

# **AILSWORTH**

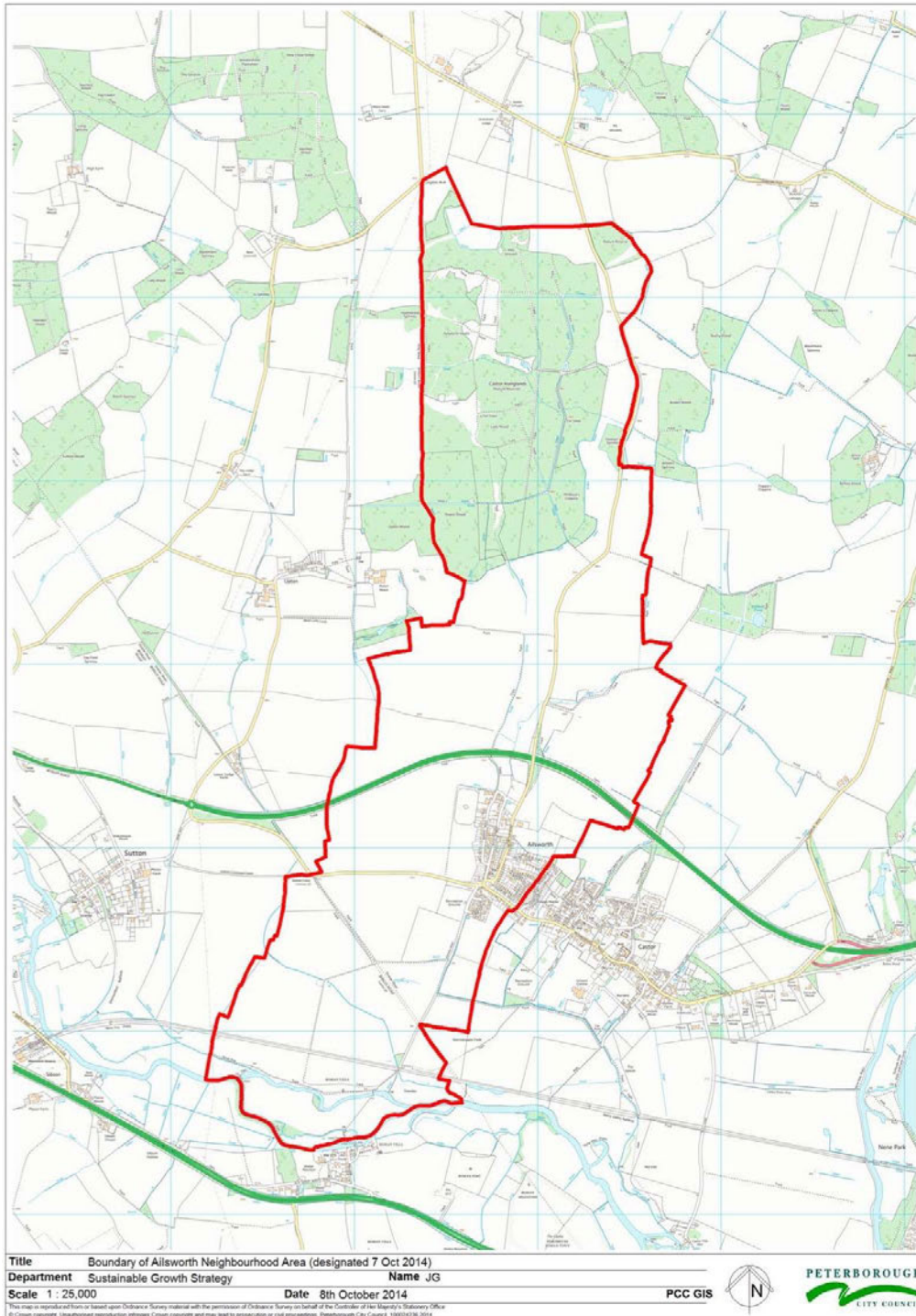
## **NEIGHBOURHOOD PLAN**

**2017 – 2036**



**Adopted Plan**

**Ailsworth Parish Council – December 2017**



**MAP 1: THE AREA COVERED BY THIS PLAN**

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# 1. INTRODUCTION



1.1 This Neighbourhood Plan has been prepared by the Castor and Ailsworth Neighbourhood Plan Working Group over the course of 2015 to 2017, informed by on-going consultation and dialogue with local residents and stakeholders. The Neighbourhood Plan Working Group came together early in 2015, following a very well-attended public meeting in July 2014, to carry out this work on behalf of the accountable bodies, Ailsworth and Castor Parish Councils. Although each Parish Council is responsible for its own Neighbourhood Plan, each council agreed to share a common approach so that the two plans are complementary to and supportive of each other.

1.2 The working group is made up of:

**Steering Committee:** Dai Rowlands (Chair), Neil Boyce (CPC), Steve Davies, Chas Foster, Mandy Foster, John Hodder, Joan Pickett (APC), Fiona Rowlands (CPC) and David Shaw (CPC).

**Content Group:** Antonia Pounsett (Chair), Brian Chillcott, Martin Chillcott, Helen Daly, Malcolm Groves, Mike Horne, Ed Humphries, John Judge (APC), Andrew Nash, Angela Scott, Elaine Wakerley and Claire Winfrey.

**Extended Content Group:** Tom Chillcott, Stewart Clark, Linda Cooke, Megan Ellershaw (APC), Michael Hinton, Peter Huckle, Sue Magill, Jon Phillips, Gareth Rowswell, Caroline Sharpin, Bill Sansom, Mike Thomas and Duncan Vessey.

1.3. The Working Group has progressed through several stages of work to get the draft Neighbourhood Plan to this point:

- ❖ *Background research on the social, economic and environmental conditions in the parish.*
- ❖ *Public consultation with the community through two professionally analysed questionnaires to understand its aims, aspirations and concerns.*
- ❖ *Individual consultation with key stakeholders.*

1.4 The Ailsworth Neighbourhood Plan provides a vision for the future of the parish, up to 2036, continuing to work in close partnership with the adjoining parish of Castor. Fundamentally, the Plan also provides a number of policies that future development must take into account and which, together, will help to ensure that the vision is achieved.

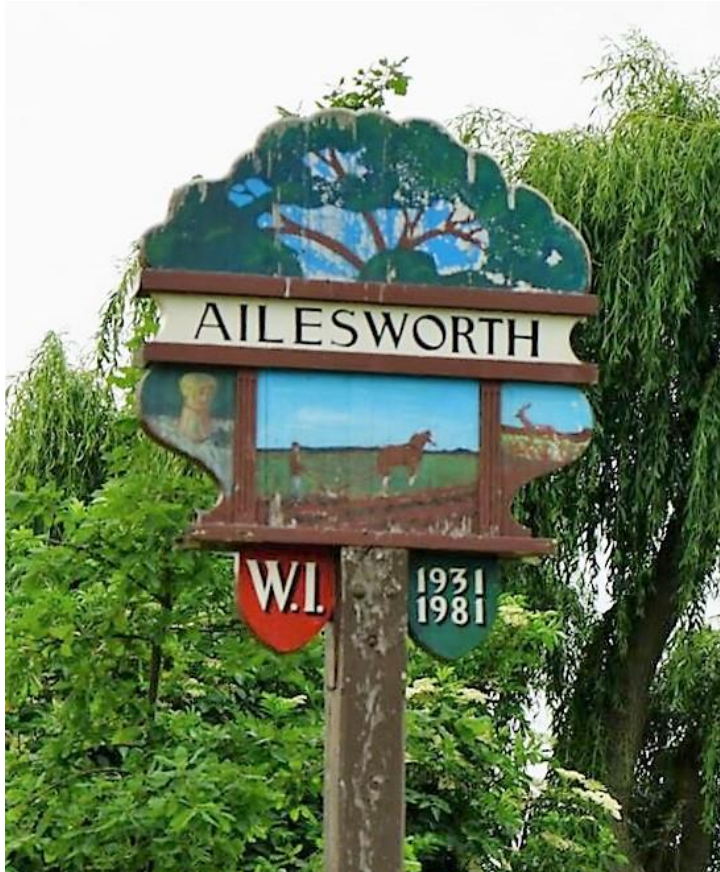
1.5 This Neighbourhood Plan provides guidance that complements existing local, national and strategic planning policy. The policies in this Plan are intended to provide additional detail and subtlety that reflect the special characteristics of the parish that cannot reasonably be addressed by higher-level guidance.

