

Policy 3 Protecting the Landscape Character

- 1. Development proposals in the areas identified as Significant Green Areas (Map 3e) and the Key Views on Map 3d should be designed to respect this landscape sensitivity and safeguard relevant Key Views. In this way their contribution to the wider character and sense of openness that they provide around Findern Village and to the long views west of Highfields built up area is maintained.**
- 2. Development that will affect the Key Views on Map 3d, illustrated in Appendix B of the Neighbourhood Plan, should include an objective assessment of the effects the proposals will have on the landscape character. Development proposals should not significantly adversely affect a Key View, including views of any notable feature or heritage asset within the view. A prime factor in the decision will be whether the development can be designed in a way that safeguards the views and respects the sensitivity of the landscape. Development should have a scale and mass that allows for views to the wider landscape.**
- 3. Proposals that include vegetation screening as mitigation against a negative impact should include an objective assessment of the effect the mitigation will have on the Key View(s) when it reaches maturity.**
- 4. The quality and accessibility of the natural environment in the Parish is highly valued by local residents. Development proposals should protect Public Rights of Way.**
- 5. Any required mitigation planting and boundary treatment should include native species unless advised otherwise by SDDC.**
- 6. To minimise impact on the landscape;**
 - a) where development is located on the edge of a built-up area the boundary should include native hedges and native trees to avoid hard urban edges to the open countryside (D1),**
 - b) reflect the green character of the existing streets with the placement of street trees within adequate verges alongside the carriageway and retain trees which contribute to the street scene where possible (C1).**
- 7. Development outside the Settlement Boundary will be restricted in accordance with Policy BNE5 Local Plan Part 2 or equivalent.**
- 8. Development resulting in the loss or deterioration of veteran trees will be refused unless there are wholly exceptional reasons in accordance with national policy.**