

## General Standards of Development within the Urban Area

### Policy R/DP1

Development proposals will be permitted within the urban area, as defined on the Proposals Map, provided that:

- i. the scheme does not cause significant harm to the character of the surrounding area in terms of scale, setting, design, layout, materials, landscaping and the retention of important views;
- ii. significant harm is not caused to the historic environment and buildings of national and local importance, nature conservation interests and important landscape features;
- iii. where proposals are submitted either on or near to a site that is either known to be, or may be contaminated, the nature and extent of any such contamination has been determined and if appropriate the necessary remediation measures have been identified and agreed;
- iv. there is no significant loss of amenity, which could include issues such as traffic generation, noise, vibration, smell or pollution;
- v. any new scheme does not prevent the ability in appropriate circumstances to obtaining the proper comprehensive development of adjoining land;
- vi. appropriate infrastructure, safe access and parking arrangements can be provided or are available to the site;
- vii. any layout is designed to reduce the potential for criminal activity and anti-social behaviour; and
- viii. it has been demonstrated that the risk of flooding both to the proposed development and arising from the development has been appropriately considered and that the proposal incorporates relevant on-site and off-site flood prevention measures as appropriate.

**3.15** The above policy relates to all development proposals within the urban area boundary as defined on the Proposals Map, including sites allocated for specific uses in other policies and proposals in the Plan, or in subsequent Action Plans or Development Briefs.

**3.16** Outside of the urban area there is a presumption against development although exceptions for certain types of development will be considered (see Policy R/OS1). In such cases it will be necessary for the proposal to accord with the criteria contained in R/DP1.

### Design

**3.17** Policy R/DP1 seeks to secure sustainable development in accordance with the Government's PPS1: *Delivering Sustainable Development*. The Policy seeks to ensure that development within the urban area is of a high standard of design which conserves cultural heritage and natural resources and is served by appropriate infrastructure and facilities. There are further policies relating to Listed Buildings and Conservation Areas in Chapter 10: Built Heritage.

- 3.18** In considering development proposals, it is particularly important that new buildings and structures, changes of use and demolitions make a positive contribution to both their immediate surroundings and the wider environment. Modern, innovative designs will be welcomed on appropriate sites provided that they take account of the context within which the development is set. It is considered that the setting of buildings and the appearance and treatment of spaces between and around buildings (such as hard and soft landscaping) merit as much consideration as the building itself. Further guidance on design can be found in the Government publications *By Design, By Design: Better Places To Live* and *Better Streets, Better Places*. With regard to historic areas, English Heritage and the Commission for Architecture and the Built Environment (CABE) have produced the publication *Building in Context: New Development in Historic Areas*. Further advice on landscaping is contained in Appendix A: Guidance and Criteria for the Preparation and Submission of Landscape Schemes.
- 3.19** Important views can form a defining characteristic of a locality and should be retained in the design of a development. Existing site features, such as trees, hedgerows, ponds, watercourses and geological features should be incorporated where possible into the design of the proposal and be complemented by new landscaping including the use of local indigenous species, which are preferred due to their nature conservation value. It is recommended that, for sites where watercourses pass through or adjacent to the site, developers under take early discussions with the Environment Agency.
- 3.20** Proposals for changes to existing buildings can have a significant effect on the integrity and appearance of the building itself and, in many cases, on the character of the surrounding area. It is therefore important that proposed changes to an existing building, for example to its elevations or roof, are appropriate in their location, form, scale and height, and to its architectural character.
- 3.21** Developers will be required to give careful attention to design, particularly where proposals relate to a Listed Building or its setting, or where the development is within a Conservation Area or affects its setting. Further details are contained within Chapter 10: Built Heritage.

### **Nature Conservation**

- 3.22** Development proposals should not have a significantly adverse impact on the Borough's important nature conservation interest. The Borough has a rich habitat resource including sites recognised at international, national and local level. Other sites may also be of ecological interest or may include the presence of protected species. In addition the Borough has a number of trees that are important for their visual amenity and ecological value. In considering development proposals the Council will need to carefully consider whether or not the development will have an impact on these features. In certain cases the Council will require the developers to produce an Environmental Impact Assessment. Further details relating to Nature Conservation policies including the requirements of the Habitats Regulations for developments that may affect European sites are contained in Chapter 11: Open Space and Nature Conservation.

