

Draft Policy A4 – Criteria for Development in Settlement Boundaries – draft plan v5.3

In addition to the identified site allocations, proposals for new housing development within the identified Settlement Boundaries for Allensmore, Cobhall Common and Winnal (as shown on Maps 2, 3 and 4) will be supported where:

1. Development is small in scale preferably no more than 3 dwellings, on small infill sites of single depth (that is, not behind other houses), and where possible on brownfield sites where the new housing development will not be adversely impacted by existing agricultural or commercial activities and vice versa;
2. Properties and extensions are no more than two storeys in height and reflect the character of the settlements with housing set back in large plots (appropriate to the size of the dwelling) and interspersed amongst green spaces. Considerations include size, scale, density, layout and landscaping;
3. Design is sensitive to any nearby built heritage assets such as the church and other Listed Buildings;
4. New developments, extensions and conversions are designed sensitively to respond to the setting of the site, and reflect the rural character of neighbouring buildings, using appropriate materials;
5. Modern and innovative designs incorporate sustainable design technologies to maximise resource and energy efficiency, and which minimise any adverse impacts on local character and setting;
6. Sites have suitable and safe access. The impact of additional traffic from development proposals on existing rural roadworks should be carefully considered and suitable measures should be proposed to encourage appropriate traffic speeds;
7. Sufficient provision is made for adequate off-street parking where development is accessed from narrow rural roads;
8. Provision of small-scale office facilities to accommodate home working within residential development will be considered favourably within the above context.