



FELMERSHAM & RADWELL NEIGHBOURHOOD PLAN

"OUR PLAN, OUR FUTURE"

DISCUSSION DOCUMENT

DRAFT OBJECTIVES

KEY THEME 1 – HOUSING

OBJECTIVE 1 – DELIVERING HOUSING WHICH BOTH SUSTAINS THE CURRENT AND MEETS THE FUTURE NEEDS OF THE COMMUNITY

POTENTIAL ISSUES

Establishing the level of housing need.
Establishing the type of dwelling required to achieve a "balanced mix" to meet community needs.
Preference for development to meet needs of particular groups (e.g. the young, the elderly).
Community reaction to recent "call for sites" submissions
Community resistance to any new development - preferring to retain the existing small village.
The need to respect the Conservation Area, ensuring that any new development within it should be sympathetic. An overriding consideration to ensure that the village retained its character, rural atmosphere and, in particular, its compact and historic nature.
Emphasis for a strong Local Plan so that inappropriate development can be resisted.
Establishing the preferred location of new residential development.
Establishing the availability of suitable land for new development.
Ensuring high quality design standards, and development that is sympathetic to the village.
Impact of new development on existing settings (e.g. Church, heritage assets).
Impact of new development on traffic flows/highway infrastructure.
Determining new infrastructure requirements to support development.

POTENTIAL ACTIONS

Undertaking an assessment of local needs to determine the type and amount of new housing that would help meet the current and future demands of the Parish (Housing Needs Survey).
Carry out robust assessment of the suitability of potential sites for development and, having regard to this, to propose the preferred site or sites for future residential development in the Parish in the light of the identification of any local housing need.
To encourage new residential development to be located within the Village centre in order to maintain the compact nature of the Parish.
Engaging with the Parish to ascertain their views in relation to the identified potential sites for development.

Engaging with landowners to ascertain whether they would be likely to seek the residential development of all or any of their land.

To ensure quality design and building standards for all new development.

To ensure that transport infrastructure relating to proposed development sites minimises unnecessary traffic flow through the village and maximises the use of existing linkages.

To identify any specific infrastructure requirement relating to new developments in addition to infrastructure provision managed through Local Plan policies.

KEY THEME 2 – INFRASTRUCTURE NEEDS

OBJECTIVE 2 – ENCOURAGING SAFE AND SUSTAINABLE MOVEMENT FOR PEDESTRIANS, CYCLISTS, MOTORISTS AND PUBLIC TRANSPORT, AND TO PLAN INFRASTRUCTURE PROVISION (INCLUDING COMMUNICATIONS INFRASTRUCTURE) TO MEET CURRENT AND FUTURE NEEDS

POTENTIAL ISSUES

If F&R is take a small share of Borough housing growth, there will be an increase in local traffic.

Growth will impact on infrastructure such as drainage, sewage, health services, public transport etc.

Complaints about parking, speeding and bus services.

Support for improved provision in the village for cyclists, pedestrians and equestrians.

Support for improved off-road parking.

Support for traffic calming measures, such as road humps or average speed cameras.

The need for improved broadband provision/support for broadband that actually works!

POTENTIAL ACTIONS

Arrange specialist transport advice (if required).

Review parking provision, in both existing and potential new developments, to ensure adequate provision and safe access.

Endeavour to address parking concerns at key locations in the village by safeguarding available sites and identifying where new parking might be provided and, as part of this review, to seek out and evaluate additional parking sites/areas such as unused verges and empty spaces.

Identify possible sites for new footpaths/cycleways throughout the village as alternative for movement, including new development, perhaps contributing to a reduction in the number of vehicle movements.

Reviewing existing signage and the scope for signposting alternative routes to reduce the numbers of vehicles unnecessarily transiting the village.

