

Range of policies to be considered in housing proposals (National and Local)

- Green Belt and Area of Outstanding Natural Beauty (where appropriate)
- Protection of the countryside- landscape impact
- Highway safety-including visibility at junctions and alignment/width of access roads
- Protection of character and amenity of Conservation Areas (specific duty of the Council under the planning acts), and historic landscapes, parks and gardens
- Protection of the setting of listed buildings (further duty)
- Relationship to existing dwellings- protecting residential amenity
- Prevention of development in areas liable to flooding/ and ensuring no downstream effects from development i.e. flooding of others
- Consideration of archaeological impact
- Ecological impact- loss of trees and/or effect upon habitats
- Design/materials
- Sustainability-availability of public transport and other services
- Contaminated land issues
- Protection of public open spaces
- Protection of important trees and hedgerows
- Prevention of coalescence of settlements
- Respecting historic settlement patterns-preserving loose-knit settlement character or important undeveloped gaps