

**Summary of decisions made by the Steering Group on 17th
June 2014
Sherston Neighbourhood Plan**

The Steering Group (SG) has decided to promote the following policy options through to the next stage of the NP process.

Objective 1:

The Plan will support the provision of facilities considered important for a vibrant community by:

- **Protecting those facilities already in place:**

A POLICY to be prepared (based on Core Strategy Policy 49 - see below) that seeks to protect existing community services and facilities. We will need to identify which facilities in the village that it is considered should be protected. An initial list could be prepared by Members of the SG which could be the subject of a direct consultation with the village (i.e. asking villagers to indicate support for the protection of specific facilities and/or to identify any additional facilities considered worthy of protection).

- **Supporting the provision of a new enhanced GP surgery :**

A site specific POLICY to be prepared identifying the location of a proposed enhanced GP unit. Site will need to be identified on a Proposals Map. (N.B. The land proposed to be set aside for such a facility should necessarily be deliverable during the plan period. This is likely therefore to be land currently under the control of either Wiltshire Council or the Parish Council. Third party land should only logically be considered if it is clear that such land would be made available for such a purpose in advance). The village to be canvassed on whether this is something they would want to see incorporated in the NP.

- **Facilitating the provision of additional facilities for the elderly, pre-school, and young people living within the village :**

Whilst there was general support for the incorporation of policies dealing with all of these matters it was felt that, with the exception of the pre-school issue, such policies would better fit under different objective headings. A site for the proposed erection of a pre-school facility to be identified on a Proposals Map. A POLICY to be prepared confirming the intention to set aside land for this purpose. The village to be canvassed on whether this is something they would want to see incorporated in the NP.

Core Policy 49

Protection of services and community facilities

Proposals involving the loss of a community service or facility will only be supported where it can be demonstrated that the site/ building is no longer viable for an alternative community use. Preference will be given to retaining the existing use in the first instance, then for an alternative community use. Where this is not possible, a mixed use, which still retains a substantial portion of the community facility/service, will be supported. Redevelopment for non-community service/ facility use will only be permitted as a last resort and where all other options have been exhausted.

In order for such proposals to be supported, a comprehensive marketing plan will need to be undertaken and the details submitted with any planning application. Only where it can be demonstrated that all preferable options have been exhausted will a change of use to a non-community use be considered.

This marketing plan will, at the very minimum:

- i. be undertaken for at least 6 months
- ii. be as open and as flexible as possible with respect to alternative community use
- iii. establish appropriate prices for the sale or lease of the site or building, which reflect the current or new community use, condition of the premises and the location of the site
- iv. demonstrate the marketing has taken into account the hierarchy of preferred uses stated above

v. clearly record all the marketing undertaken and details of respondents, in a manner capable of verification

vi. provide details of any advertisements including date of publication and periods of advertisement

vii. offer the lease of the site without restrictive rent review and tenancy conditions, or other restrictions which would prejudice the reuse as a community facility and

viii. demonstrate contact with previously interested parties, whose interest may have been discouraged by onerous conditions previously set out.

Objective 2:

The Plan will ensure that all future development in the village:

- **Respects the high quality of the local environment by employing the use of building materials in sympathy with the Cotswold AONB :**

It was considered that this matter is adequately addressed by the existing Core Strategy Policies. No need for a similar Policy or a Design Code. Reference instead to be made in the supporting text to the related Core Strategy Policies 50, 51 and 57.

- **Is of the highest quality of design – utilising wherever possible traditional styles and proportions :**

It was considered that this matter is adequately addressed by the existing Core Strategy Policies. No need for a similar Policy or a Design Code. Reference instead to be made in the supporting text to the related Core Strategy Policies 50, 51 and 57.

- **Safeguarding those parts of the settlement that have been identified as being worthy of protection from development by reason of their landscape quality, ecological importance or local significance :**

It was acknowledged that no work has been carried out to support the introduction of a Policy that seeks to safeguard specific parts of the NP area because of their intrinsic landscape or ecological value. It was considered, however, that there are parts of the NP area that ought to be safeguarded from development because they have some local significance. Those sites to be

identified on a map and to be the subject of further consultation with the village (to seek to identify any additional sites considered worthy of protection as well as confirming support for those identified by the SG). A POLICY to be prepared seeking to safeguard the selected sites. Reference to be made in the supporting text to the related Core Strategy Policies 50, 51 and 57.