- 1.6 The Plan has been made possible by new powers contained within the Localism Act (2011) which seek to decentralise policy making and increase the extent to which local neighbourhoods and communities can determine their own future. The Ailsworth Neighbourhood Plan has been strongly influenced by the views of the community expressed at a series of consultation events and detailed research undertaken by the Neighbourhood Plan Working Group.
- 1.7 However, all Plans must be in line with higher level planning policy, namely the National Planning Policy Framework and the Peterborough Local Plan. The overall requirement is that a Neighbourhood Plan has a presumption in favour of sustainable development.
- 1.8 A new Peterborough Local Plan is being prepared by Peterborough City Council with the Further Draft Consultation on the Local Plan overlapping with the detailed preceding consultation, taking place over some eighteen months, and the subsequent Regulation 14 'Pre-Submission' Consultation on this neighbourhood plan. At the point of submission, the emerging Local Plan was only at an early draft stage, but it included a large housing allocation of 2500 dwellings on the north side of the A47, a large part of which was in Ailsworth Parish. The Parish Council is aware that a large number of objections have been made by a wide range of individuals and organisations, including the council itself, against this allocation in Peterborough's Draft Plan. The Parish Council will continue to communicate with the City Council to ensure the best outcomes possible for the parish in the Local Plan. Whilst this Neighbourhood Plan cannot control what development may be included in the Local Plan, it proposes positive policies to protect wildlife, protect heritage assets, and support development which both sustains and enhances the character of the existing village. The proposed policies in this Neighbourhood Plan are still based on the strategic objectives of the existing adopted Core Strategy and are also consistent with the emerging Local Plan.
- 1.9 Finally, the reference documents and the evidence bank to support this plan can be found on the Neighbourhood Plan website:

[REDACTED]



## 2. BACKGROUND TO THE NEIGHBOURHOOD PLAN



### 2.1 LOCATION AND HISTORY OF THE PARISH

2.1.1 This account draws heavily on the conservation area appraisal report produced by Peterborough City Council in 2009.

2.1.2 Ailsworth is a village and civil parish in the City of Peterborough unitary authority, about 4.5 miles (7.2 km) west of the city centre. The village envelope lies to the South of the A47 trunk road and adjoins the neighbouring parish of Castor.

- 2.1.3 Situated side by side, the villages of Ailsworth and Castor merge into one. The parishes function as a single community, with many integrated activities and shared facilities. The village benefits from a Methodist Chapel, shop, coffee house, medical practice and dentist, all of which also serve Castor.
- 2.1.4 The area has a long history of settlement due to its important geographic position. It lies at a crossing point of the River Nene navigation; the river valley has always formed an east west land route. It is thought an ancient route ran from the Nene ford crossing just to the west of the current village, northward.
- 2.1.5 Aerial photographs reveal ring ditches, settlements, track-ways and enclosures consistent with Bronze and Iron Age settlements. The main area of ancient settlement is on the higher ground to the north in the area locally known as Langdyke. The wider area is nationally and internationally known for its Roman archaeology.
- 2.1.6 The parish of Ailsworth sits northwards of the River Nene valley on the south-facing slope of a limestone plateau eroded by the river. This plateau rises some 40m above the level of the valley floor. The soils are a combination of Jurassic clays, limestone and cornbrash, overlain in the valley floor by alluvial gravels and silt. In the north of the parish are the ancient landscape of Castor Hanglands, a national Site of Special Scientific Interest, Moore Wood and Ailsworth Heath. These woods and grazed heathland clearings give a glimpse of the appearance and rich biodiversity of local landscape as it was 300-500 years ago. As the plateau slopes to the south, woods give way to arable fields.
- 2.1.7 The influence of Milton Estates on the general character of the countryside in the north of the parish is marked by the existence of well-built dry stone walls and hedgerows retained from the enclosures, many containing significant mature trees. However, to the west, the

landscape has a modern arable prairie character. Some of the paths and tracks and areas of common land from before enclosure can still be traced as footpaths and farm tracks.

- 2.1.8 The present village has continually occupied the same site, just at the foot of the scarp slope, since at least Saxon times. It is mentioned in the Domesday Book. There are four scheduled ancient monuments within the parish.
- 2.1.9 The 1886 OS map and photographs from the turn of the 20th century show there were extensive orchards, tree planting in the grounds of Manor Farm and considerable numbers of mature trees on the boundaries between the ancient closes in and immediately around the village. Historically, Ailsworth is typical of the "model" East Midlands medieval parish described in the English Heritage publication *"England's Landscape - The East Midlands (2006)"*.
- 2.1.10 In the South of the parish, beside the Nene, regular flooding meant that significant areas remained unploughed. The riverside is still reminiscent of the working landscape (for fish, fowl, reeds, wood and transport) that existed until just 100 years ago.
- 2.1.11 As the population grew and better engineered farm implements became available, the enclosure system swept away the feudal system of rights and dues, some woods were cleared, and large areas of the Heath, the woodlands and commons were brought into cultivation. During the Second World War further land was brought into cultivation to assist national self-sufficiency in food production.
- 2.1.12 The move from mixed to arable farming since the Second World War has meant that the many ditches and ponds in the river valley, in upland fields and within the village, and which can be seen on old maps, have become filled by neglect or over-ploughing.

2.1.13 The Built Environment Audit states that only 20% of buildings in the parish date from before 1900 with almost 60% being constructed during the period 1950 - 1975.

2.1.14 In the village core, the majority of buildings date from the 17th and 18th centuries though many have been greatly altered and extended, particularly since the 1950's. The historic OS maps show that at least 15 buildings that existed in 1886 were demolished in the 20th century, many dating from before 1700. The 19<sup>th</sup> century buildings are almost all on the Peterborough Road frontage and associated with commercial uses from increasing road traffic. The Methodist Chapel also dates from this period. By the mid 19<sup>th</sup> century Station Road (Castor station opened 1845) and all other streets were in place, approximately on today's alignments. In the latter part of the century, the first street works included more formal roads which divided up the village green and the draining of the village pond.

2.1.15 In the period to 1921, the population continued to decline, probably due to agricultural mechanisation and as a result of the Great War, but by the 1930's, it began to increase, reaching 245 people in 1931, and, in 2011, 559 people in 251 dwellings, located in 10 streets. Of these buildings, 25 are listed.

2.1.16 The interwar period saw the building of the first publicly owned houses at the southern end of Main Street. With the advent of motorcars, Peterborough Road was fast becoming a major trunk route and the volumes of traffic steadily grew. In the 1960's the railway station closed but the numbers of vehicles continued to increase. Shops, a petrol filling station and public houses on Peterborough Road took advantage of passing trade.

2.1.17 During the 1960's the character of the village radically changed with the wholesale demolition of cottages between Main Street and Helpston Road and their replacement with estate type houses, and

development of the west frontage to Maffit Road and the Singerfire Road, Casworth Way, Andrew Close, and Holme Close estates.

2.1.18 In just a couple of decades, the village had trebled the number of houses. In this period, local government re-engineered the roads, straightening them out, reducing the verges and introducing concrete kerbs, drainage and new electric street lights. Mains water and sewers were also installed. As the size and volumes of vehicles grew, so the road increasingly dominated the village. In the 1990's, the A47 Castor/Ailsworth bypass was constructed to the north of the village allowing the installation of traffic calming works. These have attempted to re-create the more tranquil former appearance of the village.

2.1.19 Today, more than 75% of all buildings were built since 1950. This new development has comprised of housing estates and infill between surviving old buildings. Since 2004 one major housing development of 48 dwellings has occurred in “Normangate”, off Station Road, and 8 single dwellings have been built on various sites throughout the village. The total of these 56 new dwellings represents an increase of 27% of the original 207 dwellings recorded in 2004. The form and nature of the historic settlement and its immediate surroundings have probably changed in character and appearance more in the last 75 years than the previous 750.

## **2.2 HOW THIS NEIGHBOURHOOD PLAN WAS PREPARED**

2.2.1 A joint parish meeting arranged by Ailsworth and Castor Parish Councils was held at the village school on 16 July 2014 and attended by nearly 300 residents. Those attending from each of the two parishes agreed by a show of hands that the Parish Councils should work jointly and that each would prepare Neighbourhood Plans. Over 70 volunteers willing to help with the process put their names forward at the meeting and it

was agreed that the Parish Councils would commence the process by applying for designation of each parish as a Neighbourhood Area.

2.2.2 The whole of Ailsworth Parish was designated as a Neighbourhood Area on 7 October 2014. A brief was drawn up on behalf of the Parish Councils in September 2014 for the establishment of a joint Neighbourhood Plan group drawn from volunteers to prepare the two plans in concert, with the intention that they should focus on the following areas:

- Natural Environment
- History and Culture
- Transport including walking, cycling, horse riding, public transport and cars
- Community and social Issues, including education and caring for the elderly, housing and employment
- Built Environment
- Coordination and all other matters including consultation arrangements and information base.

2.2.3 Parish Council representatives met with the Senior Strategic Planning Officer (Sustainable Growth) from Peterborough City Council (the PCC NP adviser) on 15 January 2015, following which the joint parish Neighbourhood Plan Steering Committee formed on 24 March 2015, with representatives from both Ailsworth and Castor Parish Councils. Further volunteers were recruited to form the Neighbourhood Plan 'Content Group', together with the Steering Committee referred to as the Neighbourhood Plan Group (NPG), together to take forward work on the areas identified above.

2.2.4 Consultations were conducted in three phases:

- Phase 1: Developing the Vision, Objectives and Strategy – establishing the issues; considering the options; obtaining residents' views and drafting proposals for vision and objectives.
- Phase 2: Vision, Objectives and Strategy – consulting residents and others on those draft proposals.
- Phase 3: Pre-submission Draft Plan – consulting residents and statutory consultees on the detail of the draft Neighbourhood Plan.

2.2.5 Further details of all the above are contained in the Consultation Statement associated with this Plan. This sets out in detail the views received, the consideration given to these, and the response chosen.

