

Development Standards

Introduction

- 17.1 An important purpose of this Local Plan is to provide certainty about what types of development will or will not be permitted. In deciding whether to grant planning permission the provisions of this plan will be referred to together with all other material considerations. These considerations will include factors such as the number, size, layout, siting, design and external appearance of buildings, the proposed means of access to them, and landscaping proposals. Impact on the amenity, the archaeological resource, the character of the area, the street scene and the availability of infrastructure are also material considerations.
- 17.2 Whilst the above principles are relevant in some degree to all of the policies in the Local Plan, there are a number of planning issues that do not fit easily into any of the broader topics outlined earlier. Frequently these are issues that are relevant to more than one type of development. To avoid repetition in individual chapters these are grouped here under the heading of Development Standards.
- 17.3 Planning briefs will be prepared for the development of major sites within the area, and for smaller sensitive sites such as Conservation Areas, where there is a need to maintain and raise the quality of new development. Detailed guidance on design will also be prepared, including specific guidance for individual settlements in the form of Village Design Statements (VDSs), one of which has already been prepared for Appleby. These, together with other guidance statements, will be continually published in the form of

Supplementary Planning Guidance which will provide supporting information to policies within the Local Plan. These statements will be based upon the general requirements set down in the policies in this and other chapters of the Local Plan and will be available to assist developers in interpreting those policies in the particular circumstances of each site before formulating detailed proposals and submitting a planning application.

DS1 - General Requirements

A high standard of design is expected in all developments in both built-up areas and the countryside and proposals for poorly designed development will be refused. All proposals will be considered against the criteria set out below:

Quality of Design

- i) The design and external appearance of the proposal should reflect or enhance the character, appearance and setting of the immediate area; and**
- ii) the design and layout should respect and where possible retain and/or enhance the existing landform of the site.**

Amenity

- iii) No unacceptable loss of amenity to neighbouring land uses should result in terms of noise, smell, fumes, dust or other nuisance, or through the effects of overlooking or overshadowing; and**

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- iv) **amenity open space in the area should be retained, wherever possible; and**
- v) **no pollution of water, air or land should result which poses a danger or creates detrimental environmental conditions.**

Where appropriate, conditions will be imposed requiring the provision of landscaping to enhance new development.

Conservation

- vi) **There should not be an adverse effect on features of acknowledged importance, on or surrounding, the site, including species of plants and animals of nature conservation value (particularly species protected by Schedules 1, 5 and 8 of the Wildlife and Countryside Act 1981), Scheduled Ancient Monuments, archaeological remains, listed buildings and Conservation Areas or trees and woodland covered by Tree Preservation Orders; and**
- vii) **the development must ensure the retention of those existing site features that make an important contribution to the character or amenity of the site or the surrounding area; and**

- viii) **development proposals should include the results of archaeological assessment, where appropriate, and adequate measures to ensure that there would be no unacceptable impacts on archaeological remains. Conditions will be imposed to secure suitable mitigation at the appropriate time in the development process.**

Resources

- ix) **There should be no conflict with an allocated or approved land-use proposal in the locality nor should the reasonable potential for development of a neighbouring site be prejudiced; and**
- x) **the location and design of developments on the urban fringe (sites adjoining settlement development limits) should take into account the need to minimise the impact of the development on adjoining agricultural land or other countryside interests; and**
- xi) **measures to conserve energy will be expected in:**
 - a) **the design, orientation and layout of buildings; and**

- b) the location of development; and**
- c) improvements to the transport network and in the management of traffic.**

Utilities and Services

- xii) There should be no reliance on public finances being available to provide infrastructure and services; and**
- xiii) suitable on-site drainage should be provided and where there are off-site drainage problems the developer will be expected to overcome them.**

17.4 *The national guidelines for development of business, industry and housing, embodied in PPG1, require local plans to set out the criteria and standards against which all development proposals will be judged. These must specifically include concern for the protection of the environment, efficiency in provision of infrastructure, and matters of location, access, siting and design. Case law and Government regulations have in turn established issues of nature conservation, landscaping, amenity, nuisance, health hazard and pollution as areas of justifiable concern.*

17.5 *The purpose of Policy DS1 is to set out the generality of these environmental and other criteria and standards, which every planning application will be expected to meet, thus achieving economy, efficiency, convenience, amenity and safety in the development and use of land.*