Core Policy 57

Ensuring high quality design and place shaping

A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complimentary to the locality. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire through:

- i. enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the exiting pattern of development and responding to local topography by ensuring that important views into, within and out of the site are to be retained and enhanced
- ii. the retention and enhancement of existing important landscaping and natural features, (for example trees, hedges, banks and watercourses), in order to take opportunities to enhance biodiversity, create wildlife and recreational corridors, effectively integrate the development into its setting and to justify and mitigate against any losses that may occur through the development
- iii. responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials streetscape and rooflines to effectively integrate the building into its setting
- iv. being sympathetic to and conserving historic buildings and historic landscapes
- v. the maximisation of opportunities for sustainable construction techniques, use of renewable energy sources and ensuring buildings and spaces are

orientated to gain maximum benefit from sunlight and passive solar energy, in accordance with Core Policy 41

vi. making efficient use of land whilst taking account of the characteristics of the site and the local context to deliver an appropriate development which relates effectively to the immediate setting and to the wider character of the area

vii. having regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing; vibration; and pollution (such as light intrusion, noise, smoke, fumes, effluent, waste or litter)

viii. incorporating measures to reduce any actual or perceived opportunities for crime or antisocial behaviour on the site and in the surrounding area through the creation of visually attractive frontages that have windows and doors located to assist in the informal surveillance of public and shared areas by occupants of the site

ix. ensuring that the public realm, including new roads and other rights of way, are designed to create places of character which are legible and accessible

x. the sensitive design of advertisements and signage, which are appropriate and sympathetic to their local setting by means of scale, design, lighting and materials

xi. taking account of the needs of potential occupants, through planning for diversity and adaptability, and considering how buildings and space will be used in the immediate and longterm future

xii. the use of high standards of building materials, finishes and landscaping, including the provision of street furniture and public art where appropriate

xiii. in the case of major developments, ensuring they are accompanied by a detailed design statement and master plan, which is based on an analysis of the local context and assessment of constraints and opportunities of the site and is informed by a development concept, including clearly stated design principles, which will underpin the character of the new place.

Core Policy 50

Biodiversity and geodiversity

Local sites

Sustainable development will avoid direct and indirect impacts upon local sites through sensitive site location and layout, and by maintaining sufficient buffers and ecological connectivity with the wider environment. Damage or disturbance to local sites will generally be unacceptable, other than in exceptional circumstances where it has been demonstrated that such impacts:

- i. cannot reasonably be avoided
- ii. are reduced as far as possible
- iii. are outweighed by other planning considerations in the public interest and
- iv. where appropriate compensation measures can be secured through planning obligations or agreements.

Development proposals affecting local sites must contribute to their favourable management in the long-term.

Protection

Development proposals must demonstrate how they protect, and where possible enhance, features of nature conservation and geological value as part of the design rationale. There is an expectation that such features shall be retained, buffered, and managed favourably in order to maintain their ecological value, connectivity and functionality in the long-term. Where it has been demonstrated that such features cannot be retained, removal or damage shall only be acceptable in circumstances where the anticipated ecological impacts have been mitigated as far as possible and appropriate compensatory measures can be secured to ensure no net loss of the local biodiversity resource, and secure the integrity of local ecological networks and provision of ecosystem services.

Biodiversity enhancement

All development should seek opportunities to enhance biodiversity. Major development in particular must include measures to deliver biodiversity gains through opportunities to restore, enhance and create valuable habitats, ecological networks and ecosystem services. Such enhancement measures will contribute to the objectives and targets of the Biodiversity Action Plan (BAP),

particularly through landscape scale projects, and be relevant to the local landscape character.

Disturbance

All development proposals shall incorporate appropriate measures to avoid and reduce disturbance of sensitive wildlife species and habitats throughout the lifetime of the development.

