

-  Ancient Woodland
-  Potential Local Green Spaces
-  Important Gaps between Settlements
-  Site of Important Nature Conservation
-  Community Facility / Business
-  Local Footpaths
-  Potential Areas for Infrastructure Improvement

Community, Settlements & Highways

Your Views

- Do you agree with the potential target areas highlighted for infrastructure improvement?
- Are there anymore you would like to suggest?
- Are there community facilities you believe would benefit the community that could be provided?
- How / where would you like to improve connections between settlements?

Potential Policy Options

There are many different options for policies that we can include in our NP. Below are some of the options that we can include based on our work to date and Vision and Objectives.

These however are very much 'food for thought' and nothing has been decided. We would like your input as to what we can and can't include. Please let us have your opinions on what you think would be important.

Important Views & Vistas

Important views and vistas that are considered to be of local value can be protected from inappropriate development.

Where do you think the important views are located, what do you feel is important about them?

Dark Night Skies

Limit light pollution that can potentially be created from extensive street and exterior lighting associated with new development. A policy on this could:

- Preserve the rural character of the NP Area
- Protect valued habitats and ecological designations, such as the Mottisfont Bats Special Area of Conservation from any adverse impacts that could be caused by unnecessary exterior lighting

Local Green Spaces

Designated Local Green Spaces - as described above.

Green Infrastructure and Landscaping

Policies could include:

- Support for the creation and enhancement of new green spaces, paths, areas of water and the enhancement of existing areas.
- Ensure new development includes appropriate landscaping and is well connected to paths and rights of way.
- Retention of local features, existing mature trees and hedgerows.

Policy - Landscape

Should we seek to:

- Retain the distinct rural character of the settlements and wider landscape
- Ensure that the individual hamlets which are distributed across the Parish remain separate and do not lose their individual identity? ,
- Preserve local landscape assets and features

Policy - Biodiversity and Habitats

- Should we promote local policies which:



Potential Policy Options

- Protect and mitigate impacts on Ancient Woodlands
- Protecting and enhancing biodiversity sites of local value to the NP Area (i.e Awbridge Hill Nature Sanctuary as well as the nearby international and national designations)
- Preserve and enhance identified local habitats
- Improve the linkage between existing wildlife areas through the introduction of wildlife corridors
- Ensure that where there is new development, this must be accompanied by a net gain (at least 10%) in the biodiversity of the area.

Policy - Housing

If we include a housing policy in the NP, it would allow us as a community to allocate specific sites for housing over the next 15 years or so. Alternatively, we could rely on the Council to choose housing sites for us - which would be preferable?

If we allocated housing, we have a number of options available to us. We could set numbers, and the location of new housing as well as whether it should

be affordable housing, family housing or for those looking to downsize for example.

We can also choose the form of development, whether it should be a small estate, a linear layout or infill development within gaps of existing houses in the settlement boundary.

What areas could be allocated for new housing? What type of housing would you like to see? How many bedrooms? How many storeys? Do you want to see family houses, apartments or retirement bungalows?

Housing - Replacement Dwellings

Does the Parish have concerns about the reduction in the number of small dwellings being lost to large replacement dwellings? Should replacements be limited in terms of the size of the increase in floor space?

Affordable Housing

Do we want to support or even allocate a site for affordable housing for local people to meet the need in the Parish?

If so, how many houses would be appropriate up to 2040?



Potential Policy Options

What type could we have?

- Affordable housing for rent? This is where rent figures are set by the Government or is at least 20% below market rent
- Discounted market sales housing - potentially sold at a discount of at least 30% below market value
- Shared Ownership

What would you like to see? What would benefit your community most? Are other affordable housing schemes in the area successful in your opinion?

Historic Environment

There are existing national policies and legislation to preserve and enhance the historic environment such as listed buildings and conservation areas.

We can also include buildings that are locally important. What are the important buildings, structures and places in the Parish that you would like to be protected? What features do these have that are important to the character of the area?

Design

Should we have policies that will ensure that design of new development respect the local characteristics of each historical area?

Should we set out a code for new development in the NP Area based on the character of the area?

We could include

- the size, scale (height), mass and materials of new buildings
- adequate garden sizes and appropriate landscaping and densities of development, in keeping with the area.

Climate Change

The updated Building Regulations have been published to meet our changing climate and to respond to our need to become more sustainable.

The NP however can also set out specifics for sustainable construction in a Design Code. This would cover sustainable construction techniques and materials to mitigate the effects of climate change.

Should we promote proposals for individual renewable energy proposals, provided they comply with the relevant development and NP plan policies?

Or should we promote larger scale schemes or even consider community renewable energy schemes?

Community Facilities, Local Economy and Highways

Identifying infrastructure projects that the parish would like to see helps improve the overall infrastructure provision within the community.

Are there any community facilities or infrastructure projects you would like to see?

