

## **Appendix 3: Sustainable Development Principles**

## **APPENDIX 3**

### **Sustainable Development Principles**

- To concentrate development in the main urban areas where there are more facilities, jobs and transport choices
- To prioritise development sites, particularly for housing where a sequential approach should be adopted which involves the reuse or conversion of empty buildings followed by the reuse of previously developed land (brownfield sites) and only then the use of previously undeveloped (greenfield) sites
- To provide a decent home and housing environment for everyone with greater choice in size, type and location and especially catering for affordability and special needs
- To make more efficient use of sites by encouraging higher densities of development especially for housing and by undertaking urban capacity studies to examine development and redevelopment potential in existing built areas.
- To promote development with a mix of uses so that people can live closer to jobs, shops and facilities without the need to travel long distances especially by car
- To ensure that all new development is accessible by public transport, walking or cycling and by people with walking difficulties and that reduced parking standards are applied to discourage trips by car
- To protect important resources of environmental, social or economic “capital” eg natural habitats, landscape, open space, archaeological and historic sites, the undeveloped coast, conservation areas, the best/most versatile agricultural land etc
- To ensure that the scale of new development is compatible with the size and character of existing settlements
- To encourage high quality design and materials in all development, sympathetic to surrounding uses and site character and taking into account efficiency, safety and fear/risk of crime criteria – good design and landscaping can improve the quality of the existing

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environment, attract business and investment and reinforce civic pride and a sense of place

- To encourage economic growth and development by providing a range of suitable sites which take account of the needs of existing and future business and assists the regeneration of areas with economic and social stress
- To maintain the vitality, viability and character of town centres as places to live, work, shop and spend leisure time – preference for new retail, leisure or commercial development should be given to defined town centres followed by edge of town centre sites followed by edge of centre locations and finally locations with access to a range of transport modes
- To promote the diversification of the rural economy including the identification of key settlements which should accommodate most local development needs for housing, employment and services
- To ensure that new development is not located in areas liable to flood or where there is risk of coastal erosion/inundation – and equally to ensure that new development does not create such problems
- To encourage development which minimises waste, pollution and demands on existing infrastructure and services eg water supplies and drainage systems and which assists energy conservation
- To promote the restoration of derelict and neglected land and to deal with contamination