Examples of Neighbourhood Plan policies (from made plans)

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## Housing

### New residential development

New development will be expected to make positive contributions to the following overall objectives:

1. delivering sustainable development and growth to enhance the self-reliance of the local community and economy;
2. meeting economic and social needs;
3. creating opportunities for the local community and economy to be stronger and to prosper;
4. underpinning and adding to the assets of the community; and
5. making the most of and protecting the special environment in which we live – for residents, visitors and local businesses.

[Lynplan](http://www.northdevon.gov.uk/lyn_plan_referendum_version_final.pdf)

Proposals for delivering the overall growth in Cringleford should show there is a co-ordinated approach between developers and relevant authorities to housing development and infrastructure.

[Cringleford](http://www.south-norfolk.gov.uk/planning/5736.asp)

Layouts for new development should be designed to the highest possible standard and

• make sensitive use of local topography

• make generous provision for open green spaces which are linked to the wider natural environment and accessible to the public

• provide streets characterised by sections comprising road, tree-lined verges (with provision for parking), footpaths, ’soft’ boundary treatments and which allow for well managed front and rear gardens

• provide well-designed groups of houses, located in attractive, inclusive and secure spaces

• maintain a ‘human scale’ with regard to building heights, road widths, sight lines, coherent layout, low noise levels and appropriate lighting in houses and on streets – an environment in which individuals feel comfortable and secure (Doxiadis 1968)

• provide for sustainable waste management, principally by having adequate storage space for refuse bins and incorporate Sustainable Drainage System (SUDS) principles to minimise flood risk.

[Cringleford](http://www.south-norfolk.gov.uk/planning/5736.asp)

New housing development within the Bembridge settlement boundary or immediately adjacent will be supported in principle provided it meets the criteria as set out in policy BNDP.OL.1 and is able to demonstrate it meets a local need, primarily as identified in the current Bembridge Housing Needs Survey.

[Bembridge](http://www.iwight.com/azservices/documents/2879-Made-Bembridge-NDP.pdf)

Housing development within the Cuckfield built-up area boundary, as defined, will be permitted including infill development and change of use or redevelopment to housing outside the designated Cuckfield village centre and Whitemans Green neighbourhood centre where it meets the following criteria:

a) The scale, height and form fit unobtrusively with the existing building, or curtilage for new dwellings, and the character of the street scene.

b) Spacing between buildings would respect the character of the street scene.

c) Gaps which provide views out of the village to surrounding countryside are maintained.

d) Materials are compatible with the materials of the existing building.

e) The traditional boundary treatment of an area is retained and, where feasible, reinforced and

f) The privacy, daylight, sunlight and outlook of adjoining residents are safeguarded.

[Cuckfield](http://www.midsussex.gov.uk/media/Cuckfield_Neighbourhood_Plan_June14.pdf)

New residential development will be permitted outside settlement boundaries in the Plan area through the re-use of rural buildings and in other exceptional circumstances permitted under policies of the ESBC Local Plan. Additionally, in Anslow village new residential development will be permitted on small-scale infill sites.

[Anslow](http://www.eaststaffsbc.gov.uk/filedepot_download/666/187)

Over the lifetime of the Neighbourhood Plan at least 585 new homes will be supported in

the area. The majority of this housing will be provided on the housing site allocations

listed below and shown on the site allocation plan. (Figure 6 overleaf )

In addition to these allocated sites, development for small scale residential infill within the

Heathfield Park Neighbourhood Plan area will be supported if it is well designed and meets

the relevant requirements as set out in other policies in this Plan, the Black Country Core

Strategy and saved policies from the Wolverhampton UDP. The density of development

should create a character that is appropriate to the site’s context and the development

design must incorporate principles of creating good connections, transport and

accessibility links.

[Heathfield Park](http://www.wolverhampton.gov.uk/CHttpHandler.ashx?id=5492&p=0)

Having regard to dwellings already constructed and existing commitments, the remaining

housing provision for Billesdon will be a target of a minimum of 45 dwellings over the

period to 2028, which will be met by the allocation of housing sites in Policy BP3. In addition,

permission for housing development within the limits to development, as defined on the

Policies Map, will be granted if the development:

a. is in keeping with the scale, form and character of its surroundings;

b. does not significantly adversely affect the amenities of residents in the area, including

daylight/sunlight, privacy, air quality, noise and light pollution;

c. does not significantly increase vehicular traffic flow on Brook Lane, Church Street or

Gaulby Road; and

d. has safe and suitable access to the site for all people.

[Billesdon](http://www.leicestershirevillages.com/uploads/8539b3552e7f1a232294895.pdf)

The minimum housing requirement for Yapton over the period 2014 to 2029 will be established by the emerging Arun Local Plan. An additional buffer of 20% over and above the minimum housing requirement will be permitted to allow for flexibility and consumer choice.

The neighbourhood plan identifies allocations to accommodate growth (policies SA1 and SA2). In addition to these allocations, infill development will be considered acceptable within the built up area, subject to the provisions of policy BB1 and other material planning considerations. Additional allocations will be made if the emerging Arun Local Plan requires such action or if the identified housing sites do not proceed.

New housing development will be required to ensure that local infrastructure is provided and/or improved in relation to the size and scale of the development proposed. This requirement will apply to all infrastructure, and with particular attention to education provision and flood prevention (fluvial, sea and surface water).

Any development that would result in the additional 20% buffer being exceeded will only be permitted if it can be demonstrated that either the expected child yield would not result in the Yapton CE Primary School exceeding the maximum number of children permitted on its role or that appropriate modifications and/or extensions to the School can be delivered at the developer’s expense.

[Yapton](http://www.arun.gov.uk/mediaFiles/downloads/99461084/Yapton_NP___Referendum_Version_2_0_for_ADC___October_2014.pdf)

### Housing Allocations

* 1. Two sites for new housing development are allocated as a result of the public consultation and Options

SITE 1A - NORTH OF BROUGHTON WAY 310 (section 3.15.1)

SITE 2 – SOUTH OF COVENTRY ROAD 190 (section 3.15.2)

TOTAL 500

RESERVE SITE – NORTH OF DUNTON ROAD 28 (section 3.15.3)

Appraisal Process

* 1. The number of properties which are allocated for each development and the additional benefits for the community which the development site is expected to deliver have been included in a Development and Requirements Policy for each site.
  2. A logical sequence of phased construction will be monitored by the Steering Group and its progress assessed to ensure that Broughton Astley is not falling below its allocation of housing (policy P1).
  3. Progress on new development will be monitored on an annual basis. Should new housing not be delivered on the two allocated sites within the proposed phasing sequence; (policy P1) development on the identified reserve site may then be considered.
  4. New housing development in Broughton Astley will be accompanied simultaneously with the provision of local infrastructure including recreational and leisure facilities, retail provision and employment opportunities. This will include contributions where appropriate to sustainable transport measures, green infrastructure, improved waste recycling facilities, local services and community facilities.
  5. New housing development which provides a mixture of housing types including family homes, starter homes, and homes designed for older people (including bungalows) will be encouraged.
  6. New housing should not be constructed on land which is known to be on a floodplain within Environment Agency Zones 2 and 3; which has a moderate or significant flood risk where there are no flood defences or within the extent of extreme flood. (Fig 2). Developers will be required to demonstrate any additional flood modelling work that has taken place in order to supersede the Flood zone maps.

[Broughton Astley](https://www.harborough.gov.uk/info/200074/planning/496/neighbourhood_planning/10)

Approximately 1,200 new homes should be dispersed across the Housing Site Allocation Area as shown on the Proposals Map.

[Cringleford](http://www.south-norfolk.gov.uk/planning/5736.asp)

The Neighbourhood Plan allocates the following sites for housing development, as shown on the Proposals Map:

i. Land at River Road to be delivered in the period 2014-2019;

ii. The Former Castle Stables, Arundel Castle to be delivered in the period 2014-19.

Land at Ford Road is identified for future allocation through plan review, following the flood risk Exception Test being passed, and subsequently to be delivered in the period 2020-2029.

These sites will together deliver a minimum of 29 dwellings comprising a mix of dwelling types. Projected actual dwelling completions, which may result in delivery of a higher number of dwellings on these sites, will be refined on a site by site basis as detailed design schemes are prepared. The Neighbourhood Plan will expect proposals for each site to conform to the respective affordable housing policies of the two local planning authorities, and development schemes will need to provide a connection to the sewerage system at the nearest point of adequate capacity as advised by Southern Water.

Given the National Park and heritage asset sensitivities of the Former Castle Stables, proposals must include a historic buildings analysis to support the proposed number of dwellings; demonstration that commercial uses for the stables are no longer viable; and a sequential assessment demonstrating new build elements cannot be achieved in a more appropriate location.

[Arundel](http://www.arun.gov.uk/mediaFiles/downloads/86879353/Arundel_NP_post_examination_v2_DDA.pdf)

To enable managed housing growth in the Parish:

• Proposals involving up to 30 homes will be allowed within or immediately adjacent to the built-up part of Tattenhall village over the period 2010 to 2030;

• Smaller scale development of exception sites will be allowed within the hamlets of Gatesheath and Newton-by-Tattenhall over the period 2010 to 2030.

Exceptions will be made where additional housing development involves the redevelopment of brownfield land (subject to its environmental value), the conversion of existing buildings or affordable housing-led ‘exceptions’ schemes. ‘Exceptions’ schemes will be allowed to contain an element of ‘enabling’ market housing, but no more than 30% in any individual scheme.

All housing proposals should:

• Provide a mix of homes taking into account objectively identified housing needs, and include an element of affordable housing as specified in the Local Plan. The affordable housing will be subject to a S106 Legal Agreement, or planning condition, ensuring that it remains an affordable dwelling for local people in perpetuity.

• Respect and, where possible, enhance the natural, built and historic environment.

• Maintain Tattenhall village’s strong and established sense of place.

[Tattenhall and District](http://www.cheshirewestandchester.gov.uk/your_council/policies_and_performance/council_plans_and_strategies/planning_policy/neighbourhood_planning/tattenhall_and_district_neighb.aspx)

Planning permission will be granted for a minimum of 73 new homes to be built in Woodcote in the period to 31st March 2027 on the sites specifically allocated in the Woodcote Neighbourhood Plan.

[Woodcote](http://www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/neighbourhood-plans/woodcote-neighbourhood)

Residential allocations are provided in Table 12.i. The development of, up to and including, the number of houses set out in the Table for each development will be supported.

[Woodcote](http://www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/neighbourhood-plans/woodcote-neighbourhood)

Permission will be granted for at least 60 new homes in Eastergate on land identified on the Proposals Map, provided that the development meets the requirements of the policies set out in this Plan and the Arun District Local Plan.

[Barnham and Eastergate](http://www.arun.gov.uk/main.cfm?type=MADEPLANS)

The following sites as defined on Map 7 – Housing Allocations, are allocated for residential development, with the density, form, layout, dwelling mix, landscaping and access for these sites as set out below.

The allocated sites may come forward for development in phases, but proposals for development of part of a site which would prejudice eventual development of the whole allocation will not be permitted. Any proposals for development of part of the allocation will be required to demonstrate that they would not prevent the quantum of development set out below from being satisfactorily accommodated on the site.

a) Former Court Meadow School, Hanlye Lane

Site Area: 0.5 ha

Capacity: The site should provide approximately 10 dwellings.

Form, Layout and Landscaping: The former school site should be redeveloped. The form, scale and layout of the site should ensure that development is not prominent on the skyline or within views from the surrounding countryside. Structural landscaping should ensure that development is well integrated into its surrounding countryside setting and the design reflects the character of existing adjacent buildings. Proposals should incorporate an element of 1 or 2 bedroom dwellings.

Infrastructure: The sewer capacity may need to be improved in Ardingly Road. Sustainable drainage systems (SuDS) should be used to minimise run off from this development. Vehicular and pedestrian access should be provided to Hanlye Lane.

b) Horsgate House, Hanlye Lane

Site Area: 0.3 ha

Capacity: It is not possible to specify a capacity for this site as it would suit a single dwelling or a number of units.

Form, Layout and Landscaping: Horsgate House should be retained or its character and its impact as a landmark building on the wider landscape should be maintained within any development.

Infrastructure: The sewer capacity may need to be improved in Ardingly Road. Sustainable drainage systems (SUDS) should be used to minimise run off from this development. The existing vehicular and pedestrian access to Hanlye Lane should be used.

[Cuckfield](http://www.midsussex.gov.uk/media/Cuckfield_Neighbourhood_Plan_June14.pdf)

The Neighbourhood Plan allocates land for housing development in the plan period from

1 April 2014 to 31 March 2031 on the following sites:

I. 250\* dwellings on Land East of Furze Lane – comprising a mix of predominantly 2,3

and 4 bed homes, to be delivered in the period 2014-2031, provided the scheme:

a. allocates up to 1 Ha of open market housing land to deliver around 20

custom-build homes,

b. meets its public open space requirements on site and makes an

appropriate financial contribution to off-site sports pitch and community

facilities provision, and

c. implements appropriate improvements to Furze Lane and to the local

highway network.

II. 75\* dwellings on Land at Winslow Rugby Club – comprising a mix of predominantly

2, 3 and 4 bed houses, to be delivered in the period 2020-2031, provided:

a. the existing sports facility is re-provided in accordance with Policy 13,

b. it meets its public open space requirements on site and makes an

appropriate financial contribution to off-site sports pitch and community

facilities provision,

c. makes a financial contribution to improvements to Furze Lane and to the

local highway network

III. Further to consultation and a detailed masterplan, an appropriate number of

dwellings on Land off Granborough Road– comprising a mix of predominantly 2, 3

and 4 bed houses, to be delivered in the period 2020-2031, provided:

a. it meets its public open space requirements on site and makes an

appropriate financial contribution to off-site sports pitch and community

facilities provision,

b. it makes a positive contribution to the local character and distinctiveness

and

IV. 65\* dwellings on Land off Station Road – comprising a mix of predominantly 2 and

3 bed homes, to be delivered in the period 2020-31, provided the scheme:

a. meets all or part of its public open space requirements on site and makes

an appropriate financial contribution to off-site sports pitch and community

facilities provision, and

V. 30\* extra-care dwellings on Land at the Winslow Centre, to be delivered in the

period 2020-2031.

\*All dwellings numbers are indicative and will be reviewed at the specific application

stage.

The Neighbourhood Plan will support proposals for housing development on previously

developed land within the Winslow Settlement Boundary. Proposals for housing

development outside the Winslow Settlement Boundary will not be supported unless they

require a countryside location and maintain the intrinsic character and beauty of the

countryside.

[Winslow](http://www.aylesburyvaledc.gov.uk/planning-policy/neighbourhood-planning/winslow-neighbourhood-plan/)

The following sites are allocated for housing development, as defined on the Policies Map:

a. land to the north of High Acres, Uppingham Road (Site A), subject to the provisions of

Policy BP4; and

b. land east of Rolleston Road (Site B), subject to the provisions of Policy BP5.

c. the former lorry park on Gaulby Road (Site R) is identified as a reserve site for housing

development; the site will be made available for housing development if:

i) it is required to replace allocated Site B above, because there is no reasonable

prospect of viable development within the period to 2028;

ii) it is required to replace the current commitment of the White Hart garage site,

because there is no reasonable prospect of a viable development within the period

to 2028; or

iii) it becomes necessary to provide for additional homes in accordance with any new

development plan document that replaces the Harborough Core Strategy.

Should it become necessary to allocate a further reserve site(s), the Billesdon

Neighbourhood Plan will be reviewed.

[Billesdon](http://www.leicestershirevillages.com/uploads/8539b3552e7f1a232294895.pdf)

In order to deliver the supply of new homes required in the plan period, the Neighbourhood Plan allocates the following sites for housing development, provided the timing of their implementation is in accordance with Policy 19, and subject to the development principles outlined:

● Land South of Littlehampton Academy – approximately 70 dwellings comprising primarily 2, 3 and 4 bedroom houses to be delivered in the period to 2019;

● Land North of the Littlehampton Academy – approximately 100 dwellings comprising primarily 2, 3 and 4 bedroom houses, to be delivered in the period 2020 – 2029, subject to the provision of a new open space on land adjacent to Oakcroft Gardens;

● Land at Patterson Wilson Road – approximately 15 dwellings comprising primarily 2, 3 and 4 bedroom houses to be delivered in the period to 2019, subject to the provision of sufficient land for the delivery of a new business incubator facility under Policy 8

● Land at Fitzalan Road/Church Street (the ‘community hospital site’) - approximately 15 dwellings comprising primarily 2 and 3 bedroom houses to be delivered in the period 2020 – 2029, subject to the provision of sufficient land to retain an appropriate medical services facility within the site or elsewhere in the town to provide Littlehampton with modern primary care facilities offering a full range of community health services and such facilities being operational before the occupation of any dwellings.

[Littlehampton](http://www.arun.gov.uk/mediaFiles/downloads/99461084/Submission_Plan_post_examination_modifications_DDA.pdf)

Permission will be granted for a minimum of 25 new homes in Bersted on land identified in the Proposals Map (page 42) provided that the new development meets the requirements of the policies set out in this plan and the Arun District Council Local Plan.

The sites proposed are:

• Land at the former Rising Sun PH allocated for a minimum of 5 homes

• Bartons School Site for a minimum of 20 homes

[Bersted](http://www.arun.gov.uk/mediaFiles/downloads/99461084/Bersted_NP___10_Sept_final.pdf)

### Allocating a site for development

Site F is allocated for:

* 203 residential dwellings within the 9.4 hectares defined as the extent of the residential development area in Figure HA2
* 17 hectares of landscaped publicly accessible open space in the area defined in Figure HA2
* 1.4 hectares of land as potential expansion land for the consolidation of Lord Williams’s School
* 2 hectares of land as a potential future primary school site.

A Design Brief must be produced setting out the principles for development. This Brief must be discussed and agreed with Thame Town Council within a reasonable time prior to being submitted as part of any planning application. The Brief must include Reserve Site F as well as the two school sites. The development must be implemented in accordance with the principles set out in the Design Brief.

[Thame Neighbourhood Plan](http://www.southoxon.gov.uk/sites/default/files/Final%20Thame%20Neighbourhood%20Plan%20-%20March%202013.pdf)

In managing future housing growth new development will be expected to:

a) fall within the boundary of planned limits of development for the village unless it relates to a small scale allocated site, small scale affordable housing, the re-use and adaption of a rural building, an extension to an existing dwelling, a replacement dwelling, or a new dwelling to meet an essential operational need, or there are proven exceptional circumstances , and

b) be of a size and scale to minimise the impact on the character, infrastructure and environment of the village and any development site on unallocated sites should not exceed nine dwellings, and

c) prevent the development of larger sites on a piecemeal basis. The accumulative effect of piecemeal development should be considered through the application of the Site Allocations and Policies DPD, and

d) respect and, where possible, enhance the character of the village, using traditional materials, where required, and

e) meet the requirements of the relevant Core Strategy and other development plan policies.

[Edith Weston](http://www.rutland.gov.uk/pdf/Adopted%20EWN%20Plan%204%2014.pdf)

Proposed sites for new development in Chaddesley Corbett Parish will be required to

meet the following criteria:

1. Any proposed site should be a brownfield site unless it is in conformity

with policy SAL.DPL2 of Wyre Forest District Council Site Allocations and

Policies Local Plan

2. The proposed site should be no larger than a small infill site;

development proposals should be in proportion with the surrounding

area

3. The proposed site should be within or adjacent to an existing settlement,

and not an isolated site.

4. Any development on the proposed site should not extend existing ribbon

development.

All proposed housing development, including rural exception sites, rural workers’

dwellings and replacement dwellings should:

5. Ensure the scale does not :

a. adversely affect the neighbours’ enjoyment of their homes

and gardens;

b. have a detrimental impact on the openness of the

countryside;

c. increase significantly the scale or size of population of the

surrounding area or adjacent settlement and its impact on

local services.

6. Demonstrate that they have satisfied all regulatory requirements to

minimise potential impacts on water quality and to reduce flood risk.

Development sites should be sited within Flood Zone 1 (“low

probability”) and should not increase flooding issues downstream.

7. Include measures to maximise efficiency in terms of water usage and

management, and should incorporate Sustainable urban Drainage (SUDs)

technologies to re-charge water courses and ground water levels.

Development proposals on land likely to be affected by contamination issues should

demonstrate that the site is capable of appropriate remediation without compromising

the development viability, in line with Wyre Forest District Core Strategy Policy CP01.

Documentation submitted with any planning application should include a Phase 1

Report as a minimum for any brownfield development or housing development.

Any proposals for new housing will also need to meet the requirements of all other

Chaddesley Corbett Neighbourhood Plan policies for housing and any relevant Wyre

Forest District Local Plan policies.

[Chadderley Corbett](http://www.wyreforestdc.gov.uk/media/328395/CC-Final-Neighbourhood-Plan.pdf)

### Site Specific Proposals

Residential development on the Tettenhall Wood Special School site will be supported

where proposals retain the original L shaped section of the Victorian School Building which

fronts the highway and the building immediately parallel to the road on which the bell

tower sits. The unique features of the existing building, such as the bell tower, should be

refurbished, repaired, maintained and retained as a permanent feature. The intention is to

retain the site as a landmark of the original village setting and period, for local residents.

The development should retain a frontage onto School Road.

The central part of the site should provide a courtyard with allocated parking for the

housing at the front and rear of the site. Entrance to the parking courtyard should be provided from Tanfield Close rather than School Road, which could be a potential hazard as

it is too close to an existing junction.

At the rear of the site the rear gardens of houses or bungalows should back onto the rear

gardens of the existing houses behind no’s 22‐30 Woodland Ave.

The site is allocated for up to 10 homes to include a mixture of housing types.

[Tettenhall](http://www.wolverhampton.gov.uk/CHttpHandler.ashx?id=4101&p=0)

The sensitive re-use of the front portion of the former school site for new housing is

supported, subject to Policies CC1 and CC2 within this plan, Policy SAL.UP1 in the Wyre

Forest Site Allocations and Policies Local Plan and Green Belt policies in the NPPF.

Proposals will be required to retain the former Victorian School building.

Any new development on the site at the rear of the Victorian School Building would be

required to:

 be complimentary to the historic context of the village centre and conservation

area;

 not adversely affect neighbouring properties;

 make a positive contribution to the street scene and village setting;

 safeguard views of the Grade I Listed St Cassian’s Church and;

 meet the sustainability standards set out in Policy CP01 of the Wyre Forest

District Adopted Core Strategy.

This plan supports the re-use of space at the rear of the former school site for a range of

uses including:

 extension to the burial ground;

 car parking to serve development and users of the site; and

 public open space.

The landscaping and design of the site will be required to incorporate a Green

Infrastructure (GI) approach which supports a range of uses including provision of public

access and seating areas, tree planting and landscaping for the benefit of local wildlife

and biodiversity and sustainable drainage. A detailed biodiversity assessment should

be undertaken to inform the approach to Green Infrastructure on the site.

Any future planning application should be supported by an appropriate risk assessment

to demonstrate that there is no adverse risk of pollution of controlled waters including

potable domestic water supplies such as wells and boreholes, surface water courses,

springs, ponds and field drains,, together with appropriate measures such as monitoring

where necessary.

[Chaddersley Corbett](http://www.wyreforestdc.gov.uk/media/328395/CC-Final-Neighbourhood-Plan.pdf)

The Site is allocated for around 174 residential units (at a density of 35 u/ha) and associated open space.

Design principles / requirements

* NTC 2 must have regard to development on NTC 1 and not prohibit this site coming forward or the creation of a connected road network leading to Bradford Road.
* Development must be designed to provide for a new local road connecting Grange Lane and Bradford Road. Contributions may be sought towards the delivery of the local road.
* Development must overlook the wildlife corridors to the north and south of the site, the pedestrian and cycle routes and the new public open space to the west.
* The development must undertake further ground investigation and incorporate any necessary mitigation measures. Any design must respect and improve the quality of the existing watercourse.
* Instead of providing the required natural open space on site, the development must improve the quality of the existing Verdin playing fields and the natural open spaces south and east of the site. Amenity space must be provided on-site.

[Winsford](http://www.cheshirewestandchester.gov.uk/your_council/policies_and_performance/council_plans_and_strategies/planning_policy/neighbourhood_planning/winsford_neighbourhood_plan.aspx)

### Housing Supply

The Neighbourhood Plan provides for the development of a minimum of 60 homes for completion in the period from 1 April 2014 to 31 December 2029 on sites allocated and identified for future allocation in policy 4; and supported in policy 5; and on windfall sites. Projected actual dwellings completions, which may result in delivery of a higher number of dwellings, will be refined on a site by site basis as detailed design schemes are prepared. Sites are allocated, identified for future allocation, or supported for housing development only on previously-developed land that is either within or adjoining the designated built-up area boundary of Arundel.

[Arundel](http://www.arun.gov.uk/mediaFiles/downloads/86879353/Arundel_NP_post_examination_v2_DDA.pdf)

The Neighbourhood Plan provides for the development of at least 200 homes in the period 1 April 2014 to 31 December 2029, above the existing commitments, which will include a requirement to provide affordable housing units in line with Arun District Council’s affordable housing policy. These will be built on allocated sites and windfall sites

Development will be phased from housing allocations evenly over the full plan period to ensure a healthy and sustained supply of suitable, achievable, deliverable and developable sites. There will be a presumption against proposals for housing development for which provision has not been made in the Neighbourhood Plan, or that are not for windfall schemes.

Sites are allocated for housing development only within or adjoining the defined Fitzalan Corridor, as shown on the Proposals Map.

The type of housing provided on each allocated site will reflect the proximity of the site to local services. In which case:

● sites that are within 400m walking distance, as shown on the proposals map, from a designated local centre will be particularly suited to meeting the needs of smaller households of elderly people or young people without private transport and will therefore have at least 50% of the total number of homes provided as houses and flats with two bedrooms or fewer

● sites that are beyond 400m walking distance, as shown on the proposals map of a designated local centre will be suited to households with access to private transport and will therefore have no more than 25% of homes provided as houses and flats with two bedrooms or fewer

[Littlehampton](http://www.arun.gov.uk/mediaFiles/downloads/99461084/Submission_Plan_post_examination_modifications_DDA.pdf)

### Rural Exceptions Housing for Local People

Rural exceptions sites for single plot affordable housing will be permitted to meet a local need where this need is evidenced and where the development does not have an unacceptable impact on the visual and landscape amenity of the area. This may be acceptable in the case of either new build dwellings or conversion of traditional buildings. In each case ancillary works such as access, outbuildings, curtilage boundaries also should not have an unacceptable impact on the visual and landscape amenity of the area. These developments will need to consider how the balance of benefits such as any social, economic, environmental or community benefits for the intended occupier or wider local community justifies the proposal. This policy operates in all rural areas and no size restriction applies.

Affordable housing for local people will be secured as such for its longevity through a Section

106 Agreement.

[Upper Eden Neighbourhood Plan](http://uecp.org.uk/upper-eden-neighbourhood-development-plan/uendp-referedum-version/)

### Local connection

Affordable houses in the Parish shall only be occupied by persons (and their dependants) whose housing needs are not met by the market and:

1. who have a minimum period of 10 years permanent and continuous residence in the parish or an adjoining parish; or
2. who are not now resident in the parish or an adjoining parish but have a local connection with the parish including a period of permanent and continuous residence of 10 years or more within the last 20; or
3. who have an essential need to live close to another person who has a minimum of 10 years permanent and continuous residence in the parish or an adjoining parish, the essential need arising from proven age or medical reasons; or
4. who need to live close to their place of work in the parish or an adjoining parish.

Where such a person cannot be found, an affordable house may then be occupied by persons (and their dependants) whose housing needs are not met by the market and:

1. who have a minimum period of five years permanent and continuous residence in the parish or an adjoining parish; or
2. who are not now resident in the parish or an adjoining parish but have a local connection with the parish including a period of permanent and continuous residence of five years or more within the last 10; or
3. who have an essential need to live close to another person who has a minimum of five years permanent and continuous residence in the parish or an adjoining parish, the essential need arising from proven age or medical reasons.

Where such a person cannot be found, affordable homes may then be occupied by persons (and their dependants) whose housing needs are not met by the market

and:

A. who have a minimum period of 10 years permanent and continuous residence in the additional adjoining parishes listed below; or

B. who are not now resident in the parish or an adjoining parish but have a local connection with the additional adjoining parishes listed below including a period of permanent and continuous residence of 10 years or more within the last 20; or

C. who have an essential need to live close to another person who has a minimum of 10 years permanent and continuous residence in the additional adjoining parishes listed below, the essential need arising from proven age or medical reasons; or

D. who need to live close to their place of work in the additional adjoining

parishes listed below.

[Lynplan](http://www.northdevon.gov.uk/lyn_plan_referendum_version_final.pdf)

Development approved as meeting a local need will be subject to planning conditions and/or

planning obligations to require the first occupants to be existing residents of the Isle of Wight wit a Bembridge connection meeting one of the following categories:

(a) a person who currently lives in the Parish and wishing to move to a smaller property in

order to release larger accommodation

(b) a person who currently lives in the Parish and has an appropriate housing need because

their family size has increased

(c) a person who currently lives in the Parish and wishes to transfer to a similar sized

property

(d) a person from the Parish who is subject to a planned management transfer based

on medical grounds

(e) a person who has previously lived in the Parish for 5 or more years up to the age of 16

(f) a person who has for 5 years prior to such acquisition or occupation been in continuous

full or part-time employment (excluding seasonal employment) in the Parish or has

accepted an unconditional offer of employment in the Parish.

The first period of occupancy in accordance with the above criteria to be for a minimum of three months thereafter occupation (subject to the same criteria) may be extended to the neighbouring parishes of Brading or St Helens for a further three months. Thereafter, the property may be

offered on the open market.

In the case of essential agricultural dwellings, these are to be occupied by person(s) employed or last employed in agriculture.

[Bembridge](http://www.iwight.com/azservices/documents/2879-Made-Bembridge-NDP.pdf)

### Housing on Farms

Established farm enterprises or rural businesses may have additional dwellings that can be used by family members, holiday letting or renting to local people. Applications for any additional housing must be accompanied by justification for at least one of the forms of housing that the policy intends to permit. In addition it will be subject to a Section 106 Legal Agreement which specifically permits the use of the property to housing for family members, holiday letting, farm worker, and for rent to local people. The Section 106 Agreement will prevent the sale of the property except as part of the

farm enterprise or rural business or alternatively, as an affordable dwelling. In the case of tenant farmers who need to manage a generational transition and build a property which they will own, the new dwelling need not be tied to the main farm holding. It will be secured by a s106 agreement to be used only for agricultural workers, holiday letting, or local occupancy or affordable housing.

Consideration of the siting and design of such new houses will be important to allow both the flexibility that the policy intends and also ensuring that there will be no unacceptable impact upon the visual or landscape amenity of the area. The reuse of an existing traditional building within the landscape or a suitable plot within or near to the existing farmyard, may prove to be a suitable site.

[Upper Eden Neighbourhood Plan](http://uecp.org.uk/upper-eden-neighbourhood-development-plan/uendp-referedum-version/)

### Housing for Older People

Within Kirkby Stephen and Brough housing developments of four units or more should address the local need for older persons’ housing. This can occur through the provision of bungalows or other suitable housing types restricted to occupancy for those local households where one person is over the state retirement age. Where the viability of the proposal permits and in accordance with NPPF 173, the Council may seek affordable housing in addition to housing for older people.

Elsewhere in local service centres, other villages and single plot proposals for a household the delivery of general affordable housing will remain the priority. In specific cases where at least one person is over the state retirement age (or requires specialist housing by virtue of personal incapacity or impairment) will be assessed and supported where the following are met:

1. meeting the needs of an identified older local person in housing need
2. releasing an unsuitable dwelling into the market or, for transfer to a family member;
3. does not have an unacceptable impact on the visual or landscape amenity of the area.

The new dwelling will be subject to a s106 Legal Agreement ensuring that it remains

available for local households where one member is over the state retirement age or

as an affordable dwelling for local people in perpetuity.

[Upper Eden Neighbourhood Plan](http://uecp.org.uk/upper-eden-neighbourhood-development-plan/uendp-referedum-version/)

The needs of the elderly require the provision of sheltered housing and a new care home of an appropriate size as part of the new development on the Housing Site Allocation Area.

[Cringleford](http://www.south-norfolk.gov.uk/planning/5736.asp)

New, converted and extended independent living and care homes will be supported provided that the design and scale of development is in keeping with the character of the location and that the impact on the amenity of surrounding residential properties is acceptable.

[Bersted](http://www.arun.gov.uk/mediaFiles/downloads/99461084/Bersted_NP___10_Sept_final.pdf)

In order to provide for the needs of older people in Yapton, developments of five or more dwellings must ensure that a minimum of 25% of the 1-, 2- and 3-bed dwellings provided are delivered to Lifetime Homes standards.

[Yapton](http://www.arun.gov.uk/mediaFiles/downloads/99461084/Yapton_NP___Referendum_Version_2_0_for_ADC___October_2014.pdf)

### Support independent living

New, converted and extended independent living and care homes will be supported provided that the design and scale of development are in keeping with the character of the location and that the impact on the amenity of surrounding residential properties is acceptable.

[Barnham and Eastergate](http://www.arun.gov.uk/main.cfm?type=MADEPLANS)

New, converted and extended independent living and care homes will be supported provided that the design and scale of development is in keeping with the character of the location and that the impact on the residential amenity of surrounding residential properties is acceptable.

[Felpham](http://www.arun.gov.uk/main.cfm?type=MADEPLANS)

### Housing Densities

For housing development within the Upper Eden Area the maintenance of local character has a higher significance than achieving a minimum housing density figure. The appropriate density for a housing site should in every case within the Upper Eden area result in a development that is in character with the local surrounding area. A starting point for new development on sites over

1 hectare (of developable land) should, however, seek to comply with the density target in policy CS8 of the Core Strategy, unless compelling reasons are given which demonstrate otherwise.

[Upper Eden Neighbourhood Plan](http://uecp.org.uk/upper-eden-neighbourhood-development-plan/uendp-referedum-version/)

### Density

To preserve the open and green character of the village and its role in the urban/rural transition zone, net building densities should average approximately 25 dwellings per hectare (gross) across the Housing Site Allocation Area.

[Cringleford](http://www.south-norfolk.gov.uk/planning/5736.asp)

### Density, Footprint, Separation, Scale and Bulk

**NP/DG2.1** New development should be similar in density, footprint, separation, scale and bulk of the buildings to the density footprint, separation, scale and bulk of buildings in the surrounding area generally and of neighbouring properties in particular, unless it can be demonstrated that the proposed development would not harm local character.

**NP/DG2.2** All new development must respect:

**(a)** Established building lines and arrangements of front gardens, walls, railings or hedges, where such features are important to the character and appearance of the area

**(b)** Established plot widths within streets where development is proposed, particularly where they establish a rhythm to the architecture in a street

**(c)** The separation between buildings, and between buildings and the site boundaries, in relation to likely impact on the privacy and amenity of neighbouring properties.

[Ascot, Sunninghill and Sunningdale](http://consult.rbwm.gov.uk/portal/referendum/ascotnp?tab=files)

### Monitoring and Development Rates

There is a general presumption that all windfall and any allocated housing developed within the Upper Eden Area should not exceed a general annual development rate for each Parish as set out in Table UENDP6 of the existing number of dwellings averaged out over the 13 year period of the plan.

