

**GODMANCHESTER TOWN COUNCIL**

# **Neighbourhood Plan Policies**

**This policy was formally adopted by the Town Council at the Town Council meeting held on 15 February 2018**

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**Cllr Sarah Conboy**

**TOWN MAYOR**

**Godmanchester's Neighbourhood Plan was made by HDC on 13 December 2017 and will be in force until 2036**

The following are planning policies contained in the Neighbourhood Plan

#### **4 The Natural Environment and Open Space**

##### **Policy GMC1: The importance of the countryside setting Page 22**

Development in the Godmanchester Neighbourhood Plan Area shall be focused within or adjoining the settlement boundary as identified in the plan. Development outside the settlement boundary is classified as being in the 'open countryside'. Development in the 'open countryside' will only be acceptable where it is a use which is appropriate to the open countryside and should seek to preserve and protect our best and most versatile agricultural land and land of local environmental value including, but not limited to, The Godmanchester Nature Reserve at Cow Lane, The East Side and West Side Commons in Godmanchester and the Ouse Valley.

##### **Policy GMC2: Development of visitor and tourist facilities Page 22**

Development proposals will be supported where they propose to develop visitor facilities that support the tourist and visitor attractions of the area, including those at our nature reserves and amenity spaces. Proposals need to be: of an appropriate scale for their location; be sympathetic to their location; be sustainable; have minimal impact on their environment.

##### **Policy GMC3: Local Green Spaces Page 23**

Godmanchester's designated Local Green Spaces and other green spaces are set out in Appendix 1 of the Neighbourhood Plan. Proposals for development on the Local Green Spaces will not be permitted unless it can be demonstrated that it is required to enhance the role and function on an identified Local Green Space. Proposals for development on other green spaces should demonstrate that alternative informal recreational space is available within walking distance for neighbouring and future residents, and the semi-rural 'village' feel within the Town will not be seriously compromised.

##### **Policy GMC4: Landscaping and planting to keep the semi-rural character of the Town Page 25**

All new development should demonstrate a high quality of landscaping and planting that is in keeping with the surrounding area and which replicates and extends the semi-rural character of the Town. This may include, but is not limited to, replicating the local pattern of traditional hedgerow planting, the use of native species and the inclusion of open 'village' style greens. It will be important to maintain and extend linked habitats for wildlife: green corridors should be maintained/created to enable wildlife to move from one habitat to the next.

##### **Policy GMC5: Making the most of our waterside assets Page 26**

Development proposals that promote the use of the river for quiet and low-impact leisure, wildlife and tourist's pursuits, with low risk to wildlife and habitats, will be supported. Proposals to protect, restore, replace and enhance public moorings and create new public

mooring space to encourage safe access to the river and spaces for short stay visitors will be supported. Public access and use will be prioritised over private access and use. Proposals that will create activity on the river will be expected to demonstrate that such uses do not have a detrimental impact on the tranquil environment through the creation of excessive noise or pollution.

**Policy GMC6: Improving and increasing all our public Green Space Page 30**

Development proposals will be supported which:

- Improve our Green Spaces and increase the provision of ‘parks and gardens’ for public use: and
- Create more natural and semi-natural green spaces giving improved public amenity space for mental and physical health and educational use.

**Policy GMC7: Improving access to the countryside Page 31**

Development proposals will be supported that provide walking routes and enable ongoing access to the wider countryside.

**Policy GMC8: Ensuring public amenity space is retained in the Town Page 31**

Where public nursery and allotment space is lost through redevelopment for housing or other uses then an alternative easily accessible provision of equal scale and quality should be provided to the community within the parish.

**Policy GMC9: Ensuring a wide range of sporting and recreation facilities are retained and expanded within the Town Page 33**

Development proposals to retain, improve and enhance current sports and recreation facilities and offer new additional facilities that extend the range of sports on offer will be supported.

