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Consultation ends 2 January  
2026 at midnight.  
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# Local Plan Consultation

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# What's happened and what's changed this year?

The government has > doubled the district's housing target

This means we no longer have a 5-year housing land supply

This makes it much more challenging to refuse planning applications for housing



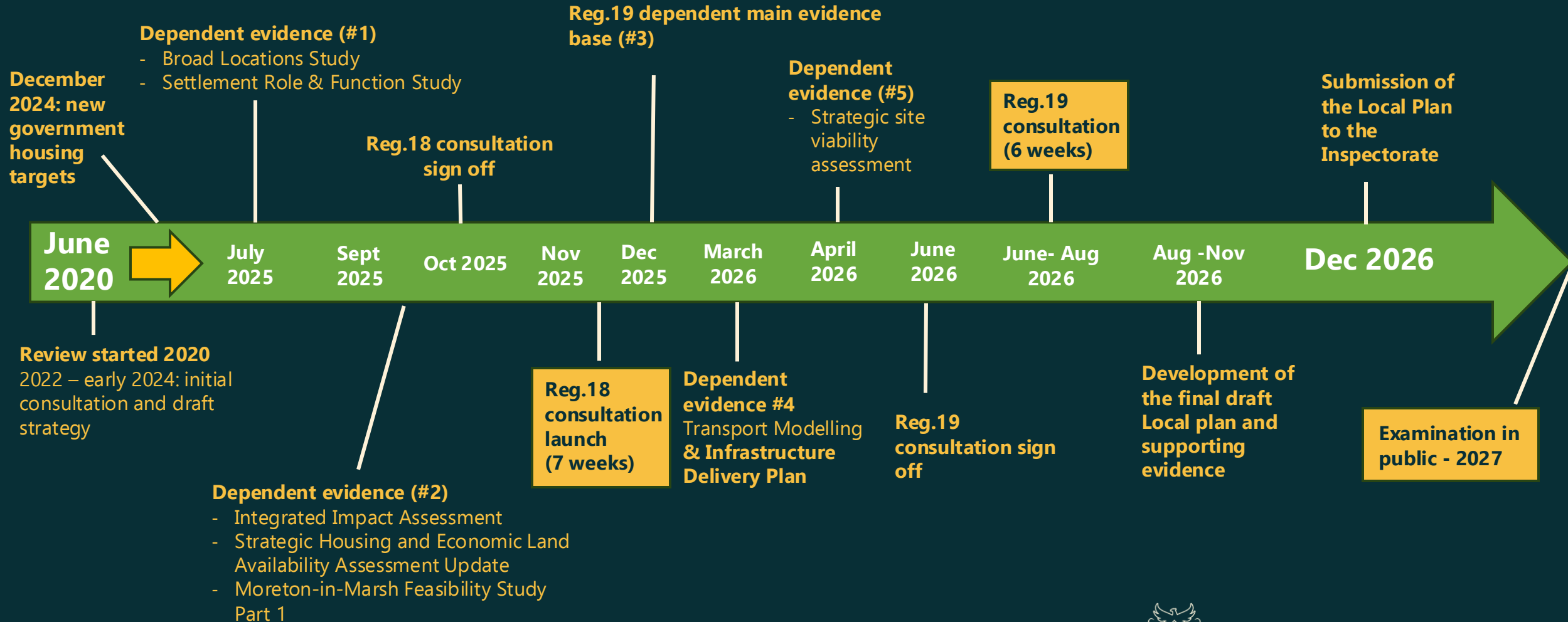
...but, there is a significant affordability challenge in the district, so we need to build new, affordable homes.

# What are we doing?

**New targets mean we must look across the whole district..**



# Timeline & opportunities to engage



# Strategy options

The government wants the council to plan for  
**18,650**  
new homes between now and 2043...

