

Appendix O

Stowey Sutton Parish Council Development Policies

Residential Development Policy

Stowey Sutton Parish Council

Residential Planning Policy

Text Adopted 04-06-2014

This Parish Council recognises the duty placed on the district authority by central government to provide a five year housing land supply and a significant number of additional dwellings in the B&NES area over the period to 2028. The Parish is defined by the district council as a 'rural allocation 1 parish' and as such is expected to provide for 'around 50' new houses within the emerging Core Strategy in the period to 2028, this number has already been exceeded. We believe that for the rural economy to remain sustainable and self-supporting, development should be organic, with each community growing by a smaller number of dwellings, these should be within the HDB, of an individual character in keeping with the character and build materials of the immediate area and in keeping with the findings of the Character Assessment. Dwellings need to be of mixed size including one and two bedroom dwellings as well as provision for single occupancy, rather than by the development of a small number of large urban extensions. (Ref 2014 Housing needs survey)

The exception to any such development within the HDB will be if it is deemed to compromise the green belt, AONB or other conservation area within the Parish (.Ref NPPF)

All proposed new dwellings need to address the sustainability impact and how any deficiency or risk identified will be addressed through financial contribution. This is specifically in respect of surface water/flood risk, mains utility supplies, sewage, telephone and broadband along with social provision in respect of schooling (including pre-school) and recreational provision.

Property owners should be allowed to make minor alterations to their home without undue interference, providing that there will be no significant impact on neighbouring properties. The alterations should be in keeping with the existing structure.

We believe that householders should be facilitated in making changes to their property to allow occupation by extended family units, so that grown up children can remain living in the village and elderly relatives can continue to be cared for with reduced reliance on social services intervention.

We should be mindful that the parish is a constantly developing landscape and many of the features that we now consider worth protecting were very controversial when first proposed. Our priority as a council must be to ensure that the community remains viable and able to support the services required such as shops, schools, public transport and a Post Office.

Policy Document Proposal
Residential Planning Policy

Prepared By K Betton
04 June 2014

Commercial Development Policy

Stowey Sutton Parish Council

Commercial Planning Policy

Text Adopted 04-06-2014

This Parish Council recognises the value that small scale commercial development can bring to the area; we believe that for the rural economy to be sustainable and self-supporting, development of suitable businesses should be encouraged.

Commercial development can take many forms, the provision of retail shops & services, the provision of accommodation and catering as well as small business units for administrative and sales functions, all of which will provide services to local residents as well as attracting tourist revenue.

Each application should be considered on its own merits, balancing the benefits of the potential employment opportunities and value of its services to the parish, against the nuisance value that its operation may cause to both its immediate neighbours and those on its highway supply route.

Where existing business buildings or units are for sale, priority should be given to support new business enterprises using the building in preference to conversion to housing. However this should comply with the NPPF in respect of green belt, AONB and other sensitive sites in the Parish.

Highway access and provision of parking is of paramount importance and consideration should be made for the lack of adequate public transport where possible drawing on local employees and reducing the use of road vehicles. Adequate provision should be made for both staff and customers at any new development.

We should be mindful that the parish is a constantly developing landscape and, our priority as a council must be to ensure that the community remains viable and able to support the services required such as shops, schools, public transport and a Post Office.