

Andrew Cormie's comments on Policies from the BPNDP Draft of May 2015

Read in conjunction with AC_BPNDP_Comment.doc / pdf

Policy as in the BPNDP Draft May 2015	As amended by Andrew Cormie.
	<p><u>AC PROPOSED POLICY</u> - This Bray Parish Neighbourhood Development Plan excludes from any possibility of development the areas identified in the RBWM First Preferred Options Consultation as Area 5C and Area 7A.</p> <p>NEW POLICY</p>
<p>Neighbourhood Plan Policy BNP-GB1: Land use decisions should be consistent with Green Belt preservation, safeguarding the open and rural character of the countryside. Inappropriate development within the Green Belt will not be supported unless very special circumstances apply, to include evidence that the development offers significant benefits to the local community and is supported by more than 50% of the registered electors who live in the Parish ward affected by the development and who vote in a survey. Such evidence is to be provided in a Statement of Community Consultation to be arranged and provided by the</p>	<p><u>Neighbourhood Plan Policy BNP-GB1:</u> Land use decisions should must be consistent with Green Belt preservation, safeguarding the open and rural character of the countryside. Inappropriate No development within the Green Belt will not be supported unless very special circumstances apply, to include evidence that the development offers significant benefits to the local community and is supported by more than 50% of the registered electors who live in the Parish ward affected by the development. Consultation is to be carried out as defined in Section VIII of this Plan (as amended in the A Cormie comment document)</p> <p># I consider that this policy must be as shown above. It is not appropriate in as important a matter as a New Housing Development, to frame the voting process in this manner so that it would be possible to ignore or exclude those who do not at first vote. People may forget to</p>

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<p>developer or other party proposing such development.</p> <p><u>The Policy in the “Share Your Views” document is different from the above.</u></p>	<p>vote, or be absent. The words “who vote in the referendum” are not acceptable. Also it is not acceptable that the developer is to obtain the consultation evidence. The consultation has to be independently done under the control of Bray Parish Council, and those who do not initially vote must be consulted by door to door survey if necessary. It will be appropriate however, that the developer must pay the cost of the consultation.</p> <p>CHANGED</p>
<p>Neighbourhood Plan Policy BNP-GB2: Proposals for housing development within the Bray Green Gap should demonstrate that they will not diminish the separation between existing settlements. They should also restore areas blighted by past degradation, and should retain or restore boundary features.</p> <p><u>The Policy in the “Share Your Views” document is different from the above.</u></p>	<p><u>Neighbourhood Plan Policy BNP-GB2:</u> Proposals for housing development within the Bray Green Gap should must demonstrate that they will not diminish the separation between existing settlements. They must should also restore areas blighted by past degradation, and must should retain or restore boundary features.</p> <p>CHANGED</p>
<p>Neighbourhood Plan Policy BNP-GB3: Any renovation or construction of buildings or infrastructure within the Bray Green Gap should be designed to minimise visual intrusion in surrounding areas.</p> <p><u>The Policy in the “Share Your Views” document</u></p>	<p><u>Neighbourhood Plan Policy BNP-GB3:</u> Any renovation or construction of buildings or infrastructure within the Bray Green Gap should must be designed to minimise visual intrusion in surrounding areas.</p> <p>CHANGED</p>

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<p><u>is different from the above.</u></p>	
<p>Neighbourhood Plan Policy BNP-BE1: Proposals for development in the Green Belt will only be supported where they can be shown to deliver significant community benefits and are supported by more than 50% of the registered electors who live in the Parish Ward affected by the development and who vote in a survey.</p> <p><u>The Policy in the “Share Your Views” document is different from the above.</u></p>	<p>Neighbourhood Plan Policy BNP-BE1: Proposals for development in the Green Belt will only be supported where they can be shown to deliver significant community benefits and are supported by more than 50% of the registered electors who live in the Parish Ward affected by the development. and who vote in a survey. Consultation is to be carried out as defined in Section VIII of this Plan (as amended in the A Cormie comment document)</p> <p>CHANGED</p>
<p>Neighbourhood Plan Policy BNP-BE2: Development Proposals which include 5 or more dwellings on sites larger than 0.25 hectares shall be required to submit a Development Brief as set out in Section VII of this Plan to RBWM, and actively to engage in consultation with the Parish Council and the community as part of the design process prior to any planning application being submitted.</p> <p><u>The Policy in the “Share Your Views” document is different from the above.</u></p>	<p>Neighbourhood Plan Policy BNP-BE2: Development Proposals which include 5 or more dwellings on sites larger than 0.25 hectares shall be required to submit a Development Brief as set out in Section VII of this Plan to RBWM, and actively to engage in consultation with the Parish Council and the community as part of the design process prior to any planning application being submitted.</p> <p>CHANGED</p>

