

# Background

## Twyford Neighbourhood Plan Referendum 6th July 2023

YOUR VOTE

YOUR VOICE

[www.twyfordparishcouncil.gov.uk](http://www.twyfordparishcouncil.gov.uk)

*This set of policy briefings have been prepared by the Twyford Neighbourhood Plan Working Group on behalf of Twyford Parish Council to help explain the purpose and intent of the proposed Neighbourhood Plan.*

### **Why have a Neighbourhood Plan?**

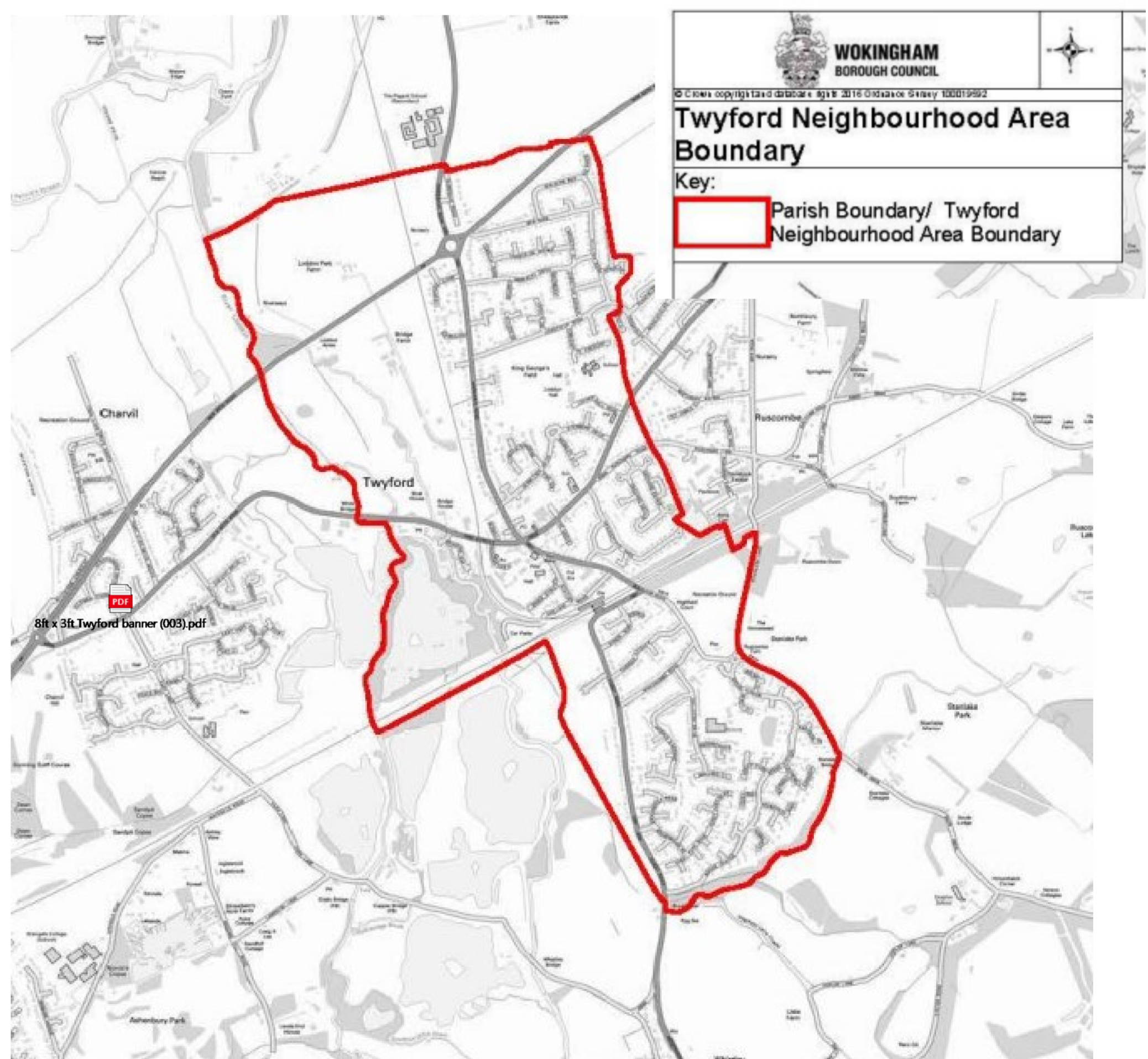
**1,800** communities are preparing Neighbourhood Plans

**300+** plans successful at referendum

**89%** the average 'yes' vote

### **Once approved at Referendum**

- *The Neighbourhood Plan carries statutory weight and allows greater protection of valued areas such as our conservations*
- *The Community Infrastructure Levy increases from 15% to 25%.*
- *This money can be spent on infrastructure projects of our choosing*



## **Evidence that neighbourhood plans mean something...**

**Broughton Astley** February 2015 press report: a High Court judge upholds Secretary of State, Eric Pickles, decision to block a 100-home development in a Leicestershire village on the grounds that the scheme would conflict with a neighbourhood plan.

**Devizes** October 2014 letter from DCLG: the Secretary of State has given significant weight to the opportunity which the neighbourhood plan process gives local people to ensure they get the right types of development for their community.

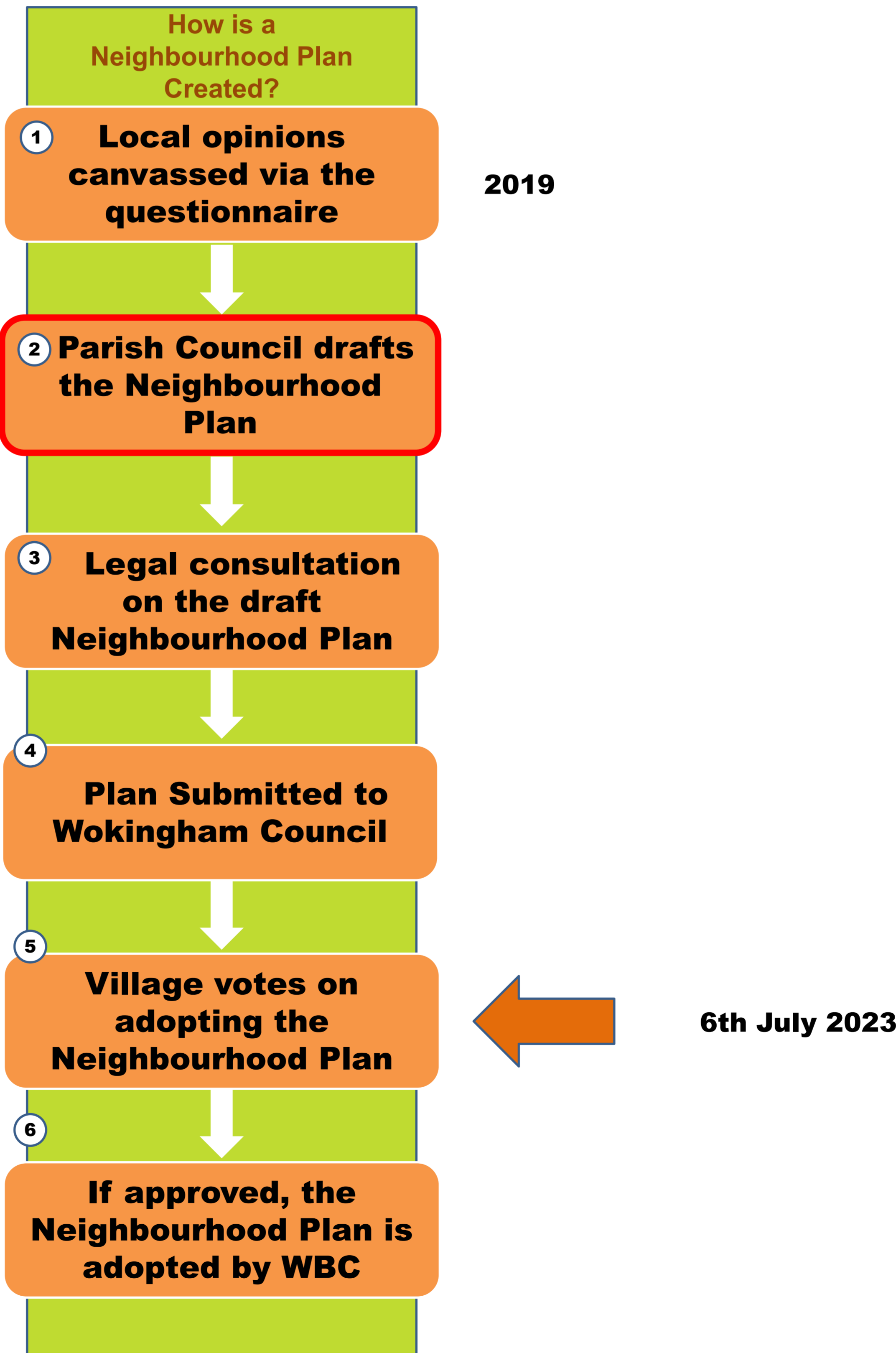
**Planning practice guidance** August 2017: where communities plan for housing a neighbourhood plan provides significant weight in determining how planning applications are considered when a local authority can not demonstrate a five-year supply of deliverable housing sites. (Bracknell Forest only has a 4.1 year housing land supply)

