

Unitary Development Plan (2006) Policy Context

General Policy GBEnv1 aims to maintain and improve the character and quality of the environment.

Policies D1 and D2 aims to ensure compatibility with the established character and architectural identity of existing and adjoining properties and the general location in terms of scale, design and impact on neighbouring properties. Established local character and townscape quality can be harmed by insensitive development, which is out of scale with and unrelated to the locality.

Policy GParking states that the Council will apply parking standards to regulate parking in the borough to restrain the growth of car use and minimise the inconvenience caused by indiscriminate parking.

Policy GRoadNet – Road Network

The council will seek to ensure that roads within the borough are used appropriately according to their status in the defined road hierarchy.

Policy M11 ensures that the Council should take into account the safety of road users when considering development proposals

Policy M12 states that the Council will refuse developments to reduce accidents from conflicting traffic movements

Policy M13 – Safe Access to New Development

The council will expect developers to provide safe and suitable access for all road users (including pedestrians) to new developments. Where improvements or changes to the road network are directly related to the development and any planning permission, the council will seek to secure a planning obligation from the developer.

Policy ENV12 states that proposals to locate development that is likely to generate unacceptable noise levels close to noise sensitive developments will not normally be permitted. Proposals to locate noise sensitive development in areas with existing high levels of noise will not normally be permitted.

Policy O1 – Green Belt/Metropolitan Open Land

Except in very special circumstances, the council will refuse any development in the Green Belt or Metropolitan Open Land which is not compatible with their purposes and objectives, does not maintain their openness and would harm their visual amenity.

Policy O3 – Green Belt/Metropolitan Open Land – Extensions of Buildings

The council will only permit the limited extension of buildings within the Green Belt or Metropolitan Open Land where this would not result in a disproportionate addition over and above the size of the original building, an over-intensification of use, or harm the open character of the land and its purposes or objectives.

Policy O6 – Green Belt/Metropolitan Open Land – Re-use of Buildings

The council will permit the re-use of buildings within the Green Belt or Metropolitan Open Land provided that the following criteria are met:

- i. The proposed use does not have a materially greater impact than the existing use on the openness of the Green Belt or Metropolitan Open Land, and does not conflict with the purposes of including land in it;
- ii. The buildings are of permanent and substantial construction, and are capable of conversion without major or complete reconstruction; and
- iii. The form, bulk and general design of the buildings are in keeping with the locality. Where necessary the council will exercise strict controls over development for re-use.

Policy GCS1 states that the council will seek to ensure that an adequate supply of land and buildings are available for community, religious, educational, health and social care facilities in order to meet the needs of residents in the borough.

Policy CS1 – Community and Religious Facilities

Development proposals for community and religious facilities will be permitted where they:

- Are easily accessible by public transport, walking and cycling;
- If in a town centre location, would not be situated within the primary retail frontage;
- Would not have a demonstrably harmful impact on the character of the surrounding area and the amenities of nearby residential properties and other uses; and
- Are designed to be accessible to people with disabilities.

Policy CS4 – Educational Facilities

Proposals for the development of educational facilities will be permitted where they:

- Are easily accessible by public transport, walking and cycling;
- Would not have a demonstrably harmful impact on the character of the surrounding area and amenities of nearby residential properties and other uses; and
- Are designed to be accessible by people with disabilities.

Policy CS6 – New School Sites

The council will identify and safeguard sites for new schools and sites at existing schools for expansion, in order to meet identified needs for additional school places.