...we've set out  
**7** options for doing this

**6150**  
homes already in the pipeline that can contribute...

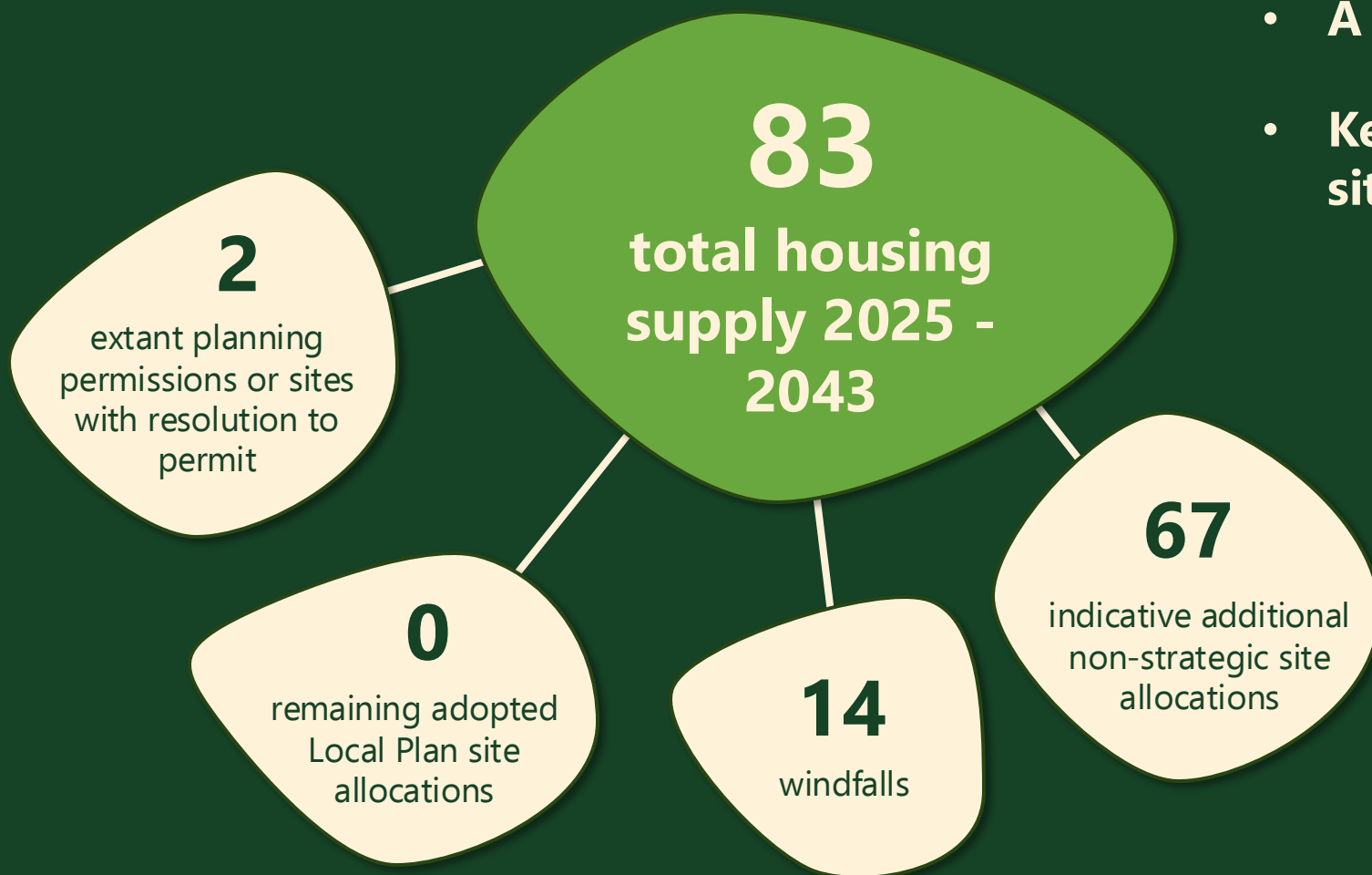
...that means finding sites for  
**12,500**  
additional homes

Our preferred option (Scenario 5) would deliver  
**14,660** homes

**79%**  
of target



# What does this mean for the cluster of Coln St Aldwyns / Hatherop / Quenington?



- **A proposed non-principal settlement**
- **Kemble is the nearest strategic site proposed by CDC**