## **Amenity**

- 3.23** The need for development has to be considered alongside the need to preserve and enhance overall environmental quality within the Local Plan area and those amenities enjoyed by its inhabitants, particularly in respect of residential areas. Residential development proposals should therefore have particular regard to the guidance set out in Appendix B: Guidance for Residential Development and other relevant policies within the Local Plan Review.
- 3.24** Where planning permission for development is granted, the Borough Council may impose conditions and/or use legal agreements, under the provisions of Section 106 of the 1990 Town and Country Planning Act, to ensure potential causes of conflict or disturbance to others in the vicinity are minimised. Such measures could relate to the use of satisfactory standards, the use of materials or restrictions on the hours of working.

## **Infrastructure**

- 3.25** It is necessary to ensure that adequate infrastructure is provided to serve development, particularly for major schemes. Its adequacy can be a material consideration in deciding whether planning permission should be granted. The term 'infrastructure' includes all relevant services or facilities required to support development, such as public highways, public transport, recreation, health, education and other public services, community facilities, water supply, sewers and other utilities (see Policy R/DP3). There are a number of policies within the Plan that set out detailed requirements relating to particular infrastructure. These include: R/T4 on transport infrastructure; R/CF3 on the provision of community; R/CF6 on education facilities; R/OS8 on open space requirements; R/ENV3 on water resources; and R/ENV4 on the treatment of foul sewage and disposal of surface water.

## **Access and Parking**

- 3.26** It will be necessary for developments to include safe access and parking provision. The Borough Council will consult the Highway Authority to ensure that these arrangements are satisfactory. A number of policies within the Transport Chapter are relevant including Policies R/T2 and R/T11. Appendix E: Hampshire Parking Strategy and Standards provides further guidance on the Council's parking requirements.

## **Crime and Disorder**

- 3.27** Developers will need to ensure that development proposals are designed to minimise the potential for criminal activity and anti-social behaviour. Measures include creating defensible spaces and facilitating natural surveillance. Developers should take account of advice contained in the Government's Planning Policy Statement 1: *Delivering Sustainable Development, Safer Places: The Planning System and Crime Prevention, By Design and By Design: Better Places to Live* as well as police publications, including *Secured By Design, Designing Out Crime*, and *Designing In Community Safety*. Appendix C: Development Guidelines to Reduce Crime provides further guidance on methods to reduce criminal activity within developments.

## **Comprehensive Development**

- 3.28** Policy R/DP1 also aims to ensure that development proposals do not prejudice the comprehensive development of a site or adjoining land. The efficient use of land needs careful consideration in the light of the limited land resources within the Local Plan area. It is therefore particularly important that, wherever possible, development proposals are prepared on a comprehensive and co-ordinated basis and are consistent with the Borough Council's commitment to securing a more sustainable future for the Borough.

## **Flood Risk**

- 3.29** In areas of flooding it may be necessary for the developer to consult with the Environment Agency to ascertain whether a Flood Risk Assessment is appropriate. In such circumstances the developer will be required to demonstrate that the flood risk both to the proposed development and arising from the development has been fully considered. This includes the site layout, landscaping and design of the development. In such instances the Local Planning Authority will consult with the Environment Agency and where necessary ensure relevant on-site and off-site flood prevention measures are incorporated into the development. The need for all developments to give appropriate consideration to flood risk is detailed in Policy R/ENV1 and the Government's Planning Policy Guidance Note 25: *Development and Flood Risk* and draft Planning Policy Statement 25: *Development and Flood Risk*.

## **Contaminated Land**

- 3.30** The re-use of previously developed land, in accordance with the Government's objectives in achieving sustainable development, can mean that parts of such land may give rise to contamination issues. PPS23: *Planning and Pollution Control* advises that the Local Planning Authority should take into consideration the possible effects on public health and the environment of land that either is or could potentially be contaminated and to satisfy itself that issues have been identified and that all the appropriate measures have been put in place to satisfactorily address the degree and nature of the contamination identified. Policy R/ENV5 sets out the Council's policy requirements in respect of such land. Where a site is known to be, or suspected of being contaminated, it will be necessary for a developer or applicant to agree the appropriate remediation measures that may be required with the Council and the Environment Agency.