. It needs to cover both vehicular and transport links and inclusive access. The statement should provide information on consultations carried out, such as with community groups or technical specialists including highway engineers or urban designers. The DAS must explain relationships with the existing highway network, including paths.

Design Statements – a document that describes the distinctive characteristics of the locality, and provides design guidance to shape the form and character of new development.

Design Code or Framework – a set of design rules and requirements which instruct and may advise on the physical development of a site or area. The graphic and written components of the code are detailed and precise, and build upon a design vision such a masterplan or a design and development framework for a site or area.

Development – defined in planning law as ‘the carrying out of building, engineering, mining or other operations in, on, over, or under land, or the making of a material change of use of any building or land’ (see also Permitted Development).

Development Boundaries – these are shown on the Policies Map Insets and essentially define the urban extent of Cirencester and the seventeen Principal Settlements. Within these boundaries, development of an appropriate scale, in sympathy with the form and character of the settlement, is acceptable in principle subject to other policies in the Plan.

Development Brief – outlines the type of development preferred on a site and is often used on sites to encourage development. On large sites the brief may set out very general development principles and on smaller sites it may specify uses, massing of buildings and any particular uses essential to securing planning permission.

Development Consent Order – applicants promoting nationally significant infrastructure projects in the fields of energy, transport, water and waste will apply for a 'development consent order' rather than for planning permission under the Planning Act. A development consent order, when issued, combines the grant of planning permission with a range of other consents that in other circumstances have to be applied for separately, such as listed building consent. All applications for development consent orders will be made to the Infrastructure Planning Commission (IPC).

Development Management – is the process through which the local planning authority determines whether applications for consent should be granted (often subject to conditions or a legal agreement) or refused. It also involves the planning enforcement function and giving advice on planning matters.

Development Management Policies – criteria-based policies which are used to ensure that development proposals meet planning objectives.

District Heating Systems – are a system for distributing heat generated in a centralised location for residential and commercial heating requirements such as space heating and water heating. The heat is often obtained from a cogeneration plant burning fossil fuels but increasingly biomass, although heat-only boiler stations, geothermal heating and central solar heating are also used, as well as nuclear power.

Dwelling – For the purposes of the Local Plan, the definition of a dwelling is that as defined by DCLG, which is currently as a self-contained unit of accommodation. Self-containment is where all the rooms (including kitchen, bathroom and toilet) in a household's accommodation are behind a single door which only that household can use.

Early Engagement – a very early stage for consultation and community involvement, when interested parties can comment on aspects of the local authority's spatial planning, from this input the first Issues and Options consultation are formulated.

Ecological Statement / Assessment – Ecological statements and assessments allow suitably qualified people to monitor the current and changing conditions of any ecological resources on a site from which the importance, quantity and movement of those resources can be judged without bias. Usually it comprises a phase 1 habitat survey that maps an area under consideration based on the habitats present. It is a tool to inform on the need for further survey; as a baseline to record an area's current state; or to help in the impact assessment of a development. Such a survey improves the understanding about the structure and function of the biodiversity on a site in order that any such wildlife interest can be protected or enhanced. Such information allows any developments to be fully assessed prior to a planning decision being made.

Employment Land – land primarily used, with planning permission, or allocated in a development plan for E(g), B2 or B8 class employment uses.

Employment Uses – E(g), B2 or B8 class uses.

Enabling Development – development that conflicts with planning policies but delivers planning benefits which potentially outweigh the disbenefits of departing from those policies.

Energy Use Intensity (EUI) – A building metric representing the total energy consumed annually divided by its gross floor area expressed in kWh/m². It acts as a barometer for building efficiency; the lower the EUI, the more energy efficient the structure.

Environmental Impact Assessment (EIA) – A procedure to be followed for certain types of projects to ensure that decisions are made in full knowledge of any likely significant effects on the environment.

Evidence Base – is the information and data gathered by local authorities to justify the “soundness” of the policy approach, including physical, economic, and social characteristics of an area.

