

GEDLING PART 2 LOCAL PLAN (2018)

Policy LPD 32 - Amenity

Planning permission will be granted for development proposals that do not have a significant adverse impact on the amenity of nearby residents or occupiers, taking into account potential mitigation measures. This will include consideration of the following issues:

- a. overshadowing;
- b. overbearing;
- c. overlooking;
- d. noise;
- e. level of activity on site;
- f. traffic;
- g. residential visual amenity;
- h. other forms of pollution;
- i. impact on amenity space; and
- j. impact on renewable energy generation.

10.2.1 In the majority of cases, the impact of schemes, especially small schemes such as residential extensions or changes of use, falls most on those residents and occupiers immediately adjacent to the proposed development. One of the key elements of the planning system is to ensure a good standard of amenity for all existing and future residents (NPPF paragraph 17).

10.2.2 This policy seeks to define more clearly what is meant by 'amenity' to provide certainty to developers and nearby residents and occupiers. While the policy seeks to ensure good living standards, this does not mean that there will be no impact; the extent of the impacts and whether they amount to the 'significant adverse impact' required by the policy will be a matter of professional judgement informed by consultations with experts from different disciplines and organisations as well as those residents and occupiers affected. Where there will be an impact on amenity, different scheme designs, conditions or other appropriate forms of mitigation will be considered to reduce the impact especially where this will bring the impact on amenity to a level which is considered acceptable to the decision maker.

10.2.3 The table below sets out each of the factors identified in the policy and sets out how it will be assessed and the potential mitigation measures or conditions that may be considered.

Impact	How Assessed	Potential Mitigation
Noise	<p>The extent to which the normal activities expected on site and traffic movements will generate noise which may affect nearby properties.</p> <p>Special consideration will be given to noise affecting residential areas generated outside of normal business hours.</p>	<p>Conditions monitoring the level of noise or limiting the hours of activity. The inclusion of noise reduction measures such as screening, bunds or insulation.</p>
Level of activity on site	<p>The extent to which the operation of the site including comings and goings and movement with the site will result in disturbance to neighbouring properties or a change in the character of the area. This is in addition to any noise, traffic or other forms of pollution generated.</p> <p>Special consideration will be given to the impact of business/commercial uses within predominately residential areas.</p>	<p>Conditions monitoring the activities on site, alternative scheme designs which move areas of activity away from sensitive areas.</p>
Traffic	<p>The extent to which the vehicle movements generated by the proposed development above those already present in the area will create noise, pollution and change the character of the area.</p> <p>Special consideration will be given to additional traffic associated with business use created in residential areas.</p>	<p>Conditions monitoring vehicle movements associated with the proposal and/or limiting the operational hours.</p>
Residential Visual Amenity	<p>The extent to which the proximity, size and scale of a development will result in harm to living conditions and render a residential property an unattractive a place to live.</p>	<p>Scheme designs of different size, scale or plot positions.</p>
Other forms of pollution.	<p>The extent to which the nature, use or design of the proposal will lead to</p> <ul style="list-style-type: none"> • Air pollution; • Water pollution; • Light pollution; and/or • Visual pollution. 	<p>Conditions or mechanism to control emissions from the site and the direction or timing of lighting.</p> <p>Scheme designs and layouts which ensure that entrances to sites and public facing aspects are free of clutter and other detracting features.</p>