

## INTERIM HOUSING GUIDANCE NOTE AND FIVE YEAR HOUSING LAND SUPPLY

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Until further notice, Cotswold District Council will use the following criteria for considering the sustainability of planning applications for new-build open market housing developments of any size, which depart from 'saved' policies in the Cotswold District Local Plan 2001-2011:

1. 'Off-plan' proposals<sup>1</sup> should be given favourable consideration, in principle, only where the site is located adjacent to existing development boundaries shown on the Local Plan Proposals Maps. There should be no gap between the proposed development and a development boundary.
2. In terms of sustainability, sites coming forward will be considered to be sequentially preferable, as follows, :
  - 1<sup>st</sup> priority: Cirencester
  - 2<sup>nd</sup> priority: Bourton-on-the-Water, Moreton-in-Marsh and Tetbury
  - 3<sup>rd</sup> priority: Chipping Campden, Fairford, Lechlade, Northleach, South Cerney and Stow-on-the-Wold
3. Any schemes for new-build open market housing located in or adjacent to settlements that do not have development boundaries defined in Local Plan should not be given favourable consideration.
4. Sites should be discounted if they lie within Flood Zones 2 or 3, as indicated in the Strategic Flood Risk Assessment unless robust evidence can prove that the flood zoning for the site is incorrect.
5. Subject to criterion 1 above, where there is a clear choice between sites, priority should be given to previously developed land ahead of greenfield sites.
6. Development should be commensurate with evidence of local and economic needs in order to help reduce commuting.
7. Potentially detrimental impact on interests of acknowledged importance (e.g. AONB, Conservation Area or nature conservation designation) will be a material consideration. Where a settlement is 'washed-over' by the AONB designation, reference should be made to the White Consultants Study of Land Surrounding Key Settlements (June 2000).
8. The granting of permission for large-scale housing development in the last five years could be a material consideration when considering another residential proposal in the same settlement. The overall scale of development deemed to be acceptable in any settlement will be a matter of judgement on a case-by-case basis.
9. Inspectors' comments on sites in reports of previous local plan inquiries and/or decision notices of appeal decisions may be a material consideration, though account should be taken of any relevant changes of circumstances during the intervening years.
10. Community support for developing a site can be a material consideration, particularly where any resulting infrastructure improvements would reinforce the sustainability of the settlement.
11. Phasing of development should be considered in order to ensure that it is commensurate with the size of settlement and can be 'absorbed' over time.

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<sup>1</sup> i.e. sites that fall beyond development boundaries and/or land not specifically allocated in the Local Plan for residential or mixed development