

# PRE SUBMISSION DRAFT

## Executive Summary of Swanwick Neighbourhood Plan Policies 2015 - 2028

### Policy 1: Sustainable Development Principles

- 1.1 Planning permission will be granted for development at a scale and in locations that accord with policies set out in the Neighbourhood Plan where it can be shown that the development would support the continued viability of Swanwick by providing:
- a) New homes, including affordable housing, to meet the objectively assessed local housing needs of the parish.
  - b) An improved village centre with additional car parking for users of the local shops and extended community facilities that can meet the needs of the village's growing population
  - c) Infrastructure associated with leisure and recreational pursuits across the parish
- 1.2 All development shall be designed and located having regard to the principles and advice set out in this Neighbourhood Plan and shall be located to ensure that it does not significantly and adversely affect the
- a) Amenity of nearby residents
  - b) Character and appearance of Swanwick as a village
  - c) Social, built, historic, cultural and natural assets of the parish.
- 1.3 Development that significantly and adversely affects the landscape character, setting and important views into and out of the village will not be permitted.

### Policy 2: Protect Open Land

- 2.1 The areas A, B, C and land shown as AVBC Protected Open Land on Map 2 will be designated as protected open land to maintain the separate identity of Swanwick.
- 2.2 So far as is consistent with their predominantly open and undeveloped character, opportunities to improve public access and recreational use in these areas will be encouraged for the benefit of the wider community. Similarly opportunities to conserve, enhance and/or restore their biodiversity will be a priority.

### Policy 3: Creation of a Community Park

- 3.1 Any major development must include the provision of a Community Park or Naturalised Open Space
- 3.2 Proposals must show how the Community Park will
- a) act as a landscape buffer between the settlement and employment development to protect the openness of the setting of Swanwick as a village
  - b) improve the access to open space for local people and the wider community

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## **Policy 4: Improve and extend parks, open spaces and green corridors**

- 4.1 Major development<sup>1</sup> proposals will be expected to demonstrate that they protect and enhance green infrastructure assets affected by development and take opportunities to improve linkages between green corridors.
- 4.2 Arrangements for the provision of or improvement to parks and open spaces required by development and/or to mitigate the impact of that development, in line with national guidance and legislation, will be secured by planning obligation or, where appropriate, via conditions attached to a planning permission.
- 4.3 Green infrastructure enhancements may include:
- a) open space (e.g. play areas, sports fields/youth and adult areas, amenity open space)
  - b) Natural heritage (e.g. mitigation measures, habitat restoration, habitat protection, habitat creation, landscaping, site management , site interpretation)
  - c) Non-vehicular routes and connections

## **Policy 5: Create a network of pedestrian and cycle connections**

- 5.1 Where appropriate to its scale and location, applicants are required to show how their proposals
- a) will enhance the attractiveness of walking and cycling in and around the parish
  - b) how these connections link to non-vehicular routes outside the parish
  - c) how these proposals provide safe and direct non-vehicular routes to the village centre .

## **Policy 6: Design Principles for Major Development**

- 6.1 Proposals for major development<sup>2</sup> will be supported provided that the scheme demonstrates all of the following criteria:
- a) A layout that maximises opportunities to integrate into the village through creating new connections and improving existing ones and which allows for easy, direct movement to and from the village centre and surrounding areas
  - b) A thorough consideration of local character in terms of street types, building detailing, colours, shapes and materials, landscaping and relationships between public and private spaces and how these might be used,
  - c) A design that draws upon this consideration of local character to ensure new development enhances the distinctiveness and quality of the village as a whole.
  - d) The use of Appendix A: Structured discussions about proposed developments in both developing design concepts and in testing the final design proposal for quality.
- 6.2 Development proposals will be expected to deliver housing at densities that reflect the specific characteristics of the site and its surrounding area (in terms of both built form and landscape). Proposals for a density higher than this will only be supported where the development meets a specific identified local need (for example retirement housing).