Exception Test – is used to ensure that any development permitted in flood risk areas is in exceptional circumstances only. It is in addition to the initial Sequential Test that accords with the NPPF.

Equestrian Workers Dwelling – a dwelling restricted by an occupancy condition limiting its use to a person solely or mainly working or last working in the locality in an equestrian business, or a widow or widower of such a person and to any resident dependants.

Flood Risk Assessment – is an assessment of the likelihood of flooding in a particular area so that development needs and mitigation measures can be carefully considered.

Frontage – the ground floor public front of a building usually facing onto a street or pedestrianised area.

Functionally linked land – defined by Natural England as areas outside officially protected wildlife sites (such as Special Protection Areas or Ramsar sites) that are vital for sustaining the species and ecological processes inside those protected areas. It essentially acts as a buffer or habitat extension for foraging, breeding, and migrating.

Geographical Information Systems (GIS) – a computer software system to record, store, process, and analyse overlays of information linked to geographic areas.

Gloucestershire First or GFirst – is the service that promotes Gloucestershire as a location for business, for visitors and for investors and are the driving force for the recently formed Gloucestershire Local Enterprise Partnership (LEP) that promotes business in the Forest of Dean, Cotswold hills and major settlements of Gloucester, Cheltenham, Tewkesbury and Stroud.

Green Infrastructure (GI) – is a network of high quality green spaces and other environmental features. It needs to be planned and delivered at all spatial scales from national to neighbourhood levels. The greatest benefits will be gained when it is designed and managed as a multifunctional

resource capable of delivering a wide range of environmental and quality of life benefits (ecosystem services) for local communities. Green Infrastructure includes parks, open spaces, playing fields, woodlands, wetlands, grasslands, river and canal corridors allotments and private gardens.

Greenfield Land – is land (or a defined site) usually farmland, that has not previously been developed.

Ground Water Source Protection Zones – is an integral part of land surface zoning within the Environment Agency's Policy and Practice for the Protection of Groundwater. Groundwater provides a third of our drinking water in England and Wales, and it also maintains the flow in many of our rivers. Groundwater sources include wells, boreholes and springs used for public drinking water supply. The zones show the risk of contamination from any activities that might cause pollution in the area and in general the closer the activity, the greater the risk.

Gypsies & Travellers (collectively known as Travellers) – Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds of their own or their families or dependants educational or health needs or old age have ceased or travel temporarily or permanently, but excluding members of an organised group of Travelling Showpeople or circus people travelling together as such.

Gypsy & Traveller Accommodation Assessment (GTAA) – is a document that identifies the accommodation requirements of Gypsies and Travellers. The full name of the document is Gloucestershire Gypsy Traveller and Travelling Showpeople Accommodation Assessment.

Habitat Regulations Assessment (HRA) – an assessment of the potential effects of a proposal or plan on one or more nature conservation sites of European importance (formerly known collectively as 'Natura 2000') afforded the highest level of protection in the UK by the Habitats Regulations.

Health Impact Assessment – a combination of procedures, methods and tools by which a policy, program or project may be judged as to its potential effects on the health of a population, and the distribution of those effects within the population.

Hectare (ha) – metric unit of measurement of land area (1 Hectare = 10,000sqm or 2.471 Acres).

Heritage (Historic Environment) and Natural Environment Assets – include Scheduled Ancient Monuments, Listed Buildings, Conservation Areas, the Cotswolds National Landscape, Key Wildlife Sites and Sites of Special Scientific Interest (SSSI). They encompass buildings, monuments,

structures, sites, resources, places or landscapes formally identified or acknowledged as having a degree of significance meriting consideration in planning decisions.

Historic Environment – All aspects of the environment that result from the interaction between people and places through time, including surviving physical remains of past human activity, whether visible, buried or submerged, and landscape and planted or managed flora.

Housing and Economic Needs Assessment – An assessment of housing and economic need and demand within a housing and economic market area.

Infill Development – small scale development filling a gap within an otherwise built-up frontage.

