

Welcome to:

Cotswold District Council's Town & Parish Council Forums

19/20 August 2026



Homes, landscape, livelihoods
- a legacy we build together.



This evening's agenda

18.00 – Welcome

David Stanley, Deputy Chief Executive Officer, Cotswold District Council

18.05 – The New Local Plan

Cllr Mike Every, Leader of the Council

Cllr Juliet Layton, Deputy Leader of the Council

18.30 – Housing sites

Geraldine LeCointe, Assistant Director of Planning Services

18.50 – Questions on the Local Plan

with Andrew Maxted, Head of Planning Policy

& Matthew Britton, Strategic Planning Policy Manager

19.40 – The latest on local government reorganisation

20.00 – Close



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The New Local Plan



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The process



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The Plan has moved to its next stage...

1

**Approved by
Full Council**

12 August

2

**Regulation 19
Consultation**

24 August –
5 October

3

**Submission for
independent
examination**

December 2026

4

Adoption

Early 2028



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We don't control the planning system...

The new Local Plan **MUST** be capable of being found **SOUND** through an **EXAMINATION** – this means that it must be consistent with national policy, guidance and legislation.

From the December 2024 National Planning Policy Framework:

- | | | |
|-----------|-------------------------------|---|
| 01 | POSITIVELY PREPARED | Meets objectively assessed needs as a minimum |
| 02 | JUSTIFIED | An appropriate strategy, taking into account reasonable alternatives, based on proportionate evidence |
| 03 | EFFECTIVE | Deliverable over the plan period |
| 04 | CONSISTENT WITH POLICY | Enables sustainable development in line with the national policy framework |



We don't control the planning system...

The system is changing.

Any Plans not submitted before the end of December 2026 have to start again!

And it will take three to four years (minimum) to produce a new Plan through the new system...

DEC 2026

Current submission deadline

2028

Earliest likely restart after LGR

2032+

Earliest plausible adoption

That's a long time to be vulnerable to piecemeal and speculative development.

The context



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Why the Plan must be updated...

**Changes to national
planning policy**

**Housing need more
than doubled**

475
per year



**1,054
per year**

**17,918 homes
needed: 2026
- 2043**

**Loss of five-year
housing land supply:**
From 7+ years to 1.8
years

**A five-year
supply matters...**

**Greater weight for
speculative
development**

**Any refusals must
withstand appeals**

**Local taxpayers
carry the risk**

Development pressure is already here...



Cirencester

up to 280 homes at
Kingshill Lane



Mickleton

separate proposals for
95, 60 and up to 170



Moreton

195-home refusal
could not realistically
be defended



Lechlade

54-home refusal
overturned on appeal



Chipping Campden

Refusal of 30 homes at
Olimpick Drive
overturned on appeal



Willersey

30 homes approved
outside the boundary



Preston

separate 380-home
proposal being
prepared



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What happened last time we didn't have an up to-date plan?

500+ homes secured through appeals:



Tetbury: almost **300**



Fairford: **120**



Bourton-on-the-Water: **100**



Kemble: **50**

...delivering limited coordinated infrastructure

In Moreton-in-Marsh:

- **819 homes** built or committed by September 2014
- The plan eventually adopted proposed **520 homes over 20 years**
- Almost **300 homes already committed above that figure**



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Why this plan?



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This isn't only about housing!

NET ZERO

High environmental
quality

AFFORDABLE HOMES

Meeting affordable
housing need

DESIGN QUALITY

Guiding the quality
of development

INFRASTRUCTURE

Coordinating services and
facilities

GREEN SPACE

Planning open space
and green infrastructure

A plan shaped by consultation & evidence



**Developed over
several years**

14,000+
comments

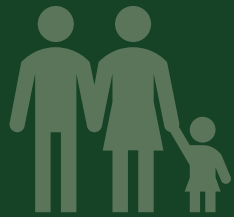
**Detailed
frameworks for
every strategic site**