However, in light of the potential pent-up demand there may be higher development rates within the first few years of these policies coming into force where the general presumption may reasonably not be complied with where such pent-up demand is reasonably met by allowing such development.

Conversely, where allocated sites within settlements (if any) come forward at the beginning of the plan period, this may mean that a lower development rate is appropriate. The evidence from Housing Needs surveys or other indicators of need would be taken into account. Parish Councils or Meetings will be best placed to offer advice to the District Council on suitable annual rates of development within each Parish from time to time. It is considered that the view of the relevant Parish as to the acceptability of any development proposal in relation to whether the development rate for that parish has been breached or is likely to be breached, may be exceeded or may not be exceeded will carry significant weight in any decision that the Council may take.

[Upper Eden Neighbourhood Plan](http://uecp.org.uk/upper-eden-neighbourhood-development-plan/uendp-referedum-version/)

### Houses in Multiple Occupation

Changes of use to houses in multiple occupation (HMO) will not be permitted unless;

1. the proposal would not harm the character and appearance of the building, adjacent buildings or local landscape context;
2. the design, layout and intensity of use of the building would not have an unacceptable impact on neighbouring residential amenities;
3. internal and external amenity space, refuse storage and car and bicycle parking would be provided
4. at an appropriate quantity, and would be of a high standard so as not to harm visual amenity
5. the proposal would not cause unacceptable highway problems; and,
6. the proposal would not result in an over concentration of HMOs in any one area of the ward, to the extent that it would change the character of the area or undermine the maintenance of a balanced and mixed local community.

[Exeter St James Neighbourhood Plan](http://www.exeter.gov.uk/CHttpHandler.ashx?id=18581&p=0)

Planning permission to allow change of use to houses in multiple occupation (sui generis)

will not be permitted except where development proposals shall demonstrate:

‐ The proposal would not harm the character and appearance of the building, adjacent

buildings or local landscape, in the context of the Character Assessments for the

Neighbourhood Plan area;

‐ The design, layout and intensity of the use of the building would not have an unacceptable

impact on neighbouring residential amenities;

‐ Appropriate internal and external amenity space, refuse storage and car and bicycle

parking shall be provided in a manner which is well integrated into the design of the

development, without compromising the garden setting of larger houses;

‐ The proposal would not cause unacceptable traffic and transport problems;

[Tettenhall](http://www.wolverhampton.gov.uk/CHttpHandler.ashx?id=4101&p=0)

### Purpose built student accommodation

Large scale purpose built student accommodation will be permitted in areas where it can be properly integrated into the urban area. This means locations:

1. that are not predominantly characterised by intact streets of traditional terraced, semi-detached and detached forms of 2-3 storey residential development;
2. where the servicing and parking requirements could be achieved with no unacceptable impact
3. on the amenity of the adjacent area for residents;
4. where the scale and massing of any purpose built accommodation proposed would be broadly
5. similar to that of surrounding buildings.

[Exeter St James Neighbourhood Plan](http://www.exeter.gov.uk/CHttpHandler.ashx?id=18581&p=0)

### Infill/Windfall sites

Proposals to develop small infill/windfall sites for affordable homes for local people or good quality

private residential development will be supported where they:

1. have a scale and form which would be complementary to surrounding properties and would not result in the loss of amenity for existing residents;
2. would achieve high standards of sustainable and low carbon design;
3. would be accompanied by appropriate provisions for parking, access and storage of waste.

[Exeter St James Neighbourhood Plan](http://www.exeter.gov.uk/CHttpHandler.ashx?id=18581&p=0)

Permission will be granted for small residential developments on infill and redevelopment sites within the parishes subject to the policies of this plan being met.

[Barnham and Eastergate](http://www.arun.gov.uk/main.cfm?type=MADEPLANS)

The housing developments in Parklands and on the Greens’ site are expected to meet the needs for large scale housing development in Woburn Sands during the plan period. Additional housing in the plan area will therefore be limited to small scale infilling between existing properties or redevelopment of existing properties other than in the following circumstances:

* The review of the MK Core Strategy identifies a specific housing need in Woburn Sands, and
* Land proposed for development is brought forward after consultation, and agreement, with Woburn Sands Town Council, and
* Development is of a scale and in a location that complies with the Vision and policies of the Neighbourhood Plan, and
* Any such development is phased to take place in the latter part of the plan period in order to allow the assimilation of the increased population created by the already approved substantial developments

[Woburn Sands](http://www.milton-keynes.gov.uk/planning-and-building/planning-policy/woburn-sands-neighbourhood-plan)

### Infill Housing in the AONB

Applications for small residential developments on infill and redevelopment sites within Woodcote will be supported subject to proposals being well designed and meeting all relevant requirements set out in other policies in this plan and the Core Strategy, and where such development:

a. fills a small, restricted gap in the continuity of existing frontage buildings or on other sites within the built-up area of the village where the site is closely surrounded by buildings.

b. will not involve the outward extension of the built-up area of the village;

c. is not considered to be backland or unneighbourly development that requires unsuitable access, reduces the privacy of adjoining properties or is inconsistent with the character of the locality; and

d. provides for at least one small home with two or fewer bedrooms for every one large dwelling with four or more bedrooms.

[Woodcote](http://www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/neighbourhood-plans/woodcote-neighbourhood)

### Replacement dwellings

Replacement dwellings are to be proportionate to the size of the site and the size and

scale of surrounding existing development.

Additional dwellings, resulting from the sub-division of existing housing plots, are to reflect

the size and scale of the existing dwelling and the prevailing character and appearance of

the surrounding development, with particular regard to materials and layout.

[Bembridge](http://www.iwight.com/azservices/documents/2879-Made-Bembridge-NDP.pdf)

### Windfall and Backland Development:

* 1. It is accepted that there may be some windfall developments over the life of the Neighbourhood Plan on previously developed ‘brownfield’ or unallocated sites with direct highways access. Small, well designed residential sites which do not have a detrimental effect on the surrounding area and neighbouring properties will be supported. The impact of such windfall development will be incorporated into the ongoing monitoring and review process.
  2. In principle development will be supported on sites of less than 5 dwellings on previously developed land.
  3. In respect to back land and tandem development in gardens of existing properties; such developments will be resisted where they have the potential for loss of amenity of neighbouring properties; through loss of privacy, loss of daylight, visual intrusion by a building or structure, loss of car parking, loss of mature vegetation or landscape screening and additional traffic resulting from the development.
  4. Any windfall, back land or tandem development must have a direct highway frontage.

[Broughton Astley](https://www.harborough.gov.uk/info/200074/planning/496/neighbourhood_planning/10)

### Contingency sites

If construction of the required number of houses on any of the sites listed in Table 12.i has not begun before 31st March 2023 then the Plan allocation for that site, or sites, will lapse and the Parish Council will invite the owner of the land adjacent to Bouchier Fencing (Woodcote Neighbourhood Plan site 11, SHLAA site WOO09) to develop the number of new homes required to meet the shortfall in the WNP and Core Strategy allocation of 76 dwellings, in accordance with the policies within the Plan. If site 11 is no longer available or cannot meet the number required to achieve the maximum of 76 overall then the Parish Council will invite the owners of the additional land to the north of Chiltern Rise Cottage (Woodcote Neighbourhood Plan site 01, SHLAA site WOO01) to provide the number of new homes required to meet the planned allocation of 76 new homes in accordance with the policies within the Plan.

[Woodcote](http://www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/neighbourhood-plans/woodcote-neighbourhood)

### Gaps Between Villages

Any development proposals in the identified gaps between villages, as defined on Map 7, should be located and designed to maintain the separation of the villages and to complement the relevant landscape characteristics of the gaps, through:

(a) Locating structures where they will be viewed against existing built form

(b) Retaining the proportion and scale of built structures and the space between them

(c) Reference to the built vernacular of the neighbourhood area

(d) Conservation and restoration of traditional boundary treatments; and

(e) Use of appropriate plant species in a comprehensive landscape scheme with appropriate boundary treatments to integrate with the rural character

Wherever possible, development should deliver enhancements to the landscape character.

[Ascot, Sunninghill and Sunningdale](http://consult.rbwm.gov.uk/portal/referendum/ascotnp?tab=files)

The attractive countryside in the parish will be protected from intrusive development, with particular consideration given to the more sensitive areas such as those related to the Broads area, and gaps between settlements (i.e. between the built up core of Strumpshaw and those parts of Strumpshaw adjacent to Lingwood and Brundall).

[Strumpshaw](http://www.broadland.gov.uk/housing_and_planning/5831.asp)

### Integration of new housing into surroundings

Proposals for residential development should be of high quality, and designed so that the new housing integrates into its surroundings and is well connected to the village. Proposals for three or more housing units should secure 12 out of 12 greens in response to the twelve questions in Building for Life 12, or meet an equivalent standard of excellence.

[Barnham and Eastergate](http://www.arun.gov.uk/main.cfm?type=MADEPLANS)

Any development will need to reflect the existing form and structure of settlements, respecting the planning policies and local planning authorities. It will also need to reflect the and complement the rural character and history of the area.

[Strumpshaw](http://www.broadland.gov.uk/housing_and_planning/5831.asp)

### Settlement Boundary

The settlement limits will be maintained as they are in 2013. The exception to this policy is a specific proposal as outlined in Policy 4, which can only be achieved on a site outside the development boundary.

[Strumpshaw](http://www.broadland.gov.uk/housing_and_planning/5831.asp)

The preservation of the countryside setting, existing woodland and footpath links into the countryside is key to the future of Woburn Sands. Accordingly no extension to the current Woburn Sands Development Boundary will be permitted other than in the following exceptional circumstances:

* PlanMK identifies a specific need for an amendment to the Development Boundary, and
* Any proposed amendment is brought forward following full consultation with, and agreement by, Woburn Sands Town Council and
* The implications of any revised Development Boundary has been assessed in terms of the need to protect and maintain the character and countryside setting of Woburn Sands.

[Woburn Sands](http://www.milton-keynes.gov.uk/planning-and-building/planning-policy/woburn-sands-neighbourhood-plan)

### Affordable Housing

All proposals for new housing where there is a net gain of three or more homes should provide affordable housing as required by Policy CSH3 of the South Oxfordshire Core Strategy 2012. Affordable homes should be well integrated with market housing. The type and size of affordable homes should meet the specific needs identified for Thame.

[Thame Neighbourhood Plan](http://www.southoxon.gov.uk/sites/default/files/Final%20Thame%20Neighbourhood%20Plan%20-%20March%202013.pdf)

Proposals for affordable housing will be supported, subject to the following criteria:

1. the proposals would contribute to meeting the affordable housing needs of the community in terms of types and sizes of dwelling, levels of affordability, and mix of tenures;
2. the dwellings would be occupied by local persons in housing need in accordance with the definition in policy H2; and
3. for owner occupied properties, the net internal floorspace would not exceed 90 square metres.

[Lynplan](http://www.northdevon.gov.uk/lyn_plan_referendum_version_final.pdf)

Provision of affordable housing

* 1. To meet identified needs within the community at least 30% of all new housing developments will be high quality affordable housing.
  2. Developments will be expected to contribute to the provision of affordable homes that are suitable to meet the needs of older people and those with disabilities.

[Broughton Astley](https://www.harborough.gov.uk/info/200074/planning/496/neighbourhood_planning/10)

To encourage the social mixing implied by the concept of ‘balanced communities’, affordable housing should be dispersed in small groups throughout the development area.

[Cringleford](http://www.south-norfolk.gov.uk/planning/5736.asp)

Proposals for developments that result in a net gain of three or more dwellings will be expected to provide a minimum of 40% of affordable housing on the site which will be fully integrated into the development unless a Financial Viability Assessment or other material consideration demonstrates a robust justification for a different percentage. In cases where the 40% calculation provides a part unit then either the number of affordable units must be rounded up to the next whole unit or a financial contribution will be sought equivalent to that part unit.

[Woodcote](http://www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/neighbourhood-plans/woodcote-neighbourhood)

a) On sites able to accommodate four or more dwellings, it will be expected that the equivalent of a 30% affordable housing provision will be made on-site subject to viability considerations.

b) The type of affordable housing provision should reflect local needs, and shared ownership provision for smaller households is particularly encouraged.

c) The location, layout and design of the affordable housing within the scheme should create an inclusive development.

Cuckfield

Housing sites of one hectare or more will provide a minimum of 35% of affordable homes,

subject to viability, and for these homes to be distributed within the scheme in a way that

reflects the scale of the scheme.

The Neighbourhood Plan requires a minimum of 20% of the total number of affordable

homes on each housing site to be delivered and controlled by a Winslow Community

Land Trust, or equivalent body, for which an appropriate lettings policy will be agreed

between the Trust and the District Council. For the 80% general affordable homes, the

adopted Aylesbury Vale Local Lettings Policy for the Winslow area will apply.

The provision of affordable housing on smaller sites should reflect local need and

contribute to the objective of creating mixed and balanced communities.

[Winslow](http://www.aylesburyvaledc.gov.uk/planning-policy/neighbourhood-planning/winslow-neighbourhood-plan/)

Proposals for the development of small-scale affordable housing schemes on rural exception sites on the very edge of the village where housing would not normally be permitted by other policies, and submitted in accordance with policy H10 of the South Oxfordshire Local Plan 2011, will be supported, particularly where they can demonstrate the redevelopment of brownfield land.

[Woodcote](http://www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/neighbourhood-plans/woodcote-neighbourhood)

The need for Affordable housing is to be met by the housing allocations identified in

polices 3, 4 and 5. Affordable housing may also be permitted on a rural exception site within

or adjoining the limits to development where:

a. the housing is demonstrated to meet an identified local need for affordable housing

that will not be met by the housing allocations identified in policies 3, 4 and 5, and

b. the development is in keeping with the scale, form and character of its surroundings;

c. the development does not significantly adversely affect the amenities of residents in

the area;

d. the development does not significantly increase vehicular traffic flow on Gaulby Road,

Brook Lane and Church Street; and

e. safe and suitable access to the site can be achieved for all people.

All affordable housing will be subject to conditions, or a planning obligation will be sought,

to ensure that when homes are allocated, priority is given to people with a local connection

to Billesdon Parish (i.e. including living, working or with close family ties in the Parish).

[Billesdon](http://www.leicestershirevillages.com/uploads/8539b3552e7f1a232294895.pdf)

### Allocation of Affordable Housing

20% of all new affordable housing in Woodcote provided by the Plan will initially be subject to a local connection, meaning that people with a strong local connection to the Parish and whose needs are not met by the open market will be first to be offered the tenancy or shared ownership of the home. In this context a strong local connection means an applicant(s):

(i) who has lived in the Parish for 5 of the last 8 years and is currently resident there, or

(ii) who has lived in the Parish for at least 5 years and whose parents or children are currently living in the Parish and have at least 10 years continuous residency there.

[Woodcote](http://www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/neighbourhood-plans/woodcote-neighbourhood)

### Mix of Housing Types

On schemes of more than six dwellings, a mix of dwelling types and sizes to meet the needs of current and future households in Thame will be sought. Large areas of uniform type and size will not be acceptable.

[Thame Neighbourhood Plan](http://www.southoxon.gov.uk/sites/default/files/Final%20Thame%20Neighbourhood%20Plan%20-%20March%202013.pdf)

The majority of dwellings proposed for any new development in Cringleford should be detached or semi-detached dwellings, whilst recognising the need for a mix of other property types in accordance with Policy 4 of the Joint Core Strategy. This would be in keeping with the predominant settlement pattern in the pre-2007 village.

[Cringleford](http://www.south-norfolk.gov.uk/planning/5736.asp)

Development proposals for new dwellings will be expected to contribute to the aim of ensuring a balanced mix of housing in the Plan area.

NP/H2.1 Dwellings should be, in size and type, in keeping with the size and type of dwellings already prevalent in the surrounding area except where there is a demonstrable need for an alternative type or size of home and these can be delivered to be in keeping with the surrounding area.

NP/H2.2 Subject to being in keeping with the surrounding area, development proposals that will deliver small and medium houses will be encouraged.

[Ascot, Sunninghill and Sunningdale](http://consult.rbwm.gov.uk/portal/referendum/ascotnp?tab=files)

Proposals for development will need to consider local housing need and should normally provide a tenure mix of 25% of the Affordable homes being for shared-ownership (intermediate housing) unless viability or other local factors show a robust justification for a different mix.

[Woodcote](http://www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/neighbourhood-plans/woodcote-neighbourhood)

The type of housing to be provided in any residential development should reflect the location of the site:

• where development is on a site within 400 metres walking distance from a village centre, at least 50% of the housing units to be provided should have one or two bedrooms;

• in other cases, no more than 25% of the housing units to be provided should have one or two bedrooms.

[Barnham and Eastergate](http://www.arun.gov.uk/main.cfm?type=MADEPLANS)

Development proposals for specialist housing requirements must be in accordance with the size and type of development identified in the Bembridge Housing Needs Survey.

[Bembridge](http://www.iwight.com/azservices/documents/2879-Made-Bembridge-NDP.pdf)

Proposals for new housing must deliver a range of house types and tenures. Applicants will be expected to provide a Bersted-specific dwelling mix and affordable housing strategy with their planning application, clearly demonstrating how the development addresses the needs of current and future households. A proportion of the housing proposed is required to meet Lifetime Homes standards so homes are suitable for households whose needs change.

[Bersted](http://www.arun.gov.uk/mediaFiles/downloads/99461084/Bersted_NP___10_Sept_final.pdf)

In order to secure a sustainable and mixed community, each development site will be expected to provide a mix of different dwelling types and a range of tenures. Affordable housing should accord with CWACC Local Plan policy.

[Winsford](http://www.cheshirewestandchester.gov.uk/your_council/policies_and_performance/council_plans_and_strategies/planning_policy/neighbourhood_planning/winsford_neighbourhood_plan.aspx)

### Type of Housing

Approximately two-thirds of new homes on developments of 9 or more new homes should be terraced or semi-detached and one-third detached properties unless viability or other material considerations show a robust justification for a different mix.

[Woodcote](http://www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/neighbourhood-plans/woodcote-neighbourhood)

Priority for any infilling development or redevelopment will be given to proposals which provide starter housing for families who have a local housing need within Woburn Sands or its adjoining parishes. Other types of housing identified as being in short supply to meet identified local housing needs will also be prioritised as necessary.

[Woburn Sands](http://www.milton-keynes.gov.uk/planning-and-building/planning-policy/woburn-sands-neighbourhood-plan)

Development providing traditional family homes will be supported by the plan with internal

space and garden space to serve the needs of large and young families. It will also support the

delivery of smaller and accessible units for the elderly to move into that will provide them with

the opportunity to remain in the community. Across the area, priority will be given to family

housing and the following proportions of household types will be sought in new

developments:

• 1 bedroom – 10 - 20% • 2 bedroom – 20 – 30% • 3+ bedroom – 50 – 70%

[Heathfield Park](http://www.wolverhampton.gov.uk/CHttpHandler.ashx?id=5492&p=0)

This policy directs that new development should favour smaller dwellings. Overall up to 10% of new homes on developments of 9 or more new homes should have 1-bedroom, a minimum of 40% should have 2, a minimum of 40% should have 3, and up to 10% can have 4 or more bedrooms unless viability or other material considerations show a robust justification for a different mix.

[Woodcote](http://www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/neighbourhood-plans/woodcote-neighbourhood)

Where suitable sites are identified in accordance with the Sustainability Appraisal and

Policy CC1 above, limited residential development will be supported where it comprises

one or a combination of the following types:

1. Affordable housing for rental or shared ownership by those with a local

connection (as defined in Wyre Forest District Council’s Local Connection

Policy)29

2. Properties should be one or two bedroomed to meet the needs of first

time buyers and small families

3. Properties designed to be suitable for the elderly (Lifetime Homes

standard), which are located close to key facilities.

All proposals for new housing will be required to be supported by an up to date Local

Needs Survey.

[Chaddersley Corbett](http://www.wyreforestdc.gov.uk/media/328395/CC-Final-Neighbourhood-Plan.pdf)

### Scale of New Development

Planning permission will be granted for a maximum of 24 new homes on any allocated site.

[Woodcote](http://www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/neighbourhood-plans/woodcote-neighbourhood)

New development will be confined to small scale proposals which fall within any of the

following categories and will be supported in principle:

(a) Housing development schemes of 1 to 9 units and site area not exceeding

0.5 hectares.

(b) Non residential development not exceeding 1000m² floorspace and site area not

exceeding 1 hectare.

[Bembridge](http://www.iwight.com/azservices/documents/2879-Bembridge-Neighbourhood-Development-Plan-BNDP-examination-report-170414-FINAL.pdf)

Proposals for residential development of 5 dwellings or more (gross) will be permitted if they incorporate an element of 1 or 2 bedroom dwellings, subject to other policies in the Plan.

[Cuckfield](http://www.midsussex.gov.uk/media/Cuckfield_Neighbourhood_Plan_June14.pdf)

### Re Use of Existing Housing Stock

Over the lifetime of the Neighbourhood Plan, the development of a maintenance and

works programme will be positively encouraged to improve the condition and use of the

existing housing stock, make it more energy efficient and enhance the image of the area.

Positive encouragement will be given to a housing management strategy across the area

to maintain standards.

The key priorities for the area are:

• Improve the condition of existing Council housing stock though Decent Homes

funding

- Heath Town Estate

- New Park Village Estate

- Springfield Horseshoe

Heath Town Estate

- Create around 160 extra homes on under-used land across the Estate where this

development will ‘knit together’ and improve the appearance of the Estate

- Provide a mix of new housing to meet needs including a larger proportion of more

traditional family homes of a high quality and address sustainable means of energy

generation such as the new Biomass Boiler

- Provide appropriate physical, social and green infrastructure. This should address the

need for more secure and off-road parking and the creation of more quality open

spaces and play areas

- Improve community access and facilities on the site of Chervil Rise, including the

community centre and shopping precinct

- Create accessible, inclusive, interesting neighbourhood designs that support green

lifestyles

- Improve the physical appearance and image of the Estate

- Provide for a well managed, safe and secure public realm – reducing crime and antisocial

behaviour

• New Park Village Estate

- increase natural surveillance around the site

- remove link decks and ramps where required

- improve street lighting

- improve tree planting

• Private Rented Sector

- Encourage the implementation of quality standards for landlords to reverse the

deterioration of the appearance of private rented properties

- consider the introduction of a managed or accredited scheme for landlords

• Improve the Energy Efficiency of the stock

- Encourage the provision of renewable and low carbon energy generation networks

and opportunities

• Retrofitting SuDs

- Encourage the introduction of Sustainable Drainage Systems

[Heathfield Park](http://www.wolverhampton.gov.uk/CHttpHandler.ashx?id=5492&p=0)

### Extensions of existing dwellings

Proposed extensions and/or alterations to dwellings must appear subservient in size and

scale to the existing building and will be required to be constructed of complementary

materials and be of a design which reflects and enhances the character and appearance of

the existing building. New roofs are to be pitched unless this is out of character with the

existing building.

Extensions and alterations to non residential buildings will be required to be of a design

which reflects and enhances the character and appearance of the existing building and to

appear in keeping with the surrounding built development or landscape.

[Bembridge](http://www.iwight.com/azservices/documents/2879-Bembridge-Neighbourhood-Development-Plan-BNDP-examination-report-170414-FINAL.pdf)

### Lifetime home standards

A minimum of 10 per cent of housing on sites of 9 dwellings or more must meet current Lifetime Home standards. On sites of less than 9 new homes at least one home must meet these standards. Proposals should also meet the remaining requirements of the South Oxfordshire Core Strategy policy CSH4 bullets 2,3 and 4.

[Woodcote](http://www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/neighbourhood-plans/woodcote-neighbourhood)

### Secure by Design

New developments should incorporate the principles of ‘Secured by Design’ (SBD31) and, wherever possible, achieve SBD accreditation to ensure that a safe and sustainable community is maintained.

[Woodcote](http://www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/neighbourhood-plans/woodcote-neighbourhood)

### Phasing of development

1. The development and construction of sites which bring the most potential benefit in the shortest timescale to the community of Broughton Astley will be supported.
2. A logical sequence of phased construction will be monitored by the Steering Group on an annual basis, with its progress assessed to ensure that Broughton Astley is not falling below its allocation of housing.
3. The developers of Sites 1 and 2 will be required to work together to ensure that community facilities are provided in accordance with the proposed phasing of construction.

[Broughton Astley](https://www.harborough.gov.uk/info/200074/planning/496/neighbourhood_planning/10)

### Location of development

Previously developed sites within the existing extent of the settlements of Lynton, Lynmouth and Barbrook are the preferred locations for development. The development of greenfield infill sites within the settlements will also be supported subject to the following criteria:

1. the proposals would not result in the loss of open space used by and of value to the community; and
2. the proposals would not result in the loss of open space that is important to the character and quality of the local environment.

The extension of the settlements onto adjoining greenfield sites will not be permitted whilst brownfield and greenfield infill sites within the settlements remain available, unless the proposals are covered by policies E7 and E8 (business and storage space), E9 (rural buildings and land in commercial use outside the settlements) and H4 (staff & seasonal workers).

New development should preserve or enhance the local environment, both through the development’s own attributes and how it integrates with its surroundings.

[Lynplan](http://www.northdevon.gov.uk/lyn_plan_referendum_version_final.pdf)

The Neighbourhood Plan designates a Winslow Settlement Boundary (WSB), as shown on

the Proposals Map, for the purpose of:

I. directing future housing, economic and community related development in the

Parish to the town of Winslow to enhance its role as a resilient and sustainable

community;

II. containing the spread of the Town, by promoting infilling up to its natural physical

boundaries; and

III. encouraging the re-use of previously-developed sites.

Proposals for housing development outside the Winslow Settlement Boundary will only be

granted in exceptional circumstances. Any new dwelling required to serve the essential

uses of agriculture, forestry or some other special need shall be sited within or

immediately adjacent to an existing group of dwellings suitably located to serve the

purpose, unless it can be shown that there are overriding reasons why it must be built

elsewhere.

[Winslow](http://www.aylesburyvaledc.gov.uk/planning-policy/neighbourhood-planning/winslow-neighbourhood-plan/)

### Principal residence housing

Proposals for principal residence housing will be supported, subject to the following criteria:

1. the proposals are necessary to provide cross subsidy for affordable housing or other development directly benefiting the community, on the same site or another site within the parish;
2. the proposals would either meet the housing needs of local people or bring greater balance and mixture to the local housing market by creating new opportunities for people to live and work here; and
3. the proposals are justified by an open book assessment of viability as defined in the relevant guidance published by the Exmoor National Park Authority.

Open market housing without a restriction to ensure its occupation as a principal residence will not be permitted.

[Lynplan](http://www.northdevon.gov.uk/lyn_plan_referendum_version_final.pdf)

### Staff and seasonal workers

Proposals for accommodation for tourism staff and seasonal workers will be supported, subject to the following criteria:

1. the need for such accommodation can be demonstrated, in terms of the business needs and the lack of existing suitable accommodation;
2. the accommodation would be provided on the site of the business concerned - if this would not be feasible then the accommodation should be provided within or adjoining the settlements; and
3. the accommodation would be tied to the tourism business concerned for the purposes of staff accommodation.

The restrictions above will normally be achieved by Section 106 agreements and/or planning conditions. The restrictions would not be removed unless alternative arrangements are made for the property to become affordable housing in accordance with policies H1 and H2.

[Lynplan](http://www.northdevon.gov.uk/lyn_plan_referendum_version_final.pdf)

### Houseboats

New development along the harbour wall in connection with the existing houseboats will

be expected to protect, maintain or enhance the existing character. Roadside fencing will

be restricted to a maximum height of one metre.

[Bembridge](http://www.iwight.com/azservices/documents/2879-Made-Bembridge-NDP.pdf)

### Presumption in favour of Sustainable Development

The Parish Council will support proposals that accord with the policies in the Broughton Astley Neighbourhood Plan (and, where relevant, with polices in the Harborough District Core Strategy).

When commenting on development proposals the Parish Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework; and will work proactively with applicants to find joint solutions which mean that proposals can be supported wherever possible; and to secure development that improves the economic, social and environmental sustainability of the area.

[Broughton Astley](https://www.harborough.gov.uk/info/200074/planning/496/neighbourhood_planning/10)

Planning applications which accord with the policies in the Neighbourhood Plan will be approved, unless material considerations indicate otherwise. Planning permission will also be granted where relevant policies in the Neighbourhood Development Plan are out of date or silent unless:

* other relevant policies in the Development Plans for Arun and the South Downs National Park indicate otherwise;
* or any adverse impacts of the proposal would significantly and demonstrably outweigh its benefits when assessed against the policies in the National Planning Policy Framework taken as a whole;
* or specific policies in the Framework or other material considerations indicate that development should be restricted.

Arundel Town Council will take a positive approach to its consideration of development. The Town Council and the local planning authorities will seek to work with applicants and other stakeholders to encourage the formulation of development proposals that can be approved.

[Arundel](http://www.arun.gov.uk/mediaFiles/downloads/86879353/Arundel_NP_post_examination_v2_DDA.pdf)

Planning applications which accord with the policies in the Neighbourhood Plan and the

development plan will be approved by the local planning authority, unless material

considerations indicate otherwise. Planning permission will also be granted where

relevant policies in the Neighbourhood Plan are out of date or silent unless:

* other relevant policies in the development plan for Aylesbury Vale indicate

otherwise;

* any adverse impacts of the proposal would significantly and demonstrably

outweigh its benefits when assessed against the policies in the National Planning

* Policy Framework taken as a whole; specific policies in the Framework or other material considerations indicate that development should be restricted.

[Winslow](http://www.aylesburyvaledc.gov.uk/planning-policy/neighbourhood-planning/winslow-neighbourhood-plan/)

Planning applications which accord with the policies in the Neighbourhood Plan will be approved, unless material considerations indicate otherwise. Planning permission will also be granted where relevant policies in the Neighbourhood Plan are out of date or silent unless:

● other relevant policies in the Development Plan for Arun indicate

otherwise;

● or any adverse impacts of the proposal would significantly and

demonstrably outweigh its benefits when assessed against the

policies in the National Planning Policy Framework (March 2012)

taken as a whole;

● or specific policies in the Framework or other material considerations indicate that development should be restricted.

Littlehampton Town Council will take a positive approach to its consideration of development. The Town Council and the local planning authorities will seek to work with applicants and other stakeholders to encourage the formulation of development proposals that can be approved.

[Littlehampton](http://www.arun.gov.uk/mediaFiles/downloads/99461084/Submission_Plan_post_examination_modifications_DDA.pdf)

### A Spatial Plan for the Parish

The Neighbourhood Plan requires future housing, economic and community related development within the parish to be located in the town of Arundel to build and bolster its role as a resilient town community. Great weight will be given to conserving landscape and scenic beauty, and the conservation of wildlife and cultural heritage within the South Downs National Park.

[Arundel](http://www.arun.gov.uk/mediaFiles/downloads/86879353/Arundel_NP_post_examination_v2_DDA.pdf)

The Neighbourhood Plan concentrates future housing, economic and community-related development within the built up area boundary of Littlehampton and especially within the Fitzalan Corridor connecting the strategic housing allocations at North Littlehampton (Toddington - north of the railway) and at Courtwick Park with the Littlehampton Academy, the Town Centre, the 1Community Hub and ‘the Green’, as shown on the Key Diagram.

[Littlehampton](http://www.arun.gov.uk/mediaFiles/downloads/99461084/Submission_Plan_post_examination_modifications_DDA.pdf)

### Change of use from employment to residential

Proposals for the redevelopment of part, or the entire site, for housing will only be

considered where:

‐ it can be demonstrated that the site is no longer required for employment purposes,

including the possible relocation of employment uses, including evidence that the site has

been marketed for appropriate employment purposes at a reasonable and competitive rate

for an appropriate period of 12 months.

- residential development would not adversely affect the on‐going operation of existing or

proposed employment uses.

Should part of Macrome Road Industrial Estate be released for housing development, there

will be a requirement for a good quality residential environment for housing, which does

not conflict with retained employment land, through incorporation of landscaped buffer

areas, where appropriate.

Where more than 40 homes are to be provided in total across the site there will be a

requirement for on‐site provision of one area of at least 0.5 ha of recreational open space

including a Local Equipped Play Area in a location accessible to existing and new residents,

which should be completed and operational before the development is completed.

Developments of less than 10 homes will not be permitted.

Where between 10 and 40 homes are to be provided there will be a requirement for a

suitable off‐site open and play space contribution to address identified deficiencies in open

space provision and play provision in the local area.

Any proposed housing development should take account of the impact on local traffic, road

safety and congestion and seek to mitigate any negative impact as detailed in the Traffic and

Transport Policies TNP19 to TNP26.

A project level Habitat Regulations Assessment will be required for any housing

development at this site.

[Tettenhall](http://www.wolverhampton.gov.uk/CHttpHandler.ashx?id=4101&p=0)

## Economy

### Social enterprise & live work units

Proposals that support the development of small scale social enterprises and other businesses that meet the needs of the community, such as the creation of live work units, will be permitted provided that they would:

1. not involve the loss of dwellings;
2. contribute to the character and vitality of the local area;
3. be well integrated into and complement existing clusters of activity, such as the businesses at Hems Court;
4. protect residential amenity;
5. not adversely impact upon road safety.

[Exeter St James Neighbourhood Plan](http://www.exeter.gov.uk/CHttpHandler.ashx?id=18581&p=0)

Proposals for new development that combines living and small-scale employment space will be encouraged, provided there is no adverse impact on the character and amenity of nearby residential areas.

[Cringleford](http://www.south-norfolk.gov.uk/planning/5736.asp)

### Improvements to existing employment areas

Proposals to upgrade or redevelop existing employment buildings and the surrounding environment will be supported provided that:

1. there would be no adverse impacts on the amenities of surrounding uses
2. the improvements maintain or enhance pedestrian and cycle access
3. the improvements maintain or enhance access to bus stops
4. the improvements enhance the safety and security of users of the employment area and neighbouring users.

[Thame Neighbourhood Plan](http://www.southoxon.gov.uk/sites/default/files/Final%20Thame%20Neighbourhood%20Plan%20-%20March%202013.pdf)

### Retention of existing employment sites

Support will be given for the retention of the Macrome Road Industrial Estate for

employment use over the Plan period. On this site proposals to extend or redevelop

premises, within the boundaries of the estate, for employment use will be supported only if

they are:

‐ for B1(b) (light industrial) or B1(c) research and development, of for other uses which do

not unacceptably impact on the amenity of the surrounding residential area;

‐ designed to protect the amenity of existing residents and access to the allotment site to

the east; inward investment into the site for the benefit of local employers and employees

will be supported.

[Tettenhall](http://www.wolverhampton.gov.uk/CHttpHandler.ashx?id=4101&p=0)

Proposals for the redevelopment or change of use of land or buildings in employment or service trade use to non-employment uses will not be permitted unless the existing use can be shown to be no longer viable. Evidence should be provided by the developer that the site has been actively marketed for a minimum of 12 months and that no sale or let has been

achieved.

