

Appendix 1: Preferred Policy option 1 Strategic Policy: Overarching policy on sustainable development

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(1) The Council will take a positive approach to the consideration of development proposals that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

(2) The Council will work proactively with applicants to find solutions that mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

(3) To contribute to the sustainability of the District, all development must take into account the need to:

a) Tackle climate change by reducing carbon emissions, increasing energy and water efficiency of buildings, promoting the use of renewable energy systems, and using other natural resources wisely, including through the use of sustainable building materials.

b) Avoid development in areas at risk from **all sources of** flooding, and manage water and flood risk through the use of Sustainable Drainage Systems.

c) Make efficient use of land by prioritising development on previously developed, brownfield land and incorporating mixed-use development wherever possible, recognising that some previously developed land can have significant biodiversity value.

d) Optimise the use of land including through an uplift in the density of development where appropriate.

e) Reduce waste going to landfill by reducing materials used, reusing and recycling building materials and providing opportunities for recycling wherever possible.

f) Protect and enhance our natural, built and historic environments from inappropriate development and improve the diversity of wildlife and habitats **taking into account the need for biodiversity net gain.**

g) Build mixed and sustainable communities by providing housing across a range of tenures and types, including affordable housing and specialist and supported accommodation to meet needs.

h) Maintain high levels of employment by attracting jobs and training opportunities for local people and supporting businesses.

i) Improve access to jobs, skills, services and facilities particularly within areas of deprivation in the District.

j) Sustain the viability and vitality of the Principal Town, Key and Secondary Centres and Villages as identified in the Three Rivers Settlement Hierarchy.

k) Protect and enhance existing social and community facilities, and provide new facilities.

l) Reduce the need to travel by locating development in accessible locations and promoting a range of sustainable travel modes with priority given to cycling and walking.

m) Provide necessary infrastructure to enable and/ or support development, including (but not limited to) transport, education, health, Green Infrastructure, utilities, waste facilities, waste water, **flood risk mitigation**, leisure, cultural and community facilities.

n) Promote buildings and public spaces of a high enduring design quality that respect local distinctiveness, are accessible to all, reduce opportunities for crime and anti-social behaviour **and encourage active lifestyles**.

o) Manage and reduce risk of and from pollution in relation to quality of land, air and water and dealing with land contamination.