

Northleach Site Assessments

Strategic Housing and Economic Land Availability Assessment (2021)



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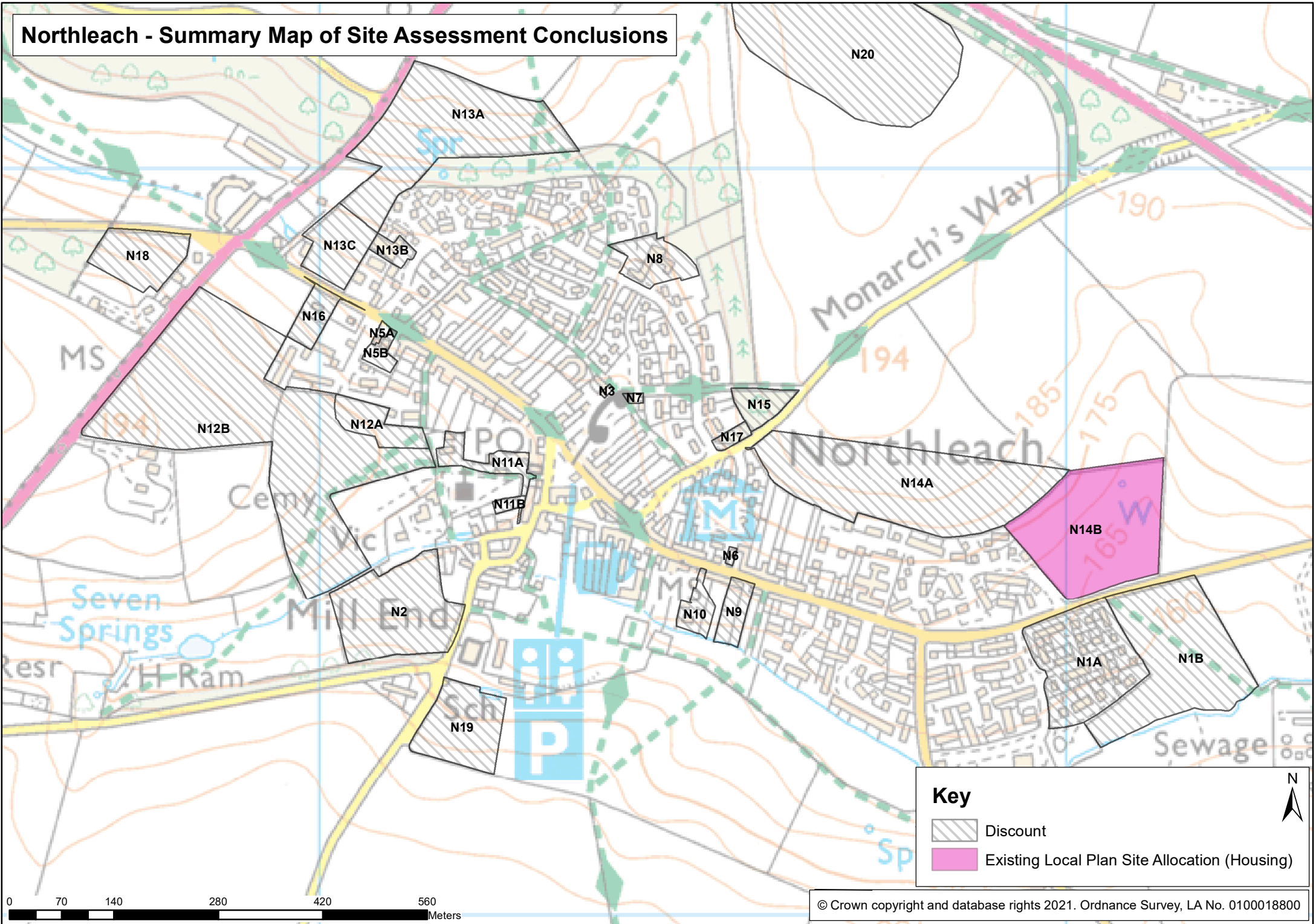
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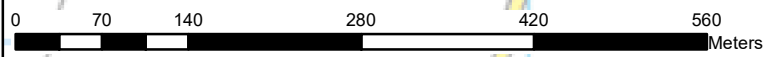
Northleach - Summary Map of Site Assessment Conclusions



