

# Neighbourhood Plan Policy content

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# Policy Drafting

- u Land use planning document
- u Used when determining planning applications
- u Can include non-land use planning elements, but:
  - u Won't be examined
  - u Don't form part of the development plan
  - u Must be clearly separated from land use policies
- u Plan must have regard to national policy and advice
- u Conform with the Local Plan policies

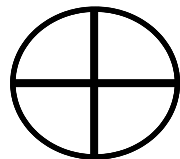
# Sustainable Development/Spatial Strategy policy

## Policy

- u Overarching policy focusing development within settlements in sustainable locations and protecting the countryside
- u Could include gaps in this Policy

## Evidence

- u National and local policy
- u Community consultation
- u **Gaps - will require evidence of why needed, defensible boundaries**



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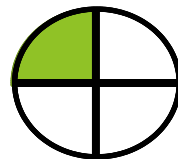
# Biodiversity

## Policy

- u Protect and enhance biodiversity
- u Provide for a 'net gain' in new developments
- u Protection of local watercourses
- u Reference to specific designated sites including SPA
- u Landscaping on new development
- u Protection of trees
- u SANG

## Evidence

- u National and local policy and legislation
- u Community consultation
- u **Any other stakeholder engagement to date - HioW Wildlife Trust?**
- u Hart Biodiversity Action Plan
- u **Biodiversity assets audit paper?**



25% complete = started,  
but still quite a lot to  
do

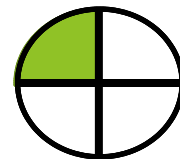
# Green Infrastructure

## Policy

- u Delivery of green infrastructure with new development
- u Protection/enhancement of wildlife corridors/greenspaces/river corridors etc
- u Identification of 'Local Greenspaces'
  - offer significant protection?
    - u Reasonable close proximity to community it serves
    - u Demonstrably special to the local community and holds a particular local significance
    - u Is local in character and not an extensive tract of land

## Evidence

- u National and Local Policy
- u Consultation
- u Hart Green Infrastructure Strategy
- u Hart Playing Field Strategy
- u Hart Open Space Study
- u Green infrastructure in the Parish Background study/map
- u Local Green spaces audit/assessment?



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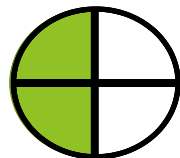
# Design

## Policy

- u Range of design criteria linking to evidence to ensure protect and enhance character of the NP area
- u To include here or in a separate policy matters of Energy Efficiency - incorporate renewable energy and heating sources

## Evidence

- u National and local policy
- u Consultation
- u Hart Urban Characterisation Study
- u Yateley Village Design Statement
- u Conservation Area Appraisals

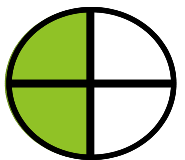


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# Housing Mix and Affordable Housing

## Policy

- u Development should provide for a mix of dwellings
- u Set out indicative mix
- u Set out proportion of affordable housing - in accordance with HDC? Priority is on-site.
- u Support for specialist accommodation/starter homes



50% complete = still working on it

## Evidence

- u National and local policy
- u Consultation
- u **Use Local plan evidence unless anything very local?**
- u Changes to affordable housing target would need viability evidence
- u About to be national changes to the definition of affordable housing to include First Homes - mandatory proportion

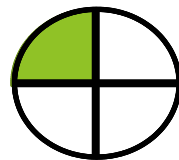
# Social infrastructure/community facilities

## Policy

- u Protect the loss of facilities unless criteria met
- u Name important facilities
- u Include reference to protection of Assets of Community Value
- u Qualified support for improvements to, and new leisure and community facilities

## Evidence

- u National and local policy
- u Consultation
- u **Local audit of facilities**



25% complete = started, but still quite a lot to do



# Flood risk

## Policy

- u Not increase flood risk/be safe from flooding
- u Avoid areas of flood risk in line with national policy
- u Seek to reduce risk of flooding
- u Safeguard land required for flood management
- u Incorporation of SuDs

## Evidence

- u National and local policy
- u Consultation
- u Hart Strategic Flood Risk Assessment
- u EA flooding maps
- u **Local evidence of flooding and detail to go into supporting text of Policy**



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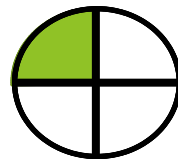
# Telecommunications

## Policy

- u Support development with provision for full fibre broadband infrastructure unless demonstrable reasons
- u Provide as an integral part of development
- u Support new telecommunications infrastructure subject to criteria e.g. opportunities for sharing, impact on local character

## Evidence

- u National and local policy
- u Consultation
- u **Any additional detail of quality of access to broadband in the Parish to go into supporting text of Policy**

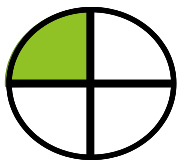


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# Historic Environment

## Policy

- u General protection of designated and non designated heritage assets
- u Specific policies/policy section for each Conservation Area
- u Protection of relevant characteristics such as important views



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## Evidence

- u National and Local Policy
- u Cricket Hill Conservation Area Character Appraisal and Management Proposals
- u Darby Green Conservation Area proposal
- u Yateley Green Conservation Area Character Appraisal and Management Proposals
- u **Background paper demonstrating why views are important/photos**

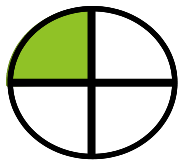
# Employment premises

## Policy

- u Support protection for employment uses
- u Support intensification and creation of more jobs (subject to highways impacts etc)
- u Criteria if redevelopment for other uses proposed

## Evidence

- u National and local policy
- u Consultation
- u **Background paper on location of employment uses**



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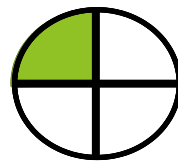
# Transport

## Policy/Policies

- u Safety for highway users
- u Design features to manage vehicle speeds
- u Mitigate impact of traffic flows on existing roads
- u Appropriate access for service and delivery vehicles
- u Meet parking standards
- u Supporting accessibility for those with limited mobility

## Evidence

- u National and local policy
- u Consultations
- u Hampshire CC data

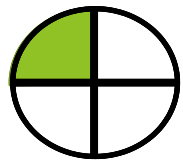


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# Sustainable travel

## Policy

- u Support for enhancement of walking and cycling routes/environment particularly between [list in Policy?]
- u Provision of electric charging points
- u Support improvements to public transport provision



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## Evidence

- u National and local policy
- u Consultation
- u Hampshire CC and Sustrans data
- u **Map of cycle routes through the Parish**

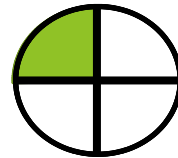
# Climate Change

## Policy/Policies

- u Link to other policies such as Biodiversity, Green Infrastructure, Flooding, Design, Sustainable travel
- u Support for exceeding Building Regulations for energy efficiency and renewable energy
- u Policy approach to freestanding renewable energy projects
- u Set BREEAM standards for non-residential
- u Homeworking/smart technology/high speed broadband

## Evidence

- u National and local policy, legislation and research reports
- u Community engagement



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# Other matters for inclusion?

- u Consideration of development at the retail parades?
- u Minimising lighting?
- u Anything else?



# Consultation audit

- u Part of evidence for Examination
- u Audit trail of:
  - u Who
  - u When
  - u How
  - u Purpose/outcomes
- u Template circulated
- u **By 23<sup>rd</sup> October to  
office@yateley-tc.gov.uk**
- u Will help identify any gaps
  
- u Any questions?