

QD27 Protection of amenity

Planning permission for any development or change of use will not be granted where it would cause material nuisance and loss of amenity to the proposed, existing and / or adjacent users, residents, occupiers or where it is liable to be detrimental to human health.

- 3.118 When determining planning applications the planning authority will endeavour to protect the amenity of an area, its users, residents and occupiers, including a development's future users, residents and occupiers. Residents and occupiers can be seriously affected by changes in overlooking, privacy, daylight, sunlight, disturbance and outlook. Disturbance includes factors such as speed, volume and type of traffic, noise, artificial lighting, smell and other pollution, erosion and flooding. The policies in this Plan dealing with these factors will be applied rigorously where new development, including alterations and extensions, unduly affects an area and its users, occupiers and residents.

QD28 Planning Obligations

Matters related to the achievement of one or more of the various aims listed below will be sought by means of planning obligations when planning permission is granted. In all cases, the obligations sought will be necessary, relevant to planning, directly related to the proposed development, fairly and reasonably related in scale and kind to the proposed development and reasonable in all other respects.

The aims include:

- a. **community or other infrastructure facilities, including educational, cultural, health, social and fire service facilities;**
- b. **the provision of shopmobility, parking and other facilities for people with mobility problems;**
- c. **public transport infrastructure including the provision or enhancement of public transport services;**
- d. **provision of cycle parking facilities / contributions towards pedestrian and cycle route infrastructure;**
- e. **off-site highway improvements / traffic-calming schemes;**
- f. **affordable housing and / or housing for elderly / people with mobility problems;**
- g. **integrated public art;**
- h. **environmental improvements and their maintenance, including the provision of open space and nature conservation features;**
- i. **leisure, sport and recreation facilities including the provision and maintenance of outdoor recreation space;**
- j. **the preservation of a building which is particularly important from an architectural or historic point of view;**
- k. **off-site land stability measures, soil erosion and water run-off prevention and reduction measures;**
- l. **off-site coastal defence / protection measures;**