

**Policy BE1: Type, Scale and Location of New Housing**

New housing development should provide dwellings of a type and size that meets the latest assessment of local needs. At the time of this report, this requires smaller properties with 2 or 3 bedrooms. Larger houses will only be supported where there is up-to-date evidence of a local need for such homes.

New housing development should help meet the need for more affordable housing within the Parish. Developments of 5 or more properties will be required to have a percentage of properties designated “affordable” through a recognized Affordable Housing scheme.

Within the limit of the number of houses assessed as being required, developments are encouraged for

- 5 - 9 properties with a minimum of 20 % being affordable
- 10 - 14 properties with a minimum of 30 % being affordable

This is in line with TVBC Local Plan Policy COM7: Affordable Housing

New property development must be within the settlement boundary with the following exceptions:

- Developments of 5 – 14 properties which meet the above Affordability requirements. These may be adjacent to the settlement boundary or adjacent to an existing residential area with 10 or more houses within the Parish
- New properties within the setting of existing residential farm buildings where these are provided in perpetuity for farm workers and their immediate family.

**Policy BE2: Village Design**

Development shall complement and be well integrated with properties in the immediate locality in terms of massing, separation, layout, and access.

Building height shall be in keeping with neighbouring properties.

Strong building lines shall be respected and soft landscaped front gardens and boundaries should be retained or enhanced.

Development shall seek to retain mature hedging and existing trees and to enhance landscaping to provide biodiversity.

Additional or replacement external lighting shall be designed to minimize light pollution caused by direct or reflected upwards light.

New properties must be designed with the following minimum on-site parking spaces.

- For 1 bedroom properties: 2 spaces
- For 2-3 bedroom properties: 3 spaces
- For 4+ bedroom properties: 4 spaces

### **Policy BE3: Building Design**

The design, form and detail of new developments and alterations to existing properties shall be principally informed by the traditional form and character of the Parish's vernacular architecture.

In particular the following materials are a feature of this architecture:

- Brick, flint and cob
- Timber framed buildings
- Thatch, clay tile or slate roofs

Where modern design is proposed, it must be demonstrated how this complements the traditional form and character.

### **Policy BE4: Building Design within Conservation Areas**

Development proposals within a conservation area should be informed by appraisal details of the seven identified character areas.

Modern design shall not be used, unless it is of exceptional quality with the specific purpose of enhancing traditional design features.

### **Policy BE5: Heritage Protection – use existing policy proposal VE4**

#### **Policy VE4 – Heritage Protection**

- 1) Proposals requiring planning permission which affect a building or structure on the Nether Wallop Local Heritage List (see appendix and map) must demonstrate how they protect or enhance the heritage asset.
- 2) Any development proposals that would affect the character, setting or integrity of the identified local heritage assets should:
  - a. be accompanied by a description of its significance in sufficient detail to allow the potential impacts to be adequately assessed
  - b. be sympathetic to the building or structure concerned and propose its creative reuse and adaptation
  - c. ensure that recording and interpretation is undertaken to document and understand the asset's archaeological, architectural, artistic or historic significance
- 3) The renovation or alteration of buildings or structures identified on the Nether Wallop Local Heritage List should be designed sensitively, and with careful regard to the heritage asset's historical and architectural interest and setting.

**Policy BE6: Energy Efficiency and Low-Carbon Domestic Power**

New developments and alterations to existing properties shall demonstrate consideration, and where possible use, of latest best-practice energy efficiency and low-carbon power supply. (See Appendix xx for current best-practice)

New developments shall include the means to charge at least one electric car per property.