



Stanwick Neighbourhood Plan

Policy Options Report
For Consultation

Stanwick Neighbourhood Plan Steering Group

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Introduction

Policy guides are used to express intent and to guide decision. They are there to:-

- Set out requirements in advance for new developments in an area
- Inform and guide decisions on planning applications

Policies are a representation of the wishes and desires or aspirations of the community. It is the intent of these policies to relay the thoughts and concerns of the residents of Stanwick to try to bear influence on a series of issue that affect the community as a whole.

Policies contained in this document are based on public opinion and will be adopted should they meet the requirements of the adoption criterion detailed in the relevant section of this document.

Neighbourhood Plan Area

The area to which these policies relate to are mirrored in the master document of the Neighbourhood Plan and are confirmed as being the area contained within the Parish boundary.

Key Issues

Generally speaking the key issues within a Neighbourhood Plan revolve around planning and associated issues that surround it. Policies are based on opinions and reflect the wishes of the locals and should also be positive. The topics can vary and where development is to be permitted, other factors should be considered.

Planning development should meet expectations and aspirations of the Neighbourhood that it affects.

Neighbourhood Planning should also generate project ideas for improving the local area to increase the wellbeing and welfare of the neighbourhood.

Visions relating to policies

It is the aim of the Neighbourhood plan to guide development in Stanwick to 2031 in accordance with higher policies.

Stanwick will encourage small sustainable timely developments that meet the needs of residents and that do not distort the shape and essence of the village; to evolve and expand whilst retaining its unique and distinctive character.

Stanwick is a forward thinking, vibrant village, that is clean and healthy with a strong sense of community which provides an outstanding quality of life for current and future generations where the views of the community are respected and reflected.

Objectives relating to policies

1. To protect greenspace, the landscape and promote nature conservation within the village and wider parish
2. Ensure that the built heritage, especially the stone walls, can be best retained
3. To sustain and improve excellent local recreational and leisure facilities for existing and new residents,
4. To examine the economic opportunities within Stanwick and to strengthen and support appropriate local economic activity
5. Involve local people in an ongoing basis in the process of plan making, monitoring and delivery of development



Policies by Topic

H - Housing policies

H1: New development in Stanwick will be restricted to proven need in accordance with the Joint Core Strategy and the East Northamptonshire Council Rural Housing Target

H2: New development in Stanwick may occur on rural exception sites providing the rural exceptions policies in the Joint Core Strategy and the policies stated in this document are satisfied

H3: Stanwick Parish Council will work with East Northamptonshire Council to identify sustainable new development sites where there is a proven need for housing

H4: Windfall developments, within the settlement boundary, over the life of the Neighbourhood Plan on previously developed 'brownfield' or unallocated sites with direct highways access will be viewed favourably providing the proposal is for small, well designed residential sites which do not have a detrimental effect on the surrounding area and neighbouring properties.

H5: Any windfall, back land or tandem development must have a direct highway frontage

H6 In respect to back land and 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 the development.

H7: Any new development should reflect the deficit identified in the Housing Mix report

H8: Stanwick will retain its unique identity by maintaining an area of separation between the settlement boundary and the parish boundary and resist coalescence with Raunds

H9: 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.

H10: 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

H11: In principle, development will be supported on sites of less than 5 dwellings on previously developed land.

H12: The removal, or cutting back, of any trees that have a significant amenity value without an arboriculture 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.

Evidence base:

- Housing Policy Options Report (Stanwick Neighbourhood Plan August 2015)
- Stanwick Housing Needs and Mix Requirements Assessment (June) 2014 (ENC)

HD - Housing Design Policies

HD1: Developers must demonstrate in a Supporting Statement how their proposed development reinforces Stanwick's character

HD2: Development must relate well to its site and its surroundings

HD3: Development must make a positive contribution towards the distinctive character of the village as a whole

HD4: New development must contribute to local character by creating a sense of place appropriate to its location

HD5: The Supporting Statement for applications and accompanying drawings must provide sufficient detail for proposals to be properly understood

HD6: Building style must be appropriate to the historic context

HD7: Development proposals, particularly where sited on the edge of Stanwick, must maintain visual connections with the countryside

HD8: The visual impact of new development on views from the countryside must be minimised

Evidence base:

- Assessment of Housing Character and Design (Stanwick Neighbourhood Plan July 2015)

T - Traffic Policies

T1: Developers must identify the realistic level of traffic their proposals are likely to generate. They must assess the potential impact of this traffic on pedestrians, cyclists and road safety, parking and congestion within the parish and include measures to mitigate any impacts.