## **5 Heritage and the Built Environment**

**Policy GMC10: Promoting Godmanchester’s history and heritage Page 34**

Development proposals that seek to promote and share the history and heritage of Godmanchester through development of the visitor economy and of tourist facilities will be supported. Proposals need to be: of an appropriate scale for their location; be sympathetic to their location; have low-impact and enhance their environment. Development proposals to provide a permanent home to the Museum with the historic core will be supported.

**Policy GMC11: Ensuring development maintains and enhances the character of the Town and reflects its heritage and history Page 36**

Development proposals within the historic core are expected to demonstrate that they are sympathetic to the surrounding buildings (including listed building), in terms of scale, design and amenity. Development proposals should reinforce the local character including the grain, scale, density and architectural distinctiveness.

**Policy GMC12: Protecting and celebrating our heritage Page 37**

In order to protect and celebrate Godmanchester's heritage, development proposals that seek to alter or extend listed or historic buildings and structures should retain any key features that show their past use.

**6 Housing**

**Policy GMC13: Residential development Page 39**

Residential development within or adjoining the settlement boundary of Godmanchester should reflect the character of the surrounding area and protect amenity of neighbours. Sites within reasonable walking distance of the Town's historic core will be favourably considered. Development should be of minor or moderate scale, or represent infilling or back land development. Infilling or back land development should reinforce the character of the existing street scene by reflecting the scale, mass, height and form of its neighbours, as well as the grain and density of its location. It should also reflect the semi-rural nature of the Town with its historic core.

**Policy GMC14: For new residential development, plans should not exacerbate any pressure 'on-street' parking and should provide numbers of off-street parking spaces appropriate to the site's location and the character of the proposal. The number of spaces should reflect the mix, size and type of housing. Page 42**

Parking spaces can take the form of spaces or garaging/car port facilities, but must be permanently available for parking use and must meet the minimum standards for size as set out by the Local Planning Authority.

Development that results in the loss of existing off or on-street parking will be resisted unless it can satisfactorily be demonstrated that the amount of overall provision is adequate.

Proposals for new commercial development (A, B, or D-use class) must demonstrate that they can provide adequate off-road parking for their workforce, customers and deliveries and will not have a detrimental impact on the amenity of neighbouring residential properties or existing businesses.

Proposals for new commercial activity that include for the provision of a Travel Plan will be supported, particularly where use of public and community transport is included.

Proposals that result in the loss of public car-parking facilities in the historic core will be resisted. Such proposals will only be acceptable if parking provision is made elsewhere within the historic core that is at least of an equivalent size, quality and accessibility as the existing facility.

**Policy GMC15: Improving and enhancing the Town through street furniture lights and signage that reflect the Towns character Page 43**

The provision of street furniture, hard landscaping, lighting and signage will be expected to minimise the visual clutter in the Historic Core and to enhance its historic character. Where new provision is made, it should be in keeping with its surroundings, have regard to energy conservation and public safety and be sympathetic to the historic character of the Town.

Signage which seeks to interpret and promote the Town's heritage and history will be supported.

### **Policy GMC16: Reducing Surface Water Flood Risk Page 44**

Development proposals will be expected to include Surface Water Management Systems (SuDS) in new builds and for retrofitting in order to reduce the existing surface water flood risk. Detention basins and dry swales provide a dual functionality and can be incorporated within the landscape and public green/open space. Provision for future adoption and maintenance will be essential.

## **7 Community infrastructure and Businesses**

### **Policy GMC17: Provision of community facilities within the Town Page 47**

Proposals that would result in the loss of community facilities will only be permitted if alternative and equivalent community facilities are provided, unless it can be demonstrated that there is no longer a need or no reasonable hope of services being sustained.

Alternative community provision\* will be required to meet the following criteria:

- The scale of the alternative provision must be at least of an equivalent scale to the existing provision; and
- The alternative site must be at least of equivalent standard in terms of layout to the existing provision; and
- The location of the alternative provision must be generally accessible by foot and within or adjacent to the built-up area of Godmanchester Town

The provision of new community facilities to address the needs of the residents of the parish will be supported. These needs could relate to new recreation, leisure, spiritual, social, education and medical facilities.