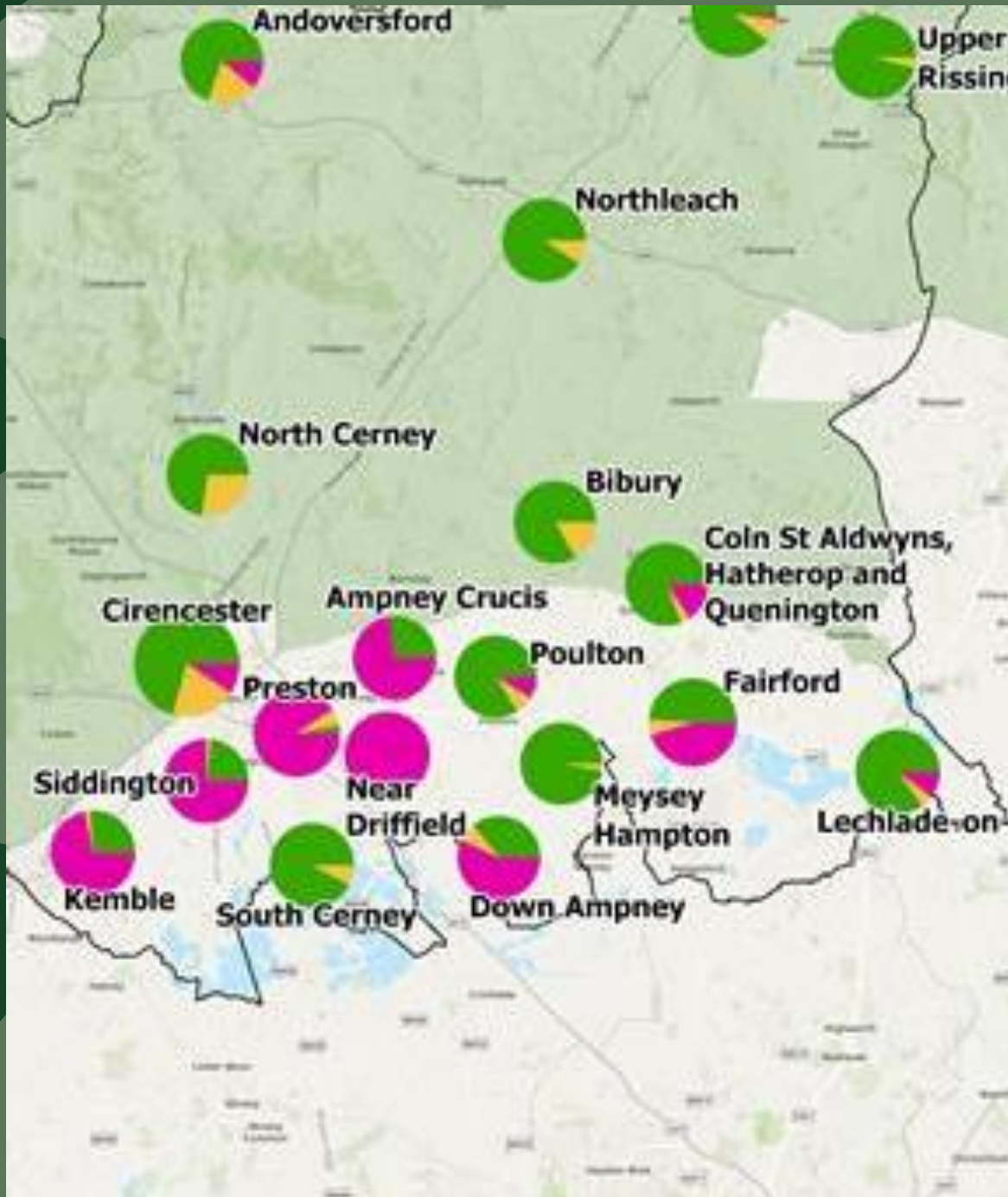
## **Fairford**

- Principal settlement with strategic extension to north-east
- **780** new homes proposed between 25-43