17.6 *The Government's national planning guidance, the UK Strategy on Sustainable Development and the good practice guide Planning for Sustainable Development: Towards Better Practice, encourage energy conservation, in order to reduce emissions of greenhouse gases and the depletion of energy sources. Buildings can be designed to take advantage of new techniques for energy conservation. All new building and conversions must comply with the Building Regulations (Part L) which concern the conservation of energy. However location, density, aspect and orientation can also influence energy conservation and are matters controlled by the planning authority. In addition, the location of different types of development influences how much people need to travel and the scale of carbon dioxide emissions from vehicles. Emission of greenhouse gases can also be reduced by more energy efficient transport policies and encouraging public transport, walking and cycling.*

Planning Benefits

17.7 *New developments can generate demand for additional services, and social and community facilities such as new and improved roads, schools, health centres, public open spaces and leisure facilities.*

17.8 *Section 106 of the Town and Country Planning Act 1990 states that the Council may enter into an agreement or accept a unilateral obligation with a developer to restrict the development or use of land, require operations or activities to be carried out, require land to be used in a specific way or require payments to be made to a local authority in lieu of providing facilities. Such planning obligations should not be used where planning conditions can achieve the same aims, and therefore planning obligations will usually be negotiated to achieve the provision of off-site*

improvements or developments, although in some cases on-site provision of facilities will be appropriate.

DS2 - Planning Benefits

Where development is acceptable in principle, under the policies of this Plan, development proposals will be expected to have regard to existing levels of infrastructure, services and amenities.

Planning obligations will be sought where they would enhance development proposals provided that:

- i) they are necessary to the granting of planning permission, relevant to planning and directly related to the development to be permitted; and**
- ii) the benefits sought are reasonably related in scale and kind to the developments concerned.**

17.9 *Planning legislation allows local planning authorities to enter into agreements which regulate the development of land. It enables agreements to be made about the provision of community benefits which conditions on planning permissions cannot always secure.*

17.10 *Service provision for any development needs to be well planned. This can, in some cases, involve providing open space and land for buildings at no cost to the Council and/or contributions in full or part to the construction of new facilities, or the extension and enlargement of existing facilities.*

17.11 *The following, whilst not being exhaustive, is a list of some of the*

benefits which may be sought from development proposals:

- i) Improvements to public transport facilities;*
- ii) provision of public facilities such as open space, community buildings, sport, leisure and recreational facilities, public cycle/car parking facilities, improved pedestrian access or other facilities which help meet the plan's objectives;*
- iii) conservation or renovation of buildings or places of historic architectural or townscape interest;*
- iv) provision of residential accommodation of a type likely to meet the Council's needs such as low cost housing and housing to rent;*
- v) conservation or enhancement of the countryside or urban environment;*
- vi) redevelopment of areas of poor layout and design including improvements to the highway system which will benefit local residents (e.g. rear servicing, traffic calming, highways' improvements);*
- vii) provision of small industrial or business units;*
- viii) provision of art, murals, sculpture, etc., for the benefit of the community.*

17.12 *Circular 1/97, Planning Obligations 1997, paragraphs B9 to B13 explain that where planning obligations are to be sought regularly in connection with certain types of development, the planning authority's policy should be made clear in the development plan.*

Several policies in the Local Plan indicate where obligations may be sought. This policy sets out the general principles which the Council will follow in such cases. Advice given in Circular 1/97 suggests that planning obligations may enhance the quality of development and enable proposals to go ahead which might otherwise be refused. Nevertheless they should be relevant to planning and directly related to the proposed development if they are to influence a decision on a planning application. In addition, they should only be sought where they are necessary to make a proposal acceptable in land-use planning terms.

Planning Out Crime

17.13 Planning has a role to play in combating and preventing the risk of crime. The design of new buildings and the layout of the public realm are environmental factors that have an influence on vandalism and crime. The main opportunity to ensure that design helps reduce opportunities for crime is at the beginning of the design process and can be achieved by careful consideration of the design of layout, lighting and landscaping. Desolate, sterile and featureless surroundings can engender feelings of hostility and alienation. New development should, therefore, take the security of people and property fully into account.

17.14 In areas where crime is frequent and serious and/or there is a local perception that there is a high risk of crime occurring the need to incorporate crime prevention measures in a new development is capable of being a material consideration. These measures may include the deterrent effects of good design, layout, landscaping and lighting, which reassure the public by making crime more difficult to commit, increases the risk of

detection, and provides a safer and more secure environment.

