

**Actions Required following Hearing Sessions 14, 15 and 16
(Week Four)**

Further to the discussions at the week four hearing sessions (21 and 22 November), the following actions are required. The Inspector considers these to be necessary at this stage of the examination to inform his consideration of whether the Plan is sound and/or how it could be made sound by main modifications.

Unless otherwise stated, each of the action points is for the Council to pursue. Where appropriate and possible, the Council should liaise with relevant participants in preparing its response.

Responses should be submitted to the Programme Officer by midday on Thursday 7 December 2017. The responses will then be published on the examination website and sent to participants of the relevant hearing sessions.

Matter 14: Built, Natural and Historic Environment and Local Greenspace

The Wider Natural and Historic Landscape

AP14.1 Modify the last sentence of policy EN4(2) to read "... including key views, the setting of settlements, settlement patterns ..."

AONB

AP14.2 Modify the reasoned justification to policy EN4 or EN5 to clarify that, whilst policy EN4 applies to the AONB, policy EN5 includes additional criteria that will also need to be taken into account.

AP14.3 Modify the reasoned justification to policy EN5 to clarify that part 1 applies to all developments in the AONB, including on allocated sites, whereas part 2 does not apply to allocated sites.

Special Landscape Areas

AP14.4 Modify policy EN6 to delete "that demonstrably meets the economic and social needs of communities". Modify parts (a) and (b) so that they do not repeat the requirements of policy EN4 but rather set out the additional requirements that apply to the SLAs based on their special character and key landscape qualities.

AP14.5 Modify paragraph 10.3.3.1 to delete reference to the SLAs being of comparable quality to the AONB, and so that it explains why those areas have

been designated based on their different special characters and key landscape qualities.

AP14.6 Modify paragraph 10.3.3.1 to clarify that policy EN6 applies to all development in the SLAs, including on allocated sites.

AP14.7 Modify the Key Diagram to show the six SLAs.

Conservation Areas

AP14.8 Modify policy EN11(c) to delete "because of their openness".

Open Space

AP14.9 Modify policy INF2, the reasoned justification and Glossary to make it clear that "social and community infrastructure" and "local community facilities or services" include open space, and to ensure that the policy is consistent with NPPF paragraphs 73 and 74.

Matter 15: Other Issues

Transport

AP15.1 Further to its response to week two action point 8.4 [ED059], the Council will prepare a short note to further clarify whether the scale and location of development proposed in adopted or emerging local plans for surrounding districts would make a significant difference to the findings of the Council's assessments of the transport and other infrastructure required in the district over the plan period.

Wind Energy Development

AP15.2 Modify policy INF10 to include the policy requirements set out in paragraph 11.7.17.

Matter 6: Lechlade

AP6.1 Delete the first two sentences of paragraph 7.1.5.6 (because the two allocated sites are not in fact within Source Protection Zone 1)

Session 16: Housing Supply and Development Strategy – Further Issues

Housing Supply for the Plan Period

AP16.1 Modify Table 1 in the schedule of proposed main modifications [ED053] so that the number of units expected to be delivered on sites with planning permission as at 1 April 2017 reflects appropriate lapse and non implementation rates. Delete the separate row in Table 1 in ED053 that refers to "Lapse rate 1st April 2017 ... -27".

AP16.2 Delete the row in Table 1 in ED053 that refers to "Additional deliverable planning permissions ... 1 April 2017 and 2 November 2017 ... 343". Modify the total supply figure accordingly.

AP16.3 Modify the reasoned justification associated with Table 1 as necessary to briefly explain how the assumed number of units for each category of supply has been calculated. Include reference to full details being available in the Council's annual Housing Land Supply Report, and that an updated version of Table 1 will be included in each subsequent annual report.

Five Year Housing Land Requirement and Supply

AP16.4 Modify paragraph 6.1.11 as set out in ED053 (and other parts of the reasoned justification as necessary) to explain that the calculation of need for the remaining years of the plan period will be based on a residual requirement approach that deducts net completions since 2011 from the requirement for the plan period of 8,400 dwellings. Furthermore, explain that the five year requirement will be calculated each year and set out in the annual Housing Land Supply Report which will be published each May, and that this will be based on an appropriate proportion of the residual requirement for the remainder of the plan period with a 5% (or 20%) buffer added in accordance with the NPPF.

AP16.5 Modify Table 3 in ED053 so that it is entitled "Five Year Housing Land Requirement and Supply" and to reduce the number of rows that it contains. These could include: the total residual requirement for 2017 to 2031 (ie 8,400 - 3,176 = 5,224); the residual requirement for 2017 to 2031 expressed as an annual average; the total residual requirement for 2017 to 2022 plus a 5% (or 20%) buffer; the residual requirement for 2017 to 2022 (including an appropriate buffer) expressed as an annual average; and rows for each category of supply (i.e. sites with planning permission on 1 April 2017; the Chesterton strategic site; other allocations; and windfalls); total supply 2017 to 2022; supply 2017 to 2022 expressed as an annual average; supply available at 1 April 2017 expressed as number of years against the residual requirement including the appropriate buffer.

Policy DS5: Ensuring a Five Year Housing Supply During the Plan Period

AP16.6 Modify policy DS5 in ED053 and/or the reasoned justification to make it clear that if part 1 of the policy is triggered it would be in effect until the Council has published the next annual Housing Land Supply Report. If that report demonstrates that there is still less than 5.5 years supply then the policy would continue for another year, and so on. Conversely, if a subsequent annual Housing Land Supply Report demonstrates that there is more than 5.5 years supply, the policy would no longer be in effect.

AP16.7. Delete parts 3 and 4 of policy DS5 in ED053.

AP16.8 Delete the last sentence of the reasoned justification to policy DS5 in ED053 ("For land to be considered as adjacent ... separated by a road do not qualify").

Policy DS4: Open Market Housing Outside Principal and Non Principal Settlements

AP16.9 Modify policy DS4 in ED053 to make it clear that residential development outside Principal and Non Principal Settlements will not be

permitted unless it is in accordance with other policies in the Plan that expressly deal with residential development in such locations. Modify the reasoned justification to include a non-exhaustive list of relevant policies, and if necessary to refer to specific forms of residential development that may be acceptable in such locations that are not expressly covered by other such policies in the Plan (such as replacement dwellings).

William Fieldhouse

Inspector

24 November 2017