Infrastructure – includes transport, water supply, wastewater and its treatment, energy (including heat), telecommunications, affordable housing, utilities, sport and recreation, waste, health, social care, education, flood risk.

Issues and Options – produced relatively early as part of the preparation of Development Plan Documents and used for consultation and community involvement.

Integrated Impact Assessment (IIA) - A single, integrated assessment process to inform and consider the impacts of an emerging plan and potential alternatives, incorporating Strategic Environmental Assessment (SA)/Strategic Environmental Assessment (SEA), Health Impact Assessment (HIA) and Equalities Impact Assessment (EqIA).

Key Wildlife Site – a Gloucestershire wildlife habitat identified and designated as being of particular local interest or importance but is not of sufficient national merit to be declared as an SSSI.

Landscape Character Assessment – identifies areas with similar features or qualities, mapping and classifying them and describing their character. It is based on an understanding of landscape character and of the natural, historic and aesthetic factors that combine to create local distinctiveness.

Legal Agreement – see section 106 Agreements (s106).

Listed Building – a building of special historical and/or architectural interest considered worthy of special protection.

Local Connection – To demonstrate a local connection applicants will:

- **Normally be resident in Cotswold District**

Local Government Association guidelines define this as having resided in the area for six of the last twelve months, or three out of the last five years, where residence has been out of choice; or

- **Work in Cotswold District**

The Local Government Association guidelines define this as employment other than of a casual nature. For the purposes of this policy this will be defined as having had permanent work with a minimum of a 16 hour contract per week for the previous 6 months, and without a break in the period of employment for more than three months; or

- **Have family connections in the Cotswold District**

Reflecting the Local Government Association guidelines this is normally defined as when the applicant for the affordable home, or a member of their household, has parents, adult children or brothers or sisters who have been resident in Cotswold District for at least the last 5 years. Only in exceptional circumstances would the residence of relatives other than those listed above be taken to establish a local connection, but the circumstances may be sufficient and all cases will be considered individually; or

- **Armed Forces**

Members of the Armed Forces, the divorced or separated spouse or civil partner of a member of the Armed Forces, the spouse or civil partner of a deceased member of the Armed Forces (if their death was caused wholly or partly by their service) or veterans within five years of leaving the Armed Forces will be exempt from these local connection criteria.

Local Development Order – allows local planning authorities to introduce local permitted development rights.

Local Development Framework – Local plans are described as 'local development frameworks' in Planning Policy Statement 12. Local development frameworks are a collection of documents that councils can prepare to guide future development in their area, including both

development plan documents that require independent examination in public, and supplementary planning documents which do not. These documents form the primary basis for council's decisions on applications for planning permission.

Local Enterprise Partnership (LEP) – A body, designated by the Secretary of State for Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.

Local Nature Recovery Strategy (LNRS) – A statutory spatial strategies for nature prepared by Gloucestershire County Council and the Gloucestershire Local Nature Partnership. They are an important mechanism for identifying not only where the most important biodiversity resources are, but also where there is greatest opportunity for restoring or creating new places for biodiversity, and for enhancing biodiversity where this might provide wider environmental benefits.

Local Nature Partnership (LNP) – A body, designated by the Secretary of State for Environment, Food and Rural Affairs, established for the purpose of protecting and improving the natural environment in an area and the benefits derived from it.

Local Nature Reserve – is an area of botanical or wildlife interest where access and use by local people is encouraged through designation by the local authority.

Local Strategic Partnership (LSP) – are partnerships of stakeholders who develop ways of involving local people in shaping the future of their neighbourhood in how services are provided. They are often single non-statutory, multi-agency bodies which aim to bring together locally the public, private, community and voluntary sectors.

Local Plan – The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.

Local Planning Authority (LPA) – is the local authority or council that is empowered by law to exercise statutory town planning functions for a particular area of the United Kingdom.

Local Transport Plan (LTP) – is a five-year integrated transport strategy, prepared by local authorities in partnership with the community, seeking funding to help provide local transport projects. The plan sets out the resources predicted for delivery of the targets identified in the strategy.