Development likely to increase recreational pressure on Special Protection Areas (SPAs) will be required to deliver an appropriate level of mitigation to offset any potential impacts. Suitable mitigation strategies will include securing management measures for designated features of Salisbury Plain, New Forest National Park and surrounding areas. Designated features include Habitats Directive Annex I habitats and Annex II species. Provision of an appropriate area of Suitable Alternative Natural Greenspace to deter public use of Natura 2000 sites will only be acceptable in exceptional circumstances.

Such measures shall be secured through reasonable and proportionate planning obligations and agreements.

Core Policy 51

Landscape

Development should protect, conserve and where possible enhance landscape character and must not have an unacceptable impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures. Proposals should be informed by and sympathetic to the distinctive character areas identified in the relevant Landscape Character Assessment(s) and any other relevant assessments and studies. In particular, proposals will need to demonstrate that the following aspects of landscape character have been considered:

- i. the locally distinctive pattern and species composition of natural features such as trees, hedgerows, woodland, field boundaries, watercourses and waterbodies
- ii. the locally distinctive character of settlements and their landscape settings
- iii. the separate identity of settlements and the transition between man-made and natural landscapes at the urban fringe

- iv. visually sensitive skylines, soils, geological and topographical features
- v. landscape features of cultural, historic and heritage value
- vi. important views and visual amenity
- vii. tranquillity and the need to protect against intrusion from light pollution, noise, and motion and
- viii. landscape functions including places to live, work, relax and recreate.

Proposals for development within or affecting the Areas of Outstanding Natural Beauty (AONBs), New Forest National Park (NFNP) or Stonehenge and Avebury World Heritage Site (WHS) shall have regard to the relevant Management Plans for these areas. Proposals for development outside of an AONB that is sufficiently prominent (in terms of its siting or scale) to have an impact on the area's natural beauty, must also demonstrate that it would not adversely affect its setting.

Objective 3:

The Plan will facilitate opportunities for new and existing businesses and social enterprise that benefit the community and support the delivery of advanced fibre connectivity to all parts of the village by:

- Supporting the creation of new small scale business premises in appropriate locations :

The NP to include an Informative Note indicating that support is given to the creation of new small scale business premises in accordance with Core Policy 34. No separate Policy considered necessary.

- Resisting the change of use of existing business premises to alternative uses (except where there is a clear benefit to the community from allowing such) :

Prepare a POLICY (based on Core Strategy Policy 35) to include specific reference to those premises in the village that it is considered worthy of protection. The SG to identify these initially. This Policy to be the subject of further consultation with the village – to seek to identify whether there are any

additional premises considered worthy of protection and/or to confirm support for those identified by the SG.

- Encouraging the approved provider of high speed broadband to install advanced connections to the network throughout the village :

A POLICY to be prepared requiring all new buildings to be made ready to accept High Speed Broadband (a “fibre to premises” policy).

Core Policy 34

Additional employment land

Proposals for employment development (use classes B1, B2 or B8) will be supported within the Principal Settlements, Market Towns and Local Service Centres, in addition to the employment land allocated in the Core Strategy. These opportunities will need to be in the right location and support the strategy, role and function of the town, as identified in Core Policy 1 (settlement strategy) and in any future community-led plans, including neighbourhood plans, where applicable.

Outside the Principal Settlements, Market Towns and Local Service Centres, developments that:

- i. seek to retain or expand businesses currently located within or adjacent to the settlements identified in Core Policy 1
- ii. support sustainable farming and food production through allowing development required to adapt to modern agricultural practices and diversification
- iii. are for new rural based businesses within or adjacent to Large and Small Villages
- iv. are considered essential to the wider strategic interest of the economic development of Wiltshire, as determined by the council will be supported where they:
- v. meet sustainable development objectives as set out in the policies of this Core Strategy
- vi. are consistent in scale with their location, do not adversely affect nearby buildings and the surrounding area or detract from residential amenity

- vii. are supported by evidence that they are required to benefit the local economic and social needs
- viii. would not undermine the delivery of strategic employment allocations
- ix. are supported by adequate infrastructure.

Core Policy 35

Existing employment sites

Wiltshire's Principal Employment Areas (as listed in the Area Strategies) will be retained for employment purposes within use classes B1, B2 and B8 to safeguard their contribution to the Wiltshire economy and the role and function of individual towns. Proposals for renewal and intensification of the above employment uses within these areas will be supported.

