

NHP Development Criteria

Revised 18.10.15

Development should:-

1. Be situated preferably within existing settlement boundaries, or form an extension to the existing core of settlements, with infill preferable to linear development.
2. Be situated preferably within walking distance of public transport i.e. bus stops.
3. Have safe, secure access, with appropriate traffic management on and off- site.
4. Be on a scale appropriate to the character of its context and mainly distributed throughout the Parish settlements (Yarpole, Bircher Village, Lucton).
5. Involve appropriate change of use of existing structures where possible.
6. Take into account sensitive habitats, and/or rare species of plants or animals.
7. Have foul-water treatment capability.
8. Comply with existing national regulations and policy.
9. Be deliverable within the time scale allotted to our development commitments
10. When four houses or more are proposed, require a pre – design consultation to establish a 'design brief' specifically tailored to the specific site.
11. Acknowledge existing settlement pattern
12. Preferably retain existing field boundaries.
13. All new development will be subject to a design criteria that will form part of the Neighbourhood Plan.
14. Retain green fingers connecting the heart of the village to the surrounding countryside.
15. Retain some historic green areas within the hearts of the settlements.

Development should not:-

1. Be situated in areas liable to flooding, avoiding environmental agency flooding zones 2 and 3.
2. Adversely affect the settings of listed buildings, Conservation Areas and other historic assets.
3. Be situated in areas of demonstrable archaeological earthworks.

4. Require demolition of existing dwellings to provide access.
5. Exceed a total of 43 additional units within the whole group parish before 2031.
6. Adversely affect principle views in and out of the village

Other Criteria

1. A proposal for development would be considered favourable if it meets the above criteria and offers an amenity that is beneficial to the community.