Stanton St Quintin

Neighbourhood Development Plan

Update November 2020

**Purpose of Document**

To update the Stanton St Quintin Parish Council on the progress of the Neighbourhood Development Plan. This document should be read in conjunction with the NDP minutes published on the web site.  <https://www.ssq-np.co.uk/> .

 **Strategic goal**

The aim of the committee is to produce a completed Neighbourhood plan in Q3 2019. Following the initial and subsequent parishioner meetings and surveys the aim of the NDP is to meet the high-level goals of:

1. Maintain the rural aspect of the community
2. Keeping green space between the village and J17 on the M4
3. Increasing connectivity between the Main and Lower developments
4. Additional dwellings to be part of the connectivity goal.

**Current position**

Ahead of target the full draft report was submitted to WCC in May 2020.

Corona Virus delayed response from WCC until September 2020.

To some surprise the draft plan is still at an early stage WCC process wise, the plan does not need an appropriate assessment (Habitat Regs) and the Strategic Environmental Assessment (SEA) screening is currently being carried out.  This includes consulting the Environment Agency, Natural England and Historic England for 5 weeks. The opinion of the officer in WCC is that it is unlikely to need a SEA.

**Draft Plan Policy Recommendations**

**Policy 1**

The self-containment of the village within the current built up area or settlement boundary of Stanton St Quintin and Lower Stanton St Quintin was removed in 2011. It served the purpose of containing the growth within the settlement and protecting the countryside from encroachment.

In accordance with the communities’ aims of maintaining the rural feel, it is proposed that the settlement boundary be re-established, and within that boundary, proposals will be supported for small-scale development on sites not allocated for development which do not adversely affect the structure and form of the existing settlement, respect its landscape setting and the undeveloped nature of the surrounding area. The boundary is amended to include the properties immediately opposite the entrance to Seagry Road, the petrol station and the development land to the south of the petrol station. See fig 2a: Stanton St Quintin and 2b: Lower Stanton St Quintin

**Policy 2: Development outside the boundaries of the Villages**

The land outside of the self-containment of the villages within the current built up area or settlement boundaries is designated as countryside. Development outside the settlement boundaries will be strictly controlled and proposals will only be supported for development which require a countryside location, such as agriculture, horticulture or forestry; or are related to community, leisure or recreation. Developments designed to meet the needs of the local community will be supported.

Residential development will only be permitted in the countryside where it meets one of the exceptions policies referred to in paragraph 4.25 of the Wiltshire Core Strategy and National Planning Policy and if it follows the strategic aim of increasing the connectivity of the villages.

**Policy 3: Small Scale Housing Development**

Proposals for high-quality small-scale housing development on infill sites within the built-up area of Stanton St Quintin will be supported provided they do not contribute towards the loss of locally important green space as set out in Policy 4: Green Spaces. Proposals for the re use of brownfield sites which enhance the character and appearance of the villages, and for the provision of affordable housing are especially encouraged.

New developments should integrate with the current green infrastructure network and provide access to public and community transport, to connect with the social, community, linkage, and retail facilities of the villages.

**Policy 4 Green Space**

The areas listed below and mapped on Fig 6 to the Neighbourhood Plan are designated as Local Green Spaces in accordance with the National Planning Policy Framework.

|  |  |
| --- | --- |
| **Area** | **Location**  |
| GS01 | Land to the rear of Valetta Gardens incorporating the play area |
| GS02 | Land to the north of the entrance drive of Buckley Barracks |
| GS03 | Land to the south of the entrance drive of Buckley Barracks |
| GS04 | The green, Lower Stanton St Quintin |
| GS05 | The sports field to the south of GS03 |
| GS06 | Land to the east of Buckley Barracks staff quarters (formally the NAFFI Families Shop RAF Hullavington)  |
| GS07 | Land to the north of the Cemetery forming the playing field for the village school |
| GS08 | Open space land at the southern entrance of Bouverie Park |
| GS09 | Triangular island to the entrance of Stanton Manor with the village notice board. |

**Policy 5: Affordable Housing**

Proposals for developments that result in a net gain of 11 dwellings, or more than a gross residential floor space of 1,000m2, will be expected to provide at least the percentage of affordable housing on the site in accordance with Wiltshire Core Strategy Core Policy 43.

Affordable housing development will be supported if proposals contribute to meeting the affordable housing needs of people with local connections in terms of types and sizes of dwelling, affordability, and mix of tenures. Affordable housing units will be allocated in line with WCC’s adopted allocation policy.

**Policy 6: Brownfield Business and Retail Development**

Proposals for the redevelopment of previously used land for small scale employment and retail uses will be supported provided they fall within the established built-up areas of the parish. They should not create high levels of additional traffic movements, especially heavy goods vehicles and must conform with the 2018 Stanton St Quintin Design Guide.

