

## Chapter 15 - GENERAL POLICIES

### Introduction

The following general policies are those which may well apply to all sorts of development and cannot therefore be readily classified into the topic chapters that the rest of the UDP policies fall into.

## **G1A Impact of Development on Amenity**

**The impact of all types of new development, changes of use and extensions on nearby sites and buildings will be carefully considered and will only be permitted where the following circumstances apply:-**

- (a) There would be no significant adverse impact on the amenity of nearby existing or proposed land uses by virtue of noise, smell, fumes, light spillage, traffic or on-street parking, visual intrusion or other nuisance;**
- (b) A change of use is the only way of ensuring that a building of architectural or historic interest or local interest can be retained or renovated. In this circumstance, (a) should also be satisfied to an acceptable degree.**

Conflict can be caused by the inappropriate juxtaposition of different land-uses where the external impact of one use has detrimental effects on the amenity enjoyed by an adjacent or nearby use. This is particularly the case where commercial and industrial uses intrude into residential areas (where a higher level of peace and tranquillity is expected) to the detriment of local amenity but can also occur between other types of uses (or proposed uses) which produce incompatible external effects.

The policy allows the specific impact on other uses to be considered and only allows the proposal where there are no damaging effects on such nearby uses. Special consideration will be given to proposals which ensure the retention or renovation of a building of architectural or historic interest or of local interest although the proposal must still have no damaging effects on local amenity.

The policy will also be used to consider the acceptability of mixed-use development schemes which the Council generally wishes to promote, particularly in town centres and in other areas highly accessible by means of transport other than the private car and in areas of major new development.

## **G1B Planning Obligations**

**If, in determining applications for planning permission, it is necessary to restrict the development or use of land, require operations or activities to be carried out in, on, over or under land, require land to be used in any specified way or require payments to be made to the Local Planning Authority, the Council will consider whether it is appropriate to seek a planning obligation under s106 of the Town and Country Planning Act 1990. Any such obligation must conform to the advice of Circular 05/2005.**

The Council believes that planning obligations can enhance the quality of development and enable proposals to go ahead which might otherwise be refused.

It will always seek to ensure that the extent of what is required is fairly and reasonably related in scale and kind to the proposed development and that it meets the other tests laid down in Circular 05/2005 of being necessary to make the proposed development acceptable in planning terms, relevant to planning and directly related in scale and kind to the proposed development. A planning obligation will only be sought where the Council considers that specific improvements are necessary to the granting of planning

permission. Planning obligations will only be sought where it is not possible to deal with the matter through the imposition of a condition.

## **G1C Development and Flood Risk**

**Development will not be permitted which would:-**

- (a) Be subject to an unacceptable risk of flooding;**
- (b) Create an unacceptable increase in the risk of flooding, on-site or elsewhere;**
- (c) Adversely affect the water environment as a result of an increase in surface water run-off;**
- (d) Harm existing or proposed flood defences or interfere with flood control and maintenance works;**
- (e) Include the culverting of watercourses.**

New development and redevelopment can have significant implications for flood risk. This policy aims to ensure that new development is not at risk from flooding and does not put other sites at risk of flooding. Similarly, new developments may result in a substantial increase in surface water run-off as permeable surfaces are replaced by impermeable surfaces such as roofs and paving or hardstanding. This may result in an increased risk of flooding downstream, increased pollution, silt deposition and watercourse channel instability.

A Flood Risk Assessment will be required where it is considered that there would be an increased risk of flooding as a result of development, or the development itself would be at risk of flooding

The Council, in consultation with the Environment Agency and other appropriate bodies, will assess the flooding and surface water implications of development proposals and will only permit those which do not increase flood risk, do not adversely affect the water environment as result of increased surface water run-off and pay due regard to the need to maintain and develop flood defences.

The Environment Agency has prepared indicative flood plain maps which the Council will use to identify which developments are at risk from flooding or could increase the risk of flooding elsewhere. Maps showing the indicative flood plain can be seen on the Environment Agency's web site.

In addition, the culverting of watercourses as part of development schemes will not be permitted due to the adverse effects likely to be created to wildlife habitats as well as the increased risk of flooding due to blockages.

## **G1D Renewable Energy**

**Proposals for renewable energy development will be permitted provided that:-**

- (a) They are consistent with the other policies and proposals of the UDP;**
- (b) No electromagnetic disturbance is likely to be caused to existing transmitting or receiving systems, or that adequate measures will be taken to remedy or mitigate such disturbance;**
- (c) No unacceptable harm will be caused to visual amenity by transmission lines between the development and the point of connection to the Local Electricity Distribution Network.**

The Government has proposed that 5% of UK electricity requirements should be met from renewable sources by the end of 2003, and 10% by 2010. PPG 22 sets out national policy considerations which apply to the treatment of renewable energy in development plans. This policy is intended to meet the Council's responsibilities in this respect as well as complying with policy ER13 of RSS which deals with renewable energy.

Renewable energy sources help to reduce harmful emissions to the environment by limiting the production of greenhouse gases which themselves have implications for climate change. The Council recognises the benefits of renewable energy at the global level and accordingly takes a positive approach to such developments. However in considering such proposals it will balance these benefits with the potential impacts on the local environment, covered by many of the other policies of the Plan.