[Bersted](http://www.arun.gov.uk/mediaFiles/downloads/99461084/Bersted_NP___10_Sept_final.pdf)

There will be a strong presumption against the loss of commercial premises or land which provides employment or future potential employment opportunities. Applications for a change of use to an activity that does not provide employment opportunities will only be permitted if it can be demonstrated that:

 the commercial premises or land in question has not been in active use for at least 12 months; and

 the commercial premises or land in question has no potential for either reoccupation or redevelopment for employment generating uses and as demonstrated through the results both of a full valuation report and a marketing campaign lasting for a continuous period of at least six months.

Yapton

Employment Proposals for the redevelopment or change of use of land or buildings in employment or service trade use to non employment uses will not be permitted unless the existing use can be shown to be no longer financially viable. This may only be reconsidered if the existing use can be shown to no longer be economically viable typically because the site has been marketed at a reasonable rice for employment or service trade uses for six months at least and that no sale or let has been achieved.

[Felpham](http://www.arun.gov.uk/main.cfm?type=MADEPLANS)

### Small scale employment uses

Small scale employment uses appropriate to a rural area will be encouraged, especially those that contribute to the social fabric of the village, provided they do not impact on the character of the area or amenity of residents.

[Strumpshaw](http://www.broadland.gov.uk/housing_and_planning/5831.asp)

### Employment Allocations

1. The existing employment area at Swannington Road should be protected as a Key Employment Area, recognising that it provides the only significant employment opportunities at present.
2. An area of 1.7ha of employment land will be allocated within development Site 1A; adjacent to the existing

Key Employment Area.

1. Land at Broughton Way will be allocated for mixed employment / service and leisure use; its purpose to create employment for local people and contribute towards the economy of Broughton Astley.(Site EMP 1)
2. Employment opportunities on mixed-use development sites will be supported providing that the type of use proposed would not have a detrimental effect on the environment or wellbeing of people in neighbouring properties.
3. The construction of the community and leisure facility to provide employment opportunities within the village will be supported.
4. Through multi-agency working we will create a wider range of employment opportunities within Broughton Astley to meet local needs by:

• Identifying and reducing barriers to potential employers who wish to relocate to Broughton Astley;

• Encouraging facilities which provide direct employment; i.e. leisure centre or café;

• Developing opportunities for employment which enhance the village and prevent the loss of key services will be encouraged;

• Setting up or improving new initiatives to develop skills and employment opportunities for local people; and

• Providing safe and attractive pedestrian and cycle routes to the edge of village employment areas will be encouraged.

[Broughton Astley](https://www.harborough.gov.uk/info/200074/planning/496/neighbourhood_planning/10)

The Neighbourhood Plan allocates up to 4.2 Ha of land at Land North of Buckingham

Road for B1, B2 and B8 business uses, as shown on the Proposals Map.

[Winslow](http://www.aylesburyvaledc.gov.uk/planning-policy/neighbourhood-planning/winslow-neighbourhood-plan/)

The following principles must be followed to achieve good design in each of the allocated strategic employment sites:

* a comprehensively planned approach must be demonstrated so that coherent design of new development is secured. This approach should include principles relating to building height and massing, building placement in relation to street, and location of parking and servicing to minimise visual impact on the street scene. The approach should be set out in a Design and Access Statement to be submitted with the first planning application in each strategic employment area;
* subsequent planning applications should demonstrate in their Design and Access Statements how they accord with the comprehensively planned approach;
* where possible, uses such as a cafe that support the principal employment use will be encouraged; and development on the edge of Winsford should contribute to establishing a positive ‘green’ character, incorporating landscape such as street tree planting as well as features such as Sustainable Urban Drainage ponds and swales.

### Mixed use schemes

The Neighbourhood Plan allocates Land at South of Buckingham Road, as shown on the

Proposals Map, for a mixed use scheme comprising:

I. approximately 1.5 Ha of land for B1, B2 and B8 uses;

II. approximately 1.35 Ha of land for:

a. a railway station,

b. a bus layby,

c. pedestrian, cycling and taxi facilities, and

d. sufficient car parking to serve railway customers, that is capable of suitable

extension to accommodate additional vehicles in the future if necessary;

and

III. approximately 1.5 Ha of land for education use.

The Neighbourhood Plan requires that a masterplan is prepared and is approved by the

local planning authority in order to manage the proper planning and delivery of the

development proposals. The masterplan will be supported provided:

IV. it can demonstrate that a single access on to Buckingham Road to serve all the

proposed land uses can be satisfactorily achieved;

V. provision is made for the retention of the public right of way over the land and over

the railway line to Land East of Furze Lane;

VI. a travel plan demonstrates how the station operator will manage car parking by

rail passengers to avoid the use of existing public car parks or residential streets in

the town; and

VII. a satisfactory layout, design and landscape strategy can be achieved that will

protect the amenities of each land use.

[Winslow](http://www.aylesburyvaledc.gov.uk/planning-policy/neighbourhood-planning/winslow-neighbourhood-plan/)

### Commercial and Industrial Development, including tourism and Recreation

In supporting additional economic growth new development will be expected to:

a) fall within the boundary of planned limits of development for the village unless it

relates to small scale leisure or tourism activities, or other forms of

commercial/employment related development appropriate to a countryside location

or there are proven exceptional circumstances, and

b) where possible, development should be sited in existing buildings or on areas of

previously developed land, and

c) be of a size and scale not adversely affect the character, infrastructure and

environment of the village itself and the neighbourhood plan area, including the

countryside, and

d) meet the requirements of the relevant Core Strategy and other development plan

policies.

[Edith Weston](http://www.rutland.gov.uk/pdf/Adopted%20EWN%20Plan%204%2014.pdf)

### Support for new commercial uses

Change of use to Class B1 uses (including light industry) and new development for such uses will be supported, where the impact on surrounding residential and community amenity is acceptable and other policy considerations are complied with. Change to Class B2 uses (general industry) or Class B8 (distribution and storage) will be generally be resisted.

[Barnham and Eastergate](http://www.arun.gov.uk/main.cfm?type=MADEPLANS)

Planning applications for the conversion or extension of shops and leisure uses,

including public houses, which are designed to improve their viability, will be supported.

The conversion of rural buildings to farm shops, which contribute to the rural economy, will

be supported.

[Billesdon](http://www.leicestershirevillages.com/uploads/8539b3552e7f1a232294895.pdf)

In addition to the strategic employment sites, B1 development will be welcomed in:

* the Town Centre and surrounding area, as defined in Fig 5.5;
* the Station Quarter where a mixed-use local centre is required to serve the new development and where there are opportunities for employment uses around the station; and
* other locations that are accessible by public transport, such as near the station on sites S4 and S5.

[Winsford](http://www.cheshirewestandchester.gov.uk/your_council/policies_and_performance/council_plans_and_strategies/planning_policy/neighbourhood_planning/winsford_neighbourhood_plan.aspx)

### Recreation and tourism

Development proposals for recreational and tourism activities and facilities will be supported provided that:

• the siting, scale and design has strong regard to the local character, historic and natural assets of the surrounding area, and

• the design and materials are in keeping with the local style and reinforce local distinctiveness and a strong sense of place.

[Felpham](http://www.arun.gov.uk/main.cfm?type=MADEPLANS)

Development proposals for recreational and tourism activities and facilities will be supported provided that :

• the siting, scale and design has strong regard to the local character, historic and natural assets of the surrounding area; and

• the design and materials are in keeping with the local style and reinforce local distinctiveness and a strong sense of place.

[Barnham and Eastergate](http://www.arun.gov.uk/main.cfm?type=MADEPLANS)

Sustainable development that improves the quality and diversity of existing tourist

facilities, attractions, accommodation and infrastructure will be permitted providing

that the development is not inappropriate in the Green Belt and it:

 does not have a detrimental effect on the distinct character of the rural

settlements;

 does not adversely affect the surrounding infrastructure, particularly local road

networks and water supply and sewerage;

 benefits the local community, through for instance, provision of local

employment opportunities and improvements to local service provision, and is

proportionate to the size of settlement in which it is located; and

 where feasible, the development involves the re-use of existing buildings or is

part of farm diversification.

[Chaddersley Corbett](http://www.wyreforestdc.gov.uk/media/328395/CC-Final-Neighbourhood-Plan.pdf)

### New office, workshop and light industrial uses.

Proposals for development for Class B1 Light Industrial purposes will be supported where the impact on surrounding residential and community amenity would be acceptable and other policy considerations would be complied with. Proposals for General Industrial use (B2) and distribution and storage(B8) uses will not normally be permitted.

[Felpham](http://www.arun.gov.uk/main.cfm?type=MADEPLANS)

### Local economy

Proposals for economic development and premises for business will be supported, subject to the following criteria:

1. proposals should not have significant harmful impacts on the local community or prevent them meeting their needs;
2. proposals should not have significant harmful impacts on visitors and visitor attractions and facilities; and
3. proposals should not have significant harmful impacts on the natural and historic environment of the area or the built environment of the settlements.

[Lynplan](http://www.northdevon.gov.uk/lyn_plan_referendum_version_final.pdf)

Any proposal for the development of local convenience (food) and/or small scale shopping facilities in Cringleford will be supported. Proposals for other forms of Class A1 retail development will not be supported.

[Cringleford](http://www.south-norfolk.gov.uk/planning/5736.asp)

Proposals for development will be required to identify their likely impact on local infrastructure, services and facilities and to demonstrate how any such impacts will

be addressed. Account should also be taken of the cumulative impacts arising from the new development combined with other schemes that have planning permission. Where new development proposals bring new utility services (particularly mains gas) to parts of the village that currently are not served by them, this will be seen as a positive benefit.

• Development that supports the vibrancy and vitality of Tattenhall village centre by diversifying and enhancing the range of local shops and related commercial services for the local community will be allowed.

• The loss of shops and related commercial services for the local community will be resisted unless it can be demonstrated that reasonable efforts have been made to secure their continued use for these purposes.

[Tattenhall and District](http://www.cheshirewestandchester.gov.uk/your_council/policies_and_performance/council_plans_and_strategies/planning_policy/neighbourhood_planning/tattenhall_and_district_neighb.aspx)

Development proposals that support the local economy by way of investment in small and

medium enterprises and start‐up businesses, will be supported.

The loss of employment land will be resisted unless it can be demonstrated that it is no

longer viable. Existing employment land should be retained wherever possible when it is in a

sustainable location and does not impact negatively on neighbouring properties (see Policy

TNP2 Macrome Rd).

The expansion of existing or provision of new tourism/leisure developments will be

supported where it is of an appropriate scale and in keeping with the character of the area.

Encouragement will be given to promoting/delivering links between local attractions to

enhance the visitor experience and to encourage visitors to visit more than one attraction.

All development proposals should be drawn up following a thorough understanding of local

context to be in keeping with the character of the area and should be of an appropriate

scale, form and function to the existing site/facility and surrounding area. The appropriate

scale of development will be considered having regard to location, size and type of

development proposed and relevant Core Strategy policies.

Large scale employment (within Class B Uses or equivalent), retail (within Class A Uses) and

leisure & tourism (within Class D Uses) development would be out of keeping with the scale

and role of the area and will not be supported.

[Tettenhall](http://www.wolverhampton.gov.uk/CHttpHandler.ashx?id=4101&p=0)

### Maintaining a Mixed Neighbourhood

Require the retention of commercial uses within the Neighbourhood Area, to ensure that a walkable neighbourhood exists and contains a mix of uses that serves local people.

[Norland](http://www.rbkc.gov.uk/planningandconservation/neighbourhoodplanning/norlandneighbourhoodplan.aspx)

### Change of use of hotels & guest houses

The change of use of hotels and guest houses (C1) to other uses will be supported subject to the following criteria:

1. the proposed alternative use would also support local tourism, including self-catering accommodation;
2. the proposed alternative use would otherwise support the local economy by providing employment; or
3. the proposed alternative use would contribute to the needs of the community – including providing affordable and principal residence housing – either on-site or through contributions to development on other sites, and the proposals are justified by an open book assessment of viability as defined by this Plan.

Where the hotel/guest house use provides employment in addition to the proprietors then it will be necessary for an independent assessment to demonstrate that the premises are non-viable in their current business use, or for the premises to be marketed for 12 months at reasonable value.

[Lynplan](http://www.northdevon.gov.uk/lyn_plan_referendum_version_final.pdf)

### Change of use of business premises

Proposals for change of use of existing business premises away from employment activity will be resisted unless it can be demonstrated that the existing use is no longer economically viable i.e. that the site has been marketed at a reasonable price for at least one year for that or any other suitable employment or service trade use.

[Cringleford](http://www.south-norfolk.gov.uk/planning/5736.asp)

The Neighbourhood Plan will support proposals for the development of new B1 business uses and Live-Work Units, within the built up area boundary of Arundel, provided they:

i. do not lead to the loss of A1 shops or of community facilities;

ii. do not harm local residential amenity; and

iii. are located outside Flood Zone 3.

[Arundel](http://www.arun.gov.uk/mediaFiles/downloads/86879353/Arundel_NP_post_examination_v2_DDA.pdf)

Change of use to Class B1 Light Industrial use or development for Class B1 (Business use) purposes will be supported where the impact on surrounding residential and community amenity is acceptable and other policy considerations are complied with. Within the existing commercial areas, shown on the map at Appendix G, permission for new development or

change of use to Class B1 ( Business uses), Class B2 ( General Industrial use) and B8 ( Storage or Distribution) will normally be permitted.

[Bersted](http://www.arun.gov.uk/mediaFiles/downloads/99461084/Bersted_NP___10_Sept_final.pdf)

### Business expansion

Proposals to upgrade or extend existing employment sites will be supported provided that the impact on the amenities of surrounding properties is acceptable.

[Felpham](http://www.arun.gov.uk/main.cfm?type=MADEPLANS)

Proposals to upgrade or extend existing employment sites will be supported provided that the impact on the amenities of surrounding properties is acceptable.

[Barnham and Eastergate](http://www.arun.gov.uk/main.cfm?type=MADEPLANS)

Proposals to upgrade or extend existing employment sites will be supported provided that the impact on the amenities of surrounding properties is acceptable.

[Bersted](http://www.arun.gov.uk/mediaFiles/downloads/99461084/Bersted_NP___10_Sept_final.pdf)

### Encouraging Micro and Small Business

NP/E2.1 To the extent that planning consent is required to convert or split up existing employment space to create offices or light industrial units of 50-150 square metres suitable for micro or small businesses, such applications should be permitted, subject to considerations of parking and traffic.

NP/E2.2 Development proposals to provide new accommodation, including serviced offices, that is suitable for micro businesses shall be viewed favourably.

[Ascot, Sunninghill and Sunningdale](http://consult.rbwm.gov.uk/portal/referendum/ascotnp?tab=files)

### Support for business

Proposals to upgrade or extend existing employment sites will be supported provided that the impact on the amenities of surrounding properties is acceptable.

[Barnham and Eastergate](http://www.arun.gov.uk/main.cfm?type=MADEPLANS)

The Neighbourhood Plan allocates land at the Police Station, Patterson Wilson Road for the development of a business incubator facility comprising B1(a) and B1(b) uses to promote and support economic development in Littlehampton and the surrounding area.

[Littlehampton](http://www.arun.gov.uk/mediaFiles/downloads/99461084/Submission_Plan_post_examination_modifications_DDA.pdf)

### Shopping

1. The principal village centre shopping and business area will be maintained, with retail and service provision in this area supported and proposals resulting in loss of local retail provision or services resisted.(Fig. 3)
2. In order to prevent additional journeys out of the village for weekly food shopping the provision of a new supermarket on Site 1A will be supported. This should be between 20,000–30,000 sq ft, in an accessible and central position, adjacent to the existing settlement and provide good links to the existing settlement and other community facilities.
3. Acknowledging that there is limited space for expansion within the existing principal shopping and business area; additional proposals for local retail and other village centre uses which cannot be accommodated within this area will be supported in central and accessible locations elsewhere in Broughton Astley and sites will be supported in conjunction with housing development where appropriate.
4. Any proposals for retail development outside the existing village centre will be subject to the sequential test and impact assessment in accordance with paragraph 26 of the NPPF.
5. A multi-agency ‘village centre’ strategy will be developed to improve and enhance the principal village shopping and business area that:

* Discourages the change of use of ground floor premises to residential dwellings;
* Supports and encourages businesses to thrive through initiatives such as improvement grants and shop-front competitions;
* Encourages a greater mix of shopping and additional facilities, for example a café, delicatessen and banking facilities;
* Attracts greater foot-fall through the village centre via clear and attractive signage and clear pedestrian routes; and

• Provides additional and safe parking facilities via a traffic management plan.

[Broughton Astley](https://www.harborough.gov.uk/info/200074/planning/496/neighbourhood_planning/10)

The provision of a local shop will be encouraged though the use of outbuildings or a small scale extension or by the incorporation of the use within an existing community or commercial building, public house or farm.

[Anslow](http://www.eaststaffsbc.gov.uk/filedepot_download/666/187)

Within the Winslow Shopping Area, as shown on the Proposals Map, the Neighbourhood

Plan:

I. will resist proposals for a change of use of a retail (A1) premises to any other use;

II. will support proposals for the provision of new town centre uses (A1 – A5) provided

they contribute to the attractiveness, vitality and viability of the Shopping Area;

and

III. makes specific provision in Policy 18 to increase the total supply of convenience

retail trading floorspace by 300 sq.m. to improve the range of ‘top-up’ shopping.

[Winslow](http://www.aylesburyvaledc.gov.uk/planning-policy/neighbourhood-planning/winslow-neighbourhood-plan/)

The Neighbourhood Plan allocates land off Elmfields Gate, as shown on the Proposals

Map, for a new food retail store, provided the store scheme:

I. comprises no more than 300 sq.m. of trading area;

II. is located on the footprint of the existing Public Hall building, and a replacement

facility is operational prior to the closure of the existing facility;

III. makes provision for, and enhances, the direct pedestrian access to the High

Street;

IV. results in a minimal loss of total car parking spaces and allows for the dual use of

the existing car park for customers and for the general public, subject to making

satisfactory provision for deliveries and for designated disabled and family

parking; and

V. maintains the National Cycle Route No.51 through the site in a satisfactory way.

[Winslow](http://www.aylesburyvaledc.gov.uk/planning-policy/neighbourhood-planning/winslow-neighbourhood-plan/)

The local shopping facilities in the area will be protected and enhanced. This will be

achieved by:

1. Supporting proposals for new small scale shopping facilities or extensions to existing

facilities appropriate in scale to the function of the centre subject to BCCS policies CEN5 or

CEN6

2. Maintaining an appropriate balance of retail (Use Class A1) uses within the designated

District and Local Centres. In order to maintain this balance:

‐proposals for ground floor retail units that would lead to any of the following will be

resisted:

‐more than 30% of ground floor retail units in the Centre within non A1‐Use Classes;

more than three consecutive ground floor retail units within non‐A1 Use Classes;

‐more than two consecutive ground floor units in the A5 Use Class (hot food takeaways);

‐more than 10% of ground floor retail units in the Centre within Use Class A5 ‘hot food

takeaway’.

Where shop units are vacant for six months or longer and it can be demonstrated that they

have been adequately marketed as A1 units for that period without success, a relaxation of

the above criteria may be acceptable in order to maintain active street frontages within the

Centre concerned.

3 Proposals to improve the environment, character and appearance and accessibility of the

Centres will be supported. The priorities are:

‐improving vehicular access and the quality of parking areas;

‐improving pedestrian and cycle access and an enhanced public realm;

‐enhancing public transport accessibility;

‐encouraging a greater mix of local independent traders.

[Tettenhall](http://www.wolverhampton.gov.uk/CHttpHandler.ashx?id=4101&p=0)

### Retail premises

Development proposals involving changes of use of ground floor premises from retail to non retail uses will only be permitted where it can be shown that the development would not harm the vitality of local shopping facilities or the amenities of the area.

[Felpham](http://www.arun.gov.uk/main.cfm?type=MADEPLANS)

Loss of tourist facilities

The loss of tourist facilities to other uses will not be permitted unless:

1. it can be demonstrated that the tourist facility is no longer viable; or
2. the proposed alternative use would provide equal or greater benefits for the local economy and community.

[Lynplan](http://www.northdevon.gov.uk/lyn_plan_referendum_version_final.pdf)

### Temporary uses

The temporary use of buildings and open spaces for organised events will be supported provided that the temporary use would not have significant harmful impacts on the wider visitor experience or on the amenities of neighbouring residents.

[Lynplan](http://www.northdevon.gov.uk/lyn_plan_referendum_version_final.pdf)

Where listed and other historic buildings are underused, vacant or awaiting refurbishment, temporary uses will be supported where appropriate, in particular those that benefit the local community.

[Winsford](http://www.cheshirewestandchester.gov.uk/your_council/policies_and_performance/council_plans_and_strategies/planning_policy/neighbourhood_planning/winsford_neighbourhood_plan.aspx)

### Land for non-residential use

The site of the Old Coal Yard enjoying a frontage on Greenmore has a former planning use for open storage of coal. Future proposals involving the use of this site for alternative non residential purposes will be supported.

[Woodcote](http://www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/neighbourhood-plans/woodcote-neighbourhood)

Business space

The provision of new business space within and adjoining the settlements will be supported subject to the following criteria:

1. the proposals would not have significant harmful impacts on the amenities of surrounding residents and other activities; and
2. the proposals would not have significant harmful impacts on the surrounding rural landscape and landscape setting of the settlement.

The loss of business space will not be permitted unless:

1. it is to be replaced with business space of an equal or higher quality on the same site or another site within the parish; or
2. the proposed alternative use would overall provide equal or greater benefits to the local economy and community.

[Lynplan](http://www.northdevon.gov.uk/lyn_plan_referendum_version_final.pdf)

Storage

The provision of new storage space within and adjoining the settlements will be supported subject to the following criteria:

1. the proposals would not have significant harmful impacts on the amenities of surrounding residents and other activities; and
2. the proposals would not have a significant harmful impact on the surrounding rural landscape and landscape setting of the settlement.

The loss of storage space will not be permitted unless:

1. it is to be replaced with storage space of an equal or higher quality on the same site or another site within the parish; or
2. the proposed alternative use would overall provide equal or greater benefits to the local economy and community.

[Lynplan](http://www.northdevon.gov.uk/lyn_plan_referendum_version_final.pdf)

### Working from Home

Planning permission for development that enables home working will be granted if the

development:

a. is in keeping with the scale, form and character of its surroundings;

b. does not significantly adversely affect the amenities of residents in the area;

c. does not significantly increase vehicular traffic flow on Brook Lane and

Church Street; and

d. has safe and suitable access to the site for all people.

[Billesdon](http://www.leicestershirevillages.com/uploads/8539b3552e7f1a232294895.pdf)

## Rural economy

### Rural buildings and land in commercial use outside the settlements

The reuse of farm and rural buildings outside the settlements for business purposes will be supported subject to the following criteria:

* 1. the proposed reuse would not have significant harmful impacts on the surrounding rural landscape;
  2. the proposed reuse would not have unacceptable impacts on the local road network;
  3. the proposed reuse would not cause unacceptable conflicts with agriculture and other landbased activities;
  4. the proposals would not have significant harmful impacts on the amenities of neighbouring residents and other uses; and
  5. the buildings concerned would not require substantial rebuilding or extension.

New business development on land already in commercial use outside the settlements will be supported subject to the following criteria:

* 1. the scale and nature of the proposals would enhance the overall environment of the site and reduce the overall impact of the site on the surrounding rural landscape;
  2. the proposal would not have unacceptable impacts on the local road network;
  3. the proposal would not cause unacceptable conflicts with agriculture and other land-based activities; and
  4. the proposal would not have significant harmful impacts on the amenities of neighbouring residents and other uses.

[Lynplan](http://www.northdevon.gov.uk/lyn_plan_referendum_version_final.pdf)

Outside the Built Up Area Boundary, as defined on Map 2 – Cuckfield Built Up Area Boundary, the following proposals will be permitted:

a) The change of use of a rural building to business or tourist uses;

b) A well-designed new building for business or tourist uses

c) A proportionate and well-designed extension of an existing building in business or tourist use.

The scale and form of any proposal should not adversely affect the character and appearance of the countryside in accordance with Policies CNP 5 and CNP 10, the locality and the amenities of local residents and other countryside users.

Cuckfield

### Rural exception development

Sustainable development in the wider rural area will be supported if it falls within any of

the categories listed below:

(a) Schemes which will benefit the local rural economy and/or society

(b) Housing meeting an identified rural need

(c) Tourism related development appropriate in terms of scale and type

(d) Re-use of redundant or disused buildings which would lead to an enhancement

of the immediate setting

(e) The optimal viable use of a heritage asset or enabling development to secure

the future of a heritage asset

In all cases, the development must have sustainable credentials and be appropriate to a

rural location, enhance its setting and, where located in the AONB, reflect the aims

and objectives of the AONB Management Plan. Development will also need to be in

sympathy with the defining characteristics of the local area as set out in the

Bembridge Design Character Appraisal Document.

[Bembridge](http://www.iwight.com/azservices/documents/2879-Made-Bembridge-NDP.pdf)

### Rural Landscape

New development within the Wider Rural Area must identify a rural need and demonstrate how the proposed development will contribute to the rural economy. In all cases, new development will be expected to demonstrate how it will protect and enhance the rural

characteristics of the surrounding area and, in the AONB, demonstrate how the proposal protects and promotes the natural beauty and special character of the AONB landscape.

New stabling and animal field shelters or agricultural buildings must identify the least

obtrusive location and be of a size, scale, design and appearance appropriate to their intended use.

[Bembridge](http://www.iwight.com/azservices/documents/2879-Made-Bembridge-NDP.pdf)

Outside of the Built up Area Boundary, priority will be given to protecting and enhancing the countryside from inappropriate development. A proposal for development will only be permitted where:

a) It is allocated for development in Policy CNP 6 (a) and (b) or would be in accordance with Policies CNP 10, CNP 14 and CNP 17 in the Neighbourhood Plan or other relevant planning policies applying to the area, and

b) It would not have a detrimental impact on, and would enhance, areas identified in the Cuckfield Landscape Character Assessment (summarised in Table 1) as having major or substantial landscape value or sensitivity, and

c) It would not have an adverse impact on the landscape setting of Cuckfield and

d) It would maintain the distinctive views of the surrounding countryside from public vantage points within, and adjacent to, the built up area, in particular those defined on Map 5, and

e) Within the High Weald Area of Outstanding Natural Beauty it would conserve and enhance landscape and scenic beauty and would have regard to the High Weald AONB Management Plan.

[Cuckfield](http://www.midsussex.gov.uk/media/Cuckfield_Neighbourhood_Plan_June14.pdf)

### Re-Use of Agricultural Buildings

Notwithstanding permitted development rights granted by the Town and Country

Planning (General Permitted Development) (Amendment and Consequential Provisions)

(England) Order 2014 or any subsequent amendment, and, in order to support farm

diversification and the sustainable growth and expansion of businesses, the conversion

of existing agricultural and commercial buildings will be supported where it is justified,

to promote expansion in the rural economy.

The proposed conversions will be expected to satisfy the design criteria in Policy CC10

Building Design Principles.

[Chaddersley Corbett](http://www.wyreforestdc.gov.uk/media/328395/CC-Final-Neighbourhood-Plan.pdf)

In addition to developments permitted by the General Development Orders, planning

permission for the conversion or re-use of buildings in the countryside will be

permitted where the development is for:

a. restaurant and café, business, storage or distribution uses (Classes A3, B1 and B8 of the

Town and Country Planning (Use Classes) Order 1987) (as amended);

b. the diversification of agricultural or other land-based rural business; or

c. the provision or expansion of tourist and visitor facilities.

The buildings to be converted or re-used should be of a construction that is suitable for

the development proposed without the need for major, additional construction works.

The development should:

a. be in keeping with the scale, form and character of its surroundings;

b. have good access to and from the A47 and not generate significant additional traffic

through Billesdon Village; and

c. have safe and suitable access to the site for all people.

[Billesdon](http://www.leicestershirevillages.com/uploads/8539b3552e7f1a232294895.pdf)

## Town Centres

### Town Centre

The Town Council will work with CWACC to develop a strategy to improve the old High Street and Delamere Street that:

* encourages and supports small businesses through

initiatives such as shopfront improvements;

* provides an attractive pedestrian environment, both for movement between the Town Centre and the River Weaver Valley and for sitting outside the shops and cafes;
* reduces the impact of parked cars on the pedestrian environment whilst maintaining access for vehicles, so supporting the businesses.

[Winsford](http://www.cheshirewestandchester.gov.uk/your_council/policies_and_performance/council_plans_and_strategies/planning_policy/neighbourhood_planning/winsford_neighbourhood_plan.aspx)

Winsford Town Council and CWACC will work with the market to develop a strategy for its future. The strategy will include considering:

* alternative locations for the market, where it can be more visible to shoppers and better located for passers-by; and
* how other markets could work in parallel with the existing market so as to support and not undermine it - for example, a monthly farmers’ market on a suitable day; markets for specific events such as Christmas.

[Winsford](http://www.cheshirewestandchester.gov.uk/your_council/policies_and_performance/council_plans_and_strategies/planning_policy/neighbourhood_planning/winsford_neighbourhood_plan.aspx)

Any development proposals must demonstrate how they relate positively to the wider Town Centre.

* Development should seek to achieve an outwardlooking modern retail environment, by:

- creating a range of modern retail units, which

wherever possible present active frontages onto

existing streets; and

- ensuring an appropriate design relationship

between surface parking, service areas and the

public realm.

* Existing pedestrian routes should be re-aligned where possible, so that they are direct.
* The market should be positively integrated as far as possible, by making it more visible and creating direct and good quality pedestrian routes to it.
* Signposting to the Centre should be improved.

[Winsford](http://www.cheshirewestandchester.gov.uk/your_council/policies_and_performance/council_plans_and_strategies/planning_policy/neighbourhood_planning/winsford_neighbourhood_plan.aspx)

### Retail and commercial frontages

New or renovated shop frontages should be of a high quality design and where possible improve the

character of their local environment. The design of frontages should complement the architectural design of the rest of the building where that building has historic or architectural merit. Signs for shop fronts should be well-designed at a suitable scale and if illuminated should be lit appropriately and discreetly.

[Exeter St James Neighbourhood Plan](http://www.exeter.gov.uk/CHttpHandler.ashx?id=18581&p=0)

The Neighbourhood Plan designates a Primary and a Secondary Shopping Frontage, as shown on the Proposals Map, and in those frontages it will:

i. support proposals for new retail (A1) development in new or existing frontages; and

ii. resist proposals for the change of use of an existing retail (A1) premises in the Primary Shopping Frontage to any other use until such a time that the number of A1 uses in the Primary Shopping Frontage comprises at least 80% of the total number of A1-A5 units.

[Arundel](http://www.arun.gov.uk/mediaFiles/downloads/86879353/Arundel_NP_post_examination_v2_DDA.pdf)

Change of use at ground level from Class A1 uses (retail) to Class A2 uses (professional) or from Class A1 to Class A3, A4 or A5 (food and drink) will be supported, provided that:

• it can be demonstrated that it satisfies an identified community need and that its establishment would enhance the village centre’s “convenience and destination appeal” or demonstrate tangible community benefit in accordance with Local Plan policy; and

• a shop window display frontage in keeping with the character of the area is maintained.

[Barnham and Eastergate](http://www.arun.gov.uk/main.cfm?type=MADEPLANS)

Within the town centre (as defined in the Proposals Map) developments and changes of use which promote the vitality and viability of the High Street will be supported. Retail development outside the town centre which impinges on the health of the High Street will not be permitted.

[Woburn Sands](http://www.milton-keynes.gov.uk/planning-and-building/planning-policy/woburn-sands-neighbourhood-plan)

### Retain and enhance primary and secondary retail frontages

In order to maintain the shopping function of the primary retail frontages the introduction of new non-retail uses such as banks and building societies, cafes, restaurants and the like (Classes A2, A3, A4 and A5) will be restricted at ground floor level to a maximum of 35% of the sum total of the length of primary retail frontages, as defined in figure 8.1.

Within secondary retail frontages, change of use from residential and/or employment to uses within A1-A5 will be supported provided that the proposed use is compatible with nearby residential properties.

[Thame Neighbourhood Plan](http://www.southoxon.gov.uk/sites/default/files/Final%20Thame%20Neighbourhood%20Plan%20-%20March%202013.pdf)

### Retaining and Enhancing Retail

The centres of Ascot, Sunningdale and Sunninghill will be the principal locations for retail in our NP area. Any new retail development in these areas should broaden the range of shopping opportunities and contribute to the long term economic health of our villages.

NP/E3.1 In order to retain the economic vibrancy and viability of our village centres the introduction of new retail uses in use class A2 such as banks and building societies, estate agents and betting offices will be restricted at ground floor level to a maximum of 30% of the length of the present retail frontages, as defined in Map 11. For purposes of clarity this percentage applies to each centre and is not intended to permit aggregation.

NP/E3.2 Proposals for any change of use on the frontage of the village centre shall require the applicant to clearly demonstrate that:

(a) Any resultant increase in deliveries, especially by HGVs or large vehicles, will not adversely impact the traffic flow in the area or the safety of road users, or harm the amenity of neighbouring properties and local residents AND

(b) There will be no unacceptable increased pressure on parking availability in the immediate area.

[Ascot, Sunninghill and Sunningdale](http://consult.rbwm.gov.uk/portal/referendum/ascotnp?tab=files)

### Retain small scale employment in the town centre

Proposals for the redevelopment or change of use of the ground floor of redundant land or buildings in employment or service trade use to non-employment uses will only be permitted if the existing use is no longer economically viable and the site has been marketed for freehold or leasehold at a reasonable price for at least a year without restriction.

Proposals for the redevelopment or change of use of redundant land or buildings in employment or service trade use to A1-A5 uses will be permitted in those areas located within the defined primary and secondary retail frontages.

[Thame Neighbourhood Plan](http://www.southoxon.gov.uk/sites/default/files/Final%20Thame%20Neighbourhood%20Plan%20-%20March%202013.pdf)

### Village Centre

NP/SV1.1 Any development that will have a severe independent or cumulative impact on traffic congestion in Sunninghill High Street will not be permitted, unless the applicant can make a convincing case, supported by an independent traffic impact assessment, that measures can be put in place to mitigate its impact.

NP/SV1.2 Development proposals for new dwellings in or around Sunninghill village shall only be permitted provided sufficient on-site parking is made available for residents, visitors and tradesmen so that there is no increase in on-street parking demand in the village.

NP/SV1.3 Development likely to increase the frequency of HGV or large vehicle deliveries to retail premises or businesses in or around the centre of Sunninghill will not be permitted, unless the applicant can demonstrate through an independent traffic impact assessment that mitigating measures can be put in place which will result in no severe independent or cumulative impact on traffic congestion or on the amenity of local residents.

[Ascot, Sunninghill and Sunningdale](http://consult.rbwm.gov.uk/portal/referendum/ascotnp?tab=files)

a) Proposals for the change of use of premises to shop, financial and professional service, restaurant, cafe, public house, hot food takeaway, hotel, office, place of worship, public hall, health centre, crèche, day nursery, museum, library, art gallery and exhibition hall (Use Classes A1, A2, A3, A4, A5, B1, C1 and D1) will be permitted within Cuckfield village centre, as defined on Map 8 - Cuckfield Village Centre, provided a mix of uses is maintained. Extensions to such uses will also be permitted.

b) Residential use of upper floors should be retained and encouraged where appropriate.

c) The loss of existing business premises (Use Classes A1, A2, A3, A4, A5, B1, and C1) within the village centre will be resisted unless an equivalent replacement facility is provided within the centre, or where it is demonstrated that the continued operation of a business or service is no longer financially viable. If a specific business or service is no longer financially viable, a use from the range of acceptable Use Classes should be sought for the premises.