Main Town Centre Uses – Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

Major Development – the definition of major development is currently set out in Article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. This definition will be applied, subject to any future updates, except within the Cotswolds National Landscape, where paragraph 10.5.3 of this Local Plan will apply.

Major Infrastructure Projects – major or ‘nationally significant’ infrastructure projects for energy, transport, water and waste.

Masterplan – in broad terms, it describes how an area will be developed. Its scope can range from strategic planning at a regional scale to small scale groups of buildings. Commonly, it is a plan that describes and maps an overall development concept, including present and future land use, urban design and landscaping, built form, infrastructure, circulation and service provision. It is based upon an understanding of place and it is intended to provide a structured approach to creating a clear and consistent framework for development. Whereas a development plan sets out the scale and type of development, and the key characteristics of a locality, a masterplan is generally employed where there is a greater degree of certainty regarding the development of a specific site, and is linked to social and economic analysis and a delivery strategy.

Mitigation Measures – any works or actions required to be carried out by developers to reduce the impact of the development on the surrounding environment or to address particular environmental effects which would otherwise make that development unacceptable.

Modal Shift – a change in the means of transport, for example from use of cars to public transport, particularly applied to all travellers within an area or those travelling to a specific type of facility or destination.

Monitoring – a regular collection and analysis of relevant information in order to assess the outcome and effectiveness of policies and proposals and to identify whether they need to be reviewed or altered.

National Housing Federation – Represent the work of housing associations and campaign for better housing.

National Planning Policy Framework (NPPF) – this sets out the Government’s planning policies for England and how these are expected to be applied. It provides a framework within which local people and councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

Nationally Significant Infrastructure Projects – are major infrastructure developments, such as proposals for power plants, large renewable energy projects, new airports and airport extensions, major road projects etc.

Natural flood management (NFM) or Working with Natural Processes (WwNP) - a type of nature-based flood risk management used to reduce flooding by working with natural features and processes in order to store or slow down floodwaters, such as tree planting and floodplain reconnection.

Neighbourhood Plans – A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

Non-Conforming Uses – established industrial/commercial uses which cause a particular nuisance to neighbours (through either the activities undertaken or the amount or type of traffic generated).

Non-Principal Settlements – any stand-alone settlement that is not listed in Policy DS1 (Development Strategy) and, therefore, does not have a development boundary.

Non-strategic policies – Policies contained in a neighbourhood plan, or those policies in a local plan that are not strategic policies.

Original Building – dwelling as it was built, or as it existed on the 1st July 1948.

Objectively Assessed Need (OAN) – The NPPF requires that local planning authorities identify the objectively assessed need for housing in their areas, and that Local Plans translate those needs into land provision targets.

Permitted Development – comprises certain categories of minor development as specified in the General Permitted Development Order, which can be carried out without having first to obtain specific planning permission.

Phase 1 Habitat Survey – is designed to map an area under consideration based on the habitats present. In a Phase 1 habitat survey, habitats are assigned a type in accordance with guidance set down by the Joint Nature Conservation Committee (JNCC); primarily this refers to the landscape structure and vegetation present. Whilst a Phase 1 habitat survey is exceedingly useful, an extended Phase 1 habitat survey is often preferred. This provides further information on a site, above that specified by JNCC, and allows the survey results to be of use in the context required, for example the assessment of a proposed development. An extended survey might include more detailed information on hedgerows, a botanical species list, and a further appraisal of the areas as habitat for legally protected species.

Pitch / plot – area of land on a site / development generally home to one licensee household. Can be varying sizes and have varying caravan occupancy levels. Can also be referred to as a plot or yard, particularly in relation to Travelling Showpeople.

Planning Obligations – A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

Planning Practice Guidance (PPG) – national guidance on planning practice, which compliments the NPPF.

Place Making – capitalises on a local community's assets, inspiration, and potential, ultimately creating good public spaces that promote people's health, happiness, and wellbeing. Place making is both a process and a philosophy.

