

NORTHLEACH NEIGHBOURHOOD PLAN

PLANNING WORKSHOP: 15 OCTOBER 2014

Housing Theme Notes:

Four key issues:

- Scale
- Location
- Type/tenure
- Design

Scale:

- Town needs to grow to encourage and enable existing commercial and public services to stay
- Needs to grow to meet its own population needs – allowing new local households to form and older households to downsize as well as to enable new working age people to come to the town to live and set up businesses
- Noted that 130 new homes number in the last version of the Local Plan is informative but cannot be used as a target for the Plan but some consents since April 2011 will count against whatever target is set in the adopted Local Plan in due course
- Noted that total housing number not as relevant as ensuring the right schemes in the right places at the right times and provided land is allocated and delivered for new employment development

Location:

- Chosen sites must be small in size, say no more than 30 dwellings, to allow for phasing over the full plan period, to encourage higher quality schemes
- Sites must avoid key views into and out of the town to conserve its special heritage and landscape character
- Sites closer to the town centre should be favoured as they will encourage some walking to those facilities and may cause fewer road safety problems – accepted that not all such facilities are in town centre, e.g. businesses, Woodlands
- Sites closer to the A429/A40 junction should be favoured as they will cause fewer traffic congestion problems in the town centre, accepting that even if there are more jobs in the town, most working age people are likely to want to commute
- Sites in other current uses – the Ferrari garage and Fire Station/Ambulance Station were named – could be used for housing but only if their current uses are relocated
- Noted that if smaller sites are chosen then the Plan will need to assess cumulative traffic impacts and make provision for securing S106/S278 funds from development to invest in road etc improvements

Type/Tenure:

- Evidence of current house types and prices shows deficit of 'lower-middle market' 2/3 bed homes suited to younger households moving in or up and to 'downsizing' older households wanting to stay in the village
- Smaller sites developed by local/regional builders are more likely to deliver these types of homes
- Perception that the housing stock has a plentiful supply of affordable rented homes to meet District needs, especially with most recent affordable only

proposals, so focus should shift to prioritising fewer new rented properties and targeting them on meeting more local needs over the plan period and for more intermediate market (shared equity etc) solutions

Design

- New Design Statement will help define character of the town to guide the design proposals of planning applications
- Important that car parking standards are applied to ensure more than one space per dwelling
- Site allocations should ensure existing footpaths from town to countryside are retained and enhanced with new paths connecting the existing network
- Recent schemes have caused ground stability problems – the Plan should require all applications to demonstrate they can avoid or mitigate such problems
- The Plan should require that planning applications identify and address any groundwater flooding issues, e.g. the presence of springs on or near the site
- The Plan should have a policy that ensures no loss of amenity of existing residential areas resulting from new schemes
- Edge of village sites should aim to improve currently poor edges between settlement and countryside