

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

## **Local Plan Examination**

**2017**

### **Topic Paper 5:**

### **Non – Strategic Sites**

### **Matrix of Stages**



**COTSWOLD**  
DISTRICT COUNCIL

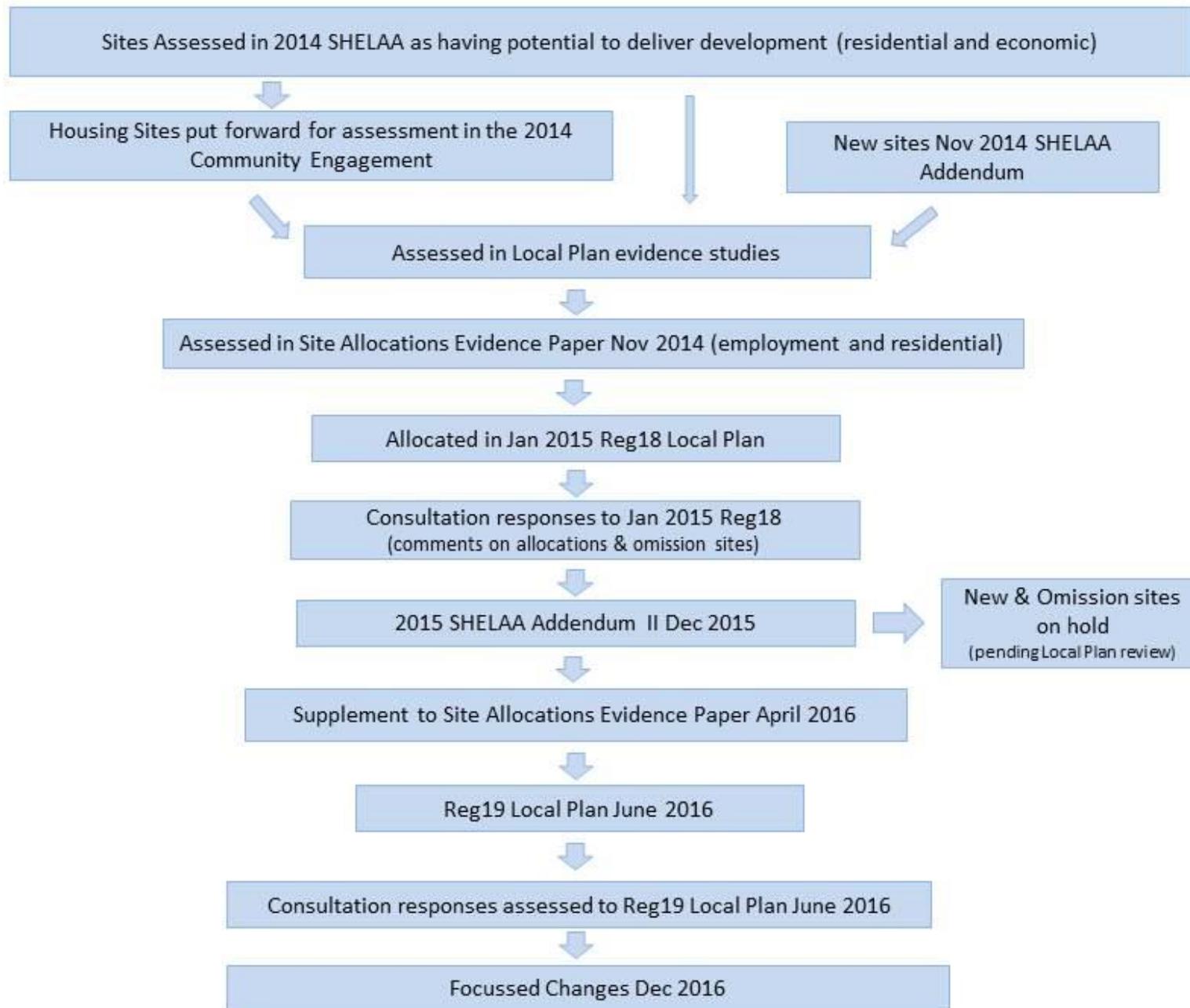
The purpose of this topic paper is to explain the timeline for each non-strategic site assessment in the Local Plan process ie sites within the 17 Principal Settlements (18 when Siddington was included in the Development Strategy) but excluding the Chesterton Strategic Site.

The starting point for the site allocations process was those sites assessed as having potential for development in the May 2014 Strategic Housing and Employment Land Availability Assessment (SHELAA). Please see that document for the full list of all sites assessed in the process.

