

RELEVANT PLANNING POLICIES

KENNET DISTRICT LOCAL PLAN (ADOPTED MARCH 1997)

POLICY BE2

DEVELOPMENT IN CONSERVATION AREAS WILL ONLY BE PERMITTED WHERE IT WOULD PRESERVE OR ENHANCE THEIR CHARACTER OR APPEARANCE. THE LOCAL PLANNING AUTHORITY WILL HAVE REGARD TO THE PHYSICAL AND FUNCTIONAL ASPECTS OF THE PROPOSALS TO ASSESS WHETHER THEY CONSERVE THE SPECIAL ARCHITECTURAL OR HISTORIC INTEREST OF THE AREA. IN PARTICULAR, NEW DEVELOPMENT WILL BE EXPECTED TO ACHIEVE THE FOLLOWING:-

- (a) THE MASS, SCALE AND MATERIALS SHOULD BE HARMONIOUS WITH SURROUNDING BUILT FORMS;
- (b) THE DENSITY AND LAYOUT SHOULD ALIGN WITH ANY HISTORIC STREET OR BOUNDARY PATTERN;
- (c) THE DETAILED DESIGN SHOULD RESPECT THE ARCHITECTURAL STYLES OF SURROUNDING BUILDINGS, ESPECIALLY WHERE THERE IS A STRONG VERNACULAR IDENTITY, AND COMPLEMENT THEM RATHER THAN DETRACT FROM THEIR FORM;
- (d) THE CONSERVATION OF THE AREA'S MIXTURE OF LAND USES SHOULD BE PRESERVED OR WHERE CHANGED SHOULD BE TO THE BENEFIT OF THE CHARACTER OF THE AREA; AND
- (e) VISTAS AND VIEWS INTO OR OUT OF THE DESIGNATED AREA SHOULD BE RETAINED.

POLICY L2

THE BOUNDARIES OF THE SPECIAL LANDSCAPE AREA ARE DEFINED ON THE PROPOSALS AND INSET MAPS. IN THE SPECIAL LANDSCAPE AREA PROPOSALS FOR DEVELOPMENT IN THE COUNTRYSIDE WILL BE CONSIDERED HAVING REGARD TO THE HIGH QUALITY OF THE LANDSCAPE. THE CHARACTER AND SCENIC QUALITY WILL BE CONSERVED BY GENERALLY RESTRICTING DEVELOPMENT TO THAT ESSENTIAL TO THE RURAL ECONOMY OR SOCIAL WELL-BEING OF THE RURAL AREA OR DESIRABLE FOR THE ENJOYMENT OF ITS AMENITIES. OTHER PROPOSALS WILL NOT BE PERMITTED UNLESS PROVEN TO BE IN THE NATIONAL INTEREST OR MAJOR LOCAL INTEREST AND INCAPABLE OF BEING ACCOMMODATED OUTSIDE THE SPECIAL LANDSCAPE AREA, OR IN ACCORDANCE WITH OTHER SITE SPECIFIC POLICIES OF THIS PLAN.

KENNET DISTRICT LOCAL PLAN
SECOND DEPOSIT (MARCH 2001)

POLICY HH5 - DEVELOPMENT IN CONSERVATION AREAS

DEVELOPMENT IN CONSERVATION AREAS WILL ONLY BE PERMITTED WHERE IT WOULD PRESERVE OR ENHANCE THEIR CHARACTER OR APPEARANCE. PROPOSALS WHICH WOULD ADVERSELY AFFECT THE SETTING OF A CONSERVATION AREA WILL NOT BE PERMITTED.

POLICY NR8 - SPECIAL LANDSCAPE AREAS

THE COUNCIL RECOGNISES THE SCENIC QUALITY OF AREAS DESIGNATED IN THE STRUCTURE PLAN AS SPECIAL LANDSCAPE AREAS, AS INDICATED ON THE PROPOSALS MAP AND INSET MAPS. THE SPECIAL QUALITY OF THESE AREAS WILL BE SAFEGUARDED BY THE APPLICATION OF POLICY NR6 TO PROTECT THE LOCAL LANDSCAPE CHARACTER.

POLICY HC42 - PROPOSED NEW SCHOOLS

THE PLAN ALLOCATES LAND FOR EDUCATIONAL PURPOSES AT MARLBOROUGH AND COLLINGBOURNE DUCIS, AS INDICATED ON THE INSET MAPS. PROPOSALS FOR ALTERNATIVE FORMS OF DEVELOPMENT, OTHER THAN COMMUNITY USES, WILL NOT BE PERMITTED WITHIN THESE AREAS.