

# Semington Parish Council

## Development Protocols



This resolution was passed at the Semington Parish Council meeting on March 16<sup>th</sup> 2022.

The Council **resolved** to reconfirm its resolution at the meeting on February 16<sup>th</sup> 2022 not to support any further housing developments in Semington before further village consultations through the development and realisation of the Neighbourhood Plan after which it would re-examine this resolution. It noted that the recent rural housing needs survey showed little demand for either affordable or market housing in the village. The Council noted that when re-examining the resolution, there would be a strong case for being pro-active in setting standards that the Council should like to see any such development meet before being able to support it. The Council therefore **resolved** to adopt the following standards, to use them in any discussions with prospective developers, and to commend them to the neighbourhood planning steering group.

The development:

- comprises fewer than 10 properties so as to avoid sudden large increases to the size of the village size and hence to its character
- does not further encroach the boundaries of the village into the green buffer zone between here and neighbourhood settlements
- brings properties that primarily meet the needs of existing villagers and those with a local connection looking to move to the village
- is above current building regulations to be fully carbon neutral, including construction materials and ongoing useage
- includes electric car charging facilities for every dwelling, and also for visitors
- provides significant additional tangible benefits to the village that enhances its actively rural character and natural surroundings
- brings higher net biodiversity gain than the minimum 10% required by the 2021 Environment Act in addition to active support for existing wildlife populations
- includes upgrades to the sewerage system and flood amelioration given the downstream challenges of the Bristol Avon
- has full fibre broadband provision for every property