

Goudhurst Neighbourhood Plan Policy Summary

This section provides a list of the policies detailed within the GNP. The summary provides the full policy with a outline of the rationale and the objective and intent of the policy

#	Policy	Intent
Landscape Policies		
L1	<p>Development within the AONB</p> <p>Proposals for development in the AONB should, where appropriate, make a positive contribution to the objectives of the High Weald Area of Outstanding Natural Beauty Management Plan and any subsequent updates thereto.</p>	<p>Policy Objective: <i>To ensure any development in the AONB meets HWAONB objectives</i></p> <p>The High Weald AONB Management Plan¹ sets out long-term objectives for conserving this nationally important landscape and the local authorities’ ambitions for how the High Weald will be managed over the next five years.</p> <p>This Neighbourhood Plan adopts the HWAONB management plan and supports the production and regular revision of the High Weald AONB Management Plan and its use in planning decisions.</p>
L2	<p>Development Outside the AONB</p> <p>Where development is proposed outside of the AONB it must not harm or detract from the environment, character and landscape setting of the AONB.</p>	<p>Policy Objective: <i>To ensure any development in the AONB meets HWAONB objectives</i></p> <p>Areas in the Parish outside the AONB are important to the setting and ‘experience’ of the AONB.</p>
L3	<p>Retain the Profile of our Hilltop Villages</p> <p>Development should preserve and enhance the profiles of the three hilltop settlements (Goudhurst, Kilndown and Curtisden Green), as seen from the surrounding countryside.</p>	<p>Policy Objective: <i>To conserve the hilltop profiles of our settlements</i></p> <p>Our settlements have settings which are increasingly rare and of recognised international importance . Our intent is that the valued features and qualities of the landscape should be conserved and enhanced through:</p> <ol style="list-style-type: none"> 1) Retaining the rural, working agricultural character of the area. Development has the potential to erode this essential rural character. 2) Protecting the traditional form of our communities as hilltop villages and restricting further spread, either down the slopes or along the ridge top. 3) Ensuring new development and alterations, including boundary treatments, are in keeping with the local character. 4) Protecting the landscape setting with its unimproved pastures and orchards. Preventing the incremental removal of hedgerows and wooded boundaries
L4	<p>Conserve Landscape and Heritage Assets</p> <p>Development must conserve the historic landscape of the Parish and the settings of its heritage assets.</p>	<p>Policy Objective:</p> <p>Development should conserve and enhances the heritage assets of the Parish and their setting.</p>

		<p>The character of our landscape needs to be conserved. Hedgerows, in particular, are an integral part of the Parish landscape and very often carry historic significance where they denote medieval field patterns. Historic Farmsteads are still visible in the landscape. National character profiling encourages new developments to follow the designs prevalent in the area, using locally sourced materials. We will adhere to the HWAONB design guidance.</p>
L5	<p>Retention of the Gap between Goudhurst LBDs</p> <p>Development proposals must maintain the separate identity and character of the two Goudhurst settlements and avoid their coalescence or the erosion of the undeveloped gap.</p>	<p>Policy Objective: <i>Preserve the gap between the two Goudhurst LBDs</i></p> <p>The sense of open space and the views from this area on the ridge are very important and should be preserved (see Policy L10 and Views Assessment document). The 2006 TWBC Local Plan identifies this gap as important to the character of the Parish and this position is retained in the new Local Plan.</p>
L6	<p>Biodiversity</p> <p>All development must contribute to a net gain in biodiversity. Development that would result in a loss of biodiversity will only be considered where proposals:</p> <ol style="list-style-type: none"> 1. mitigate that loss; or, where that is not possible, 2. compensate for that loss 	<p>Policy Objective: <i>Development must enhance biodiversity in our Parish</i></p> <p>In simple terms we wish to avoid the loss of biodiversity. If such loss cannot be avoided, then the loss needs to be mitigated. If mitigation cannot be put in place, then we will seek compensation to ensure a net gain in biodiversity.</p> <p>Enhancing the level of biodiversity in our Parish can vary from the provision of bird and bat boxes on a building to, on larger schemes, the creation of significant new areas of habitat or nature reserves.</p>
L7	<p>Trees</p> <p>Development that undermines the future health of, or results in the loss of, ancient woodland, protected trees and veteran trees will not be permitted. Proposals shall be accompanied by a tree survey that establishes the health and expected longevity of any affected trees.</p>	<p>Policy Objective: <i>To retain our existing trees and woodland and ensure development does not damage our trees</i></p> <p>Proposals shall retain ancient woodland, protected trees and veteran trees of arboricultural and amenity value. If a loss of trees could be justified for arboricultural reasons, suitable replacements will be sought. Our Parish has 27% of its area as ancient woodland and this is important to its character. The HWAONB objective is to further prevent loss of ancient woodland from the 2004 baseline.</p>
L8	<p>Protection of the Rural Landscape at Night ('Nightscape')</p> <p>All proposals for alterations, extensions and new development will be considered in terms of the appearance of lighting and reflectivity in the 'nightscape', with particular attention paid to the position and proportions of windows and other glazed areas. Inappropriate glazing leading to an incongruous appearance in the setting of the historic rural nightscape should be avoided.</p> <p>New development schemes should be supported by a proportionate external lighting scheme (excluding those on an existing dwelling house) including temporary lighting and lighting of sports facilities. The impact of all external lighting should be minimised in terms of direction, power, colour and duration. A lighting plan submitted with the proposal should set out how this is to be achieved.</p> <p>All lighting should be designed to minimise light spill.</p>	<p>Policy Objective:</p> <p>To protect the intrinsically dark rural landscape and dark skies ('nightscape')</p> <p>The landscape in Goudhurst means that houses are often built on exposed or elevated sites. In such development large windows can have significant impact on the level of light pollution when viewed from the surrounding area and beyond. This impact is highlighted in Design Policy D1.</p> <p>Our intent is to ensure that we do not change the character of our Parish. What will be important is understanding the safety issues associated with lighting which, in the countryside, are quite different from the urban environment.</p>