DS3 - Planning Out Crime

New development should take into account personal safety and the security of people and property by:

- i) ensuring that paths, play areas and open spaces are overlooked by inhabited buildings while maintaining the privacy of inhabitants; and**
- ii) avoiding the creation of spaces with ill-defined ownership and ensure there is a clear distinction between public open space and private open space; and**
- iii) ensuring the development is well integrated into the existing pattern of pedestrian and vehicular movement; and**
- iv) ensuring that dark or secluded areas are not created by landscaping, planting or building; and**
- v) ensuring that streets and paths are adequately lit.**

17.15 Circular 5/94 recognised that crime prevention is capable of being a material consideration when assessing planning applications. As with all material considerations the weight that is given to it will depend on the individual circumstances of the case. Presently, consultation with the Police Authority's Architectural Liaison Officer on development proposals is carried out when such action is warranted.

Changes of Use in Residential Areas

- 17.16 Structural changes in the economy have resulted in a growing trend towards domestic properties being used as a base for starting a new business. The benefit of such businesses in stimulating the economy of both urban and rural areas is recognised. In some cases the change of use will be so small in scale that it will not require planning permission. In other cases activities can be carried out with no resulting adverse affects on local amenity, as most uses will fall within Use Class B1 (Business and Light Industrial Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended).
- 17.17 Uses are viewed as unacceptable wherever they give rise to nuisance or inconvenience, for example as a result of higher levels of vehicle movement than would reasonably be expected from a residential address, or because of noisy or odorous operations. In some cases, planning conditions can be used to control the impact of such proposals, but if adverse impacts cannot be reduced to acceptable levels, planning permission will be refused.
- 17.18 Vehicle repair businesses, while providing a source of employment, are one particular source of complaints of noise and disturbance when operated within or adjacent to residential areas. They are best located within general or heavy industrial areas where there will be minimal adverse impact on surrounding users.

DS4 - Changes of Use in Residential Areas

Within residential areas, favourable consideration will be given to proposals for a change of use from

residential to other uses, provided that the development will not adversely affect the appearance and character of a residential area or residential amenity by virtue of noise, vibration, traffic generation, reduction in road safety, odorous emissions (by way of dust, smell, fumes, smoke, soot, ash or grit) or other adverse environmental conditions.

17.19 *The purpose of Policy DS3 is to help encourage the growth and development of small businesses but to maintain control over the impact that business activity, carried out at home, can have on the surrounding area.*

Residential Extensions

- 17.20 Many residential extensions fall within permitted development rights set down in the Town and Country Planning (General Permitted Development) Order 1995 and do not require planning permission. The majority of those that do require consent are acceptable and are normally approved. Some extensions including garages and outbuildings, can however, cause loss of amenity to adjoining occupiers as a result of loss of sunlight and daylight, loss of privacy, and an intolerable overbearing effect. It is important to ensure that a reasonable standard of sunlight, privacy and avoidance of overbearing effects is maintained following all residential development. The general appearance and character of the main building and street should not be harmed.

DS5 - Residential Extensions

Planning applications for residential extensions and the erection of garages, outbuildings, walls and other structures will be allowed providing that the proposal does not unreasonably reduce sunlight or

daylight, or result in overshadowing, overbearing or loss of privacy to adjacent dwellings. The proposals should also be sympathetic in design, scale and materials to the existing dwelling and its neighbours and should not:

- i) cause overshadowing as a result of the height and depth of the extension blocking daylight and sunlight, particularly in the case of two storey extensions located on or close to the boundary; and**
- ii) result in dormer extensions which are too large in scale and design in relation to the form and appearance of the original roof; and**
- iii) use materials or finishes which contrast markedly with those of the original building or neighbouring properties.**

17.21 *This policy aims to ensure that a reasonable standard of sunlighting, daylighting and the avoidance of overbearing effects is retained, following all extensions to residential properties. Supplementary Planning Guidance Note 1, published with this Plan, provides detailed guidance on acceptable standards for residential extensions.*

Temporary Buildings

17.22 Temporary buildings include portable offices and classrooms. These usually do not give the appearance of being substantial structures intended to remain in situ on a permanent basis, and can potentially have a negative impact on local amenity. However, it is recognised that such facilities can

be vital to the expansion of industrial and commercial premises, and that short-term arrangements are often required to accommodate the expansion of community facilities such as schools and health centres. In other cases, permanent development might prejudice other planned development, when the site is in temporary occupation pending such development commencing. Only in these circumstances will the erection of temporary buildings be given favourable consideration.