Previously Developed Land (PDL) – is defined as land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes:

- land that is or has been occupied by agricultural or forestry buildings;
- land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures;
- land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and

- land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

Policies Map – an obligatory component of a local plan (formerly referred to as a Proposals Map) showing the location of proposals in the plan on an Ordnance Survey base map.

Protected Species – any species (of wildlife etc.) which, because of its rarity or threatened status is protected by statutory legislation.

Public Realm – any publicly owned streets, pathways, right of ways, parks, publicly accessible open spaces and any public and civic building and facilities.

Ramsar Sites – a term adopted following an international conference, held in 1971 in Ramsar in Iran, to identify wetland sites of international importance, especially as waterfowl habitat.

Registered Providers – independent housing organisations, including trusts, cooperatives and companies, registered under the Housing Act 1996

Register of Historic Parks & Gardens – a non-statutory list of parks and gardens of special historic interest maintained by English Heritage.

Renewable Energy and Low Carbon Energy – includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

Retail Impact Assessment – an assessment which may be required in connection with major retail purposes assessing the likely effect of the proposals on patterns of trades and the viability and vitality of existing retail centres.

Regionally Important Geological & Geomorphological Sites (RIGS) – commonly referred to by their acronym RIGS are locally designated sites of local, national and regional importance for geodiversity (geology and geomorphology) in the United Kingdom. RIGS may be designated for their value to science, and to geological heritage in general, and may include cultural, educational, historical and aesthetic resources.

Rural workers dwelling – a dwelling restricted by an occupancy condition limiting its use to a person solely or mainly working, or last working, in the locality in a rural enterprise, or a widow or widower or such a person, and to any resident dependants. Rural enterprises include farming based on primary food production, rural estates, forestry, mixed enterprises (e.g. forestry and/or game shooting) and other businesses that manage the land for conservation and/or recreation, which have benefits for health and well-being (excluding equestrian uses). Rural enterprises must also need to be located in the open countryside due to the nature of their operations.

Scheduled Ancient Monument – ancient structure, usually unoccupied, above or below the ground, which is preserved by order of the Secretary of State.

Section 106 Agreements (s106) – allow a Local Planning Authority to enter into a legally-binding agreement or planning obligation, with a land developer over a related issue (often to fund necessary improvements elsewhere).

Self and Custom Build – the building or completion by (a) individuals, (b) associations of individuals, or (c) persons working with or for individuals or associations of individuals of houses to be occupied as homes by those individuals. But it does not include the building of a house on a plot acquired from a person who builds the house wholly or mainly to plans or specifications decided or offered by that person.

Semi-natural & Natural Green Space – this type of open space includes woodlands, urban forestry, scrubland, grasslands (e.g. commons and meadows), wetlands, nature reserves and wastelands with a primary purpose of wildlife conservation and biodiversity within settlements. The approach is to provide easily accessible, natural and semi-natural green space for communities which, as well as its intrinsic value for biodiversity, also provides a range of other ecosystem functions and benefits.

Sequential Approach/Test – a planning principle that seeks to identify, allocate or develop certain types or locations of land before others.

Sequential Test (Flooding) – a test carried out in accordance with the NPPF to demonstrate that certain land is appropriate to develop as has less flood risk, after alternative sites have been ruled out.

Settlement Hierarchy – a settlement hierarchy ranks settlements according to their size, function and their range of services and facilities. When coupled with an understanding of the possible capacity for growth, this enables decisions to be taken about the most appropriate planning strategy for each settlement.

Significance (for heritage policy) – the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

Site Allocations – land allocated in a local plan for development.

Site of Special Scientific Interest (SSSI) – a site or area designated as being of national importance because of its wildlife plants or flower species and/or unusual or typical geological features. SSSIs are identified by Natural England and have protected status.

Social and Community Infrastructure – local facilities and services for the community including buildings and open spaces.

Soundness – to be considered sound, a Development Plan Document must be positively prepared, justified, effective and consistent with national policy.

