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Areas of Special Character, Green Belt and Metropolitan Open Land

SEP6 THE COUNCIL WILL IDENTIFY APPROPRIATE USES ON LAND DESIGNATED AS AN AREA OF SPECIAL CHARACTER, GREEN BELT OR METROPOLITAN OPEN LAND. IN CONSIDERING DEVELOPMENT PROPOSALS IN THESE AREAS, THE COUNCIL WILL ENSURE THAT SUCH DEVELOPMENTS HAVE NO SIGNIFICANT ADVERSE IMPACT ON THE INTEGRITY, CHARACTER, APPEARANCE, AMENITY AND NATURE CONSERVATION VALUE OF THE SITE AND THE SURROUNDING AREA, OR ON PUBLIC ACCESS AND ENJOYMENT OF THE COUNTRYSIDE.

Quality of Design

SD1 THE COUNCIL WILL REQUIRE A HIGH STANDARD OF DESIGN AND LAYOUT IN ALL DEVELOPMENT REQUIRING PLANNING PERMISSION AND WILL REQUIRE THAT ALL SUCH DEVELOPMENT MAKES A POSITIVE CONTRIBUTION TO THE QUALITY OF THE BUILT ENVIRONMENT, FACILITIES, ACCESS, ESPECIALLY BY SUSTAINABLE MODES, AND ENHANCES THE CHARACTER AND APPEARANCE OF THE BOROUGH

Conservation Areas, Listed Buildings, Sites of Archaeological Importance, and Historic Parks and Gardens

SD2 THE COUNCIL WILL PRESERVE OR ENHANCE THE CHARACTER OR APPEARANCE OF CONSERVATION AREAS, PRESERVE THE SPECIAL INTEREST OF LISTED BUILDINGS AND PROTECT SITES OF ARCHAEOLOGICAL IMPORTANCE AND HISTORIC PARKS AND GARDENS.

Areas of Special Character

EP31 WITHIN THE AREAS OF SPECIAL CHARACTER, AS SHOWN ON THE PROPOSALS MAP, THE COUNCIL WILL:–

A) RESIST THE LOSS OF, OR DAMAGE TO, FEATURES WHICH CONTRIBUTE TO THE AREA OF SPECIAL CHARACTER;

B) PRESERVE ARCHITECTURAL AND HISTORIC FEATURES WHICH CONTRIBUTE TO THE CHARACTER OF THE AREA;

C) PROTECT SKYLINES AND VIEWS FROM INTRUSIVE DEVELOPMENT; AND

D) ENSURE THAT REDEVELOPMENT SCHEMES PRESERVE OR IMPROVE THE CHARACTER AND APPEARANCE OF THE AREA.

GREEN BELT

Acceptable Land Uses

EP32 LAND IN THE GREEN BELT AS SHOWN ON THE PROPOSALS MAP WILL BE KEPT PRIMARILY OPEN IN CHARACTER AND FREE FROM BUILDING DEVELOPMENT. THE CONSTRUCTION OF NEW BUILDINGS FOR THE FOLLOWING USES IS ACCEPTABLE IN PRINCIPLE:–

A) AGRICULTURE, FORESTRY, NATURE CONSERVATION AND CEMETERIES;

B) OPEN-AIR RECREATIONAL FACILITIES WHICH MAINTAIN THE CHARACTER AND OPEN NATURE OF THE GREEN BELT, HAVE NO SIGNIFICANT ADVERSE ENVIRONMENTAL EFFECTS, AND DO NOT DAMAGE SITES OF NATURE CONSERVATION IMPORTANCE;

C) LIMITED EXTENSION, ALTERATION OR REPLACEMENT OF EXISTING DWELLINGS (SUBJECT TO POLICY EP34 ~~36~~); AND

D) LIMITED INFILLING OR REDEVELOPMENT OF IDENTIFIED MAJOR DEVELOPED SITES (SUBJECT TO POLICY EP35).

Development in the Green Belt

EP33 PLANNING APPLICATIONS FOR DEVELOPMENT IN THE GREEN BELT WILL BE ASSESSED IN RELATION TO WHETHER:–

A) THE PROPOSAL IS APPROPRIATE TO ITS GREEN BELT LOCATION;

B) THE PROPOSAL IS WELL DESIGNED IN RELATION TO THE SIZE AND SHAPE OF THE SITE AND IN PARTICULAR, WHETHER SUFFICIENT SPACE EXISTS WITHIN THE SITE AND ITS SURROUNDINGS;

C) THE PROPOSAL RETAINS THE OPENNESS AND CHARACTER OF THE GREEN BELT;

D) EXISTING TREES AND NATURAL FEATURES ARE RETAINED, AND A HIGH STANDARD OF LANDSCAPING COULD BE ACHIEVED;

