



Northleach with Easington Neighbourhood Plan 2016-2031

Pre-Submission Plan



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January 2016

Consultation Details

If you have any comments to make on this Plan, please do so by **XXXXXX** at the latest in the following ways:

By email to Northleach with Easington Town Council at:

XXX

Or in writing directly to Town Clerk:

Northleach Benefice Office
The Church of St Peter & St Paul
Mill End
Northleach
Cheltenham
GL54 3HL

The Town Council website contains all the necessary background information on the Neighbourhood Plan. Its web address is:

www.northleach.org/

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Foreword

[TO BE INSERTED]

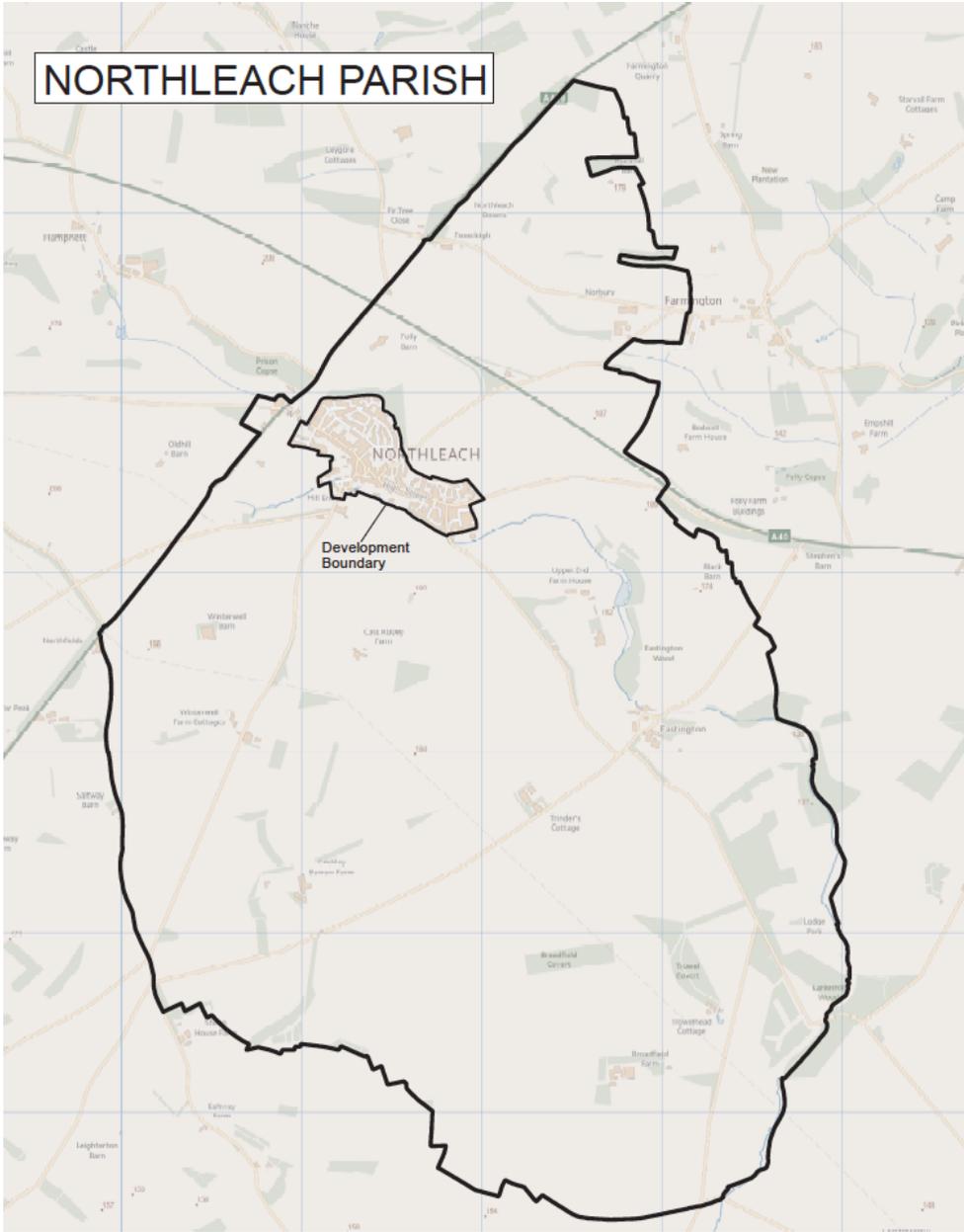
The Northleach with Easington Neighbourhood Plan Steering Group

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1. Introduction and Background

1.1 Northleach with Easington Town Council (NETC) is preparing a Neighbourhood Plan for the area designated in February 2014 by the local planning authority, Cotswold District Council (CDC), under the provisions of the Localism Act 2011 and of the Neighbourhood Planning (General) Regulations 2012. The designated area is shown in Plan A below.



Plan A: The Designated Northleach Parish Neighbourhood Area

1.2 The purpose of the Northleach with Easington Neighbourhood Plan (NENP) is to make planning policies that can be used to determine planning applications in the area in the period to 2031. Its policies will aim to protect the special character of the Parish to encourage development proposals for the benefit of the local community.

1.3 Neighbourhood Plans provide local communities with the chance to shape the future development of their areas. Once approved at a referendum, the Neighbourhood Plan becomes a statutory part of the development plan for the area and will carry significant weight in how planning applications are decided. Neighbourhood plans can therefore only contain land use planning policies that can be used for this purpose. This often means that there are more important issues of interest to the local community that cannot be addressed in a Neighbourhood Plan if they are not directly related to planning.

1.4 Although there is considerable scope for the local community to decide on its planning policies, Neighbourhood plans must meet some 'basic conditions'. These are:

- Is the Plan consistent with the national planning policy?
- Is the Plan consistent with local planning policy?
- Does the Plan promote the principles of sustainable development?
- Has the process of making of the Plan met the requirements of the European environmental standards?

