

APPENDIX I

National Planning Policy Framework Consistency Exercise

Braintree District Local Plan Review 2005	Braintree District Core Strategy 2011	NPPF	Comments
<p>Policy RLP 36 (Industrial and Environmental Standards)</p> <p>Planning permission will not be granted for new development, extensions and changes of use, which would have an unacceptable impact on the surrounding area, as a result of:</p> <ul style="list-style-type: none"> - noise - smells - dust - grit or other pollution - health and safety - visual impact and - traffic generation - contamination to air, land or water. - impact on nature conservation interests - unacceptable light pollution <p>The Council will refuse proposals where access roads would not be adequate to cope with consequential traffic.</p>		<p>The NPPF has a social objective to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.</p> <p>There is an environmental objective including minimising waste and pollution.</p> <p>Planning</p>	<p>The NPPF supports the Policy stance, but makes it clear that policies should focus on the acceptability of land use and presume that separate pollution control regimes will be effective.</p>

		<p>policies and decisions should aim to achieve healthy places</p> <p>Paragraph 170 requires that planning policies and decisions should contribute to and enhance the natural and local environment by preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans;</p>	
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		<p>Paragraph 183 states that the focus of planning policies and decisions should be on whether proposed development is an acceptable use of land, rather than the control of processes or emissions (where these are subject to separate pollution control regimes). Planning decisions should assume that these regimes will operate effectively. Equally, where a planning decision has been made on a particular development, the planning issues should not be revisited through the permitting regimes operated by pollution control authorities.</p>	
<p>Policy RLP 62 (Development likely to give rise to pollution, or the risk of pollution)</p> <p>Planning permission will not be</p>		<p>The NPPF has a social objective to support strong, vibrant and</p>	<p>The NPPF supports the Policy stance, but makes it clear that</p>

<p>granted for development including changes of use which will, or could potentially, give rise to polluting emissions to land, air and water, or harm to nearby residents including noise, smell, fumes, vibration or other similar consequences, unless: i) adequate preventative measures have been taken to ensure that any discharges or emissions, including those which require the consent of statutory agencies, will not cause harm to land use, including the effects on health and the natural environment; and ii) adequate preventative measures have been taken to ensure that there is not an unacceptable risk of uncontrolled discharges or emissions occurring, which could cause harm to land use, including the effects on health and the natural environment.</p>		<p>healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.</p> <p>There is an environmental objective including minimising waste and pollution.</p> <p>Planning policies and decisions should aim to achieve healthy places</p> <p>Paragraph 170 requires that planning policies and decisions should</p>	<p>policies should focus on the acceptability of land use and presume that separate pollution control regimes will be effective.</p>
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		<p>contribute to and enhance the natural and local environment by preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans;</p> <p>Paragraph 183 states that the focus of planning policies and decisions should be on whether proposed development is an acceptable use of land,</p>	
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		<p>rather than the control of processes or emissions (where these are subject to separate pollution control regimes). Planning decisions should assume that these regimes will operate effectively. Equally, where a planning decision has been made on a particular development, the planning issues should not be revisited through the permitting regimes operated by pollution control authorities.</p>	
<p>Policy RLP 63 (Air Quality)</p> <p>Where the District Council considers that air quality objectives are likely to be prejudiced, as a result of development proposals and/or resultant traffic movements, applicants will be required to submit a specialist assessment. Planning permission will be refused for developments where air quality objectives cannot be met.</p>		<p>Paragraph 103 states:</p> <p>The planning system should actively manage patterns of growth in support of these objectives. Significant development should be focused on locations which are or can be</p>	<p>The NPPF supports the Policy stance, but makes it clear that policies should focus on the acceptability of land use and presume that separate pollution control regimes will be effective.</p>

		made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.	
<p>Policy RLP 65 (External Lighting)</p> <p>Proposals for external lighting which require planning permission will only be permitted if:</p> <ol style="list-style-type: none"> 1. The lighting is designed as an integral element of the development; 2. Low energy lighting is used; 3. The alignment of lamps and provision of shielding minimises spillage and glow, including into 		<p>Paragraph 180 requires the likely effects of pollution from new development on health, living conditions and the natural environment, including that from artificial light on local amenity, intrinsically dark landscapes and nature conservation.</p>	<p>The Policy is considered to be consistent with the aims of the NPPF.</p>

