

# Foston's Neighbourhood Development Plan



2017 – 2026

*Foston's Neighbourhood Plan has been passed by an Independent Examiner who recommends submission for a village Referendum.*

## Now we need you to Vote YES to Foston's Plan **Referendum**

Takes place in the Village Hall along with the  
County Councillor elections on

**Thursday 4<sup>th</sup> May 2017**

**There are 21 Policies that are to be read in conjunction with;**

Foston's Neighbourhood Development Plan (February 2017),

Foston Landscape Character Assessment (December 2014),

Foston's Built Character Assessment (March 2016),

Foston's Residential, Commercial Building Guidance and

Renewable Energy Guidance (March 2016).

**Following the referendum, as long as the YES vote receives 50% of the vote then Foston will have its own Planning Policies that will become part of South Kesteven District Council's Local Plan (SKDC)**

*A hard copy of the documents can be viewed upon request from*

*Foston Parish Council Clerk Wendy McCallin on 01400 282001 or Christina Lees Chairman 01400 281309*

## Foston's Neighbourhood Development Plan Policies

The purpose of the Neighbourhood Plan Policies is to sustain and enhance the rural setting and landscape character of the Parish. The Policies have been designed to protect views and key features, promote economic and recreational value and protect and conserve heritage assets.

1. **Quality of Life Policy FNP01 to Policy FNP04**
2. **Environment and Countryside Policy FNP05 to Policy FNP06**
3. **Heritage and the Built Environment Policy FNP07 to Policy FNP08**
4. **Housing and New Development Policy FNP09 to Policy FNP11**
5. **Business Policy FNP12 to Policy FNP13**
6. **Renewable Energy Policy FNP14 to Policy FNP16**
7. **Leisure, Recreation and Community Facilities Policy FNP17 to Policy FNP18**
8. **Transport Policy FNP19 to Policy FNP20**
9. **Implementation Policy FNP21**

### **Policy FNP01- Supporting development that respects the character, scale and historic features of the Parish**

Development proposals will be supported where they are appropriate to the character, existing scale, natural, historic and cultural attributes and features of the Parish's landscape. Developments must respect the landscape character of the Parish and its settlements, as defined within the Landscape Character Assessment and Built Character Assessment, and incorporate features which contribute to the conservation, enhancement or restoration of these features.

### **Policy FNP02 - Maintaining the rural character of the Parish**

Development proposals will be supported where they maintain the important features which define the character and setting of the Parish and which are set out within the Foston Landscape Character Assessment and Built Character Assessment. In particular, development which would impact on key views into and out of the Neighbourhood Plan area, should demonstrate that these features have been sensitively and appropriately considered and incorporated and/or mitigated as necessary.

### **Policy FNP03 - Protection of existing community facilities**

The Neighbourhood Plan supports the protection of existing community facilities and services that meet the needs of local residents, businesses and visitors and will not support any developments which remove community facilities. Only where it can be shown that the facilities are no longer needed or viable or where acceptable alternative provision exists or is proposed concurrently, will development for non-community uses be considered.

### **Policy FNP04 - Safety and Security**

Support will be given to development proposals that are in accordance with the other policies in this Plan and which adequately take into account the safety and security of the users of the facilities and of the wider community.

### **Policy FNP05 - Nature conservation and protection of landscape**

Development proposals will be supported where they include specific measures to retain features of high nature conservation or landscape value, including mature trees, species-rich hedgerows, ponds and existing areas of woodland. Improvement of the connectivity between wildlife areas and green spaces will be encouraged to enhance the green infrastructure of the Parish.

In particular, new development should, wherever possible maintain existing hedgerows, trees and woodland and encourage the planting of new trees and hedgerows. Where new trees are proposed, these should wherever possible, be appropriate disease resistant species.

### **Policy FNP06 - Improving access to the countryside**

New development for appropriate uses, which seeks to maintain or improve access to the countryside, will be supported, where it is in accordance with the other policies of the Plan. In particular, the following improvements will be sought:

- New development should ensure that access to existing permissive rights of way are maintained.
- Wherever practical new development should provide linkages to existing footpaths and rights of way or create new routes if feasible.

The following infrastructure improvements may be provided for through the use of Community Infrastructure Levy (CIL), where feasible, if/when this is adopted by South Kesteven District Council:

- Improvements to existing footpath signage to ensure they are easily identified and accessible all year round.

#### **Policy FNP07 - Design of new development for listed and unlisted properties**

New development (including replacement and extended development) will be supported where it would improve, restore or maintain the fabric of a listed or positive unlisted building. Development which would have a negative or harmful impact on a listed building or its setting will not be supported unless a clear justification is presented that there would be substantial public benefits which would outweigh the loss or harm to the building.

#### **Policy FNP08 - Design of locally listed buildings and structures of significance**

New development (including replacement and extended development) will be supported where it would improve, restore or maintain a positive unlisted building/locally listed building or any other structure of local significance as identified within any other appropriately evidenced list. Development which would have a harmful impact on a building or structure of this type or its setting will not be supported unless a clear justification is presented which explains how the benefits would outweigh the loss or harm.