	All proposals for external lighting should demonstrate an essential purpose to the occupier or beneficial impact to the community and have regard to current policies and guidelines of the High Weald AONB and TWBC.	
L9	<p>Local Green Spaces</p> <p>Development that results in the loss or degradation of Local Green Spaces will be rejected unless there are exceptional circumstances.</p>	<p>Policy Objective: <i>To ensure we retain existing Local Green Spaces</i></p> <p>The Local Green Spaces identified in this plan are areas highlighted as deserving protection. Their designation is consistent with local planning for sustainable development. These spaces will continue to provide our community with its rural character and identity as well as provide.</p>
L10	<p>Views</p> <p>Development should conserve important views into, out of, and between the settlements from any area to which the public has access.</p>	<p>Policy Objective: <i>To retain the important views in our Parish</i></p> <p>We have sought to protect views within the Parish in order to conserve the overall landscape character. The visual impact of any development in the landscape is material when making planning decisions. Design considerations set out in policy D2 and the overall design criteria are intended to minimise any impact in these corridors.</p>
Community Policies		
C1	<p>Community Facilities</p> <p>Developments that incorporate proposals for improved or additional facilities within the Parish will, in general, be supported.</p>	<p>Policy Objective: <i>Improving and developing community facilities</i></p> <p>The facilities we have in the Parish help us retain a stable and sustainable community. Expanding the range and number of facilities on offer is a key objective in our plan</p>
C2	<p>Accessibility</p> <p>Developments that incorporate proposals to create or improve accessibility to facilities within the Parish for everyone, regardless of their age, ability or disability, will be supported. Development that adversely affects the above will be rejected.</p>	<p>Policy Objective: <i>Providing access for all to facilities</i></p> <p>Access for those with restricted mobility is available at some facilities within the Parish. However, many buildings in Goudhurst village are listed properties and this may make it difficult to adapt them to support the access requirements associated with new development.</p>
C3	<p>Developer Contribution</p> <p>The Parish Council will maintain a list of costed and documented projects that may be fully or partly funded by developer contributions (Section 106 agreements), where justified, arising from development. Such contributions to be used to:</p> <ol style="list-style-type: none"> 1. provide, or contribute to, the identified facilities on site; or 2. fund, or directly deliver, off-site facilities within the Parish. 	<p>Policy Objective: <i>Development should enhance our community</i></p> <p>The improvements that residents identified would help to further strengthen our sense of community, giving everyone better and safer access to existing facilities and any new ones that might be created. Road safety is a major concern for our community and any improvement measures that might become available through developer contributions would be welcomed.</p>
C4	<p>Assets of Value Within the Community</p> <p>Development proposals that will result in the total or partial loss of an actively (or recently) used asset or amenity that is of value to our community will not be supported.</p>	<p>Policy Objective: <i>To retain community assets for future generations</i></p> <p>Any loss of an asset or amenity of value within our Parish will diminish our community cohesion. The two smaller settlements, Kilndown and Curtisden Green, have already lost so much. We cannot allow this to happen also in Goudhurst village, as the whole Parish will suffer the consequences and a community will not exist in the same way for future generations.</p>

