

FARINGDON NEIGHBOURHOOD PLAN

POLICIES

A WELL-PROPORTIONED TOWN

Policy 4.2A: Residential Development within the Development Boundary

Infill residential development within the existing development boundary of the town will be supported in principle, subject to compliance with the policies in the Development Plan. All development in Faringdon should be carefully planned to respect the special character of the town.

Policy 4.2B: Infrastructure Requirements

Qualifying development proposals should contribute to achieving the objectives in the Neighbourhood Plan through Community Infrastructure Levy (CIL) contributions made in accordance with the Vale's CIL Strategy (once adopted, or any equivalent policies in the Local Plan 2031), planning obligations or other relevant mechanisms.

CONNECTIONS

Policy 4.3A: Connections

New developments should create attractive street connections into the town centre that encourage walking and cycling. Opportunities to create or improve routes between existing parts of the town should be maximised.

Policy 4.3B: Streets and Spaces

Insofar as planning permission is required, streets and spaces, including street paving, soft landscaping, lighting and street furniture in the Conservation Area, shall be designed to preserve or enhance its character or appearance.

Policy 4.3C: Shared Surfaces

Any shared surfaces in new developments must give priority to pedestrians and cyclists over motorised vehicles with that priority clearly indicated.

Policy 4.3D: Parking

Proposals for delivering more off-street parking for visitors and workers in the town centre, together with a coach park outside the town centre, will be supported where they accord with other policies in this plan.

Policy 4.3E: Footpaths and Cycleways

New developments should contribute to the delivery of improvements to the quality and extent of the pedestrian and cycle network in and around Faringdon and connecting with the adjoining parishes (including those identified in the 2009 Farcycles' report). In addition they should contribute towards the provision of new lockable cycle parking facilities close to local amenities. These will be sought through developer contributions.

DEVELOPMENT

Policy 4.4A: Minimising the Loss of Retail Space

Any net loss of retail (Use Class A1) space in the defined town centre will not be permitted other than where one or more of the following circumstances can be demonstrated:

- a) The site has been marketed for retail (Class A1) use for a period of one year with no viable offers received; or
- b) A replacement premises of equivalent size, function and accessibility is to be provided in the town centre in exchange so that there is no net loss; or
- c) The loss of the retail use allows the implementation of other policies or proposals in the Plan.

Policy 4.4B: Extending the Town Centre Retail Offer

Within the Town Centre Boundary as defined in Figure 5 of the Neighbourhood Plan planning permission will be supported for the change of use or redevelopment of sites currently not in retail use (Use Class A1) to retail use. Other uses that underpin the retail function of the town centre will be supported.

Policy 4.4C: Extending the Wider Retail Offer

Where sites become available on the edge of the town centre or on the main routes between the town centre and the Tesco Park Road site, following the sequential approach, favourable consideration will be given to the redevelopment or change of use of those sites to retail (Use Class A1) and other uses that support the retail function of the town centre providing more suitable sites are not available within the town centre.

Policy 4.4D: Improving Pedestrian and Cycle Links

New developments between the town centre and the Tesco and 4&20 Park Road sites will be required to contribute to an enhanced pedestrian and cycle environment that ensures that linkages between the development and the town centre are attractive to pedestrians and cyclists. Additionally, any development of the land north west of the Gloucester Street car park should contribute towards providing a high quality pedestrian link between the site and the town centre (see also Policy 4.5C).

Policy 4.4E: Public Houses

Proposals for the conversion or the redevelopment of public houses will not be supported unless:

- i) robust evidence can be provided to demonstrate that the public house is not economically viable; and
 - ii) the public house is no longer required to meet the needs of the local community.
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LOCAL JOBS

Policy 4.5A: Existing Employment Sites

Intensification or redevelopment of the existing industrial areas along Park Road for employment purposes will be supported where this enhances the quality of employment opportunities available, provided that the Park Road frontages are of a good quality design with an attractive landscape setting, in accordance with Policy 4.7E, and that there would be no adverse impacts on the amenities in the surrounding area.

- 1a. Park Road Industrial Area (Regal Way) p encourage Class B1 uses and trade counter style employment uses.
- 1b. Park Road Industrial Area (Old Sawmills Road and Pioneer Road) – encourage Class B1/B2/BB uses.