The loss of the existing shop and public house (Use Classes A1 and A4) within the Whitemans Green neighbourhood centre, as defined on Map 9 – Whitemans Green Neighbourhood Centre, will be resisted unless an equivalent replacement facility is provided within the neighbourhood centre, or where it is demonstrated that the continued operation of a business is no longer financially viable

[Cuckfield](http://www.midsussex.gov.uk/media/Cuckfield_Neighbourhood_Plan_June14.pdf)

### Local Centres and High Street Uses

The loss of business premises used for A1, A2, A3, A4 and A5 uses to other uses will not be permitted unless:

1. it can be demonstrated that the use of the premises for these purposes is no longer viable; or
2. the proposed alternative use would provide benefits for the local economy and community equal to or greater than the current use.

[Lynplan](http://www.northdevon.gov.uk/lyn_plan_referendum_version_final.pdf)

The Neighbourhood Plan designates local centres in the following locations, as shown on the Proposals Map:

● Wick Street

● Horsham Road/Elm Grove Road

● Finisterre Way

● Norfolk Road/Western Road

● The proposed local centre approved as part of the North Littlehampton masterplan

Within the local centres the Neighbourhood Plan:

● supports proposals for the development of A1-A5 uses\*, provided the number of A2-A5 uses does not exceed 50% of the proportion of the total number of A1-A5 uses in the local centre

● resists the change of use of existing A1-A5 uses to non-A1-A5 uses, unless it can be clearly demonstrated that the A1-A5 premises have been actively marketed and no demand exists for the continuation of that use.

[Littlehampton](http://www.arun.gov.uk/mediaFiles/downloads/99461084/Submission_Plan_post_examination_modifications_DDA.pdf)

Development proposals involving changes of use of ground floor premises from retail to non retail uses will only be permitted where it can be shown that the development would not harm the vitality of local shopping facilities or the amenities of the area and a shop window display frontage in keeping with the character of the area is maintained.

[Bersted](http://www.arun.gov.uk/mediaFiles/downloads/99461084/Bersted_NP___10_Sept_final.pdf)

Change of use of shops

The change of use of premises used or A1 purposes to A2, A3, A4 and A5 uses will be supported provided that the change of use would not result in significant harmful impacts on the amenities of neighbouring residents.

[Lynplan](http://www.northdevon.gov.uk/lyn_plan_referendum_version_final.pdf)

Proposals which would result in the loss of existing local shopping facilities through redevelopment or change of use will not be permitted, unless they include proposals for alternative local shopping provision nearby or there is no reasonable prospect of viable continued use of the existing building or facility for similar local and community uses.

[Cringleford](http://www.south-norfolk.gov.uk/planning/5736.asp)

The Neighbourhood Plan has a presumption against the change of use of the existing convenience stores at:

● Sandfield Avenue/Lyminster Road

● Clun Road (Courtwick Road)

● Clun Road (Adjacent to Wickbourne House).

[Littlehampton](http://www.arun.gov.uk/mediaFiles/downloads/99461084/Submission_Plan_post_examination_modifications_DDA.pdf)

### Shop fronts

Proposals for new shop fronts, or alterations to existing shop fronts, will be permitted where the following criteria are satisfied:

a) The proposal would not result in the loss of a traditional shop front or features and details of architectural or historic interest;

b) The proposal would be in sympathy with the architectural style, materials and form of the building(s) of which it would form part and the character of the Conservation Area; and

c) Where a fascia is to be applied, it would be of an appropriate height which would be in scale with the overall height of the shop front and other elements of the building and would not intrude over the first floor level.

[Cuckfield](http://www.midsussex.gov.uk/media/Cuckfield_Neighbourhood_Plan_June14.pdf)

## Transport

### Sustainable Transport

Development as appropriate to its scale and location should include proposals which enhance the

attractiveness of walking, cycling and public transport within St. James. Specific development proposals to enhance St James Park rail halt, such as improved accessibility for disabled people, will be supported.

[Exeter St James Neighbourhood Plan](http://www.exeter.gov.uk/CHttpHandler.ashx?id=18581&p=0)

Development should:

• Identify the realistic level of traffic it is likely to generate. It must assess the potential impact of this traffic on pedestrians, cyclists, road safety, parking and congestion within the parish and include measures to mitigate any impacts. Development that would give rise to unacceptable highway dangers will not be permitted.

• Maximise opportunities to walk and cycle, including between Tattenhall, Newton by Tattenhall and Gatesheath as well as supporting public transport where possible.

• Make provision for high-speed broadband to serve it.

High Speed Broadband – Development of new, highspeed broadband infrastructure to serve the parish will be supported

Car Parking in Tattenhall Village Centre – Schemes to increase car parking provision to serve Tattenhall village centre will be supported in principle.

[Tattenhall and District](http://www.cheshirewestandchester.gov.uk/your_council/policies_and_performance/council_plans_and_strategies/planning_policy/neighbourhood_planning/tattenhall_and_district_neighb.aspx)

New developments should integrate with the current green infrastructure network and provide access to public and community transport, to connect with the social, community and retail facilities of the villages.

[Barnham and Eastergate](http://www.arun.gov.uk/main.cfm?type=MADEPLANS)

The preservation and improvement of bus services, particularly to Central Milton Keynes will be encouraged.

[Woburn Sands](http://www.milton-keynes.gov.uk/planning-and-building/planning-policy/woburn-sands-neighbourhood-plan)

Proposals to improve the rail services through Woburn Sands including electrification will be supported where the following principles apply:

* Plans are finalised in consultation with Woburn Sands Town Council, and
* Proposals improve the level of rail services for both commuting and leisure, and
* Proposals include measures to ensure the safety of both cars and pedestrians crossing the railway without increasing delay and congestion on Station Road

[Woburn Sands](http://www.milton-keynes.gov.uk/planning-and-building/planning-policy/woburn-sands-neighbourhood-plan)

New development will be expected to contribute to sustainable forms of transport by:

* providing safe, attractive and convenient pedestrian and cycle routes to the edge-of-town employment areas; and
* ensuring that new employment takes advantage of existing public transport routes.

[Winsford](http://www.cheshirewestandchester.gov.uk/your_council/policies_and_performance/council_plans_and_strategies/planning_policy/neighbourhood_planning/winsford_neighbourhood_plan.aspx)

### Residential streets

Proposals to protect and mitigate against the impact of traffic within residential areas will be supported. Such proposals may include;

a) traffic calming and gateway treatments to deter through traffic;

b) shared space treatments to create ‘home zones’;

c) temporary use of streets as social space, for example play streets.

[Exeter St James Neighbourhood Plan](http://www.exeter.gov.uk/CHttpHandler.ashx?id=18581&p=0)

New major estate roads should be designed to allow the use as public transport routes and facilitate the free flow of traffic. Development proposals should show how they integrate with other roads and the existing community. The sites should be laid out to provide adequate car parking to prevent obstruction of the main routes through development by inappropriate on-street parking.

New link roads providing access to the main development sites west of Round House Way and Cantley Lane should be provided in the broad locations shown on the Proposals Map.

[Cringleford](http://www.south-norfolk.gov.uk/planning/5736.asp)

### Streets and Spaces

New development will be expected to: create a network of different street types with characters that reflect their relative importance. For example, a main street that connects the whole development together should look and feel more important than a street serving just a few houses; design buildings and streets to work together. Use the principles set out in ‘Manual for Streets’ to ensure that streets are designed as places first and vehicular movement corridors second; design car parking so that it is convenient for drivers but avoids dominating the street scene. Open spaces of an appropriate and usable size must be an integral part of every development. A single larger open space (even across several development sites) is preferable from a usable and management perspective than a number of smaller ones.

[Winsford](http://www.cheshirewestandchester.gov.uk/your_council/policies_and_performance/council_plans_and_strategies/planning_policy/neighbourhood_planning/winsford_neighbourhood_plan.aspx)

### Pedestrian and Cycle routes

Proposals for the development of allocated residential sites should deliver good pedestrian and cycle connections as part of a comprehensive approach to movement that aims to encourage walking and cycling and reduce reliance on vehicles.

Employment sites and windfall housing sites must provide good pedestrian and cycle connections to the town centre and other local destinations.

[Thame Neighbourhood Plan](http://www.southoxon.gov.uk/sites/default/files/Final%20Thame%20Neighbourhood%20Plan%20-%20March%202013.pdf)

Routes must follow desire lines and clearly link potential destinations. Routes must keep road crossings and changes in level to a minimum. Road crossings must form a natural part of the route, avoiding detours that make the crossing inconvenient for users.

[Thame Neighbourhood Plan](http://www.southoxon.gov.uk/sites/default/files/Final%20Thame%20Neighbourhood%20Plan%20-%20March%202013.pdf)

Walking and cycling will be encouraged by the provision of new routes. New development will be permitted only where it provides natural surveillance of public spaces, safe footpaths and cycle ways, as well as satisfactory lighting, in accordance with national planning guidance.

[Cringleford](http://www.south-norfolk.gov.uk/planning/5736.asp)

All new housing developments must when appropriate and practical provide safe pedestrian access to link up with existing or proposed footpaths, ensuring that residents can walk safely to bus stops, schools and other village facilities.

[Woodcote](http://www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/neighbourhood-plans/woodcote-neighbourhood)

Development proposals for significant new development (10 or more dwellings) in the Plan

area shall demonstrate how it contributes to improving the traffic free route, (using the

canal and the old railway path), across western Wolverhampton or other cycle path spurs

which connect this route and national cycle route 81 (see figure 38) or to local amenities

such as Aldersley High School or Aldersley Stadium.

Development proposals for significant new development (comprising 10 or more dwellings

or 500m sq. employment development) in the Plan area shall contribute to improved road

safety measures to improve educations and information about cycle routes and safety and

cycle parking.

[Tettenhall](http://www.wolverhampton.gov.uk/CHttpHandler.ashx?id=4101&p=0)

Support will be given to proposals which would increase or improve the network of cycleways, footways and footpaths, either by making land available for that purpose or by means of financial contributions through legal agreements or (when adopted for the district) the Community Infrastructure Levy.

[Felpham](http://www.arun.gov.uk/main.cfm?type=MADEPLANS)

Support will be given to proposals that improve and extend the existing footpath and cycle path network, allowing greater access to new housing, the village centres, green spaces and the open countryside. The loss of existing footpaths and cycle paths will be resisted.

[Barnham and Eastergate](http://www.arun.gov.uk/main.cfm?type=MADEPLANS)

Improvement to the existing network of public rights of way will be supported by the

creation of appropriate links. A dedicated footpath/cycle track along the former railway line will be supported including its extension at the eastern end to link up with Station Road, Bembridge and at the western end to link up and continue through to Laundry Lane, St Helens. The creation of a safer route to accommodate pedestrians and cyclists on land alongside the B3395 Sandown Road and the upper High Street will be supported. The construction and appearance of new paths, tracks or links must be appropriate and sensitive to the character of the locality.

[Bembridge](http://www.iwight.com/azservices/documents/2879-Made-Bembridge-NDP.pdf)

Development proposals must take advantage of all possible opportunities to contribute to the establishment or enhancement of cycle routes between any and all of the villages in our area and beyond, and especially the cycle routes shown on Map 12.

New residential or commercial development proposals must provide wherever possible safe, accessible and attractive cycle routes through the site and connecting the site to local schools, shops and stations. Development proposals that will limit the potential to enhance local cycle routes should not be permitted.

[Ascot, Sunninghill and Sunningdale](http://consult.rbwm.gov.uk/portal/referendum/ascotnp?tab=files)

The Neighbourhood Plan will support proposals to improve and extend existing national

and local cycle routes and facilities between Winslow and Buckingham and between

Winslow and Great Horwood.

[Winslow](http://www.aylesburyvaledc.gov.uk/planning-policy/neighbourhood-planning/winslow-neighbourhood-plan/)

Over the lifetime of the Neighbourhood Plan, new development proposals will be required to

be supported by measures to improve road safety and facilities for pedestrians and cyclists.

Measures will be expected to:

• Ensure easy and equitable access to local services and facilities by pedestrians and cyclists;

• Assist with the establishment of a network of pedestrian and cycle routes linking

residential areas to key services and facilities to promote active travel and social inclusion

and to reduce reliance on car use;

• Improve road layouts to make them more pedestrian and cycle friendly;

• Review speed restrictions;

• Promote the use of ‘shared space’ principles;

• Reduce barriers to pedestrians and cyclists;

• Cycle parking to be provided at key services and facilities;

• Discourage freight and service vehicles using residential streets, particularly

where schools are located. Any substantial new development which generates HGV traffic

will be required to undertake a transport assessment to inform the implementation of

measures.

[Heathfield Park](http://www.wolverhampton.gov.uk/CHttpHandler.ashx?id=5492&p=0)

Over the lifetime of the Neighbourhood Plan a series of new cycle routes and walkways

with links to green spaces and the canal network for pedestrians and cyclists will be

encouraged. This will be achieved by:

• Establishing a network of pedestrian and cycle routes linked to green spaces;

• Enhancing the canal towpath for pedestrian and cycle use;

• Improving connections and legibility of the canal network.

[Heathfield Park](http://www.wolverhampton.gov.uk/CHttpHandler.ashx?id=5492&p=0)

Support will be given to proposals which would increase or improve the network of footpaths, footways and cycleways either by making land available for that purpose or by means of financial contributions through legal agreements or (when adopted for the District) the Community Infrastructure Levy.

[Bersted](http://www.arun.gov.uk/mediaFiles/downloads/99461084/Bersted_NP___10_Sept_final.pdf)

### Walking Neighbourhoods

Integration of the village will be improved by the construction of new and enhanced walking and cycling routes between and within neighbourhoods, as required by the Joint Core Strategy. These should be incorporated in the major new development sites allocated and connect to the employment areas of the University of East Anglia, Norwich Research Park and Norfolk & Norwich University Hospital. A footway/cycleway route must be incorporated into layout designs for land west of Round House Way to connect with the community facilities planned for Round House Park and those located in newer developments (see Proposals Map). The concept of ‘Walking Neighbourhoods’ (10 minutes walking distance or about 800m) must be used in locating new community facilities, including a school, medical centre (if any) and playing fields, and in the provision of public transport. A controlled pedestrian crossing of Round House Way will be required.

[Cringleford](http://www.south-norfolk.gov.uk/planning/5736.asp)

PART A

In the Tettenhall wards all significant proposals for development being for 10 dwellings or

more, or greater than 500m sq. of employment development shall, for reasons of promoting

sustainable development in the wards of Tettenhall, be expected to contribute towards the

general and site specific walkability measures, directly related to such proposals.

The walkability measures shall comprise:

‐Provision of adequate crossing points (pelican crossing, puffin crossing, zebra crossing,

refuges etc) throughout the district in particular across major roads such as Tettenhall Road,

Henwood Road or Aldersley Road, Pendeford Avenue, and also in particular at centres such

as near shops, schools, residential homes, parks and other prime locations, (see figure 29 in

Policy TNP20).

‐Provision of 20 mph speed limits in the vicinity of schools to improve safety of children

travelling to school on foot. Recommended 20 mph zones around schools are shown in figure 31 on page 94. Operating times of the speed limits will be investigated further at the

point of implementation for each site.

‐Waiting times for pedestrians at crossings should be revised to reduce the time it takes for

the lights to change in locations where a delay is of no benefit or consequence to traffic.

‐Roads which lack pavements must be investigated and solutions provided whereby

pedestrians, wheelchair users and vehicles, including bicycles, are equally safe on the road.

For example through road markings, street lighting, or convex mirrors. In addition, further

development should avoid creating roads without pavements, unless specifically designed

for safety and to slow traffic.

‐On narrow roads without pavements, if it is not feasible or desirable due to local character,

to install a proper footway on at least one side, by building adjacent paths or highway

markings or else by implementing speed reduction measures such as 20 mph limits.

PART B Site Specific

Direct access should be provided for pedestrians and wheelchair users, in particular where

the route is currently either risky or circuitous. Footpath infrastructure improvements

should be provided in the following locations (Shown on map figure 36) subject to further

feasibility studies and consultation with residents and land owners and in ways which suit

the character of the site:

1. Between Castlecroft Road and the Old Railway Path by improving the access down from

the bridge on to the path;

2. Between the Bridgnorth Road/Windmill Lane at Wightwick and the canal to improve

access to the towpath on the east side of Windmill Lane;

3. Between Henwood Road/College View Road and the old railway near Meccano bridge to

upgrade the link path;

4. Between Meadow View (old bridge side) and the Old Railway Path to make a more

convenient and direct access between the two sections of Meadow View;

5. Between the Wightwick Mill Lock and Bridgnorth Road to allow pedestrian access on to

the towpath from the road and to create a better network of paths (road safety issues will

need to be investigated;

6. Between Aldersley Road and the south entrance to Aldersley Stadium by upgrading the

old lane under the old railway bridge;

7. Between Aldersley Road and Dunstall Water Bridge by upgrading and addressing drainage

problems;

8. Between Woodfield Heights and College Road by upgrading the steps to make them safer.

Continuous and walkable routes along existing corridors should be enhanced and promoted,

such as the Staffordshire and Worcester Canal and the South Staffordshire Railway Walk.

Access to these routes should also be improved at local nodes to provide adequate

entrances and exits. In addition, the creation of new walkable routes should be investigated.

[Tettenhall](http://www.wolverhampton.gov.uk/CHttpHandler.ashx?id=4101&p=0)

### Parking

Development proposals resulting in a loss of parking capacity of all types, except for areas of informal parking, will not be permitted unless:

* 1. for on-street and public car parks, equivalent or better capacity is provided elsewhere in the settlement;
  2. for private car parks, equivalent or better capacity is provided elsewhere or the need for the private parking capacity can be shown to be reduced as a result of the development proposals.

Proposals for new development will be expected to demonstrate how any additional parking requirements generated would be accommodated. New parking should not significantly increase the risk of flooding.

[Lynplan](http://www.northdevon.gov.uk/lyn_plan_referendum_version_final.pdf)

Change of use of Grassmere Car Park will not be permitted unless equivalent and equally accessible parking can be provided as a replacement.

[Felpham](http://www.arun.gov.uk/main.cfm?type=MADEPLANS)

All development proposals must make adequate provision for off-street parking taking into consideration the type of development, the accessibility of the location, and the requirements of MKC Parking Standards.

[Woburn Sands](http://www.milton-keynes.gov.uk/planning-and-building/planning-policy/woburn-sands-neighbourhood-plan)

### Residential Car Parking Spaces

Proposals for all new homes to be built in Woodcote should provide for one off-street parking space for each bedroom, unless otherwise justified having regard to site-specific circumstances and Oxfordshire County Council parking standards.

[Woodcote](http://www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/neighbourhood-plans/woodcote-neighbourhood)

New housing development will be required to provide a minimum of one off road parking

space for units with 1-2 bedrooms and a minimum of two off road parking spaces for

units with 3 or more bedrooms.

Sheltered housing units and/or older persons’ retirement units will be required to provide

a minimum of one parking space per two units, one warden space, and a ratio of one

visitor space per four units.

All other forms of development will be expected to provide a level of off road parking

which adequately serves the use proposed.

[Bembridge](http://www.iwight.com/azservices/documents/2879-Made-Bembridge-NDP.pdf)

At least two off-street car parking spaces shall be provided for each new dwelling. Three

such spaces should be provided for four-bedroom or larger dwellings.

[Billesdon](http://www.leicestershirevillages.com/uploads/8539b3552e7f1a232294895.pdf)

For all new residential developments, the following minimum standards shall apply for the provision of off-road parking:

- 1-bed house/flat 1 off-road car parking space

- 2-bed house/flat 2 off-road car parking spaces

- 3-bed house/flat 2 off-road car parking spaces

- 4-bed house/flat 3 off-road car parking spaces

- 5+ bed house/flat 4 off-road car parking spaces

[Yapton](http://www.arun.gov.uk/mediaFiles/downloads/99461084/Yapton_NP___Referendum_Version_2_0_for_ADC___October_2014.pdf)

### Parking and new development

Development proposals will be supported only if they include the maximum level of off street parking consistent with the current standards under the Local Plan. Developments that reduce the amount of off-street parking currently available will only be supported if they make enforceable provision for equivalent off-street parking nearby. Parking spaces provided in connection with such proposals will be required to be made available in

perpetuity.

[Barnham and Eastergate](http://www.arun.gov.uk/main.cfm?type=MADEPLANS)

Proposals will be permitted where they meet the following criteria:

a) Safely located vehicular and pedestrian access with adequate visibility exists or could be created; and

b) Development proposals would ensure sustainable transport links to the principal village facilities including the village centre, the primary and secondary schools and recreation open space are provided; and

c) Where adequate transport infrastructure is not available to serve the development, the development would provide, or contribute towards, appropriate measures which will address the identified inadequacy and assist walking, cycling, public transport and other highway improvements; and

d) Where development would add to traffic congestion in the village or inappropriate traffic on rural lanes, proposals should be brought forward to mitigate any traffic impact or contribute funding towards local transport schemes

e) Development proposals for new developments should include secure cycle storage and ideally storage for children’s buggies and mobility scooters where appropriate

f) Development proposals would maintain or enhance the existing routes of the twittens (public rights of way).

[Cuckfield](http://www.midsussex.gov.uk/media/Cuckfield_Neighbourhood_Plan_June14.pdf)

Subject to the provisions and parking standards in saved UDP Policy AIM12, all new

developments should provide adequate parking for the needs of its residents with regard to

relevant factors including design, local character, car ownership levels and available public

transport provision.

Subject to the provisions and parking standards in saved UDP Policy AIM12, there is a

presumption against the loss of garages where sites are being redeveloped unless it can be

demonstrated that there will be no significant impact on parking in the area or that other

adequate provision for the parking of vehicles is provided on site but not on public roads.

[Tettenhall](http://www.wolverhampton.gov.uk/CHttpHandler.ashx?id=4101&p=0)

Proposals for new development will have adequate onsite parking to meet current and future needs at a minimum rate of two spaces per dwelling unless alternative and accessible car parking arrangements can be made which do not add to on-street congestion. Developments which remove off road parking spaces will not be supported unless alternative provision is made which increases or maintains the number of parking spaces.

[Bersted](http://www.arun.gov.uk/mediaFiles/downloads/99461084/Bersted_NP___10_Sept_final.pdf)

### Commuter parking

Proposals that increase the use of railway land to expand affordable commuter parking will be supported.

[Barnham and Eastergate](http://www.arun.gov.uk/main.cfm?type=MADEPLANS)

### Parking and Access

NP/T1.1 Development proposals must make adequate provision for parking and access for deliveries, service vehicles, tradesmen working on-site and social visitors as well as for residents or workers.

NP/T1.2 Development proposals must, wherever possible, provide adequate parking on-site and not rely on on-street parking. Development that includes a reliance on parking on existing streets shall not be permitted where the streets are narrow, already heavily trafficked, have identified parking issues, or where such on-street parking would impact on the safety of road users or adversely impact the character of the area.

[Ascot, Sunninghill and Sunningdale](http://consult.rbwm.gov.uk/portal/referendum/ascotnp?tab=files)

Development proposals that would result in the loss of off-street car parking will not be permitted unless:

in relation to existing public car parks an equivalent or better capacity is provided elsewhere in the town; or

in relation to private car parks or similar off-street parking areas an equivalent or better capacity is provided elsewhere or the need for the private parking capacity can be shown to be reduced as a result of the implementation of the development proposal.

[Much Wenlock](http://shropshire.gov.uk/media/1019504/Much-Wenlock-Neighbourhood-Plan-Adoption-version.pdf)

### Retention of existing car parks

Proposals for the change of use of any existing car parks will not be supported.

[Barnham and Eastergate](http://www.arun.gov.uk/main.cfm?type=MADEPLANS)

Change of use of any existing car parks will not be permitted unless equivalent and equally accessible parking can be provided as a replacement. The removal of parking areas in front of the principle shopping areas at Royal Parade and Durlston Drive will not be supported.

[Bersted](http://www.arun.gov.uk/mediaFiles/downloads/99461084/Bersted_NP___10_Sept_final.pdf)

### Temporary parking

Proposals for the temporary provision of additional parking capacity will be supported subject to the following criteria:

* 1. the proposal would not have significant harmful impacts on the wider visitor experience;
  2. the proposal would not have significant harmful impacts on the amenities of neighbouring residents and other uses;
  3. the proposal is for a specified temporary period; and
  4. the proposal would not significantly increase the risk of flooding.

[Lynplan](http://www.northdevon.gov.uk/lyn_plan_referendum_version_final.pdf)

### Transport and Traffic Management

We will work together with the Highway Authority, public transport providers, local schools and developers to develop a long term sustainable strategy for improvements to the highway network and the management of traffic in and around Broughton Astley to reduce the impact of development on the community by:

* + - Encouraging better access to and increased use of public transport;
    - Working with the District Council to refurbish the existing village centre car park in order to provide more spaces;
    - Ensuring that new development takes place adjacent to the built up area where there are good travel choices;
    - Improving links within the existing built-up area for walking, cycling and bus provision;
    - Ensuring other vehicular traffic keeps to appropriate routes; and
    - Encouraging ‘safe routes to schools’ schemes.

[Broughton Astley](https://www.harborough.gov.uk/info/200074/planning/496/neighbourhood_planning/10)

Street systems in new neighbourhoods must be designed to minimise the use of private cars and accommodate the needs of pedestrians, cyclists and public transport. Wherever possible, shared-use footway/cycleway paths must be included in road designs, especially where these lead to major trip attractors. For the convenience of users footway/cycleway routes must be clearly signed with destinations. Roads intended for vehicles must be clearly differentiated from footway/cycleway routes.

[Cringleford](http://www.south-norfolk.gov.uk/planning/5736.asp)

Proposals for development which will directly access onto the Goring Road will be required to make provision for, and contribute to, appropriate traffic calming measures at either end of the Goring Road or in the near vicinity of the development.

[Woodcote](http://www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/neighbourhood-plans/woodcote-neighbourhood)

Any development must be located in an acceptable location in relation to the highway network, and must not generate unacceptable vehicle movements. The development will also have regard to the effect of traffic in relation to residential amenity, particularly safety, noise and air quality. Any development must meet the requirements of relevant Core Strategy and other development plan policies.

[Edith Weston](http://www.rutland.gov.uk/pdf/Adopted%20EWN%20Plan%204%2014.pdf)

Where appropriate, traffic management measures will be encouraged that will improve highway safety. Any measures should be of a design appropriate to the character of the rural area.

[Anslow](http://www.eaststaffsbc.gov.uk/filedepot_download/666/187)

The Neighbourhood Plan will support proposals to manage traffic and car parking in and

around the Winslow Shopping Area, provided their design accords with the adopted

Aylesbury Vale District Council guidance on the highways works in Conservation Areas.

[Winslow](http://www.aylesburyvaledc.gov.uk/planning-policy/neighbourhood-planning/winslow-neighbourhood-plan/)

Prior to any further expansion of facilities at New Cross Hospital, a traffic management

strategy will be prepared and the key priorities are:

• Seek ways to relieve congestion at visiting hours, eg staggering visiting hours

• Encourage the use of public transport by staff and visitors;

• Introduce car sharing programme for staff;

• Additional off site parking and consideration of shuttle bus facility;

• Provision of two storey car park on hospital site;

• A network of pedestrian and cycle links to the hospital;

• Cycle parking on hospital site for staff and visitors;

• Waiting times and parking restrictions applied around New Cross Hospital and Heath

Town Park.

Over the lifetime of the Neighbourhood Plan, we will seek to implement measures to

manage traffic and parking issues around Heath Town Park. The key priorities will be:

• Encourage the use of pedestrian and cycle links to Heath Town Park through the

provision of accessible footpaths onto and across the park and access to cycle routes

and cycle racks within the park

• Encourage car sharing schemes for visiting clubs

• Provide a designated car park near to Heath Town Park without compromising the

green space that the park offers

[Heathfield Park](http://www.wolverhampton.gov.uk/CHttpHandler.ashx?id=5492&p=0)

In order to be considered favourably all new development proposals will need to satisfy

the following highways and traffic principles:

1. The impact of development proposals on the existing environment should be

comprehensively reviewed to ensure it is sustainable in terms of infrastructure,

road safety and the standards required to maintain a peaceful and safe rural

parish.

2. Traffic calming measures and landscaping designs which define settlements and

influence driver behaviour will be encouraged, in accordance with the

recommended standards of Worcestershire County Council and LTP344.

3. Street furniture and signage should be practical, of modest scale and in keeping

with local surroundings. Street furniture and signage within the conservation

area should follow the principles outlined in the Conservation Areas Character

Appraisals.45

4. Any area allocated to increase parking space in the Parish should be small in

scale, subservient to the peaceful nature of the settlements and seek to limit the

domination of motorised vehicles in a rural environment.

[Chaddersley Corbett](http://www.wyreforestdc.gov.uk/media/328395/CC-Final-Neighbourhood-Plan.pdf)

With the exception of those developments allocated in Polices BP3, BP4, BP5 and BP10,

new development will only be permitted where it will not cause a significant increase in

the volume of traffic using Brook Lane, Church Street or passing the Billesdon Parochial

Primary School on Gaulby Road.

[Billesdon](http://www.leicestershirevillages.com/uploads/8539b3552e7f1a232294895.pdf)

### Highway Safety

Development will be expected to ensure that there is no detriment to highway safety and, where possible, help to reduce existing risks.

[Strumpshaw](http://www.broadland.gov.uk/housing_and_planning/5831.asp)

Planning permission will not be granted in the Tettenhall wards for development proposals

that are likely to have a significant effect on traffic safety, unless they are accompanied by

proposals demonstrating how they impact on road safety; and where relevant the locations

identified on figures 30 and 31, comprising safety improvements and proposed 20 mph

speed limit zones respectively.

Development proposals shall identify appropriate measures to mitigate adverse effects on

highway safety including, as appropriate, the site specific improvements identified in figure

29.

Any road safety measures should have due regard for the character of the surrounding area

as defined in the Character Studies at Appendix F to this Plan.

[Tettenhall](http://www.wolverhampton.gov.uk/CHttpHandler.ashx?id=4101&p=0)

### Traffic Congestion

Proposals that accord with the policies in the Plan and result in improvements to the free flow of traffic in the village will be supported. Proposals requiring planning permission and which seek to increase the number of access points or which would involve an increase in traffic generation will need to demonstrate that they do not further inhibit the free flow of traffic or exacerbate conditions of parking stress, including conflict with larger vehicles, in the following areas:

(i) that section of Reading Road between the War Memorial crossroads and its junction with Greenmore;

(ii) the War Memorial crossroads where Reading Road meets Oxford Road, South Stoke Road and Goring Road; and

(iii) within a circumference of 200 metres of the crossroads where Beech Lane and Bridle Path meet Goring Road.

[Woodcote](http://www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/neighbourhood-plans/woodcote-neighbourhood)

The Town Council will work with the relevant Highway Authorities to promote the introduction of all necessary measures to minimise heavy traffic through Woburn Sands.

[Woburn Sands](http://www.milton-keynes.gov.uk/planning-and-building/planning-policy/woburn-sands-neighbourhood-plan)

Planning permission shall not be granted for development which is likely to exacerbate

congestion on the highway network. If development is likely to lead to increased traffic

flows or congestion, then developers must take proportionate steps to mitigate the

problems identified. Such mitigation may include the flexible use of traffic signals timing and

new technologies to improve the flow of traffic at junctions, whilst considering the needs of

pedestrians and cyclists.

In order to reduce travel demand by car, no residential development of 10 dwellings or

more, or employment development of more than 500m sq. shall commence prior to the

developer entering into a Green Travel Plan to provide measures to enhance accessibility for

pedestrians, cyclists and promote public transport to local amenities and community

facilities; to reduce the propensity for local residents to use private cars for local trips and

include proportionate enforcement controls.

Planning permission for development on school sites which is likely to increase traffic levels

within the Plan area shall not be permitted prior to the developer entering into a School

Travel Plan designed to enhance accessibility for pedestrians, cyclists and promote public

transport, whist reducing the propensity for school trips by private cars and to include

appropriate enforcement measures.

Development proposals shall contribute towards the implementation of the mitigation

measures identified within the Plan at figure 29, through s106 agreements, s278

agreements under the Highways Act 1980 and through the Community Infrastructure levy as appropriate.

[Tettenhall](http://www.wolverhampton.gov.uk/CHttpHandler.ashx?id=4101&p=0)

### Transport, Access and Car Parking

The Neighbourhood Plan will support proposals to:

i. promote walking, cycling and the use of public transport, including making proper provision for those with mobility impairment;

ii. promote, protect and maintain the local footpath and cycle path network, including the Monarch's Way in conjunction with the South Downs National Park Authority, West Sussex County Council, Arun District Council and the Ramblers Association, and in doing so encourage walking and cycling for leisure especially by visitors to the area;

v. alleviate traffic problems in the town with the implementation within the plan period of an A27 improvement scheme; and

vi. develop a Parking Strategy for Arundel to manage car parking spaces for residents and visitors.

[Arundel](http://www.arun.gov.uk/mediaFiles/downloads/86879353/Arundel_NP_post_examination_v2_DDA.pdf)

Proposals to improve the safe delivery of pupils to the Langtree Academy and Woodcote Primary School sites on foot, by bicycle, school buses or by car which would involve changes to the existing site entrances will be supported.

[Woodcote](http://www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/neighbourhood-plans/woodcote-neighbourhood)

Proposals to relocate the bus stop with a lay-by on the south side of Reading Road outside the Library together with the provision of a limited number of off-street parking spaces will be supported.

[Woodcote](http://www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/neighbourhood-plans/woodcote-neighbourhood)

Proposals to provide a limited increase in parking spaces at the Co-operative store will be strongly supported.

[Woodcote](http://www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/neighbourhood-plans/woodcote-neighbourhood)

### Bus services

The Neighbourhood Plan will support proposals to improve and extend existing

commercial and community-operated bus services and facilities, especially to serve

new development sites allocated in the Plan north of the railway line and east of Furze

Lane.

[Winslow](http://www.aylesburyvaledc.gov.uk/planning-policy/neighbourhood-planning/winslow-neighbourhood-plan/)

### Bus Lay-bys

In order to improve traffic flow and reduce congestion along the Reading Road, proposals to develop the land at Chiltern Rise Cottage must include appropriate road layout changes to ensure that bus stopping areas are provided which do not impede general traffic flow.

[Woodcote](http://www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/neighbourhood-plans/woodcote-neighbourhood)

### Heavy Goods Traffic

Any proposal requiring planning permission to change the use of land in the Parish to General Industrial Use (B2) or distribution and storage uses (B8), or other uses which would generate heavy goods traffic, must demonstrate with the assistance of a Transport Statement that the proposal will not have an unacceptable traffic impact within the village.

[Woodcote](http://www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/neighbourhood-plans/woodcote-neighbourhood)

### Publicity and signage

Developments which would provide improved publicity and signage relating to the promotion of Felpham’s facilities will be supported, provided that such developments would not detract from the visual or environmental amenity of their surroundings.