\*unless it can be demonstrated that there is no longer a need or no reasonable hope of services being sustained.

### **Policy GMC18: Space for burials Page 48**

Development proposals that provide additional burial space, including additional space at the Lawn Cemetery, will be supported.

### **Policy GMC19: Provision of health services to meet the needs of residents Page 49**

Development proposals that improve the availability of, and accessibility to, health services within Godmanchester, especially GP and dental services, will be supported.

### **Policy GMC20: Provision of education facilities for residents Page 50**

We would support proposals that improve the availability and accessibility of education facilities in Godmanchester, where they are identified and needed, and are for the benefit of Godmanchester residents.

### **Policy GMC21: Growing new capacity for small scale business in the Town Page 52**

Development proposals to provide small-scale and Micro-Business, A2, B1 and D2 class employment opportunities will generally be supported, in particular start-up space on flexible terms. This could either be through the following:

- Conversion of existing buildings across the Neighbourhood Plan area, subject to the impact of provision on the highway network and parking; or
- Provision of new buildings or conversion of existing buildings within or adjoining the Settlement Boundary of the Town.

Any such use will need to ensure that its impact on light, noise and air is acceptable and delivery, customer and employee access arrangements do not impact on public or neighbour amenity.

There will be a strong presumption against the loss of commercial premises or land which provides employment or future potential employment opportunities. Outside of permitted development rights, applications for a change of use to an activity that does not provide employment opportunities will only be permitted if it can be demonstrated that:

- The commercial premises or land in question has not been in active use for at least 12 months; and
- The commercial premises or land in question has no potential for either reoccupation or redevelopment for employment generating uses and as demonstrated through the results both of a full valuation report and a marketing campaign lasting for a continuous period of at least six months
- All new development must have good telephone services and high speed broadband services provided.

## **8 Getting Around**

### **Policy GMC22: Reducing traffic congestion on Godmanchester's roads Page 55**

Development proposals must demonstrate that they will not have a significant cumulative impact on the transport network. Where necessary, a transport assessment should accompany any planning application and traffic calming, improvements to public transport, cycling and walking routes, vehicle and cycle parking and other measures delivered which mitigate the impact of the development, particularly through the 'historic core'. Where appropriate, a Travel Plan will be required, setting out how any adverse effects will be overcome, including through the promotion of use of more sustainable travel modes.

### **Policy GMC23: Improving cycling in Godmanchester Page 57**

Development proposals that contribute to improvement of the network of cycle routes in the Town, or access to them, will be strongly supported. This includes the provision of safe crossing of roads for cyclists.

Development proposals to provide covered public cycle parking will be supported.

### **Policy GMC24: Encouraging greater take up and provision of public transport Page 58**

Proposals to improve sustainable transport (public and community bus and coach services), including their connectivity with each other with rail services, will be strongly supported. This may also include the provision of bus gates, laybys, 'real-time' information and shelters.

### **Policy GMC25: Making it easier to get about on foot in Godmanchester Page 59**

To ensure that residents can walk safely to the historic core, public transport facilities, schools and other important facilities service Godmanchester town, all new developments should ensure safe pedestrian access to link up with existing footways that, in turn, directly

serve the Walkway Routes. Development will not have an unacceptable impact on Walkway Routes, and provide a strategy to mitigate the impact of additional traffic movements on the safety and flow of pedestrian access. Proposals to enhance the identified Walkways will be strongly supported. Where possible, footpaths should be clearly delineated to separate them from roads and cycle paths. They should be constructed from hard-wearing materials and designed to be easy to maintain over time.

## Amendment History:

Paragraph	Detail	Approval Date
Original	Initial Version	January 2018
Review	Review and Re-adopted	May 2018
Review Due		May 2021