Policy 4.5B: Wicklesham Quarry

Wicklesham Quarry will be safeguarded for employment uses (Classes B2 and B8) following the completion of quarrying and restoration activities on the site. Employment development will be supported on this site if no other suitable sites closer to the town centre are available, providing there is demonstrable need and subject to the following criteria:

- i) appropriate transport mitigation is provided; and
- ii) appropriate provision is made within the site for pedestrians and cyclists; and
- iii) the proposed employment development does not have a detrimental impact on the relationship between the site and the wider landscape in which it sits; and
- iv) appropriate ecological mitigation and enhancement measures are incorporated into the proposals; and
- v) any development would not result in demonstrable harm to the geological special interest of the site; and
- vi) employment proposals should incorporate measures to provide access to the protected site for the visiting public.

Policy 4.5C: Land North West of Gloucester Street Car Park

Proposals for mixed employment (Class B1) and retail (Class A1) development will be supported on the land to the north of Gloucester Street car park as shown in figure 8.

Proposals that include retail use must demonstrate no suitable and viable town centre site is available.

All proposals should comply with the following criteria:

- i) the development should preserve or enhance the character and appearance of the conservation area and the significance of any other heritage assets in the immediate vicinity; and
- ii) the development should safeguard the amenities of adjacent land uses; and
- iii) the development should incorporate appropriate ecological mitigation measures and compensation; and
- iv) the development should provide an acceptable drainage (surface and foul) solution and
- v) the development should provide satisfactory access and servicing arrangements (including the provision of high quality pedestrian links to the town centre as required by policy 4.4D

Policy 4.5D: Wicklesham Farm

Limited expansion of the Wicklesham Farm site (Use Class B1) will be supported where this provides for expansion of existing uses and/or meets an identified need for units of this type in order to support the success of this location. Proposals should incorporate retention of the grade II listed barn and granary and conserve or enhance their setting. Proposals should also respect the rural location of the farm and its relationship to the wider countryside.

Policy 4.5E: Land behind Pioneer Road

New employment development (Use Class B1) will be supported on land behind Pioneer Road, as shown on Figure 8. A landscape buffer shall be provided between the site and the housing development to the north at Willes Close, which will be protected as open space.

Policy 4.5F: Town Centre Employment

Subject to policies on town centre development, employment development (Use Class B1) will be supported within the town centre, particularly as part of wider mixed developments or in promoting the use of under-used space. Traffic and parking implications will need to be considered in each case and suitable solutions proposed. Contributions towards improving town centre parking will be sought. Proposals should be consistent with the other policies in the Development Plan.

Policy 4.5G: Rural Diversification

Diversification of existing farms will be supported through the reuse, conversion or adaptation of existing buildings and potential new build where economic benefits can be demonstrated, and where proposals do not negatively affect the landscape character or historical or architectural significance. New development must be sensitively designed and be of appropriate character with respect to the local context.

FAMILY HOUSING

Policy 4.6A: Housing Balance

New developments should deliver a range of housing types that meet local parish needs. Proposals that provide for a range of housing types including larger houses and accommodation for the elderly will be supported.

The mix of housing should reflect or improve on the character of the immediate area and be based on current and future demographic trends, market trends, and the needs of different groups in the community (such as, but not limited to, families with children, service families, people of all ages with disabilities, older people, and people wishing to build their own homes) as specified in the up to date VoWH Housing Needs Assessment and 2014 Oxfordshire Strategic Housing Market Assessment.

Policy 4.6B: Self-build Housing

Self-build housing projects will be supported in appropriate locations and in line with national and local planning policy.

DESIGN

Policy 4.7A: Materials and Roofscape

New buildings should be constructed using sympathetic building materials in keeping with the local character and styles in the town and parish. The roofscape should be designed with careful regard for the potential impacts on the townscape and the surrounding landscape. In the case of residential development, regard must be had to the up-to-date Residential Design Guide SPD produced by the Vale of White Horse District Council.

Policy 4.7B: Resource Consumption

All new buildings and major refurbishments should minimise their energy, water and resource consumption and, where possible, exceed the minimum standards set by legislation. District heating schemes will be strongly supported. New developments should provide sufficient space for recycling and composting containers in order to encourage recycling and composting through the District Council schemes or home composting for garden use.

