

2 DEVELOPMENT AND URBAN DESIGN

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Heron House, Hale Wharf

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Development and Urban Design

Ensuring an attractive and healthy environment for everyone

Introduction

- 2.1 How an environment is built, looks and functions can have a significant impact on people's quality of life. This will have effects not only on the environment itself but also on the image of a locality, which can affect the economy of an area. Urban design is about how places work as well as how they look.
- 2.2 The Council wishes the people of Haringey to be able to experience feelings of pride, belonging and safety in the street environment. This can be achieved through, among other things, thoughtful and sensitive design and management of the public realm.
- 2.3 An attractive environment is one in which people will feel safe and one in which they will want to live or work. It can also increase the attractiveness of walking over less sustainable forms of transport such as car trips. In terms of local economies, an attractive environment can bring visitors who may also want to spend time and money in a local area thereby creating an increased demand for local goods and services.
- 2.4 A good quality of life should be a paramount consideration when designing development in Haringey. An environment where people feel safe that encourages people to get out and exercise is one where the community are more likely to engage socially. Efforts to minimise social exclusion should enhance quality of life.
- 2.5 Design is becoming not only more a focus of government attention but also of the wider community. Both the conservation of the built environment, (in terms of preserving cultural heritage and insuring the efficient use of land and building materials), and good design (which is acknowledged as contributing to people's quality of life) are seen as integral components of sustainable development. The thrust for sustainable development has become the overarching prerequisite for planning in the 21st Century.
- 2.6 There are certain criteria that will apply to all development proposals such as good design, residential amenity, local character and parking standards. The policies in this chapter will apply to all developments and therefore planning permission will be decided on whether applications comply with these policies and all other relevant policies in the rest of the plan.

Guiding Principles

2.7 All new development proposals need to be sensitively designed, so as to provide an environment for all which is:

- attractive
- green
- healthy
- accessible
- clean and maintainable
- safe; and
- sustainable in construction and impact

Inclusive Design

2.8 Development proposals should incorporate the principles of inclusive design. Inclusive design creates an environment where everyone can access and benefit from the full range of opportunities available to members of society. It aims to remove barriers that create undue effort, separation or special treatment, and enables everyone to participate equally in mainstream activities independently, with choice and dignity.

2.9 Key Objectives

- To support sustainable development.
- To promote high quality design which is sustainable in terms of form, function and impact and meets the principles of inclusive design.

CORE POLICIES

UD1: PLANNING STATEMENTS

Where appropriate, all development proposals (except 'householder development') are to be accompanied by one or more of the following:

- a) design statement, if involving external works;
- b) sustainability statement, if resulting in a change of use and/or involving a new/converted building;
- c) environmental statement, where required by the 1999 Environmental Impact Assessment Regulations;
- d) archaeological assessment, where the proposal would affect a site of archaeological importance;
- e) energy assessment, if the proposal is for a major development;
- f) retail impact assessment, for retail developments over 2500m²;
- g) transport assessment, for development likely to have a significant transport impact;
- h) travel Plan, for employment, retail, education, leisure and services where there will be a significant traffic impact;
- i) air quality statement, for significant impact on air quality;
- j) drainage impact assessment, if likely to increase the risk of flooding from surface water run-off;

- k) flood risk assessment, if increasing the risk of flooding from surface water run-off;
- l) access statement, addressing the principles of inclusive design, e.g. specific needs of disabled people;
- m) ecological impact statement, for sites shown in Schedule 11;
- n) section 106 agreement heads of terms.

In addition to this, all proposals for major developments or those of significant local interest, a pre-application consultation exercise should be undertaken.

2.10 Table 2.1 below shows typical types of development and the statements that the Council could expect to be provided at the time the planning application is submitted. Only necessary statements will be required. The list is not exhaustive but indicative. (For example, a scheme generating 999 person trips might still require a transport assessment). Clarification is provided in relevant Council's Supplementary Planning Guidance notes (SPG), the references for which are also given.

2.11 The Council welcomes pre-application discussions concerning the scope of supporting reports regarding new build and major applications.

Table 2.1: Statement requirements (indicative)

Type of Development	Statement Likely To Be Required	SPG No.
<ul style="list-style-type: none"> • Any development involving a new building or one which members of the general public are to have access. 	<ul style="list-style-type: none"> • Access Statement 	<ul style="list-style-type: none"> • SPG4 Access for all - Mobility Statement
<ul style="list-style-type: none"> • Any new build development, e.g. a new house (not 'householder' development). 	<ul style="list-style-type: none"> • Design Statement • Sustainability Statement 	<ul style="list-style-type: none"> • SPG1a Design Guidance and Design Statements • SPG9 Sustainability Statement – Including Checklist
<ul style="list-style-type: none"> • Any development resulting in a change of use. 	<ul style="list-style-type: none"> • Sustainability Statement 	<ul style="list-style-type: none"> • SPG9 Sustainability Statement – Including Checklist

