



Northleach with Eastington Neighbourhood Development Plan Examination Decision Statement

Cotswold District Council received the Independent Examiner's Report into the submitted Northleach with Eastington Neighbourhood Development Plan on 18 January 2019.

Subject to modifications, the Examiner was satisfied that the Neighbourhood Plan would meet the Basic Conditions as required under paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990 (as amended).

At a meeting on 31 January 2019, the Deputy Leader of the Council agreed the modifications made to the plan detailed in Appendix I. The Council is therefore satisfied that the Plan meets the Basic Conditions and should proceed to referendum. The referendum will take place on Thursday 21 March 2019.

The Referendum Area as recommended by the Examiner is to be the parish of Northleach with Eastington, the same as the Neighbourhood Plan Area.

Inspection:

Copies of the Examiner's Report on the Northleach with Eastington Neighbourhood Plan can be viewed:

On our website at www.cotswold.gov.uk

At the following locations:

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX

Northleach with Eastington Town Council Offices, Westwoods Centre, Bassett Road,
Northleach, GL54 3QJ 8:30 and 11am Monday to Friday



Appendix I. Examiner’s recommendations and subsequent modifications

Page number: within Examiners report (within draft NDP)	Examiner’s recommendation	Officer’s recommendation	Reason for CDC decision
16 (18)	<p>Recommendation 1. Delete Policy NE1 and the last part of Policy NE4 and replace them with a new policy NE1 along the following lines:- <u>Policy NE1 Public Parking</u> An indicative location for the development of a public car park, with access to West End, is shown on the Policies Map. The parking area should be for a maximum of 30 cars with no provision for coaches and with no ancillary buildings. The development will be brought forward only as part of a comprehensive parking strategy for the town which incorporates a restructuring of existing public parking spaces in Market Place to create a new public space. Other public realm enhancements may include relocation of the public toilet block and reconfiguration of the bus stop. Prior to any development taking place a site-specific flood risk assessment will be required to demonstrate, amongst other things, that safe egress will be available in the event of flooding; that the car park will be safe for its lifetime and that the use of permeable/porous surfacing materials will ensure there is no additional flood risk elsewhere. Any tree loss necessary to provide safe egress shall be kept to a</p>	Accept	To ensure that the plan is consistent with the NPPF and PPG requirements for flood assessment

	<p>minimum and a full landscape and arboricultural protection and mitigation scheme will be required, also providing details of any external lighting.</p> <p>Make consequential amendments to the supporting text in paragraphs 5.8-5.10, moving forward paragraph 5.20. Delete Map D.</p>		
18 (21)	<p>Recommendation 2.</p> <p>Revise the wording of criteria v. and vi. of Policy NE2 as follows:-</p> <p><i>v. the height, scale, massing, orientation and roof design of any education buildings minimise their visual impact on <u>conserves the open landscape and scenic beauty of the school-AONB area to the east and south of the site and minimises any harm to of the setting to of the Northleach Conservation Area to the north of the site;</u></i></p> <p><i>vi. the layout of buildings and spaces makes provision for a north-south pedestrian access through the site to connecting with the access with to the main school buildings; and</i></p> <p>(Strikethrough denotes deletions; underlining denotes additions)</p> <p>Amend the wording of paragraph 5.13 to reflect the fact that the policy is criterion based rather than site-specific.</p>	Accept	<p>To ensure the plan has regard to conserving landscape and scenic beauty within the AONB,</p> <p>To ensure that the policy can be implemented flexibly.</p>
20 (33, 34)	<p>Recommendation 3.</p> <p>Modify Plan I and the Policies Map (page 33) and Inset (page 34) to exclude from the Local Green Space off East End (Policy NE6(i)) the area of land granted planning permission, as part of the Westwoods housing development, Bassett Road, as a landscaping area.</p>	Accept	To reflect the current and future use of the land in question
23 (22)	<p>Recommendation 4.</p> <p>Amend paragraph 5.14 by deleting the last three words 'in the Parish' and adding a new sentence to read 'It applies across the whole parish, including the two conservation areas'.</p> <p>In paragraph 5.15, delete the second sentence and replace it by the following text:-</p> <p>As such, it complements policies EN11 (in respect of managing</p>	Accept	<p>To ensure the plan reflects the designations in force,</p> <p>To ensure the plan is</p>

	development within the conservation areas for Northleach and Eastington and in their settings) and policy EN2 (referring to the Cotswold Design Code) of the Local Plan in applying the general principles of the Northleach Design Statement.		consistent with the adopted Local Plan
24 (23)	<p>Recommendation 5. Amend the introductory section of the third paragraph in Policy NE4 by the substitution of the words 'change of use' for 'loss' at the beginning of the first line and deletion of the words 'another use' in the second line to be replaced by 'a use other than A1-4'</p> <p>In paragraph 5.16 of the plan text, delete the words 'and its Town Centre Boundary,' in the second line and add a new sentence: 'The Town Centre Boundary for Northleach is shown on Inset 11 to the Cotswold District Adopted Policies Map as reproduced on page 79 of the current Local Plan.'</p>	Accept	<p>To avoid any suggestion of restrictions beyond national policy</p> <p>To recognise that the Local Plan defines the town centre boundary</p>
25 (25)	<p>Recommendation 6. In the first line of the second paragraph in Policy NE5 delete the words 'to enhance' and replace them by 'for the development of'.</p>	Accept	To avoid ambiguity
26 (27)	<p>Recommendation 7. In the second part of Policy NE6 insert the word 'inappropriate' before 'development' in the first line.</p>	Accept	To ensure general conformity with the Local Plan