

YOUR COTSWOLD YOUR PLAN

CREATING A FUTURE
THAT IS GREEN TO THE CORE



Cotswold District Local Plan Update: 1 February to 7 April 2024

**Draft Framework Masterplan Supplementary Planning Document for
Cirencester Central Area: 1 February 2024 to 7 April 2024**

FREQUENTLY ASKED QUESTIONs (FAQs)

What is a Local Plan?

The Local Plan is the statutory development plan setting out the principal policies and proposals for land use in the district. It contains a development strategy, allocates sites for future development and sets out policies used in decision making on planning matters. It must be supported by evidence and accord with national planning policy and guidance.

What is a Framework Masterplan?

A Framework Masterplan is a high-level (i.e. not detailed) plan that sets out design coding, land-use zoning, building heights and related matters. It represents the beginning of delivery on a commitment the Council made in its adopted Local Plan (the one that's being updated) to prepare a masterplan for the redevelopment of parts of the central area of Cirencester. The Local Plan Update consultation also includes proposed revisions to the Central Area Strategy and related policies are needed to support the emerging masterplan ideas. Please bear in mind that we are consulting only on initial ideas for the Masterplan – no decisions have been taken about it and it is in its very early stages.

Why is the Local Plan being updated?

Although the Cotswold District Local Plan 2011-2031 was adopted in 2018, Local Plans must be periodically reviewed to keep them up to date.

This stage is the Local Plan Regulation 18 consultation. It builds on the consultation responses we received in 2022 at the previous 'Issues and Options' stage of plan-making. The consultation also

responds to changes in national guidance and new evidence we have gathered to inform the Local Plan Update

What is a Regulation 18 Consultation?

Regulation 18 consultation is an early stage in preparation of the Local Plan. This Local Plan Update document contains amended and new planning policies.

Regulation 18 of the Town and Country Planning (Local Planning) Regulations 2012 requires that various bodies and stakeholders be notified that the council is preparing / updating its local plan. It invites you to comment and suggest possible planning solutions that the Council should consider.

Comments received during this consultation are considered and may be used to inform the next stage of plan preparation.

What are these consultations about?

Cotswold District Council is updating its adopted Local Plan to make it “Green to the Core”. The adopted Local Plan also contains policies that need to be updated to bring them into line with the National Planning Policy Framework, with other legislative changes and with new evidence. The adopted Local Plan covers a period from 2011 to 2031. At the same time, the Council is considering development needs up to 2041 and options for how these may be delivered. This work will lead eventually to a replacement Local Plan.

The Council also is consulting on emerging ideas for a Framework Masterplan Supplementary Planning Document for Cirencester Central Area (the “masterplan”). This represents the beginning of delivery on a commitment the Council made in its adopted Local Plan 2018 - 2031 to prepare a masterplan for the redevelopment of parts of the central area of Cirencester. The Local Plan Update consultation also includes proposed revisions to the Central Area Strategy and related policies that should be considered together with the emerging masterplan ideas.

What is a Supplementary Planning Document?

Supplementary Planning Documents (SPDs) are intended to expand upon a policy or provide further detail to policies in the Local Plan (the development plan or DPD). They are an important consideration in determining planning applications.

What does this consultation include?

The public consultation invites comments on:

- the proposed Local Plan policy updates;
- a Topic Paper on the development strategy options for the period up to 2041, as well as a preferred development strategy and broad locations for future growth; and
- a ‘Call for Sites’ - to identify what land is available to deliver future needs, such as housing, employment, commercial development, services, infrastructure, public open spaces, nature/biodiversity, etc.
- The emerging ideas for a masterplan for the redevelopment of parts of the central area of Cirencester.
- An interim Integrated Impact Assessment to support the consultation and will include an appraisal of the Development Strategy Options, a Points of the Compass Appraisal (which evaluates the relative sustainability merits of promoting development at various broad locations in the vicinity of each of the various main settlements), and an appraisal of the draft policies.

All documents and supporting evidence (so far) can be viewed or downloaded at;

<https://www.cotswold.gov.uk/planning-and-building/planning-policy/evidence-base-and-monitoring/>

The consultation can be found at your.cotswold.gov.uk

How long does the consultation last?

The Local Plan Update consultation will be available for comment from Thursday 1st February until 11:59pm on Sunday 7th April 2024 and until Sunday 7th April for the masterplan.

Please note that comments submitted after 11:59pm on the Sunday deadlines will normally not be considered.

Has a decision been made on where future housing sites, to meet needs arising during 2026 to 2041, will be located?

No decision has been made on where future development needs will be located so no sites are identified. The Vision, Objectives and Development Strategy Topic Paper begins the process of identifying a strategy to meet future needs and offers a preferred approach for your review and comment. Your comments will help shape the next stage of the plan making process (a pre-submission draft), which will identify the location and type of development the council proposes to allocate.

The consultation also includes a 'call for sites' to identify what land may be available to deliver future needs, such as housing, employment, commercial development, services, infrastructure, public open spaces, nature/biodiversity, etc. This is an exercise that is regularly undertaken to support the work of the Strategic Housing and Economic Land Availability Assessment (SHELAA), which is a technical document and part of the Local Plan evidence base, that identifies and assesses sites that have the potential to deliver development for residential and economic development. The SHELAA does not allocate sites for development.