1.5 In addition CDC must be able to show that it has a properly consulted local people and other relevant organisations during the process of making its Neighbourhood Plan and has followed the 2012 Neighbourhood Planning Regulations.

1.6 These requirements will be tested by an independent examiner once the Neighbourhood Plan is finalised. If satisfied, the examiner will recommend to CDC that the plan goes to referendum of the local electorate. If a simple majority of the turnout votes for the Plan then it becomes adopted as formal planning policy for the area.

The Pre Submission Plan

1.7 The Pre Submission Plan is the opportunity for NETC to consult the proposed policies of the Neighbourhood Plan. It has revealed existing national and local planning policies and how they may affect this area. And it has already sought some local community's opinions on local planning issues that the Neighbourhood Plan might help address.

1.8 The contents of this Plan are therefore presented to obtain the views of the local community and other organisations on its proposed vision, objectives and land use policies. The final version of the Plan will take into account representations received on this version.

Sustainability Appraisal (incorporating Strategic Environmental Assessment)

1.9 The District Council requires that a strategic environmental assessment (SEA) of the NENP is undertaken in accordance with the Environmental Assessment of Plans & Programmes Regulations 2004. The Town Council has determined that this will be done within the broader scope of a Sustainability Appraisal (SA/SEA) to enable the social and economic effects of the NENP to be understood alongside its environmental effects.

1.10 In the light of the available data, the Town Council proposes to establish the following framework of environmental, social and economic objectives for this assessment:

1. To improve access to services and leisure/cultural facilities (including play, recreation in open spaces, parks and the countryside)
 - Will the NENP enable existing facilities to be protected and new ones created?
2. To provide an adequate supply of open market and affordable homes of different types to meet local needs
 - Will the NENP contribute to meeting district and local open market housing need?
 - Will the NENP contribute to meeting the needs of local people for affordable housing?
3. To preserve and enhance the quality of built environment and heritage of the town
 - Will the NENP sustain and enhance the significance of designated heritage assets?
 - Will the NENP sustain and enhance the significance of non-designated heritage assets?
4. Ensure that the natural environment surrounding the town is conserved and enhanced, biodiversity is improved and designated habitats are protected
 - Does the NENP justify the exceptional circumstances for development in the Cotswold AONB?
 - Will the NENP deliver a net biodiversity gain?
 - Will the NENP avoid development in a designated habitat site?
5. To reduce flood risk resulting from new developments

- Will the NENP avoid development in an area of defined flood risk (i.e. EA flood zone 2 or 3)?
6. To create opportunities for the town's residents to find employment locally
- Will the NENP plan for new employment land for businesses suited to an AONB location?
 - Will the NENP improve the competitiveness of existing employment land?
7. To improve the vitality and viability of the town as a local service centre
- Will the NENP enable existing town centre retailers and other services to thrive?
 - Will the NENP enable new town centre floorspace and/or uses?

1.11 A Draft Sustainability Appraisal report has been prepared with its initial assessment conclusions and this is being consulted on alongside this document.

The Next Steps

1.12 Once the consultation exercise is complete, the Town Council will review the comments made and prepare a final version of the Plan, known as the 'Submission Plan'. This will be submitted to CDC to arrange for its independent examination and then the referendum.

2. The Neighbourhood Area

Introduction

2.1 The parish of Northleach with Eastington covers the market town of Northleach, situated on the junction of the A40 and A429, and the village of Eastington, approximately 1.5 miles to the south of the town centre. The parish lies in Cotswold District in the county of Gloucestershire.

2.2 Northleach is the smallest market town in Cotswold District, with a population in the 2011 Census of approximately 1,800. Although the population increased 32% between 1981 and 1991 to nearly 1,900, it has since declined. There are approximately 855 households, which equates to an average 2.1 persons per household compared to approximately 2.5 for Gloucestershire as a whole.

History & Development

2.3 Northleach was established as a market town in the 13th Century and historically has been a centre for the wool trade and common stop on the coaching route from London to Gloucester until the mid- 19th Century. The centre of Northleach Town is covered by a conservation area which recognises the importance of the earlier buildings and burgage plots.

2.4 The Town has developed along the valley formed by the River Leach. The Market Place has been improved over the centuries and this, together with continued, small scale but valued, commercial development, has led to a modest growth in the town's tourist trade. Northleach is the home of the Cotswold Conservation Board who manage the local AONB.

2.5 Changes in the layout of Northleach have occurred in phases. Since the early 1980s, when the A40 bypass was opened, the town has lost its secondary school, hospital and bank. The last major residential development took place in the early 1990's. More recently, the Sly Trust has built 6 affordable homes at Wheelwrights, West End. Bromford Housing Association has obtained consent to develop 24 affordable homes at Fortey Road and 9 homes have been consented on the former Chequers single residential plot at West End. Gloucestershire County Council has obtained consent for 40 homes at Bassett Road and is in the process of selling the land to a developer.