#### **Policy: FNP09 - Policy: New housing development**

New housing will be supported within the village where:

- It meets an identified local need;
- It is within or adjacent to the existing village envelope;
- It is on a previously-developed site or it can be clearly demonstrated that there are no other more sustainable sites available;
- It has been designed in accordance with the Neighbourhood Plan Design Principles/Guidance; and
- It is in accordance with the other design relevant policies of the Neighbourhood Plan

#### **Policy FNP10 - New housing design**

Design of new and replacement development should be sympathetic to the existing form, scale and character of its location and be appropriate to its immediate context. Development should respond to the character of both the built and natural environment. This includes effective management of water on-site to minimise the amount of run-off and need to be discharged into existing drains.

Materials and boundary treatments should be sympathetic to the character of the part of the Neighbourhood Plan area in which they are proposed.

Development which has been designed in accordance with the Foston Neighbourhood Plan Design Guidance/Principles will be supported.

#### **Policy FNP11 - Encouraging high quality infill**

Proposals for individual dwellings on infill and redevelopment sites will be supported subject to proposals being of high quality and meeting all relevant requirements set out in other policies in this plan and the SKDC Core Strategy and Site Allocations and Policies DPD, and where such development:

- Fills a small restricted gap in the continuity of existing frontage buildings or other sites within the built up area of the village where the site is closely surrounded by buildings.
- \* Will not involve the outward extension of the village into areas of open countryside.
- \* Is not considered to be unneighbourly development that requires unsuitable access, reduces privacy of adjacent properties or is inconsistent with the character and existing pattern of development.
- \* Retains important views out of the village.

#### **Policy FNP12 – Encouraging employment**

New employment development will be encouraged through the appropriate extension of existing employment sites and through the conversion of buildings to other uses, especially vacant and under-used agricultural buildings. In every case, this is subject to traffic, environmental, amenity and landscape considerations and the scale must be appropriate to the surroundings.

#### **Policy FNP13 – Telecommunications infrastructure**

New telecommunication infrastructure proposals will be supported, subject to design and location considerations, aimed at:

- Ensuring an acceptable impact on the character and landscape of the locality
- Safeguarding against any unacceptable adverse impact on amenity of neighbours

#### **Policy FNP14 – Domestic renewable energy**

New development for domestic-scale energy production from renewable and low carbon sources will be supported where:

- \* They relate to an existing or proposed residential property in the village;
- \* They are residential/domestic in scale;
- \* They would serve only a local/domestic need for energy generation; and
- \* They are in accordance with the Design, Environment and Transport policies of the Neighbourhood Plan, including the Neighbourhood Plan Design Principles/Guidance.

**Policy FNP15 – Community-led renewable energy**

Community-led initiatives for renewable and low carbon energy will be supported where they are in accordance with all Foston Neighbourhood Plan policies, specifically those linked to Environment and Countryside, Heritage and the Built Environment and Transport, including the Neighbourhood Plan Design Principles/Guidance.

**Policy FNP16 – Business-led renewable energy**

Initiatives which would support local businesses and industry to develop renewable and low carbon energy where the primary function is to support their operations will be supported providing that they also accord with other Policies in the Neighbourhood Plan.

**Policy FNP17 – New sport and outdoor recreation facilities**

Planning permission for new or enhanced sport and outdoor recreation facilities will be supported, subject to the development:

- \* not adversely impacting on residential amenity by means of noise, disturbance or additional traffic generation.
- \* not having any adverse impact on the character or setting of the immediate locality, and
- \* not being in conflict with other Policies in the Plan.

**Policy FNP18 – Retail and community facilities**

Support will be given for new retail, community facilities, services and employment generating uses subject to:

- \* Compliance with requirements of other policies in the Plan
- \* The development proposed being of a scale and type appropriate to serving the local community and safeguarding the status of Foston as a smaller village (as identified by reference to the SKDC Core Strategy Spatial Portrait of the District)
- \* The development being acceptable in terms of impact on traffic, the environment and safeguarding amenity of neighbouring residents
- \* It being located on previously developed land or sites containing existing agricultural or commercial building
- \* A clear justification being produced outlining why the proposed site is more appropriate.

**Policy FNP19 – Sustainable transport**

All new development should provide or incorporate appropriate and proportionate new sustainable and safe transport initiatives on-site or contribute to off-site facilities as required by the Delivery Strategy. In particular, this is associated with commercial development, including diversification and larger scale production.

If a CIL approach is not adopted by South Kesteven District Council, necessary improvements will be sought in negotiation with developers on a case-by-case basis based upon the need set out within the Delivery Strategy and in line with the aspirations of the Plan (for example s106 Agreements).

**Policy FNP20 – Service facilities on the A1**

Improvement and / or redevelopment of the existing strategic highway focussed services on the A1 will be supported for similar purposes, particularly where such improvements will also provide a wider range of services of benefit to the local community. Such development should also ensure safe highway and pedestrian connections and ensure that amenity of local residents is not further harmed by virtue of noise, visual intrusion or general disturbance. In addition, widening, resurfacing, lighting or other improvement proposals should be carefully designed to avoid intrusion into the landscape, noise and light pollution.

**Policy FNP21 - Implementation**

All new commercial and business development must provide necessary and appropriate new facilities on-site or contribute to off-site infrastructure and facilities, as required either by means of planning condition, s.106 or use of Community Infrastructure Levy (CIL) and / or the Delivery Strategy.

If a CIL approach is not adopted by South Kesteven District Council, necessary improvements will be sought in negotiation with developers on a case-by-case basis based upon the need set out within the Delivery Strategy and in line with the aspirations of the Plan (for example s106 Agreements).