[Felpham](http://www.arun.gov.uk/main.cfm?type=MADEPLANS)

Proposals for the improvement of signage for local facilities will be supported, provided that they enhance their surroundings.

[Barnham and Eastergate](http://www.arun.gov.uk/main.cfm?type=MADEPLANS)

### Traffic calming and shared space

Proposals for development which would enable or help traffic calming or shared space features to be provided, will be supported.

[Felpham](http://www.arun.gov.uk/main.cfm?type=MADEPLANS)

## Communications infrastructure

Proposals which seek the expansion of electronics communication networks and high speed broadband along with improvements to connectivity will be supported where the applicant has fully explored the opportunities to erect apparatus on existing buildings, masts or other structures; where the numbers of radio and telecommunication masts are kept to a minimum consistent with the efficient operation of the network; and where the development has been sited and designed to minimise the impacts on the character and appearance of the AONB.

Applications for residential development must contain a ‘Connectivity Statement’ and will provide for suitable ducting to enable more than one service provider to provide a fibre connection to individual properties from connection chambers located on the public highway, or some alternative connection point available to different service providers.

[Woodcote](http://www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/neighbourhood-plans/woodcote-neighbourhood)

All new residential, employment and commercial development must be designed to connect to high quality communications infrastructure.

[Felpham](http://www.arun.gov.uk/main.cfm?type=MADEPLANS)

The continuous improvement of the broadband and internet connections to all premises in Woburn Sands will be encouraged.

[Woburn Sands](http://www.milton-keynes.gov.uk/planning-and-building/planning-policy/woburn-sands-neighbourhood-plan)

### Fibre to the Premises

New development should demonstrate how it will contribute to and be compatible with local fibre or internet connectivity. This could be through a ‘Connectivity Statement’ provided with relevant planning applications. Such statements could consider such aspects as; the intended land use and the anticipated connectivity requirements of the development, known nearby data networks and their anticipated speed (fixed copper, 3G, 4G, fibre, satellite, microwave, etc), realistic assessments of connection potential or contribution to any such networks.

This policy aims to see new development connect to the internet with a minimum symmetrical speed of 25Mbps and with realistic future proof upgrades available. Where no internet provider is available, as a minimum and subject to NPPF 173, suitable ducting that can accept fibre should be provided either to:

* the public highway; or
* a community led local access network; or
* another location that can be justified through the connectivity statement.

Where possible and desirable, additional ducting should be provided that also contributes to a local access network for the wider community. Costs associated with additional works can be considered alongside affordable housing, or any other contributions in a viability assessment, submitted to the Council.

Major infrastructure development must provide ducting that is available for community owned local access or strategic fibre deployment. Such developers are encouraged to have early discussions with local broadband groups.

[Upper Eden Neighbourhood Plan](http://uecp.org.uk/upper-eden-neighbourhood-development-plan/uendp-referedum-version/)

### Broadband Connection

New developments on the allocated sites for housing must ensure that broadband connections that are at least fast can be provided and thus assist both community integration and business activity, except to the extent (if any) that this would render needed development unviable.

[Cringleford](http://www.south-norfolk.gov.uk/planning/5736.asp)

All new dwellings and employment buildings should incorporate ducting capable of

accepting fibre to enable Superfast Broadband.

[Billesdon](http://www.leicestershirevillages.com/uploads/8539b3552e7f1a232294895.pdf)

All new residential, employment and commercial development must be designed to connect to high quality communications infrastructure.

[Bersted](http://www.arun.gov.uk/mediaFiles/downloads/99461084/Bersted_NP___10_Sept_final.pdf)

On sites allocated for residential development in the Plan all new properties should be served by a superfast broadband (fibre optic) connection installed on an open access basis. Elsewhere in the Plan area all other new buildings should be served with this standard of connection when available unless it can be demonstrated through consultation with British Telecom that this would not be either possible, practical or economically viable.

[Yapton](http://www.arun.gov.uk/mediaFiles/downloads/99461084/Yapton_NP___Referendum_Version_2_0_for_ADC___October_2014.pdf)

## Design and Local Character

### Good quality design

All new development within St James must demonstrate good quality design. This means responding to and integrating with local surroundings and landscape context as well as the existing built environment. In St James good design means:

a) achieving high quality design that respects the scale and character of existing and surrounding buildings;

b) respecting established building set back and arrangements of front gardens, walls, railings or hedges;

c) ensuring proposals relate to established plot widths within streets where development is proposed, particularly where they establish a rhythm to the architecture in a street;

d) using good quality materials that complement the existing palette of materials used within St James;

e) adopting the principles of sustainable urban drainage;

f) meeting the requirements of ‘Secure by Design’ to minimise the likelihood and fear of crime;

g) innovation to achieve low carbon sustainable design.

Good design should provide sufficient external amenity space, refuse and recycling storage and car and bicycle parking to ensure a high quality and well managed streetscape. Planning permission will not be granted for development of poor design that fails to take the opportunities available for improving local character and quality of an area and the way it functions.

[Exeter St James Neighbourhood Plan](http://www.exeter.gov.uk/CHttpHandler.ashx?id=18581&p=0)

All new development should demonstrate good quality design and respect the character and appearance of the surrounding area. Development that fails to take the opportunities available for enhancing the local character and quality of the area and the way it functions shall not be permitted. A central part of achieving good design is responding to and integrating with local surroundings and landscape context as well as the built environment through:

• Using good quality materials that complement the existing palette of materials used within the area

• Using green hedging and/or trees for highway boundaries wherever possible and in keeping with the existing streetscape

• Ensuring safe access for pedestrians, cyclists and road users

• Providing adequate refuse and recycling storage incorporated into the scheme to minimise visual impact

• Innovative design that is sustainable in its design, construction and operation

• Promoting high quality interior spaces and light

• Adopting the principles of sustainable urban drainage, where appropriate

All dwellings capable of being inhabited by families should provide sufficient private garden amenity space to meet household recreational needs. These should be in scale with the dwelling, reflect the character of the area and be appropriate in relation to topography and privacy.

Parking should be designed so that it fits in with the character of the proposed development. Considerations should include:

• Garages designed to reflect the architectural style of the house they serve

• Garages set back from the street frontage

• Parking located in between houses (rather than in front) so that it does not dominate the street scene

[Ascot, Sunninghill and Sunningdale](http://consult.rbwm.gov.uk/portal/referendum/ascotnp?tab=files)

Proposals for all forms of new development must plan positively for the achievement of high quality and inclusive design, at the same time demonstrating they have sought to conserve local distinctiveness and the aesthetic qualities of traditional rural settlements and buildings found in the Chilterns AONB. Applications proposing unsympathetic designs which fail to respect the connections between people and places, or are inappropriate to its location, or pay inadequate regard to issues of renewable energy technologies, landscape and biodiversity considerations will be refused.

[Woodcote](http://www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/neighbourhood-plans/woodcote-neighbourhood)

The design of new buildings must reflect the design principles of their time so that the richness of varied character would continue and would be extended into the future. However, the quality of design must ensure that new buildings contribute positively to the historic character of the area. Listed Buildings and their setting, and Conservation Areas and their settings, will be conserved or enhanced to reinforce the quality and character of Felpham.

[Felpham](http://www.arun.gov.uk/main.cfm?type=MADEPLANS)

All new development with the parishes should be of a high quality design, and will be expected to conform to the forthcoming Barnham and Eastergate Design Guide once it has been adopted as supplementary planning guidance in accordance with paragraph 1.41 of the Local Plan.

[Barnham and Eastergate](http://www.arun.gov.uk/main.cfm?type=MADEPLANS)

All developments in the town (including any extensions to individual properties) will be expected to comply with the following design principles:

* Developments within the Plan Area should respect the existing distinct vernacular character of the settlement.
* Any development which takes place within the Conservation Area or affects its setting is required to apply the guidelines set out in the Woburn Sands Conservation Area Review
* The detailed design appearance of housing should contribute to the character of the area
* Landscaping plays an important role in determining the acceptability of any new development. Detailed landscaping plans will be required for all major developments.

[Woburn Sands](http://www.milton-keynes.gov.uk/planning-and-building/planning-policy/woburn-sands-neighbourhood-plan)

Development which proposes innovative and/or contemporary design will be permitted where it respects and takes account of local heritage and character.

[Tettenhall](http://www.wolverhampton.gov.uk/CHttpHandler.ashx?id=4101&p=0)

New development which would have an effect on the appearance or character of the surrounding area must be of a high quality of design and must contribute to local character by creating a sense of place appropriate to its location.

[Felpham](http://www.arun.gov.uk/main.cfm?type=MADEPLANS)

New buildings should respect the vernacular design of current buildings in the parish, and should allow adequate space between buildings to retain the character of the parish.

[Strumpshaw](http://www.broadland.gov.uk/housing_and_planning/5831.asp)

New development proposals will be expected to be of a design which:

(a) complements and enhances where appropriate the prevailing size, height, scale

and mass, materials, layout, density and access of the existing surrounding

development;

(b) demonstrates that the development reflects the existing character of the locality

as defined in the Bembridge Design Character Appraisal document;

(c) demonstrates that the amenities of neighbouring residential occupiers will not be

adversely affected through overlooking, loss of light or outlook, over-dominance

or disturbance

(d) provides an appropriate level of landscaping which complements and enhances

the character of the local area.

In addition to the above, in the case of new housing development, garden space

commensurate with the size of the dwelling, the prevailing pattern of development in the

locality and the likely needs of the prospective occupiers must be provided.

[Bembridge](http://www.iwight.com/azservices/documents/2879-Made-Bembridge-NDP.pdf)

New development in accordance with the Neighbourhood Plan will be permitted where it:

a) Is designed to a high quality which responds to the heritage and distinctive character and reflects the identity of the local context of Cuckfield as defined on Map 3 - Conservation Areas and Character Areas, by way of;

i. height, scale, spacing, layout, orientation, design and materials of buildings,

ii. the scale, design and materials of the public realm (highways, footways, open space and landscape), and

b) Is sympathetic to the setting of any heritage asset and

c) Follows guidance in the Conservation Area Appraisals and Management Plans, the High Weald AONB Management Plan, and

d) Respects the natural contours of a site and protects and sensitively incorporates natural features such as trees, hedges and ponds within the site, and

e) Creates safe, accessible and well-connected environments that meet the needs of users, and

f) Will not result in unacceptable levels of light, noise, air or water pollution, and

g) Makes best use of the site to accommodate development.

[Cuckfield](http://www.midsussex.gov.uk/media/Cuckfield_Neighbourhood_Plan_June14.pdf)

New development should meet the requirements of the Billesdon Village Design

Statement. Housing developments of five or more dwellings should achieve 12 ‘greens’

against the requirements of Building for Life 12 and be eligible for ‘Building for Life

Diamond’ status.

[Billesdon](http://www.leicestershirevillages.com/uploads/8539b3552e7f1a232294895.pdf)

The Neighbourhood Plan encourages all planning applications submitted for major development proposals to be considered by a Littlehampton Design Assessment Panel as part of the pre-application consultations.

The Panel will be encouraged to consider emerging proposals and planning applications against the design criteria established in the development plan

The Neighbourhood Plan will support proposals for the housing developments, provided they can clearly demonstrate that, in responding to the adopted West Sussex ‘Guidance for Parking in New

Residential Developments, September 2010’ Supplementary Planning Document:

● the scheme layout and building plot configurations are able to properly accommodate the forecast requirement for off-street and on-street car parking, and

● it is possible to effectively manage the consequence of under- provision of car parking spaces once the scheme is fully occupied

● the carriageway widths of roads that may support (existing and future) local bus routes, are capable of doing so.

[Littlehampton](http://www.arun.gov.uk/mediaFiles/downloads/99461084/Submission_Plan_post_examination_modifications_DDA.pdf)

New development which would have an effect on the appearance or character

of the surrounding area should be of a high quality design and should

contribute to local character by creating a sense of place appropriate to it’s

location.

[Bersted](http://www.arun.gov.uk/mediaFiles/downloads/99461084/Bersted_NP___10_Sept_final.pdf)

In order to be considered favourably all new development proposals will need to satisfy

the following building design principles:

1. New development should enhance and reinforce the local distinctiveness of an

area and proposals should show clearly how the general character, scale, mass,

and layout of the site, building or extension fits in with the “grain” of the

surrounding area within Design and Access Statements.

2. New development should be of a scale, mass and built form which responds to

the characteristics of the site and its surroundings, care should be taken to

ensure that building(s) height, scale, and form, including the roofline, do not

disrupt the visual amenities of the street scene and impact on any significant

wider landscape views. Proposals should not feature designs specific to a generic “scheme” and should display how they take account of the locally

distinctive character of the area in which they are to be sited within Design and

Access Statements.

3. New buildings should follow a consistent design approach in the use of

materials, fenestration and the roofline to the building. Materials should be

chosen to complement the design of a development and add to the quality or

character of the surrounding environment. New development proposals need

not imitate earlier architectural periods or styles and could be the stimulus for

the use of imaginative modern design using high quality materials in innovative

ways.

4. Building alterations or extensions in the Parish Conservation Areas especially

should be sensitive to the local context in terms of materials, design, colour

scheme, scale and structure. The Parish Council promote the use of natural

materials from environmentally responsible sources, the use of energy saving

materials, and materials of high quality, which have been reclaimed, salvaged or

recycled.

5. Redevelopment, alteration or extension of historic farmsteads and agricultural

buildings within the Parish should be sensitive to their distinctive character,

materials and form. Due reference and consideration should be made to the

Worcestershire Farmstead Assessment Framework41.

6. Proposals should minimise the impact on general amenity and give careful

consideration to noise, odour and light. Light pollution should be minimised

wherever possible and security lighting should be appropriate, unobtrusive and

energy efficient.

[Chaddersley Corbett](http://www.wyreforestdc.gov.uk/media/328395/CC-Final-Neighbourhood-Plan.pdf)

### Local Character

Where a Design and Access Statement is required, developers must ensure it demonstrates how their proposed development reinforces Thame’s character. It must set out how the proposals follow the policies and guidance in relevant national and local documents as well as this Plan. The Design and Access Statement must address the following topics:

1. Context and character
2. Historic character
3. Connection with the countryside
4. Quality for pedestrians and cyclists
5. Development quality
6. Car parking.

[Thame Neighbourhood Plan](http://www.southoxon.gov.uk/sites/default/files/Final%20Thame%20Neighbourhood%20Plan%20-%20March%202013.pdf)

Development will be supported where it:

• Respects the local character and historic and natural assets of the surrounding area, and takes every opportunity, through design and materials, to reinforce local distinctiveness and a strong sense of place

• Incorporates, wherever possible, locally distinctive features such as Cheshire railings and fingerposts

• Does not unacceptably erode the important, predominantly undeveloped gaps between the three settlements of Tattenhall, Newton-by-Tattenhall and Gatesheath

• Fully accords with the Tattenhall Village Design Statement

• Respects local landscape quality ensuring that views and vistas are maintained wherever possible (See Appendix A)

• Takes every opportunity, where practicable and viable, to incorporate features that improve its environmental performance thereby reducing carbon emissions. These can include both energy efficiency measures and green energy generation

Development that does not meet these criteria will not be permitted.

In order to gauge whether good design is at the heart of proposed new developments, applicants should include with their planning applications an assessment of how their scheme performs against the twelve criteria set out in Building for Life. Outdoor advertisements will be controlled to prevent an unacceptable proliferation of signage which would undermine the visual amenity of the village.

The removal, or cutting back, of any trees that have a significant amenity value without an arboricultural report by a reputable company will be resisted. New development should not involve the loss of important trees and schemes should allow space for such trees to mature, to avoid any later pressure for their removal.

[Tattenhall and District](http://www.cheshirewestandchester.gov.uk/your_council/policies_and_performance/council_plans_and_strategies/planning_policy/neighbourhood_planning/tattenhall_and_district_neighb.aspx)

New development should contribute positively to the character of the two villages, and should reflect the design qualities of their time, so that the richness of varied character continues and is extended into the future.

[Barnham and Eastergate](http://www.arun.gov.uk/main.cfm?type=MADEPLANS)

All development will be designed to a high quality and to reinforce local distinctiveness. Design which fails to have regard to local context and does not preserve or enhance the character and quality of an area will not be acceptable.

Development proposals, extensions and alterations to existing buildings and structures will be expected to:

* have regard to the principles set out in the Much Wenlock Design Statement; and
* make efficient use of land while respecting the density, character, landscape and biodiversity of the surrounding area; and
* be suitably designed for the context within which they are set; and
* retain existing important landscape and natural features; and
* ensure that the scale and massing of buildings relate sympathetically to the surrounding area; and
* create safe environments addressing crime prevention and community safety; and
* use traditional and vernacular building materials where such treatment is necessary to respect the context of the development concerned.

[Much Wenlock](http://shropshire.gov.uk/media/1019504/Much-Wenlock-Neighbourhood-Plan-Adoption-version.pdf)

New development will be expected to respond positively to the local character of its environment by demonstrating an understanding of the qualities which make up this character. New development must demonstrate a high quality of design and a good standard of amenity for existing and future occupants of the land and buildings and demonstrate that the amenities of neighbouring property are not adversely affected.

[Bembridge](http://www.iwight.com/azservices/documents/2879-Made-Bembridge-NDP.pdf)

In order to be considered favourably all new development proposals will need to

satisfy the following settlement design principles:

1. New developments should be small in scale and retain the open spaces

surrounding settlements, as for example the 2013 infill development on

The Green, off Briar Hill, which does not adversely impinge on the rural

setting of the existing settlement, and those spaces identified in the

Conservation Area Character Appraisal for Chaddesley Corbett (see Map

3).

2. Gated housing developments will not be supported.

3. Driveway and entrance gates should reflect the rural nature of the Parish

and be of traditional wooden or metal field design, such as “5-bar” gates.

4. The use of sustainable drainage systems and permeable surfaces should

be used in preference to hard surfaces in both domestic and commercial

developments to reduce run off.

5. Extensions to properties should be of a subordinate scale to the original

building.

6. Infill developments should be in keeping with the scale of the immediate

surrounding area and not adversely affect neighbouring properties by

way of privacy and outlook or amenity.

7. The use of street lighting is discouraged unless it is deemed necessary for

reasons of safety, in which case it should be sympathetic in design and

luminosity to the surrounding area. Street lighting is not supported in

any of the conservation areas.

[Chaddersley Corbett](http://www.wyreforestdc.gov.uk/media/328395/CC-Final-Neighbourhood-Plan.pdf)

New development (including alterations, change of use and extensions) must respect and

reinforce the established character as detailed in the Character Studies (Appendix F) by:

‐ Respecting its context;

‐Taking into account the spacing between buildings; domestic gardens, (including the

proportion of garden area to buildings); informal green and open spaces;

‐ Being of an appropriate height, density, mass and footprints;

‐ Being of compatible scale;

‐ Being of compatible use;

‐ Interpretation of local character and design details including windows;

‐ Using a choice of traditional materials should complement the surrounding context.

[Tettenhall](http://www.wolverhampton.gov.uk/CHttpHandler.ashx?id=4101&p=0)

Area To ensure that new development complements or enhances the existing character and takes account of the context of the street scene, it must:

1. closely reflect the existing rhythm, proportion, height, scale, massing, materials and storey heights both for the grand compositions and other terraces of visual quality;
2. in the lesser terraces and mews follow a strong contextual approach to ensure that it complements and enhances the existing character and context of the street scene;
3. in the case of eccentric buildings ensure that the specific context of the site and the wider character of street scene are fully taken into account relation to scale, design and materials.

[Norland](http://www.rbkc.gov.uk/planningandconservation/neighbourhoodplanning/norlandneighbourhoodplan.aspx)

The design of new buildings should contribute positively to the historic character. Listed Buildings and their settings and Conservation Areas and their settings, will be conserved and enhanced to reinforce the quality and character of Bersted.

[Bersted](http://www.arun.gov.uk/mediaFiles/downloads/99461084/Bersted_NP___10_Sept_final.pdf)

New development proposals should aim to protect, promote and enhance the special

qualities, historic character and local distinctiveness of Heathfield Park in order to help

maintain its cultural identity and strong sense of place.

Applicants will be required to demonstrate how proposed development takes account of

and reinforces Heathfield Park’s historic and distinctive townscape character. This will

apply to the following types of application:-

• Major development (as defined in Article 2 of the Development Management

Procedure Order or any amendment or replacement of that Order– excluding mining

and waste development);

• Listed Building Consent;

• Development affecting heritage assets of local historic significance, including the canal

and conservation areas refer to the Characterisation Study):

• The extension of an existing building where the floor space created exceeds 100 square

metres;

• The erection of a building or buildings where the cubic content of the development

exceeds 100 cubic metres.

Proposals should reflect the policies and guidance in relevant national and local planning

documents as well as this Neighbourhood Plan and take account of the Heathfield Park

Characterisation Study. It will address the following topics:-

• Context and character

• Historic and/or architectural significance

• Connection with green spaces

• Quality for pedestrians and cyclists

• Development design quality

• Car parking

[Heathfield Park](http://www.wolverhampton.gov.uk/CHttpHandler.ashx?id=5492&p=0)

Account should be taken of the intrinsic character and beauty of the countryside of the

Parish and the need to support thriving rural communities within it, in the context of a presumption in favour of sustainable development.

[Billesdon](http://www.leicestershirevillages.com/uploads/8539b3552e7f1a232294895.pdf)

New development should be designed to have a positive and distinctive character by:

* designing the development to respond to site features such as views into or out of the area, trees and landscape, existing buildings;
* introducing memorable ‘one-off’ streets and spaces at key locations within the development – for example, a ‘gateway’ space linking new and old; a boulevard along a main route; or a space where pedestrian routes meet.

[Winsford](http://www.cheshirewestandchester.gov.uk/your_council/policies_and_performance/council_plans_and_strategies/planning_policy/neighbourhood_planning/winsford_neighbourhood_plan.aspx)

### Image and Identity

Redevelopment of poor quality frontages onto the A54 is a priority and will be supported.

Development proposals within the A54 corridor should:

* be of the highest design and construction quality, positively address the A54 and not turn their back onto the road;
* enhance the pedestrian experience and minimise the

impact of the traffic where possible though public realm works, de-cluttering, street tree planting and improved pedestrian crossings; and

* be of an appropriate height to create a higher degree of enclosure and signal its central location.

[Winsford](http://www.cheshirewestandchester.gov.uk/your_council/policies_and_performance/council_plans_and_strategies/planning_policy/neighbourhood_planning/winsford_neighbourhood_plan.aspx)

### Areas of separation

An area of separation lying to the north of Broughton Way and east of Sutton Lane, and amounting to approximately 7 ha of agricultural grazing land will be maintained between the two settlements of Broughton Astley and Sutton in the Elms. Development which would detract from the open character of this area or reduce the visual separation of Broughton Astley and Sutton in the Elms should not be permitted.

* + 1. The area of separation is desirable in order to ensure that the identity and distinctiveness of settlements is retained. (Fig. 5 )
    2. Development for recreational use such as Community Woodland, Country Park or informal public open space will be supported providing the proposals do not detract from the open and undeveloped character of the area.

[Broughton Astley](https://www.harborough.gov.uk/info/200074/planning/496/neighbourhood_planning/10)

### Design details

The following items must be considered early in the design process and integrated into the overall scheme:

• bin stores and recycling facilities

• cycle stores

• meter boxes

• lighting

• flues and ventilation ducts

• gutters and pipes

• satellite dishes and telephone lines

[Felpham](http://www.arun.gov.uk/main.cfm?type=MADEPLANS)

In particular, the design of new housing should give full consideration to the following items:

• bin stores and recycling facilities

• cycle stores

• meter boxes

• lighting

• flues and ventilation ducts

• gutters and pipes

• satellite dishes and telephone lines.

[Barnham and Eastergate](http://www.arun.gov.uk/main.cfm?type=MADEPLANS)

The following items must be considered early in the design process and

integrated into the overall scheme:

• bin stores and recycling facilities

• cycle stores

• meter boxes

• lighting

• flues and ventilation ducts

• satellite dishes and telephone lines

• gutters and pipes

[Bersted](http://www.arun.gov.uk/mediaFiles/downloads/99461084/Bersted_NP___10_Sept_final.pdf)

### Roofs

To ensure that roof alterations and additions are harmonious to the character and appearance of the building and its context, changes will only be permitted:

(a) for pitched without parapets where they restore the original composition and avoid the use of dormers or other unpleasant alterations;

(b) for low-pitched or roofs behind parapets when the dominance of the parapet is retained;

(c) for roof gardens and terraces where they are set back from the building line take into account longer distance views and are designed to be sensitive to uninterrupted rooflines.

[Norland](http://www.rbkc.gov.uk/planningandconservation/neighbourhoodplanning/norlandneighbourhoodplan.aspx)

### Conversions and Extensions

To ensure rear and side extensions make a positive contribution to the character and amenity of the Norland Neighbourhood Area they must:

(a) avoid a serious loss of garden space, which, on its own or together with neighbouring gardens, is important to the character of the area.

(b) remain subservient to the host building.

(c) in the case of rear infill extensions be set back from existing closet wing extensions so as to preserve the rhythm of the rear facade of a terrace or street.

(d) in the case of rear extensions avoid the addition of a balcony or terrace unless it is a predominant feature of the terrace.

(e) in the case of side extensions or side porches reflect the rhythm, punctuation and symmetry of the street scene.

[Norland](http://www.rbkc.gov.uk/planningandconservation/neighbourhoodplanning/norlandneighbourhoodplan.aspx)

In addition to the design principles set out in the existing and emerging Local Plans, residential conversions and extensions should be designed to reflect the character of nearby buildings and their setting. This will require particular attention to the choice of materials, the scale of development, roof heights and layout within the plot. The incorporation of features connected with sustainable design (e.g. sustainable drainage and porous/permeable surfacing for drives) will be required where feasible, provided that it is incorporated into an overall design that complements the character of the area.

Where it is possible, the provision of associated natural landscaping, including native trees, hedgerows, wetland areas and the retention or incorporation of habitats for species of small mammals, birds and insects will be required.

[Anslow](http://www.eaststaffsbc.gov.uk/filedepot_download/666/187)

In order to ensure some flexibility to meet the needs of growing families require that:

(a) extensions remain subservient to the host building and the context of the site;

(b) dormer windows are constructed of traditional materials and do not dominate the roof line;

(c) any reconstructed roof line remains below the party wall summit and is constructed of traditional materials

[Norland](http://www.rbkc.gov.uk/planningandconservation/neighbourhoodplanning/norlandneighbourhoodplan.aspx)

### Exterior Painting

In order to preserve the historic features and character of the Norland Neighbourhood Area, resist:

(a) the rendering or painting of original unpainted facing brickwork on front and rear elevations;

(b) the painting of unpainted exterior stucco surfaces.

[Norland](http://www.rbkc.gov.uk/planningandconservation/neighbourhoodplanning/norlandneighbourhoodplan.aspx)

### Balconies

Balconies will only be permitted where it can be demonstrated that no overlooking of

neighbouring buildings or private garden space will occur from the balcony and where it

can be demonstrated that there is no direct line of sight of users of the balcony from

neighbouring windows or gardens.

[Bembridge](http://www.iwight.com/azservices/documents/2879-Made-Bembridge-NDP.pdf)

### Small Scale Additions and Architectural Features

In order to ensure that the cumulative impact of small scale alterations does not have a negative impact on the character and appearance of the Neighbourhood Area, the Plan requires:

(a) the siting of small-scale additions to be sensitive to the outside appearance of the building and the effect on the street scene;

(b) solar panels and satellite dishes to be discreetly located so as not to harm the character of the host building and its setting within the townscape of the Neighbourhood Area.

[Norland](http://www.rbkc.gov.uk/planningandconservation/neighbourhoodplanning/norlandneighbourhoodplan.aspx)

### Outbuildings and Insubstantial Buildings

In order to preserve the character of gardens and other open spaces in the neighbourhood area, garden buildings must:

(a) be of an appropriate scale, design, materials and be carefully sited;

(b) be no higher than one storey in height and constructed from traditional materials;

(c) not form a separate dwelling.

[Norland](http://www.rbkc.gov.uk/planningandconservation/neighbourhoodplanning/norlandneighbourhoodplan.aspx)

The redevelopment of semi-permanent and insubstantial buildings such as sheds, out

houses and glasshouses will not be permitted. When it can be demonstrated that such

buildings and structures are no longer viable the area occupied should be redeveloped

for open land uses not inappropriate in the Green Belt, or returned to open land.

[Chaddersley Corbett](http://www.wyreforestdc.gov.uk/media/328395/CC-Final-Neighbourhood-Plan.pdf)

### Internal Space

The amount of space provided in each dwelling must as a minimum meet but ideally exceed the minimum standards recommended by the RIBA in The Case for Space (2011). Adequate storage space must be provided in all new homes

[Cringleford](http://www.south-norfolk.gov.uk/planning/5736.asp)

### Garages

Unless impracticable, garages must be built in direct association with the houses whose inhabitants may be expected to use them. They must be spacious enough to accommodate modern cars and bicycles. Proposals for rear or separate parking courts will not be permitted, unless alternative provision is impracticable.

[Cringleford](http://www.south-norfolk.gov.uk/planning/5736.asp)

### Townscape

**NP/DG1.1** Development proposals should respond positively to the local townscape. Development proposals should use the RBWM Townscape Assessment report, and specifically its sections “Key Characteristics” and “Description”, to inform the design approach in a planning application. The extent to which this is demonstrated in the development proposals should determine whether the proposal is in keeping with the character of an area.

**NP/DG1.2** In Townscape Assessment zones Leafy Residential Suburbs, Villas in a Woodland Setting and Executive Residential Estates, residential development should comprise low or very low density developments of detached houses, unless it can be satisfactorily demonstrated that other forms of development would retain the identified character of the area. In the context of this policy, these houses are defined as being dwellings for occupation typically by a single household, each house sitting in its own plot with a garden for its exclusive use. This policy shall apply even in areas within these zones where other types of dwellings may also exist.

**NP/DG1.3** Development proposals in Townscape Assessment zones Leafy Residential Suburbs and Villas in a Woodland Setting should retain and enhance the sylvan, leafy nature of the area, which, where possible and appropriate, should include the planting of trees and/or shrubs along the street and neighbouring sites boundaries.

**NP/DG1.4** Development proposals in Townscape Assessment zones Victorian Villages must respect the form and character of the street and of the surrounding area.

**NP/DG1.5** In Townscape Assessment zones Inter-War Suburbs, Post-War Suburbs (to 1960) and Late 20th Century Suburbs (to 1960), Late 20th Century Suburbs (1960s onwards) and Post-War Residential Flats, development proposals for houses or flats of high quality design and which enhance the character of the local area may be appropriate, even if not fully reflective of their Townscape Assessment classification.

**NP/DG1.6** Throughout the Neighbourhood Area, development proposals should comprise high quality design and seek to demonstrate how they will enhance the character of the local area.

[Ascot, Sunninghill and Sunningdale](http://consult.rbwm.gov.uk/portal/referendum/ascotnp?tab=files)

### Crime Reduction and Prevention

All developments and improvements in the Heathfield Park area should be designed to

ensure that crime reduction and elimination are built into them as they are delivered. The

priorities are:-

• Ensure people feel safe during hours of darkness through use of street lighting and

active frontages and safe, permeable routes where appropriate;

• Reduce traffic speeding by implementing speed restriction zones and ‘shared space’

principles

• Improve pedestrian and cycling links to encourage walking and cycling by providing

safe direct routes which can increase informal surveillance as a deterrent to crime.

• Maintain clean and tidy public areas to reduce litter and fly tipping;

• Address the issue of derelict properties and underused facilities which add to the

negative image of Heathfield Park;

The design of major developments (as defined in Article 2 of the Development

Management Procedure Order – excluding mining and waste development) are required

to address the prevention of crime at the site and in the immediate vicinity.

[Heathfield Park](http://www.wolverhampton.gov.uk/CHttpHandler.ashx?id=5492&p=0)

### Advertising

In order to maintain the character and appearance of the Neighbourhood Area an advertisement must be:

(a) of a size, form, material colour and method of illumination that relates to the overall appearance of the street as well as the character of the building on which it is attached;

(b) suitably positioned, normally at street level

[Norland](http://www.rbkc.gov.uk/planningandconservation/neighbourhoodplanning/norlandneighbourhoodplan.aspx)

Advertising necessary in connection with sustainable economic activity within the plan

area will be permitted where it is consistent in number, size, design and appearance with

the rural and historic setting of the village and settlements across the Parish.

Lead in signs should be sympathetic in design, limited in number and not present a

distraction to motorists.

Internally illuminated signs will not be permitted in the Conservation Areas.

Advertising signs should be small in scale and reflect District and Parish policy objectives

in terms of impact and appropriateness in a rural area.

[Chaddersley Corbett](http://www.wyreforestdc.gov.uk/media/328395/CC-Final-Neighbourhood-Plan.pdf)

Developments which provide improved signage relating to the promotion of Bersted’s facilities will be supported provided that such development would not detract from the visual amenity of the surrounding area.

[Bersted](http://www.arun.gov.uk/mediaFiles/downloads/99461084/Bersted_NP___10_Sept_final.pdf)

## Community

### Development Briefs

NP/H1.1 Development Proposals which include 10 or more dwellings on sites larger than 0.4 hectares shall be required to submit a Development Brief, as set out in Appendix C, to RBWM, and to actively engage in consultation with the Parish Council and the community as part of the design process prior to any planning application being submitted.

NP/H1.2 Planning applications for developments which require a Development Brief must be accompanied by a Statement of Community Consultation, as set out in Appendix D.

[Ascot, Sunninghill and Sunningdale](http://consult.rbwm.gov.uk/portal/referendum/ascotnp?tab=files)

### Allocate land for a new community facility

Developer contributions will be sought from all new homes towards the funding of a community facility.

This Plan identifies the following sites as having potential for accommodating a community facility:

1. the Cattle Market site as part of a mixed-use development
2. the Lord Williams’s Lower School, as long as the school is consolidated onto the Upper School site and the Lower School site developed for residential. The existing Sports Hall and Phoenix Centre, along with the associated car parking area, could be refurbished as community facilities
3. a new facility on the northern end of the Southern Road Recreation Area.

[Thame Neighbourhood Plan](http://www.southoxon.gov.uk/sites/default/files/Final%20Thame%20Neighbourhood%20Plan%20-%20March%202013.pdf)

An area of land is identified for a new community room, up to 8 allotments and an enabling residential development of up to 10 dwellings, located to the west of Mill Lane, as shown in map 5 in Appendix 1.

[Strumpshaw](http://www.broadland.gov.uk/housing_and_planning/5831.asp)

### Community facilities and services

Proposals for additional services and facilities within the village will be supported subject to the following criteria being met:

(i) the individual proposal will not generate unacceptable noise, fumes, smell or other disturbance to neighbouring residential properties;

(ii) the particular proposal will not lead to traffic congestion or adversely affect the free-flow of traffic on the adjoining highway; and

(iii) access arrangements and off-street parking can be satisfactorily provided without impinging on adjoining residential and non-residential uses.

[Woodcote](http://www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/neighbourhood-plans/woodcote-neighbourhood)

The conversion or re-development of the existing parish room on Barn Hill to appropriate uses will be allowed, subject to meeting the relevant policies of the local planning authority.