## **2.3 STRUCTURE OF THE PLAN**

This Neighbourhood Plan document sets out:

- *The Vision and Objectives for the future of Ailsworth*, developed in parallel and complementing the vision for Castor
- *The Neighbourhood Plan Strategy – Sustainable Development for the Whole Community* – setting out the broader aims of the Plan's approach.
- *The Neighbourhood Plan Policies* – Providing the local policy framework for managing new development so that it contributes to the vision, aims and strategy for the parish.

# 3. VISION



## THE NEIGHBOURHOOD PLAN VISION FOR AILSWORTH

- 3.1 Building on the work of the 2004 village design statement (including some additional work undertaken on behalf of the NPG during 2015), the Conservation Area Appraisal of 2009, and on wide-ranging consultation with the community and stakeholders over the last year, **there is a clear wish for the two parishes of Ailsworth and Castor to thrive as a vibrant, distinctive and connected pair of villages, to continue to respect the views of their shared community, to evolve and expand whilst retaining their distinctive rural character, and to provide an outstanding quality of life for current and future generations of residents.**
- 3.2 The vision for the Neighbourhood Plan is thus **to ensure that the two parishes continue, each as a flourishing village and a gateway to the natural environment provided by Castor Hanglands and by the lands of Nene Park Trust.** In this it supports the vision of both The Langdyke Countryside Trust [REDACTED] and the Nene Park Trust Masterplan (2017-2050) [REDACTED]. By maintaining a strong sense of community whilst embracing a sustainable and prosperous future as a place where people choose to live, work, and visit, it aims to be a real asset for the whole of Peterborough.



## In 2036 we aspire to be:

- *A pair of parishes whose rural character and sense of 'community' has been maintained and developed.*
- *A rural village whose appearance has been preserved by the managed integration of new housing built to high standards of design, including energy conservation features.*
- *A rural community, set in an unusually rich environmental and heritage area, which actively responds to environmental issues and seeks to protect and enhance its countryside landscape, wildlife habitats, biodiversity and public greenspace.*
- *A rural community containing a vibrant and integrated social mix of people.*
- *A rural community whose housing needs have been met mainly through the development of a mixture of house types built on a restricted number of sites integral to the village.*
- *A rural community whose varied educational, medical, recreational, leisure and retail needs are met by a range of sustainable services and facilities.*
- *A rural community supported by a strong local economy.*
- *A rural community set in an area that continues to be an asset for the people of Greater Peterborough, attracting wide interest for its sites of national significance.*

*A pair of parishes whose rural character and sense of 'community' has been maintained and developed.*

- 3.3 The overwhelming view of local people is that the strengths of Ailsworth and Castor lie in their strong sense of community and identity as rural villages. The overall ambition for the Neighbourhood Plan is to conserve this rural village character.

*A rural village whose appearance has been preserved by the managed integration of new housing built to high standards of design, including energy conservation features.*

- 3.4 At the core of the village lies a conservation area with a range of listed buildings (heritage assets) that together create distinctive village settings. The village still retains a 'compact' appearance and, at present, the majority of people living in the village are within 10 minutes' walk of its focal points. As the village grows, the compact and rural character will be conserved, for the benefit of residents and visitors alike.

*A rural community, set in an unusually rich environmental and heritage area, which actively responds to environmental issues and seeks to protect and enhance its countryside landscape, wildlife habitat, biodiversity and public greenspace.*

- 3.5 In consultation events, the community has expressed its strong commitment to landscape, nature conservation and the protection of local green open spaces. Residents have a close relationship with the open countryside: most live within a 10-minute walk of the surrounding open farmland. Maintaining the compactness of the village, ensuring we protect and enhance our natural environment, together with developing enhanced footpath and cycle access, will serve to underpin this close relationship with the open countryside and ensure its survival into the next century and beyond.

*A rural community containing a vibrant and integrated social mix of people.*

3.6 The strong sense of community rests on the successful integration of people with a wide range of personal characteristics. There is a low crime rate, a high participation rate in community events, and a range of volunteer groups that provide care within the community, as well as social and recreational support. The community is committed to sustaining and developing these features.

*A rural community whose housing needs have been met mainly through the development of a mixture of house types built on a restricted number of sites integral to the village.*

3.7 The community recognises that some growth in its stock of housing is needed to underpin population growth for sustainable development. A mixture of housing types would maintain the broad age range and social mix of the community. A phased expansion of any new housing will be important to maintain the strong sense of community. A restriction of new housing to sites integral to the village would enable this character to be retained.

*A rural community whose varied educational, medical, recreational, leisure and retail needs are met by a range of sustainable services and facilities.*

3.8 The two villages together will continue to act as a focal point offering a range of complementary services and facilities for the surrounding area, not just local residents. This includes Upton, Sutton, and to some extent Marholm. The intake of the school, situated in Castor, extends significantly beyond the two parishes. There is therefore a need to ensure the sustainability of a range of different services, including employment, shopping, recreation, leisure and tourism, health and education, through adaptation and development.

*A rural community supported by a strong local economy.*

- 3.9 The two parishes together support a range of small businesses, although a significant number of residents commute for employment, or are retired. The development of local employment opportunities, supported by improved broadband services and other infrastructure, would help build a strong local economy, reduce the reliance on commuting, and help retain young people within the community.

*A rural community set in an area that continues to be an asset for the people of Greater Peterborough, attracting wide interest for its sites of national significance.*

- 3.10 People from Greater Peterborough and beyond will continue to use the opportunities of this parish for active leisure, such as cycling, walking, using the Nene Park Valley railway, and visiting sites of significant environmental and heritage interest. As the city of Peterborough continues to grow and mature as a great and thriving city, the area to its West, encompassing Nene Park, and Ailsworth with Castor, with our river, meadows, woodland and the Hanglands, will offer 'space to breathe' as an asset for the whole city.

# 4. OBJECTIVES



- 4.1 In support of this vision, the Parish Council will pursue, working in close collaboration with Castor Parish Council, the following eight objectives, which are developed in detail in this Neighbourhood Plan, and the associated Joint Community Action Plan, through four key policy areas:

## **Housing - A vital place to live**

- *Deliver a housing growth strategy tailored to the needs and context of the village, incorporating sensitive development which fosters a vibrant social mix, protects and enriches the landscape, built setting and green spaces, as well as bringing back into use derelict/ unused/ underused buildings and land.*
- *Play our full part in reducing and mitigating environmental degradation and the impact of climate change, endorsing policies that have a positive effect on the environment, including those that remove or*

*minimise flood risk, mitigate climate change effects, reduce our carbon footprint, and encourage wildlife.*

## **Land use – An ancient and fragile landscape**

- *Respect and where possible enhance the natural, built and historic environment, prioritising local distinctiveness in every element of change and growth.*
- *Protect and enhance heritage and environmental resources for the benefit of present and future generations.*

## **Social and Economic Development - A thriving village community**

- *Maintain and develop the strong and established sense of place with a network of social and leisure opportunity.*
- *Strengthen and support local economic activity, wherever possible.*

## **Recreation and visitors – A space for Peterborough to breathe**

- *Develop the parish as recreational destinations for Greater Peterborough along with wider special interest tourism for our significant sites.*
- *In support of all the above, seek on-going improvements to transport, accessed through a network of safe and convenient pedestrian, cycle links, bridleways, and public transport, supported by utility infrastructure and digital connectivity.*

## 5. STRATEGY AND PLANNING POLICY CONTEXT



- 5.1 In order to pursue these eight broad objectives, the Parish Council will also develop, apart from this 20-year Ailsworth Neighbourhood Plan, a Joint Community Action Plan in partnership with Castor Parish Council, covering the period 2017-2022, in order to address issues which are not directly related to land use and so outside the remit of a Neighbourhood Plan.
- 5.2 This Neighbourhood Plan aims to take account not only of the intrinsic character and beauty of the countryside and the need to support a thriving rural community, but also of national, regional and local policies, in the context of a presumption in favour of sustainable development.

### *The overarching framework of planning policy*

#### *National*

- 5.3 The national expectation for sustainable development is about positive growth – making economic, environmental and social progress for this

and future generations. These three dimensions constitute what is sustainable in planning terms:

**Economic** – contributing to building a strong, responsive and competitive economy.

**Social** – supporting strong, vibrant and healthy communities.

**Environmental** – contributing to protecting and enhancing our natural, built and historic environment.

- 5.4 *Building for Life* is the industry-standard quality assessment for well-designed homes and neighbourhoods that we would wish to strongly encourage. It is endorsed by Government (Building for Life Partnership, 2012) and provides a twelve point criteria to measure the quality of new development. Schemes are scored on a traffic light system of Red (unacceptable and not of planning approval quality), Amber (partial success with room for improvement or mitigating circumstances) and Green (excellent/exemplary).

### **Local**

- 5.5 This Neighbourhood Plan aims to maintain and develop the distinctive identity of the parish within the context of the Local Plan for Peterborough but also seek to develop a distinctive contribution to the leisure, recreation and tourist amenities available to residents of Greater Peterborough and beyond. We strongly support the aspirations of Peterborough to be an Environment City and this is reflected in our policies for housing, land use, and transport.
- 5.6 The Neighbourhood Plan builds on the intentions laid out in the Village Design Statement and Built Environment Audit of 2004 and the Conservation Area Appraisal Report of 2009. It also seeks to align with the visions of The Langdyke Countryside Trust and of the Nene Park Trust Masterplan 2017-2050 in terms of the natural environment. Finally, it aims to take into account the role and interests of the major landowners around the parish.



