



Wistaston Neighbourhood Plan



Your Community	Your Views	Your Plan
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Pre-Regulation 14 Policies

This is the Policies 'pre-Regulation 14' submission version of the Wistaston Neighbourhood Plan.

The Neighbourhood Plan Group have consulted with the community through open days, interest group meetings and surveys and have now reached the stage of developing the Policies which will be used to guide development and the preparation of planning applications. The policies will be used by Cheshire East Council in determining planning applications for all development proposals in the Parish.

Whilst the Plan is being prepared for formal consultation, known as Regulation 14, the Neighbourhood Plan Group are making the emerging Policies available on the Neighbourhood Plan website so that residents and other interested parties can see how the key elements of the Plan are developing.

Copies of the Policies document will be available to download by visiting our website at **www.wistaston-np.org.uk**

1. GREEN GAP

Policy GG1 - Green Gap

Proposals for housing development, the construction of new buildings or the change of use of existing buildings or land within the established Green Gaps in the Neighbourhood Plan area will not be permitted where the development proposed will:

- Result in the degradation or erosion of the physical area of the Green Gaps
- Adversely affect the landscape and local wildlife habitats and corridors
- Result in the loss of hedgerows, hedgerow trees and areas of woodland
- Diminish the visual gap between existing settlements
- Result in the loss or diversion of existing public footpaths
- Result In the physical and or visual coalescence of settlements

2. HOUSING

Policy H1 – Scale of Housing Development

New development will be supported in principle provided that it is small scale, and in character with the settlement phased over the period of the Plan and falling within the following categories:

H1.1 Infill Development

Infilling of a small gap in an otherwise built up frontage of up to 2 dwellings in character and scale with adjoining development

H1.2 Rural Exception Sites

Sites of up to 5 houses to meet local needs and in character with adjoining developments on land immediately adjacent to the Settlement Boundary

H1.3 Brownfield within the Parish

The redevelopment of brownfield sites within the plan area will be encouraged, where they are neither suitable for nor capable of employment development to meet the Housing Needs Assessment of Wistaston and satisfy in all other respects the policies contained in the Neighbourhood Plan

H1.4 Redundant Buildings

The re-use, conversion and adaptation of permanent, structurally sound, rural buildings of substantial construction within the plan area to meet the Housing Needs Assessment, which would lead to an enhancement of the character of the area, will be supported subject to:

- The proposed use being appropriate to its location.
- The conversion and/or adaptation works proposed respecting the local character of the surrounding buildings and local area.
- The local highway network being capable of accommodating the traffic generated by the proposed new use and adequate car parking being provided within the site.

Policy H2 – Affordable Housing, Starter Homes and Low Cost Market Housing to meet Local Housing Needs

Development that meets an objectively assessed Local Housing Need identified in the latest Parish Housing Needs Assessment or, if out of date, the most appropriate objectively assessed review of housing need in the future, will be subject to planning conditions and/or planning obligations requiring the first occupants to be residents of Wistaston or with a local connection or employment in the Plan Area, then adjoining parishes and finally Cheshire East.

Within any new development the affordable housing provided shall be 'peppercotted' within that development and not grouped together. In the case of essential agricultural dwellings the same criteria shall apply, and occupants will be employed or last employed in agriculture. Any housing provided to meet a Local Housing Need when it is completed and subsequently becomes vacant shall be made available from that time for a period of 12 months for occupation by people who meet the Local Housing Need criteria.

All new housing developments shall include an element of low cost market housing and starter homes in addition to any affordable housing to contribute to a mixed and balanced community as identified by the Wistaston Housing Needs Assessment report, January 2016.

Policy H3 - Tenure Mix

Proposals for Affordable Homes in the village must be of a tenure, size and type to help meet the locally identified Housing Needs Assessment and contribute to a mixed, balanced and inclusive community where people can live independently longer. The tenure mix shall be agreed with the Local Planning Authority prior to the submission of a planning

application and shall have regard to the most up to date local housing assessment.

Policy H4 – Settlement Boundary

Development in the Neighbourhood Plan Area will be focussed on sites within the existing built up area of Wistaston, with the aim of enhancing its role as a sustainable settlement whilst protecting the surrounding countryside. The Neighbourhood Plan proposes a Settlement Boundary for Wistaston based upon the existing defined Settlement Boundary in the Crewe and Nantwich Local Plan 2011.