17.23 The Town and Country Planning (General Permitted Development) Order 1995 provides permitted development rights for temporary buildings associated with construction works. In all other circumstances where planning permission is sought for the siting of temporary buildings, the need for such structures will be balanced against the need to avoid any adverse affects on visual amenity.

DS6 - Temporary Buildings

Planning permission will be granted for temporary buildings provided the following criteria are met:

- i) the building is not highly visible to the general public or detrimental to the amenity of the area/landscape; and**
- ii) the development will not prejudice proposals for permanent development on the site.**

In granting planning permission for temporary buildings, conditions may be imposed requiring the landscaping of the development or other measures to help mitigate its impact on the visual amenity of the area.

A time limited (temporary) planning permission will be granted for non-permanent structures in cases where a permanent permission would prejudice future development of the site.

- 17.24 *Temporary buildings, whilst being essential to the expansion and development of business and community facilities, are by their nature likely to incur high maintenance and running costs. There is no wish to overly restrict the erection or use of such buildings but there is nevertheless a need to ensure that they are adequately maintained and removed from the site when their useable life has expired. Neither should the erection of a temporary building prevent the satisfactory development of permanent buildings on the site at a later date.*

Contaminated Land and Methane Emissions

- 17.25 Where land has been contaminated as a result of previous use it must be made safe before new development or redevelopment takes place. Potential hazards can include old sewage works where concentrations of metals in the soil may be high, land previously used by industries where a range of hazardous substances may be found, and completed domestic and industrial landfill sites where combustible gases such as methane may build up and problems such as soil settlement and the generation of leachate may result.
- 17.26 Proposals for developing contaminated land may be refused if contamination is severe and cannot be overcome. Alternatively, conditions can be imposed on planning permissions requiring a detailed site investigation by the developer before work commences and the implementation of measures to overcome contamination problems.

Proposals for development on any identified or suspected contaminated land must be accompanied by details of the type and levels of contaminants together with details of any remedial measures required to deal with any hazards. Such reports should include an appraisal of the implications of redevelopment on ground and surface water. On sites where the contamination takes the form of methane, details of venting and monitoring systems for the prevention of methane emissions should be included in applications for planning permission.

DS7 - Contaminated Land

In the case of proposals for development on land known or strongly suspected as being contaminated, applicants will be required to demonstrate that the level of contamination can be overcome by remedial measures or improvements.

Permission will only be granted on contaminated sites where a detailed site survey has been submitted, and a suitable scheme of remedial measures has been agreed to overcome any existing contamination. Conditions will be imposed and/or a planning obligation entered into to secure the implementation of such a scheme at the appropriate time in the development process and to otherwise restrict and control the development.

DS8 - Methane Emissions

Planning consents for new development on former waste disposal sites will be subject to the imposition of conditions requiring the carrying out of works by the developer to prevent the build up of methane by venting or other agreed means.

- 17.27 *Contaminated land is land which represents an actual or potential*

hazard to health or the environment as a result of current or previous use. It is important that the contamination of land by previous users is redressed before any new development is contemplated. Whilst contamination will not always prevent development any difficulties should be resolved properly before development is allowed. This will avoid environmental and health risks to the occupiers or users of the land in line with the Government's suitable for use approach policy which aims to bring back contaminated land to a healthy and environmentally acceptable beneficial use. Measures will often be unique to the type and level of the contamination ranging from complete removal of contaminated materials to treatment, venting or sealing off the land.

Hazardous Installations

17.28 PPG12 states detailed development plans should set out the criteria for control of hazardous development and for development within the vicinity of hazardous installations. Proposals for sites to accommodate hazardous installations and the adjoining areas where development will need to be controlled should be shown on proposal maps. Policies DS9 and DS10 have been produced in line with this guidance. In line with Circular 11/92, the Council will consult with the Health and Safety Executive in respect of proposals to develop land in the vicinity of hazardous installations and pipelines, and will use these consultation responses as a material consideration in the determination of planning applications.