3 major
consultations,
in 2022, 2024
and 2025

**More than 40
assessments and
studies**



Homes local people need



**40% affordable
housing on
qualifying sites**

**Around 5,600
affordable homes**



**60% social
rent**

**More two and three
bedroom homes**



**National space
standards**

**At least 50%
accessible and
adaptable**



Homes fit for the future



Net zero carbon in operation

Lower energy demand

Moving beyond fossil fuel heating

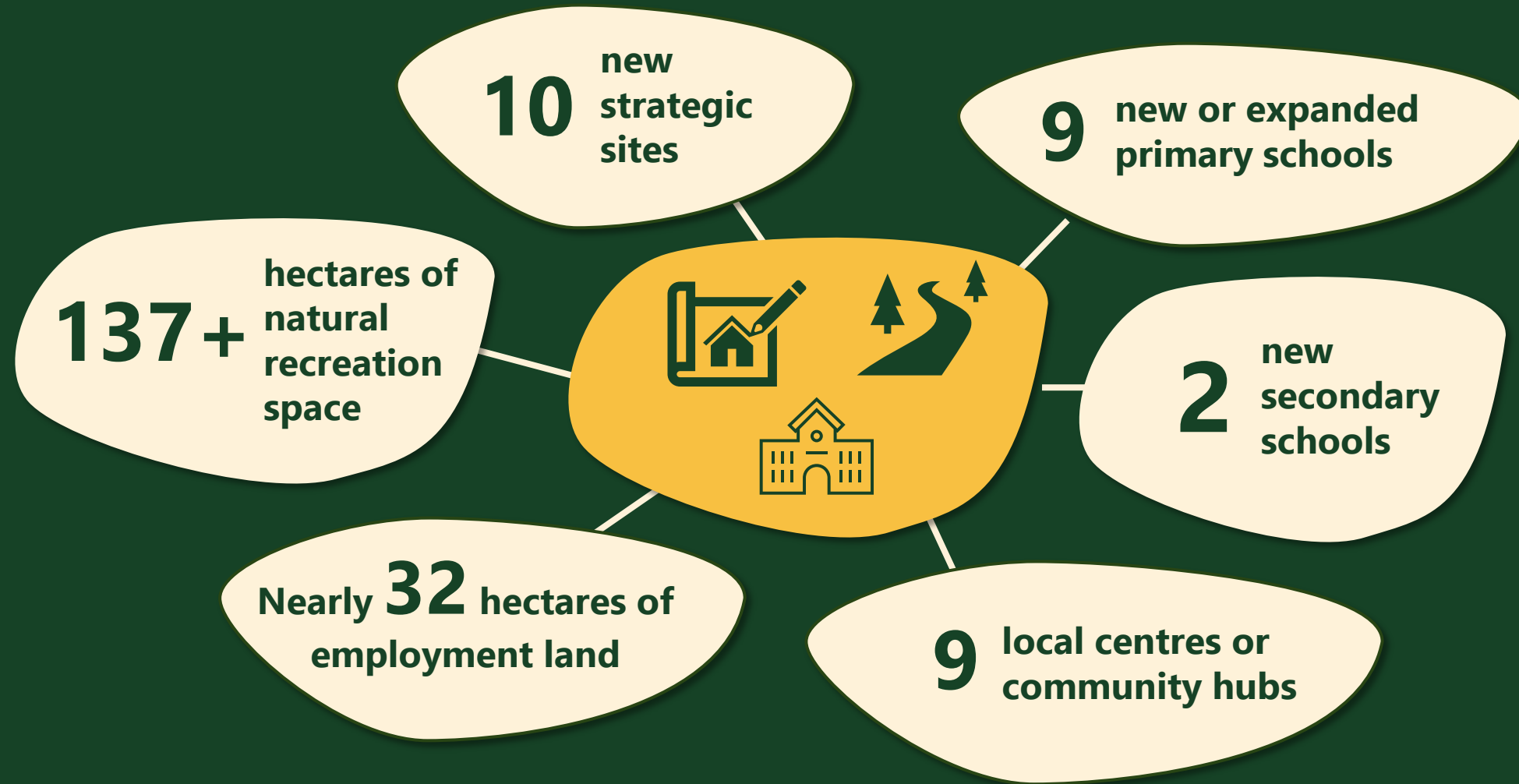
Renewable energy

Responsible heat and water management

Designed for a changing climate



Infrastructure for complete communities



Meeting housing need



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A quick comment about the process:

Our approach to allocating sites must be consistent with National Policy, Guidance and Legislation, otherwise the Plan will be UNSOUND.

We have to look at any site that COULD deliver five or more homes, and our approach must be consistent with National Guidance. We do this by preparing a HELAA (Housing, Economic, Land Availability Assessment). This provides a list of potential sites we then test in more detail.

This process involves a series of technical assessments.



Housing need: what are the figures?

Proposed Housing Supply as at 1st April 2026 for 2026 – 2043 Plan Period:

Category		Number of dwellings
Housing requirement for the full Plan period (April 2026 to March 2043)		17,918
Housing completions		0
Housing supply	Known commitments	1,570
	Strategic allocations	11,302
	Non-strategic allocations	1,468
	Saved allocations	2,282
	Windfalls	2,289
Total housing supply		18,911

This provides for approx. 5% headroom, helping to make the plan more resilient.

Strategic sites

90%

of proposed housing allocations on
11 strategic sites (over 350 homes)

More infrastructure

Larger sites can support schools, local centres, shops, health and community facilities.

More sustainable

More day-to-day needs can be met within or close to the development.

Fewer places affected

Concentrating development reduces pressure for more small-site allocations.

Non-strategic sites

33

non-strategic sites (under 350 homes)

**All sites are under 150 homes,
all but four are under 100**

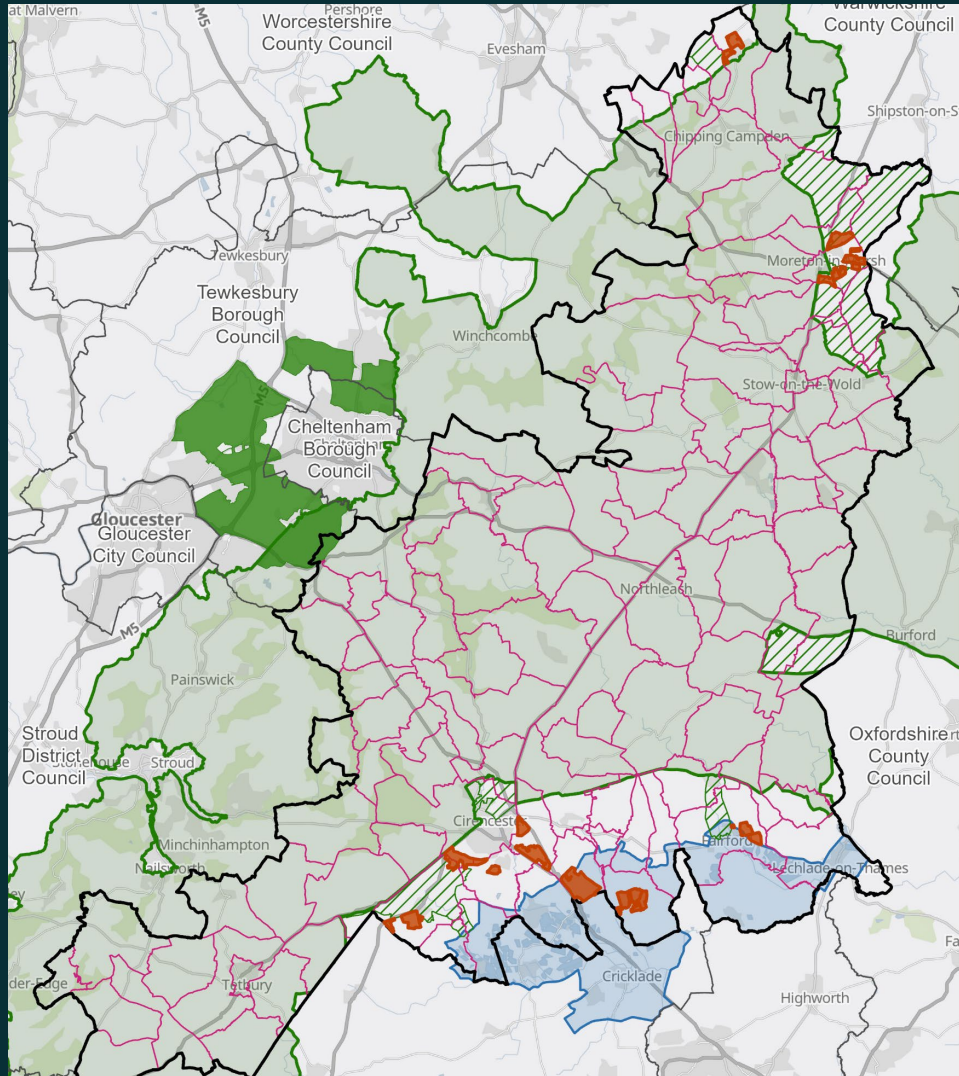
These smaller sites are important to support local housing need, including affordable housing, and contribute to supporting local business, and the viability of local schools and community facilities.

These sites also help deliver some housing in the short-term, while the larger sites are getting set up.



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The spatial strategy focuses growth in the south



Around 73% of the proposed development is in the south of the district.

This is outside the Cotswolds National Landscape and in locations that are - or can be made - more sustainable.

Around 21% of development is located near railway stations.



Housing need:

Could a new unitary council change how we plan for housing in the future?

YES

The distribution of housing could theoretically change across Gloucestershire.

Does that mean we have planned for too much?

NO

The planned supply would just last longer and could reduce the need for future allocations.

We will have planned effectively and ensured necessary infrastructure is planned for correctly.