C5	<p>Broadband/Communications Infrastructure</p> <p>Development proposals that seek to expand the Electronic Communication Networks and high-speed broadband, along with improvements to connectivity, that benefit the Parish will be supported where:</p> <p>(i) the applicant has demonstrated that there are no opportunities to erect apparatus on existing buildings, masts or other structures; and</p> <p>(ii) the numbers of radio and telecommunication masts are kept to a minimum, consistent with the efficient operation of the network; and</p> <p>(iii) the development has been sited and designed to minimise the impact on the character and appearance of the AONB.</p>	<p>Policy Objective: <i>Improve community communications infrastructure</i></p> <p>Good internet and mobile phone connectivity is vital for businesses, existing or new, to enable them to conduct their work in a competitive manner. We support appropriate improvements to our communication infrastructure. Where a new development is being linked to high speed broadband, developer contributions might be mitigated by extending that connection to neighbouring, existing properties</p>
<p>Housing Policies</p>		
H1	<p>Housing Mix</p> <p>To support sustainable communities, and to reflect current and future local housing needs, all housing developments of more than 1 unit will, subject to viability considerations, be expected to provide a mix of dwellings that falls within the following ranges:</p> <p>A minimum of 40% to be a mix of 1 and 2 bed dwellings*</p> <p>A maximum of 15% to be 4+ bed dwellings*</p> <p>An alternative mix will only be permitted if a robust justification is provided to the satisfaction of the local planning authority that the scheme would reflect the most up-to-date housing needs evidence available.</p> <p>*Numbers should be rounded up to the nearest whole number.</p>	<p>Policy Objective: <i>To improve the balance of our housing stock by delivering smaller properties needed by the community</i></p> <p>Our intention is to improve the overall balance of housing across the Parish by delivering smaller homes thereby improving the overall sustainability of our community. We will seek agreement from developers to market new homes to existing residents before they are marketed more widely.</p>
H2	<p>Tenure Mix</p> <p>Proposals for development shall reflect local housing need and 25% of all dwellings must be provided as affordable homes in all developments delivering 4 to 8 dwellings.</p> <p>Where affordable homes cannot be delivered on a specific site, the alternative of a developer contribution to allow development on alternative sites within the Parish may be considered.</p>	<p>Policy Objective: <i>Deliver affordable properties improving the tenure mix on new development</i></p> <p>Developments in the Parish have been historically on a small scale (<6). Given most developments do not reach Borough or national levels it means the Parish will not deliver any new affordable housing. This policy is intended to provide some affordable housing in the Parish but defers to Borough policy when Borough levels are proposed.</p> <p>In addition to the market need for smaller properties, our plan seeks to ensure that affordable homes are provided that improve the age balance of the community.</p>
H3	<p>Allocating affordable Housing</p>	<p>Policy Objective: <i>To ensure the needs of local people are prioritised when allocating affordable housing built under this plan</i></p>