The purposes of the Settlement Boundary are:-

- a) Directing future housing, economic and community related development in the Neighbourhood Plan Area to the existing settlement, to enhance its role as a resilient and sustainable community and to protect the surrounding open spaces and countryside
- b) Containing the spread of the settlement, by reinforcing its core area and maintaining an effective and coherent built up-rural edge
- c) Proposals for housing development outside the Settlement Boundary will only be granted where they comply with the criteria set out in Housing Policy H1 (Scale of Housing Development), or in exceptional circumstances; such as any new dwelling required for the essential need of an agricultural worker to live permanently at or near their place of work in the countryside
- d) To preserve the Green Gaps which provide separation from Crewe and other adjoining settlements and preserves the individual identity and character of Wistaston

Policy H5 - Car Parking on New Development

New housing developments will be required to provide a minimum of two off road parking spaces for units with 1-2 bedrooms. However if 3,4 and 5 bedroomed houses are granted consent then one off street parking space shall be provided within the curtilage of the property for each bedroom.

Garages provided as part of any new development shall be able to accommodate a standard family car and allow for access and egress by the driver when the car is in the garage.

Sheltered housing units and/or older person's retirement units will be required to provide a minimum of one parking space per two units, one warden space, and a ratio of one visitor space per four units.

All other forms of development will be expected to provide a level of off road parking which adequately serves the use proposed.

Policy H6 – Houses in Multiple Occupation (HMOs)

To support mixed and balance communities, planning permission will be granted for proposals for use class C4 small houses in multiple occupation or sui-generis large houses in multiple occupation, provided that:

- The proportion of HMO dwellings does not exceed 10% of all residential properties within a 100meter radius of the application site;
- The granting of planning permission will not result in the of two adjacent properties in HMO use;
- The proposal does not have an adverse impact on the amenity of nearby properties by ensuring:
 - Adequate provision for off street parking
 - Highway safety
 - Sufficient provision for waste and recycling
 - The proposal is in keeping with the character of the area

Policy H7 – Extensions and Alterations to Existing Dwellings

Proposed extensions and/or alterations to dwellings should reflect the size and scale of the existing and adjacent dwellings and will be required to be constructed of complementary materials.

The design should reflect and enhance the character and appearance of the existing dwelling and the proposal should also provide garden space commensurate with the size of the extended or altered dwelling in accordance with the prevailing pattern of development in the locality.

Extensions and alterations to non-residential buildings will be designed to reflect the character and appearance of the existing building and be in keeping with the surrounding development.

Conversion of farm buildings must be sensitive to the traditional style (i.e. simple design and of sandstone and brick construction). Particular attention must be paid to the features which accompany the conversion such as driveways and gardens, ensuring that these features do not 'suburbanise' the landscape.

All new extensions and alterations to existing buildings shall identify and protect, during both demolition and construction works, all underground utility infrastructure assets within or adjacent to the development site.

3. DESIGN

Policy D1 - Existing buildings in the open countryside

Proposed extensions and/or alterations to existing dwellings in the open countryside should reflect the rural character of the area and will be required to be constructed of traditional materials. The design should enhance the character and appearance of the existing building and the surrounding area.

Extensions and alterations to non-residential buildings will be designed to reflect the character and appearance of the existing building using traditional materials and to be in keeping with the surrounding development.

Policy D2 - Environmental Sustainability of buildings and adapting to climate change

All new development within the plan area should seek to achieve high standards of sustainability and, in particular, demonstrate how design, construction and operation have sought to:

- Reduce the use of fossil fuels.
- Promote the efficient use of natural resources, the re-use and recycling of resources, and the production and consumption of renewable energy
- Adopt and facilitate the flexible development of low and zero carbon energy through a range of technologies.
- Link the provision of low and zero carbon infrastructure in new developments to existing buildings.
- Adopt best practice in sustainable drainage.
- Adopt a 'fabric first' approach to ensure long term performance of every new building to reduce energy demand and provide energy in the most cost effective way.
- The installation of grey water systems, ground source heat pumps and solar panels provided that the installation does not detract from the character of the area and any heritage assets.

New development will be encouraged to adopt a 'fabric first' approach to ensure long term performance to reduce energy demand and provide energy in the most cost effective way. Where appropriate, in all new development sustainable drainage schemes should be used to provide new wildlife areas. These may include features such as ponds, swales and permeable paving designed as part of the development and to reflect the rural character of the area.