Elsewhere within the principal settlements, market towns and local service centres proposals for the redevelopment of land or buildings previously or currently used for activities falling within use classes B1, B2 and B8 must demonstrate that they meet at least one of the following criteria:

- i. the proposed development will generate the same number, or more permanent jobs than could be expected from the existing, or any potential employment use
- ii. where the proposal concerns loss of employment land of more than 0.25ha in the principal settlements, market towns or local service centres it is replaced with employment land of similar size elsewhere at that settlement
- iii. it can be shown that the loss of a small proportion of employment floorspace would facilitate the redevelopment and continuation of employment uses on a greater part of the site, providing the same number or more permanent jobs than on the original whole site
- iv. the site is not appropriate for the continuation of its present or any employment use due to a significant detriment to the environment or amenity of the area
- v. there is valid evidence that the site has no long term and strategic requirement to remain in employment use; the ability of the site to meet modern business needs must be considered, as well as its strategic value and

contribution to the local and wider economy both currently and in the long term. It must be shown that the site is no longer viable for its present or any other employment use and that, in addition, it has remained unsold or un-let for a substantial period of time (at least 6 months), following genuine and sustained attempts to sell or let it on reasonable terms for employment use, taking into account prevailing market conditions

vi. the change of use is to facilitate the relocation of an existing business from buildings that are no longer fit for purpose to more suitable premises elsewhere within a reasonable distance to facilitate the retention of employment.

Objective 4:

The Plan will provide for a limited amount of housing to meet an identified local need. It will do this through:

- Allowing small scale development in selected locations – to include houses for sale on the open market, affordable social rented and shared equity housing, and sheltered elderly persons accommodation :

A Policy to be prepared supporting the erection of additional housing in the village during the plan period. The amount of new build housing development considered appropriate for the purposes of further consultation was agreed as being 25 additional units. (N.B. This figure was derived from an assessment carried out by Wiltshire Council of the number of houses that would need to be constructed in Sherston to achieve a pro-rata share of the overall strategic requirement. On this basis 59 homes would theoretically need to be provided – of which 34 have to date been constructed (or approved and not as yet built) in the settlement. This leaves 25 units – which is the basis of the figure selected.)

The Village Development Boundary will need to be redrawn on the Proposals Map to incorporate any additional land required to achieve the NP objectives and related POLICIES.

Any proposed additional housing sites will need to be identified on the Proposals Map – and a related POLICY drawn up which cross references the need to provide an appropriate mix of housing including for the elderly and young as well as an appropriate amount of affordable housing. These are likely

in the first instance to be identified in the form of two or three option sites – with potentially different amounts/types of development.

- **Ensuring that all such development includes a mix of house types capable of meeting the identified local need :**

See above.

- **Considering the redevelopment of existing brown field development opportunities first :**

In the absence of any significant identifiable brown field development opportunities it was considered that there was no need to draw up a specific policy dealing with this issue. Such matters are adequately dealt with in Core Strategy Policy 2.

- **Supporting the provision of a replacement dwelling for the local vicar :**

A specific POLICY to be drawn up for the Vicarage Site – identifying this is both a proposed housing site (up to 4 dwellings) with land set aside for future burial space.

Core Policy 2

Delivery Strategy

In line with Core Policy 1, the delivery strategy seeks to deliver future development in the most sustainable manner by making provision for around 178 ha of new employment land (over and above employment development which has already been built from 2006 to 2011 or had permission at April 2011) and at least 37,000 homes in Wiltshire between 2006 and 2026.

This will be delivered in a sustainable pattern in a way that prioritises the release of employment land and the re-use of previously developed land to deliver regeneration opportunities, and to limit the need for development on Greenfield sites, with at least 35% of development taking place on previously developed land. Future development will also maximise community benefits, whilst minimising environmental and social impacts by applying the following delivery strategy.

Within the limits of development, as defined within the proposals maps, there is a presumption in favour of sustainable development at the Principal Settlements, Market Towns, Local Service Centres and Large Villages.

Development outside of the limits of development will only be permitted where it has been identified through community-led planning policy documents including neighbourhood plans, or a subsequent development plan document which identifies specific sites for development. This development must be adjacent or well related to the limits of development.