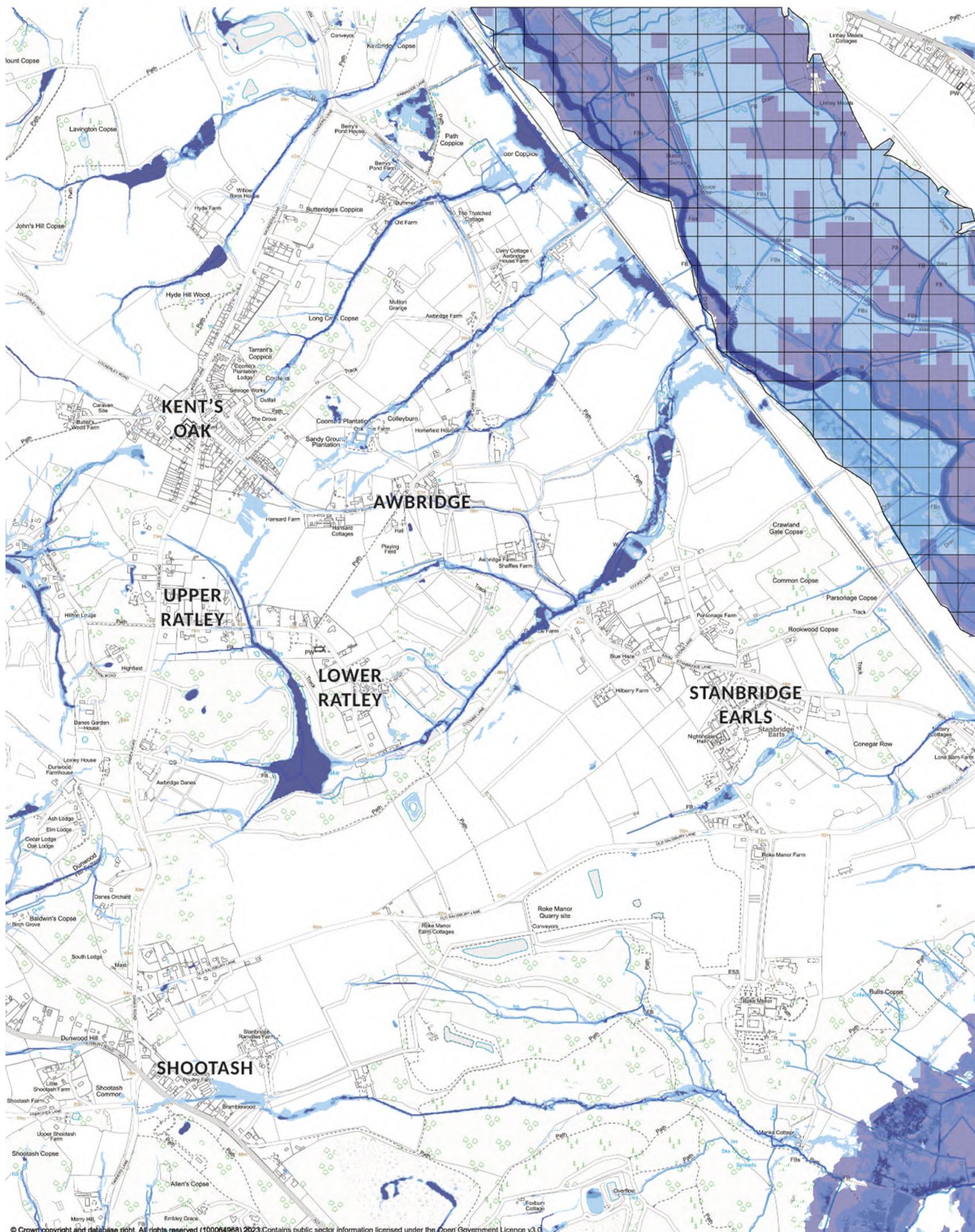
Are there stretches of road or junctions that feel unsafe to use as a pedestrian, cyclist or motorist? What would improve these areas?

Are there local businesses or community uses that you feel are important to retain?

Are there businesses that you would like to support by making it easier for them to expand or operate more efficiently, improve their services and contribute towards the local economy?

Are there economic opportunities you would like to see in the parish? How would you support the local economy?





Fluvial and Surface Water Flooding

- Surface water flooding - low risk
- Surface water flooding - medium risk
- Surface water flooding - high risk