The following diagram shows the site assessment and the matrix table shows the process for each individual site.

Please refer to the following documents which incorporate the evidence that was considered in respect of each stage:

- Strategic Housing and Employment Land Availability Assessment (May 2014)
- Evidence Paper: To Inform Non-Strategic Housing and Employment Allocations and Appendices document (November 2014)
- Strategic Housing and Employment Land Availability Assessment Addendum (November 2014)
- Local Plan Reg 18 Consultation: Development Strategy & Site Allocations (January 2015)
- Strategic Housing and Employment Land Availability Assessment Addendum II (December 2015)
- Evidence Paper Supplement: To inform Non-Strategic Housing and Employment Allocations and Appendices document (April 2016)
- Local Plan 2011-2031: Submission Draft Reg 19 (June 2016)
- Focussed Changes Addendum to Local Plan 2011-2031 Submission Draft Reg 19 (December 2016)



Site	2014 Community Engagement	Nov 2014 SHELAA Addendum	Assessed in Site Allocations Evidence Paper Nov 2014	Assessed in Local Plan evidence studies	Allocated in Jan 2015 Reg 18 Local Plan	2015 SHELAA Addendum II Dec 2015	Assessed in Supplement to Site Allocations Evidence Paper April 2016	Allocated in Reg 19 Local Plan June 2016	Remarks
<b>Andoversford</b>									
A_2	✓	n/a	✓	✓	✓	n/a	✓	✓	
A_3A	✓	n/a	✓	✓	✓	n/a	✓	X	Received planning permission and removed from process
A_7	✓	n/a	No	-	-	-	-	-	Received planning permission and removed from process
A_9	-	-	-	X	-	✓	X	X	
A_10	-	-	-	X	-	✓	X	X	
<b>Blockley</b>									
BK_5	✓	n/a	✓	✓	✓	n/a	-	-	Received planning permission and removed from process
BK_8	✓	n/a	✓	✓	✓	n/a	✓	✓	
BK_11	✓	n/a	✓	✓	X	n/a	✓	X	
BK_14A	✓	✓	✓	✓	✓	n/a	✓	✓	NB Not in 2014 SHELAA but proposed by the Community. See Focussed Change FC008
BK_14B	✓	✓	✓	✓	X	n/a	✓	X	NB Not in 2014 SHELAA but proposed by the Community
<b>Bourton-on-the-Water</b>									
B_20	✓	n/a	✓	✓	✓	n/a	-	-	Received planning permission and removed from process
B_32	✓	n/a	✓	✓	X	n/a	✓	✓	B_32 and BOW_E3 are the same site

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BOW_E1	✓	n/a	✓	✓	✓	n/a	✓	✓	
BOW_E3	✓	n/a	✓	✓	X	n/a	✓	X	B_32 and BOW_E3 are the same site
BOW_E4	✓	n/a	No	-	-	-	-	-	Received planning permission and removed from process
<b>Chipping Campden</b>									
CC_23B	✓	n/a	✓	✓	✓	✓	✓	✓	
CC_23C	✓	n/a	✓	✓	✓	✓	✓	✓	
CC_23E	✓	n/a	✓	✓	X	n/a	✓	X	
CC_38A	✓	n/a	✓	✓	X	n/a	✓	X	
CC_40	✓	✓	✓	✓	✓	✓	-	-	CC_40 split into A and B
CC_40A	n/a	n/a	n/a	n/a	n/a	✓	✓	✓	
CC_40B	n/a	n/a	n/a	n/a	n/a	✓	-	-	Assessed as non-deliverable in the SHELAA, removed from process
CC_41	✓	n/a	✓	✓	X	n/a	✓	X	
CC_43	✓	n/a	✓	✓	X	n/a	✓	X	
CC_44	✓	n/a	✓	✓	X	n/a	✓	X	
CC_48	✓	n/a	✓	✓	X	n/a	-	-	Received planning permission and removed from process
CC_51	X	n/a	✓	✓	X	n/a	✓	X	
CC_52	X	n/a	✓	✓	X	n/a	✓	X	
CC_53	X	✓	✓	✓	X	n/a	✓	X	
CCN_E1	n/a	n/a	✓	✓	✓	n/a	✓	✓	
CCN_E3A	n/a	n/a	✓	✓	✓	n/a	✓	✓	As part of Policy EC4
<b>Cirencester</b>									
C_17	✓	n/a	✓	✓	✓	n/a	✓	✓	
C_39	✓	n/a	✓	✓	✓	n/a	✓	✓	