# Beyond 2043: other strategic sites

<b>Strategic sites (500 homes or more)</b>	<b>Estimated homes up to 2043</b>	<b>Estimated homes up to and beyond 2043</b>
Strategic extension north of <b>Ampney Crucis</b>	660	<b>660</b>
Strategic extension south of <b>The Steadings, Cirencester</b>	400	<b>1,290</b>
New settlement west of <b>Driffield</b>	840	<b>2,100</b>
Strategic extension north-east of <b>Fairford</b>	780	<b>1,400</b>
Strategic extension south-west of <b>Kemble</b>	590	<b>1,070</b>
Strategic extension north, south and east of <b>Moreton-in-Marsh</b>	1,710	<b>3,970</b>
Strategic extension south of <b>Preston</b>	960	<b>2,510</b>
Strategic extension north, south and west of <b>Siddington</b>	880	<b>1,100</b>

# What does this mean for the district? South



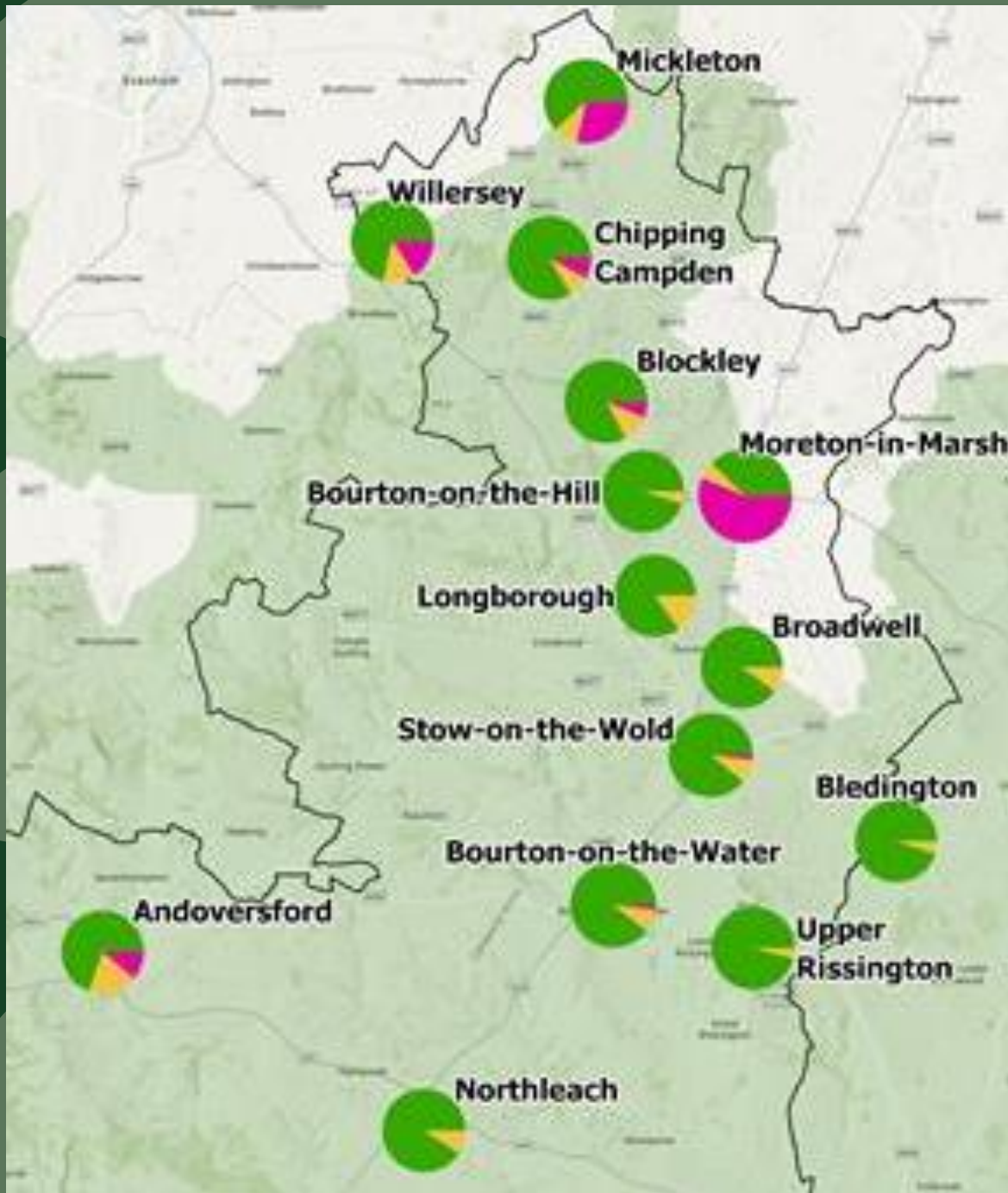
## Key

-  District boundary
-  Cotswold National Landscape
-  Current settlement size
-  Existing permissions & allocations
-  Indicative additional new homes

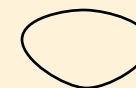


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# What does this mean for the district? North



## Key



District boundary



Cotswold National Landscape



Current settlement size



Existing permissions & allocations



Indicative additional new homes



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# You're being consulted early in the process...