Policy 4.7C: Housing Design

Each new housing development should respond to its local context through appropriate use of scale, form, height, detailing and materials. Exceptions will be made for outstanding or innovative design in accordance with paragraph 63 of the NPPF.

The density of development should be consistent with the character of the immediate area and with the Development Plan.

All new development should be well linked by foot and cycle connections to the town centre and schools.

Policy 4.7D: Secured by Design

All developments should incorporate the principles of Secured by Design (SBD) and, where appropriate, seek to achieve SBD accreditation to ensure that a safe and sustainable community is maintained.

Policy 4.7E: Visual Impact

All alterations or new build of commercial buildings, and especially those that are publicly visible or that form gateways to Faringdon, should be of a scale and form appropriate to their location and landscape setting and should create a high quality environment combining the best modern design with local influences.

ENSURING APPROPRIATE SUPPORTIVE INFRASTRUCTURE

Policy 4.8A: Improving the Infrastructure

All qualifying developments will be required to demonstrate provision of appropriate new facilities on site and provision of, or contributions towards, off-site facilities in order for the development to be sustainably accommodated. This will be secured through the use of planning conditions, planning obligations of the Community Infrastructure Levy if and when adopted by the Vale of White Horse District Council.

SCHOOL PROVISION

Policy 4.9A: Infant School Site

Should the Infant School on Canada Lane become vacant, proposals to reuse the existing buildings for community use will be supported. The site presents opportunities for additional low key, sensitively designed, development on that part of the site within the development boundary.

SPORT AND LEISURE

Policy 4.10A: Faringdon Country Park

Development proposals that improve leisure, sport, recreation and wildlife habitat and associated facilities at Faringdon Country Park will be supported.

Policy 4.10B: Sports Facilities

Proposals for extension of existing sports facilities, in particular at the Leisure Centre, or new sports facilities in the town, will be supported. Proposals for a floodlit multi-use all-weather pitch will be strongly supported.

Policy 4.10C: Allotments

The development of new serviced sites for allotments will be supported. New developments in excess of 20 houses will make provision either on-site or off-site at a level of provision to be agreed by the Local Planning Authority based on an assessment of need in a locality and so as not to render a development scheme non-viable.

Policy 4.10D: Local Green Space Designation

The following areas are designated as local green spaces:

- a. Tucker Park (see Figure TP1)
- b. Oakwood Park (see Figure OP1)
- c. Pitts Park (see Figure PP1)
- d. Town Park (see Figure ToP1)
- e. Faringdon Folly Circular Woodland (see Figure FW1)
- f. Faringdon Country Park and Adjacent Sports Pitches (see Figure CP1)
- g. Marlborough Gardens Play Area (see Figure MG1)
- h. Coleshill Drive Play Area and Open Space and Adjacent Woodland (see Figure CD1)
- i. Volunteer Way Play Area and Open Space (see Figure VW1)
- j. Folly Park View Play Area (see Figure FP1)

Development on land designated as Local Green Space will only be permitted in exceptional circumstances where it can be clearly demonstrated that the development will not conflict with the purpose of the designation.

A CARING COMMUNITY

Policy 4.11A: Health and Care Provision

New development must support the expansion of local health and care facilities to meet the need for these services in the town bearing in mind the extra demands on them as a result of increased longevity and the higher proportion of those over 85 in the population. (Census 2001 and 2011).

Policy 4.11B: Care for the Elderly

New development must support the provision of specialist accommodation for the elderly who live or wish to live in Faringdon. New development will contribute towards a health and wellbeing centre as a central piece in the town's welfare provision.

TOURISM

Policy 4.13A: Museum or Visitor Centre

Proposals to develop a Museum or visitor centre to promote tourism will be supported.

Policy 4.13B: River Frontage

Tourism activities that promote the section of the River Thames within the parish as an attraction will be encouraged. Appropriate activities could include a café, moorings and other activities, designed to promote tourism, complement the natural environment and support an active community.

Policy 4.13C: Alternative Energy Schemes

A micro hydroelectricity scheme at Radcot on the River Thames will be supported as will other alternative energy schemes.