DS9 - Development of Land in the Vicinity of Established Hazardous Installations and Pipelines

In the significant risk area surrounding a hazardous installation or pipeline planning permission will only be granted for housing or any commercial, industrial, retail or recreational use which introduces a significant number of people into the risk area, where it can be demonstrated that the associated hazards and risks identified with locating in proximity to the installation are acceptable, or can be overcome through the imposition of appropriate planning conditions.

DS10 - New Hazardous Installations and Pipelines

Planning permission for development which involves the storage of materials or the carrying out of processes that are toxic, highly reactive, explosive or highly flammable will only be granted if the applicant can demonstrate that the proposal will impose no significant development restrictions upon surrounding land users; will not put at risk surrounding residential properties; or prove a risk to other premises in the locality where significant numbers of people regularly congregate.

17.29 *Some types of land uses, predominantly industrial, are intrinsically dangerous. In order to ensure that risks remain as low as possible, other development which might otherwise be acceptable, should not be located close to such sites. Similarly, any permissions granted for potentially hazardous installations should be on sites well separated from housing and other land uses which involve large numbers of people. The expertise of the Health and Safety*

Executive (HSE) is relied upon to assess risks from the storage of hazardous materials or the carrying out of a hazardous industrial process, and the HSE will be consulted on any planning applications for development of hazardous installations or pipelines, or any major development undertaken within the HSE's specified consultation zones. The Council will assess the advice received from any consultations with the HSE, and take this into account when determining whether planning permission should be granted.

- 17.30 *The Council also has authority under the Planning (Hazardous Substance) Act 1990 to grant or refuse consent for the storage of hazardous substances in excess of a controlled quantity, and will grant such consent only when the storage of such substances is appropriate to the location proposed, and risks arising to persons in the surrounding area and the wider community have been assessed.*

Polluting Activities

- 17.31 The release of substances which are capable of causing harm to people and the environment needs to be avoided. Such pollution can also prejudice neighbouring land use, result in long term contamination of sites and have an adverse impact on urban regeneration.
- 17.32 Where a proposal for industrial, commercial or agricultural development may potentially result in pollution to air, land or water there is a need to ensure that such activities are within limits set by national and European Community guidelines and standards. The Town and Country Planning (General Permitted Development) Order 1995 requires local planning authorities to consult the Environment Agency when considering certain types of applications, but there may be other

developments on which the Council will consult the Environment Agency to receive the specialist advice which is needed to make a decision.

- 17.33 In such cases certain supplementary environmental information will be required for a proper judgement to be made on the application.

DS11 - Polluting Activities

Planning permission for development, including extensions to existing premises and changes of use, will only be permitted where it can be demonstrated that the levels of potentially polluting emissions, including effluent, leachates, smoke, fumes, gases, dust, steam, smell or noise do not pose a danger by way of toxic release; result in land contamination; pose a threat to current and future surface or underground water resources; or create adverse environmental conditions likely to affect nearby developments and adjacent areas.

- 17.34 *PPG12 states that (development plans) may also include policies designed to control pollution and to limit and reduce nuisances such as noise, smells and dirt. PPG23 states that when the risk and consequences of a pollution incident are considered unacceptable and cannot be overcome by appropriate planning conditions, then permission should be refused. The potential for polluting activities to affect surrounding land is a material planning consideration, and hence policy DS11 establishes criteria for the determination of planning applications for potentially polluting activities, formulated to complement the role of the Environment Agency and the Council's own duties under the Environmental Protection Act 1990.*

Light Pollution

- 17.35 Floodlighting and other forms of lighting can have beneficial properties and can contribute to the safety and security of areas. Lighting can extend the hours of use of outdoor sporting facilities, especially in the winter months, and can be used to advertise or to exhibit particular buildings, landscapes or features.
- 17.36 However, inappropriate and unnecessary lighting, or lighting which is insensitively used can adversely affect the amenity of an area, including harm on wildlife and to the night sky. The policy is designed to control and prevent badly designed lighting schemes that cause light spillage to the detriment of nearby residents and wildlife.

DS12 - Light Pollution

Planning applications which involve light generating development including floodlighting will only be permitted where it can be demonstrated that there would be no adverse impact on local amenities.

- 17.37 *Appropriate planning conditions may be attached to a planning permission which control and moderate the impact of light generating development including floodlighting and external illumination of advertisements.*

The Water Environment

- 17.38 North Lincolnshire's water environment is very important to its residents in terms of its health, social and economic well being, its recreational facilities and the character and appearance of the landscape.
- 17.39 Development of land can adversely affect the water environment and it is

therefore necessary to exercise controls.

