

# Sample Policies



## Housing

### 4.3 Policy - Suitability

Proposed sites for new development in Stevington Parish will be required to meet the following criteria:

4.3.1 Any proposed site should be a brownfield site first.

4.3.2 The proposed site should be no larger than a small infill site; development proposals should be in proportion with the surrounding area.

4.3.3 The proposed site should be within or adjacent to an existing settlement and not an isolated site.

4.3.4 Any development on the proposed site should not extend existing ribbon development.

4.3.5 All proposed housing development, including rural exception sites, rural workers' dwellings and replacement dwellings should:

Ensure the scale does not :

- a. adversely affect the neighbours' enjoyment of their homes and gardens;
- b. have a detrimental impact on the openness of the countryside;
- c. increase significantly the scale or size of population of the surrounding area or adjacent settlement and its impact on local services.

4.3.6 Demonstrate that they have satisfied all regulatory requirements to minimise potential impacts on water quality and to reduce flood risk.

4.3.7 Include measures to maximise efficiency in terms of water usage and management, and should incorporate Sustainable urban Drainage (SUDs) technologies to re-charge water courses and ground water levels

### 4.4 Policy - Re-Use of Agricultural and Commercial Buildings

4.4.1 Notwithstanding permitted development rights granted by the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2014 or any subsequent amendment, and, in order to support farm diversification and the sustainable growth and expansion of businesses, the conversion of existing agricultural and commercial buildings will be supported where it is justified, to promote expansion in the rural economy.

