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# Twigworth Parish Council

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## PLANNING POLICY

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**Adopted by Council: 9th May 2024**

## Planning Policy

Where reasonably practicable, to forward to the North Gloucestershire Borough Council any concerns of any perceived infractions against permitted applications and the planning conditions attached to such permitted applications.

The Parish Council will review planning applications and make comment representing the best outcome for the residents of Twigworth, using the following planning policy of Twigworth Parish Council.

- ❖ Highlight planning applications to the community so the residents of Twigworth may have the opportunity to review and comment on applications during the consultation process
- ❖ Support development that is consistent with the adopted Neighbourhood Development Plan (see below)
- ❖ Support a standard of design and appearance of an appropriate density, scale and layout, which is in respect of its surroundings, the Twigworth vernacular and materials
- ❖ Support applications where safe and well-designed access by foot and cycle to local community services and/or to public transport
- ❖ Support applications where safe vehicular access and appropriate parking conditions have been developed in line with the guidelines of “Gloucestershire Manual for Streets” or similar documents
- ❖ To express concern over expansive unbroken areas of hard surfaces which are not compatible with environment guidelines
- ❖ To express concern over any applications that would result in loss of amenity to adjoining properties
- ❖ To object to applications which may displace flood water onto nearby land and increase flood risks to existing properties including from raised ground levels for new developments
- ❖ To object to applications where water management features such as for sewage and/or drainage may damage existing infrastructure and/or does not meet with the standards and guidelines Severn Trent Water Authority or other similar agencies
- ❖ Council will proactively review and comment on all planning applications, even if formally replying “No Comment” if none forthcoming

The above policy guidance may be reviewed, expanded, or amended in accordance with the current planning frameworks, good practice or local needs.

# DHN&T Neighbourhood Development Plan

In addition to Planning Policy above, the Down Hatherley, Norton & Twigworth Neighbourhood Development Plan Policy H2 will also be considered.

## Policy H2

The following are criteria which will be applied in the consideration of planning applications for housing development in Twigworth parish.

Other criteria and policies may also be relevant including policies in this Plan, the Joint Core Strategy and the Local Plan.

The application:

- (i) is within or immediately adjacent to Twigworth's settlement boundary and forms a logical extension to the settlement form, without appearing as an unduly harmful encroachment into the countryside.
- (ii) achieves a standard of design and appearance of an appropriate density, scale and layout, which is respectful of its surroundings, the Twigworth village vernacular and materials, local topography and any heritage assets.
- (iii) includes proposals, wherever possible and reasonable, to provide safe and well-designed access by foot and cycle to local community services and to public transport services.
- (iv) it includes a safe vehicular access and appropriate parking taking into account guidance in the 'Gloucestershire Manual for Streets' or similar document to serve the needs. Expansive unbroken areas of hard surface should be avoided where possible.
- (v) where the residual cumulative impact of the development on the transport system is not considered to be harmful to traffic safety and will not result in any unreasonable loss of amenity to existing residential properties or other occupiers.