## Developing the Neighbourhood Plan

*We are now at a stage where we are ready to put the Neighbourhood Plan to a referendum of voters registered in the Parish. This will be held on Thursday 6<sup>th</sup> July. A 10% turnout of registered voters is required for a valid election so it's crucial that residents vote on this important matter for the village.*

*There are a range of issues that are influenced by the plan including the design of new development, sites that might be developed and an array of other policy areas including employment, community facilities, green infrastructure and transport.*

*The following is the timetable of events that lead to the implementation of a Neighbourhood Plan for Twyford*



# The 2019 Survey

## Twyford Neighbourhood Plan Referendum 6th July 2023

[www.twyfordparishcouncil.gov.uk](http://www.twyfordparishcouncil.gov.uk)

YOUR VOTE

YOUR VOICE

***The Parish Council and the Neighbourhood Plan Working Group conducted a parish-wide survey in the first half of 2019. The respondent rate was over 23% of households amounting to 739 individual questionnaires which is considered a good return. It generated a huge amount of data and thousands of comments.***

***The results have been used to form the basis of many of the policies you see here today.***



***In 2019, the majority of respondents identified transport links and the village environment as the top reasons for living in Twyford. Respondents also indicated that there is a need to improve and create new cycle paths and walking routes. We have investigated how the planning system can help us to protect and improve transport links, walking and cycling routes and preserve and enhance the village character of Twyford.***

**Are you concerned about Air Pollution due to traffic in Twyford?**  
**68% said yes**

**How often do you Cycle?**  
**49% said never**

**Do you commute from Twyford Station?**  
**36% said yes**

**Why do you choose to live in Twyford?**

**64%** Transport Links

**60%** Village Environment

**What types of accommodation are not well catered for in Twyford?**

**2 beds and apartments were the top responses**

**Which areas should be protected from development?**

**57% said greenfield sites**

*We've identified 17 areas that we feel will impact the village most in the next 15 years and beyond. If we are successful these policies will help us to succeed in our aim to retain the village community and atmosphere in years to come.*

### **TW1: ENCOURAGING SUSTAINABLE TRAVEL**

Investigating the opportunities for accommodating sustainable travel needs, such as electric charging for bikes & EVs, secure cycle parking, maintenance hubs on Parish Council land.

### **TW2: SUSTAINABLE ACCESSIBILITY AND MOBILITY**

A policy which identifies the existing walking, cycling, and public transport routes and highlights opportunities for improvement to existing routes, as well as opportunities for new connections or improvements to enhance the active and sustainable transport environment.

### **TW3: TWYFORD RAILWAY STATION**

A policy which seeks to protect and enhance the environment at the Railway Station particularly in terms of accommodating sustainable travel needs on site and car parking in line with levels of station usage on site.

### **TW4: A THRIVING VILLAGE CENTRE**

A policy which identifies opportunities for public realm improvements and traffic mitigation measures in the village centre.

### **TW5: VILLAGE CENTRE REGENERATION AREA**

A policy to ensure a proportion of development mitigation funding is directed towards the village regeneration scheme.

### **TW6: IMPROVING AIR QUALITY**

A policy to highlight the presence of the Air Quality Management Area (AQMA) and seeks to improve air quality through development delivering or contributing to air quality action plan objectives.

### **TW7: NATURE RECOVERY AND CLIMATE CHANGE**

A policy which focusses on identifying the existing nature network (including carbon sinking and flooding and biodiversity net-gain) and highlights opportunities for recovery.

### **TW8: TREE CANOPY COVER**

Specifically sets targets for tree canopy cover area.

### **TW9: ZERO CARBON BUILDINGS**

A policy to encourage the use of the Passivhaus or equivalent standard of building design.

### **TW10: WATER INFRASTRUCTURE AND FLOOD RISK**

This policy seeks to ensure that any development is properly assessed and risk to the existing water infrastructure and subsequent flood risk is mitigated.

### **TW11: NEW HOMES – TENURE AND MIX**

Reflecting the evidence of the Housing Needs Assessment.

### **TW12: FIRST HOMES EXCEPTION SITES**

Policies dealing with aspects of the government's first home initiative. This will seek a target for the amount and character of first home provision in the parish.

### **TW13: DESIGN CODES**

A policy that requires development proposals to sustain and enhance the historic significance of the Conservation Areas and the character of the remainder of Twyford. To be informed by technical package support evidence.

### **TW14: BUILDINGS OF TRADITIONAL LOCAL CHARACTER**

Identifying Buildings of Traditional Local Character (BTLC) for national policy application.

### **TW15: TWYFORD COMMUNITY HUB (THE OLD POLEHAMPTON BOYS SCHOOL)**

A policy to ensure that funding for further phases of the Twyford Community Hub are partly provided by developer contributions.

### **TW16: COMMUNITY FACILITIES**

Documenting and protecting what we have - also the idea of Twyford as a hub impacted by development in the wider Borough.

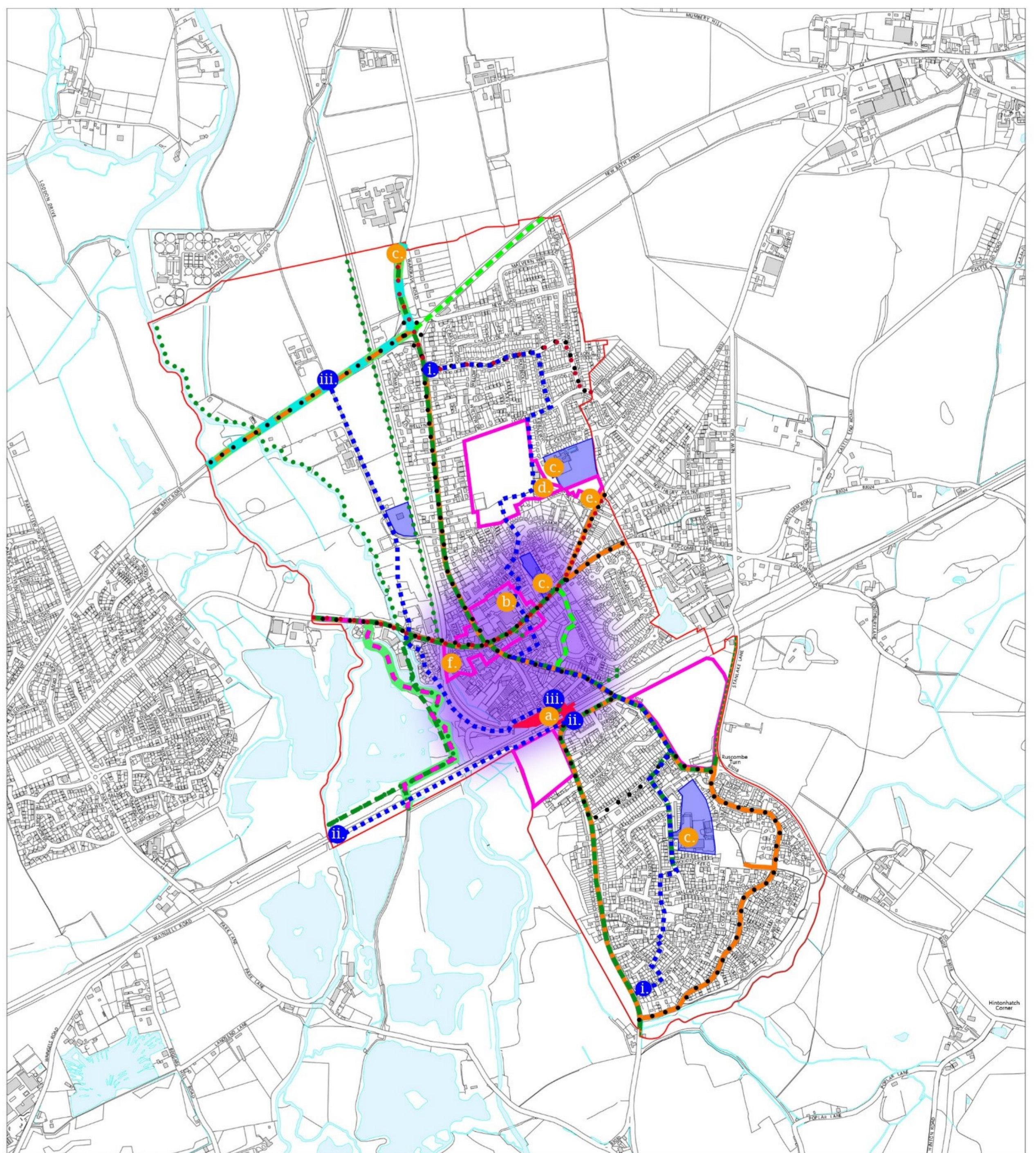
### **TW17: EARLY YEARS PROVISION**

Ensuring the early years provision continues to be provided within the village.

