

Therefore, the Council is satisfied that future development needs can be met within existing green belt boundaries until at least 2011 and probably well beyond.

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.

evidence of different phases, identify important features in the landscape and provide a guide to future restoration and development. A clear statement of the historic interest of a site is necessary before an analysis of a proposal's impact can be made. This statement should include archaeological sites and monuments, traditional working landscapes, historic parks and gardens and the settings of listed buildings and conservation areas. The submission of an assessment of the proposal's impact on historic features and character and an assessment of the opportunities presented by the development may also be required.

4.14 The proposals, together with any ancillary buildings, roadways and car parking will be tested against the various aspects of existing historic interest. Proposals which would have an adverse impact on this interest will not be permitted. The Council will consult English Heritage on proposals affecting a park or garden listed in the Register of Parks and Gardens of Special Historic Interest and take account of its views. The Council will also consult English Heritage on development which, although located outside the historic park and garden, has an impact on it through such effects as visual or noise intrusion, water pollution or the possibility that the local water table will be affected.

4.15 There are other parks and gardens of historic interest which are of more local importance within the District. Some of these may also be worthy of protection, therefore information regarding their significance may be required prior to determining proposals on these sites. Should, in the light of further information, the District Council consider them worthy of inclusion in the Register, the District Council will notify English Heritage.

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.**

Explanation

4.16 A substantial part of the District lies in the Colne Valley Park. The District Council is a member of the Colne Valley Park Standing Conference which has recently published a new strategy for action in the Park. That strategy seeks to bring about improvements to the Colne Valley through joint working by means of implementing a co-ordinated and planned programme of improvements.

4.17 The Council will, in its role as local planning authority for that part of the Park in South Bucks, seek to complement the work of the Standing Conference by ensuring that development proposals meet the criteria set out in the policy.

4.18 The Colne Valley Park has in some parts been seriously damaged by previous developments and by landscape deterioration arising from neglect and the inappropriate use of

POLICY E3 - INDUSTRIAL AREAS

Within the Industrial Areas identified on the proposals map permission will only be granted for:-

- (i) development, redevelopment, changes of use or extensions for uses falling within Use Classes B1-B8 (inclusive). The Council will particularly support proposals for uses falling within Use Class B2; or
- (ii) development, redevelopment or extensions for a use falling outside of Use Classes B1-B8 (inclusive) where the proposed use is the same as the existing use of the site;

All proposals will also be required to meet the following criteria:-

- (a) the proposal would not adversely affect the character or amenities of nearby properties or the locality in general and would be in accordance with Policy EP3 (Use, Design and Layout of Development); and
- (b) it would not restrict the authorised operations of adjacent users; and
- (c) proposals for extensions to existing buildings would harmonise with the scale, height, form and design of the original buildings; and
- (d) suitable measures would be included as an integral part of the proposal, to reduce the visual impact of the development if the site is close to the Green Belt boundary; and
- (e) provision would be made for adequately maintained landscape or other environmental improvements and the proposal would be in accordance with policy EP4 (Landscaping); and
- (f) provision is made for the necessary transport infrastructure improvements to serve the proposal; and
- (g) the proposal would comply with all the other policies in this plan. Particular attention is drawn to policies TR5 (Accesses, Highway Works and Traffic Generation) and TR7 (Parking Provision).

Explanation

10.20 In order to support local economic activity and to ensure that employment opportunities can continue to be provided locally the District Council intends to safeguard most land currently used for business and all land used for industry and storage or distribution. The District has only a very limited stock of such land and if lost it could not be replaced elsewhere in the District - since there is no other land free of constraints which would be suitable for such employment generating development. Given the limited supply of land available for other uses as well, employment generating sites are likely to come under increasing pressure for, in particular, housing development. Accordingly the Council wishes to avoid the loss of land from employment generating uses. The Council has therefore identified on the Proposals Map the main areas of land in employment generating use in areas excluded from the Green Belt. In doing so a distinction is made between 'Industrial' and 'Business' areas.

10.21 On the whole the Industrial Areas are situated away from the main residential areas and are therefore more suited to employment generating uses falling outside of Class B1. These areas