Policy D3 - Employment Development

All new employment development must be of a high quality of design which:

- Complements and enhances where appropriate the size, height, scale, mass, materials, layout, access and density of existing adjoining development
- Demonstrates that the amenities of neighbouring dwellings will not be adversely affected through overlooking, loss of light or outlook, over dominance or general disturbance
- Provides an appropriate level of landscaping, planting and screening which complements and enhances the character of the local area
- Has assessed any impact upon local heritage assets or areas of local interest to avoid unacceptable harm
- Has assessed any impact upon the local highway network to avoid unacceptable harm

Policy D4 - Design of new Housing

All new housing proposals within the plan area must demonstrate good quality design. This means complementing and enhancing where appropriate the size, height, scale, mass, rural skyline, materials, layout, access and density of existing development in the plan area including where appropriate the provision of chimneys, in addition all new development should:

- Demonstrate that the amenities of neighbouring dwellings will not be adversely affected through overlooking, loss of light or outlook, over dominance or general disturbance
- Provides adequate street lighting to enhance house security, pedestrian safety and the safety of road users
- Provide an appropriate level of landscaping which complements and enhances the rural character of the local area
- Provide garden space commensurate with the size of the dwelling proposed, the prevailing pattern of development in the locality and the likely needs of the prospective occupiers
- Provide for the changing needs and life-styles of an ageing population and will be encouraged to build a proportion of new homes to Lifetime Homes standard in accordance with current national guidance, Building for Life 12
- Respond positively to the local character of its immediate environment by showing an understanding of the qualities which make up this character. All new development should be accompanied by a Design and Access Statement and demonstrate a

high quality of design and a good standard of amenity for existing and future occupiers of the proposed development, at the same time ensuring that the amenities of neighbouring properties will not be adversely affected

- Make use of good quality local materials such as red Cheshire brick, sandstone as well as more innovative materials will be encouraged provided they are sympathetic to the context in which they are proposed and maintain the local vernacular and enhanced sense of place
- Include innovation to achieve low carbon sustainable design that meets the BREEAM Quality Mark standard will be encouraged
- Provide sufficient external amenity space, refuse and recycling storage, car and bicycle parking and on all new housing developments conveniently located dog bins (faeces disposal points) to ensure a high quality and well managed streetscape
- Protect the visual amenity of the locality and to maintain the appearance and continuity of hedgerows and boundary walls within the plan area where a new access is created, or an existing access is widened through an existing hedgerow or boundary wall, a new hedgerow or wall to match the existing in height, materials or in the case of hedgerows plant species, shall be planted on the splay returns into the site

Planning permission will not be granted for development of poor design that fails to take the opportunities available for improving local character and quality of the plan area and the way it functions.

Policy D5 - Creation of New Accesses

Where a new access is created, or an existing access is widened, through an existing hedgerow, or wall, to protect the visual amenity of the locality a new hedgerow, or wall to match the existing in height and plant species shall be planted or rebuilt on the splay returns into the site. This will maintain the appearance and continuity of hedgerows, and walls within the Plan area.

4. ENVIRONMENT

Policy GS1 - Open Space within the Neighbourhood Plan Area

All existing areas of green space within the plan area will be protected and their quality improved.

Opportunities will be encouraged to link any additional areas of green space that are created and to address gaps in existing networks by the creation of new rights of way.

Any new accessible green space should at least meet or exceed Cheshire East Council's standards for green, sport and play spaces and allotments. New development will include or contribute to the provision of recreational open space for use by all the residents of the Parish in line with standards set out by Cheshire East Council.

New development will include or contribute to the provision of recreational open space for use by all the residents of the Parish in line with standards set out by Cheshire East Council.

Areas of locally important open space that have sport, recreation, amenity or conservation value, or provide open vistas and rural skylines, will be protected. The importance of these open spaces will be tested against the following criteria:

- How close it is to the built up area
- The green space is demonstrably special to the local community and holds a particular local significance, and it is local in character and not an extensive tract of land

Policy GS2 - Landscape Quality, Countryside and Open Views

All new development will be expected to respect and enhance the local landscape quality ensuring that important local views and vistas into, out of and across the settlements and the rural skylines are maintained and, where possible, enhanced and protected from development.