## ***Strategy***

### *A 21<sup>st</sup> century rural village community*

- 5.7 The intention of this Plan is to encourage development which builds on and grows the village identity and way of life that has evolved over time. It recognises that this evolution will continue as we move through the 21<sup>st</sup> century, but also that it will be crucial not to lose the very things that gives the village this distinctive ethos. It is what has drawn people to choose to live here, often staying for life.

### *A thoughtful and innovative approach to development*

- 5.8 To achieve this, a thoughtful and innovative approach is required, which works positively with residents, landowners and developers taking a continuing interest in the future of the parish. That is the approach adopted for this Neighbourhood Plan, and on this basis the Parish Councils will look to engage positively with the statutory planning process to guide future development.

## 6. POLICIES



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- 6.01 The following suite of policies has been developed to manage the future development of Ailsworth in order to achieve the vision, objectives and strategy of this Neighbourhood Plan. Applicants and decision makers should consider all relevant policies in this plan as well as those in the latest adopted Local Plan when developing and deciding upon proposals.
- 6.02 To reflect the results of the wide range of consultation undertaken during the Neighbourhood Plan's preparation, and evidence of local issues and characteristics, the policies are separated into four themes – Housing, Land Use, Social and Economic and Recreation and Visitors.

6.03 To aid interpretation, for decision makers and applicants each policy is accompanied by supporting text setting out the context for the theme, the local community's views on that subject and the evidence, plans and strategies that offer support and evidence for its approach. All policies have been framed in the context of the National Planning Policy Framework and the Local Plan for Peterborough.

6.04 The Neighbourhood Plan is first and foremost a land-use document. However, a number of related issues, falling outside the planning system's remit, were identified by the local community during consultation events. Alongside this core Plan therefore a separate document, the Castor and Ailsworth Joint Community Action Plan, is being developed. This will set out these related aspirations so as to encourage interventions by wider stakeholders.

# POLICY AREA 1 – HOUSING AND THE BUILT ENVIRONMENT

## A VITAL PLACE TO LIVE



### 6.1.1 RATIONALE

6.1.1.1 Ailsworth is identified both as a Limited Growth Rural Village (*Peterborough Local Plan 2005*) and as a Limestone Village which also includes a conservation area (*Design and Development in Selected Villages – Supplementary Planning Document – Peterborough City Council 2011*).

- 6.1.1.2 People living in the parish appreciate the special qualities it possesses. Many chose the parish specifically for that reason. It is a great place to live and, in accommodating future housing growth, it will be vital that the qualities which make the village so successful are protected. Current residents accept that more people will want to come and live in the villages and that this is important to any thriving and evolving community. But although the community understands the need to accommodate some housing growth, at the same time there is a real concern that new development in or around Ailsworth could erode those very qualities that make the parish special, if it is not carefully managed in terms of its scale and design.
- 6.1.1.3 It is important that future growth creates high quality development which contributes to the character of the village and provides local benefit. The strategy, therefore, is to enable the provision of a choice of new homes to meet the needs of all sections of the community in a manner which respects the character of the village and wider parish.
- 6.1.1.4 Housing growth is thus to be accommodated in a sensitive way. This will primarily be based on small, modest-scale developments integral to the village. Future growth based on large-scale, inappropriate development along existing village boundaries will not be supported by the community. Some small-scale, dispersed development can be accommodated within the village envelope, and could provide fresh affordable housing opportunities to new and existing residents, and make a valid contribution to the housing numbers and deadlines defined by the emerging Peterborough Local Plan.

- 6.1.1.5 All development around the parish needs to also take into account the sight lines to Castor Church, which can be seen from Castor Hanglands, from the site of the Roman town of Durobrivae to the south, from the old A47 approach from Peterborough, and the old A47 approach from the A1. People have been able to see a building on this site from a distance for 1800 years – St Kyneburgha’s church tower is 900 years old and prior to this the Roman Praetorium is assessed by experts to have stood at the same height judging from the foundations. Sightlines to the core areas of both Ailsworth and Castor are significant aspects of the visual and historical landscape and can be equated to views seen by many past generations.
- 6.1.1.6 This is a village community, and it is clear from the range of consultation and engagement that it wishes to remain so. However, it is also recognised that the community wants to retain and develop facilities and that there is a general, but not complete, acceptance that steady growth is good for the vitality of our community.
- 6.1.1.7 This Plan therefore envisages planning for a total of around 20 houses to be built within the parish over the course of the next 20 years. This represents some 10% growth, which is in line with hierarchy strategy set out in the draft Local Plan, and phased so that the community benefits from the development, and welcomes and integrates new villagers. To achieve this, development will be kept tight to the current village envelope, with the possibility of small closely adjoining extensions in key sites.

6.1.1.8 We will use brown field sites and small land pockets, being sure to retain and add green spaces. We will refresh our Village Design Statement and use the experience and lessons from recent development in the village. We will encourage innovative home design mindful of the way people want to live, changes to government policy, the way people's needs change through their lives, environmentally friendly innovations and living side by side with nature. We are looking for controlled, steady growth, tight to the village envelope, and built to standards which are future-focused and ambitious but entirely in keeping with a village environment.

## 6.1.2 COMMUNITY FEEDBACK

The processes set out in the associated Consultation Statement revealed the following key issues in relation to this topic that the policy seeks to address.

- *Remain a village community mainly within the existing village envelope – 95% agreed (Phase 2)*
- *Limited future growth of up to 50-70 houses across Ailsworth and Castor over 20 years, with clear preference expressed for lower end of scale – 88% agreed (Phase 2)*
- *No large-scale housing development between the village and the A47 bypass – 79% agreed (Phase 1)*
- *Ensure design of any new housing in keeping with village character - 96% agreed (Phase 2)*
- *Maintain existing conservation area - with its mix of stone, brick and modern housing - 95% agreed (Phase 1)*
- *Encourage different types of housing to maintain social mix – 74% agreed (Phase 2)*
- *Ensure any new build has clear access without adding to core village traffic – 67% agreed (Phase 2)*
- *Improve village parking – 93% agreed (Phase 2)*

### 6.1.3 SUPPORTING PLANS AND POLICIES

Additional supporting policies and plans:

- *National Planning Policy Framework*
- *Ailsworth Village Design Statement 2004*
- *Design and Development in Selected Villages – Supplementary Planning Document – PCC 2011*
- *Peterborough Local Plan 2012*

Information about these documents and links to them can be found at:

.

A detailed checklist for development site assessment linked to the Village Design Statement is provided in Appendix 1 to this Plan.



## 6.1.4 POLICIES OF THIS NEIGHBOURHOOD PLAN

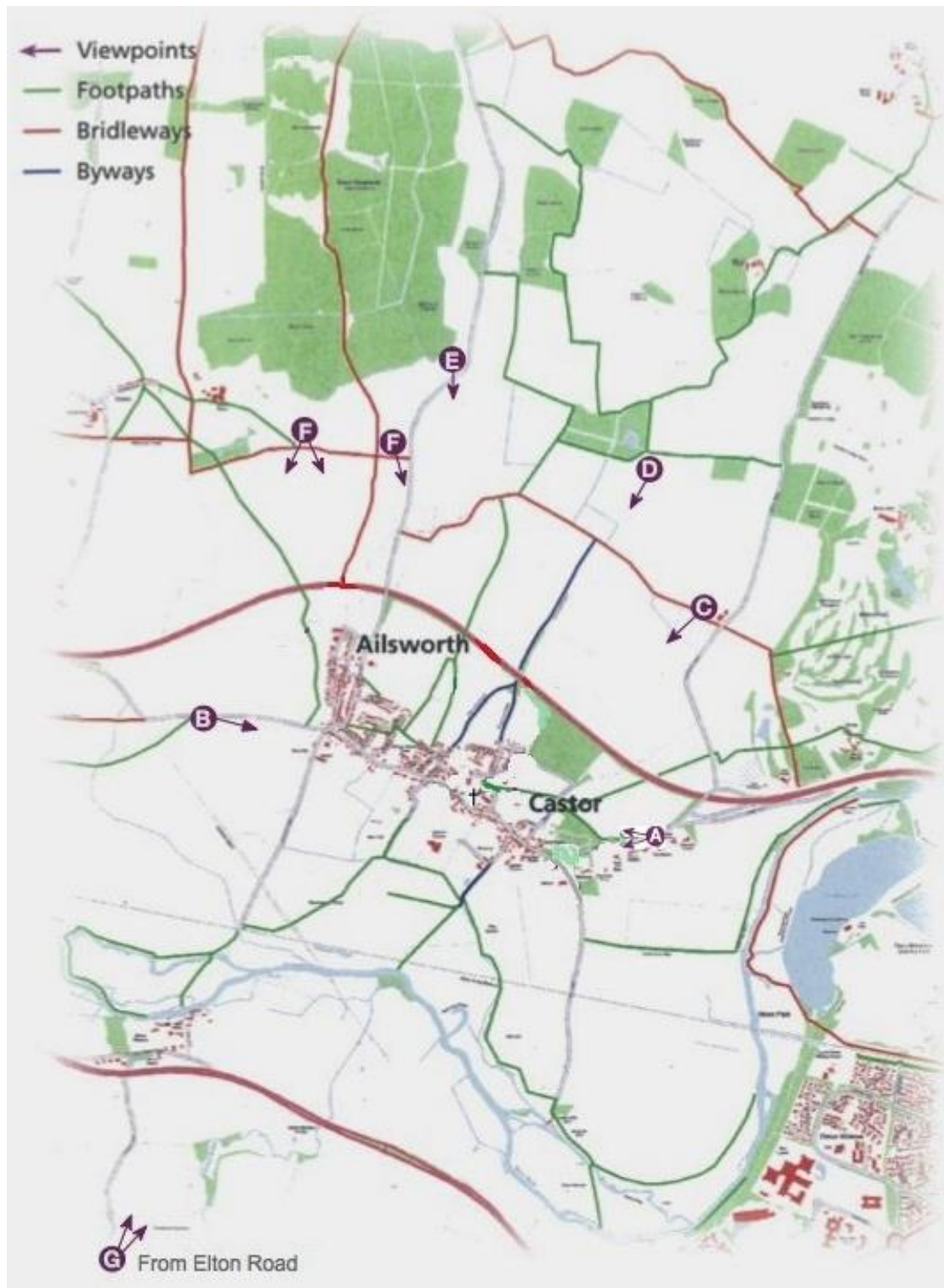
### **Policy AH1 Criteria for all building development within the parish**