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<p>Neighbourhood Plan Policy BNP-BE3: Planning applications for developments which require a Development Brief must be accompanied by a Statement of Community Consultation, as set out in Section VIII of this Plan.</p> <p><u>The Policy in the “Share Your Views” document is different from the above.</u></p>	<p><u>Neighbourhood Plan Policy BNP-BE3:</u> Planning applications for developments which require a Development Brief must be accompanied supported by a Statement of Community Consultation, obtained under Bray Parish Council control as set out in Section VIII of this Plan. (as amended in the A Cormie comment document)</p> <p>CHANGED</p>
<p>Neighbourhood Plan Policy BNP-BE4: The Plan Housing Assessment Criteria supplement RBWM planning policies to provide the acceptable conditions for housing development in Bray Parish. They apply to refurbishments and redevelopments involving change of use or limited infill at existing Recognised Settlements.</p> <p><u>The Policy in the “Share Your Views” document is different from the above.</u></p>	<p><u>Neighbourhood Plan Policy BNP-BE4:</u> The Plan BPNDP Housing Assessment Criteria adopt and supplement the RBWM planning policies to provide the acceptable conditions for housing development in Bray Parish. They apply to refurbishments and redevelopments involving change of use or limited infill at existing Recognised Settlements.</p> <p>CHANGED</p>
<p>Neighbourhood Plan Policy BNP-BE5: Compliance with the Plan Housing Assessment Criteria must be presented with proposals for housing development. Proposals will be assessed on the degree to which the</p>	<p><u>Neighbourhood Plan Policy BNP-BE5:</u> Proposals for housing development must demonstrate compliance with the Plan BPNDP Housing Assessment Criteria. must be presented with proposals for housing development. Proposals will be assessed on the degree to which the criteria are satisfied.</p>

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criteria are satisfied.	CHANGED
Neighbourhood Plan Policy BNP-BE6: Proposals for housing development should respect the Housing Layout objectives, in particular preserving visual amenity, minimising any further contribution to traffic congestion and not obscuring drivers' vision at junctions.	<p><u>Neighbourhood Plan Policy BNP-BE6:</u> Proposals for housing development should must respect comply with the Housing Layout objectives, in particular preserving visual amenity, minimising any further contribution to traffic congestion and not obscuring drivers' vision at junctions.</p> <p>CHANGED</p>
Neighbourhood Plan Policy BNP-BE7: Fences along the public highway should not exceed 1.2m height. Owners replacing higher existing boundary structures should be encouraged to comply with the 1.2m limit.	<p><u>Neighbourhood Plan Policy BNP-BE7:</u> Fences along the public highway should must not exceed 1.2m height. Owners replacing higher existing boundary structures should must be encouraged to comply with the 1.2m limit.</p> <p>CHANGED</p>
Neighbourhood Plan Policy BNP-BE8: Proposals for development of more than 5 housing and/or business units must provide a traffic impact assessment and address negative factors relevant to the development plan.	<p><u>Neighbourhood Plan Policy BNP-BE8:</u> Proposals for development of more than 5 housing and/or business units must provide a traffic impact assessment and address eliminate negative factors relevant to the development plan.</p> <p>CHANGED</p>

