

DAH1: Sustainable Design and Character

1. New development must be well-designed, sustainable and maintain the distinctive identity of Abbots Bromley, meeting the following requirements of this policy proportionate to the nature and scale of the proposed development
 - a. In order to create a satisfying relationship between built and open areas, the existing character of the village and the immediate context of the development site must respect the surroundings in terms of scale, massing, height, distance of setback from the road, design and character, and materials.
 - b. “Active” frontages (elevations with windows and doors) must be provided to road facing elevations, to provide natural surveillance.
 - c. High quality and durable materials, in keeping with the surrounding built environment, must be used. Use of locally sourced materials is highly encouraged, as is use of reclaimed materials.
 - d. Public realm designated areas should be complemented through effective ‘placemaking’ schemes that ensure high quality streets, with traditional landscape as an integral part of the design, and the creation of an inclusive, safe and convenient environment for residents to undertake a range of social activities.
 - e. Design accounting for the specific site and context is required. Layout and form must respond to local features within and adjacent to sites including local topography, landscape and water features, trees and plants, views, wildlife habitats, existing buildings and microclimate.
 - f. Front boundaries comprising hedges or historic brick walls or railings should be retained as part of any new development. New front boundary treatments must complement the existing character of the area, based on the use of low brick walls or hedges.
 - g. All designs for new homes or commercial premises must include features and materials which actively reduce the impact of carbon emissions.
2. Development on the edge of the village must incorporate planting and landscape design to create a natural transition between urban and rural areas. Hard boundary treatments such as high walls and fences must be set back and be screened by suitable landscaping.
3. Creative and innovative design solutions will be considered, especially where they incorporate high environmental protection performance.

DAH2: Extensions

1. Extensions to existing residential, commercial and community properties must:
 - a. and not dominate existing buildings.
 - b. not cause any significant adverse impact on the amenities of adjacent properties.
 - c. maintain adequate functional garden space for residential properties.

DAH3: Abbots Bromley Conservation Area

1. Development should preserve or enhance the character and appearance of the Abbots Bromley Conservation Area, including:
 - a. avoiding harm or loss of mature trees and hedges;
 - b. in the main street, complement the predominant townscape characteristics based on the strong sense of enclosure and definition created by building frontages;
 - c. avoiding harm or loss to buildings and structures that contribute to the special architectural or historic interest of the area.
2. In exceptional circumstances, where the removal of trees or hedges is justified, replacement trees or hedges must be provided to create a similar level of amenity and to preserve or enhance the character and appearance of the Conservation Area.

DEC1: Residential Development

1. Residential development will be supported within the existing settlement boundary or otherwise in accordance with the development plan subject to Local Plan Policy SP8.
- a. Development must address the identified local need in terms of the mix and type of sizes of accommodation. The accommodation must predominantly include a mix of the following:
 - smaller housing and First Homes (1-2 bedrooms)
 - homes affordable for young families (3-bedrooms)
 - housing suitable for the elderly, with a mix of market-value and social housing
- b. Any affordable housing provision should focus on these types of housing.
- c. Proposals for bungalows and smaller terraced housing will be supported.
- d. Housing infill development for gaps in existing frontages must have no significant adverse impact on the amenities of neighbouring properties.
- e. New housing within existing domestic garden space will only be supported where the existing dwelling would maintain adequate functional garden space and where adequate functional garden space would be provided also for the new dwelling(s). Development in historically important garden spaces, such as burgage plots, will not be supported.
- f. Self-build schemes, co-housing and other community-led housing projects that meet the local need, whilst satisfying all the requirements of this policy are encouraged.
- g. Housing internal layouts should be flexible to meet changing needs including home working.

DEC2: Employment, Tourism and Community Facilities

1. Employment (Use Class E), tourist facilities and community facilities will be supported, subject to there being no significant adverse impact on the amenities of residential properties by reason of noise, vibration, disturbance, dust, noxious fumes or other impacts.
2. Development involving the loss of existing community facilities will be supported only where similar or better facilities are provided within reasonable walking distance, or it can be demonstrated that such facilities are no longer needed.
3. The use of brownfield sites to effect this policy would be supported.

13DEC3: Former Abbots Bromley School Site

1. Any development on the former Abbots Bromley School Site must be based on the following principles:
 - a. New housing and employment development as part of the scheme must be within the settlement boundary, but associated open space could be outside the boundary.
 - b. A mix of uses must be provided. This may include housing that meets the requirements of Policy DEC1, but must also include the retention or replacement of community use facilities within the site, as well as the creation of new employment opportunities, which could include new small independent retail uses.
 - c. The listed school buildings and other buildings of townscape merit must be retained and refurbished as a key element of development, thereby maintaining their contribution to the special architectural or historic interest of the conservation area.
 - d. Existing open space, including recreational space, must be retained, or replaced by a similar or better level and quality of provision elsewhere in the site.
 - e. Trees and hedges should be retained in the interest of development being in keeping with the village environment.

NGE1: Natural Environment

1. New development must have no significant adverse impact on the open rural landscape of the parish and its wildlife and ecology. In particular, this includes consideration of impacts on natural features:

- a. The landscape setting of Abbots Bromley village.
 - b. The River Blithe and its setting.
 - c. Other watercourses.
 - d. Blithfield Reservoir and its setting and local ponds.
 - e. Bagot Wood ancient woodland and its setting, including Bagot Park.
 - f. Duckley Wood plantation.
 - g. Other woods, trees and hedges.
 - h. The Clump.
 - i. The Staffordshire Way and other footpaths and bridleways.
 - j. Species rich grassland.
2. Development should provide diversity net gain so that any habitat lost or damaged is adequately mitigated with additional habitat also being provided.
 3. Features to support wildlife and nature are encouraged such as bat bricks, bird and owl boxes and hedgehog runs.

NGE2: Drainage and Flooding

1. Driveways and other hard standing surfaces within a development should be water permeable.
2. The extent of hard standing should be minimized, in the interest of regulating temperatures, and to support the drainage of surface water.

TIN1: Sustainable Transport Provision

1. Development likely to generate car trips must include a balanced provision of transport and parking options, meeting the requirements of this policy, proportionate to the scale and nature of the scheme.

TIN2: Transport Impacts

1. Where highway infrastructure works are necessary to enable development to take place, they must be designed so as to preserve or enhance the rural and historic character of the area, including rural lanes.

TIN3: Local Energy Schemes

1. Renewable and low carbon energy schemes will be supported, provided there is no significant adverse impact on the amenities of nearby residential properties or businesses, or on the rural or historic environment. This includes visual impacts.

TIN4: Broadband

1. New development must include high speed broadband provision, or, for its successor so as to be ready when local services undergo upgrade.