
Independent Examination of the Cotswold Local Plan

Proposed Main Modifications

Introduction

In accordance with section 20(7C) of the Planning and Compulsory Purchase Act 2004, the Council has asked me to recommend modifications that are required in order to ensure that the Plan is sound and legally compliant¹. As explained in my Guidance Notes [ED002], before formally recommending any such main modifications in my report, I will ensure that interested parties have the opportunity to comment and take account of all views expressed about them.

Revised Schedule of Proposed Main Modifications

I have given consideration to the potential main modifications that have emerged through the examination, along with all of the evidence before me and the discussions at the hearing sessions. In light of this, I consider at this stage that certain changes need to be made to the Council's latest schedule of proposed main modifications² before they are published for formal consultation. These are described in the attached Annex, along with a brief indication of why I consider them to be necessary; where necessary fuller reasoning will be set out in my final report.

Whilst I am reasonably satisfied at this stage that the proposed main modifications are necessary and would make the Plan sound, this is without prejudice to my final conclusions which will ultimately be made having regard to all representations made about the main modifications, in addition to all of the evidence and representations currently before me.

The Council should now prepare a revised schedule of proposed main modifications that takes account of the attached Annex. A separate schedule of all of the changes that the Council considers necessary to the submitted policies map should also be prepared.

The proposed main modifications and changes to the policies map should be subject to further sustainability appraisal and Habitat Regulations Assessment if necessary; this should be undertaken before they are finalised.

¹ Email dated 7 December 2017 [ED073].

² ED079 dated 15 January 2018.

The Council can make minor changes to the Plan in addition to the main modifications. Such changes (“additional modifications”) would not materially affect the Plan’s policies and proposals, but rather would relate to matters such as typographical errors, minor editing, and factual or name changes. These would not be matters for my consideration.

Public Consultation

When I am satisfied with the revised schedule of potential main modifications, it and the policy map changes will be subject to a six week period of public consultation which should be undertaken in accordance with the Council’s Statement of Community Involvement in a similar manner to that in which it would be carried out under Regulation 19. This consultation will only be about the proposed main modifications and changes to the policies map, not about other aspects of the Plan or “omission sites”.

At this stage, it is expected that the public consultation will take place in February and March 2018, although this will be confirmed nearer the time.

Representations about the proposed main modifications, and changes to the policies map, should then be sent to the Council. At the end of the consultation period, the Council should forward the representations to the Programme Officer along with a report listing all of the representations made about each of the proposed main modifications and changes to the policies map; a summary of the main issues raised; and the Council’s brief response to those main issues. I will then consider all of the representations about the proposed main modifications before finalising my report.

Normally, all issues arising from the consultation on the proposed main modifications should be capable of being considered through the written representations procedure. Exceptionally, however, I may decide that it is necessary to hold a further hearing session or sessions to clarify and resolve any substantive outstanding issues relating to the proposed main modifications. If this is the case, all representors will be informed and the examination website updated accordingly.

I am not inviting comments on the content of this note or main modifications at this stage. However, any queries about the next steps should be taken up with the Programme Officer.

William Fieldhouse

Inspector

16 January 2018

Changes to the Council's Schedule of Proposed Main Modifications

The following changes are needed to the Council's schedule of proposed main modifications dated 15 January 2018 [ED079].

Five Year Supply

Proposed additional policy DS5 ("ensuring a five year housing supply during the plan period") is not required to make the Plan sound and should therefore be deleted from the schedule.

Chesterton Strategic Site

Tables 1 and 2 (housing supply), Figure 1 (housing trajectory), and relevant parts of the reasoned justification should refer to the Chesterton strategic site being expected to deliver 1,800 dwellings during the Plan period (with the remainder of the 2,350 dwellings being built on the site after 2031). The relevant parts of the Plan should reflect the assumption that 120 dwellings are likely to be built on the site by 31 March 2022.

Affordable Housing

The reasoned justification for policy H2 should refer to an identified need for 157 net additional affordable homes per year between 2015 to 2031 and briefly explain what that estimate is based on and how it relates to the overall requirement for housing.

The Plan should contain a succinct explanation of how and where affordable housing is expected to be provided in the district over the plan period and the extent to which this is likely to meet needs overall and in particular locations.

Moreton-in-Marsh Town Centre

To reflect the physical and functional extent of the Moreton-in-Marsh town centre, and to ensure that policies EC7, EC8 and EC9 can be effectively implemented, the policies map ought to be amended to include the site of the Warner's Budgen supermarket and car park.

Local Green Space

Blockley Allotments (LGS1) should be deleted from policy EN3 as there is considerable doubt that the designation is capable of enduring beyond the plan period³.

End of Annex

³ NPPF paragraph 76.