There is still a lot of work to do to **test** this option and these housing estimates, as set out here:



# Points to note:

- Figures are **indicative**.
- **No site allocations being made** at this stage.
- Sites remain **subject to consultation, evidence gathering, and infrastructure feasibility**.
- **Some sites may not progress** to the next stage of the Local Plan update (Regulation 19) if found unsuitable, unachievable or unavailable.
- Plan **still falls short of the government's 18,650-home target** for 2025–43, providing a supply of only 14,660 homes.



# In the meantime...

**The council can't control where developers apply to build...**

**Every planning application is consulted on...**

**...but we will continue to rigorously assess every application on its merits.**

**...and despite the "tilted balance", we aren't afraid to recommend the committee refuses unsuitable development.**



# Have your say:

## **Regulation 18 consultation**

(on Preferred Development  
Strategy & beyond 2043)

Opens online **Friday  
14<sup>th</sup> November** for **7  
weeks**, closing **Friday  
2<sup>nd</sup> January**

## **We have already:**

- **Held exhibitions** in  
Moreton, Fairford &  
Mickleton
- **Hosted a forum in  
Moreton and  
Cirencester** for town  
& parish councillors

## **Upcoming exhibition:**

**Cirencester:** Corinium  
Museum, **Thursday 18  
December**, 2pm- 7pm



# Making it count...

## Material considerations:

matters that are relevant to the use and development of land

## Examples:

Impact on amenity

Highway safety and traffic

Design and appearance

Environmental impact

Economic benefits

Social considerations

Planning history

- Public interest
- Land use planning matters
- Based on fact & evidence

## Non-material considerations:

cannot be considered in planning decisions

## Examples:

Loss of property value

Private rights (covenants/  
boundary disputes)

Personal circumstances

Business competition

- Private matters
- Not issues that could be covered by other legislation or civil matters



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# Taking the issue to government

- Engaged MPs on the matter
- Written to government on two occasions
- Reply to initial letter cited we “need to do our bit” re: housing, and targets are high because of affordability
- Second letter requested a meeting with the government – in response, a meeting with officials is likely
- Engaging other partners – many councils are affected by this



Scan the QR code to read more about how we're challenging the target and the council's approach to housing



# Questions



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# Government calculation of housing target

## Step 1 - Setting the baseline

- 0.8% of existing housing stock for the area
- Cotswold had 46,588 homes in 2024

## Step 2 – Affordability adjustment

- Upwards adjustment made using the ratio of median house prices vs median gross annual workplace-based earnings (uses the average over the last 5 years)

## Local Housing Need Calculation

- **Step 1:** 0.8% of 46,588 = 369.704 homes
- **Step 2:** Adjustment Factor = 2.8023
- **Local Housing Need** =  $369.704 \times 2.8023 = 1,036$  homes per year

Can justify and lower housing requirement through Local Plan process



# Scenario 5 broken down:

Growth in *principal settlements*\*:

**c.40%** of all new homes

**c.46%** new homes on 8 strategic sites

Two largest towns outside of National Landscape (Cirencester & Moreton) proposed to take the most new housing

At least **11%** of these new homes in principal/non-principal settlements across Cotswold National Landscape (+ more in rural/open countryside)

**Option 5:**

**14,660** homes

Growth in *non-principal settlements*\*\*:

**c.7.5%** new homes

**24 / 29** of the district's principal and non-principal settlements could see growth of 10%+

**c.5.1%** new homes in other *rural settlements and open countryside*

**\*Principal settlement:**

A main town or large community

**\*\*Non-principal settlement:**

A smaller village or community



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