<p>the night sky;</p> <p>4. The lighting intensity is no greater than necessary to provide adequate illumination; and</p> <p>5. There is no significant loss of privacy or amenity to nearby residential properties and no danger to pedestrians and road users;</p> <p>6. There is no unacceptable harm to natural ecosystems.</p>			
<p>Policy RLP 72 (Water Quality)</p> <p>Development will not be permitted which poses an unacceptable risk to the quality of the underlying groundwater, or surface waters.</p>		<p>Paragraph 170 requires that planning policies and decisions should contribute to and enhance the natural and local environment by preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such</p>	<p>The NPPF goes further than the Policy, in that it requires improvement of water quality wherever possible.</p>

		as air and water quality, taking into account relevant information such as river basin management plans.	
<p>Policy RLP 80 (Landscape Features and Habitats)</p> <p>Proposals for new development will be required to include an assessment of their impact on wildlife and should not be detrimental to the distinctive landscape features and habitats of the area such as trees, hedges, woodlands, grasslands, ponds and rivers. Development that would not successfully integrate into the local landscape will not be permitted. All new development will be expected to provide measures for any necessary mitigation of their impact upon wildlife and for the creation and management of appropriate new habitats, with particular attention paid to species and habitats mentioned in National and County Biodiversity Action Plans. Where development is proposed close to existing features, it should be designed and located to ensure that their condition and future retention will not be prejudiced. Additional landscaping including planting of native species of trees and other flora may be required to maintain and enhance these features.</p>		<p>Paragraph 170 requires:</p> <p>Planning policies and decisions should contribute to and enhance the natural and local environment by:</p> <p>a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);</p> <p>b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital</p>	<p>The Policy is considered to be consistent with the aims of the NPPF.</p>

		<p>and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;</p> <p>c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;</p> <p>d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;</p> <p>e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable</p>	
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		<p>levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and</p> <p>f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.</p> <p>Paragraph 175 states:</p> <p>When determining planning applications, local planning authorities should apply the following principles:</p> <p>a) if significant harm to biodiversity resulting from a</p>	
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		<p>development cannot be avoided (through locating on an alternative site with less harmful impacts),</p> <p>adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;</p> <p>b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special</p>	
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		<p>scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;</p> <p>c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and</p> <p>d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure</p>	
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		measurable net gains for biodiversity.	
<p>Policy RLP 81 (Trees, Woodlands, Grasslands and Hedgerows)</p> <p>The Planning Authority will encourage landowners to retain, maintain and plant, in appropriate locations, locally native trees, woodlands, grasslands and hedgerows. The Planning Authority may make grants available in appropriate cases and orders and notices to protect trees, woodlands and hedgerows. New planting of appropriate native species will normally be required to replace the loss of any protected trees, woodland or hedgerow.</p>		<p>Paragraph 170 requires that planning policies and decisions should contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.</p>	<p>The NPPF goes further than the Policy in that it requires enhancement, rather than replacement of loss.</p>
<p>Policy RLP 83 (Local Nature Reserves, Wildlife Sites and Regionally Important Geological/Geomorphological Sites)</p> <p>Development likely to have an adverse effect on a Local Nature Reserve, a Wildlife Site, or a Regionally Important Geological/Geomorphological Site, will not be permitted. Where appropriate, the</p>		<p>Paragraph 170 requires:</p> <p>Planning policies and decisions should contribute to and enhance the natural and local environment by:</p> <p>a) protecting</p>	<p>The Policy is considered to be consistent with the aims of the NPPF.</p>

