

Draft Policies for Facilities and Services, Economy and Transport

OBJECTIVE A: DEVELOP AND EXPAND EXISTING FACILITIES IN A SUSTAINABLE MANNER, MAKING BETTER USE OF GREEN SPACES AND PROTECTING ASSETS OF COMMUNITY VALUE

POLICY 1 ASSETS OF COMMUNITY VALUE

The following facilities have been identified as valued by the community: Thundridge Village Hall, High Cross Village Hall, High Cross Shop and Garage, Thundridge Village Stores, The Feathers Inn, Thundridge Sports Field, and are shown on the Policies Map.

Applications will be made by Thundridge Parish Council to list appropriate facilities as Assets of Community Value through the Community Right to Bid (in accordance with the Assets of Community Value (England) Regulations 2012 (as amended)).

All Assets of Community Value listed by East Herts Council or facilities identified as a community assets above, will be retained in community use and their loss will not be permitted unless they are:

- I. no longer needed or
- II. no longer viable or
- III. to be replaced by equivalent or better facilities as part of a development proposal.

POLICY 2 IMPROVEMENTS TO COMMUNITY AND RECREATION FACILITIES

Proposals to improve, expand, or provide new community and recreation facilities will be supported provided they fulfil the needs of existing and future residents of the Parish and provided any adverse impacts would not outweigh the benefits.

Proposals to alter Wodson Pavilion to improve community facilities will be permitted provided they comply with other policies in this plan.

[Note: For Action Plan – to negotiate for public use of private land]

OBJECTIVE B: ENCOURAGE TOURISM AND VISITORS TO THE PARISH'S MANY HISTORICALLY IMPORTANT SITES OF INTEREST

[Notes: See Action Plan about promoting historically important sites to encourage visitors to the Parish and as a result support existing shops and pubs]

OBJECTIVE C: MAINTAIN EXISTING BUSINESSES BY PROVIDING WHAT THEY NEED TO STAY WITHIN THE PARISH

OBJECTIVE D: PROVIDE BETTER CAR PARKING FACILITIES TO REDUCE THE AMOUNT OF ON-STREET PARKING THROUGHOUT THUNDRIDGE, WADESMILL AND HIGH CROSS

POLICY 3 EXISTING BUSINESSES

Proposals to support the retention of existing businesses will be considered favourably provided that they do not conflict with other policies in this plan. Such proposals may include the provision of off-street parking for customers, covered and secure cycle parking facilities for employees and sustainable energy schemes.

Draft Policies for Facilities and Services, Economy and Transport

POLICY 4 NEW BUSINESS SPACE

Applications for new business space will be supported provided they are:

- i. On an existing employment site where the infrastructure is sufficient to support expansion without impacting on the surrounding area or its residents (e.g. no car parking overspill) or
- ii. Part of a new housing development providing Live/Work units or
- iii. In an existing farm complex, provided it is
 - a. of a scale and type appropriate to the operation of the farm and its rural setting and
 - b. is either an ancillary agricultural use or the development supports the viability of the farm business.

POLICY 5 HOME WORKING

Proposals to allow change of use of part of a dwelling, ancillary extensions, conversion of outbuildings or small freestanding buildings, within the residential curtilage, to support home working will be supported provided that all of the following criteria are satisfied:

- i. If the proposal includes the loss of garage space sufficient off-road parking is retained comparative to the number of bedrooms (see parking policy)
- ii. The use is primarily for occupants of the dwelling (as described in the supporting text above)
- iii. There are no adverse impacts on neighbours
- iv. All materials and the height, scale, massing and location of the development does not detract from the quality and character of other buildings on the site.

POLICY 6 INFRASTRUCTURE

Provision of new infrastructure, such as high speed broadband and mobile networks, to service existing and new businesses will be supported provided that:

- i. Infrastructure is fully integrated into the design of future development proposals; and
- ii. Where new masts or structures are required, they should be sympathetic to their surroundings.

OBJECTIVE F: TO MANAGE THE EFFECTS OF INCREASED TRAFFIC THROUGH THE PARISH AND ENCOURAGE THE PROVISION OF SUSTAINABLE TRANSPORT

[Note: Refer to policy on use of S106 contributions in Implementation Chapter and include schemes and proposals in Action Plan e.g. for Public Transport improvements]