Strategic sites



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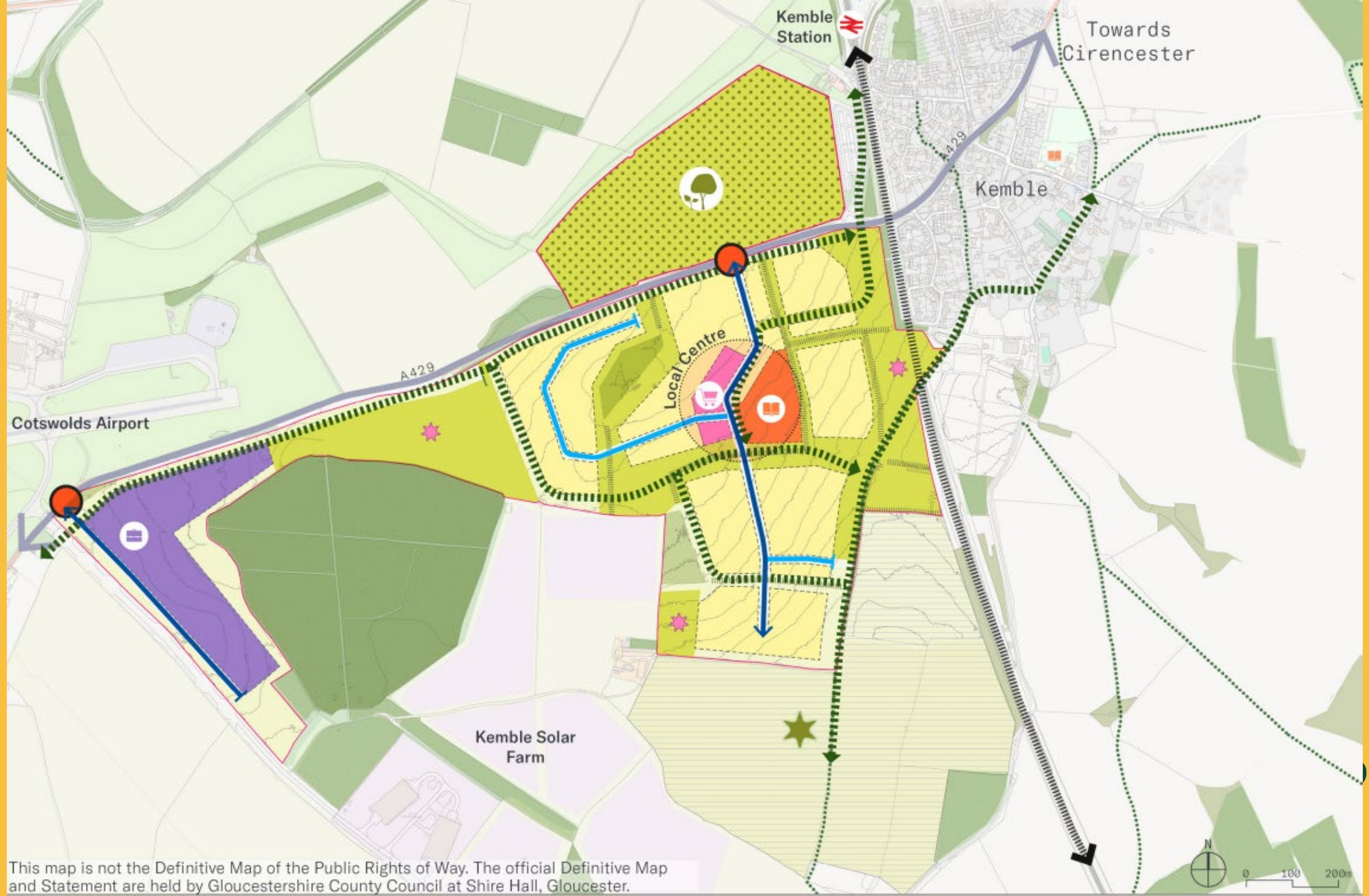
Land South-West of Kemble

Key features

- Strategic extension of Kemble
- Strong sustainable transport focus, centred on Kemble Station
- Protection of ancient woodland, heritage assets and landscape setting
- New walking, cycling and public transport connections, including a Kemble-Cirencester route

Key requirements

- 1,020 homes
- 9 ha of employment land
- Local Centre
- Primary School (2FE)
- Strategic SANG provision



This map is not the Definitive Map of the Public Rights of Way. The official Definitive Map and Statement are held by Gloucestershire County Council at Shire Hall, Gloucester.