Key

-  Discount
-  Existing Local Plan Site Allocation (Housing)





Site Assessments: Part I

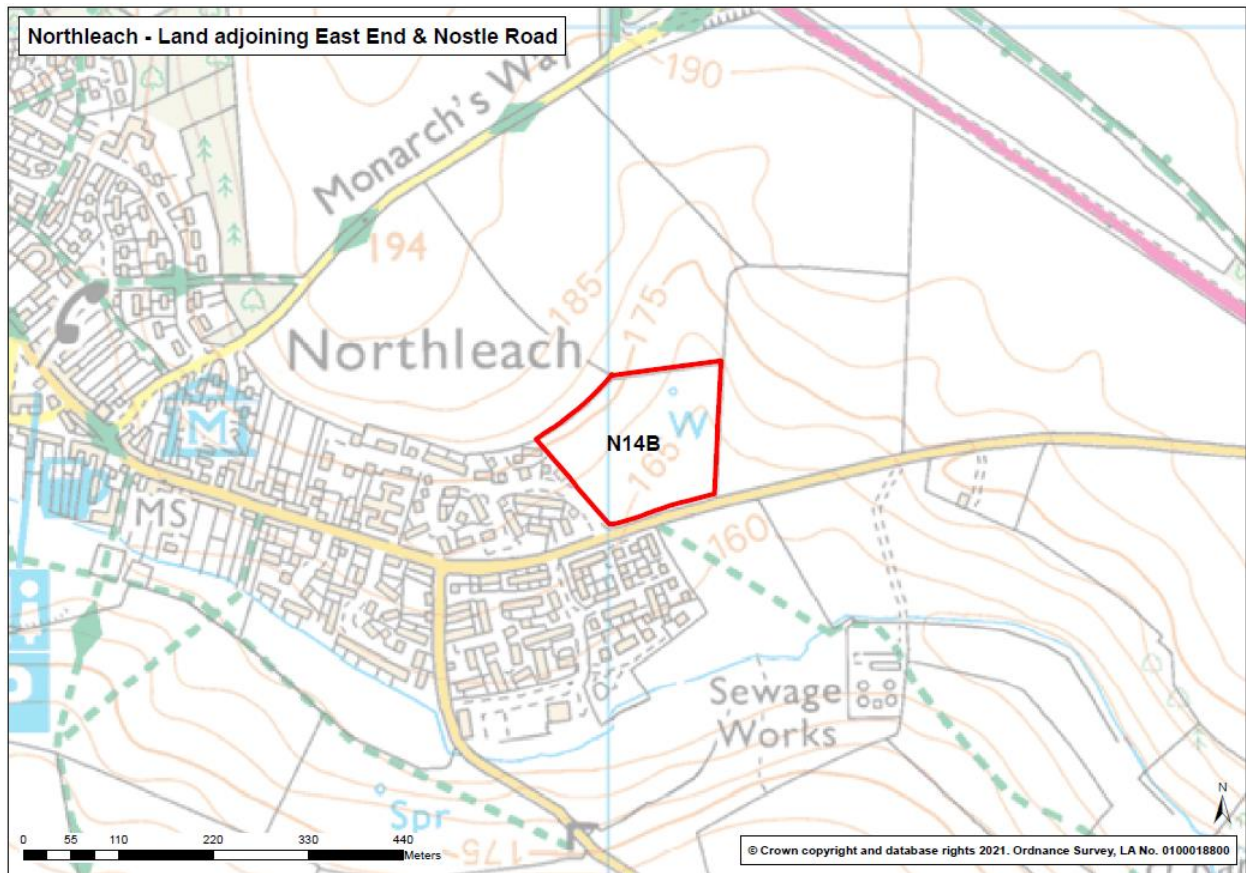
Ref.	Address	Proposal	Assessment	Conclusion
N1A	Land off Bassett Road	Housing	Development complete	Discount
N1B	Land off Bassett Road	Housing or employment	Unsuitable - The southern part of the site is designated as a Local Greenspace by the Northleach Neighbourhood Plan. The site has a prominent position within the AONB and at Northleach's gateway. A significant area to the east is likely to have unacceptably high air-borne contamination from the adjacent sewage treatment works. The southern part of the site is within SFRA Level 2 Flood Zone 3b. Part of the site is also a Nature Improvement Area.	Unsuitable
N2	Land opposite Northleach C of E Primary School	Up to 30 dwellings	Unsuitable - The site is prominent and visible within the AONB. It is also on the edge of the Conservation Area. The site's development would have an unacceptably high negative impact on Northleach's setting and the AONB.	Unsuitable
N3	The Workshop Dr's Lane	Northleach	Development complete	Discount
N4	Church Farm Yard	Housing	Duplicate of N11	Discount
N5A	Ambulance Station	Housing	Below 5 dwelling threshold	Discount
N5B	Fire Station	Housing	Below 5 dwelling threshold - potential for part of site to come forward for housing without the need to close the fire station. Alternatively, the whole of the site may become available in future. Redevelopment could improve this location and a joint scheme with N5A might be an option, subject to appropriate design.	Discount
N6	1 & 2 Tannery Corner, Tannery Lane	Housing	Development complete	Discount
N7	25 MacArthur Road	Northleach	Development complete	Discount
N8	Forety House	Northleach	Development complete	Discount
N9	Providence Cottage, High Street	Housing	Development complete	Discount
N10	Mustoe and Sons Yard, High Street (was 4 3in/1cu)	Housing	Development complete	Discount
N11A	Church Farm	Housing	Development complete on most of the site. The site submission is for a further 1 dwelling, which is below the 5 dwelling threshold for consideration in the SHELAA.	Discount

