

## St Edmundsbury Borough Council Local Planning Policies Checklist

DS1: Settlement Hierarchy. Proposals should be for minor developments only within the Housing Settlement Boundaries.

*The Draft Rural Vision 2031 (June 2013), proposes that Troston be regarded as an **infill village** where there should be only small scale developments of five homes or less per site – and policy of about 20% affordable still applies.*

DS3: Development Design & Impact. Proposals will be considered favourably where they:

1. Recognise the key features, characteristics, landscape, local distinctiveness and special qualities of the area.
2. Maintain or create a sense of place and local character, particularly restoring or enhancing locality where strong local character is lacking or been eroded.
3. Do not involve the loss of large gardens, important open areas and recreational space which make a significant contribution to the character and appearance of the village.
4. Do not affect adversely:
  - a) The distinctive historic or architectural character of the area.
  - b) The urban form, in terms of street patterns, roof profile, groups of dwellings and open spaces.
  - c) Important landscape characteristics and topographical features.
  - d) Sites, habitats, species of ecological interest.
  - e) Amenities of adjacent areas by reason of noise, smell, vibration, overlooking, other pollution or volume of vehicular activity.
  - f) The highway network, in respect of movement of traffic, vehicular parking, loading and unloading, and road safety.
  - g) Residential amenities.

5. Incorporate designs of a scale, density, height, and building materials compatible with the area; and also uses techniques that respect local craftsmanship and traditions.
6. Are safe and layouts take account of public health, crime prevention and community safety.
7. Mitigate the impact of developing the existing highway network and street lighting.
8. Deploy energy conservation features, water and waste recycling etc.