Local Features and Infrastructure

2.6 The town has the following facilities:

- doctors surgery, primary school, playgroup, nursing home, retained fire brigade, church with church rooms,
- children's outdoor pool, 2 play areas, 2 tennis courts, a playing field, various adult and junior sports teams – cricket / tennis/ skittles / football, sports pavilion,
- café, 2 pubs, 1 wine bar, 1 hotel, 1 community centre, 1 community hall,

- post office, chemist, hairdressers, take away, bakery and fruit shop, small supermarket and butchers, funeral undertakers and 2 small industrial estates.
- mechanical museum, Escape to the Cotswold visitor centre, dolls house shop, weekly market, Ferrari garage and local repair garage (just outside of Northleach) outreach vet (Stow vets come in the afternoons) public toilets and allotments
- local tradespeople including plumbers, electricians, joiners, and builders

Education

2.7 The primary school and playgroup are situated to the south east of the town next to the playing field and a small car park. Both are at full capacity. The primary school has doubled in numbers in the last 20 years due to previous housing developments. In Mid 1990's the school had 100 pupils and following housing developments of over 200 houses the school is now at capacity of 175. The September 2012 intake had 29 children with 24 from Northleach and 5 from satellite areas. The September 2013 intake has 17 of the 25 children from Northleach and the rest are satellite. The school is full at 175 pupils and there is no guarantee that anyone moving into the area can get in. Current situation is one family who wish to move into Northleach but are unable to get a school place and 2 other families are appealing for Year 1 places. Whilst trying to plan for a balanced community the full capacity of the school needs to be considered. The implications are that any new families to Northleach cannot be guaranteed school places in Northleach. Children would be forced to attend other schools outside of Northleach.

2.8 In terms of provision for children in Northleach there is no formal nursery provision. The previous nursery moved to Bourton and has since closed and along with the Guiting closure this has put immense pressure on local families needing this type of childcare. The Northleach Playgroup is not an educational facility but supports 2.5 – 5 year olds and is monitored by Ofsted. This setting has space for a maximum of 50 children but limited to 24 children at any one time and is at 100% capacity. It does not address local current or future needs.

Industrial Areas

2.9 The main industrial areas are Coalyard Estate at the West of town with some light industrial units. Behind this are the Ferrari workshops which sit within a residential area. The latter has expressed a need to move in order to expand and stay in Northleach. A further industrial area lies outside the town boundary on the road to Farmington. However, there are relatively few jobs in the town resulting in the vast majority of its working population commuting to other towns.

The Town Centre

2.10 The main thoroughfare through town from west to east contains the majority of the listed buildings (Northleach has 96) and parking and passing is problematic. The recent Northleach Housing Needs survey highlighted that people would like to see an increase in parking more than any of the other activities listed.

2.11 The main drainage and sewage system (which is a combined system) follows this route and is grossly overloaded. The Cotswold District Infrastructure Delivery Plan states that, "the capacity of combined sewage and drainage systems is a particular concern that needs to be addressed regardless of whether new development is brought forward". The Town Council are aware that the piecemeal developments that are in progress may not be thought, on their own, to cause concern. But, individually they will not generate enough SL106 infrastructure support to sort the capacity issues. There needs to be a mechanism to ensure that small developments, which over time add substantial load, result in appropriate capacity upgrades.

2.12 The central Market Place and adjoining Green have changed little over the last 700 years and contain the majority of the shops and services. A feasibility study by CDC was done to propose a new configuration for the space. This project was never completed.

3 Planning Policy Context

3.1 The Parish lies within Cotswold District Council (CDC) in the County of Gloucestershire.

3.2 At the national level, the National Planning Policy framework (NPPF) published by the Government in 2012 is an important guide in the preparation of local plans and neighbourhood plans. The NENP must demonstrate that it is consistent with the provisions of the NPPF. The following paragraphs of the NPPF are especially relevant to the NPNP:

- Supporting a prosperous rural economy (paragraph 28)
- Delivery high quality new homes (50)
- Securing good design (58)
- Promoting healthy communities and education (70-72)
- Protecting local green spaces (76-77)
- Conserving and enhancing the natural environment (109)
- Conserving and enhancing the historic environment (126)

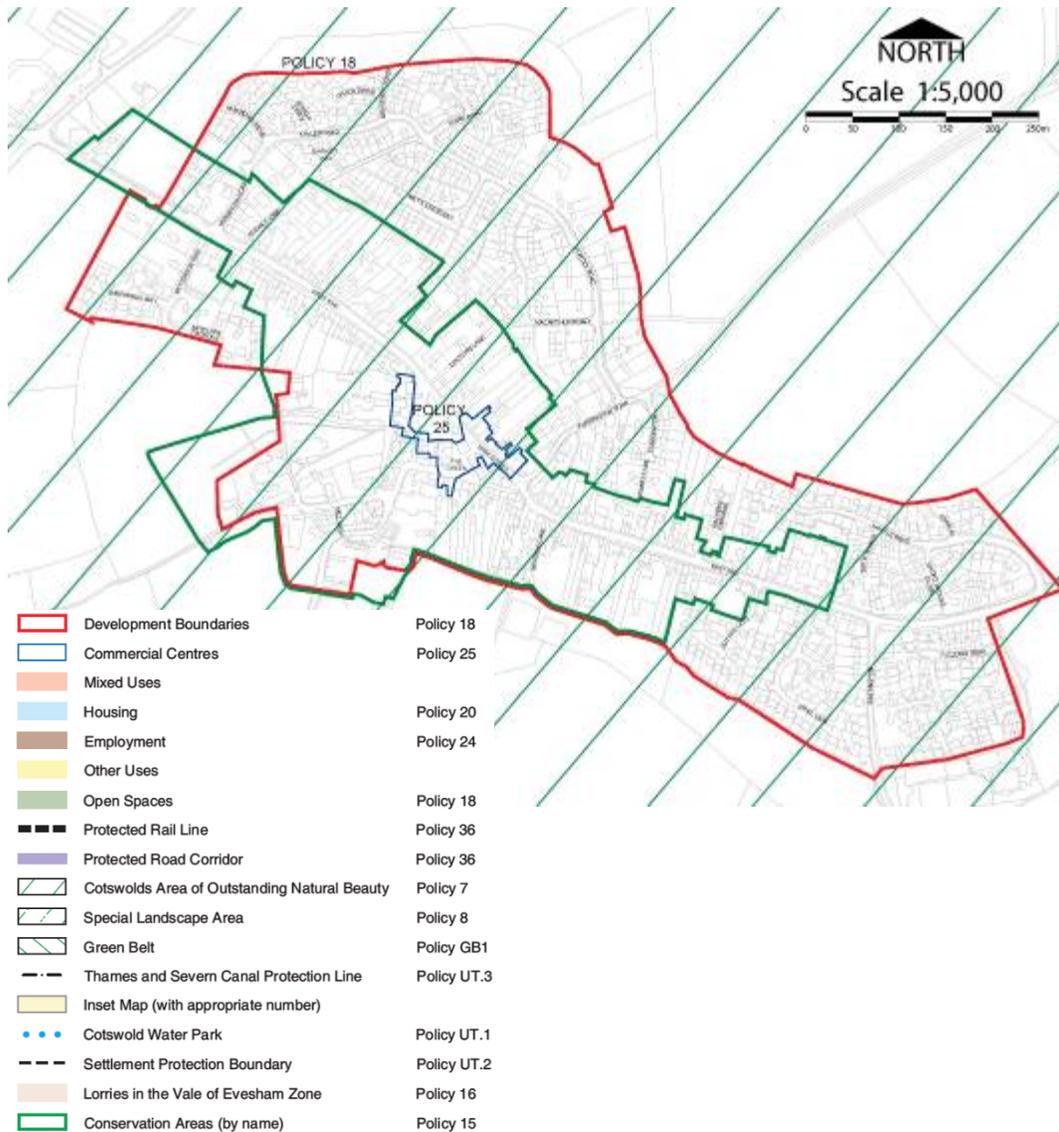
3.3 CDC has planning policies that are helping to shape strategy and policies of the NENP. The NENP must be in general conformity with the strategic policies of the development plan. The current development plan is the Cotswolds District Local Plan (CDLP) adopted in 2006. Its replacement, the Cotswold Local Plan (CLP) to cover the period 2011-2031, is due to be submitted to the Secretary of State in autumn 2016 for adoption in 2017.