*We know that the lack of cycle paths and narrow pavements mean that walking, cycling and the use of mobility devices in the parish is difficult. Our railway station is an important asset however other public transport services are limited and parking for users of the railway station has been, and continues to be, a long-standing issue. See Policy TW3 Twyford Railway Station for more on the railway station specifically.*

## Policy

- A. The Neighbourhood Plan identifies the existing Sustainable Travel Network, as shown on the Policies Map, for the purpose of supporting active travel and encouraging the use of public transport in the Parish.**
- B. Development proposals on land that lies within or adjacent to the Network should sustain, and where practicable, enhance the functionality of the Network by virtue of their layout, means of access and landscape treatment.**
- C. Proposals that avoid harm to the functioning or connectivity of the Network, or opportunities for improvements to the Network, will be supported.**



**Twyford Neighbourhood Plan  
Policy TW1 Encouraging Active Travel**

- Parish Boundary
- LCWIP Strategic Cycle Routes
- LCWIP Strategic Walking Routes
- Greenways
- Loddon Long Distance Path
- National Cycle Network Route
- Other Easy Cycling Routes

- TNP Proposed Cycle Routes
  - i. Four Schools Route
  - ii. Loddon Commuter Crossway
  - iii. Bridge Farm Link
- Improved secure cycle parking
  - a. Railway Station
  - b. Waitrose
  - c. Schools
  - d. Loddon Hall area
  - e. Bus stop at London Rd
  - f. Community Hub
- Bus Route 128/129

- Bus Route 850
- PRoW
- Potential here to identify PRoW improvements
- Core Walking Zone
- Schools
- Community Uses & Shops
- Twyford Railway Station

# TW 2 Sustainability Accessibility and Mobility

## Twyford Neighbourhood Plan Referendum 6th July 2023

YOUR VOTE

YOUR VOICE

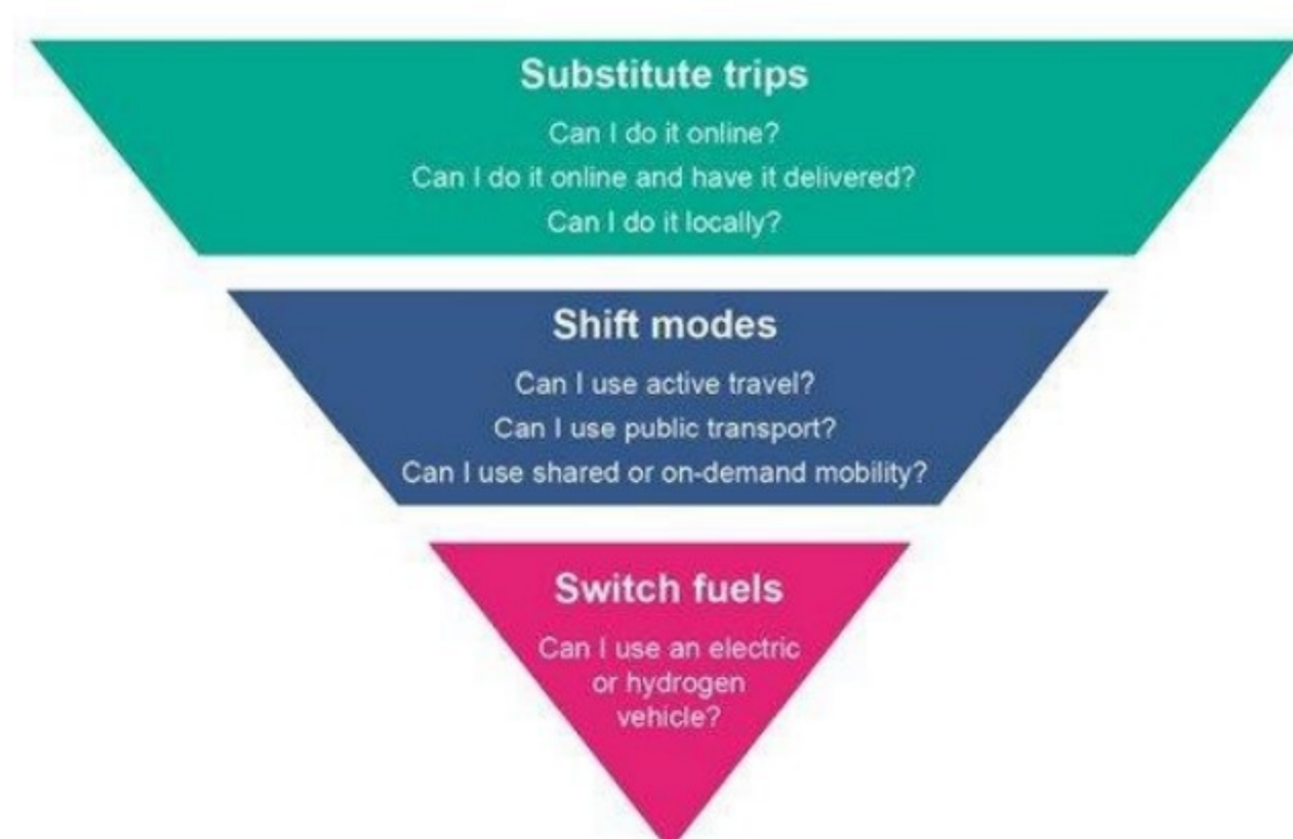
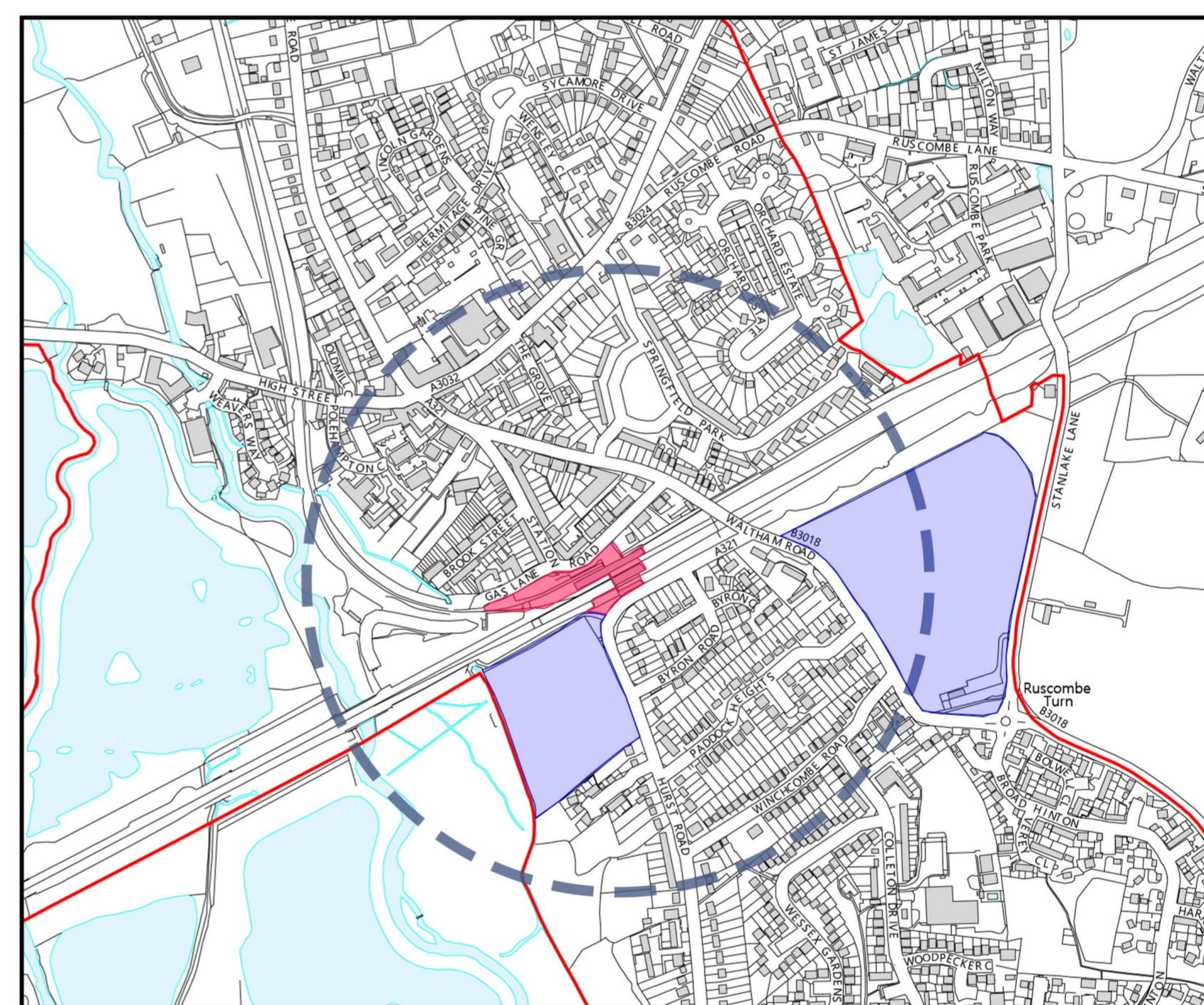
[www.twyfordparishcouncil.gov.uk](http://www.twyfordparishcouncil.gov.uk)

