

Foston's Neighbourhood Development Plan



2016 - 2026

Residential, Commercial Building Guidance and
Renewable Energy Guidance

March 2016

Foston Neighbourhood Plan: Residential, Commercial Building Guidance and Renewable Energy Guidance

Residential Planning Guidance

- a) The design of replacement and new dwellings should be sympathetic and in keeping with the general character of the village, which is predominantly red brick and pan-tiled. Sympathetic consideration should be taken regarding the size, situation and scope of the original and surrounding properties.

Red brick is considered the most appropriate building material for the village. Also, the type, colour and finish of components should be in keeping with the local vernacular. Elements such as windows and doors are particularly important as these can help emphasise the local distinctiveness. A consistent choice of materials should be adopted.

- b) The design of extensions should be sympathetic, set back and subordinate in size to the original building and in keeping with the general character of the village. Similarly roof pitches, windows and colour schemes should be in harmony with the original palette.

Garages and extensions should have pitched roofs in accordance with the existing building and/or style of the neighbourhood.

Exemptions may be given for innovative contemporary creative solutions that successfully integrate modern architectural design into the local vernacular.

- c) Dormers should be small and unobtrusive, appropriate in scale and number to the main roof of the building. The size of these windows needs to be in proportion with the existing fenestrations and in accordance with the rhythm of the building. Lead cheeks are considered appropriate with pitched, catslide or flat roofs to be determined by the locality.
- d) Particular attention needs to be given to boundary treatments and landscaping. The preservation of existing trees, hedgerows and stone/brick walls should be encouraged. Where removal of hedgerows is unavoidable, new planting should incorporate native species rather than exotic conifers. Timber close boarded fence should not be erected where visible from the road. There will be a presumption against street-facing gates above 1m in height.
- e) Opportunities to incorporate features into new build or retro-fitted buildings which are beneficial to wildlife are encouraged, e.g. the incorporation of roosting opportunities for bats or the installation of bird nest boxes. Similarly, the incorporation of features which contribute to the efficient use of water (e.g. water butts) is encouraged.
- f) New development plans should demonstrate how surface water is to be managed and where it is to be discharged. Measures for on-site attenuation and infiltration should be incorporated wherever practical and possible to do so. Approaches / technologies to capture rainfall before it reaches the surface is desirable (e.g. rainwater harvesting systems, water butts, etc.).

- g) Vehicular access arrangement must not be detrimental to the character of the village streets. Access to houses may include a variety of surface finishes for example, block pavements, gravel, tarmac or concrete with traditional brick edging detail.
- h) Key views into and from villages will need to be respected, particularly principal vistas to heritage assets and villages on the escarpment.
- i) Solar panels on roofs can dominate a setting. Their installation is encouraged in appropriate locations that are not prominent.
- j) The large proportion of the village is located on higher ground and surrounded by low-lying countryside. This means that new structures outside the main village envelope are likely to have a substantial impact across a broad extent of the landscape. The breadth of the landscape and the modest scale of the village therefore require new development to be located within the broadly horizontal topography. This will mean that the form of new development needs to adopt a horizontal emphasis, with larger structures/buildings (including agricultural storage units) carefully sited with sensitive consideration of their roof-scape, colours and textures and with extensive use of new planting to visually break up the mass.
- k) The wide verges along country lanes will need to be maintained where possible to preserve nature and for conservation purposes. The existing bio-diversity, habitats, ecology and wildlife of the area should be protected. All existing public footpaths and byways need to be fully protected.

Commercial Development Guidance

Small-scale commercial development will be supported where the following can be demonstrated:

- a) The development is within or adjacent to existing commercial developments within the Parish.
- b) The development is in keeping with the scale of the village and other businesses elsewhere within the Parish.
- c) The proposed use will not give rise to detrimental impact on local residential amenities as a result of either intended or unintended consequences.
- d) New development plans should demonstrate how surface water is to be managed and where it is to be discharged. Measures for on-site attenuation and infiltration should be incorporated wherever practical and possible to do so. Approaches / technologies to capture rainfall before it reaches the surface is desirable (e.g. rainwater harvesting systems, water butts, etc.).
- e) The proposal will not generate a significant increase in traffic and a need for parking that cannot be adequately catered for, either by the existing infrastructure locally or through mitigation by the development itself. Any new development should include a specific traffic impact plan at the submission stage (covering construction traffic and traffic thereafter).

- f) The proposal will not have a harmful visual impact on either the core of the village or the adjacent open countryside as a result of inappropriate design or signage.

Renewable Energy Guidance

There have been a number of applications for industrial scale, renewable energy projects in a number of locations adjacent to the village. A study carried out by East Midlands Councils identified possible opportunities for low carbon renewable energy as an evidence base for the development of policies by local authorities. This organisation provides strategic advice on a range of services to county and district councils in the East Midlands. The task of identifying actual sites is left to the energy companies and they are also required to consult with the local community through the initial development stages.

The level of contact with the local community is generally low and these projects generally reach a very advanced stage before there is any meaningful engagement with the actual planning process and appropriate public consultation. To be successful, any renewable energy application must comply with the Foston Neighbourhood Plan Policies for the protection and enhancement of the character of the village. They must also comply with SKDC core strategy policy.

Foston Parish Council supports energy conservation and any reasonable measures designed to help reduce our carbon footprint. The village encourages the production of renewable energy and a small number of properties have been fitted with solar panels.

The acceptance of any proposed new development will depend upon the proposed installation being appropriate in scale to the local setting and not having an adverse impact on the character of the natural environment.