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<p>Neighbourhood Plan Policy BNP-BE9: The Parish Council will support an owner's proposal for change of use or further modifications of a Listed Building, in keeping with the character of the existing building, where such use or modification will support the owner's ability to maintain the Listed Building and render it more economic and hence sustainable.</p> <p><u>The Policy in the "Share Your Views" document is different from the above.</u></p>	<p><u>Neighbourhood Plan Policy BNP-BE9:</u> The Parish Council will support an owner's proposal for change of use or further modifications of a Listed Building, in keeping with the character of the existing building, where such use or modification will support the owner's ability to maintain the Listed Building and render it more economic and hence sustainable.</p> <p>NO CHANGE</p>
<p>Neighbourhood Plan Policy BNP-BE10: Change of use or modification of a Listed Building must not impair visual amenity or create noise nuisance for near neighbours.</p>	<p><u>Neighbourhood Plan Policy BNP-BE10:</u> Change of use or modification of a Listed Building must not impair visual amenity or create noise nuisance for near neighbours.</p> <p>NO CHANGE</p>
<p>Neighbourhood Plan Policy BNP-BE11: The Plan supports sustainable growth of all types of business in rural areas and promotes diversification of agricultural businesses (NPPF Para. 28). Justifiable developments may include:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Buildings supporting agriculture and forestry uses of the land; <input type="checkbox"/> Facilities for expanding outdoor sports and recreation; <input type="checkbox"/> Cemeteries; 	<p><u>Neighbourhood Plan Policy BNP-BE11:</u> The Plan supports sustainable growth of all types of business in rural areas and promotes diversification of agricultural businesses (NPPF Para. 28). Justifiable developments may include:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Buildings supporting agriculture and forestry uses of the land;

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<p> <input type="checkbox"/> Limited infilling in Recognised Settlements, providing all buildings are of acceptable height (maximum 15 metres) and of a suitable style; <input type="checkbox"/> Limited infilling, partial or complete replacement, or redevelopment of previously developed sites or permanent buildings, whether redundant or in use. </p> <p><u>The Policy in the “Share Your Views” document is different from the above, but not by much.</u></p>	<p> <input type="checkbox"/> Facilities for expanding outdoor sports and recreation; <input type="checkbox"/> Cemeteries; <input type="checkbox"/> Limited infilling in Recognised Settlements, providing all buildings are of acceptable height (maximum 15 metres) and of a suitable style; <input type="checkbox"/> Limited infilling, partial or complete replacement, or redevelopment of previously developed sites or permanent buildings, whether redundant or in use. </p> <p>NO CHANGE</p>
<p>Neighbourhood Plan Policy BNP-BE12: Proposals to develop or extend large equestrian and polo establishments will be supported if they provide suitable access to the relevant associated infrastructure such as exercise facilities.</p>	<p><u>Neighbourhood Plan Policy BNP-BE12:</u> Proposals to develop or extend large equestrian and polo establishments for example for exercise facilities, will be supported if they provide suitable access to the relevant associated infrastructure. such as exercise facilities.</p> <p>CHANGED</p>
<p>Neighbourhood Plan Policy BNP-BE13: This Plan supports (i) the extension or alteration of an existing non-residential building, provided that the extension does not result in any increase in the ridge height nor an increase in the building footprint of more than 50% or 50 square metres, whichever is the larger; and (ii)</p>	<p><u>Neighbourhood Plan Policy BNP-BE13:</u> This Plan supports (i) the extension or alteration of an existing non-residential building, provided that the extension does not result in any increase in the ridge height; nor an increase in the building footprint of more than 50% or 50 square metres, whichever is the larger; and (ii) the construction in domestic gardens of separate non-residential buildings (such as offices, garages,</p>

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<p>the construction in domestic gardens of separate non-residential buildings (such as offices, garages, sheds or summerhouses) which have a footprint of less than 30 square metres and are less than 2 metres high to the gutters.</p>	<p>sheds or summerhouses) which have a footprint of less than 30 square metres and are less than 2 metres high to the gutters.</p> <p>PUNCTUATION CHANGE</p>
<p>Neighbourhood Plan Policy BNP-BE14: Street furniture, advertising hoardings and utility infrastructure should be unobtrusive and appropriate to the local setting.</p>	<p>Neighbourhood Plan Policy BNP-BE14: Street furniture, advertising hoardings and utility infrastructure should must be unobtrusive and appropriate to the local setting.</p> <p>CHANGED</p>
<p>Neighbourhood Plan Policy BNP-BE15: Proposals for minerals extraction will usually be restricted to areas identified at County level and contained within the RBWM Local Plan with these sites being chosen using the County level assessment criteria as to their suitability. Proposals must include plans for restoration back to agriculture or other acceptable uses which will include public access, fishing and non-water-based leisure activity and should ensure that there will be no unacceptable change to the volume, pattern and nature of road traffic during the operation to the detriment of the local environment, infrastructure and quality of life.</p> <p>The Policy in the “Share Your Views” document</p>	<p>Neighbourhood Plan Policy BNP-BE15: Proposals for minerals extraction will usually be restricted to areas identified at County level and contained within the RBWM Local Plan with these sites being chosen using the County level assessment criteria as to their suitability. Proposals must include plans for restoration back to agriculture or other acceptable uses which will include public access, fishing and non-water-based leisure activity and should must ensure that there will be no unacceptable change to the volume, pattern and nature of road traffic during the operation to the detriment of the local environment, infrastructure and quality of life.</p> <p>CHANGED</p>