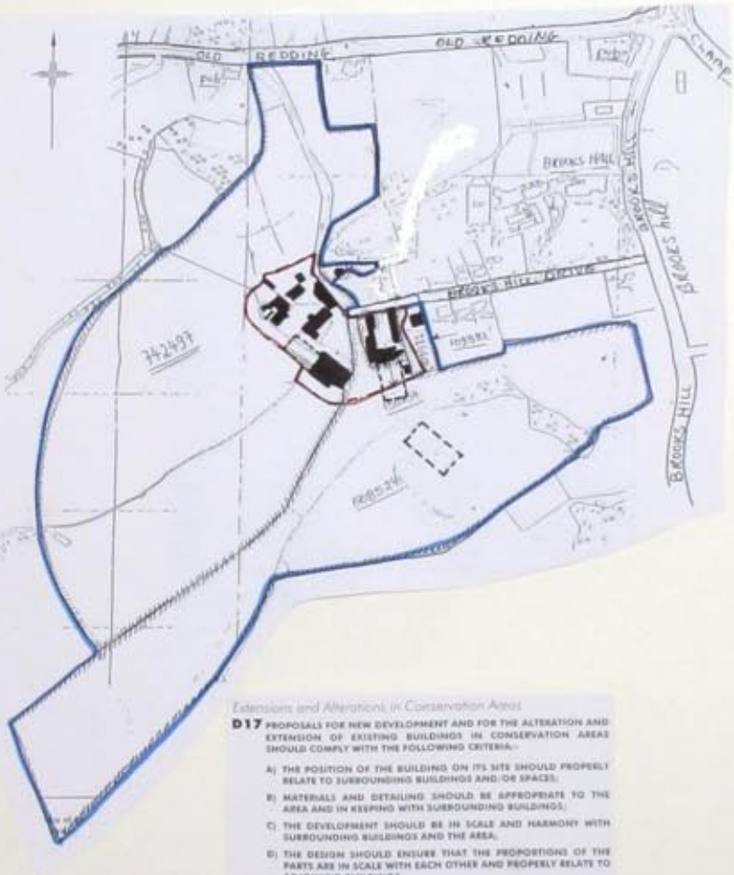
E) ANY PROPOSED STRUCTURE WOULD CONFLICT WITH THE PURPOSES AND THE PROPER FUNCTIONING OF THE GREEN BELT;

F) ANY ASPECT OF THE PROPOSAL WOULD HAVE AN ADVERSE VISUAL IMPACT ON THE SKYLINE AND ADJACENT AREAS; AND

G) IN THE CASE OF REPLACEMENT DWELLINGS THERE WOULD BE ANY MATERIAL INCREASE IN SITE COVERAGE, BULK AND HEIGHT OF BUILDINGS.

Locally Listed Buildings

D13 THE COUNCIL WILL ENCOURAGE THE RETENTION, MAINTENANCE, AND RESTORATION OF LOCALLY LISTED BUILDINGS AND SEEK THE PRESERVATION OF THEIR LOCAL HISTORIC OR ARCHITECTURAL INTEREST BY RESISTING APPLICATIONS FOR INAPPROPRIATE ALTERATIONS OR EXTENSIONS. WHERE DEMOLITION IS PROPOSED, IT SHOULD BE DEMONSTRATED THAT ALL REASONABLE MEANS OF PRESERVING THE BUILDING HAVE BEEN THOROUGHLY INVESTIGATED AND SHOWN TO BE UNREALISTIC.



Extensions and Alterations in Conservation Areas

D17 PROPOSALS FOR NEW DEVELOPMENT AND FOR THE ALTERATION AND EXTENSION OF EXISTING BUILDINGS IN CONSERVATION AREAS SHOULD COMPLY WITH THE FOLLOWING CRITERIA:–

A) THE POSITION OF THE BUILDING ON ITS SITE SHOULD PROPERLY RELATE TO SURROUNDING BUILDINGS AND/OR SPACES;

B) MATERIALS AND DETAILING SHOULD BE APPROPRIATE TO THE AREA AND IN KEEPING WITH SURROUNDING BUILDINGS;

C) THE DEVELOPMENT SHOULD BE IN SCALE AND HARMONY WITH SURROUNDING BUILDINGS AND THE AREA;

D) THE DESIGN SHOULD ENSURE THAT THE PROPORTIONS OF THE PARTS ARE IN SCALE WITH EACH OTHER AND PROPERLY RELATE TO ADJOINING BUILDINGS;

E) THE DEVELOPMENT SHOULD NOT ADVERSELY AFFECT THE STREETSCAPE, ROOFSCAPE, SKYLINE AND SETTING OF THE CONSERVATION AREA, OR SIGNIFICANT VIEWS IN OR OUT OF THE AREA; AND

F) THE DEVELOPMENT SHOULD NOT ADVERSELY AFFECT OPEN SPACES OR GAPS IN THE TOWNSCAPE WHICH CONTRIBUTE TO THE CHARACTER OR APPEARANCE OF THE CONSERVATION AREA.

