

## **Congleton Local Plan First Review (2005)**

### **Policy GR2: Design**

Planning permission for development will only be granted where the proposal satisfies the following design criteria:

- I) The proposal is sympathetic to the character, appearance and form of the site and the surrounding area in terms of:
  - A) The height, scale, form and grouping of the building(s);
  - B) The choice of materials;
  - C) External design features, including signage and street furniture;
  - D) The visual, physical and functional relationship of the proposal to neighbouring properties, the street scene and to the locality generally;
- II) Where appropriate, the proposal provides for hard and soft landscaping as an integral part of the scheme which is satisfactory in terms of:-
  - A) The balance between the open space and built form of the development;
  - B) The relationship of proposed areas of landscaping to the layout, setting and design of the development;
  - C) The screening of adjoining uses;
  - D) Maximising opportunities for creating new wildlife/ nature conservation habitats where such features can reasonably be included as part of site layouts and landscaping works;
- III) Where appropriate, the proposal respects existing features and areas of nature conservation, historic, architectural and archaeological value and importance within the site;
- IV) Where appropriate, the proposal incorporates measures to improve natural surveillance and reduce the risk of crime;
- V) Where appropriate, consideration is given to the use of public art and the creation of public spaces to benefit and enhance the development and the surrounding area;
- VI) The proposal takes into account the need for energy conservation and efficiency by means of building type, orientation and layout, sustainable drainage systems and the use of landscaping.

Proposals which, in the opinion of the borough council, are for large-scale or complex development or involving sensitive sites will require the submission of a statement of design principles to accompany any application for planning permission.

### **Policy NR9: Renewable Energy**

Proposals for the generation of energy from renewable sources, including any energy transmission facilities needed, will only be permitted where the local planning authority are satisfied that:

- I) The proposal would not have an unacceptable impact on landscape or townscape;
- II) The proposal would not have an unacceptable impact on features and areas of recognised nature conservation, archaeological, geological, environmental, architectural, historic, cultural or landscape interest or value;
- III) The proposal would not have unacceptable consequences for residential amenity or other local land uses;
- IV) The proposal would not have unacceptable consequences for the health and safety of local residents or other members of the public.

In the event that a proposal would have detrimental consequences, the council would require to be satisfied that these are outweighed by the local and wider benefits that the proposal would engender and that care has been

taken with the siting and design of the proposal and its landscaping in order to minimise any detrimental impact, including that during the construction phase.

## **Crewe and Nantwich Replacement Local Plan 2011 (2005)**

### **Policy NE.19: Renewable Energy**

Proposals for the generation of power from renewable energy sources will be permitted where:

- The development would cause no significant harm to the character and appearance of the surrounding area;
- Highway safety standards would not be adversely affected;
- The development would have no unacceptable impact on the amenities of neighbouring residential occupiers by reason of noise, disturbance, pollution, visual intrusion or traffic generation; and
- The proposal includes effective measures to safeguard features or areas of particular landscape or nature conservation interest.

## **Macclesfield Local Plan (2004)**

### **Policy DC62: Renewable Energy**

In determining whether applications for renewable energy developments are satisfactory the council will have regard to the following:

- 1 Whether the proposal would be unduly obtrusive having regard to its size, height or long range visibility.
- 2 Whether the process involved would be such as to cause undue loss of amenity to any nearby residents by reason of noise, smell, air pollution, or in any other way.
- 3 Whether the proposal would have a significant adverse effect on the character of the area or its intended land use as identified in this plan.