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<u>is different from the above.</u>	
<p>Neighbourhood Plan Policy BNP-BE16: Applications for land shaping must positively demonstrate that the depositing of waste materials is only in the interests of agriculture or equestrianism. Such applications will only be supported if it can be shown that it will in no way affect the quality of life for any immediate residents by reason of noise, dust or loss of views from their properties. Operators will be liable for any damage caused to the surrounding roads and verges as a result of increased heavy traffic movements.</p>	<p><u>Neighbourhood Plan Policy BNP-BE16:</u> Applications for land shaping must positively demonstrate that the depositing of waste materials is only in the interests of agriculture or equestrianism. Such applications will only be supported if it can be shown that it will in no way affect the quality of life for any immediate residents by reason of noise, dust or loss of views from their properties. Operators will be liable for any damage caused to the surrounding roads and verges as a result of increased heavy traffic movements.</p> <p>NO CHANGE</p>
<p>Neighbourhood Plan Policy BNP-TI1: As an objective of the Plan is the free flow of safe traffic throughout the Parish, any developments that have an impact on traffic movements in the Parish must provide a road infrastructure that is appropriate for all forms of transport allowing for regulatory requirements and forecasted increases in such movements.</p>	<p><u>Neighbourhood Plan Policy BNP-TI1:</u> As an objective of the Plan is the free flow of safe traffic throughout the Parish, any developments that have an impact on traffic movements in the Parish must provide an access road infrastructure to the satisfaction of Bray Parish Council and that is appropriate for all forms of transport allowing for regulatory requirements and forecasted predicted increases in such movements. This policy does not advocate the building of any new major roads or modifications to the M4 8/9 junction.</p> <p>CHANGED</p>
<p>Neighbourhood Plan Policy BNP-TI2: Development must provide safe drop-off and pick-up zones which do</p>	<p><u>Neighbourhood Plan Policy BNP-TI2:</u> Development must provide safe drop-off and pick-up zones which do not impede through traffic on</p>

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not impede through traffic on roads at proposed school sites.	roads at proposed school sites. NO CHANGE
Neighbourhood Plan Policy BNP-TI3: Planning decisions should take account of the impact on air quality in the parish, supporting proposals which will result in the improvement of Air Quality Management Areas (AQMA) or minimise reliance upon less sustainable forms of transport.	Neighbourhood Plan Policy BNP-TI3: Planning decisions should must take account of the impact on air quality in the parish, supporting proposals which will result in the improvement of Air Quality Management Areas (AQMA) or minimise reliance upon less sustainable forms of transport. CHANGED
Neighbourhood Plan Policy BNP-TI4: Proposals for new developments should include appropriate provision for footpaths, bridleways and cycle routes through agreements for Section 106 or the new Community Infrastructure Levy (from 2015/6) funds to be dedicated to local improvements.	Neighbourhood Plan Policy BNP-TI4: Proposals for new developments should must include appropriate provision for footpaths, bridleways and cycle routes through agreements for Section 106 or the new Community Infrastructure Levy (from 2015/6) funds to be dedicated to local improvements. CHANGED
Neighbourhood Plan Policy BNP-E1: Applications to convert genuine redundant agricultural buildings on working farms into suitable offices or light industrial workshops or warehouses will be supported along with other rural recreational and leisure activities except where such developments would result in significant	Neighbourhood Plan Policy BNP-E1: Applications to convert genuinely redundant agricultural buildings on working farms into suitable offices or light industrial workshops or warehouses will be supported along with other rural recreational and leisure activities except where such developments would result in significant adverse environmental or