Why is the Council considering development options, alongside the update of policies in the Local Plan?

The government is changing how future local plans are made. The new regulations are expected in late 2024. A New Style Plan would include a new/updated development strategy.

There is some uncertainty about how and when this will happen. It is considered that the best course of action is to develop these two pieces of work in parallel now, with a view to the likelihood of merging them into a single, fully updated Local Plan at a later date. In the meantime, by updating the adopted document Cotswold District can continue to ensure it has a robust Local Plan.

The topic paper considers the amount of additional development that may be needed if the Local Plan period was extended from 2031 to 2041. We are asking for your views on options on where to place that development.

What future development strategy options have been considered?

The Vision, Objectives and Development Strategy Topic Paper should be read to enable better understanding of what the listed options (scenarios) mean. Eight potential development strategy options have been identified to accommodate additional growth to 2041:

- Scenario 1: Additional non-strategic site allocations
- Scenario 2: Main service centre focus
- Scenario 3: Dispersed growth
- Scenario 4: Village clusters
- Scenario 5: New settlement(s)
- Scenario 6: New strategic site(s)

- Scenario 7: Focus growth around transport nodes
- Scenario 8: Request neighbouring authority to deliver some of the housing need

A blend of Scenarios 1, 2, 6 and 7 is believed to be the most appropriate way to accommodate the bulk of additional development needs up to 2041.

How does this effect the updates of the Local Plan policies?

The policy updates are based on the adopted Local Plan development strategy, the current Principal (most sustainable) Settlements (e.g., Cirencester, Tetbury, Fairford) and their boundaries within which development is considered acceptable in principle.

If the development strategy were to change or be amended to 2041, it is possible some of the settlements and their associated polices could also change in light of this. These policies would be consulted on in the next stage of Local Plan preparation.

Why is it important that I take part in the consultation and make my views known?

To have the best chance of influencing what goes into your local plan, your comments should be made at the earliest opportunity. The later in the process concerns are raised, the less likely it will be that changes can be made.

How do I make my views known?

There are different ways to make your comments.

We recommend that you submit comments online via the following link: your.cotswold.gov.uk As well as being easy to submit your comments to the relevant sections of the document, it also allows the council to process these comments quickly, helping us to keep the Local Plan timetable on track.

Alternatively, comments can be submitted by email or by post. A comment form should be used, which is available from the District Council's website at the following link:

<https://www.cotswold.gov.uk/planning-and-building/planning-policy/evidence-base-and-monitoring/>

Comments must be emailed to local.plan@cotswold.gov.uk or posted to: Local Plan Consultation, Forward Planning Team, Cotswold District Council, Trinity Road, Cirencester, GL7 1PX. You can also submit your comments at our Public Consultation Events.

Are any public events being held?

Yes. Public drop-in events have been arranged for:

- **Wednesday, 21st February** from 10am until 8pm at the Corinium Museum, Park Street, Cirencester, GL7 2BX; and
- **Wednesday 6th March** from 10am until 8pm at the Redesdale Hall, High Street, Moreton-in-Marsh, GL56 0AX

Where can I view the proposals?

As well as the public events listed above, the documents can be viewed at the following locations:

1. Council Offices, Trinity Road, Cirencester, GL7 1PX;
2. Moreton Area Centre, High Street, Moreton-in-Marsh, GL56 0AZ;
3. All Public Libraries in the district;

4. The document(s), and all the evidence papers can be viewed online at <https://www.cotswold.gov.uk/planning-and-building/planning-policy/evidence-base-and-monitoring/>;
5. your.cotswold.gov.uk; and

Hard copies of the documents are available on request by contacting local.plan@cotswold.gov.uk or by contacting our customer services department on 01285 623000. Please note our standard print and postage charges may apply.

Is there anything I need to make sure I do when making comments on the consultation?

Yes. Comments can only be received in a written format with your name, postcode and email address (if you do not have an email address then your full home address). We cannot accept defamatory, abusive, or confidential responses. Further privacy information can be found on our website. **Please be aware that names and comments, once processed, will be made publicly available on the Council's website.** Local Plan making consultation - Privacy Notice - Cotswold District Council.

<https://www.cotswold.gov.uk/support/privacy-and-data/ser vice-privacy-notice/local-plan-making-consultation-privacy-notice/>

If you no longer wish to be listed on our consultation database and notified of future events, please let us know.

What's Next?

We will acknowledge receipt of all representations on planning policy. Correspondence sent to local.plan@cotswold.gov.uk will receive a standard receipt.

We will summarise comments received after the consultation and a 'consultation statement' will be available that accompanies the emerging local plan update and other planning documents. This document will outline how the main issues raised by consultation have been addressed.

Following this consultation the Council will prepare a Regulation 19 'pre-submission' draft Local Plan that sets out where new development will be located and what infrastructure will be needed to support future growth. This draft plan will be consulted upon in early 2025.