<p>authority will consider the use of planning conditions and/or planning obligations to provide mitigation or compensatory measures.</p>		<p>and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);</p> <p>b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;</p> <p>c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;</p> <p>d) minimising impacts on and providing net gains for biodiversity, including by establishing</p>	
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		<p>coherent ecological networks that are more resilient to current and future pressures;</p> <p>e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and</p> <p>f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.</p>	
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		<p>Paragraph 175 states:</p> <p>When determining planning applications, local planning authorities should apply the following principles:</p> <p>a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts),</p> <p>adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;</p> <p>b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other</p>	
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		<p>developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;</p> <p>c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and</p> <p>d) development whose primary objective is to conserve or enhance</p>	
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		<p>biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.</p>	
<p>Policy RLP 84 (Protected Species)</p> <p>Planning permission will not be granted for development, which would have an adverse impact on badgers, or species protected under various UK and European legislation, or on the objectives and proposals in National or County Biodiversity Action Plans as amended. Where development is proposed that may have an impact on these species, the District Council will require the applicant to carry out a full ecological assessment. Where appropriate, the Planning Authority will impose conditions and/or planning obligations to:</p> <p>a) Facilitate the survival of individual members of the species</p> <p>b) Reduce disturbance to a minimum; and</p> <p>c) Provide supplementary habitats.</p>		<p>Paragraph 170 requires:</p> <p>Planning policies and decisions should contribute to and enhance the natural and local environment by:</p> <p>a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);</p> <p>b) recognising the intrinsic character and</p>	<p>The NPPF goes further than the Policy in that it requires enhancement, rather than replacement of loss.</p>

		<p>beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;</p> <p>c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;</p> <p>d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;</p> <p>e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely</p>	
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		<p>affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and</p> <p>f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.</p> <p>Paragraph 175 states:</p> <p>When determining planning applications, local planning authorities should apply the following principles:</p> <p>a) if significant harm to biodiversity resulting from a</p>	
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		<p>development cannot be avoided (through locating on an alternative site with less harmful impacts),</p> <p>adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;</p> <p>b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific</p>	
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		<p>interest, and any broader impacts on the national network of Sites of Special Scientific Interest;</p> <p>c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and</p> <p>d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.</p>	
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<p>Policy RLP 90 (Layout and design of new development)</p> <p>The Council seeks a high standard of layout and design in all developments, large and small, in the District. Planning permission will only be granted where the following criteria are met:</p> <p>(i) The scale, density, height and massing of buildings should reflect or enhance local distinctiveness;</p> <p>(ii) Buildings, open areas, circulation spaces, and other townscape and landscape areas shall be of a high standard of design and materials;</p> <p>(iii) There shall be no undue or unacceptable impact on the amenity of any nearby residential properties;</p> <p>(iv) Designs shall recognise and reflect local distinctiveness, and be sensitive to the need to conserve local features of architectural, historic and landscape importance, particularly within Conservation Areas and in proximity to parks and gardens of historic interest, ancient monuments and sites of archaeological importance;</p> <p>(v) The layout, height, mass and overall elevational design of buildings and developments shall be in harmony with the character and appearance of the surrounding area; including their form, scale and impact on the skyline in the locality;</p> <p>(vi) Both the overall planning</p>		<p>The NPPG states that good design is a key aspect of sustainable development.</p> <p>Paragraph 127 requires that:</p> <p>Planning policies and decisions should ensure that developments:</p> <p>a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;</p> <p>b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;</p> <p>c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate</p>	<p>The Policy is considered to be consistent with the aims of the NPPF.</p>
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<p>and detailed design shall incorporate measures to ensure the maximum practical environmental sustainability throughout the construction, occupation and demolition of the development, in relation to energy conservation, water efficiency, waste separation and the use of materials with low overall energy requirements. Supplementary planning guidance will be prepared on these aspects;</p> <p>(vii) Use of the most sustainable modes of transport is promoted in the design and layout of new development, and the resultant traffic generation and its management shall seek to avoid significant increases in traffic movement, particularly in residential areas;</p> <p>(viii) Designs and layouts shall promote a safe and secure environment, crime reduction and prevention and shall encourage the related objective of enhancing personal safety; with the maximum amount of natural surveillance of roads, paths and all other open areas and all open spaces incorporated into schemes;</p> <p>(ix) Landscape design shall promote and enhance local biodiversity;</p> <p>(x) The design and level of any lighting proposals will need to be in context with the local area.</p>		<p>innovation or change (such as increased densities);</p> <p>d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;</p> <p>e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and</p> <p>f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and</p>	
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		<p>the fear of crime, do not undermine the quality of life or community cohesion and resilience.</p> <p>Paragraph 130 states:</p> <p>Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents.</p> <p>Paragraph 131 states:</p> <p>In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of</p>	
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		design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.	
<p>Policy RLP 95 (Preservation and enhancement of conservation areas)</p> <p>The Council will preserve, and encourage the enhancement of, the character and appearance of designated Conservation Areas and their settings, including the buildings, open spaces and areas, landscape and historic features and views into and within the constituent parts of designated areas. Built or other development, within or adjacent to a Conservation Area and affecting its setting, will only be permitted provided that:</p> <p>(a) The proposal does not detract from the character, appearance and essential features of the Conservation Area;</p> <p>(b) Any new development is situated in harmony with the existing street scene and building line, and is sympathetic in size, scale and proportions with its surroundings;</p> <p>(c) Architectural details on buildings of value are retained</p> <p>(d) Building materials are authentic and complementary to the building's character.</p>		<p>Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.</p>	<p>The Policy is considered to be consistent with the aims of the NPPF.</p>

