



Local Plan 2011-2031

Submission draft reg 19 (June 2016)

Frequently asked questions

Contents

What is this consultation about?	2
How long does the consultation last?	2
Why should I comment?	2
Can comments only be made on soundness and legal compliance?	2
Soundness.....	2
Legal requirements.....	3
Hasn't the public already been consulted on the Local Plan?	3
I made comments on the two 2015 Regulation 18 Local Plan consultations, do I need to comment again?	4
What happens when people comment on the Local Plan?	4
Why does CDC need a Local Plan at all?	4
Will the Chesterton planning application be determined before the Local Plan is adopted?	5
Why does it take so long to produce a Local Plan and who decides whether the Plan meets the government's approval?	5
How do I make my views known?	5
Are any public events being held?	6
Where can I see the documents?	6
Can I buy a copy?	6



What is this consultation about?

Cotswold District Council is consulting on the latest version of the Cotswold District Local Plan. This stage is known as the Regulation 19 consultation, which is the final public consultation before the Local Plan is submitted to the Planning Inspectorate for examination. At this stage the plan is known as the Submission Draft Local Plan

The Submission Draft takes forward the two earlier Regulation 18 consultations - 'Development Strategy and Site Allocations' - consulted on in January 2015; and 'Planning Policies', consulted on in November 2015. Representations made in respect of these earlier consultations have been considered alongside updated evidence in preparing the Submission Draft.

This Submission Draft sets out the Vision, Policies and Proposals to guide future development and the use of land within Cotswold District. It gives a degree of certainty to members of the public and developers as to where development is likely to take place and guides decision-takers on the most appropriate forms of development over the Plan period to 2031.

How long does the consultation last?

The consultation will be available for comment for 6 weeks from **Monday 27th June 2016** to **Monday 8th August 2016** at midnight.

Comments submitted after that time will not be considered.

Why should I comment?

As a place-shaping document, everyone can be affected and so everyone should contribute – it is therefore important to engage in the preparation of the Local Plan.

Can comments only be made on soundness and legal compliance?

At this stage the Council is seeking views on whether the plan is sound and meets the tests set out in the National Planning Policy Framework. In other words whether

- the Council has planned for the District's housing, employment and infrastructure needs;
- the Local Plan is based on sound evidence;
- the Local Plan can be delivered by 2031; and
- the Local Plan is consistent with national policy, and enables sustainable development, for example.

Representations will be passed to the Inspector and it is recommended that comments are clear, concise and targeted. Whilst respondents are free to comment as they choose, to have greatest influence at this stage it is advisable that representations should relate to the soundness of the Submission Draft Local Plan or to its compliance with legal requirements. These are explained below.

Soundness

Regulations state that a local planning authority should submit a plan for examination which it considers to be “sound” – namely that it is:



- **Positively prepared** – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
- **Justified** – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
- **Effective** – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
- **Consistent with national policy** – the plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

It is advisable that representations made at this stage should therefore focus on whether the plan meets the tests listed above. This is because these are the broad areas that the Inspector will focus on in examining the Local Plan.

