Hampshire County Council

Annexe to Reasons for Conditions
(as required by Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010)

GOSPORT BOROUGH LOCAL PLAN REVIEW (ADOPTED MAY 2006)

Policy R/DP1 – General Standards of Development within the Urban Area
Development proposals will be permitted within the urban area, as defined on the Proposals Map, provided that:

i. the scheme does not cause significant harm to the character of the surrounding area in terms of scale, setting, design, layout, materials, landscaping and the retention of important views;
ii. significant harm is not caused to the historic environment and buildings of national and local importance, nature conservation interests and important landscape features;
iii. where proposals are submitted either on or near to a site that is either known to be, or may be contaminated, the nature and extent of any such contamination has been determined and if appropriate the necessary remediation measures have been identified and agreed;
iv. there is no significant loss of amenity, which could include issues such as traffic generation, noise, vibration, smell or pollution;
v. any new scheme does not prevent the ability in appropriate circumstances to obtaining the proper comprehensive development of adjoining land;
vi. appropriate infrastructure, safe access and parking arrangements can be provided or are available to the site;
vii. any layout is designed to reduce the potential for criminal activity and anti-social behaviour; and
viii. it has been demonstrated that the risk of flooding both to the proposed development and arising from the development has been appropriately considered and that the proposal incorporates relevant on-site and off-site flood prevention measures as appropriate.

Policy R/CF1 – New or Improved Community and Health Facilities
Development proposals for new or the improvement of existing community and heath facilities will be permitted provided that:

i. they are appropriately located in relation to the residential area they are intended to serve; and
ii. wherever possible they are located within or adjoining the defined shopping centres shown on the Proposals Map.