[Strumpshaw](http://www.broadland.gov.uk/housing_and_planning/5831.asp)

Proposals that would result in the loss of community facilities will not be supported unless:

* it can be demonstrated that the facilities are no longer needed or viable; or
* it can be demonstrated that suitable alternate provision exists in the immediate area to serve the community; or
* suitable alternative provision is included in the development proposal itself.

[Much Wenlock](http://shropshire.gov.uk/media/1019504/Much-Wenlock-Neighbourhood-Plan-Adoption-version.pdf)

Proposals for new and/or improved community facilities will be supported subject to the following criteria:

* the proposal would not have significant harmful impacts on the amenities of surrounding residents and other activities; and
* the proposal would not have significant harmful impacts on the surrounding local environment; and
* the proposal would not have unacceptable impacts on the local road network; and
* the proposal would adequately address surface water run-off issues.

[Much Wenlock](http://shropshire.gov.uk/media/1019504/Much-Wenlock-Neighbourhood-Plan-Adoption-version.pdf)

The retention, continued use, refurbishment or improvement of all the Parish’s public

conveniences and community services will be supported.

Relocation of services or facilities will be supported where it can be demonstrated there

will be an equal or greater level of benefit and accessibility for the community.

[Bembridge](http://www.iwight.com/azservices/documents/2879-Made-Bembridge-NDP.pdf)

The loss of existing community buildings (Use Class D1) will be resisted unless it can be demonstrated that demand within the locality for the facility no longer exists or that suitable alternative provision is made elsewhere.

[Cuckfield](http://www.midsussex.gov.uk/media/Cuckfield_Neighbourhood_Plan_June14.pdf)

The Youth Club Building, shown on Map 11 – Improved Community Buildings, will be retained and improved as a centre that benefits the children, young people and the wider community in and around Cuckfield.

[Cuckfield](http://www.midsussex.gov.uk/media/Cuckfield_Neighbourhood_Plan_June14.pdf)

The Neighbourhood Plan will support proposals to provide a new community centre

facility to serve the town on land at The Paddock, off Elmfields Gate, as shown on the

Proposals Map, provided the design respects the special historic and architectural

character of the designated heritage assets of The Paddock and Winslow Hall.

[Winslow](http://www.aylesburyvaledc.gov.uk/planning-policy/neighbourhood-planning/winslow-neighbourhood-plan/)

The buildings, sites and features mapped in figure 9 and listed in figure 10 are believed

by the local community to be important for their heritage or for their social well‐being

or cultural, recreational or sporting interest of the local community’. (Assets of

Community Value DCLG Policy Statement Sept 2011)

Development proposals will be supported which:

‐enhance the community use of these assets;

‐help secure their viability;

‐help ensure that new community facilities are based in local neighbourhoods; and

‐ are accessible on foot or by public transport to all local residents.

If a planning application comes forward to develop any of these assets then the

community must be consulted as per policy TNP7 Community Involvement and

Consultation. Proposals for the loss or redevelopment or change of use of these sites

and premises will be determined against saved UDP Policy C3.

[Tettenhall](http://www.wolverhampton.gov.uk/CHttpHandler.ashx?id=4101&p=0)

The loss of services and facilities of use to the community will not be permitted unless they are to be replaced with services and facilities of an equal or higher quality and value to the community on the same site or another site within the parish.

Where the existing services and facilities can be shown to be no longer needed or viable, any proposed alternative use should provide equal or greater benefits to the local economy and community, including through contributions to development on other sites.

[Lynplan](http://www.northdevon.gov.uk/lyn_plan_referendum_version_final.pdf)

The Neighbourhood Plan will support proposals to continue the community or culture use of the Victoria Institute, Tarrant Street. Should it be clearly demonstrated that such uses of the property are no longer financially viable, the Neighbourhood Plan will support proposals for a change of use to a hotel use, a residential institution use or a dwelling use.

[Arundel](http://www.arun.gov.uk/mediaFiles/downloads/86879353/Arundel_NP_post_examination_v2_DDA.pdf)

Proposals for high quality community facilities that encourage day to day social interaction

or community based events will be supported. The priorities for improving existing

community facilities are:-

• Heath Town Public Baths and Library Site, Tudor Road

• Heath Town Community Centre, Heath Town Estate

• Springfield Youth Centre, Grimstone Street

• Heath Town Adventure Playground Site, Hobgate Road

• Holy Trinity Church Hall, Bushbury Road are looking at opportunities for redevelopment

and extension of facilities

• St. Patrick’s Catholic Church, Wolverhampton Road

Proposals for the location of a Community Service Hub in Heathfield Park serving

Wolverhampton North East will be supported.

[Heathfield Park](http://www.wolverhampton.gov.uk/CHttpHandler.ashx?id=5492&p=0)

Development that fails to protect existing facilities providing for people’s day-to-day

needs will not be approved, unless the facility is replaced by equivalent or better provision

in terms of quantity and quality in a suitable location.

[Billesdon](http://www.leicestershirevillages.com/uploads/8539b3552e7f1a232294895.pdf)

There will be a presumption against residential development that involves the loss of existing community facilities unless satisfactory proposals for the relocation of those community facilities have been implemented

[Littlehampton](http://www.arun.gov.uk/mediaFiles/downloads/99461084/Submission_Plan_post_examination_modifications_DDA.pdf)

Proposals that would result in the loss of community facilities will not be supported. Proposals for new and/or improved community facilities will be supported subject to the following criteria:

 the proposal would not have significant harmful impacts on the amenities of surrounding residents and other activities; and

 the proposal would not have significant harmful impacts on the surrounding local environment; and

 the proposal would not have unacceptable impacts on the local road network; and

 the proposal would provide appropriate car parking facilities; and

 the proposal is located within or immediately adjacent to the built up area boundary as defined in Policy BB1.

Proposals for the provision of a replacement community facility linked to the redevelopment of its existing site will be required to demonstrate that the replacement facility is made available before the closure of the existing facility.

[Yapton](http://www.arun.gov.uk/mediaFiles/downloads/99461084/Yapton_NP___Referendum_Version_2_0_for_ADC___October_2014.pdf)

### Assets of community value

Proposals that will enhance the viability and/or community value of any assets designated by Arun District Council as assets of community value under the Localism Act 2011 will be supported. Otherwise, proposals that result in either the loss of the asset or in significant harm to the community value of an asset will be resisted, unless it can be clearly demonstrated that the operation of the asset, or the ongoing delivery of the community value of the asset, is no longer financially viable.

[Arundel](http://www.arun.gov.uk/mediaFiles/downloads/86879353/Arundel_NP_post_examination_v2_DDA.pdf)

Proposals that will result in either the loss of an Asset of Community Value or in significant harm to an Asset of Community Value will be strongly resisted.

[Woodcote](http://www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/neighbourhood-plans/woodcote-neighbourhood)

Proposals that will enhance the viability and/or community value of the properties registered as Assets of Community Value will be supported. Otherwise, proposals that result in either the loss of the asset or in significant harm to the community value of an asset will not be permitted, unless it can be clearly demonstrated that the operation of the asset, or the ongoing delivery of the community value of the asset, is no longer economically viable, typically because the site has been marketed at a reasonable price for employment or service trade uses for six months at least and that no sale or let has been achieved.(See Appendix A for list of assets).

[Felpham](http://www.arun.gov.uk/main.cfm?type=MADEPLANS)

Proposals that will enhance the viability and/or community value of any property that may be included in the register of Assets of Community Value will be supported. Proposals that results in the loss of such a property or in significant harm to its community value will be resisted, unless it can clearly be demonstrated the continuing operation of the property is no longer economically viable. Typically this would mean the site has been marketed at a reasonable price for at least a year for that and any other suitable employment or service trade uses and no interest in acquisition has been expressed.

[Barnham and Eastergate](http://www.arun.gov.uk/main.cfm?type=MADEPLANS)

Proposals that will result in either the loss of, or in significant harm to an Asset of

Community Value will be resisted, unless it can be clearly demonstrated that the

operation of the asset, or the ongoing delivery of the community value of the asset, is no

longer financially viable.

[Winslow](http://www.aylesburyvaledc.gov.uk/planning-policy/neighbourhood-planning/winslow-neighbourhood-plan/)

The Plan identifies buildings, sites and features, illustrated in Figure 11 overleaf and listed

in Table 2 on page 53, which the community consider to be important for their heritage

and for their social well-being, cultural, recreational or sporting importance.

Development proposals affecting these properties will be supported which;

• Enhance the community use of these assets;

• Help secure their viability;

• Encourage new community facilities to be based in local neighbourhoods; and

• Are accessible to all local residents.

Some of the sites and property identified in Figure 11 and Table 2 will be subject of a

separate process which will confirm them formally as ‘Assets of Community Value’.

[Heathfield Park](http://www.wolverhampton.gov.uk/CHttpHandler.ashx?id=5492&p=0)

Proposals that will enhance the viability and/or community value of properties included in the register of Assets of Community Value will be supported. Otherwise, proposals that result in either the loss of the asset or in significant harm to the community value of an asset will not be permitted, unless it can be clearly demonstrated that the operation of the asset, is no longer economically viable. Evidence should be provided by the developer that the site has been actively marketed for a minimum of 12 months and that no sale or let has been achieved.

[Bersted](http://www.arun.gov.uk/mediaFiles/downloads/99461084/Bersted_NP___10_Sept_final.pdf)

### Improvements to and new provision of services and facilities

Proposals for the improvement of existing services and facilities and the provision of new services and facilities of use to the community will be supported, provided that the proposals would not have significant harmful impacts on the amenities of residents or on other neighbouring uses.

[Lynplan](http://www.northdevon.gov.uk/lyn_plan_referendum_version_final.pdf)

The Neighbourhood Plan will support proposals for suitable additional leisure and community uses and/or community facilities at the Arundel Lido, as shown on the Proposals Map.

[Arundel](http://www.arun.gov.uk/mediaFiles/downloads/86879353/Arundel_NP_post_examination_v2_DDA.pdf)

### Leisure, Sport and Recreation

Site 1B (south of Broughton Way) is allocated for the provision of additional community and leisure facilities. The second and third choice sites suggested during the Big Plan consultation will be considered if the allocated site is not granted permission to proceed (Ref: 3.15.1).

Site 1B is allocated for a centrally located community and leisure facility which will provide a minimum 4-court sports hall, gym and dance facilities, all-weather pitch, changing facilities, meeting rooms and associated administration and parking facilities for the benefit of all the community.

The community and leisure facilities will be provided by the developer of Site 1B, as part of the overall development package for the combined sites. Any additional funding required to enhance the facilities or specification will be sought from the District and County Councils, and sports funding bodies, so that the facility is built in a timely manner.

It is expected to be operated on a similar model as Harborough and Lutterworth Leisure Centres; and achieved by working in partnership with District & County Councils, Leicestershire and Rutland Sport, and the Harborough District Leisure Trust and others as necessary.

The Parish Council will seek to purchase additional land in order to increase the number of formal sports pitches and changing rooms to meet the needs of local clubs and groups.

[Broughton Astley](https://www.harborough.gov.uk/info/200074/planning/496/neighbourhood_planning/10)

Proposals which provide for additional sports facilities, open in character and over and above those which already exist, on the Langtree Academy and Woodcote Primary School sites, and which meet the requirements of the school and the wider community, will be encouraged.

[Woodcote](http://www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/neighbourhood-plans/woodcote-neighbourhood)

Existing recreational space, including school playing fields and land used for outdoor sport and recreation should not be built on, except for buildings which would enhance sporting or recreational activities on the land. Proposals for the development of such buildings will be supported provided that their scale and design would be in keeping with the character of the location and that the impact on the amenity of surrounding properties would be acceptable.

[Felpham](http://www.arun.gov.uk/main.cfm?type=MADEPLANS)

The provision of recreational buildings will be supported provided that their design and scale are in keeping with the local character and that the impact on the residential amenity of surrounding residential properties is acceptable.

[Barnham and Eastergate](http://www.arun.gov.uk/main.cfm?type=MADEPLANS)

The preservation of all existing recreational and sports facilities across the Woburn Sands plan area will be a priority and every opportunity taken to develop new facilities particularly for the youth of the area.

[Woburn Sands](http://www.milton-keynes.gov.uk/planning-and-building/planning-policy/woburn-sands-neighbourhood-plan)

Over the lifetime of the Neighbourhood Plan sports facilities in the area will be

encouraged. The priorities will be:

• Development of a community recreation facility at the former Heath Town Baths and

Library site.

• To encourage the existing organisations involved in providing sports to local people to

continue i.e. NPVAN basketball; Football development; Active youth clubs; Walking

group; running group; Street dance; Cheerleaders and dance cheerleaders.

• The Somali led football group and the Heath Town football group.

Proposals for new residential development will be expected to strengthen pedestrian and

cycle access to sports and recreational facilities and take opportunities for contributing

towards improving existing sports and recreational provision or creating new sports

facilities for the local community.

[Heathfield Park](http://www.wolverhampton.gov.uk/CHttpHandler.ashx?id=5492&p=0)

The Neighbourhood Plan supports the refurbishment or redevelopment of the Littlehampton Leisure Centre on the current site

In the event that the leisure centre facility is to be relocated elsewhere in the town and the site is to be redeveloped, then any redevelopment should not take place until:

● A development brief detailing future design and usage of the

existing site has been fully consulted

● The replacement facilities are available for use

[Littlehampton](http://www.arun.gov.uk/mediaFiles/downloads/99461084/Submission_Plan_post_examination_modifications_DDA.pdf)

Development of existing recreational space including school playing fields, outdoor sport and recreational land will not be supported. Development of recreational buildings will be supported provided that the design and scale of development is in keeping with the character of the location and that the impact on the residential amenity of surrounding residential properties is acceptable.

[Bersted](http://www.arun.gov.uk/mediaFiles/downloads/99461084/Bersted_NP___10_Sept_final.pdf)

Proposals that enhance the quality and viability of the football club will be supported, particularly when they are capable of contributing to use by the wider community.

[Winsford](http://www.cheshirewestandchester.gov.uk/your_council/policies_and_performance/council_plans_and_strategies/planning_policy/neighbourhood_planning/winsford_neighbourhood_plan.aspx)

### Healthcare Facilities

* + 1. The provision of a facility which provides additional services such as minor surgery, phlebotomy and physiotherapy and midwifery services to reduce the need to make additional journeys out of the village will be supported.
    2. Land for a healthcare facility will be provided within Site 1B. Funding for the new facility will be sought through developer contributions and other sources, to ensure that medical facilities remain near to the centre of the existing village, being convenient and accessible enough to meet the needs of local people.

[Broughton Astley](https://www.harborough.gov.uk/info/200074/planning/496/neighbourhood_planning/10)

New developments should make appropriate provision for the increased demand for medical facilities including dentistry.

[Cringleford](http://www.south-norfolk.gov.uk/planning/5736.asp)

Proposals for new health care facilities will be supported.

[Felpham](http://www.arun.gov.uk/main.cfm?type=MADEPLANS)

Proposals for new medical facilities will be supported.

[Barnham and Eastergate](http://www.arun.gov.uk/main.cfm?type=MADEPLANS)

Every effort will be made by the Town Council, working with the neighbouring parishes, to support the coherent provision of medical services to the community.

[Woburn Sands](http://www.milton-keynes.gov.uk/planning-and-building/planning-policy/woburn-sands-neighbourhood-plan)

The Neighbourhood Plan allocates land at The Winslow Centre, as shown on the Proposals

Map, to accommodate a medical services facility to serve the town.

[Winslow](http://www.aylesburyvaledc.gov.uk/planning-policy/neighbourhood-planning/winslow-neighbourhood-plan/)

Proposals for new and/or improved health and pharmacy services will be supported subject to the following criteria:

 the proposal would not have significant harmful impacts on the amenities of surrounding residents and other activities; and

 the proposal would not have significant harmful impacts on the surrounding local environment; and

 the proposal would not have unacceptable impacts on the local road network; and

 the proposal would provide appropriate car parking facilities; and

 the proposal is located within or immediately adjacent to the built up area boundary as defined in Policy BB1.

[Yapton](http://www.arun.gov.uk/mediaFiles/downloads/99461084/Yapton_NP___Referendum_Version_2_0_for_ADC___October_2014.pdf)

### School provision

Provision must be made in the land allocated for new development for a single site of 1.6 hectares for a primary school including pre-school provision, with the site to be transferred by the applicant/developer free of charge to Norfolk County Council. The primary school and pre-school provision and future improvement of the catchment high school will be funded by the developers either through a Section 106 Agreement or the Community Infrastructure Levy or possibly a combination of both. Land transfer will be dealt with separately through a Section 106 Agreement in the event that the Community Infrastructure Levy is used to fund any building works for the schools.

[Cringleford](http://www.south-norfolk.gov.uk/planning/5736.asp)

Developments that lead to the provision or improvement of facilities for children to attend primary schools in Barnham and Eastergate will be supported.

[Barnham and Eastergate](http://www.arun.gov.uk/main.cfm?type=MADEPLANS)

A wide range of first class educational provision will be encouraged.

[Woburn Sands](http://www.milton-keynes.gov.uk/planning-and-building/planning-policy/woburn-sands-neighbourhood-plan)

The plan will support initiatives that will help reduce unemployment through investment in

both primary and secondary schools and through adult education. This will be achieved by:

• Supporting organisations that provide training and education to young people in the

area

• Protecting existing provision

• Improving existing provision where required

[Heathfield Park](http://www.wolverhampton.gov.uk/CHttpHandler.ashx?id=5492&p=0)

The Neighbourhood Plan supports developments that lead to the provision or improvement of facilities for children to attend primary and secondary schools in Littlehampton

[Littlehampton](http://www.arun.gov.uk/mediaFiles/downloads/99461084/Submission_Plan_post_examination_modifications_DDA.pdf)

As a result of the increase in population developers may be expected to either deliver new school places in the form of extensions to existing schools or new schools or make a financial contribution towards schools.

[Winsford](http://www.cheshirewestandchester.gov.uk/your_council/policies_and_performance/council_plans_and_strategies/planning_policy/neighbourhood_planning/winsford_neighbourhood_plan.aspx)

### Childcare provision

The Neighbourhood Plan will support proposals from day nursery operators to open a new

facility within the Winslow Settlement Boundary during the plan period, either reusing an

existing suitable property or by developing a new building. In either case, the amenities

of adjoining residential properties must not be harmed by the proposed location, design

and car parking/drop-off arrangements.

[Winslow](http://www.aylesburyvaledc.gov.uk/planning-policy/neighbourhood-planning/winslow-neighbourhood-plan/)

### Community Buildings Energy and Water Use

The construction methods and furnishing of community buildings must minimise energy and water use, and promote the use of alternative energy sources.

[Cringleford](http://www.south-norfolk.gov.uk/planning/5736.asp)

### Public Houses

Proposals to redevelop or change the use of existing public houses will be resisted unless

evidence has been provided to satisfy the following criteria:

‐1a) the public house has been marketed, for at least the previous 12 months, as a public

house free of tie and restrictive covenant (to a particular brewery) and for alternative use as

another type of community facility, with an agency agreed with the Council, at a price

following an independent professional valuation, undertaken by the District Valuer or other

agency with experience and expertise of property values of public houses and community

uses within the Plan area, (paid for by the developer), and there has been no interest in the

building for such uses.

and

‐1b) all reasonable efforts have been made to retain the facility (including all diversification

options explored (and evidence supplied to illustrate this) but it has been shown that it

would not be economically viable to retain the building or site for its existing or any other A

or D1 class use.

Or

‐2) Its loss would not damage the availability of the local commercial or community facilities that provide for day to day needs in the local area. Planning applications must be

accompanied by evidence that the community has been consulted as per TNP7 Consultation

and Community Involvement.

[Tettenhall](http://www.wolverhampton.gov.uk/CHttpHandler.ashx?id=4101&p=0)

### Playing Field

The developers should provide for a 3.8 hectare playing field to accommodate a cricket pitch, football pitches and Pavilion to include changing rooms. Play areas for children must be provided and in accordance with the guidelines in force at the time. This policy does not apply to the extent (if any) that it would render needed development unviable.

[Cringleford](http://www.south-norfolk.gov.uk/planning/5736.asp)

### Library Facilities

All developers will be required to make provision for additional library facilities for the library service which serves the development. This will be funded through either a Section 106 Agreement or the Community Infrastructure Levy, except to the extent (if any) that this would render needed development unviable.

[Cringleford](http://www.south-norfolk.gov.uk/planning/5736.asp)

### Medical facilities

The development of a new purpose built medical centre within the settlement boundary

of Bembridge will be supported.

The extension/improvement of the existing Bembridge Branch Surgery would be supported.

[Bembridge](http://www.iwight.com/azservices/documents/2879-Made-Bembridge-NDP.pdf)

Over the lifetime of the Neighbourhood Plan, positive encouragement will be given to

proposals that result in improving health care facilities. The priorities concern the updating and

extension of facilities at New Cross Hospital and consideration of these works on the wider

community in terms of parking, traffic and congestion.

The Neighbourhood Plan will also encourage and support new health care facilities as there is a

need for an enhanced medical centre within the area. The potential locations could be:-

• A new Health Care Centre on former Duke of York site;

• Improving the existing Heath Town Medical Centre on Chervil Rise;

• Provide enhanced health care provision as part of proposals to remodel facilities on the

Heath Town Estate for wider community benefit.

[Heathfield Park](http://www.wolverhampton.gov.uk/CHttpHandler.ashx?id=5492&p=0)

### Burial Grounds

The provision of additional burial space will be encouraged.

[Anslow](http://www.eaststaffsbc.gov.uk/filedepot_download/666/187)

### Community Safety

Every encouragement will be given to ensure that the Police Forces of Thames Valley and Bedfordshire work more closely together.

[Woburn Sands](http://www.milton-keynes.gov.uk/planning-and-building/planning-policy/woburn-sands-neighbourhood-plan)

### Community Involvement in Development Proposals

Community consultation to ascertain local views about development proposals shall be

carried out for all site specific proposals included in this Plan, before any planning

application is submitted. TDCC, the designated Neighbourhood Forum for the Plan will be

notified by the applicant about the proposed development at the earliest opportunity.

Site specific proposals apply to:

TNP2 Macrome Road

TNP6 Wolverhampton Environment Centre

TNP9 Penk Rise

TNP10 Tettenhall Wood Special School site

Planning applications shall be accompanied by a Report of Community Involvement for all

these allocated sites and in relation to any of the following:

‐ any other major planning applications for development in the Plan area comprising:

(a) the provision of dwellinghouses where –

(i) the number of dwelling houses is to be 10 or more; or

(ii) the development is to be carried out on a site having an area of 0.5 hectares or more

and it is not known whether the development falls within sub‐paragraph (a)(i);

(b) the provision of a building or buildings where the floor space to be created by the

development is 1,000 square metres or more; or

(c) development carried out on a site having an area of 1 hectare or more;

‐ the siting of Telecommunications Equipment (where a planning application is required);

‐ applications which result in the loss of public houses or community facilities or any publicly

owned asset;

‐ applications which affect community assets, buildings, sites and features listed under

policy TNP4;

‐ applications which involve a change of use in any of the six local commercial centres:

Tettenhall Village; Tettenhall Wood; Finchfield; Castlecroft; Compton; Aldersley

The Report of Community Involvement must include:

‐ an explanation of how the consultation was designed to reach an appropriate cross‐section

of local people given the area and type of development proposed;

‐ a demonstration that a variety of methods were used to engage local people e.g. through

face to face, postal and online communications;

‐ a record of the views expressed in the consultation;

‐ an explanation of how the proposals have responded to local people’s views.

‐ evidence of how access needs have been taken into consideration and how they have

responded to local people’s views on this.

[Tettenhall](http://www.wolverhampton.gov.uk/CHttpHandler.ashx?id=4101&p=0)

Community involvement designed to understand local views about development proposals shall be carried out for sites allocated in this Plan before any planning application is submitted. Planning applications shall be accompanied by a Statement of Community Involvement.

[Thame Neighbourhood Plan](http://www.southoxon.gov.uk/sites/default/files/Final%20Thame%20Neighbourhood%20Plan%20-%20March%202013.pdf)

Statements of Community Involvement will be strongly encouraged to accompany

planning applications for development affecting all allocated sites; as presented in the

Plan, and will specifically be encouraged to accompany the following:

• All major planning applications

• Applications which result in the loss of public houses or community facilities

• Applications which alter the premises classifications in any of the commercial centres

The Statement of Community Involvement should include:

• an explanation of how the consultation was designed to reach a broad cross-section of

local people

• a demonstration that a variety of methods were used to engage local people e.g.

through face to face, postal and online communications

• a record of the views expressed in the consultation

• an explanation of how the proposals have responded to local people’s views

[Heathfield Park](http://www.wolverhampton.gov.uk/CHttpHandler.ashx?id=5492&p=0)

## Climate change, flooding and coastal change

### Adapting to climate change

All new development within St. James should seek to achieve high standards of sustainable development and, in particular, demonstrate in proposals how design, construction and operation has sought to:

1. reduce the use of fossil fuels;
2. promote the efficient use of natural resources,
3. the re-use and recycling of resources, and the production and consumption of renewable energy;
4. adopt and facilitate the flexible development of low and zero carbon energy through a range of technologies:
5. link the provision of low and zero carbon energy infrastructure in new developments to existing buildings;
6. adopt best practice in sustainable urban drainage.
7. link the provision of low and zero carbon energy infrastructure in new developments to existing buildings.

[Exeter St James Neighbourhood Plan](http://www.exeter.gov.uk/CHttpHandler.ashx?id=18581&p=0)

Where compatible with the Village Design Statement, the incorporation of rain harvesting,

grey water recycling, high standards of insulation and renewable energy systems in new

and existing development will be encouraged.

[Billesdon](http://www.leicestershirevillages.com/uploads/8539b3552e7f1a232294895.pdf)

### Sustainable Urban Drainage into new development

New developments must incorporate Sustainable Urban Drainage Systems (SUDS) to reduce the run off of surface water to the maximum set by Oxfordshire County Council.

[Thame Neighbourhood Plan](http://www.southoxon.gov.uk/sites/default/files/Final%20Thame%20Neighbourhood%20Plan%20-%20March%202013.pdf)

New development should incorporate Sustainable Drainage Systems (SuDS) with

attenuation, storage and treatment capacities incorporated. Consideration should also be

given to potential water logging, land contamination and waste water treatment capacity.

[Billesdon](http://www.leicestershirevillages.com/uploads/8539b3552e7f1a232294895.pdf)

New development should aim to reduce the overall level of flood risk in the area:

• Surface water management measures will be required for

development proposals to ensure that the risk of flooding both on-site

and downstream is not significantly increased.

• The concept of Sustainable Urban Drainage Systems (SuDS) as an

alternative to conventional drainage will be supported provided that

they can be shown to be suitable in the intended location.

[Bersted](http://www.arun.gov.uk/mediaFiles/downloads/99461084/Bersted_NP___10_Sept_final.pdf)

Sustainable drainage schemes should be used to provide wildlife areas and link where possible with existing County Wildlife Sites i.e. in the area of the Thickthorn Stream. These may include features such as ponds, swales, and permeable paving and should be designed as an integral part of the green infrastructure.

[Cringleford](http://www.south-norfolk.gov.uk/planning/5736.asp)

Parking spaces and driveways associated with new development will be required to have permeable surfaces.

[Much Wenlock](http://shropshire.gov.uk/media/1019504/Much-Wenlock-Neighbourhood-Plan-Adoption-version.pdf)

In order to retain and encourage biodiversity, flood attenuation ponds should, where possible, be included in the design of development proposals and these should incorporate links and corridors for wildlife. If this is not possible, then other forms of Sustainable Urban Drainage Systems (SUDS) should be provided.

On smaller developments, domestic rainwater management systems may be included instead of SUDS or flood attenuation ponds.

Provision of such features shall be designed to have adequate safety arrangements in order to prevent risk of accidents to children.

[Yapton](http://www.arun.gov.uk/mediaFiles/downloads/99461084/Yapton_NP___Referendum_Version_2_0_for_ADC___October_2014.pdf)

### Surface water management

All development proposals other than minor household or commercial extensions (less than 10% increase in floor space) will be required to provide a surface water management plan detailing methods of dealing with surface water arising from development, and will be supported provided that the development would not compromise the emerging Surface Water Management Plan for the Lidsey Catchment or the Aldingbourne and Barnham Rife Strategy.

[Felpham](http://www.arun.gov.uk/main.cfm?type=MADEPLANS)

### Renewable Energy and Water Use in New Development

All dwellings should be designed to minimize the use of energy and clean water. The use of renewable energy sources will be encouraged. Careful consideration should be given to the orientation of the principal rooms in new dwellings so that account is taken of future climate change, with passive solar gain and energy efficiency maximised.

[Cringleford](http://www.south-norfolk.gov.uk/planning/5736.asp)

Energy Efficiency and Sustainability

New residential development should be built to high sustainability standards. To this end, development proposals for all new dwellings should meet the target of Code for Sustainable Homes Level 4 or above, or any equivalent level set by any future amendment or replacement for it, except only where the applicant can clearly demonstrate that this will make the development unviable.

[Ascot, Sunninghill and Sunningdale](http://consult.rbwm.gov.uk/portal/referendum/ascotnp?tab=files)

The Plan will support development which contributes to both mitigating and adapting to climate change and to meeting the national targets to reduce carbon emissions through incorporating measures which are strongly linked to the measures set out in the Code for Sustainable Homes (CfSH), with regard given to achieving Level 4 CfSH. All new housing development, with the exception of the conversion of historic buildings should have a minimum energy efficiency standard equivalent to Level 3 of the CfSH.

[Felpham](http://www.arun.gov.uk/main.cfm?type=MADEPLANS)

### Energy efficiency of new development

All new housing development with the exception of the conversion of listed historic buildings should have a minimum energy efficiency standard equivalent to Level 3 of the Code for Sustainable Homes (DCLG2006).

• New development should wherever possible include the following features:

• high quality, thermally efficient building materials

• double glazing (at a minimum), and

• cavity walls and loft insulation (where relevant)

[Barnham and Eastergate](http://www.arun.gov.uk/main.cfm?type=MADEPLANS)

Developers should demonstrate at the community consultation stage (see Policy TNP7)

how their development will achieve a high level of environmental sustainability in terms of

its design, construction and operation. Proposals which seek to achieve low or zero carbon

emission schemes and which offer the use of renewable energy sources shall be

encouraged.

‐Proposals for development shall incorporate SuDs techniques that will reduce flood risk and

improve water quality. New development shall increase tree cover and consider the use of

green roofs.

‐ New development should be of high quality, bespoke design, with architectural detailing

and boundary treatments which complement the surrounding area in line with Policy TNP12

Historic Environment and Local Character.

Housing

All new build housing should provide each new house with adequate external cycle storage,

rainwater butts and compost bins to enable residents to achieve a greener lifestyle. The use

of greywater and rainwater recycling facilities will be encouraged.

[Tettenhall](http://www.wolverhampton.gov.uk/CHttpHandler.ashx?id=4101&p=0)

### Energy efficiency of existing development

Where an existing building is extended or refurbished, or there is a change of use,

• the features referred to in Policy ES11 should be included where technically feasible;

• consideration should also be given to upgrading the whole property to meet higher energy efficiency standards;

• in the case of residential development, the average household SAP rating should be improved or increased by a grade (e.g. from E to D);

• where an extension increases the size of a building by more than 30%, on-site energy generation from renewable sources should be incorporated into the site where feasible.

[Barnham and Eastergate](http://www.arun.gov.uk/main.cfm?type=MADEPLANS)

### Renewable energy schemes

Planning permission will be granted for energy generating infrastructure using renewable or low carbon energy sources to serve individual properties or groups of properties provided that:

• The energy generating infrastructure is located as close as practicable and is in proportion to the scale of the existing buildings or proposed development it is intended to serve.

• The siting, scale and design of the energy generating infrastructure does not compromise public safety and allows continued safe use of public rights of way.

• Adjoining uses are not adversely impacted in terms of noise, vibration, or electromagnetic interference.

• Where appropriate, the energy generating infrastructure and its installation complies with the Microgeneration Certification Scheme and

• planning permission is subject to a requirement that the energy generating infrastructure is removed as soon as reasonably practicable once it is no longer used for energy generation.

[Felpham](http://www.arun.gov.uk/main.cfm?type=MADEPLANS)

Proposals for energy generating infrastructure using renewable or low carbon energy sources to serve individual properties or groups of properties will be supported provided that:

• the energy generating infrastructure is located as close as practicable to the existing buildings or proposed development it is intended to serve, is in proportion to their scale and is appropriate to the location;

• The siting, scale and design of the energy generating infrastructure does not compromise public safety and allows continued safe use of public rights of way;

• Adjoining uses are not adversely impacted in terms of noise, vibration, or electromagnetic interference;

• Where appropriate, the energy generating infrastructure and its installation complies with the Microgeneration Certification Scheme; and

• A scheme is agreed with the local planning authority to remove the energy generating infrastructure as soon as reasonably practicable once it is no longer used for energy generation.

[Barnham and Eastergate](http://www.arun.gov.uk/main.cfm?type=MADEPLANS)

Proposals for individual and community scale energy from hydro-electricity, solar photovoltaic panels, local biomass facilities, anaerobic digestions and wood fuel products will be supported subject to the following criteria:

 the siting and scale of the proposed development is appropriate to its setting and position in the wider landscape; and

 the proposed development does not create an unacceptable impact on the amenities of local residents; and

 the proposed development does not have an unacceptable impact on a feature of natural or biodiversity importance.

[Much Wenlock](http://shropshire.gov.uk/media/1019504/Much-Wenlock-Neighbourhood-Plan-Adoption-version.pdf)

Renewable and low carbon energy generation applications will be approved if their impacts are (or can be made) acceptable. The following considerations will be taken into account in assessing proposals:

- Visual impact in the immediate locality and the wider area.

- The amenity of nearby houses.

- Local landscape and countryside.

- Highway safety and traffic generation.

- Sites of local nature conservation and heritage assets.

Proposals for installations will need to include specific assessments related to these criteria and to consider the cumulative impacts.

[Anslow](http://www.eaststaffsbc.gov.uk/filedepot_download/666/187)

Proposals for energy generating infrastructure using renewable or low carbon energy sources to serve individual properties or groups of properties will be supported provided that:

• The energy generating infrastructure is located as close as

practicable and is in proportion to the scale of the existing

buildings or proposed development it is intended to serve

• The siting, scale, design and impact on landscape, views and

wildlife of the energy generating infrastructure is minimized and

does not compromise public safety and allows continued safe use

of public rights of way

• Adjoining uses are not adversely impacted in terms of noise,

vibration, or electromagnetic interference

• Where appropriate, the energy generating infrastructure and its installation complies with the Microgeneration Certification Scheme or equivalent standard

[Bersted](http://www.arun.gov.uk/mediaFiles/downloads/99461084/Bersted_NP___10_Sept_final.pdf)

### New dwellings - Code for sustainable homes

All new dwellings will be designed to have a predicted water discharge of no more than 80 litres of water per person per day in line with Level 5 of the national Code for Sustainable Homes, unless it can be shown that achieving this standard would be impracticable.

[Felpham](http://www.arun.gov.uk/main.cfm?type=MADEPLANS)

With the exception of the conversion of listed buildings, development proposals will be expected to have a minimum energy efficiency standard equivalent to Level 4 of the Code for Sustainable Homes.

