

BCS Proposed NP Policy Areas for Discussion

The following document provides a summary of the type of topics that the NP may decide should form the basis for a specific policy. The topics were identified from the Conservation Area Appraisal and the CLPP. The list is not exhaustive and will be subject to much change as the NP evolves.

1 Housing

To build the following types of houses: a) well designed owner occupier houses for people to downsize to, b) 2 – 4 bedroom houses, c) some affordable housing for local people, c) to investigate the potential for a Rural Exception Site, agricultural tied buildings and homes for rent to key workers in the village

2 Business and Economy

Whether new small scale business units on brownfield sites or through the conversion of redundant agricultural units should be supported. Proposals to revive traditional small scale market garden or orchards to be looked at, although the use of poly tunnels and industrial scale greenhouses resisted.

3 Traffic

To ensure access to new development is designed to have as little impact on the established character as possible, with few pavements and appropriate parking facilities that encourage innovative solutions that do not necessitate large expanses of driveway but do not necessitate parking on lanes

4 Design

Garages / outbuildings, suitable materials, garden walls, size etc? Traditional / modern?

5 A Sustainable Community

Working from home is increasing. To design new houses that facilitate this.

The CLPP identified seven core parish facilities. Any development that could adversely affect these core facilities to be opposed whilst proposals that would support and enhance these core facilities encouraged. A number of other facilities were identified as important in the CLPP particularly the footpath network. To find ways to minimise any adverse affects on these facilities

To ensure all new developments to be fitted with good internet connections

To support future proposals for a natural burial ground or solar energy farm in a way that does not negatively affect the character of the parish and is sited and designed in accordance with the views of the parish

6 Environment

Where new development is on brownfield sites to ensure that some areas of scrub are maintained as wildlife corridors linking adjacent areas of open space.

To ensure all proposed development should be subject to a detailed design statement

To minimise the loss of trees and hedgerows.

To consider how the setting of the conservation area could be enhanced - to include historic hedgerows and fields / orchards associated with the historic areas

To look at how permeable surfaces on driveways can be used and SUDS that connect directly to existing / new wet environments can be encouraged. To ensure that there is no culverting of existing ditches.

7 Landscape

To protect the River Thames Landscape – including its open character, recreational value, flood storage capacity and wildlife potential.

To find ways to conserve the ridge of the Sinodun Hills sweeping up from the flat valley floor, rising through open countryside to the tree capped hilltop at Brightwell Barrow as the defining landscape feature of Brightwell cum Sotwell.

To find ways to conserve the way that the main settlement sits invisibly in the landscape.

To find ways to conserve the green heart of the main village that has been identified as of particular high landscape significance.

To designate local green spaces and sites of nature conservation

To define an established line of settlement. No new development on existing gaps in settlement edge

To retain the way that the historic growth of the main settlement has ensured that open space, scrub and orchards form an intrinsic part of the character of the settled area; the countryside being an intrinsic part of the fabric of the village.

To find ways to preserve old orchard sites or green fields. The clearance of such sites of trees should not be a reason for development to take place (apart from a Rural Exception site which may be considered)

To retain the fields between Slade End and the bypass and between Mackney and the main settlement as working farmland.

To have a local policy to protect the AONB and views to and from the AONB. Long views from the main settlement to open countryside through gaps in housing to be conserved. Important views identified in this plan within the main settlement to be maintained

The main settlement is criss-crossed by many well used footpaths. To find ways to maintain their character so that they do not become alleys between new developments.

To ensure that all proposed development should conserve and enhance the landscape features deemed important to the community in the CLPP and NP.

To maintain the rural character of the parish and the main settlements. New development should be designed in a way that enhances the rural character.

To prioritise brownfield sites over greenfield sites.

To resist any new estate style developments. New development should be designed to fit into the existing grain of the village, including its road and footpath network and historic property boundaries.

All new development should not include street lights.