- 17.40 Approximately 50% of the local population depends upon water supplies from groundwater aquifers. It is therefore important that when new development is planned, ground water supplies need to be protected from pollution and land drainage problems addressed. The Environment Agency has detailed a number of Groundwater Protection Zones in North Lincolnshire, which need to be taken into account when major development proposals are formulated.
- 17.41 In North Lincolnshire, the Environment Agency is responsible for land drainage on major waterways such as the Rivers Ancholme, Humber and Trent, while the Internal Drainage Boards look after smaller waterways, as well as the private riparian owners in the area.
- 17.42 It is also important to ensure that new development is adequately serviced in terms of foul or surface water sewers, and that suitable provision is made by the developer to upgrade existing services where they are likely to be overburdened. In most of the North Lincolnshire area this means connection to the existing foul and surface water sewers, but where new sewers are not technically feasible, the provision of cesspits or septic tanks may be acceptable.

DS13 - Groundwater Protection and Land Drainage

All development proposals must take account of the need to secure effective land drainage measures and ground water protection in order to control the level of water in the land drainage system.

DS14 - Foul Sewage and Surface Water Drainage

The Council will require satisfactory provision to be made for the disposal of foul and surface water from new development, either by agreeing details before planning permission is granted, or by imposing conditions on a planning permission or completing planning agreements to achieve the same outcome.

DS15 - Water Resources

Development will not be permitted which would adversely affect the quality and quantity of water resources or adversely affect nature conservation, fisheries and amenity by means of:

- i) pollution from the development; or**
- ii) water abstraction**

unless adequate measures are undertaken to reduce the impact to an acceptable level.

17.43 *Groundwater resources are a vital component of drinkable water supplies but once polluted the damage is irreversible. Flood risk and ground pollution also results from inadequate drainage provision. It is essential therefore that development should not threaten resources, create drainage problems or create problems for the local drainage infrastructure.*

Flood Risk

17.44 Two major rivers, the Trent and the Humber, and the smaller River Ancholme fall within North Lincolnshire. The Isle of Axholme in particular is protected by a sophisticated network of flood

defence works and drainage measures. The method by which the flood plains of these rivers is protected, especially the Humber Estuary, is important.

DS16 - Flood Risk

Development will not be permitted within floodplains where it would:

- i) increase the number of people or buildings at risk; or**
- ii) impede the flow of floodwater; or**
- iii) impede access for the future maintenance of watercourses; or**
- iv) reduce the storage capacity of the floodplain; or**
- v) increase the risk of flooding elsewhere; or**
- vi) undermine the integrity of existing flood defences**

unless adequate protection or mitigation measures are undertaken.

17.45 *New development should not be at risk from flooding. Flood plains and areas of low-lying land adjacent to a watercourse are by their very nature liable to flood under certain conditions. Flood plains also provide for the storage of floodwater, so development can reduce this storage capacity and hence increase the risk of flooding elsewhere. The local planning authority will publish, as supplementary planning guidance, the area of flood risk where policy DS16 is to be applied.*

17.46 *Government Circular 30/92 states that development plans should take into account flood risk when allocating land for development. The Environment Agency will be consulted in evaluating the nature of any flood risk and the adequacy of any works proposed to contain that risk. The Environment Agency has published the Humber Shoreline Management Plan which gives guidance on the need for flood defence. In some cases a planning obligation will be imposed to provide suitable mitigating measures, and also guarantees of future access to watercourses will be required.*

Overhead Power Lines

17.47 The appearance of transmission towers (commonly called pylons) in the countryside is generally perceived as being unsightly, especially where several lines converge or run in parallel. In parts of North Lincolnshire this problem is exacerbated by the flat nature of the landscape, and by the edges of scarp slopes and by the absence of tree cover. This makes pylons visible over long distances. National Grid lines run mainly east west across North Lincolnshire. A National Grid line running from Immingham westwards and feeding into Keadby Power Station is nearing completion, to join five existing lines crossing the River Trent. There is a general need to minimise the unsightliness of overhead power lines proposed in the future.

17.48 The Council aims to reduce the number of overhead power lines crossing North Lincolnshire. There is already an abundance of overhead power lines feeding into the area of Keadby power station and Humber Bank power station, and there is a growing need to avoid further impact on the landscape and character of the area.