Ref.	Address	Proposal	Assessment	Conclusion
N11B	Church Farm (undeveloped part)	Housing	Below 5 dwelling threshold	Discount
N12A	Land south-west of Bettenson Rise	4 dwellings + 32 space car park	Unsuitable - This is a highly sensitive site within the AONB and development would detract from the setting of important Listed Buildings.	Discount
N12B	Land to rear of Shepherds Way & West End	Housing	Unsuitable - This is a highly sensitive site within the AONB and development would detract from the setting of several Listed Buildings. There is also a need to retain the historic separation between the town and the Fosse Way. The buffer is key to the setting of the town and several Listed Buildings, including the church and the old prison.	Discount
N12C	Land north of West End	Housing	Unsuitable - The site is a highly sensitive location within the AONB and there is a need to retain the historic separation between the town and the Fosse Way. The buffer is key to the setting of the town and several Listed Buildings, including the church and the old prison. Land rises up from the road making the site visually prominent.	Discount
N13A	Land between A429 & West End	Housing	Unsuitable - This is a highly sensitive location within the AONB and there is a need to retain the historic separation between the town and the Fosse Way. Other constraints include: setting of Conservation Area.	Discount
N13B	Land north-west of Hammond Drive & Midwinter Road	Housing or employment	Unavailable - the owner of the existing car dealership indicates that the site is not available for development. Indeed, they have recently extended the buildings on this premises.	Discount
N13C	Site A Land adjoining the Old Coal Yard Industrial Site	10-15 dwellings + employment units	Unsuitable - This is a highly sensitive location within the AONB and there is a need to retain the historic separation between the town and the Fosse Way. The site's development would break new ground away from the development line. Southern half of site (adjacent to road) is also in Flood Zone 3b (SFRA Level 2) and the access from West End is therefore compromised. The southern part of the site also forms an important green space within the Conservation Area.	Discount
N14A	Land to rear of Nostle Road	Housing	Unsuitable - The site sits on top of a hill and is highly visible within the AONB. Development would have a damaging impact on the surrounding landscape.	Discount
N14B	Land adjoining East End & Nostle Road	35 dwellings	Detailed site assessment provided in Part 2.	See Part 2
N15	Land at Farmington & rear of Fortey Road	Housing	Unsuitable - The site is designated as a Local Greenspace by the Northleach Neighbourhood Plan. It is heavily wooded, has steep topography, and its development would be an intrusion into the AONB.	Discount

Ref.	Address	Proposal	Assessment	Conclusion
N16	Chequers, West End	Housing	Development complete	Discount
N17	Land adjacent to 2 Fortey Road	1-2 homes	Below 5 dwelling threshold	Discount
N18	Land adjacent to Copse View	Housing	Unsuitable - Not within or adjacent to Northleach's Development Boundary. The site is within the AONB and has steep topography rising to the south. Any development would be highly visible from valley to the north and Northleach Prison (Grade II* Listed Building), as well as from the Monarch's Way. An application for 9 homes was refused in Jan 2017 (ref: 16/04340/OUT) and the subsequent appeal was dismissed in March 2018 (appeal ref: APP/F1610/W/17/3180122).	Discount
N19	Land south of King George's Field	Extension to the School	Unsuitable - The northern part of the site is allocated for a school expansion in the Northleach Neighbourhood Plan. The remainder of the site is not within or adjacent to Northleach's Development Boundary.	Discount
N20	Land adj. to Folly Barn	Retail and employment	Unsuitable - Not within or adjacent to Northleach's Development Boundary.	Discount

