

Sample Policies



Environment

The protection of the distinctive rural character of Stevington and the surrounding landscape, its open spaces and wildlife are a high priority for the local community

1. Protecting the natural and built landscape

1.1 Strategic views across the Parish will be protected by ensuring that the visual impact of any proposed new development on these views is carefully controlled. Any proposals must respect the natural contours of a site and protect and sensitively incorporate natural features such as trees, hedges and ponds within the site,

Planning permission will be refused for proposals that adversely affect important views:

- The existing open spaces within the built-up area will be preserved and no development will be permitted
- The pattern of open spaces surrounding settlements should be retained in any future developments
- Developments which provide open spaces and community woodland, and connect these spaces with others in the village and that have defined areas for public access to such spaces, will be permitted
- Where possible, open views towards the countryside, or across open spaces, must be maintained from key existing routes within the village
- Views along streets and/or open spaces to the surrounding countryside must be created within new developments where there are opportunities to do so
- An assessment of views to and from the proposed development must be included in the Design and Access Statement. Visual impact should be minimised through the design of the site layout, buildings and landscape. The approach to minimising visual impact must be fully explained in the Design and Access Statement
- The visual impact of new development when viewed from approaching roads and the surrounding countryside should be minimised by the use of site-appropriate landscape bunding, screening and mature tree planting. Planting programmes for new developments should incorporate native arboreal species local to the area. New and existing protected areas will require an effective management regime to enhance biodiversity