Outside the defined limits of development

At the Small Villages development will be limited to infill within the existing built area. Proposals for development will be supported where they seek to meet local housing needs and/or employment, services and facilities provided that the development accords with all policies of the development plan and:

- i) respects the existing character and form of the settlement**
- ii) the proposal does not elongate the village or impose development in sensitive landscape areas, and**
- iii) does not consolidate an existing sporadic loose knit areas of development related to the settlement.**

Development proposals which do not accord to the delivery strategy are deemed unsustainable and as such will only be permitted in exceptional circumstances as set out within the succeeding core policies.

Core Policy 13

Spatial Strategy: Malmesbury Community Area

Development in the Malmesbury Community Area should be in accordance with the Settlement Strategy set out in Core Policy 1.

Market Towns: Malmesbury

Large Villages: Ashton Keynes, Crudwell, Great Somerford, Oaksey and Sherston.

Small Villages: Brinkworth, Charlton, Corston, Dauntsey, Lea, Luckington, Milbourne, Minety and Upper Minety.

Over the plan period (2006 to 2026), at least 1,200 new homes will be provided of which 760 should occur at Malmesbury. 440 homes will be provided in the rest of the community area. There will be no strategic housing sites allocated in Malmesbury. Non-strategic development in the Malmesbury Community Area over the plan period may consist of a range of sites in accordance with Core Policies 1 and 2.

Development proposals in the Malmesbury Community Area will need to demonstrate how those issues and considerations listed in paragraph 5.70 will be addressed.

Core Policy 46

Meeting the needs of Wiltshire's vulnerable and older people

The provision, in suitable locations, of new housing to meet the specific needs of vulnerable and older people will be required. Wherever practicable, accommodation should seek to deliver and promote independent living.

Older people

Housing schemes should assist older people to live securely and independently within their communities.

Residential development must ensure that layout, form and orientation consider adaptability to change as an integral part of design at the outset, in a way that integrates all households into the community.

The Council will also encourage the provision of homes which incorporate 'Lifetime Homes Standards' so that they can be readily adapted to meet the needs of older people and those with disabilities.

Developers will be required to demonstrate how their proposals respond to the needs of an ageing population.

Specialist accommodation

The provision of sufficient new accommodation for Wiltshire's older people will be supported, including:

- i. nursing accommodation
- ii. residential homes and

iii. extra care facilities.

Proposals for extra care accommodation to be sold or let on the open market are not considered exempt from the need to provide affordable housing. Therefore proposals for extra care accommodation will be expected to provide an affordable housing contribution in line with Core Policy 43.

Provision of homes and accommodation for vulnerable people will be supported, including but not limited to:

iv. people with learning disabilities

v. people with mental health issues

vi. homeless people and rough sleepers and

vii. young at risk and care leavers.

Such accommodation should be provided in sustainable locations, where there is an identified need, within settlements identified in Core Policy 1 (normally in the Principal Settlements and Market Towns) where there is good access to services and facilities.

In exceptional circumstances, the provision of specialist accommodation outside but adjacent to define limits of development at the Principal Settlements and Market Towns will be considered, provided that:

viii. a genuine, and evidenced, local need is justified

ix. environmental considerations will not be compromised

Core Policy 48

Supporting rural life

Dwellings required to meet the employment needs of rural areas

Outside the defined limits of development of the Principal Settlements, Market Towns, Local Service Centres and Large Villages, and outside the existing built areas of Small Villages, proposals for residential development will only be supported where these meet the accommodation needs required to enable workers to live at or in the immediate vicinity of their place of work in the interests of agriculture or forestry or other employment essential to the countryside.

Objective 5:

The Plan will seek to provide for the existing and future leisure, recreational, sporting, community and social needs of the village by:

- Ensuring that certain existing important open land and other green spaces within and adjoining the village are retained and/or enhanced – or that suitable replacement facilities are provided as part of any agreed redevelopment proposals :

It was agreed that the SG should seek to identify those sites considered worthy of protection. Those sites to be identified on a map and to be the subject of further consultation with the village (to seek to identify any additional sites considered worthy of protection as well as confirming support for those identified by the SG).