[Much Wenlock](http://shropshire.gov.uk/media/1019504/Much-Wenlock-Neighbourhood-Plan-Adoption-version.pdf)

### Flood defences

The Neighbourhood Plan will support proposals for new flood defences within the parish and will safeguard land that the Environment Agency designates as being required for flood defence works to deliver the Lower Tidal River Arun Strategy, as shown on the Proposals Map.

[Arundel](http://www.arun.gov.uk/mediaFiles/downloads/86879353/Arundel_NP_post_examination_v2_DDA.pdf)

### Flooding, drainage and new development

New development should aim to reduce the overall level of flood risk in the area:

• Development, other than minor domestic or commercial extensions, will not be supported:

• without clear evidence provided of there being no flood risk (either to the development site or to other land) arising from the carrying out and use of the development; and

• should take account of the Surface Water Management Plan for Lidsey Catchment and the Aldingbourne and Barnham Rife Strategy when published.

• Planning permission should only be granted for new development subject to a condition that:

• no development shall commence until full details of the proposed drainage schemes for surface and foul water (including details of their routing, design, and subsequent management and maintenance) have been submitted to and

approved by the planning authority; and

• no building shall be occupied until the drainage schemes have been implemented in accordance with the approved details.

[Barnham and Eastergate](http://www.arun.gov.uk/main.cfm?type=MADEPLANS)

Development proposals within the surface water catchment area of Much Wenlock as defined on Plan 1 will be permitted where they can demonstrate that:

* the development proposed is a minor housing or commercial extension (as set out in Appendix 3 of the Plan); or
* the development proposed will have no detrimental impact on surface water run-off in the town’s surface water catchment area; or
* the development proposed is entirely self-sufficient in its ability to manage surface water run-off.

[Much Wenlock](http://shropshire.gov.uk/media/1019504/Much-Wenlock-Neighbourhood-Plan-Adoption-version.pdf)

Development proposals will be expected to:

 be designed and constructed to minimise the overall level of flood risk within the parish; and

 provide appropriate surface water drainage; and

 open existing culverts where practicable.

Development will not be permitted in flood attenuation areas where that development would reduce the ability of these areas to alleviate flooding.

Proposals that would create new culverts (unless essential to the provision of access to water systems) will not be permitted.

Proposals that would result in the loss of open watercourses will not be permitted.

Any new development must have adequate receiving surface water drainage, i.e. drains, culverts and definable water courses, under Environment Agency and Local Authority control.

[Yapton](http://www.arun.gov.uk/mediaFiles/downloads/99461084/Yapton_NP___Referendum_Version_2_0_for_ADC___October_2014.pdf)

### Drainage for new housing

Wherever possible, new housing development should be designed so as to have a predicted water discharge of no more than 80 litres of water per person per day, in line with the requirements of Level 5 of the Code for Sustainable Homes (CfSH).

[Barnham and Eastergate](http://www.arun.gov.uk/main.cfm?type=MADEPLANS)

All new dwellings will be designed to have a predicted water discharge of no more than 80 litres of water per person per day.

[Much Wenlock](http://shropshire.gov.uk/media/1019504/Much-Wenlock-Neighbourhood-Plan-Adoption-version.pdf)

### Development in flood sensitive areas

All developments in flood sensitive areas, including new green spaces, will be designed and constructed to reduce the level of flood risk when compared to current use.

[Felpham](http://www.arun.gov.uk/main.cfm?type=MADEPLANS)

All developments in flood-sensitive areas will be designed and constructed to reduce the overall level of flood risk both to the use of the site and elsewhere when compared to current use.

[Much Wenlock](http://shropshire.gov.uk/media/1019504/Much-Wenlock-Neighbourhood-Plan-Adoption-version.pdf)

Development will not be permitted in flood attenuation areas (as shown as flood attenuation ponds on the Town Map) where that development would reduce the ability of these areas to alleviate flooding.

[Much Wenlock](http://shropshire.gov.uk/media/1019504/Much-Wenlock-Neighbourhood-Plan-Adoption-version.pdf)

### Coast protection and sea defence works

Proposals for coast protection and sea defence works will be supported provided that they reflect the visual character of the area, would not harm the existing coastal habitat, and would maintain the attractiveness of the promenade and other seaside attractions.

[Felpham](http://www.arun.gov.uk/main.cfm?type=MADEPLANS)

### Light Pollution

Where planning permission is required for an external lighting scheme or where external

lighting is required as part of a development proposal, applications will only be supported

where:

‐ the lighting scheme will not exceed that which is required for the satisfactory undertaking

of the task involved;

‐ glare and spillage is minimised through good design, particularly on the edge of residential

areas, adjacent to highways, canals, rivers, nature reserves or other environmentally

sensitive settings;

‐ illuminance is appropriate to the surroundings and character of the areas as a whole,

taking account of the Historic Landscape Character studies for the Plan area

‐ the lighting is positioned and directed to minimise the impact on the surroundings

‐ and there is no significant adverse impact on sites of nature conservation and other sites of

biodiversity, such as the canal network, or the general enjoyment of the local night sky.

Applicants are encouraged to submit details of lighting schemes, including light scatter

diagrams that will accurately predict the performance of the scheme, as part of the planning

application in order to demonstrate that the proposed scheme is appropriate in terms of its

purpose in its particular setting.

Consideration should be given by the Planning Authority to apply a condition to any

planning approvals to allow the local planning authority to monitor the development and

enforce the condition if necessary.

[Tettenhall](http://www.wolverhampton.gov.uk/CHttpHandler.ashx?id=4101&p=0)

## Conserving and enhancing the natural environment

### Protection of Green Spaces

Development that results in the loss of green spaces identified on Figure 4 or that results in any harm to their character, setting, accessibility, appearance, general quality or amenity value would only be permitted if the community would gain equivalent benefit from the provision of suitable replacement green space or gain significant social, economic or environmental benefits from an alternative facility.

[Exeter St James Neighbourhood Plan](http://www.exeter.gov.uk/CHttpHandler.ashx?id=18581&p=0)

New development will be expected to respect and enhance the local green spaces within

the Parish including those areas as identified on the most up to date Green Space Audit.

Development proposals which lead to the loss of, damage to or adverse impact on these

open spaces must demonstrate an overriding need for the development.

[Bembridge](http://www.iwight.com/azservices/documents/2879-Made-Bembridge-NDP.pdf)

Built development will not be permitted on the green and open spaces as shown on the Much Wenlock Town Map.

[Much Wenlock](http://shropshire.gov.uk/media/1019504/Much-Wenlock-Neighbourhood-Plan-Adoption-version.pdf)

The Parish Council has designated areas shown in Appendix B and accompanying map as Local Green Space. Proposals for development of these areas will not be supported except in special circumstances.

[Bersted](http://www.arun.gov.uk/mediaFiles/downloads/99461084/Bersted_NP___10_Sept_final.pdf)

There is a general presumption against development on open spaces unless identified in this

Plan as providing clear community benefits.

a) Protect existing open spaces:

Development immediately adjacent to or affecting the open spaces identified as green in

figure 25 for ‘protection’ that result in any harm to their character, setting, accessibility,

appearance, general quality or amenity value will not be permitted unless the community

will gain equivalent benefit from open space improvements or the provision of replacement

open space.

b) Improve quality of existing open space sites:

The priority open spaces for improvement and enhancement are shown as purple in figure

26 as ‘improve quality’. These improvements will be funded from a combination of

developer contributions and a range of other funding mechanisms. The open space

improvement requirements within the Neighbourhood Plan are identified in

Wolverhampton City Council’s Open Spaces Strategy and Action Plan, February 2014, (pages

52‐55) (listed at Appendix O).

c) Provide new public open space:

In line with current open space standards, UDP policy and priorities set out in the Council’s

Open Space Strategy and Action Plan, new housing developments of ten homes or more, or

less if part of a larger scheme, shall provide new public open space and play facilities for the

residents and make a reasonable financial contribution to improve existing open space and

play facilities in the local area, as set out under b) above.

Proposals for new residential development will be encouraged to create accessible links from development sites to the wider footpath network and green open spaces.

For the housing proposals set out in the site specific policies of this document, the open

space and play requirements to serve new housing and appropriate compensation for loss

of open space will be as follows:

‐Macrome Road ‐ requirements for open space should part or all of the site come forward

for housing during the life of the Plan.

‐Penk Rise – open space improvements and protection for the site are laid out in Policy

TNP9.

‐WEC ‐ the preferred option for the site includes site improvements which will create new

public open space, see Policy TNP6

[Tettenhall](http://www.wolverhampton.gov.uk/CHttpHandler.ashx?id=4101&p=0)

### Development affecting a Local Green Space

Development within Queens Crescent garden would only be permitted where it forms a part of a comprehensive landscape design for the garden. Proposals would be expected to enhance the community enjoyment of the green space and contribute to an improvement to the character, accessibility, appearance and general quality or amenity value of the garden through new planting, improvements to walls, paths and provision of features in accordance with the comprehensive plan.

[Exeter St James Neighbourhood Plan](http://www.exeter.gov.uk/CHttpHandler.ashx?id=18581&p=0)

### Local Green Spaces

The Neighbourhood Plan designates the following locations as Local Green Spaces, as shown on the Proposals Map:

i. ‘The Horse’s Field’, rear of Pearson Road

ii. Canada Road Playground

iii. Herington Fields, off Fitzalan Road

Proposals for any development on the land will be resisted other than in very special circumstances, for example, it is essential to meet specific necessary utility infrastructure needs and no alternative feasible site is available.

[Arundel](http://www.arun.gov.uk/mediaFiles/downloads/86879353/Arundel_NP_post_examination_v2_DDA.pdf)

The Parish Council has designated the areas shown in Map D in the appendices as Local Green Space. Proposals for development of land designated as Local Green Space will not be permitted except in very special circumstances.

[Felpham](http://www.arun.gov.uk/main.cfm?type=MADEPLANS)

The areas of open space listed in Schedule B, being of particular importance to the communities of Barnham and Eastergate, are designated as Local Green Spaces.

[Barnham and Eastergate](http://www.arun.gov.uk/main.cfm?type=MADEPLANS)

The parts of the site falling outside of the SINC are to be designated as Local Green Space

(NPPF paras 76‐78), and protected from any future development other than the open space

improvements listed below.

The following programme of improvements, in the order listed below, will be delivered

through funding from development of other sites within the Plan area and any other

appropriate sources of funding.

1. Improve drainage on the site: address any drainage problems affecting use of the playing

fields and consider the provision of an attenuation pond to enhance the wetland

biodiversity of the area and opening up the culvert to restore the brook course.

2. Improve the play areas: improve the Under 8’s play area and provide new play

equipment for toddlers.

3. Encourage responsible dog ownership: by improving the dog toileting area and the signage.

4. Consider provision for older children and teenagers: in consultation with local schools

and local residents.

[Tettenhall](http://www.wolverhampton.gov.uk/CHttpHandler.ashx?id=4101&p=0)

### Green space and Landscaping

For the allocations in this Plan, and for other proposals of a similar size, or any major applications as defined by District-wide policies, a landscape strategy shall be submitted which will incorporate the following details:

(i) existing and proposed hard and soft landscaping;

(ii) a condition survey of all existing trees and hedgerows;

(iii) an outline of the measures to be taken to protect existing trees and hedgerows during construction;

(iv) consideration of both near and distant views of the development from the principal public vantage points showing existing landscaping and that proposed to be established after 10 years; and

(v) details, where appropriate, of how those areas to be retained for open space and/or woodland will be managed in the future.

[Woodcote](http://www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/neighbourhood-plans/woodcote-neighbourhood)

### Countryside and Open Space

The countryside and open spaces will be protected as a matter of priority from

unnecessary or inappropriate development and development in these areas will only be

acceptable in accordance with other Neighbourhood Plan and development plan policies

or in exceptional circumstances and where the development clearly enhances these

areas, for example landscaping and planting schemes.

Any development in these areas will also be required to meet the requirements of

relevant Core Strategy and other development plan policies.

[Edith Weston](http://www.rutland.gov.uk/pdf/Adopted%20EWN%20Plan%204%2014.pdf)

### Local open spaces

The Parish Council has designated the areas shown on Map E of the appendices as Local Open Space. Proposals for development of land designated as Local Open Space will not be permitted unless such development would promote or enhance the use of the land as Local Open Space.

[Felpham](http://www.arun.gov.uk/main.cfm?type=MADEPLANS)

Proposals for development will not be supported where they lead to the loss of:

• any of the Local Green Spaces designated under Policy CLW6; or

• any of the school playing fields or other areas of open space listed in Schedule C.

Exceptions will only be made:

• where the benefits of development can be shown to outweigh any harm, and there are no reasonable alternative sites available; or

• in the case of development of school playing fields, where a school is being reconfigured with no net loss of playing field area or relocated to a suitable, larger site in the neighbourhood.

[Barnham and Eastergate](http://www.arun.gov.uk/main.cfm?type=MADEPLANS)

The existing open spaces within the built-up area such as the Memorial Green, Mowbray Green and the Recreation Ground will be preserved and no development will be permitted thereon save in the exceptional circumstances set out in the NPPF.

[Woburn Sands](http://www.milton-keynes.gov.uk/planning-and-building/planning-policy/woburn-sands-neighbourhood-plan)

Proposals for development which would result in the loss of an Area of Important Open Space, as defined on Map 4 - Areas of Important Open Space within The BUAB, will not be permitted, other than in exceptional circumstances for essential utility infrastructure and where no feasible alternative site is available.

[Cuckfield](http://www.midsussex.gov.uk/media/Cuckfield_Neighbourhood_Plan_June14.pdf)

Over the lifetime of the Neighbourhood Plan the broad scale and network of open spaces

in the area will be protected and enhanced.

a) Protect existing open spaces:

Development that would result in any harm to the character, accessibility, appearance,

quality or amenity value of the open spaces identified in figure 14 for ‘protection’ will

not be permitted unless the community will gain equivalent benefit from open space

improvements or the provision of replacement open space.

b) Improve quality of existing open space sites and canal network:

The priority open spaces for improvement and enhancement are shown on figure 14 as

‘improve quality’. The canal network will also be improved for recreational purposes.

These improvements will be funded from a combination of developer contributions

and a range of other funding mechanisms.

c) Make better use of poor quality open space sites:

Some existing open spaces are of poor quality, of low value to the local community or

are surplus to requirements and could be used more beneficially for other purposes. in

Figure 14 overleaf identifies the open spaces that could be used for other purposes as

‘development opportunities’.

d) Provide public open space on new development:

In line with current open space standards, UDP policy and priorities set out in the

Council’s Open Space Strategy and Action Plan, new housing developments of 10

homes or more should provide new public open space and play facilities for the benefit

of new residents, make a reasonable financial contribution to improve existing open

space and play facilities in the local area, as set out under b) above.

[Heathfield Park](http://www.wolverhampton.gov.uk/CHttpHandler.ashx?id=5492&p=0)

Development which contributes towards the improvement of existing, or provision of

new public open space, sport and recreation facilities will be encouraged provided that

it does not constitute inappropriate development in the Green Belt.

A Green Infrastructure (GI) approach will be promoted for all new public open space

proposals in order to support community access and protect and enhance the natural

and historic environment. Proposals should be designed to provide open space, sport

and recreation uses which:

* Are accessible to all;
* Safeguard and enhance the natural and historic environment; and
* Protect priority species and enhance habitats and sites of special biodiversity

interest.

[Chaddersley Corbett](http://www.wyreforestdc.gov.uk/media/328395/CC-Final-Neighbourhood-Plan.pdf)

The Parish Council has designated the areas shown in Appendix C and accompanying map as Local Open Space. Proposals for development of land designated as Local Open Space will not be permitted unless such development promotes and enhances the existing use of that space as a Local Open Space.

[Bersted](http://www.arun.gov.uk/mediaFiles/downloads/99461084/Bersted_NP___10_Sept_final.pdf)

There will be a general presumption against development proposals on any accessible public open space in the town as listed and mapped in Appendix 2.

Existing open spaces, sports and recreational buildings and land, including playing fields, should not be built on except in very special circumstances unless:

● An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or

● The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or

● The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss

● The development is ancillary to the use of that land as recreational/open space.

[Littlehampton](http://www.arun.gov.uk/mediaFiles/downloads/99461084/Submission_Plan_post_examination_modifications_DDA.pdf)

### Environment, heritage and open spaces for protection

* + 1. Working with the Highway Authority, developers and local environmental groups improved access to the countryside will be sought by improving the network of existing public rights of way.
    2. The green spaces at Frolesworth Road Recreation Ground, War Memorial, Cottage Lane and the disused railway, which have been demonstrated to be of significance to the local community, are designated as ‘Local Green Spaces’ in order to protect their identity. The Local Green Spaces are identified in (Fig.6)
    3. Existing areas of public open space and Local Green Spaces will be preserved in order to promote social interaction, community activity and active play.
    4. New public open space, including formal open space, walking routes and spaces for informal/formal community activities will be created at Site 1B and Site 2
    5. Broughton Astleys Listed buildings - St Marys Church, Sutton in the Elms Baptist Church, Quaker Cottage and the Stone House - will be protected in line with national policy. (Fig 7).
    6. Liaison will take place with appropriate authorities to provide support to community groups to maintain and improve the brook through the village.
    7. The use of renewable energy solutions as part of new developments will be encouraged.

[Broughton Astley](https://www.harborough.gov.uk/info/200074/planning/496/neighbourhood_planning/10)

The areas listed below are designated ‘ Local Green Spaces’ which are protected from new development unless very special circumstances can be demonstrated:

a. Sites of open space value

Many of the estates in Tattenhall were designed and built with grassed areas within them and at the entrances to them. These areas provide relief to the built form of the

village. They are an important feature in the village and contribute to its character, adding to the distinctive open feel and reinforcing the sense that you are in a village rather than an urban area.

a1 Land adjacent to Flacca Lodge, Burwardsley Road

at entrance to Field Lane

a2 Land within Covert Rise with willow trees

a3 Land adjacent to Gorsefield – small area looking towards the Continuing Care Retirement Community

a4 Land adjacent to the Spinney and Millbrook End

a5 Land enclosed within the curtilage of Rean Meadow

a6 Land, with trees on the corner of Smithfields and Harding Avenue

a7 Fenced land with trees, one a London Plane, adjacent to bungalow at the top of Harding Avenue

a8 Land on right hand side of Park Avenue backing onto Rean Meadow

a9 Land around junction of Keysbrook and Keysbrook Avenue (3 sides of road)

a10 Land on High Street at entrance to Millbrook Park estate

a11 Land on High Street at entrance to Newall/Breen Close

a12 Open spaces within Oaklands, Greenlands, Rookery Drive areas

a13 Land in front of, and to rear of, Grakle Croft properties

a14 Land at entrance to, and along, Ravensholme Lane

a15 Land on Castlefields

b. Sites of sport, recreation and amenity value

These are sites valued for their open access for Sport, Recreation and Amenity. They are areas were residents can come together both informally and where community events are held

b1 Castlefields play area

b2 The Park playing field

b3 Sport Tattenhall playing fields (Recreation Club)

b4 Allotments on Rocky Lane and at Gatesheath

c. Sites of nature conservation value

There are a number of sites in the Parish that are significant in terms of their wildlife value which warrant protection. The sites listed below are all managed to safeguard and enhance their biodiversity.

c1 The Mill Brook Wildlife Corridor

c2 Jubilee Wood

c3 Glebe Meadow

c4 Barn Field (land behind flats at Ravensholme Court)

c5 Land bounded by Barn Field, Glebe Meadow and the Spinney

c6 The Spinney

c7 Mill Field

c8 Disused railway line between Chester Road and Frog Lane

c9 Wildflower meadow at the front of Tattenhall Hall.

c10 Allotment Pond, Rocky Lane

c.11 Land within curtilage of Tattenhall Marina

Appendix B contains a description of each of these areas.

New development in the Parish should:

• Seek to protect and, where possible, enhance wildlife value, on the application site, surrounding sites and wildlife corridors

• Respect local landscape character by reference to the Village Design Statement

• Support the creation of a network of greenspaces for sport and outdoor recreation

[Tattenhall and District](http://www.cheshirewestandchester.gov.uk/your_council/policies_and_performance/council_plans_and_strategies/planning_policy/neighbourhood_planning/tattenhall_and_district_neighb.aspx)

New development in the Edith Weston plan area will be expected to:

a) not produce an adverse impact on Rutland Water, its shorelines and its surrounds,

or acceptable mitigation measures are taken to minimise any such impact, and

b) wherever possible, enhance and contribute to the natural environment, the

landscape, biodiversity, and

a) meet the requirements of relevant Core Strategy and other development plan policies.

[Edith Weston](http://www.rutland.gov.uk/pdf/Adopted%20EWN%20Plan%204%2014.pdf)

### Biodiversity

Development proposals should seek to enhance biodiversity wherever possible.

NP/EN4.1 Significant development proposals which are likely to have a direct or indirect adverse impact on local biodiversity will only be permitted provided an independent survey report which is supported by the Borough’s Ecological adviser demonstrates that there are no alternatives with less harmful impacts, or that appropriate mitigation measures or, as a last resort, compensation measures can be provided to achieve a net enhancement to the site’s biodiversity.

NP/EN4.2 Development proposals for new buildings which are likely to have a direct or indirect adverse impact on the habitat or wildlife of a Local Wildlife Site (LWS) will only be permitted where an independent survey report which is supported by the Borough’s Ecological adviser includes an assessment of the alternatives investigated and demonstrates that appropriate mitigation measures or, as a last resort, compensation measures can be provided to significantly reduce the likely impact.

NP/EN4.3 Where there is evidence of the existence of bats, badgers or other species protected by law, any survey or assessment which accompanies a development proposal must be undertaken at an appropriate time of year for the relevant species and must include proposals for the measures that will be taken by way of appropriate mitigation to minimise and compensate for any likely impact the development may have on them, in accordance with the requirements of the licence from Natural England.

NP/EN4.4 Significant development proposals which may result in the loss of bird nesting habitat must include by way of mitigation within the new development suitable alternative nesting habitat.

[Ascot, Sunninghill and Sunningdale](http://consult.rbwm.gov.uk/portal/referendum/ascotnp?tab=files)

Flood attenuation ponds and new areas of recreational green space required as part of new developments will be expected to be designed to encourage nature conservation and biodiversity.

[Much Wenlock](http://shropshire.gov.uk/media/1019504/Much-Wenlock-Neighbourhood-Plan-Adoption-version.pdf)

Proposals should protect and enhance biodiversity by:

a) Protecting designated sites, protected species and ancient or species-rich hedgerows, grasslands and woodlands, and

b) Preserving ecological networks, and the migration and transit of flora and fauna, particularly between urban areas, and

c) Protecting ancient trees or trees of arboricultural value, and

d) Promoting the mitigation, preservation, restoration and re‐creation of wildlife habitats, and the protection and recovery of priority species and

e) Providing a net gain in flora and fauna, in particular those defined on Map 6 - Biodiversity, and

f) Adopting best practice in Sustainable Urban Drainage.

[Cuckfield](http://www.midsussex.gov.uk/media/Cuckfield_Neighbourhood_Plan_June14.pdf)

Over the lifetime of the Neighbourhood Plan biodiversity assets will be protected and the

awareness of Heathfield Park’s biodiversity assets will be strengthened. Proposed

development immediately adjacent to or affecting an area of biodiversity importance, as

illustrated within Figure 10 overleaf, will not be permitted if it will result in significant harm

to the biodiversity value of the site, unless adequate mitigation can be provided as part of

the development.

Adequate information must be submitted with planning applications for proposals which

may affect any designated site or habitat to ensure that the likely impacts of the proposal

can be fully assessed. Without this there will be a presumption against granting permission

unless suitable mitigation measures are agreed and implemented.

[Heathfield Park](http://www.wolverhampton.gov.uk/CHttpHandler.ashx?id=5492&p=0)

New development should not harm the network of local ecological features and habitats.

New development will be expected to maintain and enhance existing ecological corridors

and landscape features (such as watercourses, hedgerows and tree-lines) for biodiversity,

if appropriate.

[Billesdon](http://www.leicestershirevillages.com/uploads/8539b3552e7f1a232294895.pdf)

### Gardens

Development which results in the loss of or significant harm to the ecological or landscape value of private residential gardens will not normally be permitted.

[Exeter St James Neighbourhood Plan](http://www.exeter.gov.uk/CHttpHandler.ashx?id=18581&p=0)

Proposals for new dwellings on private residential gardens should:

1. Not result in an unacceptable reduction of the green space created by the garden itself or in combination with surrounding gardens AND
2. Not result in an unacceptable impact on the landscape and environmental value of the site.

[Ascot, Sunninghill and Sunningdale](http://consult.rbwm.gov.uk/portal/referendum/ascotnp?tab=files)

### Parks

Heath Town Park will be promoted as the ‘community heart’ of Heathfield Park

Neighbourhood Plan which will form part of the proposed conservation area for Heathfield

Park. The priorities for the park will be:-

• Provide a mix of recreational opportunities including play areas, sports facilities,

informal recreation, dog walking opportunities and multi-use facilities for walkers and

cyclists;

• Enhanced community facilities within the park by providing a small café and toilets;

• Encourage annual events and shared activities for the benefit of all age groups of the

local community;

• A network of pedestrian and cycle links to the park from the surrounding area to reduce

reliance on car use;

• Car parking for park users.

[Heathfield Park](http://www.wolverhampton.gov.uk/CHttpHandler.ashx?id=5492&p=0)

### Outdoor space

Proposals for new housing development should include good quality outdoor amenity space – either private gardens or a shared amenity area.

[Barnham and Eastergate](http://www.arun.gov.uk/main.cfm?type=MADEPLANS)

### Allotments

Proposals that result in harm to or loss of allotments in St. James will not normally be permitted unless:

a) replacement provision be made, of at least equivalent quality, where it would be located at reasonable convenience for the existing plot holders; or

b) where clear and significant social, economic and environmental community benefits could be derived from the proposal.

[Exeter St James Neighbourhood Plan](http://www.exeter.gov.uk/CHttpHandler.ashx?id=18581&p=0)

Space should be set aside for provision of allotments and a community orchard in allocated development areas to meet the expressed local need. A possible site is indicated on the Proposals Map.

[Cringleford](http://www.south-norfolk.gov.uk/planning/5736.asp)

Proposals which would result in harm to, or loss of, allotments will not be permitted unless replacement provision would be made, of at least similar quality, convenience and accessibility for the existing plot holders.

[Felpham](http://www.arun.gov.uk/main.cfm?type=MADEPLANS)

The provision of new allotments, either in connection with the housing development promoted in accordance with policy H1 or elsewhere, will be supported.

[Barnham and Eastergate](http://www.arun.gov.uk/main.cfm?type=MADEPLANS)

The site specific policy TNP6 recommends the provision of new allotments at the WEC site.

Proposals which improve the quality and conditions of allotments will be supported.

Any new development which unavoidably takes away allotment land must ensure that an

equal provision is made elsewhere in the Plan area so that overall totals of allotment land

are not decreased.

[Tettenhall](http://www.wolverhampton.gov.uk/CHttpHandler.ashx?id=4101&p=0)

The land at Chalcraft Nursery as defined on the Proposals Map (see p.43) is allocated for allotments. Developments of over 20 houses will be expected to make a financial contribution through a legal agreement or the Community Infrastructure Levy to fund allotment space elsewhere in the Parish.

[Bersted](http://www.arun.gov.uk/mediaFiles/downloads/99461084/Bersted_NP___10_Sept_final.pdf)

Proposals that would result in the loss of all or part of existing allotment spaces will not be permitted unless alternative and equivalent allotment space is provided.

Alternative allotment provision proposed as part of such proposals will be required to meet the following criteria:

 the scale of the alternative site must be of an equivalent scale to the existing allotment provision; and

 the quality of the alternative site must be of equivalent standard in terms of layout and soil character to the exiting allotment provision; and

 the location of the alternative provision must be generally accessible by foot and within or adjacent to the built-up

[Yapton](http://www.arun.gov.uk/mediaFiles/downloads/99461084/Yapton_NP___Referendum_Version_2_0_for_ADC___October_2014.pdf)

### Trees and Hedgerows

Development that damages or results in the loss of ancient trees or trees of good arboricultural and amenity value will not normally be permitted. Proposals should be designed to retain ancient trees or trees of arboricultural and amenity value. Proposals should be accompanied by a tree survey that establishes the health and longevity of any affected trees.

[Exeter St James Neighbourhood Plan](http://www.exeter.gov.uk/CHttpHandler.ashx?id=18581&p=0)

1. Development proposals should seek to retain mature or important trees, groups of trees or woodland on site. Where removal of a tree(s) of recognised importance is proposed, a replacement of similar amenity value should be provided on site.
2. Residential or commercial development proposals where trees are present should be accompanied by a tree survey and tree protection plan and where necessary an arboricultural impact assessment and a method statement. These should clearly identify the trees, the constraints and root protection areas, any trees to be removed, and state how the health of the trees on the site and those influencing from neighbouring sites including the highway will be protected during demolition and construction, including that of installing utilities, drainage and landscaping. All proposals under this policy NP/EN3.2 must meet British Standards 5837:2012 ‘Trees in relation to design, demolition and construction – Recommendations’ or any future amendment or replacement of this.
3. Wherever appropriate, the planting of additional trees should be included in new developments, particularly local species that are in keeping with the character of the area. Planting that contributes to the biodiversity of the area and supports green corridors is particularly encouraged. Proposals should be accompanied by an indicative planting scheme to demonstrate an adequate level of sustainable planting can be achieved.

[Ascot, Sunninghill and Sunningdale](http://consult.rbwm.gov.uk/portal/referendum/ascotnp?tab=files)

Development that damages or results in the loss of ancient trees or trees of arboricultural and amenity value will not be permitted. Development proposals must be designed to retain ancient trees or trees of good arboricultural and amenity value. Proposals should be accompanied by a tree survey that establishes the health and longevity of any affected trees and a management plan to demonstrate how they will be so maintained.

[Felpham](http://www.arun.gov.uk/main.cfm?type=MADEPLANS)

Development that damages or results in the loss of ancient trees or trees or hedgerows of arboricultural and amenity value will not be supported. Development proposals must be designed to retain ancient trees or trees or hedgerows of good arboricultural and amenity value. A minimum buffer of at least 15 metres in width should be maintained between ancient woodland and any development boundary;

• Proposals should be accompanied by a survey that establishes the health and longevity of any affected trees or hedgerows and a management plan to demonstrate how they will be so maintained;

• Plans for tree planting on new developments of more than 3 dwellings or commercial developments over 300 square metres must anticipate the effects of climate change.

[Barnham and Eastergate](http://www.arun.gov.uk/main.cfm?type=MADEPLANS)

The key green features on the south western corner of Mill Road and Norwich Road, and the North Western corner of Hemblington Road and Norwich Road will be protected.

[Strumpshaw](http://www.broadland.gov.uk/housing_and_planning/5831.asp)

New development that will cause the loss of or damage to trees, woodland or hedgerows

(including hedgerows of importance9) that contribute positively to the character and

amenity of the area, must demonstrate there is an overriding need for the development

proposed and must provide for appropriate replacement planting on the site together with

a method statement for the ongoing care and maintenance of that planting.

New development within the proximity of existing mature trees will be expected to have an

arboricultural method statement to BS5837 standards or equivalent in place before

any development commences. This will detail tree protection strategies to be employed

during construction.

[Bembridge](http://www.iwight.com/azservices/documents/2879-Made-Bembridge-NDP.pdf)

The Parish Council will work with the National Forest Company to:

- Identify opportunities for new tree and woodland planting in the parish, including that associated with planned large-scale development in adjoining areas through the application of National Forest Planting Guidelines.

- Encourage the management of mature and growing woodlands in the area for timber, recreational access and nature conservation and support proposals for small-scale development associated with woodland management, local timber processing, the use of wood for heating and the use of woodland for small-scale recreation, leisure and tourism purposes.

[Anslow](http://www.eaststaffsbc.gov.uk/filedepot_download/666/187)

Landscaped schemes for new developments will be supported if landscaping proposals

include native species as a first option, or if not appropriate, other species (such as exotics

in the more formal landscape settings where there is evidence they were originally planted),

which fit in with the character of the local area as detailed in the Character Studies.

Where approved as part of a landscape scheme, trees have to be removed as a result of:

‐new development;

‐or because of the health of a mature tree;

‐or where a mature tree has reached the end of its natural life;

‐or lost through wind damage;

Then, within a period of five years from the completion of the landscape scheme, such trees

affected shall be replaced by trees of a size and species compatible with the location, on the

same site, or if practicable on a suitable site nearby. In the event that a practicable and

suitable site nearby is available and proposed as a receptor site, this and the replacement

trees shall be subject to agreement with the Local Authority in conjunction with the

Neighbourhood Forum (and after the expiry of the Forum, Tettenhall District Community

Council) for the Plan area.

The replacement trees shall be planted within 12 months of the removal/loss.

[Tettenhall](http://www.wolverhampton.gov.uk/CHttpHandler.ashx?id=4101&p=0)

Development that damages or results in the loss of ancient trees/trees of arboricultural and amenity value or loss of significant ground cover and habitat will be resisted. Development proposals must be designed to retain wherever possible ancient trees or trees of good arboricultural and amenity value. Proposals should be accompanied by a tree survey that establishes the health and longevity of any affected trees and a management plan to

demonstrate how they will be so maintained.

[Bersted](http://www.arun.gov.uk/mediaFiles/downloads/99461084/Bersted_NP___10_Sept_final.pdf)

Development will be expected to retain well-established features of the landscape, including mature trees, species-rich hedgerows and ponds.

If there is significant loss of trees and shrubs as part of development, then new provision will be expected elsewhere on the site.

[Yapton](http://www.arun.gov.uk/mediaFiles/downloads/99461084/Yapton_NP___Referendum_Version_2_0_for_ADC___October_2014.pdf)

### Provide new public open space

Developers must provide publicly accessible open space in the locations required in the site-specific policies in Section 3. This open space must connect to other open spaces.

[Thame Neighbourhood Plan](http://www.southoxon.gov.uk/sites/default/files/Final%20Thame%20Neighbourhood%20Plan%20-%20March%202013.pdf)

### Footpaths and Public Rights of Way

Section 3 sets out site-specific policy for Sites C, D and F requiring natural green space incorporating public routes adjacent to the Cuttle Brook. Developers must include these spaces and public routes in their proposals.

[Thame Neighbourhood Plan](http://www.southoxon.gov.uk/sites/default/files/Final%20Thame%20Neighbourhood%20Plan%20-%20March%202013.pdf)

New housing and employment developments will be expected to establish publicly accessible links from development sites to the wider footpath network and green spaces wherever possible.

[Much Wenlock](http://shropshire.gov.uk/media/1019504/Much-Wenlock-Neighbourhood-Plan-Adoption-version.pdf)

### Connections with the countryside

Where possible, open views towards the countryside, or across open spaces, must be maintained from key existing routes within the town.

Views along streets and/or open spaces to the surrounding countryside must be created within new developments where there are opportunities to do so.

