General Development Principles

Introduction

3.1 This Local Plan sets out detailed policies and specific proposals for the development and use of land, and consequently will guide most planning decisions. This chapter highlights basic principles for development which proposals should meet and describes the use of development boundaries as a policy tool.

DEVELOPMENT CRITERIA

3.2 In making decisions on planning applications, the Council will consider the proposed development against the relevant policies and proposals put forward in this Plan. Whilst specific policies and proposals on various developments and land uses are put forward in the relevant chapters, there are a number of common principles for development which it is considered development proposals must meet in order to be acceptable. These are derived from Government guidance (through Planning Policy Guidance Notes and Circulars), from precedent and best practice.

3.3 In this regard the general planning criteria against which development proposals will be considered are contained in the following policies:

- layout and design (Policy EN27)
- landscaping (Policy EN14)
- traffic, access and public transport (Policy TR3)
- car parking (Policy TR16)
- disabled access (Policy EN28)
- surface and foul water drainage (Policy CS2)

DEVELOPMENT BOUNDARIES

3.4 The Council has adopted the use of 'development boundaries' to make a clear distinction between town or village areas where certain forms of development may be appropriate and the rural area where, normally, the protection and enhancement of the countryside is of paramount importance. Structure Plan policies propose the definition of development boundaries for towns and villages where appropriate.

3.5 Development boundaries define the areas where, in principle, new development would be permitted subject to other proposals and policies in this Plan. New development will generally be contained within the development boundaries.

3.6 Outside the development boundaries, the Council will resist development in accordance with the Plan's more restrictive countryside policies, seeking to conserve and enhance the rural environment, although certain forms of development may be allowed such as the re-use of rural buildings and land in the interests of the rural economy and low cost housing for local need. New housing, industrial or commercial development will not be allowed outside the development boundaries unless provided for through the specific policies of the Local Plan.

3.7 The Plan's policies therefore are expressed in the terms of either within or outside the development boundaries or Plan wide. References to the 'countryside' or the rural area in this Plan refer to the area outside the development boundaries, which will include the smaller settlements without such a boundary.

3.8 It is important to note that the development boundary is a policy line applying Structure and Local Plan policies to a specific area, thereby giving a sound basis for development control decisions. It does not attempt to define town or village limits in physical or social terms.

3.9 Development boundaries have full regard to the physical and landscape characteristics of the particular settlement. They are only drawn after a careful examination and consideration of such features on the ground. Development boundaries will often exclude existing development on the periphery of the town or village; this represents a clear statement of policy that normally no further development should be permitted in order to preserve the landscape and environmental quality of such fringe areas. It is in these areas that the gaps and open nature of development are often a major contributing feature to the overall rural character of the area.

GD1 Within the development boundaries, as defined on the Proposals Map, new development will be permitted provided that it is in accordance with the other policies and proposals in the Plan.
GD2 Outside the development boundaries, as defined on the Proposals Map, development will be resisted unless it is in accordance with specific policies in this Plan.