***The Parish Council is investigating whether there are any opportunities for accommodating sustainable travel needs, such as charging for electric bicycles and cars and secure cycle parking for example.***

*Whilst the Parish Council's land ownership is limited and much of the land is already well used for other valued community facilities, there may be opportunities for small and underused parcels of that land that can accommodate these types of proposals which would also benefit users of the existing valued community facilities. If we can find such opportunities, particularly areas close to the railway station, then we will use a policy in the neighbourhood plan to identify support for proposals of this nature coming forward on those parcels of land. Whilst this won't be the standalone solution to our traffic and parking issues we want to lead by example and encourage other stakeholders to consider the provision of realistic and deliverable sustainable first-mile/last-mile solutions in Twyford.*

### Policy

- A. Proposals that deliver new charging infrastructure to accommodate sustainable travel needs will be supported provided this would not result in any adverse impact on highways or pedestrian and cyclists' safety.**
- B. Proposals for major development should adopt the Sustainable Accessibility and Mobility Framework (see below) and demonstrate how the framework has been applied. The layout design must apply Manual for Streets best practice principles and create a permeable network of streets and spaces that connect to key destinations in the Parish such as local schools, new and existing community facilities and the railway station.**



Sustainable Accessibility and Mobility (SAM) Framework Credit: Vectos

- C. Proposals for major development should demonstrate through an agreed travel plan, that an appropriate range of measures will be implemented to promote and improve active travel for all users, including people with visual impairments. Where appropriate, the travel plan should include making appropriate contributions to the borough wide My Journey initiative or any successor scheme.**

## TW 3 Twyford Railway Station

**Twyford  
Neighbourhood  
Plan Referendum  
6th July 2023**

YOUR VOTE

YOUR VOICE

[www.twyfordparishcouncil.gov.uk](http://www.twyfordparishcouncil.gov.uk)

*The railway station is popular with commuters and investment in new train services is likely to continue. The use of the station has had considerable impacts on the local area and whilst this has long been recognised, no deliverable solution has been agreed by the key stakeholders. Wokingham's long-term plan for Twyford Railway Station as part of the latest Air Quality Action Plan of March 2018 continues to seek solutions at the station in terms of parking, improved public transport services, and making provision for sustainable transport solutions. Whilst our neighbourhood plan won't be the solution on its own, we include this policy to bring the significance of this issue to the forefront once again.*



### Policy

- A. Development proposals which result in improvements to the accessibility and the quality of the environment at Twyford Railway Station, as a key element in the Borough's public transport network, will be supported, particularly:**
- I. where they increase and accommodate the use of public transport at the station, and ii. accommodate sustainable travel needs at the station.,**
  - II. accommodate sustainable travel needs at the station, and iii. extend car parking at the station in line with the levels of station usage.**
- B. As appropriate to their scale, nature and location development proposals that would directly generate an increase in journeys to and from the Twyford Railway Station will be required to make appropriate contributions to the cost of measures to improve the accessibility and quality of the environment at the Station.**

# TW4, TW5 A Thriving Village Centre, Village Regeneration Area

## Twyford Neighbourhood Plan Referendum 6th July 2023

[www.twyfordparishcouncil.gov.uk](http://www.twyfordparishcouncil.gov.uk)

YOUR VOTE

YOUR VOICE

***In 2019 the majority of respondents told us that they were fairly satisfied with the range of shops and services in Twyford. We have investigated how the planning system protects these uses and how we can ensure that they remain for the life of our plan.***

- *Our village centre is well used by local people for shopping and other services on the doorstep and we also serve a wider rural hinterland including the surrounding parishes of Ruscombe, Charvil, and Hurst, and to a lesser extent to Wargrave, Hare Hatch and Knowll Hill. A number of retail premises have been lost over the years, notably along the High Street due to heavy traffic and narrow pavements.*
- *With changes to shopping behaviour and COVID, we want to protect the village centre from losing any remaining shops and services. We will define the extent of the existing Village Centre and indicate within that the Essential Core of the Primary Shopping Area. Our policy will then resist proposals for change of use that will result in the loss of an active commercial, business or service use of a ground floor frontage in the Village Centre.*
- *It is important to note that some changes of use do not now require planning permission and new permitted development rights (from August 2021) will enable future changes of use from what are now commercial uses to residential uses. The Parish Council will urge Wokingham Borough Council to make an Article 4 Direction (which removes permitted development rights) for the essential core of the primary shopping area to remove those rights with effect from August 2022, enabling such changes to remain in planning control and the Parish Council will submit a formal request for this following the referendum of this Neighbourhood Plan.*

### TW4

- The Neighbourhood Plan defines the Twyford Village Centre and the essential core of the Primary Shopping Area on the Policies Map.***
- Proposals to create livelier and more active street frontages and an improved public realm in Twyford Village Centre will be supported.***
- Proposals for a change of use that will result in the loss of an active commercial, business or service use of a ground floor frontage in the Village Centre will only be supported where the existing use is demonstrated to be no longer viable through evidence that genuine sustained efforts to promote, improve and market the facility at a reasonable value have been undertaken.***



### TW5

- The Neighbourhood Plan identifies the Twyford Village Centre Regeneration Area, as shown on the Policies Map, for the purposes of supporting regeneration opportunities that will deliver public realm improvements and traffic mitigation measures that are required to enhance the active travel environment and improve air quality, residential amenity and highway safety for all users.**
- Any development proposals that will generate an increase in traffic at the Crossroads will be required to make a direct and proportionate contribution to delivering the Twyford Village Regeneration Scheme.**

## TW 6 Improving Air Quality

# Twyford Neighbourhood Plan Referendum 6th July 2023

YOUR VOTE

YOUR VOICE

[www.twyfordparishcouncil.gov.uk](http://www.twyfordparishcouncil.gov.uk)

**Twyford Village Centre Crossroads has been declared an Air Quality Management Area by Wokingham Borough Council.** This is because there is a higher than recommended amount of nitrogen dioxide in the air around the Crossroads. Wokingham's latest Air Quality Action Plan of March 2018 considers that the areas prioritised for action at the Crossroads are to reduce the number of cars and encourage sustainable travel with the feasibility of alternative traffic routes to be investigated. It also suggests that the Local Plan update will make recommendations for development and supporting infrastructure. The current Core Strategy Policy CP10 –for a Twyford Eastern Relief Road and is unlikely to be realised in the plan period. We will include a policy that facilitates allocated funds for the Twyford Eastern Relief Road being subsequently directed to the provision of alternative traffic mitigation measures and public realm improvements at the Crossroads to provide relief from heavy traffic if it is not possible to deliver a relief road.

We will include a policy in the Neighbourhood Plan which identifies the presence of the AQMA and requires development within, or adjacent to the AQMA, or development where its occupiers are particularly sensitive to air pollution (such as schools, health care establishments or housing for older people) to contribute to the actions and objectives set out in the latest Air Quality Action Plan.