Site Assessments: Part 2

Land adjoining East End & Nostle Road (ref: N14B)



Proposal: 35 dwellings and public open space

Assessment date: January 2021

Site area: 2.73ha

Land ownership: Single ownership

Site description

This site occupies a prominent location on rising ground at the eastern edge of Northleach. It is predominantly an arable field. The site also contains a belt of trees and other native plants along the northern boundary. The boundaries have dry stone walls to the south and west and a low stone wall to the east.

There is late 20th Century housing adjacent to the western boundary and a recently completed 40 dwelling development to the south, which is located on the opposite side of East End. East End is the main approach road to the settlement from the A40 from the east and provides clear views into the site along its southern boundary. There are open pasture fields to north and east.

Planning history

This is a summary of the key planning applications and is not a comprehensive list

N14B does not have any recent relevant planning application history. However, the site is allocated for residential development in the adopted Local Plan. It is also located within the Northleach development boundary, as defined within the adopted Local Plan.

Northleach has a made Neighbourhood Plan. Policy NE3 (Design of the built and natural environment) specifies that "Proposals for new development, including extensions to existing buildings, should be of the highest design standards, in accordance with the relevant policies of the Cotswold Local Plan and the Cotswold Design Code. The proposals should have specific regard to: (iv.) improving footpath links from the town to the countryside and within the town; and (v.) contributing to

the creation of a new green infrastructure ring around Northleach.” The Green Infrastructure Ring is shown on Plan F of the NDP and includes the eastern part of NI4B.

Land to the south

I4/04274/OUT – “Outline application for residential development of up to 40 dwellings”. Permitted

I6/03403/REM – “Erection of 40 dwellings and associated works (Reserved Matters application relating to Outline permission I4/04274/OUT)”. Permitted

Landscape

These comments are made on the basis of a survey conducted by a qualified Landscape Officer. A full landscape and visual impact assessment would be required of any development proposal (desktop and site assessments) undertaken by an appropriately qualified and experienced landscape professional.

Description

This parcel lies on the eastern edge of Northleach, with late 20th Century housing along its western boundary and a recently completed 40 dwelling development to the south, which is located on the opposite side of East End. East End is the main approach road to the settlement from the A40 from the east and provides clear views into the site along its southern boundary. There are open pasture fields to north and east.

The parcel consists of a sloping arable farmland with low stone wall boundaries. Views to the south are of an attractive small valley of ancient pasture (the small sewage farm on the valley floor is quite well screened by vegetation).

Landscape Context

National Character Area 107: Cotswolds

Landscape Character Type: 9 High Wold Dip-Slope and 10 High Wold Dip-Slope Valley

Landscape Character Area: 9D Cotswolds High Wold Dip-Slope and 10C Middle Leach Valley

Constraints/Designations

Landscape: Within the Cotswolds AONB

Historic: None

Other: Northleach with Eastington Footpath 15 is present to the south.

Landscape sensitivity

Evaluation: **Medium to High/Medium**

Justification: The parcel is susceptible to housing development by reason of its sloping character which exposes it to views from the east, its location in open countryside and by its association with the wider farmed landscape. Its location within the Cotswolds AONB is indicative of its landscape value. However, within the wider landscape the parcel is well screened except from the east and south-east, where it is seen against a backdrop of existing housing when approaching the settlement from the east.

Housing development here would only be acceptable if it was carried out to a very high standard to create a more pleasing indented and varied edge to the settlement on this side. The treed boundary to the north should be retained and enhanced within any scheme. Development should not venture east beyond the settlement edge created to the south by the recently completed development. The east of the parcel could be utilised for community benefit and the enhancement of Green Infrastructure provision.

Biodiversity

These comments are made on the basis of a desktop and site survey conducted by a Principal Planning Policy Officer in winter. Further specialist survey work may be required before the site can be allocated in the Local Plan.