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C_52	n/a	n/a	n/a	n/a	n/a	✓	X	X	Also CIR_E21
C_76	✓	n/a	✓	✓	X	n/a	✓	X	
C_82	✓	n/a	✓	✓	X	n/a	✓	X	
C_89	✓	n/a	✓	✓	X	n/a	✓	X	
C_97	✓	n/a	✓	✓	✓	n/a	✓	✓	Residential led mixed – use scheme
C_101A	✓	n/a	✓	✓	✓	✓	✓	✓	Also CIR_E22
C_173	n/a	✓	-	✓	-	-	-	-	Not available
C_174	✓	✓	-	✓	-	-	-	-	Not available
CIR_E6	X	n/a	✓	✓	X	n/a	✓		
CIR_E10	X	n/a	✓	✓	✓	n/a	✓	✓	Retail led mixed use scheme
CIR_E11	X	n/a	✓	✓	✓	n/a	-	-	Hotel use - Received planning permission and removed from process
CIR_E12	X	n/a	✓	✓	X	n/a	✓	X	
CIR_E13	X	n/a	✓	✓	✓	n/a	-	-	Mixed use scheme. Split into two sites 13A & 13B as part 13A has planning permission
CIR_13A	n/a	n/a	n/a	n/a	n/a	n/a	-	-	See CIR_E13
CIR_13B	n/a	n/a	n/a	n/a	n/a	n/a	✓	✓	See CIR_E13
CIR_E14	X	n/a	✓	✓	✓	n/a	✓	✓	Intensification of car park usage with office provision. See Focused Change FC026
CIR_E20	X	n/a	✓	✓	X	n/a	✓	X	
CIR_E21	n/a	n/a	n/a	n/a	n/a	n/a	X	X	Also C_52
CIR_E22	n/a	n/a	n/a	n/a	n/a	✓	X	X	Also C_101A
<b>Down Ampney</b>									
DA_1A	✓	n/a	X	-	-	-	-	-	Part of permission

									for13/01667/OUT and removed from process
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DA_2	✓	n/a	✓	✓	✓	n/a	✓	✓	
DA_5A	✓	n/a	✓	✓	✓	n/a	✓	✓	Also DA_E1
DA_5C	✓	n/a	✓	✓	X	n/a	✓	X	
DA_8	✓	n/a	✓	✓	✓	n/a	✓	✓	
DA_9	✓	n/a	✓	✓	X	✓	-	-	Reassessed as not being currently developable so removed from process.
DA_9B	n/a	n/a	n/a	n/a	n/a	✓	X	X	
DA_11	n/a	n/a	n/a	n/a	n/a	✓	X	X	
DA_E1	n/a	n/a	n/a	✓	n/a	✓	X	X	Assessed as site DA_5A
<b>Fairford</b>									
F_35B	✓	n/a	✓	✓	X	n/a	✓	✓	
F_39C	n/a	n/a	n/a	n/a	n/a	✓	X	X	
F_44	✓	X	✓	✓	X	n/a	✓	✓	
<b>Kemble</b>									
K_1B	✓	n/a	✓	✓	X	n/a	✓	✓	
K_2	✓	n/a	✓	✓	✓	n/a	✓	✓	
K_5	✓	n/a	✓	✓	X	n/a	✓	✓	
<b>Lechlade</b>									
L_14	✓	n/a	✓	X	X	n/a	✓	X	Error – should have been removed after Nov 2014 SHELAA addendum
L_18B	✓	n/a	✓	✓	✓	n/a	✓	✓	
L_19	✓	n/a	✓	✓	✓	n/a	✓	✓	
L_31A	n/a	n/a	n/a	n/a	n/a	✓	X	X	
L_31B	n/a	n/a	n/a	n/a	n/a	✓	X	X	
LEC_E1	n/a	n/a	✓	✓	✓	n/a	✓	✓	
LEC_E2A	n/a	n/a	✓	✓	X	n/a	✓	X	