The policy will require Air Quality Assessments where they are required (within, or adjacent to the AQMA, or development where its occupiers are particularly sensitive to air pollution) to demonstrate at least Air Quality Neutral standard during both construction and operation. Developments that require a Travel Plan or Transport Assessment will also be required to submit an Air Quality Assessment with their planning application



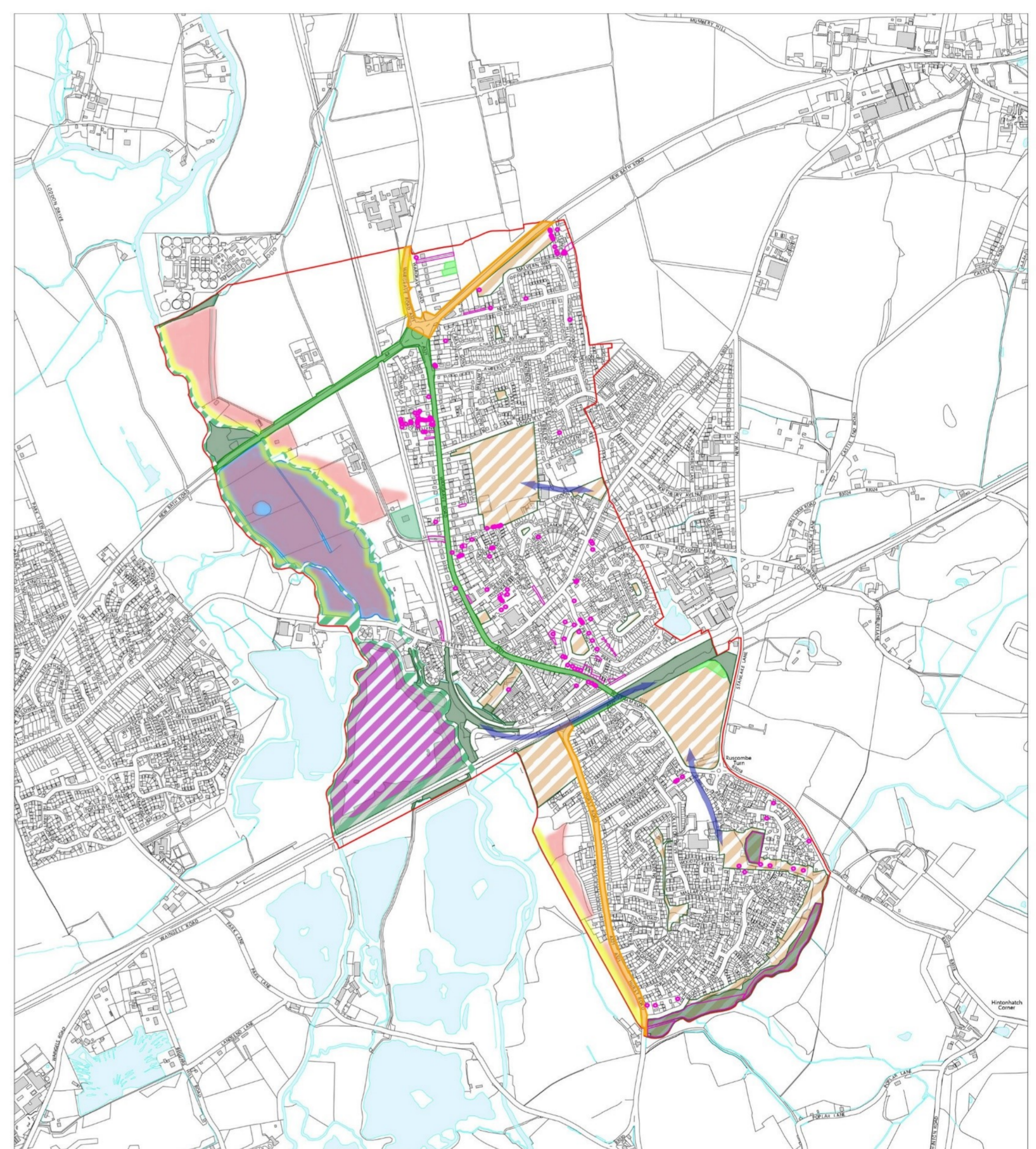
## Policy

- A. **In addition to existing planning policy provisions on the requirement to submit air quality assessments, development within or adjacent to the Twyford Crossroads Air Quality Management Area, as shown on the Policies Map, should demonstrate how they contribute towards the aims and objectives set out in the latest version of Wokingham Borough Council's air quality action plan..**
- B. **Where applicable, development proposals should aim to be at least 'Air Quality Neutral' and not cause or contribute to worsening air quality, including in the Twyford Crossroads Air Quality Management Area. Development proposals that would result in a significant increase in air pollution within or adjacent to the Twyford Crossroads Air Quality Management Area will only be supported in exceptional circumstances. This should be demonstrated through an air quality assessment, and if necessary, proposed mitigation measures.**

The majority of respondents in 2019 told us which areas should be protected from development. Local Green Space designation is a planning policy tool which will protect some of these spaces from inappropriate development. The Parish Council is pursuing Local Green Space designation for some of these locations as part of the preparation of the new Wokingham Borough Local Plan as the Borough Council is already undertaking this work. We have also identified that many of these spaces also form part of a multi-functional green infrastructure network. We've investigated the planning policy background to protecting and enhancing green infrastructure.

## Policy

- A. ***The Parish contains a variety of green and blue infrastructure that provides an environmental support system for the community and wildlife. The Neighbourhood Plan designates this as a Network, as shown on the Policies Map, for the purpose of promoting nature recovery and for mitigating climate change. The Network comprises the Loddon Nature Reserve, nominated Local Green Spaces, priority habitats, green routes, rivers and other land of biodiversity value.***
- B. ***As appropriate to their scale, nature and location, development proposals that lie within or adjoining the Network are required to have full regard maintaining and improving the functionality of the Network, in particular by delivering a minimum of 10% net gain in biodiversity, and integrating existing green and blue infrastructure assets in the overall design of their layouts and landscaping schemes where practicable to do so.***
- C. ***Proposals that will lead to the loss of land lying within the Network and that will undermine its integrity will not be supported. Development proposals that will lead to the extension of the Network will be supported, provided they are consistent with all other relevant policies of the development plan.***
- D. ***Existing trees, hedgerows and other landscape features should be retained, and where possible enhanced, as an integral part of development proposals. This includes appropriate measures to secure their protection during any construction works.***
- E. ***Where new green and blue infrastructure is provided, proposals will be required to include legally binding provision for its long-term management and maintenance as part of the development.***



**Twyford Neighbourhood Plan**  
Policy TW8 Nature Recovery and Climate Change

Twyford Existing Nature Network	Twyford Existing Nature Network cont	Opportunities for improvements
Parish Boundary	Loddon Nature Reserve	Green Route Enhancement Areas
Deciduous Woodland	Local Wildlife Sites	Riparian woodland opportunities
Rivers and other waterbodies	Green Routes	Floodplain woodland opportunities
Coastal and floodplain grazing marsh	Nominated Local Green Spaces	Wildlife corridors
Traditional Orchard	Protected Trees	
No main habitat but additional habitat exists		

# TW 8 Tree Canopy Cover

**Twyford  
Neighbourhood  
Plan Referendum  
6th July 2023**

YOUR VOTE

YOUR VOICE

[www.twyfordparishcouncil.gov.uk](http://www.twyfordparishcouncil.gov.uk)

## **TW8**

*Current research indicates that Twyford currently has less than 20-25% canopy cover. Canopy cover is the layer of leaves, branches and tree stems that cover the ground. Trees help mitigate the environmental and social challenges in built-up areas, especially our village centre, face in a quantifiable way. We therefore want to follow others, like Wycombe District Council and Cornwall Council, who are operating planning policies which require new development (excluding householder applications) to achieve a quantifiable future canopy cover. We have therefore drawn inspiration from these policies already operating elsewhere to apply in Twyford.*

