

## ***Draft Policies Post Open Day and Consultants comments***

### **POLICY H1: NEW RESIDENTIAL DEVELOPMENT**

New small scale residential development will be permitted within the Sherfield on Loddon Settlement Policy Boundary where the site involved is a brownfield site or another suitable site, and where the proposed development will not adversely affect the character of the area as defined in the Sherfield on Loddon Character Assessment.

### **POLICY H2: HOUSING TO MEET LOCAL NEEDS**

Any proposals for new housing development must provide an appropriate mix of housing for Sherfield on Loddon, particularly through the provision of dwellings designed for smaller households, including accessible purpose-designed accommodation for older persons, or one or two-bedroom accommodation suitable for younger persons and small families. All new housing developments must

- a) provide at least 75% of the new dwellings with 1 or 2 bedrooms
- b) Occupancy of all affordable homes should be in accordance with Borough Housing Policy.

### **POLICY D1: PRESERVING AND ENHANCING THE HISTORIC CHARACTER AND RURAL SETTING OF SHERFIELD ON LODDON**

Any new development must protect, complement or enhance the character area(s) identified in the Sherfield on Loddon Character Assessment within or adjacent to which it is located.

Applicants must explain, in a Design and Access Statement or otherwise in writing, how the proposed development will preserve or enhance the relevant character area(s) with regard to

- a) the scale and form of the development,
- b) the density of the development,
- c) the materials used in the development, and
- d) the local historic environment.

## **POLICY D2: DESIGN OF NEW DEVELOPMENT**

In order to deliver good quality design all new development in Sherfield on Loddon must

- a) Respond to the existing built form in terms of enclosure, plot size and definition of streets and spaces;
- b) Be well integrated with its surroundings by making best use of paths and roads and where possible creating new ones;
- c) Provide convenient access to community services and facilities;
- d) Have good access to public transport or otherwise help reduce car dependency;
- e) Make positive use of the local topography, landscape and water features, trees and plants, wildlife habitats, existing buildings, site orientation and microclimate;
- f) Provide buildings, landscaping and planting to create well defined streets and attractive green spaces;
- g) Make use of views and landmarks visible from within and from outside the site in order to organize the layout of the development and make it legible for visitors;
- h) Encourage low vehicle speeds and help create roads which can function as safe, social spaces;
- i) Provide sufficient car parking and integrate it within landscaping so that it does not dominate the street;
- j) Clearly distinguish between public and private spaces,
- k) Be able to be efficiently managed and be safe to use;
- l) Provide convenient, well-screened storage space for bins and recycling, and for bicycles and motor vehicles.

Applicants must explain, in a Design and Access Statement or otherwise in writing, how the design of the proposed development responds to each of the principles set out in Policy D2.

## **POLICY F1: IMPROVING AND ENHANCING THE FOOTPATH NETWORK**

Any development proposals in the parish must protect and, where possible, take available opportunities to improve and extend the footpath network in order to provide better connectivity throughout the parish, safe routes to school, and better access to the countryside and surrounding destinations. Such opportunities include the granting of planning permissions for development or other proposals which enhance or extend the footpath network.

## **POLICY E1: NEW EMPLOYMENT DEVELOPMENT**

Proposals for the development of new small local businesses and for the expansion or diversification of existing businesses in the parish will be supported providing that

- a) there will be minimal impact resulting from increased traffic, noise, smell, lighting, vibration, or other emissions or activities generated by the proposed development;
- b) there will be minimal impact on the natural or the built environment as a result of the proposed development; and
- c) opportunities to re-use vacant or redundant historic buildings as part of the proposed development are taken.

## **POLICY C1: ENABLING FIBRE OPTIC AND TELECOMMUNICATIONS CONNECTIONS**

Proposals for new development must provide a Connectivity Statement setting out how the development will help achieve a fibre optic connection to the nearest connection chamber in the public highway. Wherever possible the development must provide suitable ducting to enable more than one service provider to provide a fibre connection to the development.

Proposals for telecommunications masts will be supported providing that it can be demonstrated that there will be no adverse effect on the

character or appearance of the historic, natural or rural environment of the parish.

## **POLICY CF1: SUPPORTING LOCAL COMMUNITY FACILITIES**

Proposals for new development which involve local community facilities, will be supported only if the proposal does not result in the loss of, or have an adverse effect on, the facility concerned.

If planning permission is granted for development in Sherfield on Loddon opportunities will be taken to provide or support new community facilities, or to improve or support existing community facilities, in accordance with priorities determined by the Parish Council. Appropriate use will be made of the Community Infrastructure Levy, other planning agreements or planning conditions, in order to achieve this.

*The policy below, E2, is not yet in the draft Plan. We would welcome your comments about whether or not it should be included in the final document.*

## **Policy E2: Renewable energy from solar panel farms**

Notwithstanding the requirements of policies H1, H2 and D1, proposals to site farms of solar panels outside the settlement boundary will be considered favourably providing that:

- a) the maximum height of the panels will be kept to a minimum;
  - b) there will be minimal impact on the natural environment;
  - c) there will be minimal impact resulting from increased traffic, noise, smell, lighting, vibration or other emissions or activities generated by the proposed solar panels
  - d) there will be minimal visual impact on the surroundings
  - e) there will be financial and/or energy benefits to the parish from the development.
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*Extract from Basingstoke & Dean Borough Council Local Plan for information. Note we cannot repeat this in our Neighbourhood Plan.*

## **BDBC Policy EM2 – Strategic Gaps**

In order to prevent coalescence of built up areas and to maintain the separate identity of settlements, the generally open and undeveloped nature of the following gaps will be protected:

- Basingstoke – Oakley
- Basingstoke – Sherborne St John
- Basingstoke – Old Basing
- Basingstoke/Chineham – Bramley/Sherfield on Loddon
- Tadley – Baughurst

Development in gaps will only be permitted where:

- a) It would not diminish the physical and/or visual separation; and
- b) It would not compromise the integrity of the gap either individually or cumulatively with other existing or proposed development; or
- c) It is proposed through a NP or Neighbourhood Development Order, including Community Right to Build Orders.