DS17 - Overhead Power Lines and High Powered Electrical Installations

The Council will seek to minimise the environmental effects of proposals for overhead power lines of 132kv or over, and high-powered electrical installations. The Council will not support such development within or in locations where the development would have a detrimental impact upon the following areas:

- i) Special Protection Areas, Special Areas of Conservation and Ramsar sites;**
- ii) SSSIs or other statutory nature conservation sites;**
- iii) Conservation Areas and sites and buildings of historic or archaeological interest, including listed buildings and scheduled monuments;**
- iv) existing committed or allocated housing areas.**

In view of the substantial practical, technical and cost disadvantages involved, it is only in exceptional circumstances that the Council will seek to have lines placed underground, where this is not damaging to sites of nature conservation value or archaeological importance. Careful line routing will usually be the most appropriate way to minimise the visual impact of high voltage power lines.

To ensure a satisfactory built environment the Council will have regard to the amenity of potential future occupiers in determining

applications for development close to overhead power lines

- 17.49 *Proposals for the construction of power lines are determined by the Government, but the Council is given the opportunity to comment. When applying for the construction of long lengths of power lines along new routes, the National Grid Company is required to submit an Environmental Impact Assessment.*
- 17.50 *Landscaping, usually by planting close to viewpoints e.g. along roadsides together with careful line routing can often help to minimise the visual impact of new power lines. Of particular concern to the Council are the visual impacts of power lines on landscape features and on dwellings and the death and injury caused to wild birds particularly on migratory routes. The use of high visibility devices along pylon routes may be desirable near to sites important for wild birds and migratory routes, but these devices may cause detrimental effect on the visual amenity of the areas crossed by power lines. The need for high visibility devices will need to be considered against the effect that these devices will have on visual amenity.*

When considering proposals for housing near to high voltage overhead lines and proposals for high powered electrical installations, the Council will refer to the Guidance given by the National Radiological Protection Board, which is the UK Government's advisor on non-ionising radiation.

DS18 - Advertisement Control

Applications for the display of advertisements will be granted provided that:

- i) the advertisement is appropriately positioned in relation to the design of the building and is of an appropriate scale; and**
 - ii) the advertisement does not create a hazard to public safety; and**
 - iii) advertisements are kept to the minimum to avoid clutter which would detract from the character of the building and street scene; and**
 - iv) where a sign is lit the type and level of illumination is appropriate to the location; and**
 - v) the construction, materials and colour of the advertisement are sympathetic to the building and locality.**
- 17.51 *Advertisements on shop fronts need to be related to the use of the building or the identification of the user. It is important for visual amenity that advertisements are well related to the design of the building and the character of the surrounding area.*
- 17.52 *Special attention must be given to applications for illuminated advertisements and conditions will be imposed to control their intensity and hours of illumination in the interests of visual amenity and public safety. In order to maximise the potential for*

advertisers to use illuminated signage, the use of external floodlighting or the individual lighting of letters, rather than full internal illumination will be encouraged.

17.53 *Advertisement hoardings are not generally acceptable in, or adjacent to, residential areas, or at an entrance point into predominately residential areas or into open countryside. Within commercial and industrial areas they will only be allowed if they screen unsightly land or buildings, and at least maintain and, where necessary, enhance the character and appearance of the local environment.*

17.54 *While the value of advertising to promote and signpost businesses is recognised, it is important that advance directional signs do not result in a reduction in highway safety, or lead to detriment to the visual amenity of urban and rural areas. The impact of the advertisement will be considered in terms of its cumulative effect, the impact on its surroundings, and whether the advertisement is likely to be so distracting as to endanger passing motorists or block important views onto junctions and bends.*

Telecommunications - Licensed Code Systems

17.55 The Council recognises that modern telecommunications systems are an essential component of a sustainable economy. PPG 8 Telecommunications requires local planning authorities to facilitate the growth of new and existing systems, but still be committed to environmental objectives and well established national policies for the protection of the countryside and urban areas.