	<p>All new affordable housing in Goudhurst will be subject to a strong local connection requirement and subject to an agreement which will ensure that it remains as affordable housing for people with a strong local connection in perpetuity.</p> <p>Where nobody demonstrating a strong local connection, as defined in 8.5 above, applies for residence in such a dwelling, it may be offered to someone whose housing needs are not met by the market and who meets one of the criteria; and failing that to someone who meets two of the criteria in relation to another Parish within the TWBC area.</p>	<p>This plan intends that affordable housing is provided to those with a strong local connection but recognises that this may not always be possible. The provision of affordable housing is intended to be in perpetuity so that when a dwelling is vacated the same local connection criteria are used to identify new tenants. Our projects include the potential creation of a Community Land Trust (CLT) to provide the legal framework within which to manage affordable housing.</p>
<p>H4</p>	<p>Rural Exception Sites</p> <p>Proposals for the development of affordable housing schemes on appropriately located Rural Exception Sites will, in general, be supported.</p>	<p>Policy Objective: <i>Support, where possible, the delivery of rural exception sites</i></p> <p>The intent is to ensure that everyone in our community has the opportunity of living in a decent home which they can afford. To be considered appropriately located a site would be relatively small (meeting local need) and generally located to the edge of an existing village. Policy H3, which covers the allocation of any affordable housing, will apply to homes delivered under this policy.</p>
<p>H5</p>	<p>Replacing or combining Existing Dwellings</p> <p>Outside the Limits of Built Development, the replacement of an existing dwelling by another dwelling within the same residential curtilage will be permitted where the scale, form, height, massing, including relationship with the site boundaries, of the replacement dwelling is compatible with its rural location and the surrounding form of development.</p>	<p>Policy Objective: <i>To encourage net gain in our housing stock</i></p> <p>This policy is not intended to prevent the replacement of a dwelling but seeks to ensure that any replacement does not change the character of the local area, particularly the relationship between the building and the plot and neighbouring dwellings as well as the height, mass and scale in relation to other buildings.</p>
<p>H6</p>	<p>Conversion of Existing Buildings</p> <p>Development proposals for the conversion of existing buildings to alternative uses will generally be supported provided:</p> <ol style="list-style-type: none"> 1. The proposed conversion will not materially or adversely affect the character and amenities of the surrounding area or the building itself; and 2. It does not result in the loss of a village amenity <p>Proposals for the conversion of buildings to residential use will need to be compatible with other relevant policies and the above criteria.</p>	<p>Policy Objective: <i>Re-purpose existing buildings to provide new housing or business premises</i></p> <p>There are some large sites in the Parish where conversion to flats and apartments or new commercial uses would ensure improved land-use or enable the retention of character buildings. Two such brownfield sites may come forward during the life of this plan.</p>
<p>Business Polices</p>		
<p>B1</p>	<p>New Business Space</p> <p>Planning permission for new business space and tourism facilities will be supported in the following circumstances:</p> <ol style="list-style-type: none"> 1. Change of use of a rural building to business or tourist use, 2. A new building for business or tourist uses, 	<p>Policy Objective: <i>Support the development of new business space to improve the Parish</i></p> <p>We are a changing community and society and we need to ensure our community can accommodate changes in working practices and support new local services and enterprise. It is also important that we can support existing businesses so they stay viable and remain within our community.</p>

	<p>3. A proportionate extension to an existing building for business or tourist use that is on a scale appropriate to the settlement or the open countryside.</p>	
<p>B2</p>	<p>Retention of Business Premises</p> <p>Support will be given to the retention of retail Shops (A1) against any proposals for redevelopment or change of use.</p> <p>For all business premises, the change of use to other employment, commercial or business uses, or the extension of, buildings in employment, commercial or business uses will be supported.</p> <p>Planning applications that result in the loss of retail (Use Class A1), services (Use Classes A2-A5), commercial (Use Classes B1 (excluding B1a Office) B2 and B8), or hotel/bed and breakfast (Class C1) uses (excluding premises that are also dwellings) will not be supported unless it can be demonstrated by:</p> <p>I. At least two independent valuation reports provided by suitably qualified professionals; and</p> <p>II. a public active marketing campaign for a continuous period of at least eighteen months that the premises cannot be sold or let on any basis for either reoccupation or redevelopment for employment generating uses.</p>	<p>Policy Objective: <i>Retaining business and commercial premises, particularly shops, are important to our community</i></p> <p>The policy objective is to retain retail premises within our communities and also retain other business premises which provide local employment and/or local services to all members of our community.</p>
<p>B3</p>	<p>Adapting Existing Buildings for Live/Work</p> <p>Conversion of properties for live/work should generally be supported but restrictions on future use may be placed on the property. Planning permission for office or light industrial uses will be considered for:</p> <ol style="list-style-type: none"> 1. the use of part of a building 2. small-scale free-standing buildings within its curtilage 3. extensions to the building, or conversion of outbuildings <p>In all cases permission will be granted provided that:</p> <ol style="list-style-type: none"> a) all work activities are carried out in the main by the occupants of the dwelling, and b) additional buildings, extensions or conversions should not detract from the quality and character of the building to which they are subservient by reason of height, scale, massing, location or the facing materials used in their construction, and c) the employment element does not adversely impact upon road safety or substantially increase traffic volume, and 	<p>Policy Objective: <i>Small extensions, adaptations and new buildings for work will be permitted provided they do not disrupt neighbours</i></p> <p>Many residents spend at least part of the week working from home (we have three times the national average of home workers) and this is likely to increase with improvements in the communications infrastructure sought elsewhere in this plan. In addition, we have almost twice the national average of self-employed workers. Our residents survey also identified nearly 200 people running businesses from home.</p>

d) adequate parking can be provided.

