

- 7.33** The design, materials and detailing of new development are important factors in its integration into its surrounding area. A degree of change is inevitable and proposals that are subservient in scale, use complementary construction materials and where appropriate, detailing, can be accommodated without detriment to either the host dwelling or the surrounding area. Where dwellings have evolved over time with additions of varying design and materials and in areas where there is no distinctive overall character, further extensions that form honest additions through the use of contrasting, but complementary designs and materials can also be acceptable. Where a site lies within or adjacent to an area of defined character, the preservation or enhancement of this should form the starting point of the design process.
- 7.34** In assessing proposals for householder development, the Council will have regard to the cumulative impact of any previous development.

Policy DM7

Biodiversity and Green Infrastructure

New development, in line with the requirements of Core Policy 12, should protect, promote and enhance green infrastructure to deliver multi functional benefits and contribute to the ecological network both as part of on site development proposals and through off site provision. As set out in Core Policy 12 public open space provided in connection within allocations in settlements within a 5km radius of Birklands & Billhaugh Special Area of Conservation, (provided in accordance with the Developer Contributions SPD) shall be designed to reflect the need to provide SANGS in perpetuity to relieve pressure on the SAC. Where SANGS are proposed, their quantity and quality shall be developed and agreed in conjunction with the District Council and Natural England.

Planning permission will not be granted for development proposals on, or affecting, Special Areas of Conservation or Special Protection Areas (European Sites) unless it is directly related to the management of the site for nature conservation and public access and does not significantly harm the integrity of the site.

For development proposals on, or affecting, Sites of Special Scientific Interest (SSSIs), planning permission will not be granted unless the justification for the development clearly outweighs the nature conservation value of the site.

On sites of regional or local importance, including previously developed land of biodiversity value, sites supporting priority habitats or contributing to ecological networks, or sites supporting priority species, planning permission will only be granted where it can be demonstrated that the need for the development outweighs the need to safeguard the nature conservation value of the site.

All development proposals affecting the above sites should be supported by an up-to date ecological assessment, involving a habitat survey and a survey for protected species and priority species listed in the UKBAP. On SSSI's and sites of regional or local importance, significantly harmful ecological impacts should be avoided through the design, layout and detailing of the development, with mitigation, and as a last resort, compensation (including off-site measures), provided where they cannot be avoided.

Justification

7.35 This policy is required to facilitate the application of the strategic aims for biodiversity and green infrastructure established by Core Policy 12 to individual development proposals and to meet the NPPF's requirement to have criteria based policy with which to assess proposals for any development on or affecting protected wildlife or biodiversity sites.

Policy Area: Natural and Built Environment

Policy DM8

Development in the Open Countryside

In accordance with the requirements of Spatial Policy 3, development away from the main built up areas of villages, in the open countryside, will be strictly controlled and limited to the following types of development;

1. Agricultural and Forestry Development Requiring Planning Permission

Proposals will need to explain the need for the development, its siting and scale in relation to the use it is intended to serve.

2. New and Replacement Rural Workers Dwellings, the Extension of Existing Dwellings, and the Removal of Occupancy Conditions Attached to Existing Dwellings.

Proposals for new dwellings will be required to demonstrate a functional and financial need in relation to the operation being served. The scale of new and replacement dwellings and extensions to those existing should be commensurate with the needs, and the ability of the operation they serve to fund them. Where a new or replacement dwelling is justified, its siting will be influenced by its functional role and the visual impact on the surrounding countryside should also be taken into account. Other than for the most minor of proposals, applications to extend dwellings subject to occupancy conditions will be assessed in the same way.

Occupancy conditions will only be removed where it can be demonstrated that they no longer serve a useful purpose.

3. New and Replacement Dwellings

Planning permission will only be granted for new dwellings where they are of exceptional quality or innovative nature of design, reflect the highest standards of architecture, significantly enhance their immediate setting and be sensitive to the defining characteristics of the local area.

Planning permission will be granted where it can be demonstrated that the existing dwelling is in lawful residential use and is not of architectural or historical merit. In the interests of minimising visual impact on the countryside and maintaining a balanced rural housing stock, replacement dwellings should normally be of a similar size, scale and siting to that being replaced.

4. Replacement of Non Residential Buildings

Where they are related to established uses or proposed uses enabled by other criteria of this policy, planning permission will be granted for the replacement of non residential buildings. Proposals will need to demonstrate that the buildings to be replaced originated from a permanent design and