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<b>Mickleton</b>									
MK_4	✓	n/a	✓	✓	X	n/a	-	-	Received planning permission and removed from process
<b>Moreton-in-Marsh</b>									
M_12A	✓	n/a	✓	✓	X	n/a	✓	✓	
M_19A	✓	n/a	✓	✓	X	n/a	✓	✓	Also MOR_E8
M_19B	✓	n/a	✓	✓	X	n/a	✓	✓	
M_57	✓	n/a	✓	✓	X	n/a	✓	X	
M_60	✓	✓	✓	✓	✓	n/a	✓	✓	
MOR_E5	n/a	n/a	✓	✓	X	n/a	✓	X	
MOR_E6	n/a	n/a	✓	✓	✓	n/a	✓	✓	See Focussed Change FC041
MOR_E8	n/a	n/a	✓	✓	X	n/a	✓	X	Also MOR_19A
MOR_E9A	n/a	n/a	✓	✓	X	n/a	✓	X	
MOR_E11	n/a	n/a	✓	✓	X	n/a	✓	✓	See Focussed Change FC041
<b>Northleach</b>									
N_1A	✓	n/a	✓	✓	✓	n/a	-	-	Also NOR_E3A. Received planning permission and removed from process
N_13B	✓	n/a	✓	✓	✓	n/a	✓	✓	
N_14B	✓	n/a	✓	✓	✓	n/a	✓	✓	
NOR_E3A	n/a	n/a	✓	✓	X	n/a	-	-	Also N_1A. Received planning permission and removed from process
<b>Siddington</b>									
SD_3	✓	n/a	✓	✓	-	-	-	-	Village removed from the development strategy
<b>South Cerney</b>									

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SC_13A	✓	n/a	✓	✓	X	n/a	✓	X	
<b>Stow-on-the-Wold</b>									
S_8A	✓*	n/a	✓	✓	✓	n/a	✓	✓	
S_14	✓*	n/a	✓	✓	X	n/a	✓	X	
S_20	✓	n/a	✓	✓	X	n/a	-	-	Also STW_E7 - Received planning permission and removed from process
S_22B	✓*	n/a	✓	✓	X	n/a	✓	X	
S_46	✓*	n/a	✓	✓	✓	n/a	-	-	Received planning permission and removed from process
STW_E7	✓	n/a	✓	✓	X	n/a	-	-	Also S_20 - Received planning permission and removed from process
<b>Tetbury</b>									
T_24B	n/a	✓	✓	✓	✓	n/a	✓	✓	Also TET_E4
T_31B	✓	n/a	✓	✓	X	n/a	✓	✓	
T_38	✓	-	-	✓	-	-	-	-	Received planning permission and removed from process
T_51	✓	✓	✓	✓	✓	n/a	✓	✓	
T_61	✓		-	✓	-	-	-	-	Received planning permission and removed from process
TET_E1	n/a	n/a	✓	✓	X	n/a	✓	X	Within development boundary, so not necessary to allocate
TET_E2	n/a	n/a	✓	✓	✓	✓	✓	✓As TET_E2A	Size reduced in 2015 SHELAA, renamed TET_E2A

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TET_E4	n/a	n/a	✓	✓	✓ For housing	n/a	✓	✓ For housing	Also T_24B, allocated for housing
<b>Willersey</b>									
W_1A	✓	n/a	✓	✓	✓	X	✓	✓	
W_1B	✓	n/a	✓	✓	✓	X	✓	✓	
W_4A	✓	n/a	✓	✓	X	X	-	-	Received planning permission and removed from process
W_4B	✓	✓	✓	✓	X	X	✓	X	
W_5	✓	n/a	✓	✓	X	X	-	-	Received planning permission and removed from process
W_7A	✓	n/a	✓	✓	✓	X	✓	✓	Also WIL_E1C – allocated for mixed use
W_8A	✓	n/a	✓	✓	X	X	✓	X	
W_8B	✓	n/a	✓	✓	X	X	✓	X	
W_9		✓	✓	✓	X	X	-	-	Received planning permission and removed from process
W_10		✓	✓	✓	-	-	-	-	Removed from process
WIL_E1C	n/a	n/a	✓	✓	X	X	✓	✓	Also W_7A – allocated for mixed use

<b>Key</b>	
✓	in the document
X	not in the document
-	no longer in the process
n/a	not assessed at this stage
*	Community omitted to assess site

The following amendments were made in the Focussed Changes Addendum to the Local Plan December 2016:

BK_14A	Amend site boundary - Exclude driveway and curtilage of Brook Barn to the north east. Amend development boundary. To correct a factual error from original SHLAA submission. FC008
CIR_E14	Amend allocation to decked parking only to satisfy concerns raised by the EA about mixed use and clarify the desire to locate decked parking on this site. FC026
CIR_E16A	New site allocated for retail led development as proposed by the Retail Study 2016 following planning permission ref 13/01305/CON.
MOR_E6	Amend site area (7.13 ha) due to factual error and amend to <b>“for B1 uses”</b> . Reason - The use class reflects recommendations from the evidence base. FC041
MOR_E11	Amend to <b>“for B8 uses”</b> . Reason - The use class reflects recommendations from the evidence base. FC041