

# Addendum to West Bagborough Village Design Statement.

November 2018

The Village Design Statement was drawn up and accepted, by TDBC, as Supplementary Design Guidance on 27<sup>th</sup> January 2000. The general content has been reviewed by the Parish Council who have recommended that changes should be made to paragraph 2.5 and 2.6.

This addendum proposes changes to that paragraph in order to ensure that the document accurately reflects current Planning Policy. The Parish Council acknowledges the help received from TDBC Planning Dept in the preparation of this document.

## **Paragraph 2.5 & 2.6 Present Planning Context.**

1. West Bagborough has a Conservation Area which was designated in April 1993. All new development must conserve and enhance the natural and historic environment, mitigate and where necessary, compensate for adverse impacts (CS Policy CP8)..
2. West Bagborough is a village with settlement boundaries but no allocations. The 3 development boundaries of settlement are defined in the TDBC Site Allocation Development Plan. However, it is acknowledged that there is scope for small scale development within the development boundaries (Core Strategy Policy SP1).
3. Parts of the West Bagborough settlement limits are within the Bat Consultation Zone. In this instance planning applications for development will require a 'test of significance' under the Habitat Regulations to be carried out.
4. Any development should:
  - 4.1. be directed away from land at risk of fluvial or other causes of flooding (CS Policy CP8).
  - 4.2. promote sustainable development that creates socially cohesive and inclusive communities; reduce inequalities, promote well-being (CS Policy CP5).
  - 4.3. contribute to reducing the need to travel, improve access to jobs; services and facilities, and mitigate and adapt to climate change (CS Policy CP6).
5. Outside the settlement boundary all development is classed as being in the Open Countryside. Any development in this area is defined in Policy DM2 and is subject to essential criteria tests. Types of allowed development include: Community Uses, Class B Business Use; Holiday & Tourism, Agriculture; forestry and buildings related such uses, Replacement Dwellings, Affordable Housing. All are subject to essential criteria tests.