

## 5. Policies - Building for Life

5.0.1 The following policies relate to the development and use of land in the designated Neighbourhood Area of Towersey. They focus on specific planning matters that are of greatest interest to the local community. There are many parts of the Parish that are not affected by these policies, and there are many other policy matters that have been left to the Local Plan to cover. This has avoided unnecessary repetition of policies between the two plans, though they have a mutual, helpful inter-dependence.

5.0.2 Each policy is numbered and titled, and it is shown in bold italics. Where necessary, the area to which it will apply is shown on the Policies Map (pages 63 and 64). After each policy is some supporting text that explains the purpose of the policy, how it will be applied and, where helpful, how it relates to other development plan policies.

### **5.1 TOW1 Village boundaries and infill development**

***A. The Neighbourhood Plan defines a Village Boundary at Towersey, as shown on the Policies Map.***

***B. Proposals for infill development within the settlement will be supported, provided they accord with the design and development management policies of the Development Plan. The scale of infill should be appropriate to its location.***

***C. Proposals for development outside the Village Boundary will only be supported where they are considered appropriate rural development as defined by the NPPF, and are consistent with other policies in the development plan including the other policies in this Plan.***

5.1.1 This policy is intended to distinguish between the built-up area of the village and the surrounding countryside in order to manage development proposals accordingly. The boundaries have been drawn using the Neighbourhood Plan Character Appraisal and the conventions deployed by other local planning authorities that use this development management tool, but essentially, it follows

the observed settlement edge formed by buildings, which have a clear functional relationship to the settlement.

5.1.2 In defining the boundaries on the Policies Map, applicants, the local community, and the local planning authority have certainty of how the policy should be applied when preparing, commenting on, and determining planning applications respectively. This is consistent with a number of Local Plan policies to encourage sustainable forms of development in the rural areas.

5.1.3 Most new development will be acceptable in principle within the defined boundaries, subject to being appropriate in terms of design and other arrangements. Local Plan Policy (Policy H16) defines the term ‘infill’ and establishes that the scale of infill should be appropriate to its location. This may be infill housing and other uses that are appropriate in scale to small villages with a limited road network and public transport services.

5.1.4 The policy requires that development proposals outside the defined boundaries are in line with the relevant policies of the Local Plan (Policies H1 and Policy H8) and Neighbourhood Plan in respect of protecting local landscape and character of the natural environment character. This recognises the valued function of the countryside and working farmland in shaping rural character.

5.1.5 The Neighbourhood Plan does not make any housing site allocations as the District Council has confirmed that the ‘indicative housing figure’ for the Parish is zero (as per NPPF §67). However, the boundaries will allow for infill opportunities for smaller homes (see Policy TOW2) on suitable sites as expected of a ‘smaller village’ by Local Plan Policy H16, enabling access to homes in the Parish suited to younger people and ‘downsizers’.