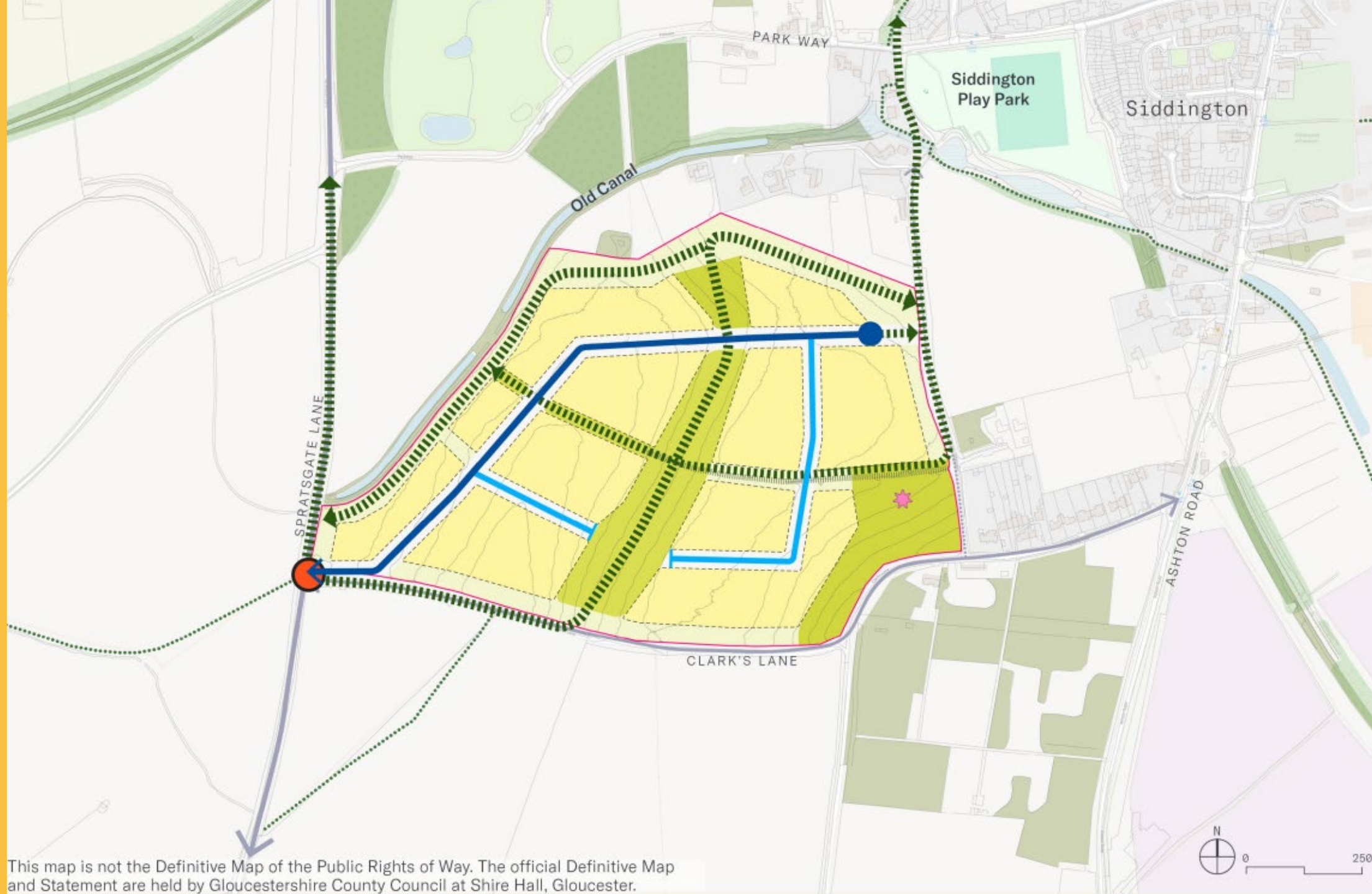
South-West of Siddington

Key features

- Strategic extension of Siddington
- Retain village identity and setting
- Protect and enhance Thames & Severn Canal corridor
- Strong walking, cycling and bus links to Cirencester
- Biodiversity and nature recovery opportunities

Key requirements

- 372 homes
- Strategic Open Space



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Land Surrounding Down Ampney

Key features

- Strategic extension of Down Ampney
- Protect village character and heritage assets
- Extensive biodiversity and habitat creation
- Enhanced bus, walking and cycling links to Cirencester

Key requirements

- 1,658 homes
- Local Centre
- Primary School (3FE)
- Strategic Open Space
- On site Alternative Natural Recreational Greenspace (ANRG)



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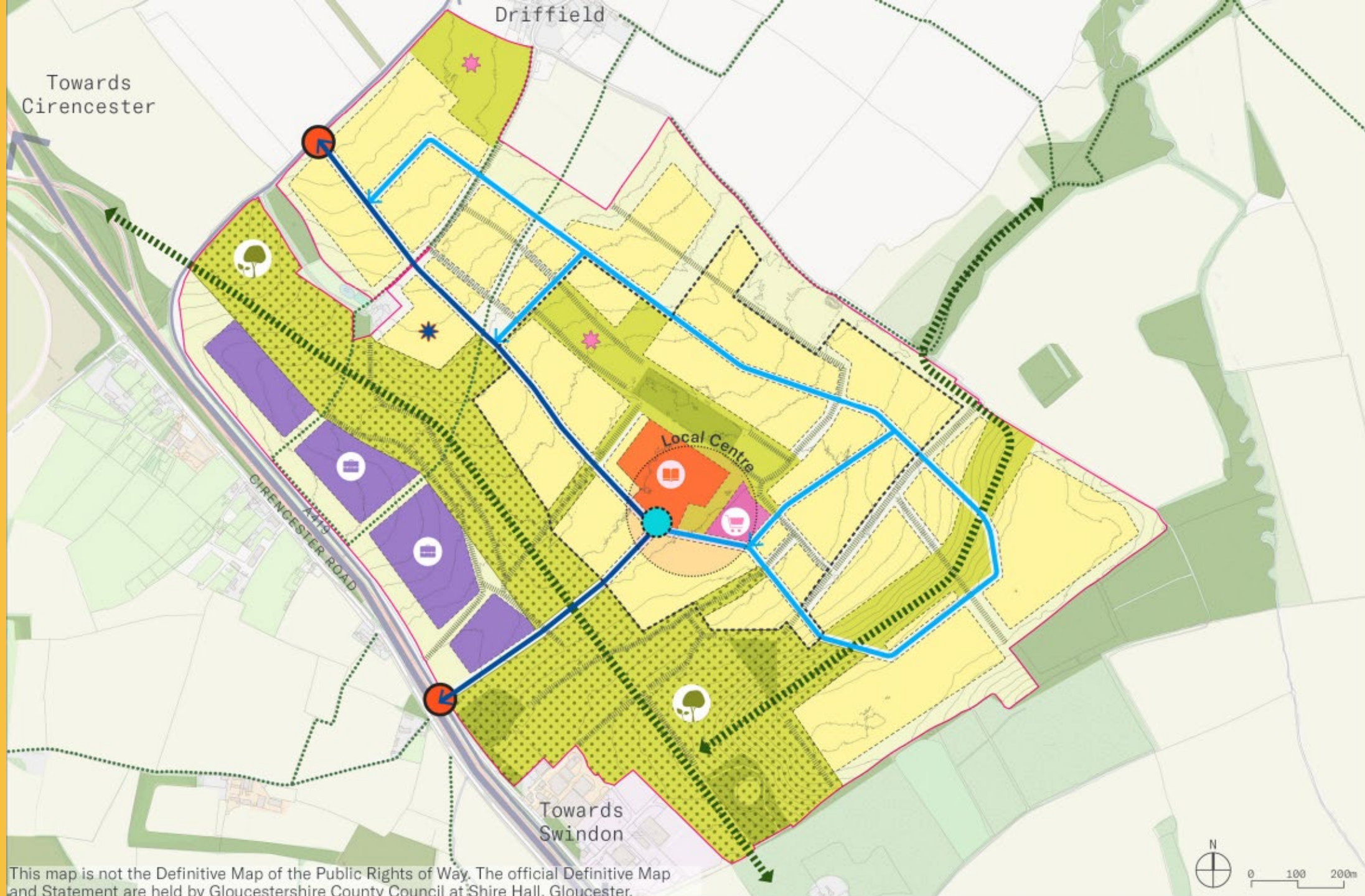
Land South of Driffield

Key features

- New settlement
- Protect character of Driffield village
- Strong bus, walking and cycling links, including a mobility hub
- Significant biodiversity enhancement and landscape buffers

Key requirements

- 2,222 homes (1,090 expected in Plan period)
- 11 ha of employment land
- Local Centre
- Primary School (3FE)
- On site Alternative Natural Recreational Greenspace (ANRG)
- 10 pitch Gypsy & Traveller Site



