

15th October 2014

NENP Workshop – Business Stream

Briefing: 855 dwellings; 1854 population; 60%+ want more employment

Potential Policies (business)

Site Allocations – type, tenure, phasing and principles

Town Centre uses – control of quantum and mix

Additional public car parking

Summary

1. People want business policies to encourage professional jobs, home working, high value
2. Parking arising from business development has to be addressed synchronously
3. What business development and where stimulated varying response:
 - a. Some wanting larger development at the bottom of Bassett Field adjacent to Sewage works (potentially for Bob Houghton) with small close proximity satellite businesses
 - b. Some wanting smaller development adjacent to existing Coalyard Farm development into neighbouring field with similar access off gateway road from the West
 - c. Business growth to be commensurate with residential development (more houses and no business doesn't help any more than all business and no housing)

Data Collected during the afternoon starting at:

Table 3 Business (Carol, pub; Bob, Highways; Pat, Social club; Cathy, Bromfield)

1. Existing parking slows traffic. Accepted that in the evenings yellow lines are ignored that restrict access. GCC intention to create more gaps
2. Building a large out of town car park might put tourists off stopping
3. Car park in market place is used by commuters stepping on bus to Oxford
4. Discussion of need to realise some business development land in Basset Road
 - a. Suggested around 2 acres needed by local business (Bob Houghton)
 - b. Potential for additional small business workshops in the style of Cotswold Barns
 - c. Clear direction from the table that business development adjacent to the sewage works was infinitely preferable to housing (not allowed within 150m)
 - d. Parking for workers required as current employees all non-local
 - e. Highways support as all deliveries from A40 – not through Town
5. Local workshops in the vicinity of the larger development, might encourage small vehicle components businesses to support local business – there is an example of such as Fosseway recycling centre
6. Home working would be encouraged by
 - a. Good broadband (planned)
 - b. Good mobile phone coverage
 - c. Study/office space in homes
7. Existing Retail provision covers essentials
 - a. Local supermarket
 - b. Pharmacy
 - c. Wine bar
 - d. Post office
 - e. 3 pubs, 1 just closed (Red Lion)
 - f. Butchers
 - g. Baker/greengrocer
8. More homes welcomed as planned to grow businesses

9. Broad support for extra parking at Fire Station and Ambulance station welcomed
10. Parking nearer church would stimulate tourism and business
11. Old Prison discussed – no changes anticipated
12. Old Telecon Station- getting Fibre Optic and believed GCHQ facility – unlikely to change use

Table 2 Environment (Alan, Michael, Patsi, Tim, and 3 others)

13. Earnestness to understand that business development must be balanced with more housing – otherwise promotes commuting
14. Small scale business development is preferred
15. Need to challenge existing brownfield commercial sites becoming residential
 - a. Eg old bakery to two houses
 - b. Red Lion to housing
16. Policy to support conversion of commercial (existing building) for both residential and commercial use (not losing the business altogether)
17. Many people have to travel because people in Northleach do not work in Northleach
 - a. Range of jobs discussed in Gloucester, Swindon, Oxford, London
 - b. Jobs today in Northleach are largely retail or hospitality (low pay/skill)
18. Business policy would support
 - a. Great technology links
 - b. Good mobile phone coverage
 - c. Parking with jobs
19. As parking is a critical issue for business
 - a. **Policy has to show how parking will be provided with any new development of housing or commercial need**
 - b. Write policy to encourage provision of parking additional to needs of the development
20. Willingness to consider parking development at Fire station and at the Knuckle (adjacent to church)
21. Potential to develop either field at the gateway to Northleach by Traffic Lights
22. Encouraging peripheral parking for all day parking would clearly assist
23. Improve signage at periphery of town to encourage (force tourists) to park at edge of town.
24. Business Land development:
 - a. **Preferred area adjacent to existing Coal yard farm**
 - b. **In the style of Barns, small workshop units, start up businesses**
 - c. **High potential to see people in small businesses in Old Prison**
25. Option to move Fire Station/Ambulance Station to roundabout
 - a. Free up station for parking and a small terraced housing
 - b. Encourage development adjacent to existing commercial

Table 1 Housing (Vicki, Paul, John, Cash, Helen, Pauline, etc)

26. In support of further housing at the West end of town, development of car parking off Bettison Rise would service the Church, houses in West End and access to Cotswold Hall
27. Policy to encourage residential development with studies/office to help home working and reduce travel/commuting
28. GRCC Survey 25% of respondents say someone works from home, and increasing
 - a. Needs broadband
 - b. Needs a room (fit for purpose)
 - c. Even in smaller affordable homes
29. Policy to encourage home working not to refuse use or discourage unless inappropriate (noisy/dirty/smelly)
30. Business development criteria
 - a. Sites are available around Northleach (Far Peak, Compton Abdale, Fosse Cross)
 - b. Many are poorly occupied
 - c. Demand needs proving here
 - d. Ex-building businesses employed 40+
31. Want local people to build local buildings
 - a. How to create skills and use workshops
 - b. Must be at least a 100 self-employed in the building trades in Northleach

- c. Stone masons, roofers, carpenters, electricians, plumbers,
 - d. Encouragement to push local quarry trade in Farmington
32. Farmington Trust suggest a policy to:
- a. Encourage idea of Waitrose off Farmington Road/A40/Fosseway
 - b. Ferrari Garage off opposite side
 - c. Would provide great employment
 - d. Create employment areas adjacent to these anchor properties
 - e. With a large public space on the roof
33. Has potential to add a filling station with supermarket
34. Also real need for B&B's
- a. Where to stay?
 - b. Rules changed to stop B&B
 - c. Changed back to allow?
 - d. Policy to encourage B&B
35. School view
- a. Discussions with GCC to better use school site
 - b. Could use existing site for at least 2 new class rooms
 - c. Also pre-school and post-school nursery provision
 - d. **Policy to encourage new nursery**
36. **Policy to encourage camping site**
37. **Challenge to N18 "good for business development" given lovely valley views**