

Draft Village Character and Natural Environment Policies

VC1



Green Belt and Landscape

National and local Green Belt policies will be applied beyond the built-up area of KDBH. In the limited circumstances where development may be permissible, the openness of the Green Belt will be safeguarded by the withdrawal of permitted development rights.

Any development must be in harmony with the rural character of the villages' surroundings and sit well in the landscape.

VC2



Conservation Areas

There will be a presumption in favour of retaining existing buildings, gardens and green open spaces that contribute positively to the character and appearance of the conservation areas.

Development shall conserve heritage assets. Building design shall be in keeping with the scale, location and appearance of existing buildings. Signage, advertising and street furniture shall be in keeping with the character of the area.

VC3



Heritage Assets

Heritage Assets including listed buildings, conservation areas, locally listed buildings and positive buildings in conservation areas must be protected, conserved and enhanced. Proposed development affecting these assets will be resisted where this would include:

- demolition or part demolition;
- inappropriate alteration or extension; or
- a detrimental impact on the setting or context.

Proposals for change of use must demonstrate how this would contribute to asset conservation, whilst preserving or enhancing its architectural or historic interest.

Applications proposing demolition must demonstrate that the viability of continued use, restoration or conversion has been fully investigated and that there are no reasonable alternatives. Where demolition is unavoidable, an appropriate level of recording of the building or structure must be made.

VC4



Green Space

The Neighbourhood Plan designates land at St John's Close, Knowle and at the front of Arden Academy, Knowle as Local Green Space. These areas, together with Village Greens, are shown on the Local Green Spaces poster on display. New development will be permitted only in very special circumstances.

Other areas of green space will be protected against significant loss or harm to their character, setting, accessibility, appearance or amenity value, except where the community would gain equivalent or greater benefit from provision of a suitable replacement.

VC5



Green Streets

KDBH is characterised by green streets. New development must respect, maintain and, so far as is reasonably practicable, enhance the green character of residential roads.

Where loss of frontage planting is unavoidable, applicants shall include, in their proposals, details of replacement planting that is in keeping with the green character of the road.

NE1



Trees, Hedgerows and Woodland

On sites with mature or important trees or hedgerows, groups of trees or woodland, the protection of such features shall be promoted through the scheme. Development proposals will be resisted where such features make a significant contribution to the street scene but are not protected.

NE2



Habitats and Biodiversity

On sites where there are key local habitats and biodiversity, developments shall promote the preservation and restoration of such features as part of the scheme. Developments which fail to do so will be resisted.