Space Heating Demand – the thermal energy required to maintain a comfortable indoor temperature. It is typically measured in kWh/m²/year and serves as a direct proxy for a building's fabric efficiency, dictated by insulation, air-tightness, and ventilation

Spatial Planning – brings together and integrates policies for the development and use of land with other policies and programmes which influence the nature of places and how they function geographically.

Spatial Strategy – a 'spatial' vision and strategy specific to the area.

Spatial Development Strategy (SDS) – a strategic-level planning document introduced under the Planning and Infrastructure Act 2025, setting out high-level, cross-boundary policies for sustainable growth – covering the overall amount and distribution of housing, strategic infrastructure, economic development and environmental priorities – over a geography wider than individual Local Plans, which must then be in general conformity with it. SDSs are prepared by designated strategic planning authorities such as combined or upper-tier county authorities and are intended to provide a consistent mechanism for planning at a larger-than-local scale to address issues that cannot be effectively managed by individual councils alone.

Special Area of Conservation (SAC) – are sites of European nature conservation importance designated under the Habitats Regulations.

Special Protection Area (SPA) – are sites designated under the European Commission Directive on the Conservation of Wild Birds.

Strategic Environmental Assessment (SEA) – a generic term used to describe environmental assessment as applied to policies, plans and programmes. The European 'SEA Directive' (2001/42/EC) requires a formal 'environmental assessment of certain plans and programmes, including those in the field of planning and land use which have a significant effect on the environment'.

Strategic Economic Plan (SEP) – the Strategic Economic Plan (SEP) for Gloucestershire was prepared by Gfirst Local Enterprise Partnership. The SEP established how the Gfirst LEP will help grow the Gloucestershire economy. It is designed to support businesses and develop skills in high growth sectors, including helping start-ups to grow; as well as maximise the connections and opportunities along the M5 motorway corridor.

Strategic Flood Risk Assessment (SFRA) – provides information about flood risk throughout the area of the local planning authority (LPA), either individually or combined with neighbouring LPAs. The SFRA will consider the effects of climate change on river and coastal flooding, identify the risk from other sources of flooding, and consider appropriate policies for development in or adjacent to flood risk areas. Stroud District has published level 1 and level 2 SFRA's.

Strategic Housing and Economic Land Availability Assessment (SHELAA) – an assessment of the availability, suitability and economic viability of potential residential and economic development land.

Strategic policies – Policies and site allocations which address strategic priorities in line with the requirements of Section 19 (1B-E) of the Planning and Compulsory Purchase Act 2004.

Strategic Road Network – the major road network is defined by the Department for Transport as the network of motorways, trunk roads and principal roads that serve the country's strategic transport needs. Motorways and trunk roads (nationally significant A-roads) managed by the Highways Agency make up approximately 20% of the national major road network. The remaining 80% of the major road network consists of principal roads – other A-roads managed by local authorities. For the purposes of this Local Plan we have accepted this definition which includes both major and principal roads.

Strategic site – a development site with 350 or more dwellings, and which is of strategic importance due to its scale, complexity, or critical role in delivering the spatial strategy, including the provision of housing, employment, infrastructure or other significant forms of development.

Statement of Community Involvement (SCI) – sets out the standards which authorities will achieve with regard to involving local communities in the preparation of local development documents and development control decisions.

Supplementary Plan – a regulatory document used to guide specific development projects or respond to unanticipated changes. In UK planning law, these replace older Supplementary Planning Documents (SPDs) and carry significantly more weight, as they formally become part of the official development plan.

Sustainability Appraisal (SA) – an appraisal of the economic, environmental and social effects of a plan from the outset of the preparation process to allow decisions to be made that accord with sustainable development.

Sustainable Development – is development which meets the needs of the present without compromising the ability of future generations to meet their own needs. The NPPF states sustainable development is about positive growth-making economic, environmental and social progress for this and future generations.

Sustainable Drainage System (SuDS) – efficient drainage system which seeks to minimise wastage of water including the use of appropriate ground cover to enable maximum penetration of clean water run-off into the ground and, where appropriate, recycling grey water within the development. Designed to minimise the impact of development on the natural water environment.

