

Farnsfield Neighbourhood Plan Summary of Policies

The Farnsfield Neighbourhood Plan (FNP) identified objectives for Farnsfield to be a sustainable community where

- there is a range of housing so people can choose to remain in appropriate accommodation in the village through all stages in their lives
- opportunities for residents to live and work in the local area throughout all stages of their lives are provided and their needs can be met locally
- there is a diversity of activities and recreational opportunities for all of the community
- people feel safe, secure and well served by local amenities and facilities
- the character and history of the village are not lost and new developments are sympathetic in terms of size, style, character and density.

The policies below, taken from the FNP, seek to deliver these objectives. This summary document is intended to aid the parish council in ensuring that their response to planning applications considers the FNP and also references the FNP and district council policies correctly. Newark & Sherwood District Council planning policy references are noted below each FNP policy.

The full Neighbourhood Plan is available in the library and on the parish council website.

FNP1: HOUSING DEVELOPMENTS WITHIN THE VILLAGE ENVELOPE will be supported where:

- They respect the scale and character of the village.
- They respect the amenity of neighbouring properties.
- It can be demonstrated that there would be no adverse impact, having had regard to proposed mitigation and improvement measures, on the infrastructure of the village including drainage, health and education facilities, and, wherever possible, seek to deliver necessary improvements.
- It includes measures to maximise the sustainability of development and encourage biodiversity.

NSDC planning policy SP1, SP2, SP3, SP6, SP7, CP9, CP12, CP13, CP14, DM1, DM3, DM5, DM7

FNP2: INFILL DEVELOPMENT WITHIN THE VILLAGE ENVELOPE will be supported where:

- They would have no adverse impact on the amenity of neighbouring properties.
- The access and car parking requirements of the proposal can be appropriately addressed without the potential for adverse impact in the locality.
- It would respect the scale and character of the village as defined in the FNP Character Appraisal.
- It would include measures to maximise the sustainability of development & to encourage biodiversity.

NSDC planning policy SP1, SP2, SP3, SP7, CP12, CP13, DM1, DM5, DM7

FNP3: AFFORDABLE HOUSING will be supported where it is older people's accommodation, including bungalows, smaller properties (3 bedrooms or fewer) or starter homes for local people.

NSDC planning policy SP3, SP7, CP1, CP2, CP3, CP13, DM5, DM3, DM12

FNP4: Development which includes NEW EMPLOYMENT opportunities, will be supported within the village envelope, where:

- It is of a scale appropriate for a village location;
- It can be satisfactorily accommodated within the existing highway infrastructure of the village;
- It can be accommodated within the wider infrastructure of the village, including drainage, education, and health in particular, having had regard to proposed mitigation and improvement measures;
- It would not adversely impact on the availability of public car parking within the village, and where possible, contributes towards increased public car parking capacity – including through making its facilities available outside of operating hours;
- It is sympathetic to the residential environment of the village;
- It respects the character of the village as defined within the FNP Character Appraisal.

In addition, employment opportunities will be particularly encouraged where they also deliver skilled jobs for local people, provision for micro businesses and start-ups, or new growth sectors.

N&DC planning policy SP1, SP2, SP7, CP6, DM5, DM11, DM12

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FNP5: CREATING A THRIVING PARISH

Development within the village envelope will be supported for uses that will contribute to the vitality and viability of Farnsfield through the creation of new opportunities for community, retail, cultural, leisure and tourism, where:

- It is of a scale appropriate for a village location;
- It can be satisfactorily accommodated within the existing highway infrastructure of the village having had regard to proposed mitigation and improvement measures;
- It can be accommodated within the wider infrastructure of the village, having regard to proposed mitigation and improvement measures, including drainage, education and health in particular;
- It would not adversely impact on the availability of public car parking within the village and wherever possible seek to make improvements;
- Is sympathetic to the residential environment of the village;
- It respects the character of the village as defined within the FNP Character Appraisal.
- Outside the village envelope, uses will be supported that contribute to tourism and rural diversification, where they are in accordance with the wider policies of the FNP, eg **FNP8**.

NSDC planning policy SP1 SP2, SP3, SP8, CP7, CP8. CP13, CP14, DM1, DM5, DM8, DM9, DM11

FNP6: OTHER USES ON EMPLOYMENT SITES

Where it has been demonstrated that employment sites are no longer suitable for traditional employment uses, development will be encouraged for other employment generating uses. Where it is demonstrated that there is insufficient land within the village envelope to meet the needs for older persons care, consideration will be given to the development of sites that are located immediately adjacent to the village envelope and which meet the requirements of the Development Plan in all other respects.

NSDC planning policy SP7, CP6 , DM1

FNP7: THE QUALITY OF DEVELOPMENT New development within Farnsfield should demonstrate how it has taken into account the character of the village in its design approach, specifically in relation to scale, materials, density, landscape and designing out crime.

NSDC planning policy CP9, CP13, CP14, DM5

FNP8: LANDSCAPE Development proposals should include an appropriate and proportionate landscape strategy which provides information about the timing and implementation of that strategy and make use of locally appropriate species as identified within the Newark & Sherwood Landscape Character Appraisal Supplementary Planning Document.

NSDC planning policy CP12, CP13, CP14, DM5, DM7, DM9

FNP9: ACCESS TO THE COUNTRYSIDE Developments should maximise site specific opportunities to enable or improve access to the countryside for recreation by ensuring that where possible, connections into the existing footpath network are provided and opportunities are considered to improve signage and information about local footpath networks and routes. Maximise opportunities to link to the wider Green Infrastructure Networks of the District should be maximised

NSDC planning policy SP3, CP11, DM5

FNP10: COMMUNITY FACILITIES

The Parish Council will maintain an up to date record of priorities for local facilities. Developers are encouraged to engage with the Parish Council prior to the preparation of any planning application to confirm what these local priorities are and to ensure that where appropriate and viable, the facilities proposed to complement any development proposals reflect these aspirations.

NSDC planning policy SP8, DM3 & Developer Contributions Supplementary Planning Document