

## **POLICIES AS CONTAINED WITHIN THE REFERENDUM VERSION OF THE EASTINGTON NEIGHBOURHOOD DEVELOPMENT PLAN (JULY 2016)**

### ***POLICY EP1: SUSTAINABLE DEVELOPMENT***

Development at a scale and in locations that accord with the development plan will be supported where it helps to maintain the continued sustainability of communities across the parish, by providing:

- new homes, including affordable housing, to meet the strategic needs of the District and to meet the local housing needs of the Parish
- new and expanded business premises including tourist and local retail opportunities
- infrastructure associated with leisure, social, community, recreational and education activities.

Development outside the West of Stonehouse allocation should take place within the settlement boundary of Alkerton as defined on Map 1. Development in other hamlets and the countryside should accord with Local Plan Policy CP15.

### ***POLICY EP2: PROTECT AND ENHANCE BIODIVERSITY AND THE NATURAL ENVIRONMENT***

Development proposals should respect the natural environment and protect and enhance biodiversity.

Development proposals that may impact on:

- a designated biodiversity site (SSSI, Key Wildlife Sites), or undesignated sites, which may have rare species or valuable habitats, and local wildlife corridors shall be considered against Stroud Local Plan Policy ES6;
- ancient woodlands, hedgerows and community orchards shall be considered against Stroud Local Plan Policy ES8.

Local wildlife corridors and community orchards are identified on Map 4.

Where appropriate, development proposals should include information that:

- demonstrates the means of mitigating, preserving and where appropriate, recreating wildlife habitats and net gains in natural flora;
- provides corridors of land within which public footpaths and bridleways of significant local recreational and amenity value are provided; and
- incorporates Sustainable Drainage Solutions (SuDS).

Development will not be supported:

- within 8m of all watercourses within the Parish
- within flood zone 3, unless exceptional circumstances indicate otherwise.

### ***POLICY EP3: RESTORATION AND DEVELOPMENT OF THE CANAL CORRIDOR***

The continued restoration of the canal, including the development of canal-side land for tourist and recreational uses and activities, will be encouraged. Development of a marina or smaller mooring basins and canal/waterside related facilities will be permitted provided that:

- Footpaths linking villages to canal proposals are of a scale and appearance that relate to the existing canal and surrounding development
- Green recreational space and landscaping is provided as part of the development; and
- Satisfactory and safe vehicular access and adequate car parking is provided.

### ***POLICY EP4: SITING AND DESIGN OF NEW DEVELOPMENT AND CONSERVATION***

New development that is in accordance with POLICY EP1 will be supported where the proposal:

- demonstrates a high standard of design that respects and reinforces local distinctiveness and character through attention to matters of scale, density, massing, height, landscaping, layout, materials and access;
- respects the natural environment and terrain and enhances the natural capital of the site through new features such as trees, hedges, protected wildlife habitats, wildlife corridors and watercourses;
- optimises the potential of the site to accommodate development whilst incorporating green space appropriate to the scale of the development;
- respects the privacy and amenities of neighbouring properties;
- respects the setting of Listed Buildings, and other designated and non-designated heritage assets;
- does not impact on the setting of the Cotswold AONB; and
- respects the integrity, character and appearance of adopted Conservation Areas including the Industrial Heritage Conservation Area.

### ***POLICY EP5: EXCEPTION SITES***

Planning applications for small scale affordable housing sites adjoining the settlement of Alkerton will be supported, providing the criteria of Local Plan Policy HC4 are met.

## ***POLICY EP6: BUSINESS AND EMPLOYMENT***

In locations outside the employment sites allocated in the Local Plan, development proposals of an appropriate scale and which create, expand and generally help develop business initiatives will be supported subject to there being no significant adverse impact on neighbouring properties, or the locality in general, by reason of such things as noise, fumes, odour or other nuisances and traffic related nuisance or visual impact.

Proposals will be supported for:

- the conversion of existing dwellings to provide space for home-working
- the conversion of disused agricultural and other rural buildings of traditional sound construction for small business use
- the loss of business premises will be resisted, particularly those that offer a community service, unless evidence is provided that the proposal satisfies Local Plan Policy EI6.

## ***POLICY EP7: WORKING FROM HOME***

Planning applications will be supported 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 provided that:

- no significant and adverse impact arises to nearby residents or properties from noise, fumes, odour or other nuisance associated with the work activity;
- 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.

## ***POLICY EP8: TRAFFIC AND TRANSPORT***

Development proposals should:

- encourage sustainable means of transport, including measures to provide for and where possible enhance the provision of multi-use pedestrian and cycle routes;
- be well located to reduce reliance on private cars and instead to provide safe and convenient walking and cycling routes to local services and facilities and to offer a link to public transport services to destinations further afield;
- provide car parking spaces in accordance with adopted standards or where the developer can adequately justify their own parking provision with evidence accompanying any planning application. Evidence will need to demonstrate that the level would not have a detrimental impact on the local road network;
- provide facilities for cycle storage and, in the case of housing for the disabled, buggy storage; and
- ensure that traffic movement within the parish and parking facilities within the village centre and around the school are not significantly impaired. Proposals that improve and enhance the situation will be encouraged.

Planning applications for major development or development with a significant impact on the local road network should be accompanied by a Transport Statement which clearly identifies the travel and transport issues associated with the proposal and how the proposal will address these issues.

## ***POLICY EP9: PUBLIC RIGHTS OF WAY AND WILDLIFE CORRIDORS***

New development should protect the existing rights of way network and its ambiance. Where public footpaths or bridleways are routed or realigned through new development, they should be designed as part of landscaped wildlife corridors rather than being routed along estate road pavements as part of the highway network.

## ***POLICY EP10: SMALL SCALE RENEWABLE AND LOW CARBON ENERGY SCHEMES***

Planning applications will be strongly supported for small scale energy generating infrastructure using renewable or low carbon energy sources to serve the community in general or individual properties or groups of properties provided that all of the following conditions are satisfied:

- the impact of the energy generating infrastructure either individually or cumulatively with existing infrastructure does not conflict with other policies in the development plan
- 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
- adjoining properties are not significantly adversely affected by reason of noise, flicker, vibration, odour, loss of public visual amenity or electromagnetic interference.