Extension to Buildings in the Green Belt

EP34 PROPOSALS TO EXTEND BUILDINGS, INCLUDING RESIDENTIAL UNITS, IN THE GREEN BELT SHOULD:–

A) MINIMISE ADVERSE ENVIRONMENTAL IMPACT ON THE GREEN BELT CHARACTER AND BE APPROPRIATE IN TERMS OF BULK, HEIGHT AND SITE COVERAGE IN RELATION TO TOTAL SITE AREA;

B) IN THE CASE OF EXTENSIONS TO DWELLINGS, NOT RESULT IN DISPROPORTIONATE ADDITIONS OVER AND ABOVE THE SIZE OF THE ORIGINAL DWELLING; AND

C) CONTRIBUTE TO THE REDUCTION OF ANY EXISTING ENVIRONMENTAL PROBLEMS ON THE SITE.

Re-Use of Existing Buildings in the Green Belt

EP37 THE COUNCIL WILL CONSIDER APPLICATIONS FOR PLANNING PERMISSION FOR THE RE-USE OF EXISTING BUILDINGS IN THE GREEN BELT BY REFERENCE TO THE CRITERIA SET OUT UNDER POLICY EP34 AND THE FOLLOWING ADDITIONAL CRITERIA:–

A) WHETHER ANY OF THE BUILDINGS HAVE BEEN ERECTED UNDER THE GENERAL PERMITTED DEVELOPMENT ORDER WITHIN FOUR YEARS PRIOR TO THE APPLICATION;

B) WHETHER THE PROPOSED USE HAS A MATERIALLY GREATER IMPACT THAN THE PRESENT USE ON THE OPENNESS OF THE GREEN BELT AND THE PURPOSES OF INCLUDING LAND IN IT;

C) WHETHER THE BUILDINGS ARE OF PERMANENT AND SUBSTANTIAL CONSTRUCTION AND ARE CAPABLE OF CONVERSION WITHOUT MAJOR OR COMPLETE RECONSTRUCTION; AND

D) WHETHER THERE IS A NEED TO WITHDRAW PERMITTED DEVELOPMENT RIGHTS FOR ANY SUBSEQUENT DEVELOPMENT.

The Standard of Design and Layout

D4 THE COUNCIL WILL EXPECT A HIGH STANDARD OF DESIGN AND LAYOUT IN ALL DEVELOPMENT PROPOSALS. THE FOLLOWING FACTORS WILL BE TAKEN INTO ACCOUNT WHEN CONSIDERING PLANNING APPLICATIONS FOR DEVELOPMENT. ~~FURTHER DETAILS WILL BE INCLUDED IN SUPPLEMENTARY PLANNING GUIDANCE~~

A) SITE AND SETTING;
B) CONTEXT, SCALE AND CHARACTER;
C) PUBLIC REALM;
D) ENERGY EFFICIENCY, RENEWABLE ENERGY, SUSTAINABLE DESIGN AND CONSTRUCTION;
E) LAYOUT, ACCESS AND MOVEMENT;
F) SAFETY;
G) LANDSCAPE AND OPEN SPACE; AND
H) ADEQUATE REFUSE STORAGE.

THE COUNCIL WILL REQUIRE PLANNING APPLICATIONS FOR NEW-BUILD DEVELOPMENT TO INCLUDE A SUPPORTING DESIGN STATEMENT.

Conservation Areas

D16 THE COUNCIL WILL SEEK TO PRESERVE OR ENHANCE THE CHARACTER OR APPEARANCE OF CONSERVATION AREAS BY:–

A) SEEKING TO RETAIN BUILDINGS, TREES AND OTHER FEATURES WHICH ARE IMPORTANT TO THE CHARACTER OR APPEARANCE OF THE AREA;

B) ALLOWING REDEVELOPMENT ONLY WHEN THE NEW BUILDING WOULD CONTRIBUTE TO THE AREA BY PRESERVING OR ENHANCING ITS CHARACTER OR APPEARANCE;

C) WHERE APPROPRIATE, USING ITS POWERS UNDER THE TOWN AND COUNTRY PLANNING ACTS TO SECURE AN ENHANCEMENT OF DERELICT BUILDINGS OR LAND;

D) PREPARING SPECIFIC POLICIES AND PROPOSALS FOR EACH CONSERVATION AREA, WITHIN THE FRAMEWORK OF THE PLAN; AND

E) PREPARING SUPPLEMENTARY PLANNING GUIDANCE TO BE APPLIED TO EXISTING OR PROPOSED DEVELOPMENT WITHIN CONSERVATION AREAS OR OTHER AREAS REGARDED AS HAVING TOWNSCAPE IMPORTANCE.

THERE WILL BE A PRESUMPTION AGAINST THE DEMOLITION OF BUILDINGS WHICH MAKE A POSITIVE CONTRIBUTION TO THE CHARACTER OR APPEARANCE OF A CONSERVATION AREA. IF A BUILDING MAKES A NEUTRAL CONTRIBUTION, ITS VALUE WILL BE ASSESSED AGAINST ANY PROPOSED REDEVELOPMENT.

Views and Landmarks

D33 THE COUNCIL WILL RESIST DEVELOPMENT THAT HAS AN ADVERSE IMPACT ON IMPORTANT LOCAL VIEWS, PANORAMAS AND PROSPECTS, AND WILL SEEK TO ENSURE THAT PUBLIC ACCESS TO IDENTIFIED VIEWPOINTS IS MAINTAINED AND ENHANCED.

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