

# 6 NEIGHBOURHOOD PLAN

## Standon Neighbourhood Plan

The Standon Neighbourhood Plan was published for consultation between January – February 2018 and is currently at examination which is a material consideration in determining this application.

**Policy SP3** identifies a number of key views and vistas that should be protected and enhanced by new development. As shown on Board 7 (and as confirmed by the Local Authority in granting planning permission for 15 dwellings on the site in 2018), none of these key views and vistas would be affected by a new residential development on this site.

**Policy SP7** confirms that development will be located within the Group 1 Settlement of Standon and Puckeridge. The accompanying plan, as reproduced to the right, highlights the inclusion of the application site within the village boundary and confirms its extant planning permission for residential development.

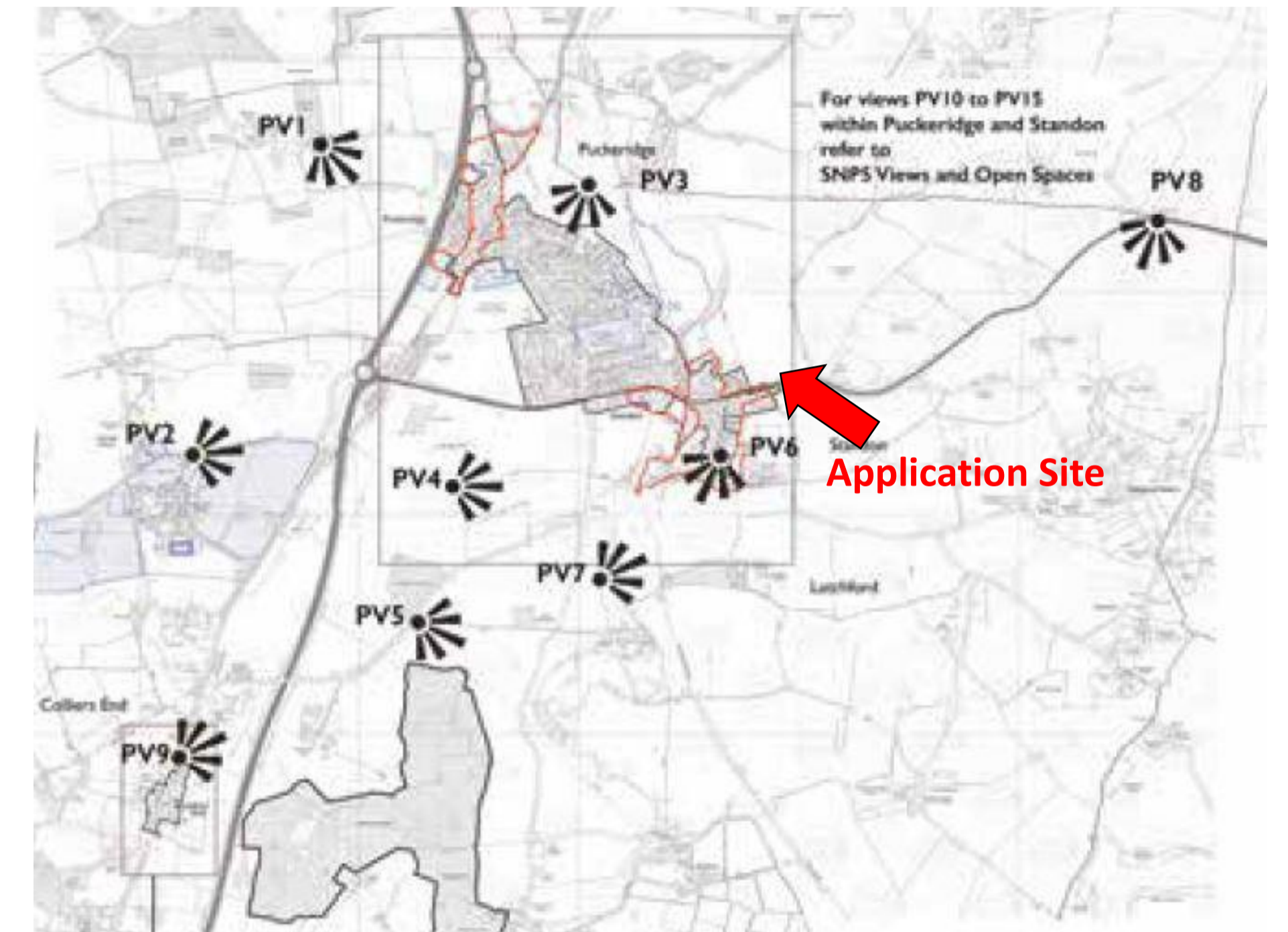
**Policy SP10** confirms that there should be a mix of housing tenures and sizes within Standon, with priority given to starter and smaller dwellings for private purchase; affordable housing for rent or shared ownership; and smaller units for residents to downsize.