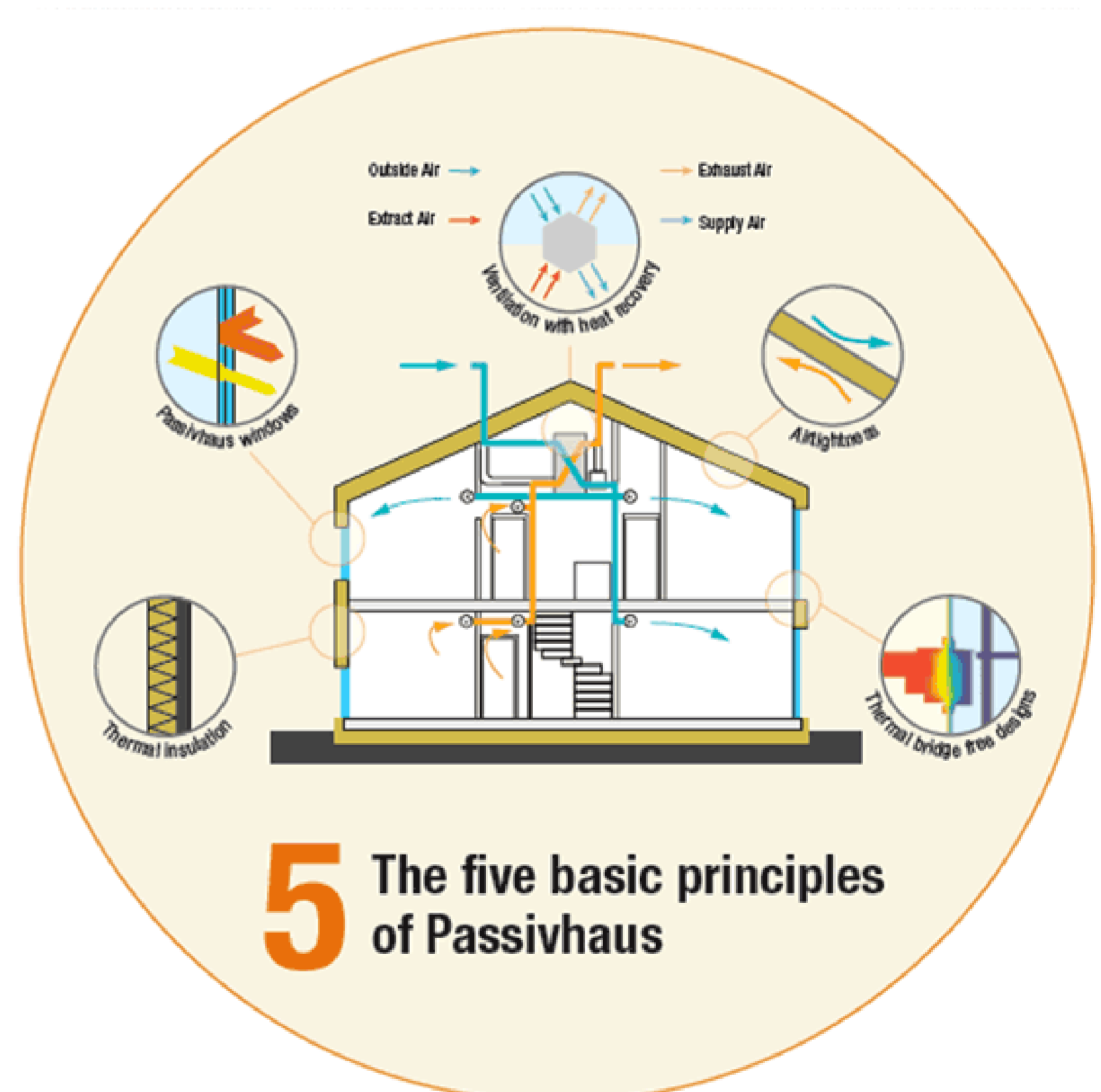
## **Policy**

- A. Development proposals on sites of 0.5 ha or more outside the Village Centre as defined in Policy TW4 and on the Policies Map, should achieve a future canopy cover of 25% of the site area principally through the retention of existing trees and the planting of new trees. Where such an approach would be impracticable for viability, layout or design reasons, the use of other green infrastructure (such as green roofs and walls) should be used where they can offer similar benefits to trees.**
- B. Development proposals in the Village Centre as defined in Policy TW4 and on the Policies Map, and on sites of less than 0.5 ha, should maximise the opportunities available for canopy cover, including tree retention and planting or the provision of other green infrastructure (such as green roofs and walls).**

The majority of respondents in 2019 told us which areas should be protected from development. Local Green Space designation is a planning policy tool which will protect some of these spaces from inappropriate development. The Parish Council is pursuing Local Green Space designation for some of these locations as part of the preparation of the new Wokingham Borough Local Plan as the Borough Council is already undertaking this work. We have also identified that many of these spaces also form part of a multi-functional green infrastructure network. We've investigated the planning policy background to protecting and enhancing green infrastructure.

## Policy

- A. *Development proposals which would be 'zero carbon ready' by design by minimising the amount of energy needed to heat and cool buildings through landform, layout, building orientation, massing and landscaping will be supported. Consideration should be given to resource efficiency at the outset and whether existing buildings can be re-used as part of the scheme to capture their embodied carbon.*
- B. *Proposals for a Passivhaus or equivalent standard buildings, with a space heating demand of less than 15KWh/m<sup>2</sup>/year will be supported. Schemes that maximise their potential to meet this standard by proposing the use of terraced and/or apartment building forms of plot size, plot coverage and layout that are different to those of the character area within which the proposal is located will be supported, provided it can be demonstrated that the scheme will not have an unacceptable effect on the character area.*
- C. *Proposals for major development should be accompanied by a WholeLife-Cycle Carbon Emission Assessment, using a recognised methodology, to demonstrate actions have been taken to reduce embodied carbon resulting from the construction and use of the building over its life.*



*The River Loddon runs through the west side of Twyford and approximately one quarter of land in Twyford lies within a flood risk area. Climate change has been shown to increase the likelihood of floods in the future. Given these characteristics, the policy serves a number of purposes. Firstly, it requires all proposals to demonstrate that there is sufficient sewage capacity to accommodate an increase in demand. This will involve liaison with Thames Water ahead of the submission of any planning application. Where necessary, Thames Water will seek phasing conditions to ensure that development is not occupied until any necessary sewerage network upgrades have been delivered.*

*Due to the risks associated with development on flood risk areas, the policy requires proposals to be accompanied by a site-specific Flood Risk Assessment which must demonstrate that the development will be safe for its lifetime taking account of climatic factors and vulnerability of users, without increasing flood risk elsewhere. This is in line with the requirements of national policy and advice. The policy is intended to draw greater attention to these issues given the characteristics of the designated neighbourhood area when determining planning applications.*

### *Policy*

***A.. Proposals for First Homes Exception Sites (excluding land within the Metropolitan Green Belt) will be deemed appropriate if:***

***A.i. The site is outside the existing development limits of Twyford but adjoins, or is well related to, the existing settlement pattern, is in keeping with the surrounding character, and within safe and reasonable walking distance of Twyford village;***

***B.ii. No other proposal for a First Homes Exception Site has been approved or implemented in the plan period;***

***C.iii. The gross site area is no more than 1 Ha; and***

***D.iv. It can be demonstrated that the scheme will;***

***A.b. Avoid areas at risk of flooding;***

***B. c. Not cause unacceptable harm to any heritage assets; and***

***C.d. Accords with all other relevant development management policies of the development plan.***

*Homes in the village of Twyford are a mixture of sizes, styles, and ages. The greatest number of homes were built between 1960 and 1990. The village survey conducted in 2019 gained information regarding the types of homes present residents anticipating requiring in the future.*

*We have conducted a formal Housing Needs Assessment (HNA) which has informed the development of this policy.*

## Policy

**A. In general terms development proposals for new housing should provide affordable housing on the following basis:**

- **25% First Homes;**
- **12% shared ownership;**
- **8% rent to buy; and**
- **55% affordable housing for rent. The precise tenure mix of affordable housing will be determined on a site-by-site basis.**

**B. Proposals for residential development, which address local need in Twyford, and are based on the most recent evidence available, will be supported. Development proposals will be expected to provide a mix of dwelling types and sizes to address the nature of local needs and contribute to the objective of creating a mixed and balanced community. To achieve this, schemes of ten dwellings or more should include provision of smaller dwellings (1-2 bedrooms) in at least equal numbers to larger dwellings (3 bedrooms and above).**

### The Housing Needs Assessment

*We have commissioned the preparation of a Housing Needs Assessment through the support programme provided by the government for the preparation of neighbourhood plans. The Housing Needs Assessment will help us establish the mix and type of homes we will need in the future, and we will reflect that in a policy to encourage the delivery of the right mix and type of homes.*

*There is now also a new affordable housing product called First Homes. A First Home is defined as discounted market housing that must be discounted by a minimum of 30% against the market value in perpetuity and its first sale must be at a price no higher than £250,000. The Housing Needs Assessment will tell us if we can set a higher discount % for this type of product in the Parish and if so, our policy will require this higher discount % for First Homes being delivered in the Parish.*

25% of all affordable homes will be sought as First Homes. Planning Practice Guidance sets out a requirement for a minimum 30% discount from open market value, but higher discounts of 40% or 50% may be applied where a need is demonstrated. The HNA has demonstrated that First Homes are affordable at a 50% discount. The policy therefore increases the minimum discount from full open market value for First Homes in the Parish to 50%.



