



**Woodhouse Parish
Neighbourhood Plan 2020- 2036
Referendum version
August 2021**

equivalent design such that they are visually indistinguishable from the market housing. Affordable housing for people with a local connection will be supported.

If it is not possible to provide Affordable Housing on site, in exceptional circumstances it will be acceptable to provide funding in lieu of Affordable Housing on-site if this leads to the provision of additional Affordable Housing in the Parish.

The tenure mix should meet an identified local need. Where viable one third of units will be for social or affordable rent, one third of units will be for shared ownership provision and one third of units will be for low-cost starter homes for sale.

Design to protect and enhance the Parish

68. Woodhouse Parish has a rich and attractive built environment from its historical development over centuries, resulting in a wide range of heritage assets, attractive landscapes and a very distinctive character, as reflected by the quality of the Conservation Areas. The Neighbourhood Plan seeks to protect this character and heritage by ensuring that the high-quality built environment is retained throughout the Parish and that development is in keeping with the existing high quality.
69. The NPPF states that development activities should be; *“visually attractive as a result of good architecture, layout and appropriate and effective landscaping; be sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change”*.
70. Residents in the Plan Area want their communities to play their part in the sustainable development of the District. As noted in the National Planning Policy Framework, Planning Authorities should, through their policies, contribute as fully as possible to the aims of *Biodiversity 2020* DEFRA, 2011. New development in Woodhouse Parish should be designed to incorporate the current (at time of Application) best practice standards and methods for biodiversity protection and enhancement, particularly for bats (see d) and e) of Policy H6).
71. The Village Design Statements for Woodhouse Eaves and Woodhouse are a central element of this Neighbourhood Plan. (See Appendix 5). Their aim is to safeguard the distinctive character and rich heritage of the Woodhouse parish and to guide any new development in a way that ensures it is sympathetic to the existing villages and enhances their special identity and character. The design policy reinforces the Village Design Statements.

POLICY H6: DESIGN STANDARDS - All commercial and residential development, including one or more houses, replacement dwellings and extensions, should have regard for the Village Design Statements (Appendix 5) and ensure the following design principles are incorporated as appropriate and relevant to the development concerned:

- a) New development will be required to enhance and reinforce the local distinctiveness and character of the area in which it is situated, particularly within the Conservation Areas. Proposals should clearly show how the general character, scale, mass, density and layout of the site, of the

building or extension, fits in with the aspect of the surrounding area.

- b) Care should be taken to ensure that the development does not disrupt the visual amenities of the street scene and impact negatively on any significant wider landscape views;
- c) New buildings and extensions will follow a consistent design approach in the use of materials, fenestration and the roofline to the building. Materials should be chosen to complement the design of the development and add to the quality or character of the surrounding within the Parish. However, contemporary and innovative materials and design will be supported where positive improvement can be robustly demonstrated without detracting from the historic context;
- d) Proposals should minimise the impact on general amenity and give careful consideration to noise, odour and light. Light pollution should be minimised wherever possible and should follow current best-practice, e.g. by applying the guidelines in Guidance note 08/18 Bats and artificial lighting in the UK: Bat Conservation Trust / Institution of Lighting Professionals, 2018;
- e) Development should be enhanced by biodiversity, seeking to achieve a net gain, and relate well to the topography of the area, with existing trees and hedges preserved whenever possible. Provision should be made for wildlife including roof design, bat and bird boxes, hedgehog friendly fencing and the use of hedges;
- f) Where possible, enclosure of plots should be of native hedging or stone/brick wall. Any enclosures that are necessarily removed through the development process should be reinstated in keeping with the original;
- g) Development should incorporate sustainable drainage systems with maintenance regimes to minimise vulnerability to flooding and climate change. All residential development should ensure appropriate provision for the storage of waste and recyclable materials.
- h) all new development proposals to be built to the Future Homes Standard, or equivalent standard as endorsed through national policy or regulation, unless it can be demonstrated that this would not be viable.