

Delivery Policies

- 4.25 These policies add detail to the interpretation and application of the Plan's development strategy and core policies.

Residential development within urban areas, defined settlements and on strategic development sites

Delivery Policy HC1

Meeting small-scale housing need within defined settlements

Within defined settlement development limits, permission will be granted for residential development or redevelopment, providing all the following criteria are met:

1. the proposed housing is of a scale, density, layout and design that is compatible with the character, appearance and amenity of the part of the settlement in which it would be located and the density proposed is at as high a level as is acceptable, in terms of townscape, street scene and amenity
2. where appropriate schemes should include a variety of dwelling types and sizes, which meet identified local needs
3. on edge of settlement sites, the proposal would not appear as an intrusion into the countryside and would retain a sense of transition between the open countryside and the existing settlement's core
4. it would not cause the loss of, or damage to, any open space which is important to the character of the settlement
5. it would not result in the loss of locally valued habitat which supports wildlife
6. any natural or built features on the site that are worthy of retention are incorporated into the scheme
7. an appropriate area of private amenity space is provided for the occupiers of each dwelling house. Where other types of residential

accommodation are proposed, an appropriate level of amenity space to serve the scheme as a whole is provided

8. it is not subject to any other over-riding environmental or other material planning constraint
9. have a layout, access and parking appropriate to the site and its surroundings.

- 4.26 Defined settlement development limits are shown on the policies map. They are essential to the application of many of the Plan's policies and seek to achieve the following:-

- To direct development to appropriate and sustainable locations across the District;
- To protect the countryside from isolated and inappropriate development;
- To ensure that new development is sympathetic in scale and location to the form and character of our settlements; and
- To prevent the uncontrolled expansion of settlements and potential coalescence.

- 4.27 Good design and landscaping are essential to ensure that new development is successfully integrated into its local context. Good design and landscaping addresses social and environmental concerns as well as visual and functional ones.

- 4.28 More detailed information on materials used locally, the character of development across the District and broad design guidelines can be sourced currently from a variety of adopted documents such as the Residential Design Guide, Community or Parish Design Statements as well as in future Neighbourhood Plans. All will provide a context to any proposed development. These should be taken into account when designing developments to ensure that local characteristics are enhanced and local distinctiveness promoted through design. Design and Access Statements should indicate how relevant policy has been reflected in a proposed development.