

Hartpury Parish Council Planning Application Considerations Policy

This document outlines the approach of Hartpury Parish Council in reviewing and commenting on planning applications submitted within the parish. The Council will assess applications based on key considerations to ensure consistency that development aligns with local needs and sustainability.

1. Key Considerations The Parish Council will evaluate all planning applications against the following criteria:

1.1 Section 106 (S106) Agreements

- The Council will evaluate proposed S106 contributions to ensure they deliver meaningful benefits to the local community, including infrastructure enhancements, affordable housing, or recreational facilities. If S106 contributions are not specified, the Parish Council will, where appropriate based on the scale of development, request their inclusion in the planning conditions.
- S106 agreements should align with the needs of the parish and contribute positively to local services and amenities.

1.2 External Lighting

- All external lighting should be low-level and downlit to minimize light pollution and protect dark skies.
- The use of Passive Infrared (PIR) sensor-controlled lighting is encouraged to reduce unnecessary illumination and energy consumption.
- The Council will oppose proposals that include high-intensity or continuous external lighting that impacts the rural character of the area.

1.3 Sewerage and Water Management

- Developments must demonstrate adequate sewerage capacity and water management provisions.
- The Council will assess the potential impact of new developments on existing drainage systems to prevent overloading and flooding.
- Sustainable drainage solutions (SuDS) are encouraged to manage surface water effectively.

1.4 Street Lighting

- The Parish Council supports a policy of no additional street lighting to maintain the rural nature of the parish and preserve dark skies.
- Developments requiring street lighting must provide a compelling justification for its necessity and demonstrate minimal impact on local character and wildlife.

1.5 Residents' Comments

- The Parish Council values the views and experiences of local residents. All comments submitted during the public consultation period will be carefully considered.
- Particular attention will be paid to concerns raised about road safety, amenity, overlooking, noise, and visual impact.

1.6 Type of Housing and Building Materials

- The Parish Council will consider a mix of housing types appropriate to local needs, including affordable housing and homes suitable for older residents or first-time buyers.
- Building materials should be high quality, durable, and sympathetic to the local vernacular and rural character, ideally incorporating traditional or locally sourced materials where possible.

1.7 Location

- All development to be within the settlement boundaries.
- Isolated or sporadic development in the open countryside will be opposed unless exceptional justification exists.

1.8 Building Lines, Design, and Position

- Developments should respect established building lines and avoid overdevelopment or infill that would lead to a cramped or incongruous street scene.
- Proposals must demonstrate thoughtful design that integrates with the scale, form, and character of neighbouring properties.
- Positioning of buildings should consider privacy, outlook, and light for both existing and proposed dwellings.

1.9 Impact on Nature and Biodiversity

- Proposals must demonstrate how they protect and, where possible, enhance local biodiversity.
- Developments should avoid harm to protected species, habitats, trees, hedgerows, and designated wildlife sites.
- Inclusion of biodiversity net gain measures, such as hedgehog highways, bird boxes, and wildflower planting, is encouraged.

1.10 Public Footpaths and Rights of Way

- Existing footpaths, bridleways, and public rights of way must be preserved and, where appropriate, enhanced.
- Proposals should avoid obstructing or rerouting public rights of way. Where changes are proposed, these must be justified and maintain public access and amenity.

1.11 Construction Timeframes and Disruption

- Applicants are expected to provide a clear plan for managing construction impacts, including working hours, noise, dust, and traffic management.
- Disruption to local residents and road users should be minimised. Developers are encouraged to consult with the Parish Council prior to the commencement of works to agree suitable mitigation measures.

2. Decision Making and Final Comments

- The Parish Council's response to planning applications will be either **Objection** or **No Comment**.
- Objections will be made when proposals conflict with the outlined considerations or adversely impact the community.
- In **exceptional circumstances**, where a development offers significant value to the whole community (e.g., essential local services, major infrastructure improvements), the Council may support an application or provide conditional comments.

3. Conclusion This document ensures a structured and consistent approach to planning application reviews, prioritising the Parish's interests, environmental sustainability, and community well-being. The Parish Council reserves the right to update this document in response to changing local or national planning regulations.