All development proposals should, wherever applicable, demonstrate clearly how they:

- a. Take every opportunity, through design and materials, to reinforce local distinctiveness and a strong sense of place, while not preventing or discouraging appropriate innovation; and*
- b. Incorporate relevant criteria in the Checklist for Site Assessment in Appendix 1 to this plan, which is drawn from the requirements of the Village Design Statement (2004) and guidance in the Design and Development in Selected Villages (PCC 2011) report; and*
- c. Do not obscure or negatively impact views of St Kyneburgha's Church. Reference should be made to Map 2 which indicates those locations from which views of the church are particularly important; and*
- d. Encourage improved environmental performance, such as through inclusion of rain water harvesting, grey water recycling, high standards of insulation or renewable energy systems, subject to no significant visual or other harm which arises from such installation; and*
- e. Demonstrate that drainage of the development would not harm water quality or increase risk of flooding in any of the open surface water courses within the parish; and*
- f. Identify, in a manner commensurate with the scale of proposed development, the realistic level of traffic it is likely to generate and assess the potential impact of this traffic on pedestrians, cyclists, road safety, parking and congestion within the parish and include measures to mitigate any impacts; and*

- g. Maximise opportunities to walk and cycle, as well as supporting public transport where possible; and*
- h. Given the rural location and limited public transport, ensure for any new dwelling adequate car parking provision, providing in the majority of cases at least two off-road parking spaces; and*
- i. Include suitable ducting from the public highway to allow the delivery of high-speed broadband to all properties within the proposal.*

Planning applications should be accompanied by clear information demonstrating how these criteria have been considered and met, and adequate justification for any departure from the criteria. Proposals that fail to meet the requirements, without such justification, or where the impacts cannot be suitably mitigated, will not be supported.



MAP 2: SIGHT LINES FOR ST KYNEBURGHA CHURCH - Map is reproduced from Village Design Statement (2004) with additional sight line points identified A-G. Further detail of each of these points can be found in the evidence section of the website at

[REDACTED]

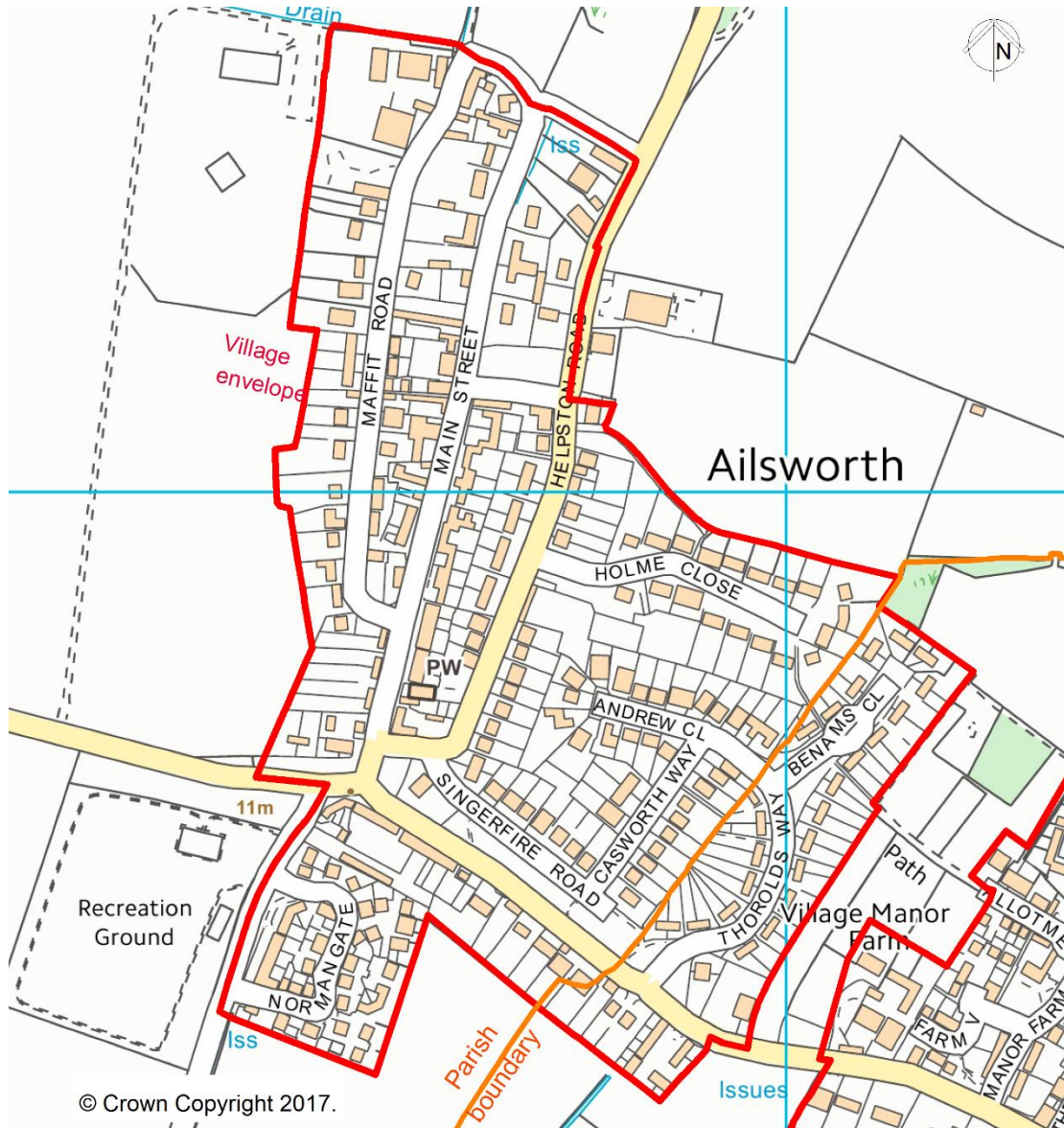
## Policy AH2 Housing Growth

The housing growth of the village will be managed across the plan period to ensure steady growth of around 10% in dwelling numbers through the plan period, as calculated from 1 April 2017, allowing for a total of some 20 new dwellings by 2037. If a proposal, in conjunction with other dwellings built or with a live permission, would result in the total number of dwellings exceeding this 20-dwelling growth level, it must be accompanied by evidence of clear local community support for the proposed scheme (demonstrated through a thorough and proportionate pre-application community consultation exercise).

Proposals involving the creation of new dwellings will be supported, providing that these will:

- a. be located within the village or immediately about the village envelope (see map 3); and*
- b. enable suitable and safe access for vehicles and pedestrians and will not result in an unacceptable impact on the village road network; and*
- c. not result in an unacceptable impact on protected and local open spaces identified in Policy ALU3; and*
- d. respect the village built character and the surrounding landscape character; and*
- e. be of an appropriate scale for the village context, typically for 10 dwellings or fewer, unless there are exceptional circumstances where the site is appropriate for a development of more dwellings given the site context and the clear benefits it will deliver for the community.*

Proposals that do not satisfy these requirements will not be supported.



**MAP 3 - AILSWORTH VILLAGE ENVELOPE – shown by redline.**

**(Please note a small part of Castor Parish boundary falls within Ailsworth village envelope and is covered by the Castor Neighbourhood Plan – see more detailed map referred to in Appendix 2)**

## **POLICY AREA 2 – LAND USE**

### **AN ANCIENT AND FRAGILE LANDSCAPE**



#### **6.2.1 RATIONALE**

6.2.1.1 Ailsworth is a rural parish. There have been significant developments within the parish in the last sixty years, whilst still maintaining the important green spaces which contribute to this rural character. In keeping with the Government's review of England's wildlife sites *Making Space for Nature*, places for wildlife across the parish will be made 'better, bigger and more joined up'.