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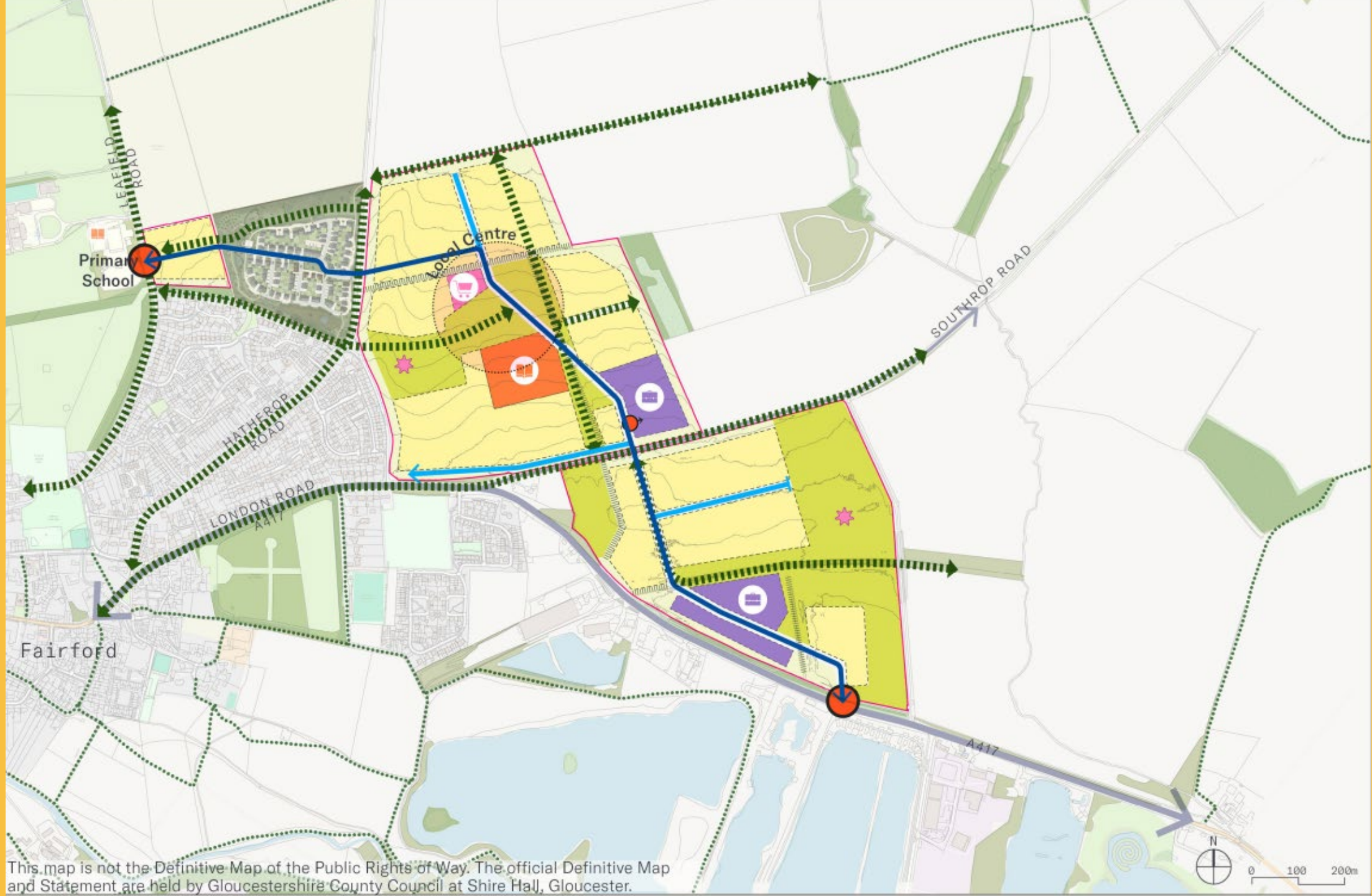
Land North-East of Fairford

Key features

- Strategic extension of Fairford
- Reuse former railway corridor as green infrastructure
- Manage flood risk from River Coln corridor
- Retain woodland and hedgerow network
- Enhanced bus, walking and cycling links to Fairford and Cirencester

Key requirements

- 1,141 homes
- 4 ha of employment land
- Local Centre
- Primary School (2FE)
- New link road connecting Leafield Road and the A417
- Extensive green infrastructure, Suitable Alternative Natural Greenspace (SANG)



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Land East of Kingshill Lane, Cirencester

Key features

- Strategic extension of Cirencester
- Well connected to existing schools and services
- Strong walking, cycling and bus links to Cirencester
- Retain woodland and hedgerow network
- Maintain separation from Preston to prevent coalescence

Key requirements

- 613 homes
- Local Centre
- Primary School (2FE)
- Strategic Open Space



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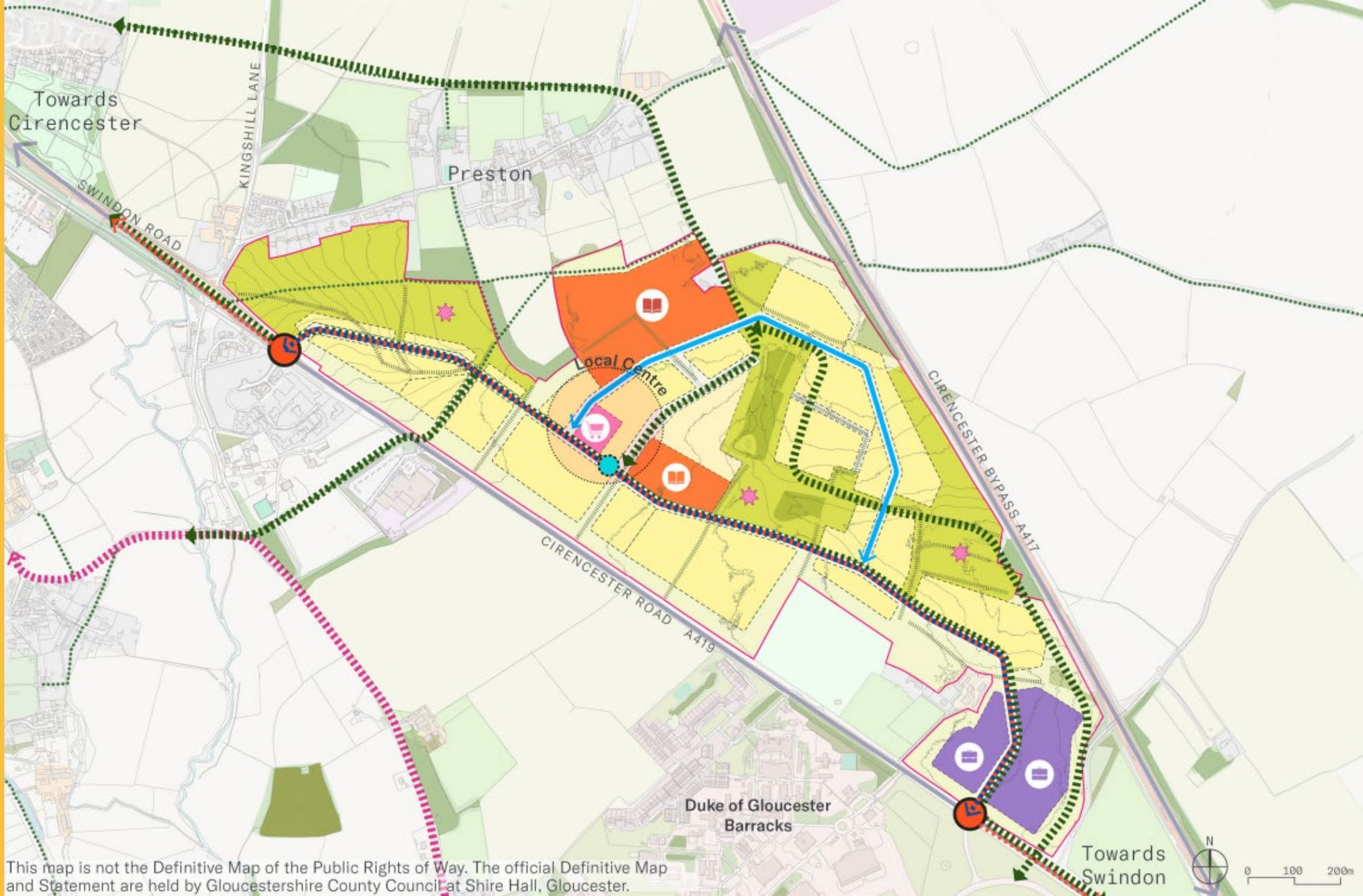
Land South of Preston, Cirencester