The eastern part of the site is located within the Cotswold Valleys Nature Improvement Area. The site does not contain any further formal or informal nature conservation designations.

The site is mostly an arable field, which is likely to have limited biodiversity. However, there may be potential for some protected species, such as Sky Larks, and further assessment is required.

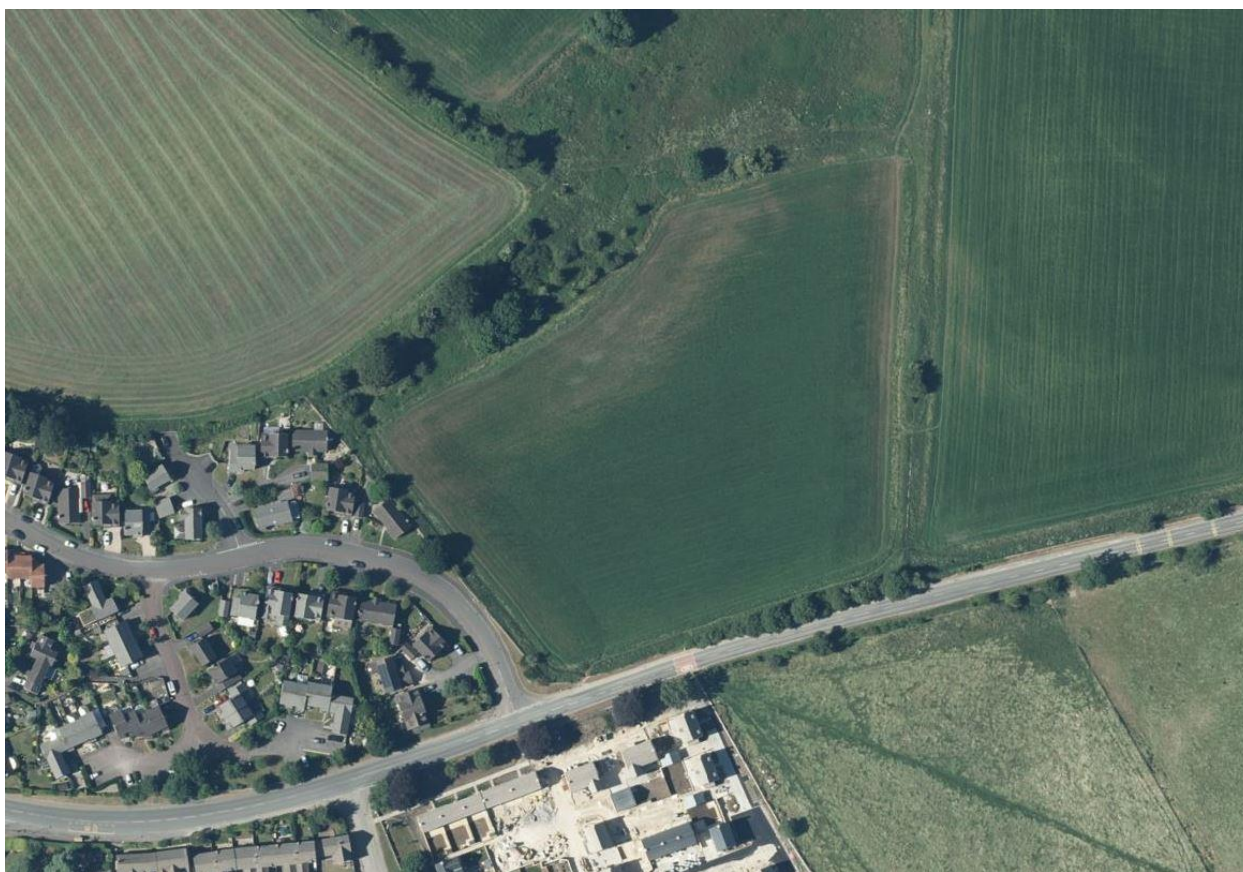
The belt of trees along the northern boundary is of ecological interest and may provide habitat for protected species, such as nesting birds and bats. Amongst other species, this belt also includes Rosebay Willowherb, Hawthorn, Elder and various juvenile deciduous trees. The development of this site would introduce lighting, noise and disturbance to this area, which is likely to have a harmful impact on biodiversity within the north of the site.