6.2.1.2 The areas around the parish contain significant wildlife value. These range from the nationally acclaimed Barbel fishing in the River Nene to the South, where perfect conditions create huge specimens of this fish that appear in national fishing magazines and attract fishermen and nature lovers from all over the country, to Castor Hanglands National Nature Reserve to the North of the parish.

Both Castor Hanglands in Ailsworth parish and Castor Flood Meadows in the neighbouring parish of Castor are designated as Sites of Special Scientific Interest, whilst Castor Hanglands is also a national nature reserve. The unspoilt countryside thus has great value in terms of its wildlife contribution, as well as both historical and cultural importance to the community.

- 6.2.1.3 The open agricultural fields surrounding the village provide sanctuary for brown hares in which to raise their leverets, and for sky larks and lapwings to nest in the Spring. The hedgerows and small coppices which border the fields provide safe corridors for foxes, badgers, fallow and muntjac deer, hedgehogs and shrews, and provide nesting havens for many small birds such as dunnocks, nightingales, starlings, blue tits, yellow hammers and many other finches. Buzzards, Red Kites and small falcon species are regularly seen around the village. The water courses and ditches that surround many of the fields, which help drain the land, provide habitats where water plants, dragonfly and damsel fly larvae, frogs, greater crested and smooth newts, aquatic invertebrates and other aquatic life can live. This includes spring-fed ponds which would have served the two villages.
- 6.2.1.4 Castor Hanglands National Nature Reserve is a nationally important site, containing a remarkable variety of plant and animal life, and is unusual because four distinct habitats – woodland, grassland, scrub and wetland - are all within an area of some 220 acres. The main pond has the highest number of plant species of any pond known in the UK and is of national significance in its own right. The rare black hairstreak butterfly, the endangered greater crested newt and the protected common toad are all to be found within the Reserve. The scarce habitats attract migrants, in particular nightingales and turtle doves, two species which are declining nationally. The reserve is home to all three British woodpeckers, woodcock and the elusive

hawfinch. Rare plants include crested cow-wheat, lesser water-plantain, man orchid and narrow leaved water dropwort. Grass snakes hunt in the ponds and nest in the rough grassland, which also provides a home to harvest mice. The reserve contains a remnant of Ailsworth Heath, a tract of common land that features in a number of writings by the poet John Clare, who was born in the neighbouring Helpston parish.

6.2.1.5 The Neighbourhood Plan therefore seeks to protect and enhance all these assets, and also to connect them more fully to Nene Park Trust land to the south. We are also mindful of the failures to adequately protect biodiversity, which have accompanied other large-scale city development, and seek to ensure that past mistakes are not repeated.

6.2.1.6 The parish also has a rich historical and archaeological heritage. This dates back to Mesolithic and Neolithic times. In particular, the parish has signs of major Roman occupation, as well as Saxon activity. Work completed over many years by national authority Dr Stephen Upex, and completed in 2016, has mapped all the known evidence of these features across the parish in order to identify their significance for conservation and to inform any future development. A copy of his report is available on the Neighbourhood Plan website. Ailsworth also has four scheduled ancient monuments.

6.2.1.7 The Plan notes that there are areas of land within the Parish which are subject to Commons Rights following the Enclosure of the land within the parishes in 1898. These are shown on a map in the evidence base [REDACTED] As part of the Joint Community Action Plan, the Parish Council will look at the re-registration of land with common rights under the act *The Commons Registration (England) 2014*.



## 6.2.2 COMMUNITY FEEDBACK

The processes set out in the associated Consultation Statement revealed the following key issues in relation to this topic that the policy seeks to address.

- *Important in terms of quality of life to maintain the natural countryside setting of the village – 98% agreed (Phase 1)*
- *Important to retain green spaces within the village – 98% agreed (Phase 2)*
- *Important to protect and improve wildlife habitats with the parish but outside the village – 93% agreed (Phase 2)*
- *Support the development of wildlife highways linking woodland, wetland and meadow from countryside north of the parishes down to the River Nene - 92% agreed (Phase 2)*
- *Protect access and the surrounds of Castor Hanglands - 90% agreed (Phase 1)*

## 6.2.3 SUPPORTING PLANS AND POLICIES

- *National Planning Policy Framework*
- *Ailsworth Village Design Statement 2004*
- *Ailsworth Conservation Area Appraisal 2009*
- *Langdyke Countryside Trust Strategy*
- *Nene Park Trust Master Plan 2017-2050*
- *Green Infrastructure Strategy - Peterborough City Council/James Fisher 2016*
- *The Distribution and Significance of Archaeological Sites (Upex 2016)*
- *Schedule of Ancient Monuments*
- *Making Space for Nature: A review of England's Wildlife Sites and Ecological Network (DEFRA 2010)*

Information about these documents and links to them can be found at:



## 6.2.4 POLICIES OF THIS NEIGHBOURHOOD PLAN

### **Policy ALU1 Environmental impact**

New development should not harm the network of local ecological features and habitats. New development will be expected to maintain and enhance existing ecological corridors and landscape features (such as watercourses, ponds, hedgerows and tree-lines) for biodiversity, wherever appropriate, and show how any adverse impact will be managed or mitigated to make the development acceptable.

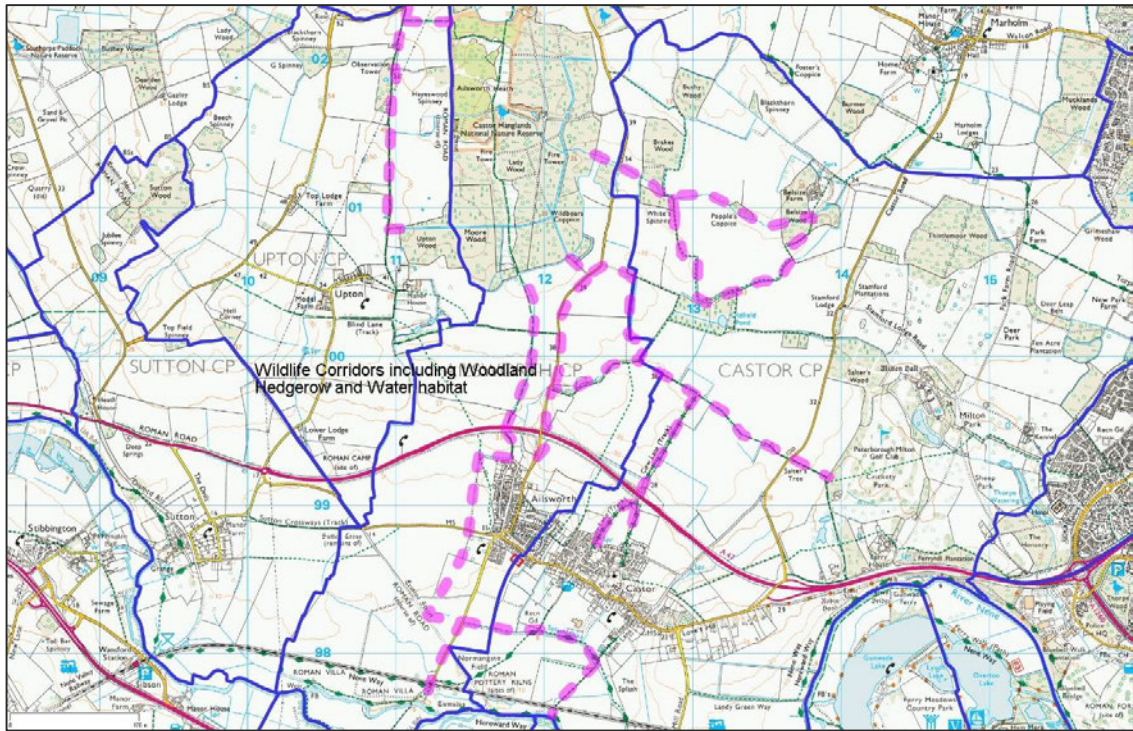
Developments that incorporate measures to sustain wildlife will be encouraged.

Castor Hanglands SSSI and other nationally, regionally and locally designated wildlife sites will be protected. Any proposals that would result in an unacceptable impact on a protected site will not be permitted unless it can be adequately mitigated or any benefits would clearly outweigh the harm, taking into account the status of the site being affected.

## **Policy ALU2 Wildlife corridors**

In order to protect significant wildlife and promote biodiversity, any development proposals should take account of the need to strengthen and where possible enhance wildlife corridors linking the Nene Valley to Castor Hanglands, Helpston and beyond, illustrated in pink on Map 4 (more detail of these is referenced in Appendix 2). Any proposal that would sever an identified wildlife corridor will be resisted, unless a suitable alternative route for the corridor can be delivered.

The wildlife corridors shown on Map 4 should be conserved and, where possible, enhanced. Proposals should, wherever possible and relevant, deliver strong green links between Castor Hanglands and other protected sites. Proposals which help to connect the nationally important wildlife sites linked to Castor Hanglands with other regionally and locally important wildlife sites within the parish and beyond its boundaries, including to Castor Flood Meadows, will be strongly encouraged, as would those to develop landscape features such as trees, hedgerows and ponds restoration, along with appropriate buffer zones and stepping stones.



