

POLICY GB1 - GREEN BELT BOUNDARIES AND THE CONTROL OVER DEVELOPMENT IN THE GREEN BELT

The area in which Green Belt policies will be applied is defined on the Proposals Map.

Within the Green Belt, planning permission will not be granted for development other than for the change of use of existing buildings or land or the construction of new buildings or extensions to existing buildings as set out below:-

- (a) Development for agriculture or forestry, in accordance with Policies GB6 and GB8 of this plan;
- (b) Essential facilities for outdoor sport, outdoor recreation or outdoor leisure, in accordance with the policies in Chapter 7 of this Plan;
- (c) Mineral working and subsequent restoration of the land, in accordance with the policies in the Buckinghamshire Replacement Minerals Local Plan;
- (d) Cemeteries;
- (e) Limited extension, alteration or replacement of existing dwellings, in accordance with Policies GB10 and GB11 of this Plan;
- (f) Limited infilling in existing villages, in accordance with Policy GB3 of this Plan;
- (g) Other uses of land and essential facilities for them which would not compromise the purposes of including land in the Green Belt and which would permanently retain its open and undeveloped character;
- (h) The re-use of buildings of permanent and substantial construction in accordance with policy GB2.

Development falling into the categories above will only be permitted where:-

- (i) the proposal would not adversely affect the character or amenities of the Green Belt, nearby properties or the locality in general and would be in accordance with EP3 (Use, Design and Layout of Development); and
- (ii) the scale, height, layout, siting, form, design and materials of any new building would not adversely affect the character or amenities of the Green Belt, nearby properties or the locality in general and the proposal would be in accordance with Policy EP3; and
- (iii) proposals for extensions to existing buildings would harmonise with the scale, height, form and design of the original building; and
- (iv) the proposal would comply with all other relevant policies in this Plan.

POLICY L6 - COLNE VALLEY PARK

Proposals in the Colne Valley Park will only be permitted where:-

- (a) they maintain and enhance the landscape, waterscape and townscape of the Park in terms of its character, its scenic and conservation value and its overall amenity; and**
- (b) they safeguard existing areas of countryside from inappropriate development and do not involve urbanisation of the Park; and**
- (c) they conserve the nature conservation resources of the Park; and**
- (d) where outdoor sport or outdoor recreation is involved it does not compromise (a) or (b) or (c) above.**

POLICY EP9 - NOISE GENERATING DEVELOPMENT

Development which would, or which would have the potential to, cause noise disturbance to adjacent uses or the locality in general will not be permitted unless it can be established that the predicted ambient noise levels could be kept to acceptable levels either:-

- (a) through the design or insulation of any buildings or the provision of a structure to form a sound barrier; or**
- (b) by limitations on the type and duration of the activities to take place either within or outside of any buildings on site.**

Development which would, or which would have the potential, by reason of traffic movements to cause noise disturbance to noise sensitive uses in the locality, or substantial disturbance to the character and amenity of the locality, will not be permitted.

POLICY TR5 - ACCESSES, HIGHWAY WORKS AND TRAFFIC GENERATION

In considering proposals involving a new or altered access onto the highway, works on the highway, the creation of a new highway or the generation of additional traffic the District Council will have regard to their effect on safety, congestion and the environment.

Development will only be permitted where:-

- (a) the proposal complies with the standards of the relevant Highway Authority; and
- (b) the operational capacity of the highway would not be exceeded, or where the proposal would not exacerbate the situation on a highway where the operational capacity had already been exceeded; and
- (c) traffic movements, or the provision of transport infrastructure, would not have an adverse effect on the amenities of nearby properties on the use, quality or character of the locality in general, including rural lanes.

Where off-site improvements to the highway are required to serve a development, the District Council will not grant permission unless the applicant enters into a planning obligation to secure the implementation of those works.

Proposals involving either the construction of a new site access, or a material increase in the use of an existing site access, directly onto the strategic highway network will not be acceptable if they would be likely to result in the encouragement of the use of the network for short local trips or compromise the safe movement and free flow of traffic on the network or the safe use of the road by others.

POLICY TR10 - HEAVY GOODS VEHICLES

Development which is likely to generate heavy goods vehicle trips will only be permitted

where:-

- a) vehicle movements would not adversely affect the character or amenities of nearby properties or the locality in general, for example through noise, vibration, disturbance or visual intrusion, and the proposal would be in accordance with policy EP3 (Use, Design and Layout of Development); and
- b) in the case of a proposal likely to generate a significant number of heavy goods vehicle trips, the access would not be onto a residential road, rural lane or other road which is not suitable in principle for such traffic, and that vehicles would be able to conveniently access the strategic highway network without using such roads; and
- c) the proposal would comply with all other policies in this Plan. Particular attention is drawn to policies TR5 (Accesses, Highway Works and Traffic Generation), TR2 (Cycling Facilities), TR3 (Pedestrian Facilities) and TR6 (Traffic Calming).