

RELEVANT PLANNING POLICIES

KENNET LOCAL PLAN 2011 (ADOPTED APRIL 2004)

POLICY PD1

DEVELOPMENT AND DESIGN

A. GENERAL APPLICATION

A HIGH STANDARD OF DESIGN WILL BE EXPECTED IN NEW DEVELOPMENTS, EXTENSIONS OR ALTERATIONS TO EXISTING BUILDINGS, CHANGES OF USE AND IN PROPOSALS AFFECTING THE LANDSCAPE AND ENVIRONMENT, TO ENSURE THAT THE CHARACTER, APPEARANCE AND ENVIRONMENTAL QUALITY OF THE KENNET AREA IS MAINTAINED OR ENHANCED, AND TO PROMOTE SAFETY AND COMPATIBILITY BETWEEN ADJOINING LAND USES.

B. CONSIDERATIONS

IN ORDER TO ACHIEVE HIGH STANDARDS OF DESIGN, ALL DEVELOPMENT PROPOSALS SHOULD ADEQUATELY ADDRESS THE FACTORS LISTED BELOW, WHERE THEY ARE RELEVANT TO THE DEVELOPMENT UNDER CONSIDERATION:-

- (i) SUSTAINABLE DESIGN PRINCIPLES;
- (ii) SCALE, HEIGHT, MASSING AND DENSITY OF DEVELOPMENT;
- (iii) RELATIONSHIP TO TOWNSCAPE AND LANDSCAPE CONTEXT AND RELATED ECOLOGY;
- (iv) LAYOUT, SERVICING AND ACCESS ARRANGEMENTS, AND ROAD SAFETY;
- (v) HOW THE DEVELOPMENT CONTRIBUTES TO THE CREATION OF A WELL USED, ATTRACTIVE AND SAFE PUBLIC REALM;
- (vi) LANDSCAPE PROPOSALS;
- (vii) RELATIONSHIP TO HISTORIC FEATURES;
- (viii) ELEVATIONAL TREATMENT;
- (ix) BUILDING MATERIALS, COLOUR AND DETAILING; AND
- (x) THE IMPACT ON RESIDENTIAL AMENITY, INCLUDING THAT CAUSED BY REASON OF NOISE AND DISTURBANCE.

POLICY PD2

RENEWAL OF PLANNING PERMISSION

PLANNING PERMISSION WILL BE RENEWED BEFORE OR AFTER IT HAS LAPSED, PROVIDING THERE HAS BEEN NO MATERIAL CHANGE IN PLANNING CIRCUMSTANCES, INCLUDING THE PUBLICATION OF GOVERNMENT ADVICE AND THE ADOPTION OF UPDATED DOCUMENTS FORMING THE DEVELOPMENT PLAN.

POLICY TR17

EXISTING OUTDOOR SPORT AND RECREATION SITES

DEVELOPMENT OF EXISTING OUTDOOR SPORT AND RECREATIONAL SPACE FOR OTHER USES WITHIN THE LIMITS OF DEVELOPMENT OF TOWNS AND VILLAGES, AS IDENTIFIED ON THE INSET MAPS, WILL ONLY BE PERMITTED WHERE IT CAN BE DEMONSTRATED THAT:-

- (A) THE DEVELOPMENT OF A SMALL PART OF THE EXISTING FACILITY PROVIDES IMPROVEMENTS TO THE REMAINING FACILITIES AND PROVIDES FOR THEIR GREATER USE; OR
- (B) A SUITABLE ALTERNATIVE SITE, OF COMPARABLE SIZE AND FACILITIES, IS PROVIDED IN AN ACCEPTABLE LOCATION; OR
- (C) THE PROPOSAL IS FOR AN ALTERNATIVE RECREATIONAL OR COMMUNITY USE OF BENEFIT TO LOCAL RESIDENTS. IN THIS CASE THE OVERALL RECREATIONAL VALUE OF THE OPEN SPACE AVAILABLE TO LOCAL RESIDENTS MUST BE MAINTAINED.