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<p>adverse environmental or highway problems, or where general access to the facility is limited, or where there would be a significant adverse impact on neighbours through noise, light pollution, increased traffic levels, increased flood risk or inadequate provision of parking.</p> <p><u>The Policy in the “Share Your Views” document is different from the above.</u></p>	<p>highway problems, or where general access to the facility is limited, or where there would be a significant adverse impact on neighbours through noise, light pollution, increased traffic levels, increased flood risk or inadequate provision of parking.</p> <p>Note that 'Adverse' means that the problem could not be adequately overcome without spending in excess of the Section 106 / Community Infrastructure Levy for the development. The Parish Council is encouraged to will work with proposal developers and planning authorities to attempt to overcome these potential adverse impacts through the appropriation of Section 106 funds or Community Infrastructure Levy, where appropriate, or to design off-highway access via driveway or lane to provide parking facilities appropriate to the proposed use, staff numbers and expected visitors.</p> <p>CHANGED</p>
<p>Neighbourhood Plan Policy BNP-E2: Proposals to create appropriate small-scale retail, hospitality or service premises will be supported except where such developments would result in significant adverse environmental or highway problems or where general access would be limited or where there would be a significant adverse impact on neighbours as a result of noise, light pollution, increased traffic levels, increased flood risk or inadequate provision of parking.</p>	<p><u>Neighbourhood Plan Policy BNP-E2:</u> Proposals to create appropriate small-scale retail, hospitality or service premises will be supported except where such developments would result in significant adverse environmental or highway problems or where general access would be limited or where there would be a significant adverse impact on neighbours as a result of noise, light pollution, increased traffic levels, increased flood risk or inadequate provision of parking.</p> <p>NO CHANGE</p>

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<p>Neighbourhood Plan Policy BNP-E3: Proposals for improvements to existing retail and hospitality businesses, including pubs, will be supported. Proposals that would result in the loss of these premises or limit their community contribution will be resisted. Proposals that would help secure their future and community contribution will be supported.</p>	<p><u>Neighbourhood Plan Policy BNP-E3:</u> Proposals for improvements to existing retail and hospitality businesses, including pubs, will be supported. Proposals that would result in the loss of these premises or limit their community contribution will be resisted. Proposals that would help secure their future and community contribution will be supported.</p> <p>NO CHANGE</p>
<p>Neighbourhood Plan Policy BNP-E4: Proposals to improve or create suitable office, commercial, warehouse or industrial premises will be supported in existing designated business areas, except where such developments would result in significant adverse environmental or highway problems or where general access would be limited or where there would be a significant adverse impact on neighbours as a result of noise, light pollution, increased traffic levels, increased flood risk or inadequate provision of parking.</p>	<p><u>Neighbourhood Plan Policy BNP-E4:</u> Proposals to improve or create suitable office, commercial, warehouse or industrial premises will be supported in existing designated business areas, except where such developments would result in significant adverse environmental or highway problems or where general access would be limited or where there would be a significant adverse impact on neighbours as a result of noise, light pollution, increased traffic levels, increased flood risk or inadequate provision of parking.</p> <p>NO CHANGE</p>
<p>Neighbourhood Plan Policy BNP-E5: Developments which promote wider availability of broadband services in the Parish will be supported.</p>	<p><u>Neighbourhood Plan Policy BNP-E5:</u> Developments which promote wider availability of broadband services in the Parish will be supported.</p> <p>NO CHANGE</p>

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<p>Neighbourhood Plan Policy BNP-E6: Proposals to create or expand leisure facilities will be supported, except where such developments would result in significant adverse environmental or highway problems or where general access would be limited or where there would be a significant adverse impact on neighbours as a result of noise, light pollution, increased traffic levels, increased flood risk or inadequate provision of parking.</p>	<p><u>Neighbourhood Plan Policy BNP-E6:</u> Proposals to create or expand leisure facilities will be supported, except where such developments would result in significant adverse environmental or highway problems or where general access would be limited or where there would be a significant adverse impact on neighbours as a result of noise, light pollution, increased traffic levels, increased flood risk or inadequate provision of parking.</p> <p>NO CHANGE</p>
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