**Policy 7: Diversification of Farm Enterprises**

Applications for new uses of redundant traditional farm buildings will be supported, providing it has been demonstrated that they are no longer viable or needed for farming, and that traffic impacts are evaluated and mitigated to avoid harming residential amenity. Such suitable uses might include small-scale development of farm shops selling produce created locally, guest accommodation and cafes and agri-tourism.

**Policy 8: Live/Work Units**

The introduction of Work/Live Units (Sui generis Use Class) is considered beneficial in providing sustainable growth within the Plan Area and will be supported wherever possible if it can be determined that there is an up to date local need. This includes the extension of existing residential properties where they are in accordance with policies elsewhere in this Plan.

Where proposals for such units are to be located near to existing housing, any proposals that will give rise to any of the following without the ability to provide enough mitigation, will be refused in the interests of protecting residential amenity:

* Excessive noise associated with the general operation of the premises, including visits by the general public
* Light pollution
* Reduced air quality
* Disturbance caused by excessive traffic movement to and from the premises and/ or the likelihood of instances of illegal or unsafe parking.

### **Policy 9: Environmental impact of Business development**

All new business developments should provide the appropriate level of support documentation up to and including a full EIA either Schedule 1 or Schedule 2 and consider the impact of pollution emissions, noise and light so that no additional pollution is introduced into the community by a business development scheme.

**Policy 10: Cemetery**

The provision of additional cemetery space in Stanton St Quintin will be supported and opportunities sought for developer contributions to assist in bringing this forward within the timescale of the Neighbourhood Plan

**Policy 11: Play Space**

Opportunities for increased play provision for children and young people of all ages will be supported, especially where this comes forwards with improvements to the network of public rights of way and pavements which allow safe pedestrian and cycle access to such areas.

**Policy 12: Public House and Village Shops**

Proposals for a public house and additional retail facilities within the built-up area of the parish will be supported, provided there are no detrimental impacts on residential amenity, car parking and road safety. The part or whole ownership and control of such facilities by the community is particularly encouraged.

**Policy 13: Transport Impacts and safety**

Proposals for development likely to generate traffic must be accompanied by traffic impact assessments to ensure that all impacts are appropriately mitigated and do not cause adverse impacts to residents or businesses in terms of HGV movements, traffic volumes, parking, noise or road safety. It is particularly importance that the safety of roads without pavements in the parish is maintained and enhanced to allow for a safe and attractive walking environment.

Where new development negatively impacts on the highway network, developers will be required to appropriately mitigate these impacts by highway improvements or contributions to ensure there is no unacceptable detriment in terms of congestion or safety. Proposals for development which impact on traffic volume or safety must be supported by a transport assessment which considers traffic movements on the highway network across the parish.

Proposals for commercial, industrial, or other forms of development which will result in additional HGV movements through the centre of the two villages will not be supported.

Development proposals that result in the improvement and expansion of community facilities or the provision of new community facilities will be supported subject to the following criteria being met:

* The proposal will not adversely affect residential amenity or the living conditions of the occupiers of neighbouring properties.
* The proposal will not lead to traffic congestion or adversely affect the free flow of traffic.
* Access arrangements and off-street parking can be satisfactorily provided.

**Policy 14: Walking and Cycling**

Support will be given to proposals which increase or improve the network of cycle ways, footways and footpaths, especially to enable a safe footway the entire length of Church Road, encouraging pedestrian access to Stanton St Quintin Parish Hall.

Proposals which harm the following characteristics of public rights of way will be resisted.

* Safety,
* Directness,
* Access
* Connections,
* Attractiveness
* Convenience

Features such as trees and hedgerows. Proposals should seek, where possible, to create cycle paths to provide safe and attractive routes across the parish.

Developer or CIL contributions will be sought from all new developments to fund improvements to the existing cycle and footpath networks as well as supporting the provision of new connections, where these have been identified and can be delivered.

**Policy 15: Parking**

* Car parking solutions should be a mix of on plot and garage parking.
* For family homes cars should be placed at the front or side of the property. For flats and small pockets of housing a front or rear court is acceptable. Also, multiple garage parking is encouraged.
* Car parking design should be combined with landscaping to minimise the presence of vehicles.
* When placing parking at the front, the area should be designed to minimise visual impact and to blend with the existing streetscape and materials. The aim is to keep a sense of enclosure and to break the potential of a continuous area of car parking in front of the dwellings by means of walls, hedging, planting and use of differentiated quality paving materials.

**Next Steps**

Following the SEA there are a number of stages to the making of a neighbourhood plan. This will include a 6-week formal consultation by the neighbourhood planning group (Regulation 14 consultation), any changes should be made following the outcome of that consultation. It is then formally submitted to Wiltshire Council for a formal 6-week public consultation which WCC will run (Regulation 16). It is then examined by an independent Examiner before referendum. The stages are set out here: <https://www.wiltshire.gov.uk/planning-neighbourhood-process>

Paul Craven

Chairman

13/11/2020