

General Development Requirements

- 12.2 All development must take account of all the relevant policies within the Local Plan. However, there are a number of basic planning considerations that apply to all development and instead of repeating these in a number of policies within the Plan, they are set out in the policy below.

DM1 - General Development Requirements

All development proposals, including changes of use of land and buildings, extensions and alterations, will be expected to demonstrate that they:

- a. Are of high-quality design and take the opportunity to enhance the quality of the area;
- b. Are compatible with surrounding land uses, both in terms of its impact upon those uses and the impact of the surrounding land uses upon the amenities of future residents / users;
- c. Do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy;
- d. Mitigate against any impacts due to noise, air, dust, light and odour pollution, traffic generation or inadequate access, where such mitigation is identified as being necessary;
- e. Provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account the proposed use and location;
- f. Do not have an adverse impact on health, through its impact or the effect of existing problems e.g. land contamination or poor air quality;
- g. Provide, or demonstrate the availability of, the service and community infrastructure necessary to meet local needs e.g. local shops, community, leisure and sport facilities and provision of open space;
- h. Minimise opportunities for crime against people or property;
- i. Take account of ground conditions including unstable or contaminated land - where a potential risk exists, a survey should be carried out and any necessary remedial measures identified and carried out;
- j. Incorporate, where appropriate, high-quality landscaping schemes;
- k. Have taken account of drainage and considered the availability of water and wastewater infrastructure, and any need for additional capacity; and
- l. Respect natural features by conserving, restoring or enhancing biodiversity and minimising any adverse impact.

- 12.3 All new development will be expected to demonstrate that the relevant requirements within this policy have been taken into account. In some instances, more detail is included in relevant SPD's linked to the policies in this plan and national guidance.