KEY THEME 3 – ENVIRONMENTAL & HERITAGE

OBJECTIVE 3 – PROTECTING AND ENHANCING OUR EXISTING AND FUTURE OPEN SPACES AND SUPPORTING OUR DISTINCTIVE LANDSCAPE WHICH CONTRIBUTES TO A SENSE OF PLACE AND COMMUNITY, INCLUDING NATURAL FEATURES SUCH AS SMALL WOODLANDS, IN-FIELD TREES, HEDGEROWS, PONDS AND STREAMS WHICH DISTINGUISH THE PARISH. PROTECTING AND ENHANCING OUR LISTED BUILDINGS

POTENTIAL ISSUES

Support for protecting existing open spaces.

Support for creating new open spaces.

Commitment to improve accessibility for all throughout F&R to support healthy communities.

Support for an improved network of footpaths and bridleways.

Support for environmental features.

Interest in the allocation of land for allotments.

A requirement for longer term cemetery provision.

Support for protecting heritage assets

POTENTIAL ACTIONS

Safeguarding existing green spaces of demonstrable importance.
Identifying the most suitable sites for the provision of green spaces within any new developments or the creation of additional, enhanced green spaces within the village.
Identifying land for allotments or other communal open space, subject to a need being identified.
Protecting existing cemetery provision and ensure future provision.
Reviewing opportunities to improve access to the countryside.
Considering the scope for developing a series of "Parish Walks" promoting lesser known right of way routes and features of local interest.
Liaising with other agencies to identify local heritage assets.
Determining appropriate actions to ensure that key heritage assets are protected and enhanced.

KEY THEME 4 – VILLAGE FACILITIES

OBJECTIVE 4 – ENSURING THAT THE VILLAGE BENEFITS FROM SUFFICIENT COMMUNITY FACILITIES AND SERVICES FOR ALL, INCLUDING YOUNG PEOPLE

POTENTIAL ISSUES

Support for better public transport.
Support for a Village Shop if more development is permitted.
Support for improvements to the play area.
Expanding and supporting the Village Hall as the centre for village activities.
More facilities for particular age groups (e.g. the young, the elderly).

POTENTIAL ACTIONS

Considering the adequacy of existing provision of recreational/community facilities within the village and immediate area and, if shortfalls are identified, identify sites where new or enhanced facilities might be located (whether within the existing built environment or in any new proposed development).
Considering the provision of new or upgraded community facilities.
Investigating the scope for the delivery of superfast broadband services.
Identifying the features which contribute to the rich quality of life of F&R and what other key attributes, events and activities might be exploited to increase its attractiveness for the local community and visitors.

KEY THEME 5 – BUSINESS & EMPLOYMENT

OBJECTIVE 5 – IDENTIFYING DEVELOPMENT OPPORTUNITIES TO PROVIDE FURTHER EMPLOYMENT GROWTH WITHIN THE VILLAGE WHILST SAFEGUARDING EXISTING BUSINESSES FOR THE BENEFIT OF THE COMMUNITY

POTENTIAL ISSUES

Community reaction to further development in the Village.
Commercial buildings would seriously interfere with community ethos!
Establishing the preferred location of new employment growth.
Establishing the availability of suitable land for new development.
Ensuring high quality design standards, and development that is sympathetic to the village.
Impact of new development on traffic flows/highway infrastructure.
Determining new infrastructure requirements to support development.

POTENTIAL ACTIONS

Undertaking a demand survey to determine potential employment growth opportunities.

Carry out robust assessment of the suitability of potential sites for development and, having regard to this, to propose the preferred site or sites for future commercial development in the Parish.

Engaging with the Parish to ascertain their views in relation to the identified potential sites for business development.

Engaging with landowners to ascertain whether they would be likely to seek the commercial development of all or any of their land.

To ensure quality design and building standards for all new development.

To ensure that transport infrastructure relating to proposed development sites minimises unnecessary traffic flow through the village and maximises the use of existing linkages.

KEY THEME 6 – HERITAGE ASSETS

OBJECTIVE 6 – PROTECTING AND ENHANCING OUR LISTED BUILDINGS AND THE ANCIENT MONUMENT (IF ANY)

POTENTIAL ISSUES

, including the Ancient Monument.

POTENTIAL ACTIONS

Ensuring that the Ancient Monument has an effective Monument Management Plan.