

Newton Neighbourhood Plan Appendix 1

Policies



POLICY NEWT 1: DEVELOPMENT STRATEGY

1. New development proposals in Newton should be commensurate with its designation as a Hinterland Village. Development will be prioritised on underused parcels of land within the defined settlement boundary (as shown on Map 3) and must reflect the character of the Plan area.
2. Proposals for development located outside the settlement boundary will only be permitted where it can be satisfactorily demonstrated that it will provide benefits to the local community and that it cannot be satisfactorily located within the settlement boundary.

POLICY NEWT 2: LOCAL HOUSING NEED

Proposals for small scale development of affordable housing to meet identified local needs in perpetuity will be supported on sites outside the settlement boundary, subject to demonstrating that it reflects the character of the surrounding area.

POLICY NEWT 3: CHARACTER AND DESIGN OF DEVELOPMENT

1. Proposals for new development must reflect the character and appearance of the surrounding area and demonstrate high quality design. Where applicable, reference should be made to the identified features of the relevant character area as identified on Map 4.
2. The design and layout of development must recognise key features of the landscape, built character and heritage and seek to reflect these through:
 - a. the use of good quality materials that complement the existing palette of materials used within the area; and
 - b. the scale and mass of buildings being in keeping with those that surround them.
3. Boundary treatments are particularly important to the setting of development. Residential proposals should include details of boundary treatments and other means of enclosure and demonstrate how the boundaries between properties and public space will enhance the environmental setting. Boundary treatments must be appropriate to ensure they are long lasting.
4. Development is encouraged to maximise sustainable design and construction techniques and to incorporate a range of energy efficiency features into any new or renovated buildings and supporting infrastructure.
5. Development of new buildings that involves the loss of garden space will not be permitted.

POLICY NEWT 4: LOCAL GREEN SPACES

1. The following areas shown on Map 5 are designated as Local Green Spaces:
 - a. Newton Green village playing field and play spaces
 - b. Newton Green Golf Course / common land
 - c. Newton allotments
 - d. All Saints Church churchyard
2. Proposals for development on a Local Green Space will only be permitted in very special circumstances.

POLICY NEWT 5: PROTECTION OF LOCAL LANDSCAPE AND VIEWS

1. Development proposals are expected to preserve and enhance the high quality landscape of Newton parish.
2. Notable features on the landscape such as mature trees, hedgerows and ponds must be retained and incorporated into the design and layout of any development. Any proposals for development outside the settlement boundary must demonstrate that they will not have a detrimental impact on the landscape, particularly in terms of their location, layout and scale.
3. Development proposals are expected to preserve the following views of significance in Newton, as shown on Map 6:
 - a. View across The Green towards the Saracens Head
 - b. View to church tower from Rogers Farm
 - c. View to church tower from Valley Farm
 - d. View north across the Green
 - e. View south from Newton across the Green

POLICY NEWT 6: RENEWABLE ENERGY

Renewable energy schemes, particularly those that provide a direct benefit to the community, will be encouraged, subject to their impact on the landscape.

POLICY NEWT 7: MAXIMISING WILDLIFE AND BIODIVERSITY IN SUSTAINABLE DRAINAGE SYSTEMS

1. Development that is required to provide Sustainable Drainage Systems (SuDS) is expected to be provided on site, unless there are clear reasons why this is not possible.
2. SuDS provision must demonstrate how its design will enhance wildlife and biodiversity as well as minimise the impacts of flooding. Such development is encouraged to demonstrate the use of a wide range of creative SuDS solutions, for example through the provision of SuDS as part of green spaces, green roofs, permeable surfaces and rain gardens. Only where it is demonstrably unviable will an absence of any on-site SuDS provision be permissible in such developments.
3. Development proposals should be supported by a drainage scheme maintenance plan which demonstrates a schedule of activities, access points, outfalls and any biodiversity considerations. The maintenance plan should also include an indication of the adopting

or maintaining authority or organisation and may require inclusion within a register of drainage features.

POLICY NEWT 8: ENSURING PEDESTRIAN SAFETY AND ENCOURAGING WALKING

1. Development proposals are encouraged to incorporate features and layouts in their design which encourage people to walk rather than use less sustainable modes of travel such as the private car for local journeys. This includes providing access to footways, public rights of way and to other routes into the countryside and to local services and facilities.
2. Proposals for new development must provide safe access for vehicles, cyclists and pedestrians with adequate visibility. In particular, development proposals that generate an increased need for parking must ensure that all vehicle parking is provided in accordance with adopted SCC Parking Standards in order to minimise obstruction of the local road network.

POLICY NEWT 9: PROVISION AND ENHANCEMENT OF COMMUNITY FACILITIES

1. The provision and enhancement of community facilities and services in Newton that contribute to the quality of village life and improve the sustainability of the village are encouraged. In particular, proposals to provide a community shop/café will be strongly supported:
2. Proposals for the flexible use and/or expansion of existing buildings for community uses will be permitted, subject to demonstrating good design and that they do not have a significant impact on the landscape.