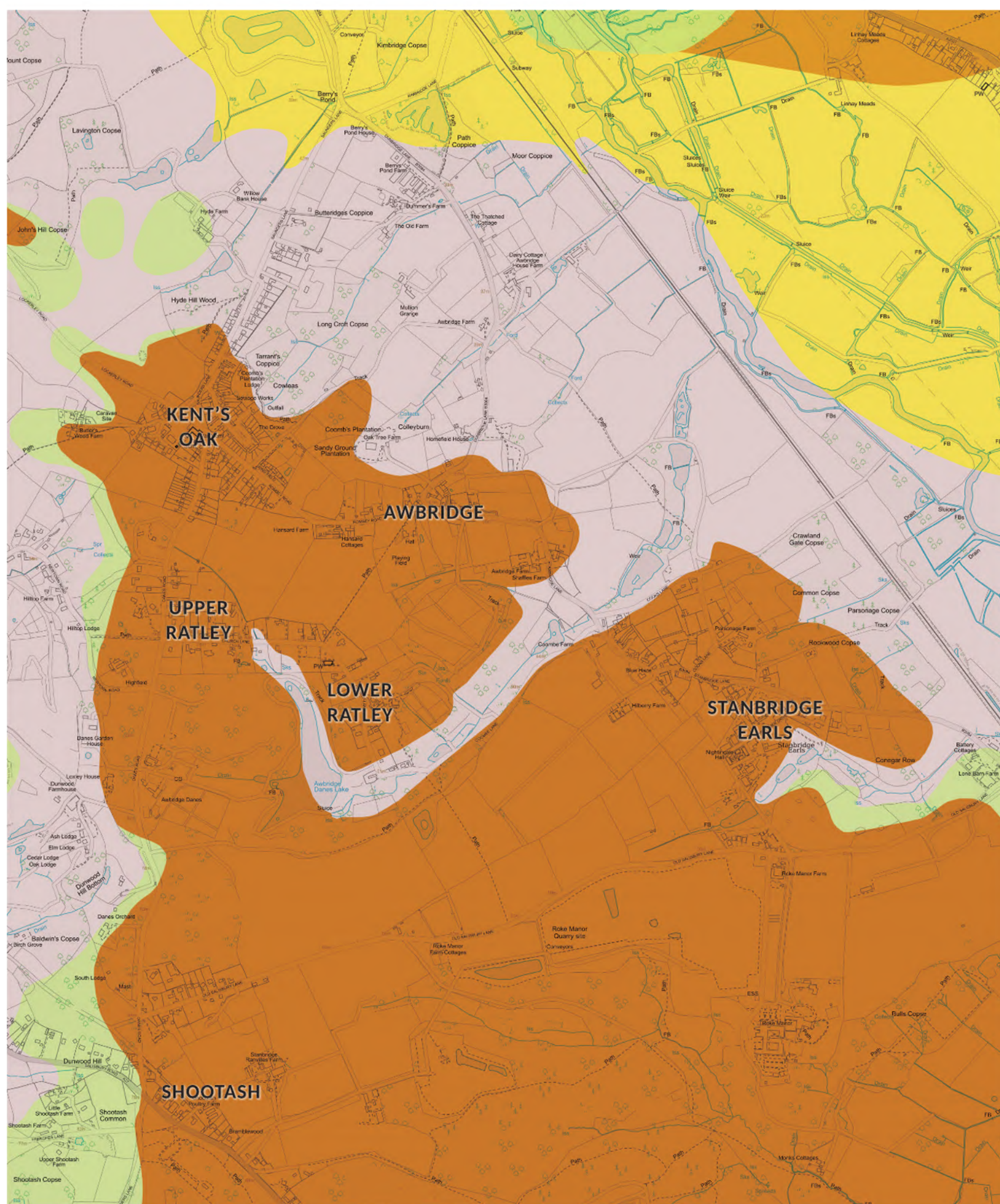
- River - Flood Zone 1
- River - Flood Zone 2
- River - Flood Zone 3

Flooding and Drainage

It is understood that the area is subject to drainage issue. The map above highlights those areas understood to be subject to surface water flooding problems. Whilst there is river flooding, this is generally away from the majority of properties in the Parish.

By identifying these areas, we can include them in a policy to highlight where new development may be problematic.

Where do you think the main areas of flooding are and what is the cause?



Bedrock Geology

- Wittering Formation - Sand, silt and clay
- Whitecliff Sand Member - Sand
- London Clay Formation - Clay, silt and sand
- Lambeth Group - Sand.

Flooding and Drainage - Geology

An understanding of the local geology is considered helpful in determining why certain areas may flood and how the community can either plan or resolve issues.

It is considered that policies should be included to:

- Provide an appropriate foul and surface water drainage strategy when necessary
- Designate areas where it has been identified that due to geological conditions infiltration is not achievable and require from new development to plan accordingly
- Within these identified areas, either subject to flooding issues or unsuitable geology applications, must be accompanied by sufficient information to demonstrate that arrangements for run-off from private drainage systems will be satisfactory



Would you like to be kept informed with new developments in the Neighbourhood Plan and continue to be involved?

The best way is to join the steering group or become a volunteer.

By taking part it will give you a chance to voice your opinions and consult on Neighbourhood Plan options.

We are grateful for any feedback you can provide.

Your support is essential for a positive Plan for our area to 2040.

Keep up-to-date

See

- <https://www.awbridge.info/>
- <https://www.hugofox.com/community/awbridge-parish-council-7869/neighbourhood-plan/>
- Facebook

Any Questions?

- Please email info@bluestoneplanning.co.uk and mark the subject as Awbridge NP

Thank you for your support.