

### 3. GENERAL POLICIES

*The following General Policies apply throughout the Local Plan area as shown on the Proposals Maps.*

#### Primary Policies

##### PP1

*The Council will encourage development subject to detailed site factors.*

##### PP2

*The Council will favour development, unless this would significantly affect important features.*

##### PP3

*The Council will presume against development, particularly where there is significant damage to heritage, amenity or public health.*

##### PP4

*The Council will not approve development, unless there is a strong and over-riding social, economic, public health or safety reason, or for benefits of primary importance to the environment.*

#### Settlement Policies

##### Settlement Boundary

*The Council will maintain a strong presumption against sporadic development outwith settlement boundaries in order to protect their landscape setting or avoid adversely affecting their longer term expansion.*



*Photo: Berriedale Gorge*

##### Town/Village Centre (C)

*The Council will encourage town centre uses appropriate to the settlement's role in the hierarchy.*

##### Housing (H)

*The Council will seek to maintain and enhance the established character of residential areas and will encourage appropriate development.*

##### Business (B)

*The Council will maintain or promote business/tourism.*

##### Industry (I)

*The Council will maintain or promote industrial uses.*

##### Special Uses (S)

*The Council will expect other uses mainly of a community, service or tourist related nature to be maintained or developed where stated.*

##### Expansion (E)

*The Council will encourage development in accordance with a comprehensive master plan and will presume against piecemeal proposals.*

##### Amenity Areas (A)

*The Council will safeguard these areas from development not associated with their purpose or function.*

The criteria for designating the above policies are defined in the separate General Policies Annex, together with details of supporting policies.