Locally important open spaces, that complement the rural setting and character of the village, will be protected as a matter of priority from unnecessary or inappropriate development.

All new development will be expected to respect and enhance the setting of Wistaston and the surrounding countryside. Locally important open

spaces, that complement the rural setting and character of the village, will be protected as a matter of priority from unnecessary or inappropriate development.

Any development in the open countryside will only be acceptable in exceptional circumstances such as rural exception sites or agricultural dwellings and where the development clearly enhances these areas by sensitive siting, good design, planting and landscaping. Development will also be required to meet the requirements of the Cheshire East Local Plan and other such plan policies and national guidance.

Policy GS3 – Protection of areas of open space

Proposals which involve the development for an alternative use of any of those areas of open space or recreational facilities identified in the appendices (ref?) will only be permitted where all of the following criteria are satisfied:

- The proposed development would not result in a local deficiency in the quality, range and accessibility of recreational facilities or amenity open space or, alternatively, the provision of an equivalent or improved and suitably located replacement facility is proposed.
- The open space or recreational facility has no significant local value as part of an existing network of open areas, as a buffer zone between incompatible uses, as an important visual amenity or significant visual break in an otherwise developed area, or in relation to an existing or proposed linear amenity area such as a canal corridor, disused railway line or wildlife corridor.

Policy GS4 – Woodland, Trees and Hedgerows, Boundary Treatment and Paving

Any new development that involves the loss of or damage to, local woodland, trees, hedgerows or wide verges that contribute to the character and amenity of the plan area, must demonstrate the unequivocal need for the development proposed. It must provide for appropriate replacement planting of native species on the site together with a method statement for the ongoing care and maintenance of that planting.

All new development close to existing mature trees will be expected to have in place an arboriculture method statement to BS5837 Standard or equivalent before any development commences. This will detail tree protection policies to be employed during construction.

Policy GS5 – Extensions and Alterations to existing buildings in the open countryside

Proposed extensions and/or alterations to existing dwellings in the open countryside should reflect the rural character of the area and will be required to be constructed of traditional materials. The design should enhance the character and appearance of the existing building and the surrounding area.

Extensions and alterations to non-residential buildings will be designed to reflect the character and appearance of the existing building using traditional materials and to be in keeping with the surrounding development.

Policy GS6 - Historic Environment

The National Planning Policy Framework defines heritage assets as buildings, monuments, sites, places or landscapes identified as having significance such as to merit consideration in planning decisions because of its heritage interest. Heritage assets include both designated and non-designated heritage assets of equivalent archaeological significance to scheduled monuments, and those identified by the local planning authority, including local listing. The value to current and future generations comes from heritage interest, whether archaeological, architectural, artistic, or historic. Significance derives not only from the physical presence of a heritage asset but also from its setting.

Any designated historic heritage assets in the Plan area and their settings, both above and below ground and including listed buildings, and any monuments that may be scheduled or conservation areas that exist or may be extended, will be protected and enhanced for their historic significance and their importance to local distinctiveness, character and sense of place.

Proposals for development that affect non-designated historic assets will be considered taking account of the scale of any harm or loss and the significance of the heritage assets.

Policy GS7 – Wildlife Corridors

The existing woodlands, wildlife sites, drainage ditches, brooks and culverts will be maintained and enhanced and, where appropriate, new buffer zones and wildlife corridors will be created to increase the biodiversity of the plan area.

All development proposals which are adjacent to the wildlife corridor network or other notable habitat should demonstrate substantial mitigation and avoidance measures to lessen any impact on wildlife will be required to demonstrate that there will be no net loss (and ideally a net gain) in biodiversity.

The CWT study has identified areas of high or medium 'habitat distinctiveness' which provide important wildlife habitats and act as ecological stepping stones. Proposals that affect these areas will require comprehensive surveys to assess the importance of the area at the appropriate time of year to fully evaluate biodiversity present on the site.

Mitigation measures will then need to be agreed to reduce any ecological impacts. Net gains in biodiversity may facilitate enhancement of the Wildlife Corridors in addition to providing onsite enhancements.

5. LOCAL ECONOMY

Policy E1 – New Business

Proposals which extend existing, or promote new, small scale employment opportunities within the plan area will be supported where it can be demonstrated that the development will positively benefit the local economy and provides the opportunity for local employment and training.

Any proposal should not have an adverse impact upon the character and appearance of the locality or the amenity of adjoining properties.

