



COTSWOLD
DISTRICT COUNCIL

Representation to the Northleach with Eastington Neighbourhood Plan Regulation 16 submission consultation

Please find below comments from **Cotswold District Council** (CDC) on the Northleach with Eastington Neighbourhood Plan 2017-2031: Submission Plan. CDC acknowledges the work that has been put in by the authors of this NDP, and would like to commend the approach taken by the Town Council in responding to the concerns that have been raised on earlier drafts of this Neighbourhood Plan.

Northleach town is highly constrained by its landscape setting and heritage, which has curtailed the town council's ambitions with this plan. This plan nevertheless should introduce new, locally resonant policy to conserve and enhance Northleach.

The Council hopes that the following comments, observations and suggested amendments will assist with the progress on the plan through examination.

NE1

This site is extremely sensitive. Northleach lies within the Cotswolds AONB. The proposed car park site falls entirely within the Conservation Area, and the setting of the Grade II* listed Old Prison (part of the special interest of the Old Prison is its "remote" location away from the main part of the town).

However, the Council recognises the problems with parking in Northleach, and appreciates the community's aspiration to have a car park. Indeed this aspiration is picked up within the recently adopted Cotswold District Local Plan 2011-2031.

The Local Plan states that the following are:

'...supported in principle:

- the development of the new discovery centre at the Old Prison;
- improvements to the Market Place; and
- the establishment of a small visitors' car park.' (Policy S12)

Northleach has worked hard to respond to our concerns over the sensitivity of this site, which is reflected in the conditions proposed. Accordingly, we support this policy as drafted.

We note that while the policy makes a site allocation, it states that the boundary is 'indicatively shown' to enable the precise location of any full proposal to be looked at in detail at the application stage. We support this approach, but question whether the map makes this clear – we have previously suggested an approach, attached, to indicate location but not extent of the site.

NE2.

Northleach School is in a sensitive location, and has particularly poor vehicular access. This site impacts on the settlement character, and the landscape setting of the Conservation Area, including the Grade 1 listed Church.

While the setting of the school is highly sensitive, it does not currently appear probable that the school will be relocated. We recognise therefore that any extension or improvement will need to be

on or adjacent to the current site. Therefore we support a policy that ensures that development in this location will be limited to school facilities, and responsive to the site constraints

We suggest Clause (v) be amended: ‘...on the setting of the Northleach...’

While the policy has evolved to balance the sensitivity of the site and the strong community aspiration, clause (v) retains wording such as ‘...Conservation area to the north of the site’ and ‘school area to the east and south of the site’. This still suggests an expectation for a specific site in the policy.

Similarly, the requirement in clause (vi) for ‘north-south’ pedestrian access may restrict alternative proposals and appears related to a specific site.

We suggest removing compass references in the policy.

5.13 There is a typographical error in the second sentence ‘...that was undertaken and...’

Councillor Nicholas Parsons

Deputy Leader of the Council and Cabinet Member for Forward Planning
Cotswold District Council
Trinity Road
Cirencester
Gloucestershire
GL7 1PX

