

and the provision of recycling facilities in new development. These need to be well-designed, in terms of efficiency and encouragement of use, and located in sustainable locations (particularly village centres, where use can be associated with the purpose of other trips). Reflecting other Local Plan policies, development proposals should minimise environmental and visual impact, and respect the interests of nature conservation and the historic environment.

### **Key Evidence**

Sustainable Community Strategy 2008 - 2020  
South Staffordshire Climate Change Strategy and Action Plan 2008  
South Staffordshire Waste Strategy 2009  
Staffordshire and Stoke-on-Trent Waste Core Strategy 2010 - 2026

### **Delivery and Monitoring**

Through the Development Management process in consultation with Environment Agency and other partners  
LSP Environmental Quality Delivery Plan  
Sustainable Development SPD

The monitoring arrangements are set out in the Monitoring Framework in Appendix 1.

### **Policy EQ9: Protecting Residential Amenity**

All development proposals should take into account the amenity of any nearby residents, particularly with regard to privacy, security, noise and disturbance, pollution (including light pollution), odours and daylight.

Noise sensitive developments such as housing development will not be permitted in the vicinity of established noise generating uses where potential for harmful noise levels is known to exist unless measures to suppress noise sources can be provided through condition or legal agreement.

Development likely to generate harmful noise levels will be directed to appropriate locations away from known noise sensitive locations and noise sensitive habitats unless measures to suppress noise can be provided for the life of the development through legal agreement.

Sensitive developments such as housing will not be permitted in the vicinity of established sources of pollution which may give rise to harm to the amenity of occupants. Proposals involving the reuse and conversion of redundant agricultural buildings to residential use should not take place where agricultural use involving the keeping of animals or associated

waste is to be retained in adjacent buildings.

Development likely to harm the amenity of neighbouring residents will be directed to appropriate locations away from known sensitive locations.

Development must not unacceptably reduce the existing level of amenity space about buildings, particularly dwellings, and not unacceptably affect the amenity of residents or occupants.

Development proposals should be consistent with other local planning policies.

### **Explanation**

- 7.49 The NPPF sets out the key role of the planning system to deliver sustainable development, including the role of planning in relation to the protection of amenity. The above Policy sets out the general principles relating to residential amenity particularly in respect of important issues such as privacy, noise and disturbance and pollution including the amenity of residents living adjacent to buildings in agricultural use. The policy also considers reasonable levels of private amenity space and seeks to safeguard the amenity of neighbours.

### **Key Evidence**

South Staffordshire Contaminated Land Strategy 2001  
Air Quality Updating and Screening Assessment 2009

### **Delivery and Monitoring**

Through the Development Management process in consultation with Environment Agency and other partners  
Air Quality Management Areas  
LSP Environmental Quality Delivery Plan  
Village Design Guide SPD (or subsequent revisions)

The monitoring arrangements are set out in the Monitoring Framework in Appendix 1.

### **Policy EQ10: Hazardous and Environmentally Sensitive Development**

The public, land uses and the natural environment will be protected from the actual or potential effects of hazardous or other activities likely to be detrimental to public health or amenity.

**Policy EV12: Parking Provision**

The Council will require appropriate provision to be made for off street parking in development proposals in accordance with adopted parking standards. In considering the level of provision the Council will have regard to:

- a) the anticipated demand for parking arising from the use proposed, or other uses to which the development may be put without needing planning permission;
- b) the scope for encouraging alternative means of travel to the development that would reduce the need for on-site parking. This will be particularly relevant in areas well-served by public transport;
- c) the impact on highway safety from potential on-street parking and the scope for measures to overcome any problems; and
- d) the need to make adequate and convenient parking provision for disabled people.

The Council will require the provision of sufficient, safe, weatherproof, convenient and secure cycle parking within developments to assist in promoting cycle use.

The Council's parking standards are set out in Appendix 5.

**Explanation**

- 9.61 It is important that all forms of development provide an appropriate level of off street parking provision including provision for disabled people. Taking into account the Council's transport objectives, particularly encouraging alternative means of transport, provision will also need to be made for cycle parking within developments. The Policy sets out the specific requirements and the Council's parking standards are set out in detail in Appendix 5 and these are consistent with national policy.

**Key Evidence**

Staffordshire Local Transport Plan 2006 – 2011

**Delivery and Monitoring**

Core Strategy DPD  
Adopted December 2012