T2: Any new development within the parish with significant traffic impact must mitigate that impact via developer contributions to measures agreed with the Parish Council and the highways authority. Traffic impact includes effects of adverse road safety, congestion and pollution on all roads

T3: Support will be given to improvements in the local bus service to meet the needs of residents

T4: Support will be given to the introduction of speed restrictions and traffic calming on all roads but especially Raunds Road, West Street, Spencer Parade and Church Street

T5: All new housing developments must when appropriate and practical provide safe pedestrian access to link up with existing or proposed footpaths, ensuring that residents can walk safely to bus stops, schools and other village facilities.

T6: Proposals for all new homes to be built in Stanwick should provide for one off-street parking space for each bedroom, unless otherwise justified having regard to site-specific circumstances and Northamptonshire County Council parking standards.

Evidence base:

- Stanwick Parish Plan 2013-2018
- Stanwick Parish Plan 2007

OS - Open Spaces Policy

OS1: Proposals for development which would result in the loss of an Area of Important Open Space, as defined in the Assessment of Housing Character & Design Stanwick, will not be permitted, other than in exceptional circumstances for essential utility infrastructure and where no feasible alternative site is available.

OS2: Proposals that adversely affect views into the village from approach roads or open countryside, views into the countryside from within the village will be resisted.

OS3: Proposals that adversely affect land that contributes to the setting of a listed building will be resisted.

OS4: Proposals that result in the loss of existing open space, sport and recreation facilities will be resisted.

OS5: On all housing developments new open spaces, sport and recreation facilities shall be provided and/or improvements and enhancements undertaken to existing off site facilities

Evidence base:

- Assessment of Housing Character and Design (Stanwick Neighbourhood Plan July 2015)
- Stanwick Parish Plan 2013-2018
- Open Space Audit (Stanwick Neighbourhood Plan May 2015)

HTG - Heritage Policy

HTG1: Heritage Assets within Stanwick Civil Parish shall be included in a Local Heritage List maintained by Stanwick Parish Council.

HTG2: Heritage Assets within Stanwick Civil Parish shall be included in the National Heritage List for England where they meet the criteria specified by Historic England.

HTG3: Heritage Assets within Stanwick Civil Parish that are not included in the National Heritage List for England shall be included in the Local Heritage List maintained by East Northamptonshire Council where they meet the criteria specified by East Northamptonshire Council.

HTG4: When considering development proposals, local planning authorities should establish if any potential non-designated heritage asset meets the definition in the National Planning Policy Framework at an early stage in the process. In the case of buildings, their significance should be judged against the criteria published by East Northamptonshire Council as part of the process of producing the ENC Local List.

HTG5: Article 4 directions should be sought under the provisions of the Town and Country Planning (General Permitted Development) Order 1995 to ensure that the scope of permitted development rights is restricted either in relation to a particular area or site, or a particular type of development anywhere in the authority's area to ensure that the exercise of permitted development rights would not harm the heritage asset or the historic environment.

HTG6: The setting of a heritage structure, site or area includes the immediate and extended environment that is part of, or contributes to, its significance and distinctive character. Beyond the physical and visual aspects, the setting includes interaction with the natural environment; past or present social or spiritual practices, customs, traditional knowledge, use or activities and other forms of intangible cultural heritage aspects that created and form the space as well as the current and dynamic cultural, social and economic context.

Development of a heritage structure, site or area should be restricted, including development of adjacent structures, sites or areas, to ensure that the setting of the heritage structure is unharmed.

Evidence base:

- Stanwick Heritage Audit (Stanwick Neighbourhood Plan August 2015)
- Stanwick Parish List

INF – Infrastructure

INF1: Stanwick Parish Council will encourage any development proposal to investigate sufficiency of all Service connections to the infrastructure that they may have an effect upon. This must include Water/Waste, Electricity, Gas and Broadband.

Unless it can be demonstrated that there will be no impact upon the existing utilities, Stanwick Parish Council will request that no further progress be permitted in any application until such undertaking have been concluded to the satisfaction of the Parish Council

Evidence base:

- Stanwick Parish Plan 2013-2018