Policy E2 – Loss of Employment Sites and Community Facilities

Loss of existing local employment sites and community facilities will only be supported where it can be demonstrated that the existing use is no longer viable or required and the premises/site/business has been actively marketed for at least 12 months at an appropriate market price.

Policy E3 – Use of Rural Buildings

The re-use, conversion and adaptation of permanent, structurally sound, rural buildings of substantial construction for small business, farm diversification, recreation or tourism will be supported subject to:

- The proposed use being appropriate to a rural location
- The conversion and/or adaptation works proposed respecting the local character of the surrounding buildings and local area

- The local highway network being capable of accommodating the traffic generated by the proposed new use and adequate car parking being provided within the site
- All applications for the change of use of agricultural buildings, including stables, within 4 years of the completion of the building must be accompanied by evidence that the building was used during that period for the intended agricultural use and that the proposed change of use will not generate the need for a replacement structure
- Compliance with other relevant policies in the plan

6. TRANSPORT AND INFRASTRUCTURE

Policy TP1 - Footpaths, Cycleways and Public Rights of Way

- a) Working with local and national associations proposals to ensure that existing footpaths and bridleways are well maintained and signposted and that new footpaths are created and officially designated will be supported
- b) The character of existing public rights of way (PROW) must be protected in terms of safety, directness, attractiveness and convenience. No obstructions to PROW should be introduced and any amendments should follow the guidelines in the relevant National Policy
- c) Bridleways for horse riders should be protected
- d) Proposals should seek, where possible, to create cycle paths so as to provide safe and effective routes across and through the plan area. New and existing cycle tracks should be linked with the National Cycle Network
- e) As part of any development proposals financial contributions or direct provision of new infrastructure will be sought to secure improvements to rights of way and other links within the plan area
- f) Improvements to the existing public footpath cycleway and bridleway network in the plan area will be supported. The construction and appearance of new paths, tracks or links must be appropriate to the area, suitable for the intensity of use and sensitive to the character of the locality
- g) Routes should aim to keep crossings and changes in level to a minimum and cycle routes should avoid unnecessary gradients. Routes should normally be accessible for those with wheelchairs, frames, buggies or other mobility aids

Policy TP2 - Traffic Congestion

- a) All significant proposed developments will be supported by a Transport Assessment (TA) which must demonstrate predicted levels of generated traffic and the impacts of this on key roads and junctions within the Parish
- b) In the event that the TA shows a predicted increase in congestion or average journey times on those routes that exceeds 5%, or such other figure designated by the Highway Authority, mitigating works shall be identified and implemented to bring predicted journey times back to predevelopment levels unless it can be demonstrated that it is not viable following an assessment of the options and viability or other means
- c) Travel plans will be required for all major (significant) developments in accordance with the policies in the Local Plan and other policies in this plan
- d) Any new development should not add to the number and size of HGV's using the existing highway network within the Parish
- e) Car parking provision on all new developments should be sufficient to accommodate all the vehicles within the site that will be associated with the proposed use

Policy TP3 - Improving Air Quality

To protect air quality where it is of a high standard and improve it elsewhere, in Wistaston development proposals will only be supported provided:

- They comply with the requirements of Policy SE12 of the Cheshire East Local Plan
- They demonstrate that their traffic impacts will not decrease air quality in the Wistaston Neighbourhood Plan Area
- Implement and support actions that make a positive contribution to improving air quality, such as by encouraging increased take-up of sustainable transport
- Integrate with existing policies for spatial and transport planning to reduce travel demand and open up possibilities for walking and cycling

In addressing these requirements, proposals should provide evidence across the spectrum of pollutants, including oxides of sulphur and nitrogen, and particulates such as PM10. These should be measured by an independent organisation at key points determined by the Parish Council and include key road junctions and areas adjacent to premises such as schools, children's nurseries and health facilities, with measurements

taken at times agreed with the Council. Any impacts should take into consideration:

- The probability, duration, frequency and reversibility of effects
- The cumulative nature of effects
- The fact that some individuals (particularly the young and those with respiratory disorders or genetic predisposition) may be susceptible to lower levels of pollutants
- The trans-boundary nature effects
- The magnitude and special effect of the effects (geographical area and population size)
- The value and vulnerability of the area affected:
 - Special natural characteristics or cultural heritage
 - Intensive land use
 - Exceeds environmental quality standards or limits
- The effect on areas or landscapes which have national protection status
- The effect of all other developments that have been approved, even if these have not yet been completed

