

General Principles for Development Policies

G1

In accordance with the principles of sustainable development, priority will be given to ensuring that development proposals:

- (i) achieve an overall pattern of land uses which reduce the need to travel and support increased use of public transport, cycling and walking;
- (ii) promote the vitality and viability of local communities;
- (iii) conserve both the natural environment and cultural heritage of the District; and
- (iv) make effective use of land in urban areas, particularly on previously developed sites.

General Criteria for Development

G2

New development will be considered against the following criteria:

- (i) a satisfactory means of access and turning space within the site, where appropriate, together with parking in accordance with the guidance at Appendices V and VI of the Local Plan;
- (ii) avoidance of placing an undue burden on existing or proposed services and facilities, the existing or proposed local road network or other infrastructure;
- (iii) a minimum loss of disturbance to forestry land and the best and most versatile agricultural land, and avoid the severance of holdings;
- (iv) respect for existing beneficial landscape, ecological, archaeological or architectural features and include measures for the enhancement of such features and the landscaping of the site where appropriate;
- (v) avoidance of the loss of important open areas, a gap in a frontage or natural or built features (such as trees, hedges or other habitats, wall, fences and banks), which it is desirable to retain;
- (vi) avoidance of unduly disturbing, interfering, conflicting with or overlooking adjoining dwellings or uses to the detriment of existing occupiers;
- (vii) avoidance of locations which are liable to environmental problems due to their proximity to incompatible development;
- (viii) avoidance of detriment to public health or pollution to the environment by the emission of excessive noise, light intrusion, smoke, fumes, effluent or vibration; and incorporation of energy efficient design through building design, layout and orientation.

The Water Environment

G3

Development will not be permitted which would increase the requirement for water unless adequate resources already exist, or will be provided in time to serve the development, and without detriment to existing abstractions, water environment, both quality and quantity, fisheries, amenity or to nature conservation.

G4

Development will not be permitted if:

- (i) it would be at risk itself from flooding;
- (ii) it would increase the risk of flooding:

- by reducing the capacity of, or increasing flows within, a flood plain; or
- through the discharge of additional surface water; or
- by harming flood defences.

G5

Development requiring water services will only be permitted where adequate water supplies, drainage, sewerage and sewage treatment facilities are available or where suitable arrangements are made for their provision. In sewered areas new development will be expected to connect to main drainage. New sewers will be expected to be constructed to a standard adoptable by the appropriate water company.

G6

Where locations or ground conditions are unsuitable for soakaway disposal, source control techniques also known as Sustainable Drainage Systems (SuDS) should be employed.

G7

Development which would result in the regular occupation of premises will not be permitted within the Development Restraint Areas shown on the proposals map.

G8

In Groundwater Source Protection Areas, the Local Planning Authority will seek to ensure that development respects the need to protect water resources.

Planning Obligations

G9

Where as a direct consequence of a proposed development, additional infrastructure or facilities are required within a development site, the Local Planning Authority will seek to negotiate with the developer to secure an appropriate level of provision. Equally, contributions towards off-site infrastructure, education provision and other facilities, or measures to

assist public transport, cyclists or pedestrians will also be sought where needed.

Planning permission will be refused for any proposal that does not make satisfactory provision for infrastructure or facilities which are directly required and necessary for the development to go ahead.

Enabling Development

G10

Proposals involving enabling development will be considered favourably only in exceptional circumstances where the following criteria are met;

- (i) the proposal to be subsidised by the proposed enabling development (the principal development) is clearly identified, and is desirable in, and significant to, the national interest;
- (ii) the scale of the proposed enabling development does not exceed what is necessary to support the principal development;
- (iii) the scale of the proposed enabling development does not constitute a major departure from the policies of this Local Plan;
- (iv) the fabric and setting of any listed buildings are protected; and
- (v) new work respects the character of the existing building or area in terms of scale, design and materials.

Planning permissions granted pursuant to this policy will only follow the making of a legal agreement under Section 106 of the Town and Country Planning Act 1990 to ensure that the proposal to be subsidised by the enabling development is carried out within an acceptable period following the implementation of the whole part (as appropriate) of the enabling development itself.

Advertisements

G11

A sign or advertisement will be permitted provided that:

- i. it is appropriate in size, colour, materials, lettering and height to its surroundings; and
- ii. it will not detract from the visual amenity of the area or have an unacceptable effect on the local landscape.

Ministry of Defence Land

G12

Where Ministry of Defence establishments are situated within or adjacent to a settlement, or form a recognisable built-up area in their own right, the Local Planning Authority will not object to new defence related

development within or adjoining the existing MOD site boundaries where the development would be in accordance with the policies of this Local Plan.

G13

Where buildings and land in Ministry of Defence Establishments within or adjacent to settlements are declared surplus to requirements, planning permission for their re-use for civilian uses will be granted permission where the development accords with the policies of this Local Plan.

Surplus MOD land in the countryside will be expected to remain undeveloped. Permission for proposals involving the re-use of surplus MOD buildings in the countryside will only be granted where they meet needs that are not capable of being accommodated at settlements and where the development accords with the policies of this Local Plan.