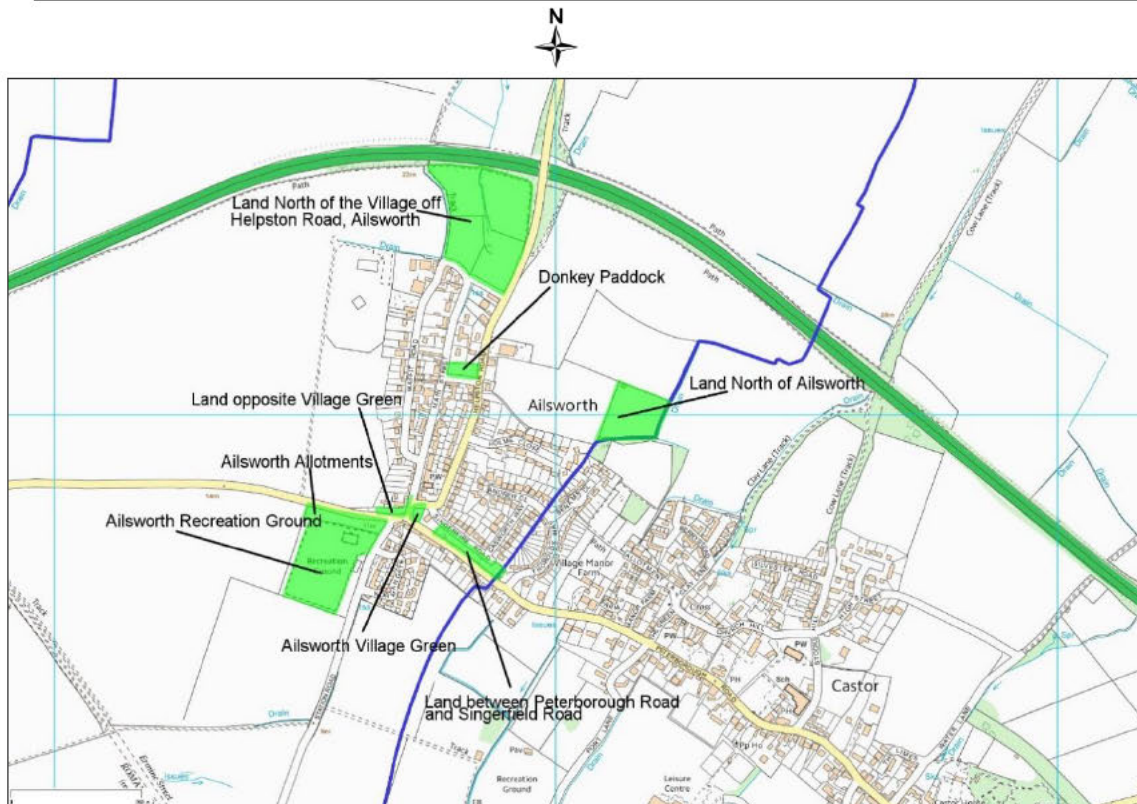
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#### MAP 4 – CASTOR HANGLANDS SHOWING WILDLIFE CORRIDORS

## Policy ALU3 Open spaces

Development which would result in the loss of the following existing important open spaces, shown on the associated map 5, will not receive planning permission, unless the proposed development would be ancillary to the use of the site as open space, and the benefits of the development would outweigh any loss of open area.

- *Recreation Ground, Ailsworth*
- *Allotments, Ailsworth*
- *Opposite Village Green, Ailsworth*
- *Village Green Ailsworth*
- *Between Peterborough Road and Singerfire Road*
- *Land north of Ailsworth*
- *Donkey Paddock, Ailsworth*
- *Area to north of village, off Helpston Road, Ailsworth*



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MAP 5 – LOCATION OF IMPORTANT OPEN SPACES

#### Policy ALU4 Protection of the historic environment

Where relevant, development proposals should demonstrate how the archaeological and historic features within the parish, identified in the report “The Distribution and Significance of Archaeological Sites” (Upex 2016), will be evaluated and documented, have been taken into account in the design of the scheme, and how no unacceptable impact on these features will result. The key areas analysed in the report are shown in Map 6, with the detail contained in the report.



**MAP 6 – GENERAL MAP SHOWING AREAS CONTAINING ARCHAEOLOGICAL SIGNIFICANCE TAKEN FROM THE PETERBOROUGH HISTORIC ENVIRONMENT RECORD (Upex 2016)**

**Note:** Reference map for Areas 1- 10 is covered in detail in the report (The Distribution and Significance of Archaeological Sites; Upex 2016) located in Evidence at [REDACTED]. Each area has maps detailing information taken from HER (Historic Environment Record) and Dr Upex's collection of aerial photographs from the last 40 years. In addition, please note the summary of Scheduled Ancient Monuments for Castor and Ailsworth also located in the Evidence section of the website.

## **POLICY AREA 3 – SOCIAL AND ECONOMIC**

### **A THRIVING VILLAGE**



#### **6.3.1 RATIONALE**

Sustaining local businesses and improving local facilities remain key Plan priorities. The Plan is positive about new employment development, of an appropriate scale, within the parish, including support for home-based and land-based working. It recognises the importance of high-speed communications and the necessary supportive infrastructure. It also seeks to ensure that off-road parking provision in new developments reflects the needs of a rural parish and that sufficient parking spaces are provided in a form that is designed well and does not obstruct residential streets.

### 6.3.2 COMMUNITY FEEDBACK

The processes set out in the associated Consultation Statement revealed the following key issues in relation to this topic that the policy seeks to address.

- *Support thriving village school and pre-school – 95% agreed (Phase 2)*
- *Support initiatives which help ensure viability of small village businesses, especially pubs, eateries, shop – 90% agreed (Phase 1 and 2)*
- *Maintain and support the development of a GP surgery within one or other village - 94% agreed (Phase1)*
- *Retain a village hall – 98% agreed (Phase 2)*

### 6.3.3 SUPPORTING PLANS AND POLICIES

- *CPRE – The rural economy – Policy Guidance Note 2014*
- *Rural Vision and Parish Charter – PCC 2015*

Information about these documents and links to them can be found at





### 6.3.4 POLICIES OF THIS NEIGHBOURHOOD PLAN

#### **Policy ASE1 Retail and business development**

Proposals that improve retail facilities, food and drink uses within Use Classes A3 (restaurants and cafes) and A4 (public houses, wine bars or other drinking establishments) classes of use, or other facilities that serve the parish, whether through new facilities or expansion of existing facilities, will be encouraged, subject to meeting the requirements of policy AH1, and providing they do not have an adverse impact on residential amenity and include adequate provision for car parking.

Unless exceptional circumstances can be demonstrated, only business development which falls within Use Class B1 will be supported, subject to the same conditions.

**Note:** Class B1 use is defined as an office other than with class A2 (financial services), for research and development purposes and light industrial use (that which can be carried out in a residential area without detriment to the amenity of that area by way of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit).

#### **Policy ASE2 Working from home**

Planning permission for development that enables home working will be supported if the development:

- a. is in keeping with the scale, form and character of its surroundings; and*
- b. has good access to and from the A47 and does not generate significant additional traffic through the villages of Ailsworth or Castor; and*
- c. offers safe and suitable access for workers and customers, provides adequate off-street parking for any anticipated vehicle or cycle movements (such as will arise from deliveries or customers), and would not result in any unacceptable impact on highway safety; and*
- d. is not likely to result in any unacceptable impact on neighbouring properties or their occupants.*

### **Policy ASE3 Health care**

The development of land adjacent to or within the village envelope to provide a doctors' surgery or other primary health care facility will be supported provided that:

- a) *the development would provide a safe and convenient access by foot, cycle and public transport; and*
- b) *adequate car parking is provided within the development to serve staff and patients; and*
- c) *the design of the development is in accordance with other policies of this Plan; and*
- d) *the noise and disturbance likely to be caused by the use of the premises would not be unacceptably detrimental to the amenities of occupiers of nearby properties.*

# POLICY AREA 4 – RECREATION AND VISITORS

## A SPACE FOR PETERBOROUGH TO BREATHE



### 6.4.1 RATIONALE

The Neighbourhood Plan seeks to build on the long-standing traditions of the parish as a place for Peterborough people to visit and to enjoy the distinctive landscape, environment and wildlife, and the heritage assets, as well as for leisure and recreation.

The development of local community facilities will be supported, particularly with regard to sport and leisure. Improved public transport, walking, cycling and bridleway connections will be promoted. The maintenance and improvement of existing footpaths and bridleways, and the creation of new ones, throughout the Parish, are vital parts of maintaining the rural atmosphere of the locality. We will want to ensure that new housing development has adequate footpath provision and cycle way access to the village and to the countryside.

## 6.4.2 COMMUNITY FEEDBACK

The processes set out in the associated Consultation Statement revealed the following key issues in relation to this topic that the policy seeks to address.

- *Protect historic buildings and archaeological sites within the parishes - 94% agreed (Phase 2)*
- *Encourage access by visitors to such sites and buildings – 88% agreed (Phase 2)*
- *Improve and develop village footpaths (86% agreed), cycleways (82%) and bridleways (68%) to encourage alternatives to car travel – (Phase 2)*
- *Support and improve local sports facilities, recreation grounds and playgrounds – 91% agreed (Phase2)*

## 6.4.3 SUPPORTING PLANS AND POLICIES

- *Langdyke Countryside Trust Strategy*
- *Nene Park Trust Master Plan 2017-2050*

Information about these documents and links to them can be found at



#### 6.4.4 POLICIES OF THIS NEIGHBOURHOOD PLAN

##### **Policy ARV1 Rural recreation and sport**

Development of facilities for rural recreation and sporting activities which both serve the local community but may also make a distinctive contribution to the facilities available for nearby urban and suburban areas will be encouraged.