<p>Policy RLP 100 Alterations and Extensions and Changes of Use to Listed Buildings, and their settings.</p> <p>Development involving internal or external alterations, extensions and partial demolitions to a listed building or structure (including any structures defined as having equivalent status due to being situated within its curtilage), and changes of use will only be permitted if the proposed works or uses;</p> <p>(i) do not harm the setting, character, structural stability and fabric of the building (or structure); and</p> <p>(ii) do not result in the loss of, or significant damage to the building or structure's historic and architectural elements of special importance, and include the use of appropriate materials and finishes. The Council will seek to preserve and enhance the settings of listed buildings by appropriate control over the development, design and use of adjoining land.</p>		<p>Paragraph 184 recognises heritage assets are "are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.</p> <p>In determining planning applications the NPPF requires the significance of any heritage asset to be described and any contribution made by their setting. The LPA should avoid and minimise and conflict between the heritage asset's conservation and any aspect of the proposal. When considering the impact of a proposed development on the significance of a heritage asset of a designated</p>	<p>The Policy is considered to be consistent with the aims of the NPPF.</p>
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		heritage asset great weight should be given to the asset's conservation, irrespective to any harm, whether substantial or not.	
	<p>Policy CS8 (Natural Environment and Biodiversity)</p> <p>All development proposals will take account of the potential impacts of climate change and ensure the protection and enhancement of the natural environment, habitats and biodiversity and geo-diversity of the District. This will include where appropriate protection from:-</p> <ul style="list-style-type: none"> • Air, noise, light and other types of pollution • Excessive use of water and other resources <p>Development should protect the best and most versatile agricultural</p>	<p>Paragraph 148 states that the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.</p>	<p>PPS25 has been superseded by the NPPG; however the principles are the same.</p>