The site boundaries have dry stone walls, some of which are in disrepair. The dry stone walls are likely to provide a habitat for some species.

The site currently links reasonably poorly within the green infrastructure network. The surrounding fields are believed to be in the same ownership as NI4B and the development of this site presents an opportunity to restore the local hedgerow network and provide green infrastructure connections with nearby deciduous woodland Priority Habitat and deciduous woodland Ancient Woodland to the north and west. There is a requirement to deliver biodiversity net gain and this might be achieved in part by tree planting, other native species planting, SuDs, bird and bat boxes and bat access tiles.

Trees

These comments are made on the basis of a desktop and site survey conducted by a Principal Planning Policy Officer in winter. An Arboricultural Report that accords with BS 5837:2012 would be required of any development proposal.



NI4B does not contain any trees that are protected by a Tree Preservation Order (TPO). There are several Beech and Silver Birch trees near the southern boundary on the opposite side of East End, which are protected by a TPO. However, it is expected the development of NI4B would not impact those trees.

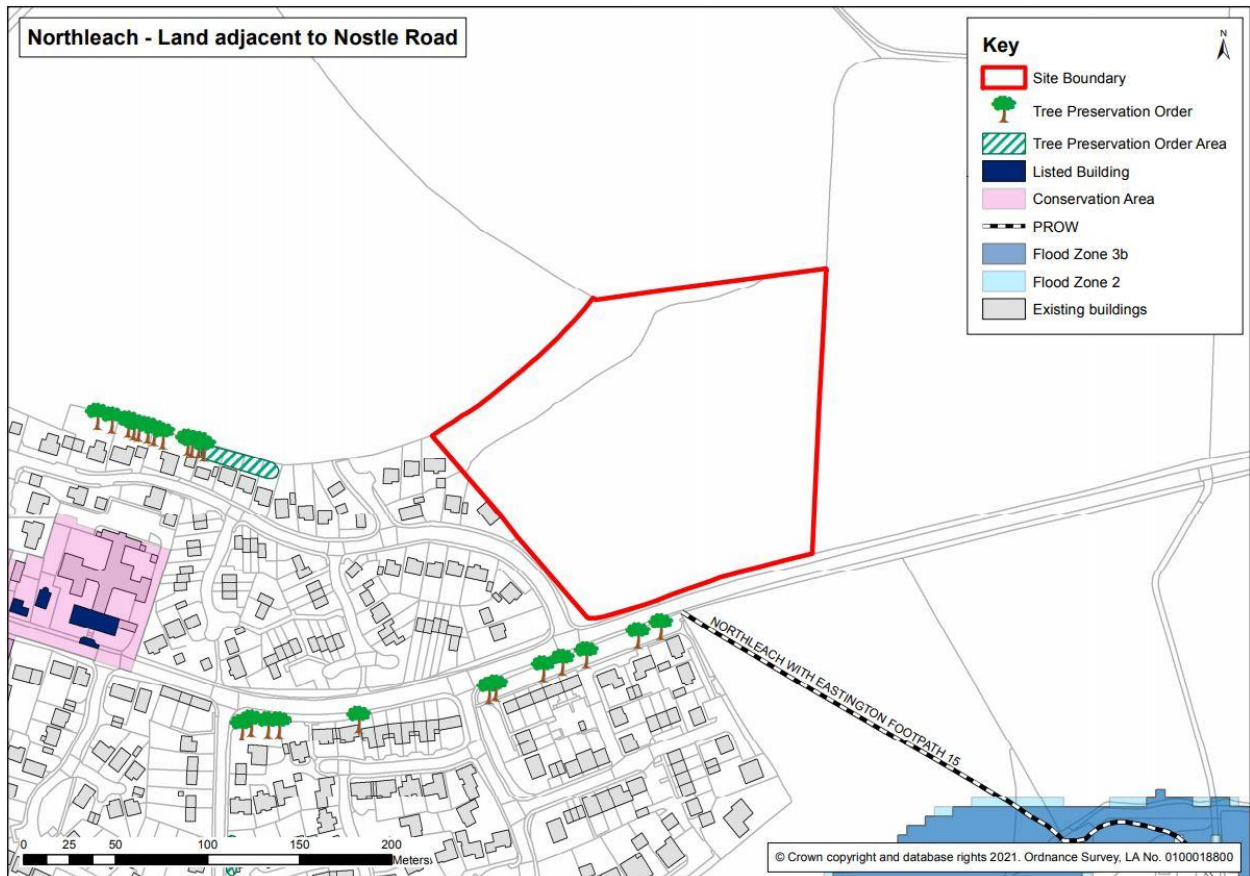
The trees within NI4B are confined to the site boundaries. There are two particularly fine Oak trees on the northern boundary, which may be worthy of a TPO. The belt of trees along the northern boundary also has a collective importance for its role in screening any development on NI4B and for its ecological value. This band of trees may also be worthy of an area-wide TPO. The loss of these trees would make the site less developable.