DS19 - Telecommunications Equipment

When considering planning applications for telecommunications equipment consideration will be given to:

- i) the siting, design and visual impact of the equipment;**
- ii) the impact upon the character or setting of any listed building, Conservation Area or site of archaeological importance, the open countryside, or the amenities of a residential area;**
- iii) whether the operator has explored the possibility of erecting antennae on existing buildings, other structures or mast sites;**
- iv) whether the operator has explored the possibility of sharing an existing mast or replacing it with one suitable for shared use;**
- v) securing the removal of any telecommunications apparatus that is no longer required for its original purpose and the restoration of the site.**

DS20 - Telecommunications Apparatus on Domestic Dwellings

Normally not more than one satellite dish or antenna per building will be permitted. Telecommunications apparatus should be located as

unobtrusively as possible, usually on the rear elevations of buildings. Proposals which have a detrimental effect on the character, appearance or amenities of the surrounding area, particularly Conservation Areas or the appearance or setting of listed buildings will be refused.

- 17.56 *Whilst an amendment to the General Development Order 1991 permits certain telecommunications development to take place without the Council's express consent, it is still important that where such apparatus is subject to control it does not harm the environment. A condition of permitted development rights does require the careful location of an antenna installed on a building. This policy is intended to achieve the necessary balance between the growth of telecommunications and minimising the impact on the environment.*
- 17.57 *Those wishing to install a satellite television dish on a residential building are recommended to consult ("A Householder's Planning Guide for the Installation of Satellite Television Dishes") published by the DETR for detailed information on what requires planning permission.*
- 17.58 *The use of limited period permissions (5 years) may be considered in the case of particularly sensitive locations in order to allow the Council to monitor the effect of satellite dishes and telecommunications antennae on the environment.*
- 17.59 *The council would recommend that any new transmission requirements should where possible be accommodated on existing sites, and aerials shared as necessary, in order to minimise the impact on the environment. In addition operators will be encouraged to remove telecommunications structures that have become redundant.*

Renewable Energy

- 17.60 Renewable energy is derived from resources which occur and recur naturally in the environment, rather than from finite fossil fuel reserves. These sources of energy supply at present; play a marginal, but growing role in meeting household and business heat and power requirements. In addition to helping to conserve finite energy sources, the technology employed to generate renewable energy is essentially clean, contributing to the reduction of Britain's emissions of greenhouse gases. In order to promote an increased growth in the contribution of renewable energy sources to the energy market, renewable energy must be a reliable energy source available at a reasonable price. The Local Plan aims to provide guidance and incentives to promote the expansion of the exploitation of renewable energy sources in North Lincolnshire.
- 17.61 The opportunity to generate energy from the following sources may be possible within North Lincolnshire: waste incineration; waste digestion and landfill gas (methane); farm animal wastes; biomass from agricultural products, the use of crops to produce alcohol and other transport fuels, and the rotation of arable coppicing for wood fuel; wind energy; geothermal energy including geothermal aquifers and geothermal hot dry rock; tidal power; wave energy; and solar energy.
- 17.62 Opportunities for developing power from renewable energy sources have been limited in North Lincolnshire to date: the only such scheme is a chicken manure power station at Flixborough. Given that North Lincolnshire is bordered extensively by the rivers Trent and Humber, there may be opportunities to develop energy generation uses on sites close

to these rivers. From previous studies undertaken, wind energy power generation would only be attracted into the North Lincolnshire area if wind turbine technology advances to cope with low average wind speeds. It is, therefore, recognised that renewable energy development, such as wind and water power, will require site locations close to the source of power. The harnessing of such power often requires large structures, particularly in the case of wind power generation which requires single or grouped turbines with revolving rotors. Therefore all proposals will be considered in terms of their impact on nearby land uses and activities.

DS21 - Renewable Energy

Proposals for the generation of energy from renewable resources will be permitted provided that:

- i) any detrimental effect on features and interests of acknowledged importance, including local character and amenity, is outweighed by environmental benefits; and**
- ii) proposals include details of associated developments including access roads and other ancillary buildings and their likely impact upon the environment.**

Where appropriate, conditions will be imposed requiring the restoration of the site to its original condition or the implementation of an agreed scheme of after-use and restoration.

17.63 *Government policy is to encourage the development of renewable energy sources wherever they have prospects of being both economically competitive and*

acceptable in terms of impact on the environment. PPG22 sets out the national planning framework for dealing with proposals for renewable energy uses. The guidance specifies that local plans should include detailed policies for developing renewable energy sources.

17.64 *Whilst proposals for the generation of energy from renewable sources, as opposed to the generation of energy from non-renewable sources, will be supported in principle there is the need to ensure that schemes are appropriate and suitable for their location. Permission will be granted provided that any resulting adverse effects are outweighed by environmental benefits.*

