

**MINUTES of a Meeting of the Neighbourhood Plan (NP) Committee of
North Leigh Parish Council (NLPC) held on
Tuesday 26th August 2025 at 6:00 pm in the Turner Hall**

Committee Members Present:

Paul Evans - PE
David Harris - DH
Steve Legg (Secretary) – SL
David Painter - DP
Kevin Swann (PC) – KS
Adrian Watts – AW
Sherard Veasey (Chair) – SV

NP281. Apologies for absence

Suzanne Millar – SM
Judith Wardle – JW
Malcolm Shead (PC) – MS

NP282. Public Forum

None.

NP283. Declarations of Interest

None.

NP284. To Consider Actions of Last Meeting

The minutes of the meeting of 16th June recorded the following actions:

NP247 – Veteran tree TPO's - add to agenda of next meeting – **ACTION – SL** – Continues
NP267 – JW to update Baseline Evidence to refer to the length of PRW in parish – **ACTION – JW** -Continues
NP276 – Designate potential sites of village playground – Ask CFO for advice – **ACTION – SL** - Continues
NP276 – To produce descriptive text & photos to support evidencing of proposed Local Green Spaces – **ACTION – SM** – Quicken Copse, DH – Marl. Gdns green area, SL – Windmill field, KS – E.End bathing place.
NP278 – Housing Policies – to respond to CFO review comments on Housing Policies by explaining that the text we have produced provides complete replacements for the text of the Housing Policies that is in the June version of the NP draft - **ACTION – SV**

NP285. To consider CFO email of 8th July requesting our responses to the latest draft NP

The CFO email of 8th July mentions they are waiting for responses to their review comments in the June version of the NP. The committee feels that the current method of working of exchanging of emails and review comments in the working documents does not provide the most efficient way of progressing the plan. We would welcome a more personal interactive dialogue, either face to face or if that is not possible then via Teams.

NP286. To consider progressing the Local Green Spaces proposals.

Ref minutes of 27th May, item NP267 and minutes of 16th June, item NP276, also item NP284 above.
ACTION – SM, SL, DH, KS – complete the drafts of the Local Green Spaces.

NP287. To consider progressing Policy RS2 – Key Local Views

SL has been taking some panoramic photos of the various views that have been discussed. The more important views for the NP are those that illustrate how fields that are under threat contribute to the feeling and landscape of the village and its surroundings. These are often the views that look up towards the village. SL will continue working on the views and hopes to present them to the next meeting.

ACTION - SL

NP288. To consider feedback from the public received on 11th July

A number of comments have been received following the public meeting and these have been documented and can be used in future to evidence the consultations that have been carried out.

NP289. To consider progressing the committee response to the draft Design Guide (DG)

A number of committee members had commented on the Design Guide and SL will consolidate these comments into one review copy to return to CFO.
A number of specific comments were discussed.

- While the DG refers to the concept of a 15-minute village, we prefer the idea of the “200m village”, whereby all houses would be within 200m of the nearest green open space. This aligns with the survey result that the parishioners value their ability to access open green spaces very highly.
- The committee feels that the repetition of the text in the tables at the end of the description of each sub area is distracting and tends to encourage the reader to skip these sections with the result that any text which is specific to a sub area is not noticed.
We would like these tables to instead contain text on the lines of “*Please see section xxx for the Built Form (etc) of this sub-area, but note that the following elements of the built form (etc) are specific to this sub-area:- Also note that the following elements of the Built Form (etc) in section xxx do not apply to the built form (etc) of this sub-area*”
- The committee feels that the Design Guide should make it clearer that individual new or replacement buildings in each sub area should follow as closely as possible the style of existing buildings in that sub-area. On the other hand, if there is an infill development of less than 10 new houses within an established sub-area with largely consistent house styles, such as Windmill Road, then these should still be in the style of the Cotswold vernacular. This style would also be recommended in the case that, despite the strong local opposition recorded by the Survey, a larger development took place.
- Other key findings of the Survey in regard to the design of new building were confined to:
 - A recommendation for all off-road parking
 - Provision of, or easy access to, green open spaces
 - Sustainable, energy efficient construction, with solar PV
 - Traditional Cotswold building styles
- The committee feels that the current Design Guide is so large and complex that these key requirements have been overwhelmed.
- Sub Area C - Park Road, Common Road and New Yatt Road is rather too brief to cover these extensive and varied streets. We also need to provide more photos for this sub-area.
- Could we include some photos of examples of the styles of building we want to encourage? Perhaps from Marlborough Gardens or Breakspear Way?

NP290. To consider the schedule for Reg 14 submission and pre-submission informal feedback from WODC

The committee wants to keep to the target of submitting for Reg 14 review by the end of this year, but accepts that this seems to be quite challenging in view of the current state of the documents.

NP291. Agree Actions to be carried out prior to next meeting.

See above.

NP292. Date of Next Meeting(s)

The next Neighbourhood Plan committee meeting will be in the Turner Hall at 6 p.m. on Monday 1st September or Monday 8th September, to be confirmed. (*Later confirmed 8th September*).

The meeting will be in the form of a discussion with CFO about our comments on the draft Design Guide.

Meeting closed at 1925.