Key features

- Strategic extension of Preston
- Protect Preston Conservation Area setting buffer to prevent coalescence
- Retain hedgerows, woodland and green corridors, and extensive green infrastructure, open space and SuDS
- Strong walking, cycling and bus links to Cirencester and Kemble Station

Key requirements

- 1,368 homes
- 5.5 ha of employment land
- Local Centre
- Primary School (2FE)
- Secondary School (6FE)
- Strategic Open Space



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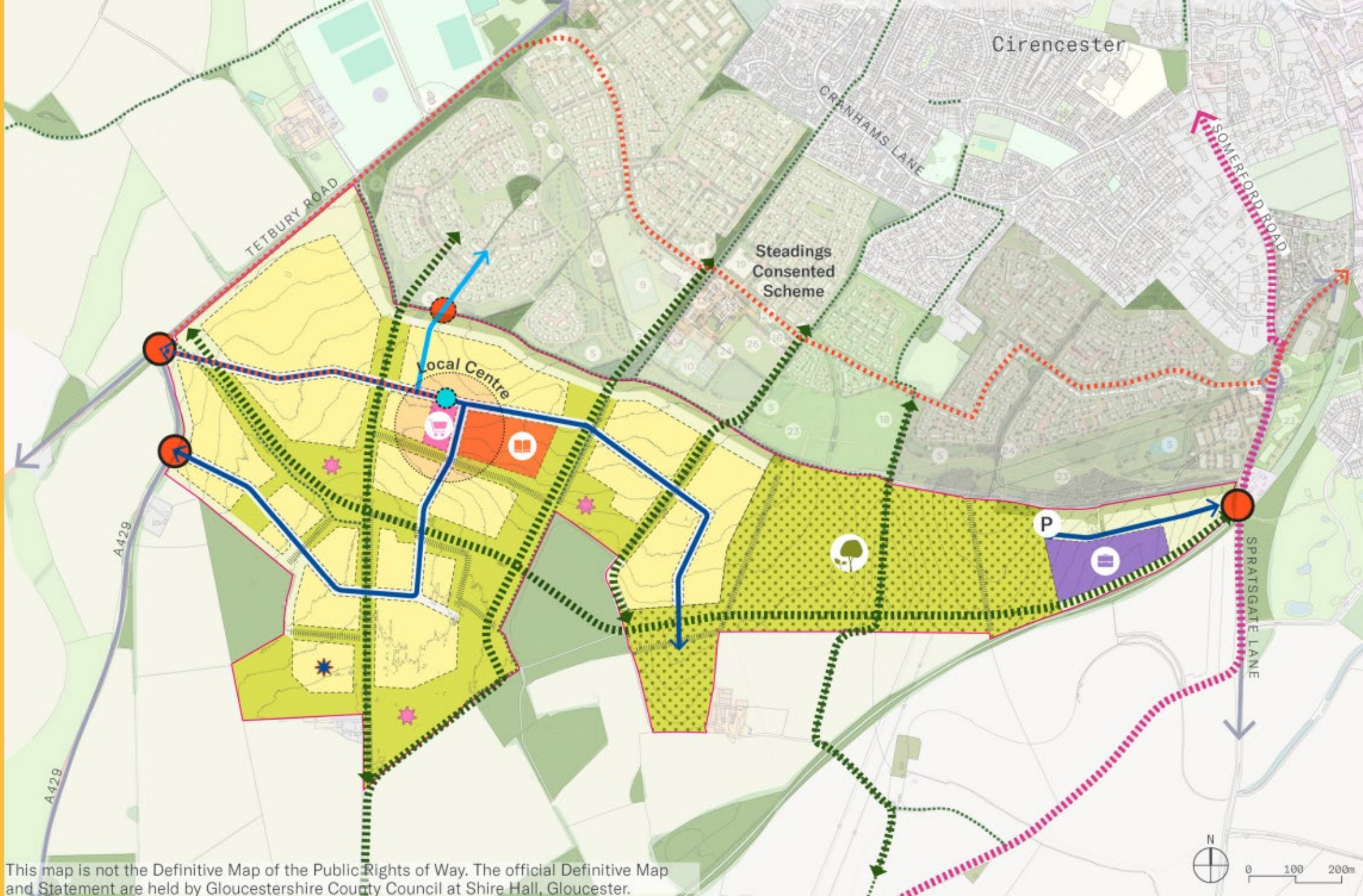
Cirencester South (Steadings Southern Extension)

Key features

- Strategic extension of Cirencester
- Integrate into The Steadings
- Sensitive edge to National Landscape and SLA
- Protect and enhance Scheduled Monument
- Extensive green infrastructure
- New bus, walking and cycling connections

Key requirements

- 1,364 homes (585 expected in Plan period)
- 2.5 ha of employment land
- Local Centre
- Primary School (2FE)
- On site Suitable Alternative Natural Greenspace (SANG)
- 10 pitch Gypsy & Traveller Site



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	District Boundary		Suitable Alternative Natural Greenspace (SANG)		Proposed bus route
	Site Boundary		Hedgerows		National cycle network
	Residential		Woodland		Primary access point
	Education - Primary school		Public Rights of Ways		Secondary access point
	Local centre		Primary road		Mobility hub
	Employment		Secondary road		Potential Location for Sports Pitches
	Open space		Active travel link		Potential Gypsy & Traveller Site
	Buffers				