The proposed layout on Board 7, provides a mix of dwelling sizes to comply with this policy.

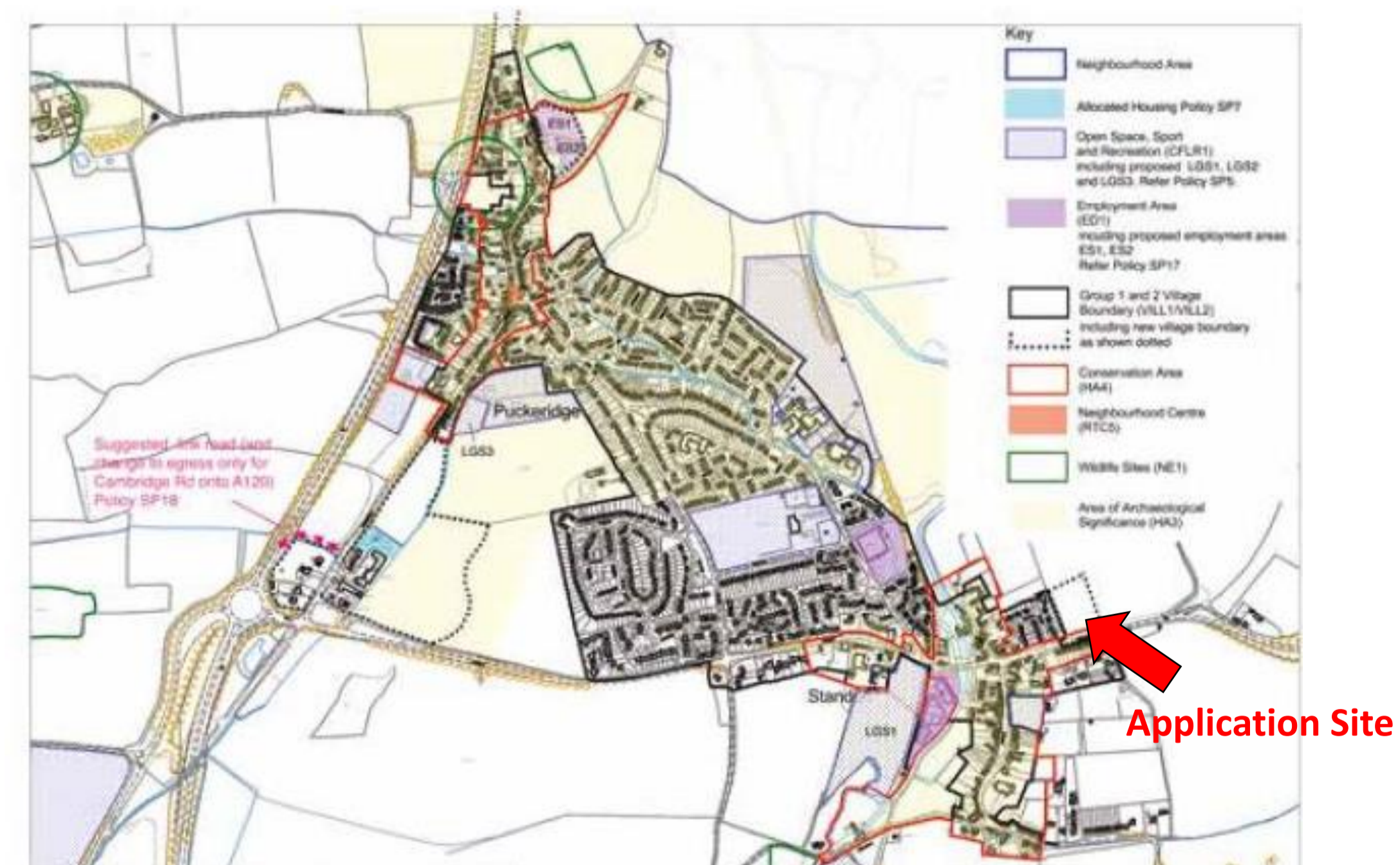
**Policy SP11** confirms that development should provide the maximum level of affordable housing (40%) as provided by the District Local Plan. The proposed development will provide this level of affordable housing, which equates to 9 dwellings.

The supporting text to **Policy SP13** confirms the most appropriate density for new housing development within the village would be 25 dph. The proposed development would more closely align with this policy (23 dph), as well as the density of Town Farm Crescent adjacent to the site (25 dph) than the previously approved scheme of 15 dwellings (15 dph).

**Policy SP14** provides detailed design criteria to ensure that new development will reflect the overall character of built development within Standon, and seeks to ensure that new development is responsive to the design context of the Parish and its local setting. Stonebond will seek to deliver a palette which will be suitable and in keeping with the local context.



Policy SP3 Key Views and Vistas



The Standon and Puckeridge Inset Policies Map