Design Policies

D1 Design Considerations

All proposals for development must achieve a high quality of design and demonstrate how they complement local vernacular, distinctiveness and the aesthetic qualities of traditional rural settlements and buildings found in the Kent High Weald AONB, in particular by:

- a) respecting/complementing in scale, massing and form the character of existing buildings in the locality;
- b) respecting established building lines and arrangements of rooflines (including chimneys), front gardens, and boundary treatments
- c) using good quality materials that complement the existing palette of materials and fall within the High Weald colour palette;
- d) meeting the requirements of 'Secure by Design' to minimise the likelihood and fear of crime;
- e) adopting innovation to achieve sustainable low carbon energy design, in particular the integration of renewable energy technologies;
- f) address water stress and reduce water usage within new properties including through the re-use of rain and grey water;
- g) providing sufficient external amenity space, refuse and recycling storage and car and bicycle parking to ensure a high quality and well managed streetscape;
- h) on plot parking should be screened from the road and/or sensitively located and care should be taken when designing hard standing areas;
- i) driveways should be a fully permeable surface;
- j) providing access for people with restricted mobility.
- k) new development should enhance local ecology by creating new or expanding existing habitat and natural areas within or close to development sites and by incorporating bird and bat boxes/bricks into new buildings.
- l) proposals should be accompanied by an integral landscaping scheme (for both soft and hard landscaping) to enhance the natural and local environment/AONB.
- m) where development is in an exposed or elevated site then the design should minimise the impact on the nightscape of light pollution whether from internal or external light sources.
- n) Support outstanding or innovative design

Policy Objective: All development must achieve high quality of design and complement the character of existing local buildings

The density of housing in the Parish has evolved over many centuries. In general, density within villages is higher than in the open countryside. This is a pattern we would expect to retain.

The variety of housing layouts contributes to the sense of 'jumble' that is important to residents. The intricate pattern of roads, paths, alleyways, the built form and open space, together create the character which we wish to preserve. Maintaining the irregular relationship between properties and of developments to the surrounding landscape is important.

	<p>o) Provide a connectivity statement detailing connection to electronic communications network/high speed broadband.</p> <p>Applications proposing development contrary to the above will not be supported.</p>	
<p>D2</p>	<p>Boundary Treatments</p> <p>New development should include the use of appropriate boundary treatments of hedges of native species</p>	<p>Policy Objective: <i>Boundaries and planting should be in keeping with the surroundings.</i></p> <p>Hedgerows have been an important feature in defining our landscape and are important to maintaining our landscape for future generations. Hedges will be preferred over fencing or other boundary treatments. Outside the settlements hedges make the most appropriate boundary (screening, security etc.) and native species of planting, such as a traditional mixed hedge of hawthorn, field maple, beech, and hornbeam should be used and may include trees such as oak, cherry or ash. In urban areas other traditional urban hedging (privet, box etc.) may be used as boundary hedges</p> <p>Intrusive fences and ornate gates with imposing pillars are to be avoided. If fencing is to be used then post and rail or low wooden fencing and green hedging should be used. High or close-board fencing in frontages will also be discouraged in favour of softer treatments.</p>
<p>D3</p>	<p>Climate Change</p> <p>All new development should seek to achieve high standards of sustainability and, in particular, demonstrate in proposals how design, construction and operation will:</p> <ol style="list-style-type: none"> 1. reduce the use of fossil fuels 2. promote the efficient use of natural resources, the re-use and recycling of resources, and the production and consumption of renewable energy 3. adopt and facilitate the flexible development of low and zero carbon energy through a range of technologies 4. adopt best practice in sustainable urban drainage 	<p>Policy Objective: <i>Development must promote the efficient use of all natural resources, including water</i></p> <p>Homes that are resilient to climate change and are cheaper to run will be encouraged, but design must remain sensitive to the local character. 25% of residents would like to see green energy included in new development.</p>
<p>D4</p>	<p>Inside Conservation Areas</p> <p>In addition to policy D1, proposals for development in a conservation area should conserve or enhance the special character of the area and be designed to respond to existing scale, height, form and massing, respecting the traditional pattern of frontages, vertical or horizontal emphasis of the immediate area.</p> <p>Redevelopment which involves the demolition of an existing building (or part thereof) within a conservation area will be permitted only where the alternative development preserves or enhances the character or appearance of the conservation area.</p> <p>All applications for development within our conservation areas must be accompanied by a positive Heritage Assessment, and a detailed Design and Access statement (where required) showing how the proposal complies with the expectations in this policy.</p>	<p>Policy Objective: <i>We will resist the demolition of buildings in the conservation areas</i></p> <p>Beyond the conservation areas, where more specific protections may not be available, it remains a key priority for residents of the Parish that development should be sympathetic with the historical and traditional landscape, should not change the profile of the hilltop settlements and should maintain views from those settlements (see Policy L10 and Views Assessment document). The policy below further enhances the general requirements set out in policies D1 to D3.</p>

