

# Sample Policies



## Environment

1.3 Proposals for development which would result in the loss of an Area of Important Open Space will not be permitted, other than in exceptional circumstances for essential utility infrastructure.

Gardens are an important characteristic in a large part of our NP area and they are greatly valued as contributing to the sylvan nature of our environment and our green and leafy surroundings. They also represent an extensive network of diverse and rich habitats for flora and fauna.

Gardens provide good sources of food for insects and birds. Larger gardens may include nesting sites and habitats for invertebrates, birds and small mammals, while garden ponds attract dragonflies and other aquatic and semi-aquatic species.

To protect the landscape and character of the area from inappropriate development on residential gardens, such as development that is disproportionate or overly dense relative to the surrounding properties or that noticeably diminishes the greenness or vegetation and to minimise loss of habitat for local flora and fauna, the sub-division of existing large gardens in the village (i.e. 'backland' development) will be discouraged and will be permitted only when it can be demonstrated there would be:

- No unacceptable impacts on flora and fauna and it can be demonstrated that the character of the surrounding neighbourhood (in terms of the appearance and massing of development) is maintained.
- No unacceptable reduction of the green space created by the garden itself or in combination with surrounding gardens
- No unacceptable impact on the landscape and environmental value of the site.