The Cotswold District Local Plan (CDLP)

3.4 As the NENP will be examined prior to the adoption of the emerging Local Plan, it needs to be in conformity with the strategic 'saved policies' of the adopted CDLP. Those that have a specific relevance to the NPNP and these are listed below:

- Policy 6: The Water Environment – including managing flood risk in places like Northleach with areas of known flood risk
- Policy 7: Cotswold Area of Outstanding Natural Beauty – managing development to ensure its natural landscape beauty is not harmed
- Policy 13: Listed Buildings – managing development affecting these heritage assets and their settings, of which there are almost 100 in the town
- Policy 15: Conservation Areas – including managing development affecting the Northleach Conservation Area, which covers a large part of the town
- Policies 18 and 19: Development Boundaries – defining Northleach as a Principal Settlement and defining a boundary to distinguish the built up area from the surrounding countryside for managing development proposals

- Policy 24: Employment Uses – protecting existing employment uses from unnecessary loss and managing proposals for new uses
- Policy 25: Vitality and Viability of Settlements – defining a commercial centre at Northleach town centre for managing a healthy mix of town centres uses
- Policy 26: Tourism – managing proposals for hotel and other types of accommodation and the development of visitor attractions
- Policy 32: Community Facilities – protecting existing facilities from unnecessary loss and encouraging their improvement
- Policy 42: Cotswold District Design Code – requiring proposals to have regard to the Code's design guidance



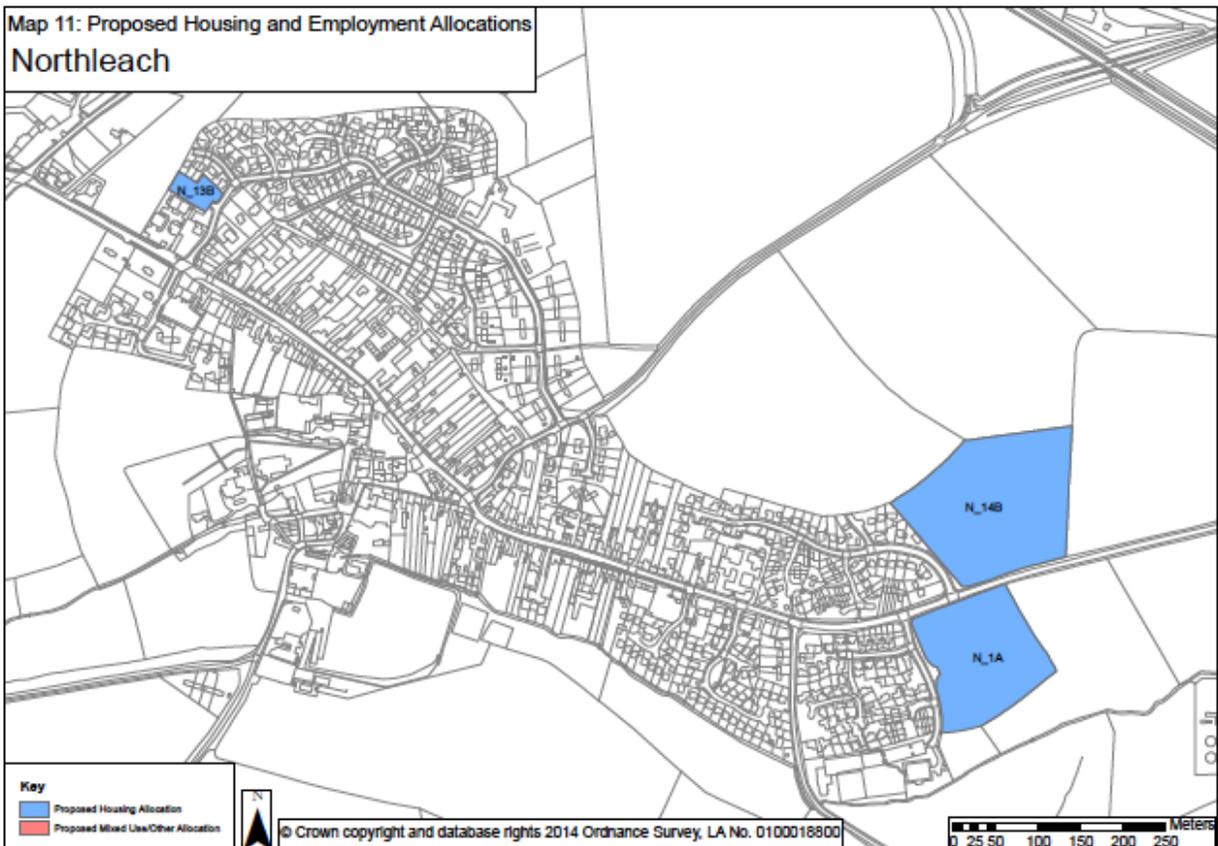
Plan B: Cotswold District Local Plan 2006 Proposals Map: Northleach Extract