D5	Outside of the Conservation Areas Development must be designed to: <ol style="list-style-type: none"> 1. avoid harm to the significance of any heritage asset 2. have regard to scale, height, massing, alignment and the use of appropriate materials 3. retain the spaces between and the grouping of all existing buildings and the elements of the landscape which form their setting. 	Policy Objective: <i>All development must respect the heritage and landscape setting</i> it remains a key priority for residents of the Parish that development should be sympathetic with the historical and traditional landscape, should not change the profile of the hilltop settlements and should maintain views from those settlements (see Policy L10 and Views Assessment document). The policy further enhances the general requirements set out in policies D1 to D3.
D6	Extensions Extensions to buildings – whether individually or cumulatively - must: <ol style="list-style-type: none"> 1. respect the overall design, size, appearance, scale, height and mass of the host dwelling and remain visually and functionally subservient to it; 2. use external facing materials which complement the materials of the host dwelling; 3. ensure no significant and adverse impact on the amenity of neighbouring residents; and 4. ensure the effects of any significant increased run-off from rainwater arising from any additional hard surfaced area created by the extension can be adequately mitigated. 	Policy Objective: <i>Extensions must complement the character of the main dwelling and of the surrounding area</i> It is important to us that smaller homes are not lost due to large or inappropriate extensions.
D7	Parking in New Development Proposals for new homes in or adjoining the Goudhurst conservation area must provide for one off-street parking space within the development site for each bedroom.	Policy Objective: <i>All new development must provide sufficient parking</i> In Goudhurst village businesses are dependent to a great extent on passing trade and a loss of parking, preventing vehicles from stopping, would impact on the viability of our community facilities. By requiring adequate parking in all new developments, we will not increase the pressure on existing on and off-street parking within the village.
Transport Policies		
T1	Safe Access and Sustainable Transport Housing proposals should: <ol style="list-style-type: none"> I. incorporate measures to facilitate the safe access for children to Goudhurst and Kilndown CE Primary School, pre-school sites and secondary school pick-up points on foot, by bicycle, school bus or car; II. integrate with existing or proposed footpaths, footways and cycle routes, ensuring that residents can walk or cycle safely to schools, shops, green spaces and other Parish facilities; III. facilitate access to public transport, thereby minimising the need for car use; and IV. retain or improve existing footpaths and footways. 	Policy Objective: <i>Improving road safety and facilitating safe walking, cycling and riding</i> Our intent is to improve the safety of vulnerable road users and minimize the need for car use within the Parish. This includes retaining existing footpaths, footways and cycle routes and extending them to link with any development, thus facilitating safer access of pedestrians and cyclist to Parish facilities.

	Development that would result in the loss of existing footpaths and footways will be supported only if a suitable replacement or alternative route can be provided.	
T2	<p>Traffic Mitigation</p> <p>Development that may adversely impact on road safety or traffic volume within the Parish will be supported only if that impact can be mitigated.</p> <p>Mitigation can be secured by design, developer contributions or other measures agreed with the Parish Council, the Borough Council and the Highways Authority.</p> <p>Traffic impact includes adverse road safety conditions, congestion and pollution on both the main roads and rural lanes.</p>	<p>Policy Objective: <i>Development will bring more traffic but mitigation of the impact can be managed</i></p> <p>Although we accept there will be development in the Parish, it is important that the impact of traffic does not exacerbate the problems we see within our community. Smaller development proposals should be supported by a Traffic Statement; larger developments (more than 5 dwellings) should be supported by a Transport Assessment. We are attempting, through Parish projects P2, to address traffic, parking and road safety.</p>