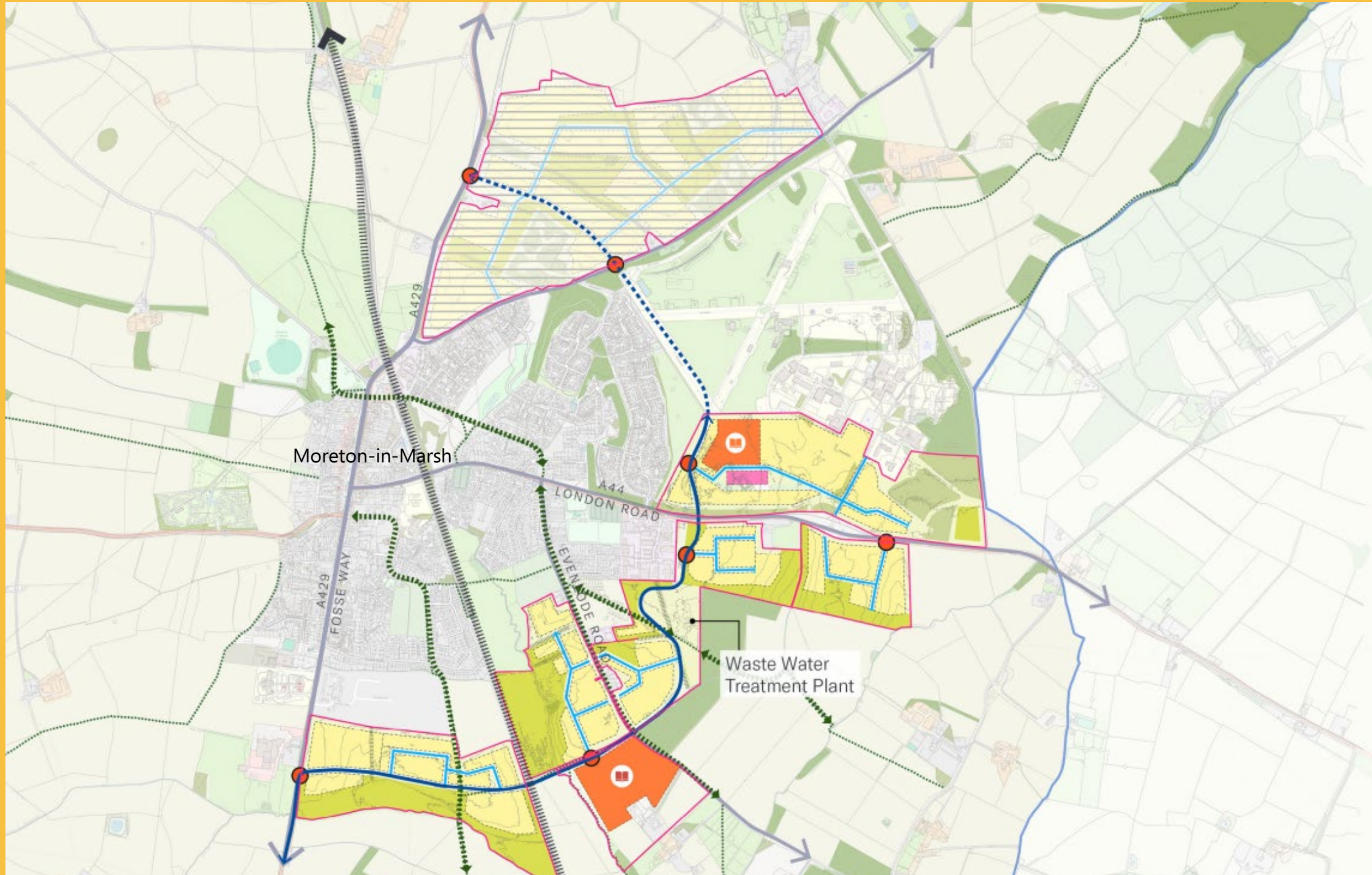
Moreton-in-Marsh Strategic Growth Area

Key features

- Strategic extension of Moreton
- New multi-modal spine road with safeguarded future extension
- Positively respond to heritage assets and landscape setting
- Significant rail, bus and active travel improvements
- Long-term growth potential north of the town beyond 2043

Key requirements

- 2,217 homes (including 195 consented homes)
- Local Centre
- Primary School (3FE)
- Secondary School (6FE)
- Strategic Open Space



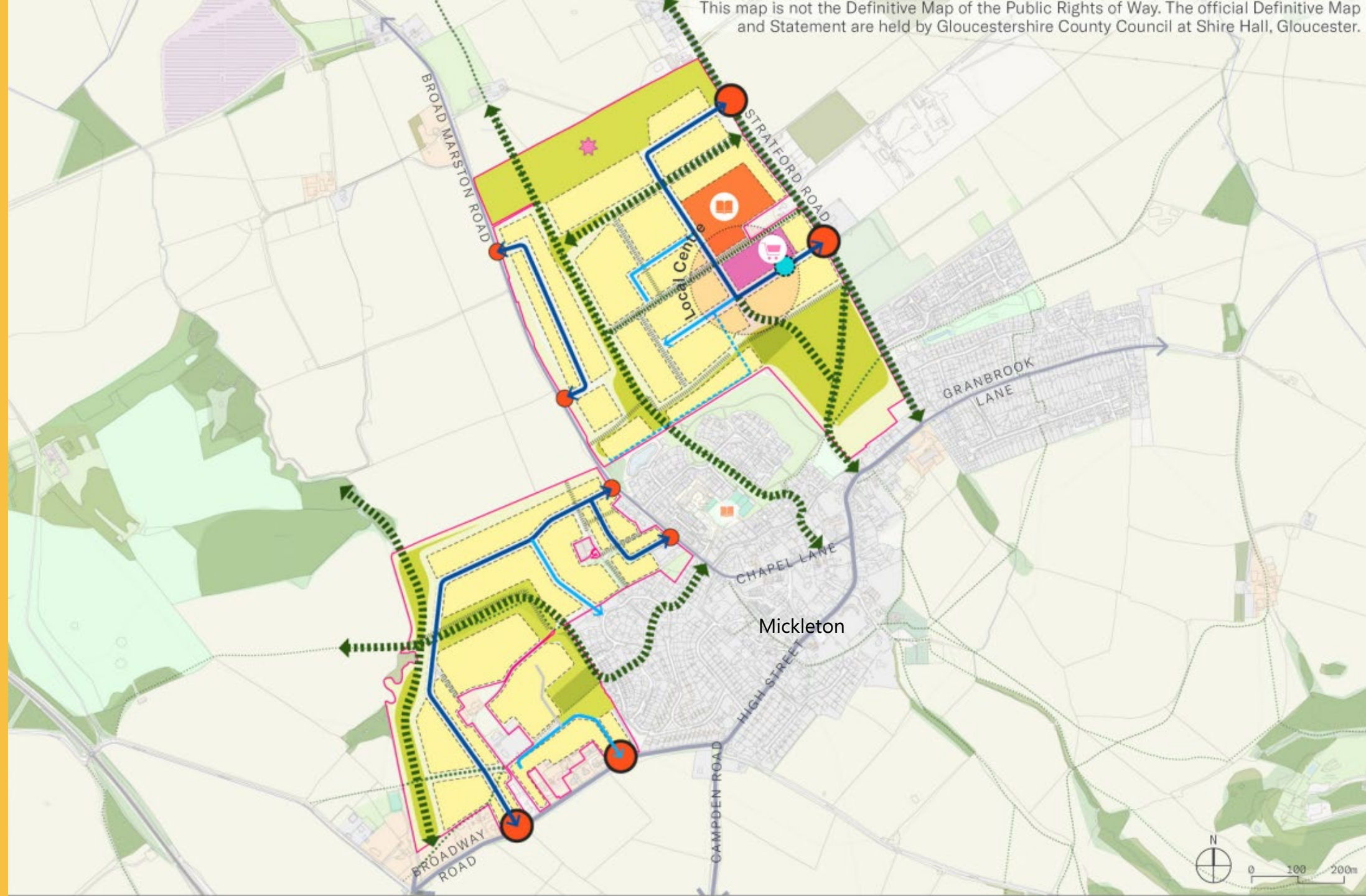
Land North & West of Mickleton

Key features

- Strategic extension of Mickleton
- Protect National Landscape and Special Landscape Area setting
- Retain rural setting of Conservation Area
- Landscape-led design with green corridors, Public Rights of Way and hedgerows
- Strong walking, cycling and public transport connections

