

COTSWOLD LOCAL PLAN REGULATION 18 CONSULTATION: PLANNING POLICIES

FREQUENTLY ASKED QUESTIONS

What is this consultation about?

The purpose of this consultation is to invite comment on:

- the proposed Planning Policies, which, alongside the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG), will become the basis for determining planning applications when the Plan is adopted;
- whether the proposed Planning Policies would deliver sustainable development and meet the Local Plan's Objectives; and
- what alternative approach(es) might better achieve these objectives (supporting evidence required) and whether there are any gaps or omissions in the Planning Policies.

How long does the consultation last?

The consultation will be available for comment for just over 6 weeks, from Friday 6th November to Monday 21st December 2015 at noon. Comments submitted after that time will not be considered.

What is the purpose of these Planning Policies?

The Council cannot deliver the Objectives for the District without a robust means of doing so – that's why we need Policies. The proposed Planning Policies set out the ground rules, making it clear what we can and cannot do when delivering the Objectives. The Policies pay regard to the NPPF, but add more specific detail relevant to our area.

Some Policies have associated maps which indicate specifically where certain Policies apply e.g. Development Boundaries or Town Centres.

The draft Policies are deliberately succinct because they should neither repeat national policy nor reiterate policies in other parts of the Local Plan.

Why does CDC need a Local Plan at all?

Every Local Planning Authority must produce a Local Plan to meet the requirements of the National Planning Policy Framework (NPPF). The Plan should serve as a blueprint for future development over a period of at least 15 years and meet stringent guidelines across a range of land use issues including:

- allocating land for housing
- creation of employment opportunities
- identifying necessary infrastructure improvements; and
- safeguarding environmental assets and heritage.

Why are people being asked to comment?

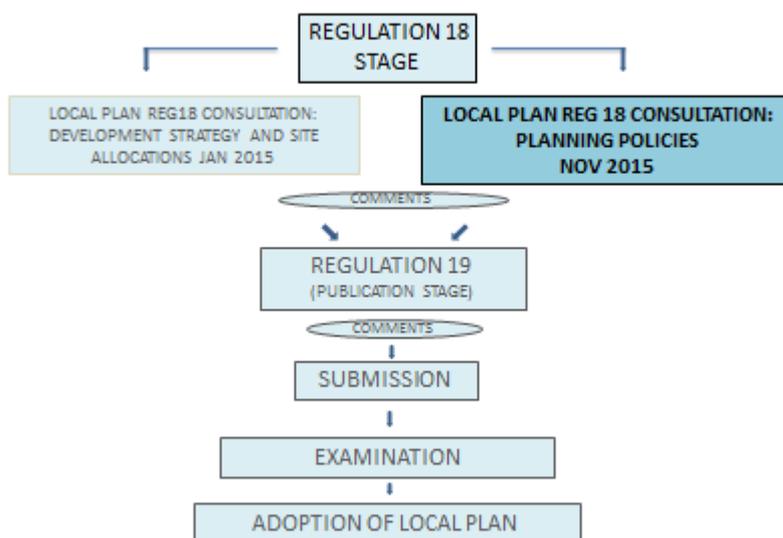
The Council welcomes comments to ensure the delivery of appropriate and sympathetic development. We want your help to produce Policies that are clearly written and fit for purpose, based on sound reasoning and, wherever possible, evidence.

Hasn't the public already been consulted on the Local Plan?

Yes – we have consulted the public several times over the last few years. Most recently, we asked people to provide their views on the Local Plan's Objectives and Development Strategy – including the allocation of housing, gypsy and traveller sites across the District – and we received over 9,500 responses. You can see all of these comments here http://cotswold.objective.co.uk/portal/fp/local_plan_2011-2031/lpr18/local_plan_reg_18_consultation_development_strategy_and_site_allocations_january_2015?tab=list We have captured this information and will be taking it into account, so there is no need to go over this ground again. ***This time we want your views on the Planning Policies only.***

What happens when people comment on these Policies?

Once the Council has received comments on the Planning Policies, we will take them into account, along with comments from previous consultations, in preparing a 'pre-submission' version of the whole Local Plan. The pre-submission Plan, which will include the Development Strategy, detailed Site Allocations and Policies, will then be subject to a round of statutory public consultation in the spring of 2016. At that stage, the public will be invited to comment on the Local Plan's 'soundness' and its legal compliance. That will pave the way for the Council to submit the Local Plan – and all the related evidence – to the Secretary of State for examination by the end of 2016. The submitted documents will include summaries of comments received from the public during all previous consultations.



Are future housing sites shown in this consultation document?

No – proposed housing allocations were consulted upon in the January 2015 *Local Plan Reg 18 Document: Development Strategy and Site Allocations*.

What if the Chesterton planning application is made before the Local Plan is adopted?

There is always the possibility that key proposals will emerge before a development plan has completed its journey to adoption. Under national policy, developers are entitled to submit proposals as and when they see fit, and the NPPF's presumption in favour of sustainable development arguably acts as an incentive to do so. It is important that the Policies of the Local Plan are robust and progressed swiftly to assist the Council in its pre-application engagement with emerging proposals and in its determination of planning applications.

Why does it take so long to produce a Local Plan and who decides whether the Plan meets the government's approval?

Local Plans must be based on robust and up-to-date evidence, which meets legal requirements and tests of soundness. Evidence is rigorously tested and challenged at an independent examination, which is conducted by a Government Inspector. Councils are expected to submit plans on the premise that they are 'sound' and legally compliant. However, many plans have had to be withdrawn for various reasons, including failure to comply properly with national policy. There is absolutely no point in the Council submitting the Plan before it is confident that it will succeed at examination because, to do otherwise, would merely delay the adoption even further.

How do I make my views known?

There are different ways to send in your comments:

- Online at <http://consult.cotswold.gov.uk> This is the most convenient means of submitting comments and ensures that you will be kept informed of future stages of plan preparation.
- Via email or post. A comment form can be used, which is available from the District Council and libraries. Comments should be sent to localplan@cotswold.gov.uk or posted to:

Local Plan Consultation, Forward Planning Team, Cotswold District Council, Trinity Road, Cirencester, GL7 1PX

- At our Public Consultation Events.

Remember: the deadline for all comments is noon on Monday 21st December 2015.

Please note: it is a requirement of the Local Plan process that comments can only be deemed legitimate ("duly made") if they are received in a written format with a name and address supplied. Comments made verbally or anonymously cannot be accepted. It is also important to appreciate that the Council is obliged to make all duly-made representations available for public inspection on its website.

Are any public events being held?

Public 'drop –in' events , where you can find out more about the Planning Policies are being held at the following locations:

- Tuesday 17th November – Cotswold District Council Offices, Cirencester, 2pm - 6.30pm
- Wednesday 18th November – Moreton area Centre, Moreton-in-Marsh , 2pm - 6.30pm.

A copy of the display boards will be available to view on the website.

Where can I view the documents?

As well as the public events above, the consultation document can be viewed at the following locations:

- Cotswold District Council Offices, Trinity Road, Cirencester
- Moreton Area Centre, Moreton-in-Marsh
- All public libraries in the District

The consultation document and other evidence papers can be viewed online at:

www.cotswold.gov.uk/go/forwardplanning

Can I buy a copy?

Copies of the document can be purchased from Cotswold District Council as follows:

- Local Plan Reg 18 Consultation: Planning Policies November 2015 £5 inc p&p
- Sustainability Appraisal £1 inc p&p
- Habitats Regulations Assessment £1 inc p&p
- A CD Rom of all three documents is available free of charge.