The site also contains two smaller deciduous trees along the western boundary with Nostle Road and an outgrown hedgerow along the southern boundary with East End. While these are not particularly fine examples of trees or hedges, they are important for their role in screening views into the site, particularly from the eastern approach into Northleach.

This site presents a significant opportunity to incorporate tree planting, particularly within the north of the site and along the site boundaries, as well as within tree-lined streets.

Historic Environment (excluding archaeology)

These comments are made on the basis of a desktop and site survey conducted by a Principal Planning Policy Officer. A full historic environment or heritage assessment would be required of any development proposal.



Historic Environment Context/Constraints and Opportunities

Context: The site was once part of a larger field, the western third of which is now accommodates the late 20 Century housing at Nostle Road, Ash Way and Short Hedges Close. The recently completed 40 dwelling housing development on land to the south is traditionally designed and brings the line of built form part way across the southern boundary of N14B.

Designated heritage assets: None – the site is located 170m to the west of the Northleach Conservation Area but is not visible from the Conservation Area. The site does not form part of the setting of any listed buildings – the nearest listed buildings also being located within the Conservation Area.

Non-Designated heritage assets: Dry stone walls on the site boundaries. Potential for archaeology.

Heritage at risk issues: Some sections of dry stone wall have fallen into disrepair.

Opportunities: To restore the dry stone walls.

Other issues / constraints

- Loss of agricultural land – a detailed survey is required to establish whether this is best and most versatile agricultural land. Developing part of this site may also impact the viability of the remaining part of the site as an agricultural field.
- Potential for archaeology – further survey work is required.

Summary

The site is already allocated for residential development in the Local Plan. There is an opportunity to improve the eastern gateway into Northleach with a limited amount of housing development on NI4B. This should not extend beyond the line of built form of the recently completed 40 dwelling development to the south. Any housing in this location will need to be sensitively designed and must respect and reflect the local character with a very high design standard required. It should create a soft edge to the settlement which improves the transition between the built-up area and the surrounding countryside.

Recommendation

The site should continue to be allocated within the Local Plan. However, the site allocation policy should specify which parts of the site that should accommodate residential development and the parts of the site that should accommodate other elements of the development.

Indicative capacity

17 homes (based on a density multiplier assumption of land within the west of the site, which: (i) would not extend housing beyond the line of developed form to the south of the site; and (ii) excludes land within the tree-belt to the north. A higher or lower amount of development may be appropriate when a detailed proposal is submitted).

Proposed site design brief for Local Plan

The following is not an exhaustive list and further guidance on design requirements will be provided through the pre-application process. Developments will be expected to comply with the requirements of the Cotswold Design Code and to deliver high quality built and green infrastructure design.

Should NI4B be developed, the scheme should:

- improve the eastern gateway into Northleach through sensitive design and the development must respect and reflect the local character with a very high design standard;
- create a soft edge to the settlement that improves the transition between the built-up area and the surrounding countryside;
- not extend the line of houses beyond the line of built form of the recently completed 40 dwelling development to the south;
- include a large area of public open space on the part of the site which does not accommodate housing development, which should contribute towards the delivery of the Green Infrastructure ring around the town; include a footpath; SuDs; substantial areas of tree planting and other features to enhance biodiversity.
- retain and enhance the woodland belt along the northern boundary; and
- create a treed boundary along the eastern and southern boundaries to break up the development form, as well as trees throughout the development.

Key actions required

- Further assessment of whether the site is best and most versatile agricultural land;
- Preliminary Ecological Assessment, particularly to the potential for Sky Larks and of the woodland belt along the northern boundary;
- Archaeological survey;
- Landscape and visual impact assessment; and
- Appraisal of the local Green Infrastructure network and opportunities.