Key requirements

- 1,238 homes
- Local Centre
- Primary School (2FE)
- Strategic Open Space



Engagement with communities on the Local Plan

Six-week consultation

- Opens **MONDAY 24 AUGUST**
- Closes **MONDAY 5 OCTOBER**

PUBLIC EXHIBITIONS

TUESDAY 25 AUGUST · 1PM–7.30PM
Fairford Community Hall, **Fairford**

FRIDAY 28 AUGUST · 1PM –7.30PM
Cirencester Baptist Church, **Cirencester**

TUESDAY 15 SEPTEMBER · 1PM –7.30PM
Redesdale Hall, **Moreton-in-Marsh**

TUESDAY 22 SEPTEMBER · 1PM–7.30PM
Chipping Campden Town Hall, **Chipping Campden**



Questions



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Future→
Gloucestershire

Local Government Reorganisation

Gloucestershire Council

19 August 2026



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The decision from government

A new single unitary authority

- All existing county and district councils will transfer their functions into one new countywide unitary authority.
- A shadow authority will oversee preparations for Vesting Day.
- Elections to the shadow authority will take place in May 2027. There **will be 110 councillors**.
- From 1 April 2028, the new council will become responsible for all local government services across Gloucestershire.
- This will be a new council. It will be called **Gloucestershire Council**.



Why the government has made this decision



Stronger economic growth and housing planning

- Keeps the Gloucester–Cheltenham growth corridor and Golden Valley cyber cluster together.
- Supports investment, growth and joined-up delivery across key development areas.
- Enables integrated planning for housing, transport and infrastructure across Gloucestershire.



Integrated services across Gloucestershire

- Maintains joined-up delivery of key services, including social care, education and health.
- Avoids the risks and complexity of splitting services across multiple councils.
- Supports county-wide planning while keeping communities involved in shaping local services.

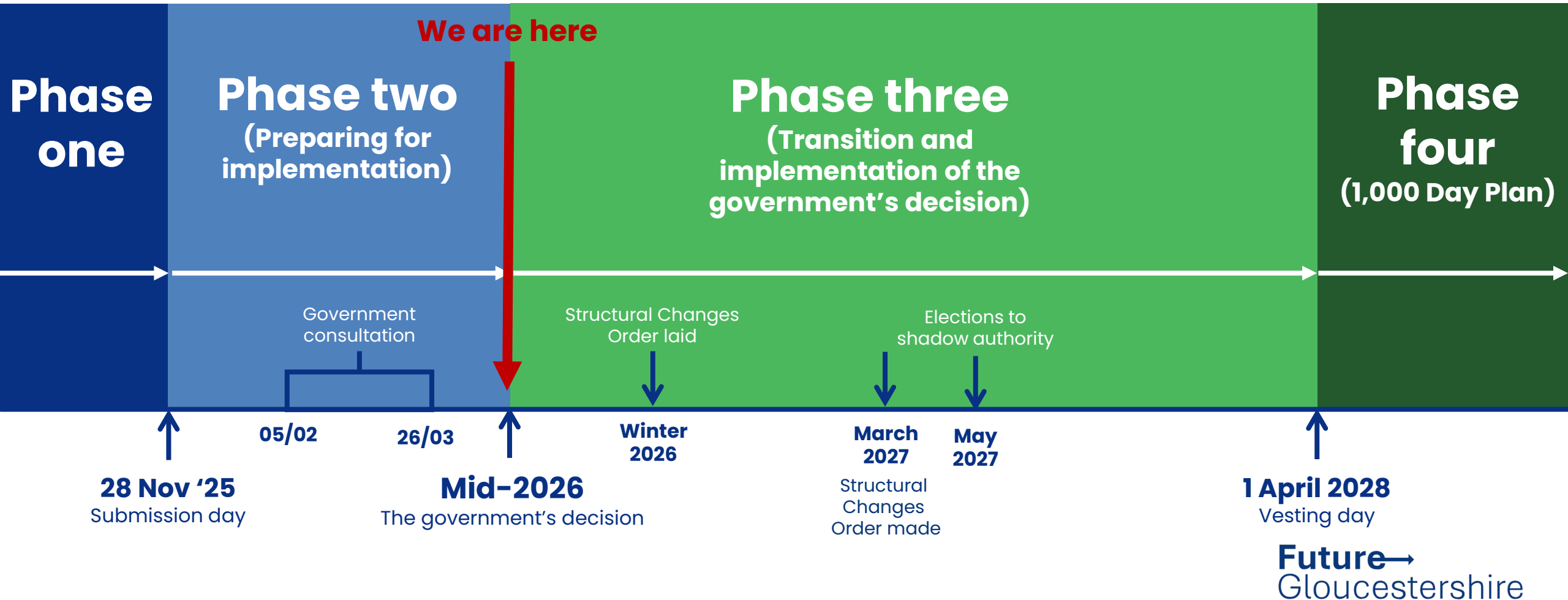


Community engagement and empowerment

- Introduces Neighbourhood Partnerships with devolved budgets and local decision-making powers.
- Gives communities a stronger voice in shaping local priorities and services.
- Received strong consultation support and was judged the most sustainable option for Gloucestershire.

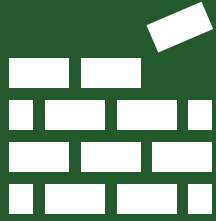
A recap on where we are in the LGR process

We're at the start of a significant new phase. We have clarity of the decision and know how much time there is to implement.



We are well prepared!

Significant work has already taken place to:



- understand the scale of LGR in Gloucestershire
- identify critical activities
- establish governance
- and prepare for implementation



A department (the **Programme and Portfolio Management Office**) dedicated to LGR has been established, coordinating the work of 11 enabling programmes to deliver that critical activity. The addition of further programmes, as well as services, is under consideration.

We can move forward confidently and at pace, while maintaining excellent day-to-day services.

Engaging with town and parish councils



- Moving into a more structured phase of engagement with town and parish councils across Gloucestershire.
- The Neighbourhoods and Communities Programme will explore how communities can influence decisions and shape local services.
- Dedicated Town and Parish Council Partnerships workstream will develop proposals for the future relationship with the new council.
- Share your local priorities, insight and ideas as the proposals develop.



- No decisions taken about transferring assets or services; existing local conversations can continue or begin where appropriate.
- **No deadline or formal expression-of-interest process**, and councils not expected to take anything on without proper discussion on appetite, capacity and sustainability.
- Regular briefings, newsletters and an online information hub will provide updates and clear routes for questions.



Join our next webinar...



Wednesday 9 September
6pm – 7.30pm

Ask your clerk for the webinar link