Sustainable Transport – are all forms of transport which minimise emissions of carbon dioxide and pollutants. It can refer to public transport, car sharing, walking and cycling as well as technology such as electric and hybrid cars and biodiesel.

Sustainable Transport Modes – Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra low emission vehicles, car sharing and public transport.

Tenure Blind – Designing homes and streets to be tenure-blind, so that it is not easy to differentiate between homes that are private and those that are shared ownership or rented.

Transport Assessment – a Transport Assessment is a comprehensive review of all the potential transport impacts of a proposed development or redevelopment, with an agreed plan to mitigate any adverse consequences. The purpose of Transport Assessment is to provide enough

information to understand how the proposed development is likely to function in transport terms. Assessing the transport impacts in a systematic manner contributes towards understanding how more sustainable travel patterns might be achieved through changing travel behaviour. The preparation and detail of a Transport Assessment will vary depending on the location, scale and nature of the proposed development. Transport Assessment should, where appropriate, propose a package of measures designed to promote access to the site by walking, cycling and public transport, while reducing the role of car access as much as possible.

Transport Nodes – identified locations that provide greater integration of land uses with transportation requirements, particularly focusing on public transport networks.

Travel Plan – All developments which generate significant amounts of movement should be required to provide a Travel Plan. A Travel Plan is a strategy for managing multi-modal access to a site or development, focusing on promoting access by sustainable modes. The main objective of a travel plan is to reduce the number of single occupant car trips to a site. A successful travel plan will give anyone travelling to or from a business or organisation a choice of travel options and encourage them to use the more sustainable ones. Travel plans can be used to ensure that infrastructure and transport services (e.g. buses/ minibuses) are provided as part of a development to ensure that the travel requirements of occupiers and visitors to a development can be met. Effective travel plans will include measures to restrain and manage parking on the site. The travel plan will include a set of agreed targets for the percentage of journeys to the site by car driver alone and details of action to be taken if the travel plan fails to achieve its aims and objectives. Travel plans benefit the community by helping to reduce traffic congestion and pollution for local residents. They can be used to help identify problems that are occurring (e.g. commuter parking taking place on residential streets) and include measures to address such problems. They benefit organisations by reducing the space that has to be allocated on site to car parking, encouraging more healthy travel options for the workforce, widening the range of travel options available to the site and improving access to the site for a wider range of users.

Travelling Showpeople – members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their families or dependants more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently but excludes Gypsies and Travellers.

Tree Preservation Order (TPO) – statutory protection for individual trees, groups, areas or woodlands. Any works to preserved trees require the consent of the local planning authority.

Urban Design – understanding the relationship between different buildings; between buildings and the streets, squares, parks, waterways and other spaces which make up the public domain; the nature and quality of the public domain itself; the relationship of one part of a village, town or city with another part; and the pattern of movement and activity which is thereby established.

Urban Fringe – the boundary between built up areas and the open countryside.

Urban Regeneration – is a process for enhancing the quality of life in urban areas through improvements in the vitality and viability of its activities and the quality of its environment together with a reduction in the disparities between areas and groups within the urban community.

Use Classes Order – is a statute that groups uses into various categories and which specifically states that permission is not required to change from one use to another within the same class:

- B2 – General Industrial
- B8 – Storage and Distribution
- C1 – Hotels
- C2 – Residential Institution
- C2A – Secure Residential Institution
- C3 – Dwelling Houses
- C4 – Houses in multiple occupation
- Class E – Commercial, Business and Service
- Class F – Local Community and Learning
- Sui Generis (SG) – Certain uses that do not fall within any use class

Viability – an objective financial viability test of the ability of a development project to meet its costs including the cost of planning obligations, whilst ensuring an appropriate site value for the landowner and a market risk adjusted return to the developer in delivering that project. Essentially it is the ability to attract investment and business.

Windfall Sites – sites not specifically identified in the development plan.