

# **Tur Langton Neighbourhood Plan – possible policies**

**June 2016**

## **Key issues:**

- **List existing community facilities**
- **Any missing? Play area? Allotments?**
- **Support for employment?**
- **Farm diversification?**
- **Home working?**
- **Broadband?**
- **Existing? New?**
- **Any significant transport issues?**
- **Desire to identify housing sites?**
- **Redraw Limits to Development?**
- **Additional heritage assets?**
- **Housing mix?**
- **Affordable housing?**
- **Design issues?**
- **Anything else?**

## 1. Community facilities and amenities

### Retention of existing

**Policy CF1: THE RETENTION OF COMMUNITY FACILITIES AND AMENITIES - Development leading to the loss of an existing community facility (including the village hall and Crown Public House) will not be supported unless it can be demonstrated that:**

- a) There is no longer any need or demand for the existing community facility; or
- b) The existing community facility is no longer economically viable as such; or
- c) The proposal makes alternative provision for the relocation of the existing community facility to an equally or more appropriate and accessible location within the Parish which complies with the other general policies of the Neighbourhood Plan.

### Support for new

**POLICY CF2: NEW OR IMPROVED COMMUNITY FACILITIES - Proposals that improve the quality and/or range of community facilities, particularly those for young people, will be supported provided that the development:**

- a) Will not result in unacceptable traffic movements or other disturbance to residential properties;
- b) Will not generate a need for parking that cannot be adequately catered for; and
- c) Is of a scale appropriate to the needs of the locality and conveniently accessible for residents of the village wishing to walk or cycle.

## 2. Employment

### Protection of existing

**POLICY E1: SUPPORT FOR EXISTING EMPLOYMENT OPPORTUNITIES –** There will be a strong presumption against the loss of commercial premises or land (B-class) 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:

- a) The commercial premises or land in question has not been in active use for at least 12 months; and
- b) 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.

### Support for new:

**POLICY E2: SUPPORT FOR NEW EMPLOYMENT OPPORTUNITIES -** In supporting additional employment opportunities, new development will be expected to:

- a) Fall within the boundary of planned limits of development for Tur Langton 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 affecting the character, infrastructure and environment of the village itself and the neighbourhood plan area, including the countryside, and
- d) Not involve the loss of dwellings
- e) Not increase noise levels to an extent that they would unacceptably disturb occupants of nearby residential property
- f) Not generate unacceptable levels of traffic movement
- g) Contribute to the character and vitality of the local area
- h) Be well integrated into and complement existing businesses,

The following types of employment development will be supported:

- a) The conversion of existing buildings and the small-scale expansion of existing employment premises across the Parish.
- b) Small-scale new build development within or adjacent to the village and within or adjacent to the adjoining hamlets.

All new employment development should respect the character of its surroundings by its scale and design, not harm the surrounding landscape, and safeguard residential amenity and road safety.

### **Farm diversification**

**POLICY E3: Re-Use of Agricultural and Commercial Buildings** - The re-use, conversion and adaptation of rural buildings for small businesses, recreation, or tourism purposes will be supported where:

- a) The use proposed is appropriate to the rural location;
- b) The conversion/adaptation works respect the local character of the surrounding area
- c) The development will not have an adverse impact on any archaeological, architectural, historic or environmental features
- d) The local road system is capable of accommodating the traffic generated by the proposed new use and adequate parking can be accommodated within the site.
- e) There is no significant adverse impact on neighbours through noise, light pollution, increased traffic levels or increased flood risk.

### **Broadband**

**POLICY E4: BROADBAND INFRASTRUCTURE** - Proposals to provide access to a super-fast broadband service and improve the mobile telecommunication network that will serve businesses and other properties within the Parish will be supported. This may require aboveground network installations, which must be sympathetically located and designed to integrate into the landscape and not be located in or near to open landscapes.

## **Working from home**

**POLICY E5: WORKING FROM HOME – Proposals for the use of part of a dwelling for office and/or light industrial uses, and for small scale free standing buildings within its curtilage, extensions to the dwelling or conversion of outbuildings for those uses, will be supported where:**

- a) Other than minor ancillary support, servicing and maintenance, all work activities are carried out only by the occupants of the dwelling; and**
- b) No significant and adverse impact arises to nearby residents or other sensitive land uses from noise, fumes, odour or other nuisance associated with the work activity; and**
- c) Any extension or free standing building shall be designed having regard to policies in this Plan and should not detract from the quality and character of the building to which they are subservient by reason of height, scale, massing, location or the facing materials used in their construction.**

### 3. Transport

#### New development

Subject to compliance with other policies, proposals for development will be supported where it can be demonstrated that: -

- A. The cumulative impact on traffic flows on the local highway network, including the roads within and leading to the village centre, will not be severe, unless appropriate mitigation measures are undertaken;
- B. Provision is made for accessible and efficient public transport routes within the development site or the improvement of public transport facilities to serve the development;
- C. Improvements to pedestrian and cycle routes are incorporated to serve the development, where appropriate, to provide safe, convenient and attractive routes to shops, employment, schools and community facilities and which are integrated into wider networks;
- D. It retains existing rights of way or provides acceptable modifications; and
- E. It incorporates adequate parking and manoeuvring space within the development in accordance with the Highway Authority's standards.

#### Car parking

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.

#### Travel Packs

All housing developments should make provision for one Travel Pack per dwelling to inform new residents, from first occupation, what sustainable travel choices are available in the area. Each Travel Pack will include two six-month bus passes per dwelling, to encourage new residents to use bus services as an alternative to the private car.

## Footpaths and cycle ways

The provision of improved walking and cycling routes between housing development and Parish facilities (Village Hall; Crown Public House; Employment site?) will be supported.

Proposals which make specific provision for, and encourage the use of, sustainable modes of transport through the maintenance, upgrading and where possible the creation of footpaths and cycleways, will be supported.

## Traffic management

The provision of traffic management solutions to address the impacts of traffic arising from development in the Parish will be strongly supported. This includes either directly provided solutions or the use of contributions from development to contribute towards the costs of provision.

New development will only be permitted where it will not cause a significant increase in the volume of traffic using the village centre.

Traffic calming measures and landscaping designs which define settlements and influence driver behaviour will be supported, in accordance with the recommended standards of Leicestershire County Council.

## 4. Housing

### Housing Provision

The Neighbourhood Plan covers the period 2011-31. The Plan allows for a maximum of five (?) additional houses through the Plan period at specified sites in the Parish (Do you want to allocate sites?) which will be met through site allocations in accordance with Policy xx. These houses are in addition to those for which planning permission exists, but are not yet constructed.

### Housing Mix

The mix of housing will be expected to demonstrate how it meets the current and future housing needs of the Parish i.e applications for small family homes (2 or 3 bedrooms) or for older people (ground floor accommodation) will be supported. There will be a presumption against larger homes (4 or more bedrooms).

### Heritage assets

Development proposals that affect an identified building of national and local historical or architectural interest or its setting will be required demonstrably to conserve and enhance the character and setting of that building or structure.

### Limits to Development

Development proposals within the Plan area will be supported within the Limits to Development where it complies with the policies of this neighbourhood plan



## Design

All new development proposals of one or more houses, replacement dwellings and extensions will need to satisfy the above building design principles.

## 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 development.