



So what are Development Principles?

When considering how many additional houses, commercial developments etc. you would like to see in your Parish you need to consider some fundamental issues for your Neighbourhood Plan, for example should it include:

- A combination of development boundaries and site allocations?
- A development boundary around the main settlement/villages/ hamlets (no development outside of the boundary line)?
- No development boundaries?
- Specific site allocations within the main settlement/villages/hamlets?
- No site allocations?

It would be helpful to think about new development in the following ways:

Integration into the community:

- Does the scheme integrate into its surroundings eg using existing connections/creating new ones whilst respecting what is already there.
- What facilities and services currently exist and what will any new develop provide? Will it meet evidenced need?
- What public transport is currently available and will any new scheme have good access?
- Does it meet housing need?

Creating a place

- Consider the character of: landscape, key features, wildlife and built environment. (see Landscape and Environment; and biodiversity guide notes)
- Create well defined streets and spaces
- Make spaces that are easy to find your way around

Street and Home

- Are streets safe, encourage low vehicle speeds and allow them to function as social spaces.
- Carparking – make sure there is sufficient and it is well integrated
- Public and private spaces – make them clearly defined and attractive, well managed and safe.
- External storage and amenity space – make sure there is adequate storage for bins, recycling as well as vehicles and cycles.

Also consider:

Impact on traffic	Capacity of sewerage
Overdevelopment	Impact on street parking flood risk
Affordability	Capacity of local schools
Loss of public access space	
Character of the edge of the settlement and how it relates to the wider landscape	
Design impact on emergency services access to homes	



This Advice Note seeks to encourage communities to consider what Neighbourhood Plans can do to help think about general development issues facing communities. The following questions may help identify how your Plan could help.

- What issues might concern you about new development in town/parish?
- What additional infrastructure might your community need to facilitate medium to large scale development in the community.
- What features do you like in new developments or what features would you like to see in a new development?
- Would you like to be involved in helping to shape and define new housing development in the area?
- Would you like to be involved in helping to shape and define new commercial development in the area?
- How do you think future development could be encouraged within a Neighbourhood Development Plan? *You could use the bulleted points above as examples for people to choose from.*