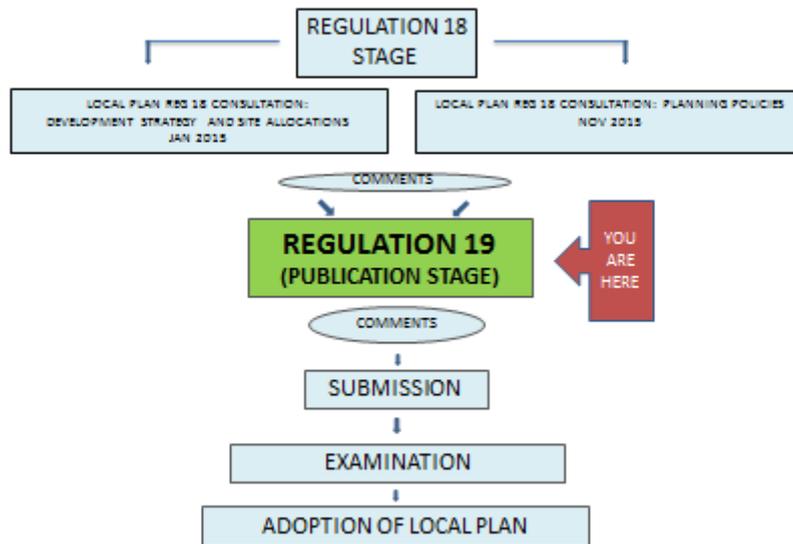
Legal requirements

When considering if the plan meets its legal requirements, the Inspector will consider a number of issues including:

- **Local Development Scheme:** has the plan been prepared in accordance with the timetable set out in the Local Development Scheme?
- **Statement of Community Involvement and relevant regulations:** has consultation on the plan been in accordance with the Council's Statement of Consultation and have the appropriate bodies been consulted?
- **Duty to Cooperate:** has the plan been prepared in cooperation with other local planning authorities and prescribed bodies, such as the Environment Agency and the Local Enterprise Partnership, to identify and address any issues which will have a significant impact on at least two planning areas?
- **Sustainability Appraisal:** has an adequate Sustainability Appraisal been carried out?
- **Appropriate Assessment:** has an Appropriate Assessment under the Habitats Regulations Assessment been carried out?
- **National Policy and Legislation:** does the Plan comply with national policy and legislation, for example, the National Planning Policy Framework.

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

Yes – we have consulted the public several times over the last few years. For example, we asked people for 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. On the Council's website you can see all the comments received on this consultation as well as the other Regulation 18 consultation. The diagram below shows the Local Plan process:



I made comments on the two 2015 Regulation 18 Local Plan consultations, do I need to comment again?

The Council is not able to carry forward any comments made on previous consultations. Therefore any comments previously submitted that you think have not been resolved would need to be submitted again as part of this consultation.

What happens when people comment on the Local Plan?

The Council will consider all the comments received during the consultation period. Following this, a decision will be made as to whether to submit the Local Plan for Examination by a Government appointed Inspector.

At the Examination in Public (EiP) to the Cotswold District Local Plan (Submission version), the Inspector will examine the plan, the evidence supporting it and representations received during the Submission round of consultation and judge whether it is sound and meets its legal requirements. Further information will be provided about the examination process before that stage begins.

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 steer 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.



Will the Chesterton planning application be determined before the Local Plan is adopted?

Prospective developers are entitled to submit proposals at any time, and there is always the possibility that key proposals will emerge before a development plan is adopted.

The Chesterton planning application was received and validated in January 2016. The Council is required to determine major planning applications (accompanied by Environmental Impact Assessment) within 16 weeks unless the applicant agrees to an extension of time. An applicant may appeal to the Planning Inspectorate if the application is not determined within the agreed timescale. The Local Plan will not be adopted until 2017. It is therefore possible that the Chesterton planning application will be determined before the Local Plan reaches that stage.

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. Many plans have had to be withdrawn for various reasons before or after Examination, including failure to comply with national policy or statutory requirements. The Council should not submit its Local Plan before it is confident that it will succeed at examination. To do otherwise would be inefficient and wasteful of resources, and ultimately delay adoption. And without an adopted Local Plan the district is vulnerable to unplanned development occurring in undesirable locations.

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 representation form can be used, which is available from the District Council and libraries. The form 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 on 6th and 7th July (see below).

Remember: the deadline for all comments is midnight on Monday 8th August 2016.

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 Local Plan are being held at the following locations:

- Wednesday 6th July 2016: Moreton Area Centre, Moreton-in-Marsh , 2pm -6.30pm.
- Thursday 7th July 2016: Cotswold District Council Offices, Cirencester, 2pm -6.30pm

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

Where can I see the documents?

As well as the public events above, the consultation document can be seen 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 19 Consultation: June 2016 - £15 inc p&p
- A CD Rom is available free of charge.