	<p>land. Development must have regard to the character of the landscape and its sensitivity to change and where development is permitted it will need to enhance the locally distinctive character of the landscape in accordance with the Landscape Character Assessment. Landscape Character Areas will be defined in the Site Allocations Development Plan Document and further guidance will be set out in a supplementary planning document. The natural environment of the District, and in particular designated sites of national importance and locally designated sites, which are identified on the Proposals Map, will be protected from</p>	<p>One of the core principles in the National Planning Policy Framework is that planning should recognise the intrinsic character and beauty of the countryside. Local plans should include strategic policies for the conservation and enhancement of the natural environment, including landscape.</p> <p>Where appropriate, landscape character assessments should be prepared to complement Natural England's National Character Area profiles.</p>	
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	<p>adverse effects. Criteria based policies will be set out in the Development Management Document, against which proposals for any development within, or affecting such sites, will be considered. The restoration and enhancement of the natural environment will be encouraged through a variety of measures such as;</p> <ul style="list-style-type: none"> • Maximising opportunities for creation of new green infrastructure and networks in sites allocated for development • Creating green networks to link urban areas to the countryside • Creating and enhancing the biodiversity value of wildlife corridors • Designating and protecting local nature reserves and 		
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	<p>local wildlife sites</p> <ul style="list-style-type: none"> • Conservation and enhancement of SSSIs in accordance with the Wildlife and Countryside Act • Development will promote wildlife enhancements which will contribute to the habitat and species restoration targets set out in the Essex Biodiversity Action Plan <p>The Council will minimise exposure of people and property to the risks of flooding by following the national guidance laid out in PPS25. In particular the sequential test will be applied to avoid new development being located in areas of flood risk. Where a site lies partially in the flood zone the Sequential Approach will also be rigorously</p>		
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	<p>applied and only water compatible or essential infrastructure uses (footnote) will be permitted in areas demonstrated to be at risk. Sustainable Drainage Systems (SUDS) will be used wherever possible to reduce flood risk, promote groundwater recharge, enhance biodiversity and provide amenity benefit, unless, following an adequate assessment, soil conditions and/or engineering feasibility dictate otherwise. It must be ensured that the capacity of waste water treatment and foul sewerage infrastructure is not exceeded and that opportunities to improve water quality in all watercourses and water bodies will be</p>		
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	<p>taken where possible in order to prevent the deterioration in current water quality standards and meet the objectives of the Water Framework Directive. Developers must engage in discussions with water and sewerage providers at the earliest opportunity to provide evidence with their planning application that there is capacity for their proposals. The Council will seek to promote the use of water efficiency measures.</p> <p>Footnote: as defined in table D.2. of Planning Policy Statement 25</p>		
	<p>CS9 – Built & Historic Environment</p> <p>The Council will promote and secure the highest possible</p>	<p>Chapter 12 sees good design as a key to sustainable development.</p> <p>Paragraph 127 states</p>	<p>The Policy is considered to be consistent with the aims of the NPPF.</p>

	<p>standards of design and layout in all new development and the protection and enhancement of the historic environment in order to:</p> <ul style="list-style-type: none"> •Respect and respond to the local context, especially in the District's historic villages, where development affects the setting of historic or important buildings, conservation areas and areas of highest archaeological and landscape sensitivity •Promote and encourage the contribution that historical assets can make towards driving regeneration, economic development, tourism and leisure provision in the District •Create environments which are safe and accessible to everyone, 	<p>Planning policies and decisions should ensure that developments:</p> <ul style="list-style-type: none"> a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create 	
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	<p>and which will contribute towards the quality of life in all towns and villages</p> <ul style="list-style-type: none"> • Create good quality built environments in commercial and business districts and in the public realm as well as in residential areas • Incorporate the principles of sustainable design and construction in accordance with recognised national standards securing the use of: <ul style="list-style-type: none"> ◦ Energy efficient design and materials ◦ recycled materials • Be capable of meeting the changing future of occupiers, especially in housing developments • Promote the sympathetic re-use of buildings, particularly where they make a positive contribution to the special character of the 	<p>attractive, welcoming and distinctive places to live, work and visit;</p> <p>e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and</p> <p>f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.</p>	
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	<p>local environment, and can contribute to the delivery of sustainable development and regeneration</p> <p>Renewable energy proposals will be supported where impacts on amenity, wildlife, heritage assets and landscape are acceptable.</p>		
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Note: The consideration of the level of consistency is an officer opinion which in no way prejudices the formal views of the Council.