Policy TP4 - Walkable Neighbourhoods

- a) The concept of 'walkable neighbourhoods' should be used in justifying the layout of new development and the location of new community facilities
- b) Ideally all new developments should be within 15 minutes' walk of local facilities, to enable residents to access these facilities and services, to support those services and reduce the need for travel by car

Policy TP5 - Bus services

- a) Significant new developments should normally be served by a regular bus service to Crewe and Nantwich. Where existing routes do not already serve the proposed development area, new development may be expected to fund an expanded service. Developers will provide through a planning obligation such subsidy or otherwise as is necessary to ensure that the service runs for a period commencing and ending at points to be agreed with Cheshire East
- b) Bus stops provided in connection with (a) above shall be of an appropriate design and shall be 'all weather' ideally providing real time information

Policy TP6 - Cycle parking

The provision of secure and covered cycle parking facilities in all new housing developments and on existing and new employment developments will be encouraged.

Policy TP7 - Identification of underground utility assets

The design, type and/or location of any new development; (its hardstandings, landscaping, boundary walls etc.) should have consideration for their impact on underground utilities infrastructure assets, their on-going protection, operation and future maintenance.

7. COMMUNITY

Policy C1 - Services for the elderly, disabled and for mental health

Proposals to provide facilities for and or improved specialist care for the elderly, the physically and learning disabled and mental health services will be supported and encouraged.

Policy C2 - Provide for the sports needs of residents

- a) Contributions towards existing outdoor sports facilities will be encouraged in accordance with Cheshire East Council's sporting strategy
- b) The mix of facilities will be determined in consultation with Cheshire East Council, the Parish Council and local sports clubs and other stakeholders
- c) Any developments for new or enhanced sports facilities must be inclusive (i.e. suitable for residents with disabilities) be accompanied by car parking and sites which are easily accessible by public transport, walking and cycling will be supported

Policy C3 - Community Facilities

1. Proposals that result in the loss of use, buildings or land for public or community use will not be supported
2. Proposals that retain or enhance the provision, quality and accessibility of existing uses, buildings or land for public or community use will be supported, where they do not conflict with other policies in the plan

3. Proposals for new uses, buildings or land for public or community use should be in suitable locations, served by a choice of sustainable transport options; should be of an appropriate scale and flexible design to enable multiple uses throughout the day
4. Facilities should be accessible to all and take account of existing provision in the Parish

Policy C4 - Existing and New Facilities

The retention, continued use, refurbishment and improvement of all the community buildings and their associated uses together with the shops and public houses will be supported. The relocation of services or facilities within the plan area will be supported where it can be demonstrated that there will be no loss but there will be an equal level or greater level of service and accessibility for the community.

The loss of the shops, public houses and other community infrastructure from the plan area will be resisted unless it can be demonstrated that the existing uses have been marketed for at least 12 months and any replacement use will provide equal or greater benefits to the community, including benefits through contributions on other sites within the area.

Proposals for the provision of new community facilities will be supported provided that the proposals would not have significant harmful impacts on the amenities of residents or on other neighbouring uses.

Policy C5 - Contributions to Community Infrastructure

All new development will be expected to address the impacts and benefits it will have on the community infrastructure and how any impacts can be mitigated.

Financial contributions paid direct to the local community as a result of New Homes Bonus, Section 106 contributions or any CIL proposals will be pooled to deliver priorities identified in the Neighbourhood Delivery Plan.

The provision of community infrastructure by developers in lieu of financial contributions will be supported where such community infrastructure projects are identified in the Neighbourhood Delivery Plan.

Policy C6 - Communications Infrastructure

Proposals which seek the expansion of electronics communication networks and high speed broadband along with improvements to connectivity will be supported where the applicant has fully explored the

opportunities to erect apparatus on existing buildings, masts or other structures; where the numbers of radio and telecommunication masts are kept to a minimum consistent with the efficient operation of the network; and where the development has been sited and designed to minimise the impacts on the character and appearance of the area.

Applications for residential development must contain a 'Connectivity Statement' and will provide for suitable ducting to enable more than one service provider to provide a fibre connection to individual properties from connection chambers located on the public highway, or some alternative connection point available to different service providers.