The Emerging Cotswold Local Plan

3.5 To ensure the NENP will continue to be relevant after 2017, it is important that it reflects the reasoning and evidence base of the emerging Local Plan to cover the period 2011 – 2031. The Plan has now reached its draft policies stage with two documents consulted on in late 2014 and more recently in late 2015.

3.6 The first – the Development Strategy & Site Allocations document – proposes a strategy for Northleach comprising:

- At least 96 new homes on sites at Bassett Road (consented), Hammond Drive (currently an industrial use) and East End
- support for new employment development and protection of The Old Coalyard and The Old Brewery sites
- maintain and improve the town's role as a 'Local Centre' in the District's retail hierarchy
- support new allotments
- support tourism development at The Old Prison, improvements to Market Place and the creation of a new public car park



Plan D: Cotswold District Local Plan Strategy: Northleach Extract

3.7 In November 2015, CDC published the second document for consultation. This contains the proposed planning policies to support the Local Plan's development strategy and which will replace the saved policies of the current Local Plan. Those of most relevance to Northleach are:

- Policies DS1 and DS2: Development Boundaries – to update the current defined development boundaries with the same intent; Northleach remains a Principal Settlement in the District
- Policy H2: Housing Mix & Tenure – requiring schemes to provide a mix of types and tenures
- Policy EC1: Existing Employment Sites – allowing for the managed expansion of existing facilities and protecting against their unnecessary loss
- Policy EC3: Employment Generating Uses – offering qualified support for new employment uses in Principal Settlements like Northleach
- Policies EC6 & EC7: Town Centres and Uses – defining Northleach as a 'Local Centre' to encourage the provision of new local shops and to manage the mix of retail and other uses
- Policies EC9 and EC10: Tourism – supporting new tourism development in specific circumstances
- Policy D1: Design – requiring proposals to have regard to the new Cotswold Design Code
- Policy EN1: Landscape – including managing development in the Cotswold Area of Outstanding Natural Beauty
- Policies EN5 and EN6: Heritage Assets – managing development affecting Conservation Areas and their settings, including Northleach, and the conversion of Listed Buildings and locally listed buildings (though CDC does not maintain a list of the latter)

3.8 In general, there is little difference between the two Local Plans and how they see the future of the town and the wider parish. No significant change has been planned for since 2001 and none is proposed in the coming decade or so. The combination of the town's relatively isolated location within the AONB and its special heritage interest is considered to mean the town cannot sustain any significant growth in its population, jobs or services.

3.9 However, there is some scope within the existing and forthcoming policy framework that will allow the NENP to complement the Local Plan with additional development proposals, especially in respect of delivery replacement employment land for the proposed loss of the Ferrari business on Midwinter Road. The policies also allow for proposals to increase public parking, to promote new tourism development at The Old Prison and to improve existing education facilities.

4 Community Views on Planning Issues

4.1 The Town Council has consulted with the local community during the course of the Plan preparation process, and the NENP is based upon the results of these consultations, which have included meetings, open days and community surveys.

[TO BE INSERTED]

5 Vision, Objectives & Land Use Policies

Vision

5.1 The vision for Northleach Parish in 2030 is:

“Northleach has become a thriving market town providing a wider range of services for its local community and the wider rural area. Its population has grown as the housing needs of local people have been met and working age people have been drawn to live and work here. There are more jobs as new business units and town centre shops have started up and are sustained by local and tourist trade. The growth of the town has not been met to the coast of its special historic character. There have been a number of small housing schemes on the edge of the town that have been set within a new ‘green ring’ of footpaths, parkland, plan areas and woodland that now surrounds the town”.

Objectives

5.2 To achieve this vision a number of key objectives have been identified as follows:

- Grow the number of jobs in the town by allocating new employment land, using new housing uses only to enable its financial viability
- Sustain the significance of the town’s heritage assets and its AONB location by planning for development that is sympathetic to the scale, topography and character of the town and its beautiful landscape setting
- Strengthen the vitality and viability of the town centre by protecting the range of its retail and other commercial activities and by managing public car parking more successfully
- Improve the attractiveness of the town to tourists and visitors by improving existing facilities and infrastructure

Monitoring & Review Policies

5.3 The NENP will be monitored by Cotswold District Council and the Town Council using data collected in planning monitoring reports. The objectives will form the core of the monitoring activity but other data collected and reported at a parish level relevant to the Plan may also be included. It is expected that the NENP will be formerly reviewed on a five-year cycle or to coincide with the development and review of the development plan if this cycle is different.

Land Use Planning Policies

5.4 Land use policies are used to determine planning applications made for development proposals. They can establish the principles for retaining or changing the use of land in settlements and in the countryside. They can also set out the conditions

against which development proposals will be judged in terms of their design, access etc.

5.5 The purpose of these policies is to either encourage planning applications to be made for things the local community wants to see happen or to discourage applications for developments that they do not want to happen. Policies must be clearly written so they can be easily applied when considering planning applications.