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<sup>1</sup> Defined in the GPDO 1995 and updates as 10 or more dwellings, 1,000 sq ft or more or on sites 0.5 hectares or larger

<sup>2</sup> Major development is defined as dwellings of 10 or more, buildings of 10,000 sq m or larger or on sites of 0.5 hectares or larger GPDO 1995 and updates

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## **Policy 7: Consulting the Community**

- 7.1 Developers must actively engage in consultation with the Parish Council and the community as part of the design process at the pre application stage and are required to submit a Community Consultation Statement showing how they have enabled the community to understand and shape the proposals at the pre application stage.
- 7.2 The requirements of this consultation are set out at APPENDIX C.

## **Policy 8: Protecting the Historic Centre**

- 8.1 In addition to protecting and respecting the existing Listed Buildings in accordance with borough wide policies the Neighbourhood Plan has identified buildings and spaces regarded as locally important heritage assets. These are listed in APPENDIX E.
- 8.2 The effect of a proposal on the significance of these non-designated heritage assets will be taken into account in determining an application in order to minimise conflict between the heritage assets' conservation and any aspect of the proposal.
- 8.3 Proposals to sympathetically redevelop the elevation of streets and the quality of shop fronts in the Village Centre to make them more in keeping with their historic setting will be encouraged.

## **Policy 9: Enhancing facilities in the village centre**

- 9.1 Development that supports the vibrancy and vitality of the village centre by diversifying and enhancing the range of local shops and related commercial services for the local community will be encouraged.
- 9.2 Development proposals in the village centre should include increasing the provision of off street parking
- 9.3 Schemes to provide a new community building within the village centre will be particularly encouraged.
- 9.4 Where such development is proposed applicants are required to show that parking requirements can be met on site.
- 9.5 Proposals for a mixed use scheme that includes a community building along with ancillary uses suitable within the village centre will be supported.

## **Policy 10: Provision of a mix of housing types**

- 10.1 Planning applications for housing schemes of more than 10 dwellings are required to deliver a specific housing mix that reflects the demonstrable needs in Swanwick at that point in the Plan period.
- 10.2 Developers must show how the key findings in the most recent Housing Market Update have been taken into account in the different house types and bedroom numbers proposed.
- 10.3 Applications for housing development to meet the needs of older and/or physically disadvantaged people located within a 5 minute walk from the village centre will be encouraged.

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## **Policy 11: Allocation of Affordable Housing**

- 11.1 All new affordable housing on market sites or exception sites in Swanwick will be allocated based on local connection criteria, 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 and in order of descending priority a strong local connection means an applicant(s)
- a) Was born in the Parish of Swanwick and lived there for 5 years or more; or
  - b) Has permanently resided in the Parish of Swanwick for 5 years or more; or
  - c) Used to permanently live in the Parish of Swanwick for 5 years or more but has been forced to move away because of the lack of affordable housing; or
  - d) Has been permanently employed in the Parish of Swanwick for 5 years or more.
- 11.2 If there are insufficient applicants able to prove a strong local connection then the terms of descending priority apply as set out at Appendix E.

## **Policy 12: Supporting Local Businesses**

- 12.1 Proposals for the development of employment uses will be supported where;
- a) the new floor space created is less than 1,000 square metres or the site area does not exceed 0.5 hectares;
  - b) development is for A1,(shops) A2 (financial services) ,A3 (cafes), B1 (light industry or D1 (non-residential institutions e.g. church halls,) and does not benefit from existing permitted development rights;<sup>3</sup>
  - c) the site is within the existing built up area;
  - d) the scale, design and form is in keeping with its surroundings;
  - e) the nature of the operation does not affect the amenity of the surrounding area;
  - f) it will not create or exacerbate environmental or highway safety problems.
- 12.2 All new development should demonstrate how it will contribute to and be compatible with current digital connectivity where practicable.
- 12.3 Proposals that provide access to superfast broadband to serve properties and business developments in the Plan Area will be supported.
- 12.4 New housing developments should provide the necessary means for residents to access the superfast broadband network when it becomes available and, if possible, contribute to improvements in the service for existing residents and businesses.
- 12.5 New housing should be designed to enable future adaptation for home working where practicable. Schemes of more than 10 dwellings should be able to demonstrate the ways in which the design has this flexibility.

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<sup>3</sup> For more information on the use classes [www.gva.co.uk/planning/use-class-order](http://www.gva.co.uk/planning/use-class-order)