## Policy

***A. Proposals for First Homes Exception Sites (excluding land within the Metropolitan Green Belt) will be deemed appropriate if:***

- i. The site is outside the existing development limits of Twyford but adjoins, or is well related to, the existing settlement pattern, is in keeping with the surrounding character, and within safe and reasonable walking distance of Twyford village;***
- ii. No other proposal for a First Homes Exception Site has been approved or implemented in the plan period;***
- iii. The gross site area is no more than 1 Ha; and***
- iv. It can be demonstrated that the scheme will;***
  - a. Avoid areas at risk of flooding;***
  - b. Not cause unacceptable harm to any heritage assets; and***
  - c. Accords with all other relevant development management policies of the development plan***

Historic delivery rates of Affordable Housing in the Parish suggests that the evidenced affordable housing need will not be met over the Plan period. As a consequence, the HNA recommends that exception sites could be explored. Affordable Homes can currently come forward in the Parish as Rural Exception Sites. These developments will be guided by DLP Policy H6 for Rural Exception Sites in due course and is currently guided by the NPPF.

Planning Practice Guidance now requires at least 25% of all affordable housing units to be First Homes. A First Home is defined as discounted market housing that must be discounted by a minimum of 30% against the market value in perpetuity and its first sale must be at a price no higher than £250,000. Policy TW13 amends the minimum discount for Twyford to 50% as provided for by Planning Practice Guidance. Whilst some of the affordable housing contributions from Land at Bridge Farm may contribute to the delivery of First Homes. Planning Practice Guidance also allows for First Homes Exception Sites to

# TW13, TW14 Design Codes & Buildings of Traditional Local Character

## Twyford Neighbourhood Plan Referendum 6th July 2023

[www.twyfordparishcouncil.gov.uk](http://www.twyfordparishcouncil.gov.uk)

YOUR VOTE

YOUR VOICE

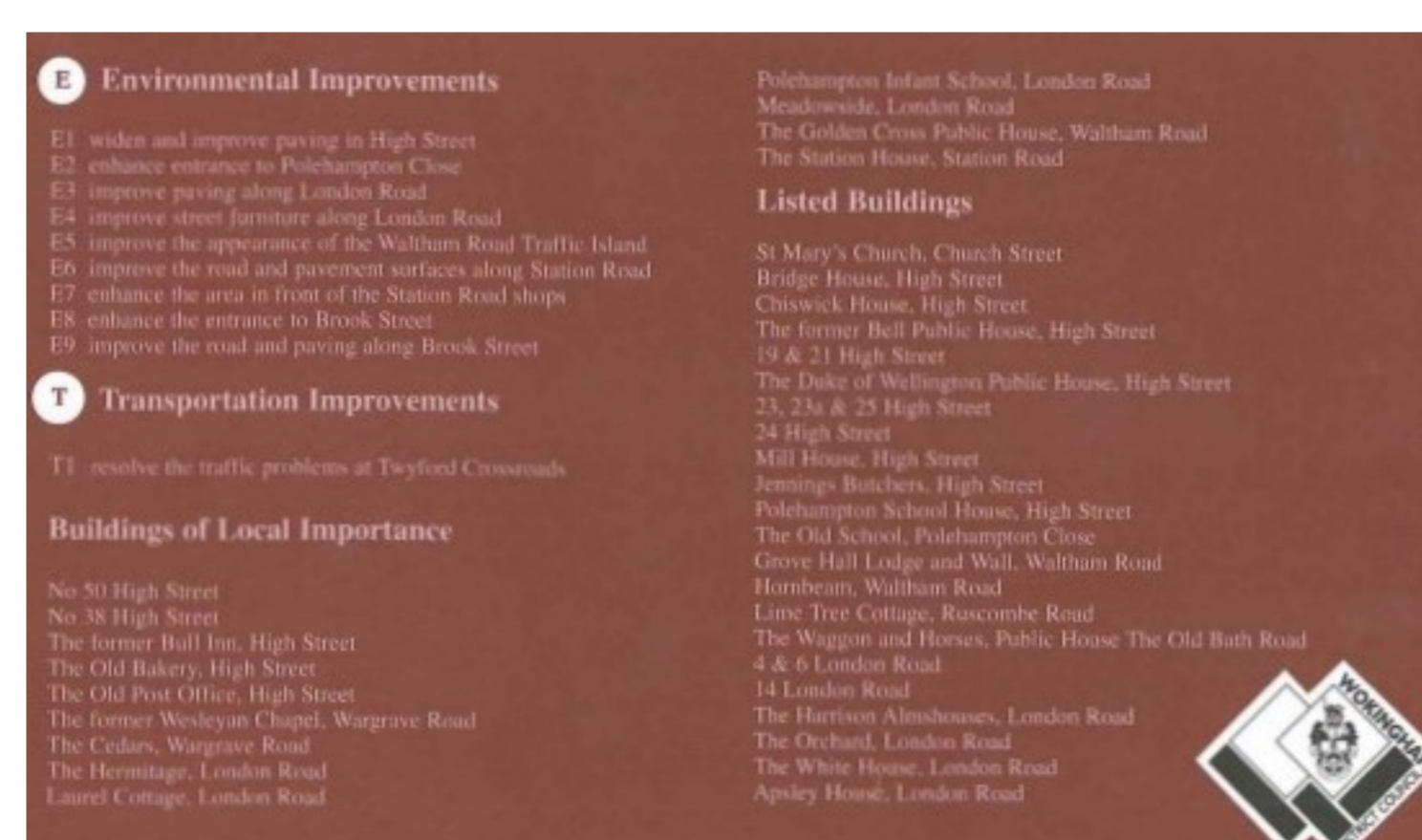
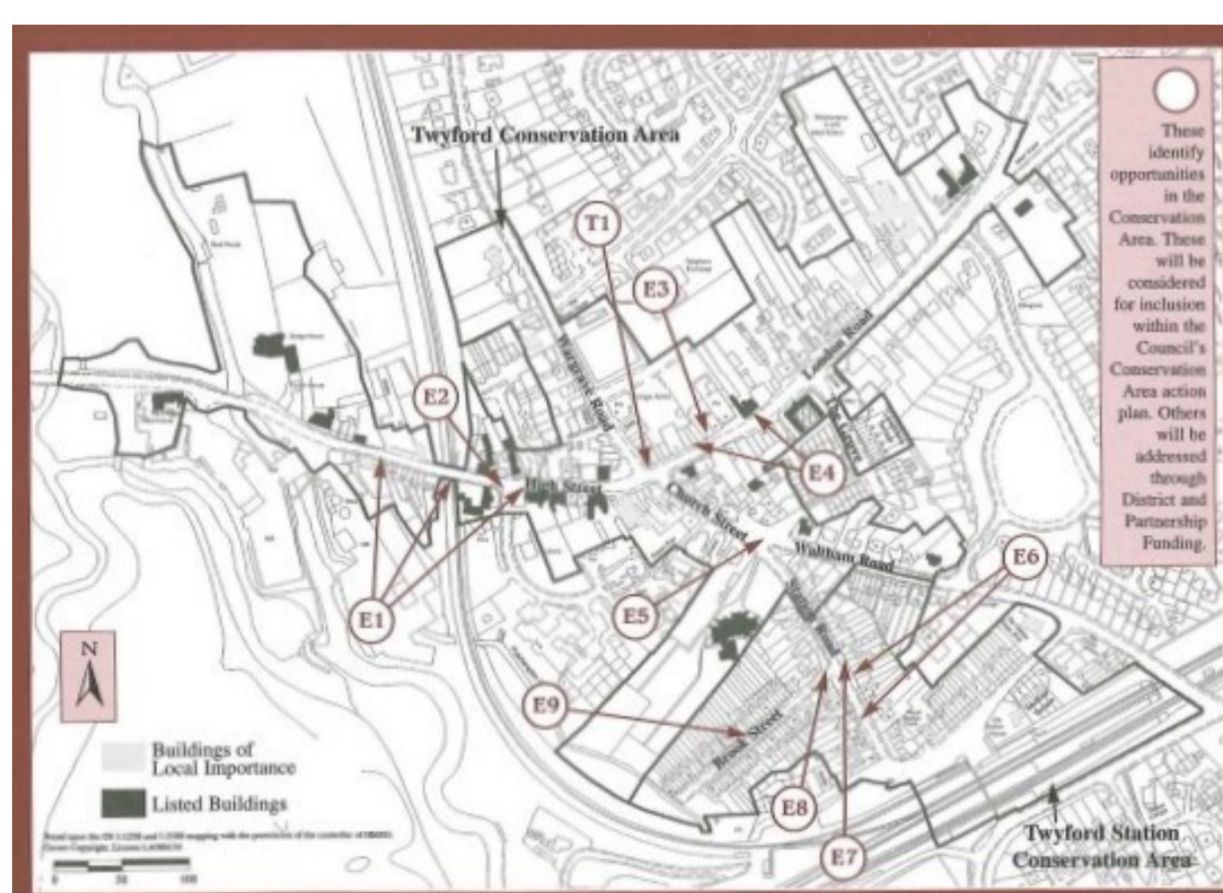
*The Design Code evidence report identifies the historic significance of the Conservation Areas in the parish and the character of the remainder of Twyford and set out a Design Code reflecting the design typologies that are important to preserve and enhance our Conservation Areas and the character of the remainder of Twyford.*

