

## Neighbourhood Plan Policy Summary

### H1 Sustainable housing development

New development should provide affordable housing and in line with the housing needs.

12 required over next 5 years. (92% 1 or 2 bed properties and 25% with level access)

### H2 Settlement Boundary

Development within the boundary will be supported, if in compliance with other policies.

### H3 (affects Bridestowe only)

### H4 Rural Exception Sites

Development proposals on sites outside but adjacent or near to the development boundaries of Bridestowe

and Sourton, whose primary purpose is to provide affordable housing to meet local needs in perpetuity and

to enhance or maintain the vitality of the communities will be supported, where they:

a) accord with the Development Plan; and

b) are clearly affordable led; and

c) would be well related to the physical form of the settlement and appropriate in scale and character and appearance.

In addition, proposals should demonstrate a consideration of the impacts on landscape and landscape

setting of the settlement.

### H5 Design and Quality

Applications for new development will be supported provided they meet the following criteria:

a) It demonstrates high quality design through the use of scale, density, layout, height and mass, materials

and detailing, that reflects local character and distinctiveness; and

b) Where feasible and proportionate to the scheme, incorporates sustainable construction techniques and

energy conservation measures and small scale energy production; and

c) Utilises sustainable drainage systems (SuDS) and sewage disposal methods; and

d) Where feasible and proportionate to the scheme enhances biodiversity; and

e) It respects and works with the existing landscape and natural and historic environment; and

f) It protects individuals and property from overlooking and loss of privacy, overshadowing and overbearing

impacts, and unreasonable noise and disturbance; and

g) It improves safety through design and layout, minimising opportunities for crime, fear of crime and

antisocial behaviour.

h) It minimises light pollution particularly for developments outside or at edges of existing settlements

In addition, proposals should demonstrate a design process that has clearly considered the design principles

as set out in the Village Design Statement in Appendix VI

H6 Conversion of Buildings in the Countryside.

Outside Dartmoor National Park and where planning permission is required\*, the conversion of redundant or disused rural buildings of substantial and permanent construction which positively contribute to an area's

rural character for residential uses will be supported where:

a) A suitable access to the building is in place or can be created without damaging the surrounding area's

rural character and the road network can support the proposed use; and

b) The building can be converted without significant alteration, extension or rebuilding; and

c) The design will respect the original character of the building and its surroundings; and

d) The development will retain any nature conservation interest associated with the site or building, and

provide net gains in biodiversity where possible; and

e) It protects individuals and property from overlooking and loss of privacy, overshadowing and overbearing

impacts, and unreasonable noise and disturbance.

In addition, support will be given to proposals where the design process has clearly considered the existing

context and its response to climate change and changing social conditions including need for adaptability.

(\* i.e. excluding Permitted Development rights)

### **Guideline 1 - Patterns of Development**

*Any new development should respect the established patterns of isolated buildings, clusters and settlements.*

### **Guideline 2 – Size**

*In considering new developments, the scale proposed should reflect the gradual incremental historical growth of the village that has formed part of its special character. New development should not be prominent in scale, visually dominate or significantly change the character the village. Any proposals for new development should reflect the grain, density, quality, materials etc. of the immediately surrounding area.*

### **Guideline 3 – Views**

*Any new building should be of a height, massing and appearance that does not adversely affect key distinctive views into and out of the village. Particular attention should be given to views to and from listed buildings, conservation areas, important building groups and key landscape features.*

#### **Guideline 4 – Form**

*When considering proposals for appropriate development within the built envelope of the villages, immediately on its edge, or in the wider countryside, the use of simple rural building forms or a combination of simple rural building forms will be encouraged.*

#### **Guideline 5 – Height**

*Height of buildings should not normally exceed that of neighbouring buildings, and a vertical emphasis may be achieved through the proportioning and positioning of windows and entrances.*

#### **Guideline 6 – Walls**

*Walls should be faced in local stone, rendering, or a mixture of stone and rendering. The recommended palette for painted render is white or cream. Use of facing brickwork should be avoided and will need to be justified on visual grounds.*

#### **Guideline 7- Impact on residents**

*New development must not have a negative impact on the amenity of existing residents or future occupants of land or buildings.*

#### **Guideline 8 - Car Parking**

*All new development should provide an appropriate level of off street parking i.e. provide 2 parking spaces for 2 or 3 bedroom houses and 3 spaces for larger houses, subject to viability and, where possible, include additional off road visitor parking spaces. Proposals should not add to on-street parking.*