Any proposals for the provision of new dwellings within the parish should demonstrate how suitable provision will be made for residents to have access to recreational space.

##### **Policy ARV2 Footpaths, cycleways, and bridleways**

New housing development should include adequate footpath and cycle access. Any new developments must respect and preserve existing rights of way, such as footpaths and bridleways, across the parish.

Support will be given to proposals which would increase or improve the network of cycleways, including the Green Wheel extension, footways and footpaths, and bridleways, especially those designed to link Nene Park Trust's rural estate up to parish land to the north of the bypass, as well as connecting the village to other surrounding villages and improving access for leisure to the River Nene and the Nene Valley railway.

**Policy ARV 3 Visitor access**

Development proposals that promote visitor access and any necessary support services to Nene Park rural estate will be supported providing they do not result in unacceptable impact from increased vehicle movements within the villages of Ailsworth or Castor.

## 7. NEXT STEPS



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7.1 This Neighbourhood Plan will be delivered and implemented over a long period and by different stakeholders and partners. It should be seen in context with the Joint Community Action Plan for Castor and Ailsworth, currently being prepared, which seeks to address related issues not directly concerned with land use.

7.2 The Neighbourhood Plan is not a rigid “blue-print” but provides instead a “direction for change” through its vision, objectives, strategy and policy. Flexibility will also be needed as new challenges and opportunities arise over the Plan period. In this respect periodic review will be crucial.

7.3 There will be three strands of activity which will direct delivery and each is important in shaping Ailsworth in the coming years. These are:

- Securing the right private sector investment in the Parish through new development will be crucial. The statutory planning process, will direct and control private developer and investor interest in the Parish in the context of the Neighbourhood Plan and the wider Local Authority and National Planning Policy Framework.
- Investment in, and management of, public services, assets along with other measures to support local services and their vitality and viability for the village. In the context of the prevailing economic climate and public funding, there is a recognition that public investment in the village will be challenging to secure.
- The voluntary and community sector will continue to have a strong role to play particularly in terms of local community infrastructure, events and village life. This sector may play an even stronger role in the future.

7.4 In terms of the key areas of action, the following summarises the Parish Council's approach to delivery and implementation.

**Housing Growth:**

**Local Character:**

The Parish Council will work with residents, owners of land and buildings, and other stakeholders to bring back into economic use brown field sites and vacant properties, especially those which make a positive contribution to the character of the area.



**Landscape and Environment:**

The Parish Council will work with Nene Park Trust, The Langdyke Countryside Trust and The Friends of Castor Hanglands and Ailsworth Heath to ensure that the wildlife and countryside of the parish are protected.

**Local Facilities:**

The Parish Council will work with local organisations and the City Council to improve facilities and services for local people.

**Local Economy:**

The Parish Council will encourage businesses to improve local employment opportunities. The creation of more individual retail units within the Parish will be encouraged.

**Transport and Communication:**

The Parish Council will work to find ways to improve road safety as part of any development, and address parking issues, as part of any development.

**This Ailsworth Neighbourhood Plan is a “living” document and as such will be reviewed every five years, alongside the Joint Community Action Plan.**

# APPENDIX 1

The Parish Council will work with developers and the Local Authority to deliver the envisaged incremental growth over the Plan period.

## Checklist for development site assessment

Reference: Village Design Statement and Design and Development in Selected Villages (PCC 2011) - downloadable from the parish website.

	Characteristics of development
VDS 12.2.2	New buildings should respect the surrounding development, in terms of height, size, shape and roof pitch. No buildings should exceed three storeys in any circumstances and in general two storeys should be the maximum. The built Environment Audit shows materials in each zone.
	Developments of more than 2 homes are different in size and design and consider, where possible, including small flexible homes for downsizing / less mobile people.
	Wheelie bins can be made available for collection on home site at collection times without obstructing traffic / pathways.
VDS 12.2.10	Existing footpaths and bridleways are retained. Any future developments should try to retain the line of existing footpaths. If diversions are necessary, they should provide a pleasant walking environment. Any opportunities for new footpaths should be encouraged.
VDS 12.2.11	Existing open spaces should be retained and the inclusion of green areas within new developments is very much encouraged.
VDS 12.2.12	Any new development should be designed to minimise the visual and road safety impact of parked cars.
VDS 12.2.15	Roads should reflect the rural nature of the village and if kerbs are necessary, these should be as discrete as possible.
VDS 12.2.16	Native trees and hedges should be planted in new developments wherever practicable.

	Building design
VDS 12.2.3	The design of any new building, extension or alteration to an existing building must always be sympathetic to its neighbours and in keeping with the village character. The design should take into consideration not only the obvious view from the road, but also views afforded by surrounding footpaths. This guideline also applies to conservatories, which although not always requiring planning permission, may have a strong visual impact on their surroundings.
VDS 12.2.4	In order to maintain the village character, stone (or artificial stone) should be encouraged, particularly in the conservation areas. In other areas building materials should be chosen to blend with surrounding properties. Wall materials should be within the range found in a particular zone.
VDS 12.2.5	Architectural features should be in keeping with the scale and style of the property and reflect good building practice. A variety of local vernacular details would be welcome and should be encouraged where appropriate (see section 8 VDS).
VDS 12.2.6	Roof materials should be within the type and colour range of those existing in the village. In the conservation areas, particular care should be taken to ensure consistency both in materials and details such as size and grading of tiles and the treatment of ridges and rainwater goods. Where there is consistency in a given zone this must be respected.
VDS 12.2.7	Windows and external doors in new buildings should be consistent with the style of the property and should respect the style of original windows and be set back to the same degree as the originals. Modern materials, finishes and mechanisms may be used providing the design is appropriate to the building in question.
VDS 12.2.8	Dormer windows are a feature of the village and are acceptable provided the design is suitable to the property. Flat dormers should be avoided.
VDS 12.2.9	Existing stone boundary walls should be retained. Extension of existing walls and building of new boundary walls should be encouraged. These should be of stone or brick with local capping details and a drip course. The materials chosen should be sympathetic to the local environment and should reflect the materials of the building or adjacent walls, as appropriate. The type of pointing used for the stone walls is also important and should follow local styles. Heights and styles of boundary walls should reflect existing walls. High, close-boarded fencing is generally inappropriate as a frontage for domestic boundaries.
VDS 12.2.14	Modern architecture that complements existing buildings is welcome.

# APPENDIX 2

## List of supporting evidence sources available on website

The following additional evidence sources used to develop the policies of this Neighbourhood Plan, over and above the supporting plans and policies listed in Section 6, can be found on the neighbourhood plan website:



### POLICY AREA 1 – HOUSING AND THE BUILT ENVIRONMENT

PCC guidance on NEIGHBOURHOOD PLANNING Position Statement on ‘Strategic’ Policies: Ailsworth Neighbourhood Area Date statement prepared: 30/01/2015

Peterborough Planning Policies DPD Development Plan Document: Adopted 5.12.12

Peterborough Local Development Framework, Peterborough Core Strategy Development Plan Document Adopted 23.2.11

Planning Policies Map - Ailsworth provides a fuller picture of the village envelope/parish boundary

Neighbourhood Plan Built Environment Audit (Updated 2016)

Evidence on sight lines of Castor Church and views into villages

Building for Life 12 - Third edition

Design and Development in Selected Villages (2011)

Ailsworth Conservation Area Appraisal Report and Management Plan - February 2008\_

Castor & Ailsworth Village Design Statement (2004)

## **POLICY AREA 2 – LAND USE**

Planning Policies Map - District

details the planning policies and protection for Castor and Ailsworth Parish land

Making Space for Nature: a review of England's Wildlife Sites and Ecological Network (DEFRA 2010)

The Distribution and Significance of Archaeological Sites (Ailsworth and Castor) (Upex, S. 2016)

Langdyke Countryside Trust vision and objectives (2015)

Nene Park Trust Master Plan 2017 - 2050 (agreed in 2016 and to be published in 2017)

Cambridge and Peterborough Environmental Records Centre (CPERC) designated sites and habitats

Explanation for policy ALU1 – Environmental Impact

Land with Common Rights in Castor and Ailsworth

PCC Green Grid Strategy 2007 and emerging PCC Green Infrastructure Strategy (2016 draft)

Scheduled Ancient monuments and areas (2 maps) and list of monuments for Ailsworth

Map: detail of wildlife corridors based on existing landscape features and wildlife patterns

## **POLICY AREA 3 – SOCIAL AND ECONOMIC**

CPRE The Rural Economy

Rural Vision and Parish Charter (2015)

## **POLICY AREA 4 – RECREATION AND VISITORS**

Langdyke Countryside Trust Strategy

Nene Park Trust Master Plan 2017 – 2050 (agreed 2016, to be published 2017)

Survey of visitors to Castor and Ailsworth (2016)

The logo consists of two overlapping red circles of different sizes, creating a stylized 'C' or 'A' shape.

*Ailsworth*  
**NEIGHBOURHOOD PLAN**