5.6 The NENP deliberately avoids repeating existing national or local planning policies. The proposed policies therefore focus on a relatively small number of key development issues in the area. For all other planning matters, the national and local policies of other planning documents – the National Planning Policy Framework and the Local Plan – will continue to be used. In particular, the NENP assumes that the proposals of the new Local Plan will be adopted in 2017, namely the allocation of housing sites at East End, Bassett Road and Midwinter Road, so it does not itself make these proposals.

5.7 Set out below are the proposed policies of the Plan. Each policy has a number and title and the policy itself is written in bold italics for ease of reference. There is also a short statement explaining the intention of the policy and any other relevant background information. At the end of this document is the Policies Map – where a policy refers to a specific site or area then it is shown on the Map.

Policy 1: A Spatial Plan for the Town

The Neighbourhood Plan defines the Development Boundary of Northleach, as shown on the Policies Map, for the purpose of applying development plan policies for managing development within the town and within the surrounding countryside.

5.8 This policy amends the existing Development Boundary, as defined by saved Policy 18 of the Local Plan, to accommodate the three new development site allocations of Policy 2 and to acknowledge built, consented and other allocated schemes in the period since 2001. In doing so, it shows how existing Local Plan policies 18 and 19 (and forthcoming policies DS1 and DS2) will be applied in the parish.

5.9 In drawing the boundary, the policy is informed by the proposed allocations of Policy 2 below and of the new Local Plan. The combination of approximately 25 - 30 new homes provided for in Policy 2 and the two housing schemes on the eastern edge of town proposed for allocation in the Local Plan will meet the local need for housing and enable other economic and social benefits to be achieved.

Policy 2: Development Site Allocations

The Neighbourhood Plan allocates land for development as follows, as shown on the Policies Map, and development proposals will be supported, provided they are in accordance with the established principles:

- i. Land south of West End, Northleach for a housing scheme, provided:**
 - a. The housing scheme does not extend any further than the rear boundary of the adjoining development site at The Chequers;**
 - b. The layout of the scheme and the built form allow the scheme to sit within its landscape surroundings and do not disrupt long views across the site to the church from the A429;**
 - c. The landscape scheme provides a buffer to the open fields to the west and south of the site and it extends to screen the edge of the town at Shepherds Way; and**
 - d. A planning obligation is made to provide an appropriate financial contribution to the costs of the public car parking scheme on land adjoining The Old Coalyard.**

- ii. Land adjoining The Old Coalyard Industrial Estate, Northleach for an employment, housing and public car park scheme, provided:**
 - a. The employment scheme comprises business uses (B1 – B8) only and is accessed from West End;**
 - b. The scale, massing, external appearance and orientation of the employment scheme buildings reflect those of the adjoining Old Coalyard site;**
 - c. The housing scheme is accessed from Hammond Drive and does not extend beyond the 180m contour line;**
 - d. The housing scheme is not fully occupied until the business, public car park and landscape schemes are completed;**
 - e. The public car parking scheme is accessed from West End and comprises at least 2 coach spaces and 30 car spaces;**
 - f. The loss of mature trees in the highway and within the site boundary frontage is kept to a minimum;**
 - g. The landscape scheme comprises a significant buffer between the housing and A429, a buffer between the housing and employment schemes, incidental tree planting within the housing and public car parking schemes, and new tree planting along the site frontage to West End; and**
 - h. The site layout makes provision for a publicly accessible footpath from West End to connect with the public rights of way network to the north of the town.**

- iii. Land south of the Primary School, Town Row, Northleach for D2 educational and ancillary uses, provided:**
- a. Vehicular access is located in the north west corner of the site and a means of access is retained along the northern boundary of the site for agricultural vehicles;**
 - b. The scale, massing and roofscapes of any buildings reflect the open landscape setting to the east and south of the site;**
 - c. The layout of buildings and spaces makes provision for a north-south pedestrian access through the site to connect with the access with the main school buildings; and**
 - d. The landscape scheme comprises a new landscape buffer on the southern and western site boundaries.**

5.10 This policy allocates land for development on three sites within or on the edge of Northleach to achieve a series of community benefits. The allocations are in addition to sites consented and proposed for housing development on the eastern edge of the town in the emerging Local Plan. The evidence to support each allocation is contained within the Neighbourhood Plan Site Assessments Report, which explains how the proposals have considered their heritage and AONB landscape context.

5.11 All three sites have been assessed as contributing to the sustainable development of the town over the next decade or so. The proposed new employment land adjoining the Old Coalyard will enable the relocation and expansion of an existing business in the town, which in turn will release a brownfield site for a small housing scheme on a residential street (as proposed in the new Local Plan). It will also contribute to meeting local housing needs with a small housing scheme off Hammond Drive and provide a much needed public car park, including spaces for coaches. The land has been made available for development and the landowner has indicated support for the provisions of this policy.

5.12 The proposed small housing scheme south of West End will also contribute to meeting local housing needs, as well as making a financial contribution to the costs of laying out the public car parking scheme on the land opposite as a public benefit. The policy also requires a landscape scheme to screen development on this western edge of town as a further public benefit to enhance the character of the town in views from the west. Together, those benefits justify this small incursion beyond the town into the AONB. Again, the land has been made available for development and the landowner has indicated support for the provisions of this policy.

5.13 The proposed extension of education uses at the town's primary school will allow the school to grow in future years. The scheme will require some ground works to make a level site suited for new school buildings, outdoor play space and additional car parking spaces for school staff and parent visitors. The landowner has made the land

available for this purpose, provided access is retained through the site for agricultural vehicles.