Those sites proposed to be safeguarded from future development to be shown on the Proposals Map. A POLICY to be prepared requiring these sites to be safeguarded.

A reference to be made in the supporting text to the related Core Strategy Policies 50, 51 and 57.

- Ensuring that sufficient additional areas of open space are created within all new developments :

It was considered that this issue is adequately dealt with by both National Planning Policy and the Core Strategy Policy 52. (N.B. Wiltshire Council has an adopted Open Space policy that will need to be adhered to in any new development.) An INFORMATIVE only is considered necessary.

- Identifying and securing a site for the provision of additional burials within the village :

As previously agreed, a specific POLICY is to be drawn up for the Vicarage Site – identifying this is both a proposed housing site (up to 4 dwellings) with land set aside for future burial space.

- Ensuring that existing sports and leisure facilities are retained and wherever possible enhanced :

Such land is already fairly well protected by existing policies and is in fact currently primarily under the ownership and control of the Parish Council. Should there be a proposal to redevelop the “football field” (currently owned by the Parish Council) – as part of this NP – then it would be appropriate to seek to identify additional land on the Proposals Map suitable for its replacement and enhancement and in that case a POLICY would need to be formulated to link the two proposals. Should the “football field” not be selected for development – no need for any such Policy.

- **Supporting the provision of new build sports, leisure and recreational facilities in and around the village in appropriate locations :**

This could be both an INFORMATIVE and a POLICY (linked to either the redevelopment of the “football field” or a general obligation related to any new housing development and the need to help fund the provision of enhanced facilities).

Core Policy 52

Green infrastructure

Development shall make provision for the retention and enhancement of Wiltshire’s Green Infrastructure network, and shall ensure that suitable links to the network are provided and maintained. Where development is permitted developers will be required to:

retain and enhance existing on site green infrastructure

make provision for accessible open spaces in accordance with the requirements of the adopted Wiltshire Open Space Standards put measures in place to ensure appropriate long-term management of any green infrastructure directly related to the development provide appropriate contributions towards the delivery of the Wiltshire Green Infrastructure Strategy and identify opportunities to enhance and improve linkages between the natural and historic landscapes of Wiltshire.

If damage or loss of existing green infrastructure is unavoidable, the creation of new or replacement green infrastructure equal to or above its current value and quality, that maintains the integrity and functionality of the green infrastructure network, will be required.

Proposals for major development should be accompanied by an audit of the existing green infrastructure within and around the site and a statement demonstrating how this will be retained and enhanced through the development process.

Development will not adversely affect the integrity and value of the green infrastructure network, prejudice the delivery of the Wiltshire Green Infrastructure Strategy, or provide inadequate green infrastructure mitigation.

Green infrastructure projects and initiatives that contribute to the delivery of a high quality and highly valued multi-functional green infrastructure network in accordance with the Wiltshire Green Infrastructure Strategy will be supported. Contributions (financial or other) to support such projects and initiatives will be required where appropriate from developers.

Objective 6:

The Plan will facilitate measures for managing traffic in and around the village by:

- Ensuring that sufficient on-site parking is provided in all new developments -sufficient to meet current and likely future car ownership and use :

it was accepted that this issue is already adequately dealt with through Wiltshire Council's adopted parking standards. It was agreed that there is no need to try and introduce additional parking standards in this NP.

- Encouraging measures which lead to a reduction in traffic volumes, movement and speed throughout the village and provide safer journeys for both pedestrians and motorists alike :

This to be an INFORMATIVE only – as difficult to formulate a policy that could actually achieve this objective.

- Encouraging greater use of public transport, cycling and walking :

This to be an INFORMATIVE only – as difficult to formulate a policy that could actually achieve this objective.

Objective 7:

The Plan will encourage the sympathetic management of the countryside surrounding the village so as to retain and/or enhance its high quality, improve biodiversity and provide other longer term benefits to the local community by:

- **Considering the creation of a community wood and/or orchard :**

There is of course an existing Community Wood. It was agreed that the SG should try to identify a site for a Community Orchard on the Proposals Map and a related POLICY drafted to secure its provision as part of some other related development.