### Policy (TW13)

- A. Development proposals should demonstrate the way in which they have responded positively to:**
- the essential design considerations relevant to the character area typologies within which they are located (as shown on the Policies Maps, and***
  - the general design principles set out in the Twyford Design Guidelines and Codes Report.***
- B. Development proposals should demonstrate how they will sustain and enhance the historic environment and have full regard to the special architectural and historic significance of the features identified in the Twyford Design Guidelines and Code Report as positive characteristics of the designated Twyford Conservation Areas and their immediate settings.**

### Policy (TW14)

- A. Development proposals affecting non-designated heritage assets, which include Buildings of Traditional Local Character, should demonstrate how they will sustain or enhance their significance or how the public benefits outweigh any identified harm to their significance.**



Conservation Areas (WBC)

*As part of this, buildings or structures in the Parish that, although not of a standard to be nationally listed, have local architectural and historic interest, or play an important role in shaping its character will be identified.*

*Having this status doesn't mean that listed building rules apply, or that improvements etc can't be carried out, but does mean that owners should take into account and preserve that local interest wherever they can. Our policy will then identify these buildings and structures and require any future proposals to preserve the local interest.*

# TW15 Twyford Community Hub (Old Polehampton Boys School)

## Twyford Neighbourhood Plan Referendum 6th July 2023

[www.twyfordparishcouncil.gov.uk](http://www.twyfordparishcouncil.gov.uk)

YOUR VOTE

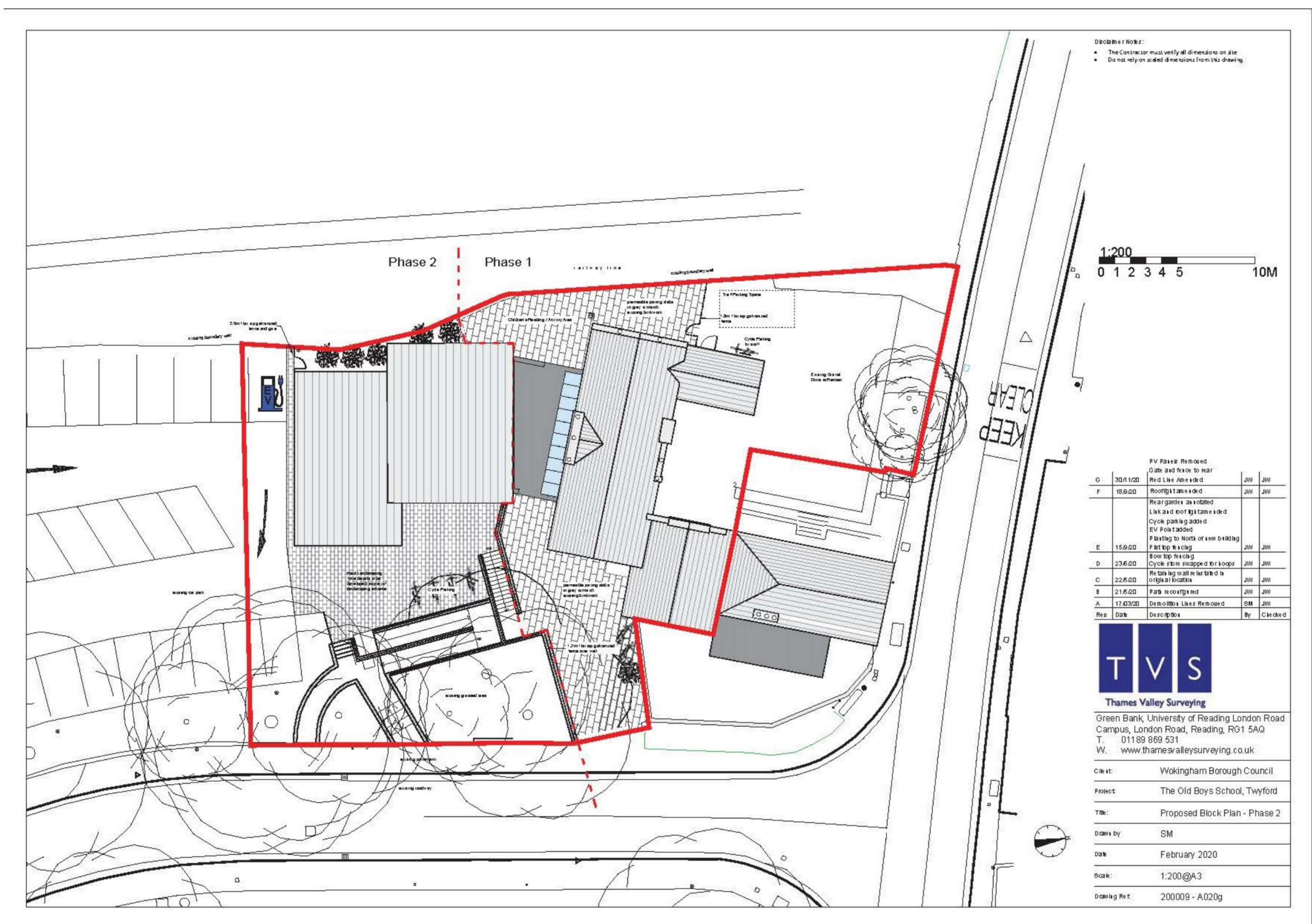
YOUR VOICE

***The project to move the library from its current position to the redeveloped Old Polehampton Boys School is strongly supported by the Parish Council.***

*Phase 1 will deliver the library and the proposal for Phase 2 will deliver additional facilities. We believe this can provide more local support for residents and thos who work in the village.*

*Planning permission has already been granted for these proposals as shown on the accompanying plan, but we wanted to include a policy to show our support for the proposals and to ensure that any new development, where appropriate, will continue to contribute to the delivery of the scheme.*

*Additionally the current delay in funding and initiating the project means that we will need to be strongly supported by the community if we wish to see it realised.*



## Policy

- A. The development of the Old Polehampton Boys School, as shown on the Policies Map, to deliver a new Twyford Community Hub will be supported.
- B. Development proposals within the neighbourhood area which would increase the demand for community facilities will be required to make financial contributions towards the delivery of the new Twyford Community Hub.

*We've identified a wide range of facilities in the Parish that we know our local communities, and the wider rural hinterland, enjoy and cherish. On occasions, some facilities will struggle, but this will more often be related to the economic viability of the use, rather than the limitations of the premises, land or location. As finding new land for such uses is often difficult, it is important that established land is retained in that use, even if the current occupier is not viable. We therefore want to include a policy to allow for the partial change of use of a facility in those cases, but only where a financial contribution is made to sustain the community facility.*

## **POLICY (TW16)**

- A. The Neighbourhood Plan identifies the properties listed in Appendix B as community facilities.***
- B. In addition to the provisions of relevant Local Plan policies which safeguard community facilities from unnecessary loss, proposals to change the established use of a facility and ancillary land must demonstrate that the use is no longer viable (through the production of evidence that genuine and sustained efforts to promote, improve and market the facility at a reasonable value have been undertaken) or that the use can be satisfactorily re-located for the benefit of the local community.***
- C. Proposals to change the use of part of a community facility that is shown to be surplus to requirements will be supported where they will not undermine the overall viability and importance of the primary community use.***
- D. Proposals to extend a community facility will be supported, provided the design of the scheme and the resulting increase in use are appropriate and is consistent with other relevant policies of the development plan.***

## **Early Years Provision**

*Our Primary Schools offer early years provision uses in the form of Preschools, which are not attached, managed, or funded by the respective schools. The Starlings Children's Centre offer some early years provision and the Cedar Park Day Nursery and Preschool facility is the only nursery in the Parish. All of these facilities provide an important service to the community and surrounding areas.*

## **POLICY (TW17)**

- A. Proposals to retain and improve early years provision facilities listed below, and shown on the Policies Map, will be supported, provided they accord with other relevant policies of the development plan:***
  - i. Starlings Children's Centre***
  - ii. Cedar Park Day Nursery and Preschool***
  - iii. Little Acorns Preschool***
  - iv. Happy Hours Preschool***