Policy 3: Northleach Conservation Area

Proposals for new buildings within the Northleach Conservation Area, as shown on the Policies Map, or to its setting, should sustain and enhance its special heritage significance and should have specific regard to the following principles:

- ***Reflecting prevailing construction materials, building lines and building heights and forms in the immediate area;***
- ***Minimising the use of external signage and lighting;***
- ***Maintaining views to the Church of St. Peter & St. Paul;***
- ***Maintaining the special interest of key views to the town centre along West End and East End; and***
- ***Maintaining the special interest of glimpse views from within the Conservation Area to the surrounding landscape.***

Proposals for alterations or extensions to existing buildings within the Conservation Area should have full regard to the need for the materials to respect the heritage of the buildings and locality, using for example the appropriate Cotswold stone, correctly laid and mortared, appropriate doors and window frames and roofing materials. Reconstituted stone and synthetic materials should be avoided.

5.14 This policy establishes a number of key design principles for new buildings and alterations to existing buildings in the Northleach Conservation Area and its setting, which extends some distance to the east and east of the older parts of the town.

5.15 In the absence of an adopted Conservation Area Appraisal, the principles are derived from the new Design Statement prepared to support the NENP and which is available as a separate report in the evidence base. As such, it complements saved policies 15 (in respect of managing development within the Northleach Conservation Area) and 42 (in applying the Cotswold District Design Code) of the Local Plan in refining those general principles specifically to Northleach.

Policy 4: General Design Principles

The scale, density, massing, height, landscape design, layout and materials of all development proposals located outside the Northleach Conservation Area, including alterations to existing buildings, will be required to reflect the character and scale of the surrounding buildings and to have full regard to the significance of the setting of the Conservation Area.

Development proposals will be expected to demonstrate they accord with the following principles:

- i. Development should not obscure or compromise key view of the surrounding landscape or important buildings, for example, the view of the church.***
- ii. Gardens essential to the settings of houses and cottages should not be used for new buildings.***
- iii. Burgage plots should wherever possible be retained intact and where that is not possible evidence of their existence should be apparent***
- iv. Developments should be of moderate density, and those adjacent to open country should provide a graduation into the surrounding countryside.***
- v. Materials should be sympathetic to the natural environment and built heritage. Natural materials should be used wherever possible and as a matter of course on public facing aspects.***
- vi. Lighting should wherever possible avoid light pollution***
- vii. Wherever possible, easy pedestrian access should be incorporated into any new development***
- viii. Green links should be maintained and new links encouraged***
- ix. Fully assess and manage the impact of additional vehicles on any development***
- x. Orientation of buildings to absorb development into the ANOB landscape***
- xi. Soft landscape edges to countryside***

5.16 This policy establishes a series of key design principles for land with the Development Boundary of Northleach but outside the Conservation Area. The principles are derived from the new Design Statement prepared to support the NENP and which is available as a separate report in the evidence base. As such, it complements saved policies 15 (in respect of managing development within the setting of the Northleach Conservation Area) and 42 (in applying the Cotswold District Design Code) of the Local Plan in refining those general principles specifically to Northleach.

Policy 5: Town Centre

Proposals improvements or extension of uses for retail (A1), café/restaurant (A3) and drinking establishment (A4) uses in the defined primary shopping frontages, as defined by the development plan, will be supported. The loss of an existing retail, café/restaurant or drinking establishment use to another use will be resisted.

Proposals for the improvements of the Market Square will be supported for:

- i. Restructuring the public car parking spaces in the defined area to create a new public space;***
- ii. Relocating the public toilet block***
- iii. Reconfiguring the bus stop***

5.17 This policy complements saved Policy 25 of the Local Plan (and new Local Plan Policies EC6 and EC7), which defines the extent of the Commercial Centre boundary in Northleach and determines how retail and other 'town centre' uses will be managed. In doing so, it offers additional encouragement for improvements to the existing retail, café/restaurant and pub uses in the town centre, which make a significant contribution to defining its special character and which serve some of the convenience, employment and leisure needs of the local community.

5.18 Although permitted development rights have been extended in recent years, some do not apply in Conservation Areas or to Listed Buildings and therefore this policy will work alongside Policy 25 to build and sustain the success of the town centre. It therefore encourages new retail, care/restaurant and pub uses and resists the loss of existing uses. In addition, the policy identifies a series of improvements to the Market Square to attract further footfall and investment.

Policy 6: Tourism Development

Development proposals that will contribute to improving the appeal of Northleach as a tourist destination will be supported, provided they maintain the scenic beauty of the Cotswold AONB and the special significance of the town's heritage assets.

Proposals to expand the Old Prison site on A429 Fosse Way for tourism and employment uses will be supported, provided it can be demonstrated that they have paid full regard to the very special significance of this Grade II* listed heritage asset. Specifically, proposals must avoid any alterations to the interior of the remaining buildings that formed the prison and any development that compromises the integrity of the former prison grounds and the rear exercise ground.

5.19 This policy is intended to promote tourism development in town to create new jobs for local people and to help retain its local shops and services. Its support extends to the improvement of existing tourism facilities – including hotels and restaurants – and to the creation of new bed and breakfast accommodation or the provision of a new hotel within the settlement boundary. As such, it complements saved Policy 26 of the Local Plan (and Policy EC9 of the New Local Plan) on tourism development.

5.20 More specifically, the policy encourages further tourism and employment development at the Old Prison on Fosse Way. The buildings, formerly the Northleach House of Correction dating from 1792, are a rare surviving example of its type and are therefore listed Grade II*. The listing description also notes the special significance of the interior arrangement of rooms and their fixtures and fittings, as well as the setting of the former prison grounds and rear exercise yard. Although altered, they accommodate a successful Cotswolds Discovery Centre and the offices of the AONB team. The site is considered to have the potential to accommodate additional tourism and employment uses, provided they do not undermine its special heritage asset value to the town and to the wider Cotswolds area.