- **–Identifying and safeguarding any sites identified in the locality that are considered to be of significant ecological or landscape quality :**

No work has been undertaken by the SG that would support such an approach. We clearly could not justify any such designations. In the absence of more detailed work it was accepted that it was unrealistic to pursue this idea. It was agreed instead that it would be more appropriate to rely on the relevant Core Strategies.

Objective 8:

The Plan will encourage a move towards a low carbon economy which includes local food production and the generation of renewable energy by:

- **Identifying and allocating additional land within the plan area for allotments :**

It was agreed that we should seek to identify a site for the creation of additional allotments on the Proposals Map and to draft a related POLICY to secure its provision as part of some other related development.

- **Encouraging the introduction of appropriate alternative energy sources (specifically solar, wood fuel, ground and air source heat systems) for use within existing and all new development within and around the village :**

It was agreed that this should be an INFORMATIVE (encouraging the use of such technology in accordance with Core Strategy Policy 41).

Core Policy 41

Sustainable construction and low-carbon energy

Climate change adaptation

New development, building conversions, refurbishments and extensions will be encouraged to incorporate design measures to reduce energy demand.

Development will be well insulated and designed to take advantage of natural light and heat from the sun and use natural air movement for ventilation, whilst maximising cooling in the summer. This should be achieved by use of the following means as practicable:

- i. orientating windows of habitable rooms within 30 degrees of south and utilising southern slopes
- ii. locating windows at heights that allow lower sun angles in the winter and installing shading mechanisms to prevent overheating during summer months
- iii. using soft landscaping, including deciduous tree planting, to allow natural sun light to pass through during the winter months whilst providing shade in the summer
- iv. integrating passive ventilation, for example wind-catchers installed on roofs and
- v. planting green roofs to moderate the temperature of the building to avoid the need for mechanical heating and/or cooling systems.

Sustainable construction

New homes (excluding extensions and conversions) will be required to achieve at least Level 3 (in full) of the Code for Sustainable Homes, progressing to Code Level 4 (in full) from 2013 and Level 5 (in full) from 2016.

Conversions of property to residential use will not be permitted unless BREEAM's Homes "Very Good" standards are achieved.

All non residential development will be required to achieve the relevant BREEAM "Very Good" standards from 2013, rising to the relevant BREEAM "Excellent" standards from 2019.

Existing buildings

Retrofitting measures to improve the energy performance of existing buildings will be encouraged in accordance with the following hierarchy:

- vi. reduce energy consumption through energy efficiency measures
- vii. use renewable or low-carbon energy from a local/district source and
- viii. use building-integrated renewable or low-carbon technologies.

Opportunities should be sought to facilitate carbon reduction through retrofitting at whole street or neighbourhood scales to reduce individual costs, improve viability and support coordinated programmes for improvement.

Renewable and low-carbon energy

All proposals for major development will be required to submit a Sustainable Energy Strategy alongside the planning application outlining the low-carbon strategy for the proposal. It is expected that proposals for larger scale residential development of 500 units or more will be viable to meet zero-carbon standards from 2013. Where this is not deliverable, the Sustainable Energy Strategy should clearly demonstrate why this is not achievable.

In all cases, including those listed above, proposals relating to historic buildings, Listed Buildings and buildings within Conservation Areas and World Heritage Sites should ensure that appropriate sensitive approaches and materials are used. Safeguarding of the special character of heritage assets should be in accordance with appropriate national policy and established best practice.

In all cases the impact of these requirements on the viability of development will be taken into consideration.

Detailed design guidance will be prepared by the Council to assist with the selection of appropriate technologies and will cover sustainable construction and low-carbon energy generation, including appropriate approaches for historic buildings and buildings within Conservation Areas.

For residential development post-construction Code for Sustainable Homes assessments will be required which must be undertaken by an accredited assessor. For conversions and for non-residential development an appropriate post-construction BREEAM assessment will be required which must also be undertaken by an accredited assessor. Replacements for the BREEAM standards are being developed and this policy will apply the equivalent

replacement standards. The policy will also apply to any future replacements to the Code for Sustainable Homes.

The term 'major development' is taken to be as defined by the Town and Country Planning (Development Management Procedure) (England) Order 2010.

The term 'zero-carbon' will be in accordance with the definition published by central government.