[Thame Neighbourhood Plan](http://www.southoxon.gov.uk/sites/default/files/Final%20Thame%20Neighbourhood%20Plan%20-%20March%202013.pdf)

The Plan will expect developments to retain features of high nature conservation or landscape value, including mature trees, species-rich hedgerows, ponds and existing areas of woodland. Improvement of the connectivity between wildlife areas and green spaces will be encouraged to enhance the green infrastructure of the Parish.

### Landscape Corridor

A defined, continuous green landscaped corridor of 145m depth from the edge of the carriageway of the A47 will be provided to maintain the landscape setting of the village, maintain the existing wildlife corridor, mitigate traffic noise (Landscaped Protection Zone) and retain a key strategic gap at the edge of new development. In most cases it is envisaged that this will be a protected strip planted with trees but with pedestrian access. No new built development will be allowed within the zone unless the proposers can demonstrate that it will enhance the landscape and not have an adverse impact on the Strategic Gap between Cringleford and Hethersett, wildlife and buffering traffic noise.

The visual impact of new development when viewed from approaching main roads and the surrounding countryside should be minimised by the use of site-appropriate landscape bunding, screening and mature tree planting. New and existing protected areas will require an effective management regime to enhance biodiversity.

[Cringleford](http://www.south-norfolk.gov.uk/planning/5736.asp)

Developers will be required to landscape a 30-35m tree belt, as indicated on the Proposals Map (35m Gateway Zone) on the A11 approach to Norwich from the Thickthorn roundabout. The width will secure adequate screening to both the road and the village and preserve the gradual transition from the countryside to the city.

[Cringleford](http://www.south-norfolk.gov.uk/planning/5736.asp)

### Green Corridors

NP/EN5.1 Development proposals should seek to maintain and enhance the connectivity of all green corridors wherever possible.

NP/EN5.2 Proposals for development on or adjacent to primary green corridors, as defined by Map 8, must maintain and if possible enhance the function of the corridor. Planning applications for new dwellings must clearly demonstrate how they have incorporated appropriate measures to secure the connectivity of the corridor and the freedom of movement for species on or through the site.

[Ascot, Sunninghill and Sunningdale](http://consult.rbwm.gov.uk/portal/referendum/ascotnp?tab=files)

### The Local Gap/Green Infrastructure Corridor

New development within the Local Gap/Green Infrastructure Corridor, other than the replacement or minor extension of an existing building, will not generally be supported.

[Barnham and Eastergate](http://www.arun.gov.uk/main.cfm?type=MADEPLANS)

### Hedgerows

In order to minimise further the loss of hedgerows those shown on the Proposals Map should be protected and wherever possible enhanced.

[Cringleford](http://www.south-norfolk.gov.uk/planning/5736.asp)

### Landscape and Wildlife Sites

The Protected Areas will be excluded from residential or economic development because of their character and location (see Proposals Map). These sites form part of the environmental and landscape sensitive Yare Valley and sit adjacent to important County Wildlife Sites. The plots also lie within a recognised flood plain.

[Cringleford](http://www.south-norfolk.gov.uk/planning/5736.asp)

### Agricultural Land

Planning permission will be refused for development on grade 1 and grade 2 agricultural land unless:

 it involves the granting of planning permission for the development of the housing allocations identified in this Plan (Policy SA1 and Policy SA2); or

 it involves the granting of planning permission for any additional housing sites required by Policy H1 to meet objectively assessed housing needs in the Plan area.

[Yapton](http://www.arun.gov.uk/mediaFiles/downloads/99461084/Yapton_NP___Referendum_Version_2_0_for_ADC___October_2014.pdf)

### Watercourses

The opening up of watercourses and their banks for recreation and amenity use is generally supported; but the culverting and the constricting of watercourses and their immediate environs will generally not be supported unless circumstances dictate them to be necessary.

[Barnham and Eastergate](http://www.arun.gov.uk/main.cfm?type=MADEPLANS)

Development proposals that encroach unacceptably on the remaining line of the Portsmouth and Arundel Canal will be deemed inappropriate and will not be supported.

[Barnham and Eastergate](http://www.arun.gov.uk/main.cfm?type=MADEPLANS)

### Community Woodland

Developments which provide open spaces and community woodland, and connect these spaces with others in the village and that have defined areas for public access to such spaces, will be permitted. Developments that do not contain these features will need to demonstrate why including them would not be feasible.

Planting programmes for new developments should incorporate native arboreal species local to the area.

[Cringleford](http://www.south-norfolk.gov.uk/planning/5736.asp)

### Backland Development

The sub-division of existing large gardens in the village (i.e. ‘backland’ development) will be discouraged and will be permitted only when it can be demonstrated there would be no unacceptable impacts on flora and fauna and it can be demonstrated that the character of the surrounding neighbourhood (in terms of the appearance and massing of development) is maintained.

[Cringleford](http://www.south-norfolk.gov.uk/planning/5736.asp)

### Light Pollution

Proposals for any necessary street and external lighting should comply with the current guidelines established for the Chilterns AONB and for rural areas by the Institution of Lighting Engineers.

[Woodcote](http://www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/neighbourhood-plans/woodcote-neighbourhood)

### Landscape Character

The high quality natural landscape outside the development boundary of Much Wenlock will be protected from any development which adversely affects the town’s character, setting and open views.

[Much Wenlock](http://shropshire.gov.uk/media/1019504/Much-Wenlock-Neighbourhood-Plan-Adoption-version.pdf)

Proposals will be supported which enable the sensitive management of the landscape of the plan area, including; the detailed pattern of enclosed fields, hedgerows, parkland and established woodland which reflect the landscape character of Needwood Forest and which enable and/or improve access for walkers, cyclists and horse riders.

[Anslow](http://www.eaststaffsbc.gov.uk/filedepot_download/666/187)

In order to be considered favourably all new development proposals will need to satisfy

the following landscape design principles:

1. The pattern of open spaces surrounding settlements should be retained

in any future developments. Of particular importance is the open space

either side of Hockley Brook between Stewards Cottage (Briar Hill) and

Hemming Way. The additional and important open spaces identified in

the Chaddesley Corbett Conservation Area Character Appraisal are

particularly significant (see Map 3 below).

2. Strategic views across the Parish shown on Map 5 in Appendix III and the

Proposals Map, and defined below will be protected by ensuring that the

visual impact of development on these views is carefully controlled.

They are:

(i) The view across the Parish looking towards St Cassian’s Church

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spire and Harvington from the edge of Chaddesley Woods and

footpath 640.

(ii) The view of the Conservation Area of Harvington Hall and its

environs from Harvington Hall Lane and footpaths 614 and 615.

(iii) The views east from footpath 620 across fields towards Chaddesley

Village.

(iv) The view of Barrow Hill from footpath 599 at Tanwood Lane.

(v) The views towards Chaddesley Corbett and St Cassian’s Church

spire across fields, trees and hedgerows from footpath 599 at

Tanwood Lane.

(vi) The view of the medieval fishponds looking towards Brockencote

from footpath 674 in St Cassian’s churchyard and the view into the

Conservation Area looking towards St Cassian’s church from the

pavement alongside the A448.

3. Development proposals should seek to preserve or enhance the

character of the village and hamlets both within and outside the

Conservation Areas, especially those with buildings dating from the

nineteenth and early twentieth century. The demolition of buildings and

structures that contribute to the character and appearance of these areas

including those identified in the proposed Local Heritage List will be

resisted.

4. Local habitats and wildlife biodiversity particularly relating to Chaddesley

Woods NNR should be preserved and linking wildlife corridors, including

brooks and watercourses, enhanced.

5. Minimal and discreet signage will be supported to promote compliance

with rules and regulations in respect of access to paths for walkers and

the control of dogs and horses.

6. Mature and established trees of amenity value should be protected and

incorporated into landscaping schemes wherever possible. The planting

of local species will be encouraged. Species should be appropriate to the

location and setting in terms of type, height, density and the need for ongoing

management. When constructing boundaries native tree species

should be used in preference to building walls or the planting of

“Leylandii / conifer”. Existing hedgerows should be retained and the

establishment of new native hedges is encouraged.

7. New development must take account of known surface and sub-surface

archaeology, and ensure unknown and potentially significant deposits

are identified and appropriately considered during development. Lack of

current evidence of sub-surface archaeology must not be taken as proof

of absence.

8. Any proposed increase in the development of poly-tunnels and

glasshouses should take account of the visual impact on the landscape of

the Parish.

9. All new development must incorporate Sustainable urban Drainage

Systems (SuDS) which are fully compliant with the most recently adopted

national and local standards.

[Chaddersley Corbett](http://www.wyreforestdc.gov.uk/media/328395/CC-Final-Neighbourhood-Plan.pdf)

### Local Views

Development should:

‐ respect the topography and should integrate with the general height of buildings;

‐ acknowledge the spacing between buildings;

‐ roofscape should reflect adjacent roofscapes of existing buildings.

Development should take account of, and seek to protect important views, landmarks and

local points in the area, having regard to other policies in the Plan.

New development, where possible, should maximise opportunities to create new views.

Many views are highlighted in the Character Studies, some of which are shown here on

figure 21. (A full list of views can be found at Appendix M)

[Tettenhall](http://www.wolverhampton.gov.uk/CHttpHandler.ashx?id=4101&p=0)

### Nature Conservation

The Plan will expect developments to retain features of high nature conservation or landscape value, including mature trees, species-rich hedgerows, ponds and existing areas of woodland. Improvement of the connectivity between wildlife areas and green spaces will be encouraged to enhance the green infrastructure of the Parish.

[Much Wenlock](http://shropshire.gov.uk/media/1019504/Much-Wenlock-Neighbourhood-Plan-Adoption-version.pdf)

Nature conservation sites and features will be protected and where appropriate enhancement sought through:

- Consideration of the impact of all built and other development which requires planning permission in particular, development on sites and features that are locally important in Anslow, including; trees, hedges and woodland, ponds, parkland ponds and watercourse and unimproved grassland.

- Working with organisations including, Staffordshire Wildlife Trust, the county and borough councils and the National Forest Company to increase landscape and habitat connectivity within and beyond the Parish, including joint work on green infrastructure provision associated with any planned or permitted large-scale development in adjoining parishes.

- The Parish Council will take opportunities provided from wider studies and strategies and the assessments required as part of planned development, to add to the recorded information that is available on conservation interests in Anslow. Where practicable, the Parish Council will undertake local surveys of species and habitats as part of monitoring the implementation of the Neighbourhood Plan.

- Working with farmers and other landowners to encourage the take up of government environmental stewardship schemes and other locally based support from organisations, including the National Forest Company.

[Anslow](http://www.eaststaffsbc.gov.uk/filedepot_download/666/187)

Over the lifetime of the Neighbourhood Plan biodiversity assets and ecological networks will

be protected and the awareness of the areas’ biodiversity assets will be strengthened.

Proposed development immediately adjacent to or affecting a designated area of

biodiversity importance will not be permitted if it will result in any harm to the biodiversity

value of the site in accordance with the Black Country Core Strategy (BCCS) ENV1.

Adequate information must be submitted with planning applications for proposals which

may affect any designated site or important habitat, species or geological feature to ensure

that the likely impact of the proposals can be fully assessed. Without this there will be a

presumption against granting permission.

All appropriate development proposals should contribute positively towards the biodiversity

(protected species and priority species and habitats) and geodiversity of the whole Plan area

e.g. by linking in to the ecological network, providing appropriate landscaping, and providing

wildlife friendly features in new gardens and open spaces.

Any new development within 10 m of the boundary of the Smestow Valley Nature Reserve

will not be permitted if it will result in any harm to the distinctive character, setting, special

quality or biodiversity of the LNR. In particular it should not result in an unacceptable loss of

mature trees or inhibit the growth of trees.

The channel of the Smestow Brook hall be improved and enhanced to create a more natural

feature ad the marginal habitats shall be enhanced in line with the requirement of the

Severn Basin Management Plan. Any development which poses a risk of pollution to the

Smestow Brook and therefore may result in the waterbody not meetings its legal objectives

under the Water Framework Directive shall not be permitted.

Measures which contribute to the delivery of the recently adopted Smestow Valley

Management Plan will be supported so long as they do not contradict other policies within

this Plan.

[Tettenhall](http://www.wolverhampton.gov.uk/CHttpHandler.ashx?id=4101&p=0)

Development proposals that would result in either the loss of or unacceptable harm to an existing area of natural habitat will not be permitted unless:

 proposed mitigation measures would result in an effective solution to ensure that the integrity of the habitat continues after the implementation of the development; or

 the development concerned identifies appropriate measures for the relocation of the existing habitat to an appropriate area within 500 metres of the existing habitat and secures appropriate management arrangements both for the relocation and subsequent monitoring and aftercare.

Yapton

### Outdoor Sport and Recreation Facilities

The development of the WEC site for community based agriculture / forestry and

appropriate facilities for outdoor sport and recreation will be supported provided the

openness of the Green Belt is preserved and new facilities and uses do not conflict with the

purposes of any Green Belt or other designations.

Appropriate access to the site should be provided and protected species and habitats

preserved.

Proposals which allow part or all of the site to contribute towards the self‐sustainable of the

wider community, will be supported, (e.g. fostering social enterprise; selling grown produce;

community cafe; selling charcoal etc).

A Master Plan for the site should be prepared in consultation with the local community to

incorporate the following elements, (as per the indicative scheme at figure 14):

‐Use of the northern woodland section for sustainable purposes (as above);

‐Allotment land which is zoned and fenced. This could also include land where the green

houses are if they are too derelict to be brought back into service.;

‐ Car parking for allotments and walkers;

‐ Outdoor youth activities such as a Multi‐Use Games Area;

‐ Retain existing buildings to support outdoor activities;

‐ Aspiration to build a new community meeting place on site in the future;

‐ Retain/protect all open space, including the open space in between the 2 houses at edge

of site at start of access road.

Planning applications must be accompanied by evidence that the community has been

consulted as per Policy TNP7 Consultation and Community Involvement Policy, including

allowing access to the site to local residents and frequent users to properly consider any

development proposals.

[Tettenhall](http://www.wolverhampton.gov.uk/CHttpHandler.ashx?id=4101&p=0)

### Preventing the Coalescence of Settlments

Development will not be permitted outside the Built Up Area Boundary, as defined on Map 2 – Cuckfield Built Up Area Boundary , if individually or cumulatively it would result in increasing the coalescence between Cuckfield and Haywards Heath or reducing their separate identity by:

a) Reducing the gap between Cuckfield and Haywards Heath or,

b) Increasing the density of development within existing curtilages

[Cuckfield](http://www.midsussex.gov.uk/media/Cuckfield_Neighbourhood_Plan_June14.pdf)

Development within the Strategic Gap as defined in Appendix D will not be supported. Development for essential infrastructure will be granted in special circumstances, where the benefit outweighs any harm, and it can be demonstrated there are no reasonable alternative sites available.

[Bersted](http://www.arun.gov.uk/mediaFiles/downloads/99461084/Bersted_NP___10_Sept_final.pdf)

## Conserving and enhancing the historic environment

### Historic Environment

Ideally the design of new buildings should reflect the design principles of their time so that the richness of varied character continues and is extended into the future. However, the quality of design must ensure that new buildings contribute positively to the historic character. Listed Buildings and their settings; and Conservation Areas and their settings, will be conserved and enhanced to reinforce the quality and character of Thame.

[Thame Neighbourhood Plan](http://www.southoxon.gov.uk/sites/default/files/Final%20Thame%20Neighbourhood%20Plan%20-%20March%202013.pdf)

Any designated historic heritage assets in the Parish and their settings, both above and below ground and including listed buildings, and any monuments that may be scheduled or conservation areas that may be created will be conserved and enhanced for their historic significance and their importance to local distinctiveness, character and sense of place. Proposals for development that affect non-designated historic assets will be considered taking account of the scale of any harm or loss and the significance of the heritage assets.

[Woodcote](http://www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/neighbourhood-plans/woodcote-neighbourhood)

Proposed development immediately adjacent to or directly affecting heritage assets within

the Neighbourhood Plan area must pay special regard to preserving or enhancing its setting

and any special architectural or historic features of significance it possesses.

All development proposals should aim to sustain, reinforce and conserve the historic

aspects and special character of the following locally distinctive elements of the area.

Heritage assets are defined in the NPPF and directly affected by policies ENV2 and ENV4 of

the BCCS, (canals).

Local List

As part of the characterisation studies residents identified numerous buildings that might be

added to the Local List.

The Local List will be reviewed and updated as early as possible within the lifetime of the

Plan and developers should consult with the City Council Historic Conservation officer.

The recommendations are mapped at figure 23

[Tettenhall](http://www.wolverhampton.gov.uk/CHttpHandler.ashx?id=4101&p=0)

### Local Heritage and Character

The character and heritage of the plan area should be maintained and enhanced wherever possible. Particular protection will be given to listed buildings, the memorial village hall and the conservation area. All development will protect and where possible enhance the historic assets and their surroundings and settings by meeting the requirements of relevant Core Strategy and other development plan policies.

[Edith Weston](http://www.rutland.gov.uk/pdf/Adopted%20EWN%20Plan%204%2014.pdf)

New development should enhance the characteristics of areas of special heritage character. The redevelopment or improvement of buildings that detract from such areas will be supported.

[Winsford](http://www.cheshirewestandchester.gov.uk/your_council/policies_and_performance/council_plans_and_strategies/planning_policy/neighbourhood_planning/winsford_neighbourhood_plan.aspx)

### Heritage Assets

Both the National Planning Policy Framework (paragraphs 12, 126 and 131) and the Joint Core Strategy (2011 Objective 9, Policy 1) require heritage assets (including their settings) to be protected, conserved and enhanced. Future development proposals must pay careful attention to these policies, especially where development could affect the Conservation Area and identified significant buildings outside it. These are named in GEN3 and shown on the Proposals Map. Further detail is provided in the Norfolk Historic Environment Record and reproduced in the Evidence Base. Any necessary work will be funded by the developers through appropriately worded conditions and/or Section 106 contributions.

[Cringleford](http://www.south-norfolk.gov.uk/planning/5736.asp)

NP/DG4.1 Proposals affecting Listed buildings, Conservation Areas and their settings must conserve and, wherever possible, seek to enhance their significance, quality and character.

NP/DG4.2 New developments should seek to avoid any adverse impacts on the landmark views and buildings listed in the table above and identified on Map 10, and the historic gateways as identified in the RBWM Townscape Assessment, whether by nature of their height, scale or bulk, position, or by poor design, or by interfering or interrupting the views from or of such landmarks, buildings or historic gateways.

[Ascot, Sunninghill and Sunningdale](http://consult.rbwm.gov.uk/portal/referendum/ascotnp?tab=files)

Development affecting:

• listed buildings or their settings,

• Conservations Areas and their settings, or

• the Areas of Special Character designated in the Local Plan should be designed so as to preserve and enhance them, so as to reinforce the quality and character of the villages.

[Barnham and Eastergate](http://www.arun.gov.uk/main.cfm?type=MADEPLANS)

The Neighbourhood Plan will work to protect and enhance the historic environment of the

Heathfield Park area.

Figure 8 overleaf illustrates the heritage assets in Heathfield Park identified from the work

undertaken by the Historic Characterisation Study. Development proposals and

refurbishment schemes affecting these assets will be required to be sensitive to the historic

environment and unique character of the area.

[Heathfield Park](http://www.wolverhampton.gov.uk/CHttpHandler.ashx?id=5492&p=0)

Once the Local Heritage List for Chaddesley Corbett has been adopted by Wyre Forest

District Council, proposals requiring consent which affect a building or structure on the

Local Heritage List must demonstrate how they protect or enhance the heritage asset.

The renovation or alteration of buildings or structures identified on the Local Heritage

List should be designed sensitively, and with careful regard to the heritage asset’s

historical and architectural interest and setting.

Loss of non-designated heritage assets (locally listed buildings) should be resisted.

[Chaddersley Corbett](http://www.wyreforestdc.gov.uk/media/328395/CC-Final-Neighbourhood-Plan.pdf)

The Neighbourhood Plan identifies the properties in Appendix 4 of the Plan as locally important heritage assets. The effect of a planning application proposal on the significance of these non-designated heritage assets will be taken into account in determining the application in order to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal

[Littlehampton](http://www.arun.gov.uk/mediaFiles/downloads/99461084/Submission_Plan_post_examination_modifications_DDA.pdf)

### Conservation Areas

Proposals within or affecting the setting of the Conservation Area will be dealt with in accordance with ADC emerging Local Plan February 2014 policy number HER DM3.

[Felpham](http://www.arun.gov.uk/main.cfm?type=MADEPLANS)

Development within the designated conservation areas will be expected to demonstrate

how it will positively conserve and enhance the unique characteristics as identified in the

Bembridge Conservation Area Appraisal document. The requisite Heritage Statements

accompanying planning applications will be required to clearly identify the heritage assets,

provide a clear assessment of the significance and impact of the proposal on those assets

and to justify the design approach taken.

[Bembridge](http://www.iwight.com/azservices/documents/2879-Made-Bembridge-NDP.pdf)

The Neighbourhood Plan will support housing development proposals located in, or within

the setting of, the designated Winslow Conservation Area, provided they preserve or enhance its character and appearance, as defined by the adopted Winslow Conservation Area Appraisal. For all other housing development proposals, the Winslow

Conservation Area Appraisal should be used to prompt design solutions that reflect the

character of Winslow in their scale, siting, layout, materials, landscaping and design details.

[Winslow](http://www.aylesburyvaledc.gov.uk/planning-policy/neighbourhood-planning/winslow-neighbourhood-plan/)

Within the Church Lane and Main Road/Church Road conservation areas development proposals will be required to preserve or enhance the character of those areas. Development proposals and extensions and alterations to existing buildings and structures will be expected to:

 be suitably designed for the context within which they are set; and

 ensure that the scale and massing of buildings relate sympathetically to the surrounding area; and

 use traditional and vernacular building materials to respect the context of the development concerned.

[Yapton](http://www.arun.gov.uk/mediaFiles/downloads/99461084/Yapton_NP___Referendum_Version_2_0_for_ADC___October_2014.pdf)

### Designation of a Conservation Area

A conservation area covering the historic heart of the Neighbourhood Plan area is

proposed in the Heathfield Park area.

The designation of a Conservation Area would protect and preserve the character and

appearance of the most significant group of heritage assets in Heathfield Park.

A ‘core area’ with additional options, as indicated in Figure 9 overleaf, will be the subject of

further public consultation.

The conservation area will need to be agreed with and designated by Wolverhampton City

Council.

[Heathfield Park](http://www.wolverhampton.gov.uk/CHttpHandler.ashx?id=5492&p=0)

### Significant Buildings

The following significant buildings and their settings outside the Conservation Area should also be protected, conserved and enhanced: Cringleford Hall (with its associated parkland) and moat (Grade II Listed), the barn c.30m east of Cringleford Hall (Grade II Listed), the original farm house and associated converted barns on Meadow Farm Drive, the Round House (Grade II Listed), the original farm house (now divided) and associated converted outbuildings at Newfound Farm, Stratford House, The Grove, and Oaklands properties (see Evidence Base). Proposals for development in the Conservation Area and at the properties mentioned should show how these heritage requirements can be addressed satisfactorily.

[Cringleford](http://www.south-norfolk.gov.uk/planning/5736.asp)

The Neighbourhood Plan will support proposals to repair and reuse Mill House Farm on The Causeway, as shown on the Proposals Map, for a non-residential institution use or for an office use, provided:

i. the proposals retain the significance of the farm building as a non designated heritage asset;

ii. satisfactory off-street parking facilities are achieved that have acceptable landscape impact within the South Downs National Park;

iii. it can be demonstrated that the facility will cause no significant harm to the amenities of neighbouring uses on The Causeway; and

iv. provision is made within the site boundary to allow for works on the boundary required to construct and/or maintain a new flanking flood defence embankment, as provided for by Policy 12, and more generally it can be demonstrated in a Flood Risk Assessment that the site is suited to its proposed use.

[Arundel](http://www.arun.gov.uk/mediaFiles/downloads/86879353/Arundel_NP_post_examination_v2_DDA.pdf)

A small facility including toilets and kitchen will be sought for St Peter’s church visitors, in a way that will offer least harm to the significance of the existing Grade 1 Listed church and it’s setting.

[Strumpshaw](http://www.broadland.gov.uk/housing_and_planning/5831.asp)

The following buildings or structures are of significant local interest and contribute to Felpham’s distinctiveness: (list of buildings – see made plan)

Development proposals will be expected to retain or enhance the local distinctiveness of the buildings listed above and the removal of part or all of them will not be permitted unless it can be demonstrated that they cannot be put to a beneficial or viable use.

[Felpham](http://www.arun.gov.uk/main.cfm?type=MADEPLANS)

Historic farmsteads and their settings, and the following locally important features which contribute to the attractiveness and interest of the area, will be protected and enhanced:

- The finger post road sign at the junction of Main Street and Bushton Lane and its landscaped setting.

- The wooden bus shelter on Main Street.

- The telephone box on Main Street.

- The Garden of Remembrance.

- The Valerie Lydon Memorial Garden.

- The Anslow Parish Gateway features.

[Anslow](http://www.eaststaffsbc.gov.uk/filedepot_download/666/187)

The following Buildings and Structures of Special Character as designated by ADC are of significant local interest and contribute to Bersted’s distinctiveness:

81 North Bersted Street

83 North Bersted Street

113 North Bersted Street

Rookwood, North Bersted Street

The Stables, North Bersted Street

Development proposals relating to the buildings of local character listed above will be expected to retain their local distinctiveness and removal of part or all of them will not be permitted unless it can be demonstrated that they cannot be put to an alternative beneficial or viable use.

[Bersted](http://www.arun.gov.uk/mediaFiles/downloads/99461084/Bersted_NP___10_Sept_final.pdf)

### Architectural Features

To improve the quality and character of buildings in the Neighbourhood Area, opportunities must be taken to retain and reinstate architectural features where they contribute to the significance of the heritage asset.

[Norland](http://www.rbkc.gov.uk/planningandconservation/neighbourhoodplanning/norlandneighbourhoodplan.aspx)

Generally, buildings should be designed:

• as a three dimensional whole, so that elements such a bay windows are designed in from the start rather than being ‘bolted-on’ at the end;

• with windows and doors set back from the external surface of the buildings, to introduce some depth and modelling to the facade;

• with changes in material related to the design of the building rather than a random approach. For example, changes in material may relate to a change in form such as a setback or projection.

[Barnham and Eastergate](http://www.arun.gov.uk/main.cfm?type=MADEPLANS)

In order to maintain the high quality townscape and historic character of the Neighbourhood Area, require window changes to be in keeping with the historic or architectural character of the building and its context.

[Norland](http://www.rbkc.gov.uk/planningandconservation/neighbourhoodplanning/norlandneighbourhoodplan.aspx)

### Heritage Assets and New Development

Heritage assets within the parish, especially the listed buildings in the Conservation Area, and their settings must be protected, conserved and enhanced when development proposals are brought forward.

[Cringleford](http://www.south-norfolk.gov.uk/planning/5736.asp)

### Heritage Assets and Double Glazing

### Protection of open views

Open views towards the countryside or across open spaces will be maintained if possible. An assessment of views to and from the development should accompany a planning application wherever relevant.

[Barnham and Eastergate](http://www.arun.gov.uk/main.cfm?type=MADEPLANS)

## CIL

### Contributions to new infrastructure and facilities

* + 1. Financial contributions will be required, as appropriate, from each developer to mitigate the impact of the development on essential infrastructure such as public utilities, libraries, policing, waste services and the highways network.
    2. Financial contributions will be required, as appropriate, from each developer to fund additional healthcare, education and leisure services within the village in accordance with the obligations detailed in the Harborough District ‘Provision for Open Space, Sport and Recreation 2009 (or subsequent revisions).
    3. Community priorities in terms of additional local facilities to be provided as a result of new development are:
  1. A centrally located community building suitable for use as a Medical Centre with associated parking spaces;
  2. A centrally located community leisure facility providing a minimum 4-court sports hall, gym and dance facilities, all weather-pitch changing rooms, storage, meeting rooms and associated administration and parking facilities;
  3. A centrally located community building with associated storage and parking spaces suitable for use by organised youth groups;
  4. A centrally located multi-use synthetic sports pitch suitable for both community and schools use;
  5. Two adult size Football Pitches with associated parking, changing and storage facilities;
  6. The construction on an informal BMX / Cycle Track facility with associated shelter and parking facilities.
     1. The construction of a swimming pool for joint community and schools use will be investigated and provided if financially viable.

[Broughton Astley](https://www.harborough.gov.uk/info/200074/planning/496/neighbourhood_planning/10)

Infrastructure as identified within the Cringleford Infrastructure Plan Programme (see Appendix) within the Parish Boundary and associated with the development of new sites must be provided directly by developers or be paid for or delivered by developers, either through the Community Infrastructure Levy (CIL), or through Section 106 agreements except to the extent (if any) that this would render needed development unviable.

[Cringleford](http://www.south-norfolk.gov.uk/planning/5736.asp)

Developers of land in the area will be expected to make an appropriate and proportional contribution or deliver improvement to the Thickthorn Interchange. As applications come forward they will need to demonstrate that they do not prejudice the delivery of the options for improvement under consideration by the local authorities (as published on the GNDP website). If a development proposal would prevent delivery of an emerging preferred or identified improvement scheme, then the proposal will need to be supported by appropriately detailed evidence to show that an acceptable alternative junction improvement proposal is deliverable and achievable that meets the requirements of the local authorities and the Highways Agency.

[Cringleford](http://www.south-norfolk.gov.uk/planning/5736.asp)

Where the need is identified, new development must provide appropriate new facilities and infrastructure onsite and fund or directly deliver offsite facilities as required by the South Oxfordshire core strategy policy CSI1 and those identified by Oxfordshire County Council. Development should be phased in tandem with the timely provision of infrastructure to help support sustainable growth.

[Woodcote](http://www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/neighbourhood-plans/woodcote-neighbourhood)

Developer contributions will be sought to improve safety, road markings and visibility at the junction of Beech Lane and Wood Lane from any proposed developments accessing onto these roads.

[Woodcote](http://www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/neighbourhood-plans/woodcote-neighbourhood)

Funds raised from the Community Infrastructure Levy (CIL) will be put towards the costs of maintaining and improving the network of footpaths and cycle paths. Developer contributions towards those costs will be sought in appropriate cases.

[Barnham and Eastergate](http://www.arun.gov.uk/main.cfm?type=MADEPLANS)

Any planning applications for new development within the Plan Area must demonstrate how they can contribute towards the delivery of community development. This may be through contributions via a section 106 agreement or through payment of any future Community Infrastructure Levy.

Provision towards community development, either through direct provision of new facilities or through financial contributions, will be expected from all development subject to the guidance set out in the National Planning Policy Framework including the ability for development to be delivered viably.

Any contribution secured as a result of development within the Plan Area shall be prioritised towards the delivery of the following targeted community objectives wherever possible. If any unilateral undertaking is proposed to directly deliver any of the objectives set out below, the acceptability of any scheme must first be agreed in writing by the Parish Council. Otherwise, it is intended that the Parish Council will prioritise any general financial contribution to contribute towards the following (Text in brackets refers to corresponding Action Plan objective):

* New combined Village Sports Field with provision for senior and Junior football, cricket, stool ball and two hard surfaced tennis courts, along with ancillary facilities including access and parking provision. (Community well being projects 2, and 8)
* New Community Centre including:

o Village Meeting Hall facilities (community wellbeing 6)

o Sports Changing facilities (community wellbeing 6)

o Social Club facilities (community wellbeing 6, business and social enterprise 4 and 5)

o Health Day Clinic

Warder/Manager’s Flat (countryside and environment 1)

* Improvements to Townfield/Cornwood car parking and landscaping. (roads and transport 5)
* Upgrading children’s play area and equipment at Butts common. (countryside and environment 3, community wellbeing 2)
* Public parking and SUDS pond at Butts Common.(community wellbeing 2)
* Community allotments and/or farm with orchard and appropriate storage facilities and parking.(countryside and environment 5)
* Extending Kirdford Village Stores to increase café area and storage provision, and enhancing the external picnic area and parking. (business and services projects 4)
* Improving and enhancing existing footpaths for all weather conditions and use by elderly, disabled and young mothers.(roads and transport 6)
* Procuring land and building range of Lock-up Retail Workshops located at the village commercial hub (business and social enterprises 2)
* Any other infrastructure requirements listed in the Kirdford Action Plan, to be found at Section 5 of this Plan (subject to continual update).
* The extent that new development can help deliver any of the objectives set out in the schedule above will be a key material consideration when determining any proposals in the Plan Area, and should be considered against the broader objectives set out within Policy SD.1 of this Plan.

[Kirdford](http://www.chichester.gov.uk/CHttpHandler.ashx?id=21357&p=0)

Financial contributions paid direct to the local community as a result of the Community

Infrastructure Levy (CIL) will be held by the Bembridge Parish Council and used to deliver

priorities stated in the Neighbourhood Action Plan.

Direct delivery by developers for off-site works will be supported where this accords with

the Neighbourhood Action Plan.

[Bembridge](http://www.iwight.com/azservices/documents/2879-Made-Bembridge-NDP.pdf)

Any development permitted will be expected to ensure provision of the necessary social, physical and green infrastructure needed to support the proposed development, or the additional infrastructure identified in the Neighbourhood Plan which can be provided in a timely manner, through developer contributions subject to an appropriate assessment of viability.

[Cuckfield](http://www.midsussex.gov.uk/media/Cuckfield_Neighbourhood_Plan_June14.pdf)

The Neighbourhood Plan prioritises the financing and delivery of the following

infrastructure projects using sources of funds as appropriate:

I. The Winslow Community Centre, proposed in Policy 11; and

II. The creation of cycle ways between Winslow and Buckingham, Winslow and

Great Horwood and Winslow and Granborough in conjunction with

neighbouring parish councils, Buckinghamshire County Council and Aylesbury

Vale District Council proposed in Policy 8.

1. Other projects that may be deemed relevant at the time.

[Winslow](http://www.aylesburyvaledc.gov.uk/planning-policy/neighbourhood-planning/winslow-neighbourhood-plan/)

New development will be supported by the provision of new or improved infrastructure as

set out in policies BP4, BP5, BP9, BP10 and BP14, together with financial contributions as

appropriate for the following off-site infrastructure requirements:

a. the provision of additional school places at Billesdon Parochial Primary School and

secondary schools arising from the development. This should include measures that

address local traffic congestion and parking problems associated with the Primary

School;

b. the improvement, remodelling or enhancement of Billesdon Surgery. This should

include measures that address local traffic congestion and parking problems

associated with the Surgery;

c. the improvement, remodelling or enhancement of The Coplow Centre, to include

greater provision for young people; and

d. a community playing field to be located near to The Coplow Centre.

Contributions will be phased or pooled to ensure the timely delivery of infrastructure,

services and facilities where necessary. To ensure the viability of housing development, the

costs of the Plan’s requirements will be applied flexibly where it is demonstrated that they

are likely to make the development undeliverable.

[Billesdon](http://www.leicestershirevillages.com/uploads/8539b3552e7f1a232294895.pdf)

In addition to on-site provision, all residential development will be required to make appropriate financial contributions towards off-site community and social facilities as required by the Delivery Strategy.

[Winsford](http://www.cheshirewestandchester.gov.uk/your_council/policies_and_performance/council_plans_and_strategies/planning_policy/neighbourhood_planning/winsford_neighbourhood_plan.aspx)