

## Policy Examples from other Neighbourhood Plan Areas.

### Housing

#### Good quality design

**NP/DG3.1** 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

**NP/DG3.2** 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.

**NP/DG3.3** 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](#)

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](#)

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.

[Cringeliford](#)

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### **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](#)

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](#)

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## **Countryside and environment**

### **Area 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.

- i. The area of separation is desirable in order to ensure that the identity and distinctiveness of settlements is retained. (Fig. 5 )
- ii. 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](#)

### **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](#)

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### **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](#)

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### **Trees and Hedgerows**

- 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](#)

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](#)

### **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](#)

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](#)

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## **Business and the economy**

### **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](#)

### **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](#)

### **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](#)

## Highways and transport

### 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](#)

### 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](#)

### 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](#)

### 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](#)

### Providing good pedestrian and cycle connections

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](#)