Policy 7: Local Green Spaces

The Neighbourhood Plan designates Local Green Spaces in the following locations, as showing on the Policies Map:

- i. Land off West End and Fosse Way***
- ii. Land off East End***
- iii. Land off Farmington Road***

Proposals for development that will undermine the permanent open character of a Local Green Space will be resisted unless very special circumstances can be demonstrated.

5.21 This policy designates two Local Green Spaces in accordance with paras 76 and 77 of the NPPF by way of their special open character and importance to the local community. A separate report in the evidence base justifies their selection in this policy.

5.22 The effect of designation is to give the land the equivalent protection as the Green Belt in terms of preventing development that will undermine its essential open character. All three sites adjoin the town's boundary and, in theory, all may therefore have future development potential. However, all are demonstrably valued by the local community and the designation of Land off West End and Fosse Way will ensure that the housing site allocation proposed in Policy 2 will not extend any further into the countryside than proposed.

6 Implementation

6.1 The NENP will be implemented through a combination of the local planning authority's consideration and determination of planning applications for development in the town and wider parish, and through steering public and private investment into a series of infrastructure proposals contained in the plan.

Development Management

6.2 Most of the policies contained in the NENP will be delivered by landowners and developers. In preparing the NENP, care has been taken to ensure, as far as possible, that the policies are therefore achievable and carry the support of these stakeholders as well as the local community.

6.3 Whilst the local planning authority will be responsible for the development management, the Town Council will use the NENP to frame its representations on submitted planning applications. It will also work with Cotswold District Council to monitor the progress of sites coming forward for development.

Infrastructure Projects

6.4 The Town Council proposes some or all of the following projects for investment of future Community Infrastructure Levy (CIL) funding allocated by CDC to the Town Council:

- Environmental improvements to Market Place
- New toilets and bus shelter or close to Market Place
- Improvements to footpaths to connect the town with the surrounding landscape

6.5 This series of local infrastructure projects will be prioritized for investment from Section 106 agreements and from the CIL. A minimum of 25% of the levy collected from development in the parish will be passed to the Town Council for investment in these and other relevant project proposals. This provides the local community with an indication of the priorities for investing the fund to improve local infrastructure as a result of new development.

6.6 In addition, other policies of the Neighbourhood Plan require some planning obligations to be entered into as part of planning consents to finance and deliver specific infrastructure projects relating to the development scheme in order to make the scheme satisfactory in line with paragraphs 173 and 204 of the NPPF.

Policies Map

[TO BE INSERTED HERE]

Evidence Base

Northleach Town Plan (2011) www.northleach.gov.uk/your-town-council/project-groups/town-plan/

UK Census 2011: www.ukcensusdata.com/northleach-e05004328#sthash.HbNvEnr9.dpuf

Northleach Housing Needs Report (2013) www.northleach.gov.uk/2013/11/northleach-housing-needs-report/

Community Profile Northleach (2013)

Neighbourhood Plan with Easington Neighbourhood Plan Engagement Strategy (June 2014) www.northleach.gov.uk/ndp

Northleach with Easington Neighbourhood Plan Survey (2014) ?????

Northleach with Easington Neighbourhood Plan: Draft Sustainability Appraisal (2016) ?????

Northleach with Easington Neighbourhood Plan: Draft Design Statement (2015)
www.northleach.gov.uk/your-town-council/neighbourhood-plan/town-design-statement/

Northleach with Easington Neighbourhood Plan: Site Assessment Report (2015) ?????

Northleach with Easington Neighbourhood Plan: Local Green Space Report (2016) ?????

Cotswolds AONB Management Plan (2013 – 2018)
http://www.cotswoldsaonb.org.uk/management_plan/index.html

Cotswolds AONB Position Statements www.cotswoldsaonb.org.uk/?page=position

Landscape Character Assessment & Guidelines (2000)
www.cotswoldsaonb.org.uk/landscape_character_assessment/cotswoldlandscape.htm

Cotswold District Local Plan 2001 – 2011 (2006)
www.cotswold.gov.uk/residents/planning-building/planning-policy/local-plan-2001-2011/

Cotswold Local Plan 2011 – 2031: Planning Policies (Reg 18 Consultation November 2015)
http://consult.cotswold.gov.uk/portal/fp/local_plan_2011-2031/lpr18/reg18_planning_policies

**Cotswold Local Plan 2011 – 2031: Draft Development Strategy & Site Allocations
(Regulation 18 Consultation December 2014)**

http://cotswold.objective.co.uk/portal/fp/local_plan_2011-2031/lpr18/local_plan_reg_18_consultation_development_strategy_and_site_allocations_january_2015?tab=lis

Cotswold District Local Plan 2011 – 2031 evidence base:

www.cotswold.gov.uk/planning-policy/evidence-base-and-monitoring/

Cotswold Local Plan 2011 – 2031: Interim Sustainability Appraisal (December 2014)

<http://www.cotswold.gov.uk/residents/planning-building/planning-policy/emerging-local-plan/evidence-base-and-monitoring/>

Cotswold Local Plan 2011 – 2031: Interim Sustainability Appraisal (November 2015)

<http://www.cotswold.gov.uk/residents/planning-building/planning-policy/emerging-local-plan/evidence-base-and-monitoring/>

Role and Function of Settlements Study (July 2012)

http://consult.cotswold.gov.uk/portal/fp/roleandfunction/role_and_function_study

Cotswold District Council Draft Infrastructure Delivery Plan (May 2013)

http://consult.cotswold.gov.uk/portal/fp/infrastructure_delivery_plan/

Strategic Flood Risk Assessment (SFRA) June 2014

www.cotswold.gov.uk/media/981073/2013s7238-Cotswold-SFRA-Final-Report-Jun-2014-.pdf and www.cotswold.gov.uk/media/...Cotswold-SFRA-Final-Report-Appendices-Jun-2014-.pdf

Cotswold Design Code www.cotswold.gov.uk/media/241227/The-Cotswold-Design-Code.pdf