Type of Development	Statement Likely To Be Required	SPG No.
<p>In addition to the above statements, those below may be required. If so, they can be submitted as part of the sustainability statement. N.B. Relevant information should only be provided once i.e. there is no need for duplicated information.</p>		
<ul style="list-style-type: none"> Any scheme which involves building works within a site of archaeological importance, as shown on the Proposals Map. 	<ul style="list-style-type: none"> Archaeological Assessment 	<ul style="list-style-type: none"> SPG2 Conservation and Archaeology
<ul style="list-style-type: none"> Any scheme affecting an ecologically designated area, as shown in Schedule 11. 	<ul style="list-style-type: none"> Ecological Impact Assessment 	<ul style="list-style-type: none"> SPG8g Ecological Impact Assessment
<ul style="list-style-type: none"> Any scheme likely to have an adverse impact on air quality, e.g. where predicted air pollution levels already exceed air quality objective levels by 10% or more. (May be part of a transport assessment). 	<ul style="list-style-type: none"> Air quality statement 	<ul style="list-style-type: none"> SPG8i Air Quality
<ul style="list-style-type: none"> Any application within Flood Zone 3. Any developments outside Flood Zone 3, between 1-5 ha in size, (assessment will relate to fluvial flood risk and water surface run off). 	<ul style="list-style-type: none"> Flood Risk Assessment 	
<ul style="list-style-type: none"> Any development in the borough which could increase the risk of flooding from surface water run-off and/or sewers. 	<ul style="list-style-type: none"> Drainage Impact Assessment 	<ul style="list-style-type: none"> SPG9 Sustainability Statement – Including Checklist
<ul style="list-style-type: none"> Urban development projects (including the construction of residential developments, shopping centres, car parks, sports stadia, leisure centres and multiplex cinemas) where the area of the development exceeds 0.5 hectare, and which are likely to have significant environmental effects which, constitute EIA development - under the 1999 EIA Regulations Under Schedule 2 (10)(b) of The Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999. 	<ul style="list-style-type: none"> Environmental Statement (to include information on air quality statement, transport assessment, travel plan etc) Retail Need & Impact Statements Sequential test where appropriate 	<ul style="list-style-type: none"> SPG8h Environmental Impact Assessment
<ul style="list-style-type: none"> Major Schemes i.e. residential developments (whether by conversion or new build), involving the creation of 10 or more units, or where number of units 	<ul style="list-style-type: none"> Energy Assessment Travel Plan (unless solely 	<ul style="list-style-type: none"> SPG7b Travel Plans SPG8a Waste and Recycling

Type of Development	Statement Likely To Be Required	SPG No.
is not known, those with a site area of 0.5 hectares; or other developments with a floorspace of 1000m ² or more, or with a site area of 1 hectare or more.	residential) • Waste Management Plan;	
• Retail (Use Class A1) schemes of 2500 sq. m. or more (where required e.g. for out of town centre schemes.	• Retail Need & Impact Statements • Transport Assessment • Waste Management Plan • Sequential tests where appropriate	• SPG7c Transport Assessments • SPG8a Waste and Recycling
• Non-food retail (Use Class A1) schemes of 2000 sq. m. or more. • Food retail (Use Class A1) schemes of 1000 sq. m. or more. • Business (Use Class B1) of 1000 sq. m. or more. • School, higher, further education (Use Class D1) of 2000 sq. m. or more.	• Travel Plan	• SPG7b Travel Plans
• Industrial (Use Class B2) of 2500 sq. m. or more. • Warehousing (Use Class B8) of 2500 sq. m. or more.	• Air Quality Statement • Travel Plan • Transport Assessment	• SPG8i Air Quality • SPG7b Travel Plans • SPG7c Transport Assessments
• Hotel (Use Class C1) of 2500 sq. m. or more. • Hospital (Use Class D1) of 2500 sq. m. or more. • Cinema (Use Class D2) of 2000 sq. m. or more. • Other Assembly and Leisure (Use Class D1) of 2000 sq. m. or more.	• Travel Plan • Transport Assessment	• SPG7b Travel Plans • SPG7c Transport Assessments

2.12 Any necessary statements/impact assessments should be submitted alongside the planning application so that an informed decision can be made on the development proposal. The Council wishes to ensure that design and sustainability principles are taken into account in all developments in order to protect the character of the borough. The sustainability statement should indicate the extent to which sustainability principles have been incorporated into the

location, layout design and construction of the proposed development. Detailed guidance on when a statement would be required and the information it should contain is set out in supplementary planning guidance. Particular reference should be paid to SPG9, which provides detail on the sustainability statement. In terms of the design statement, context drawings and photos are encouraged, where appropriate.

- 2.13 The length and complexity of the design and sustainability statements are expected to reflect the size and nature of the site and the type and scale of development proposed. For example, an application for the erection of one new house would be expected to provide much less information than one for a large scheme of 10 new houses.
- 2.14 The Council wishes to respond quickly and positively to applications submitted for planning permission or listed building consent. Therefore failure to provide any necessary statements is likely to result in applications being returned unprocessed on grounds of insufficient details having been provided or refused if the application cannot be properly considered.

UD2: SUSTAINABLE DESIGN AND CONSTRUCTION

The Council will require development proposals to take into account, where appropriate:

- a) mineral conservation and mineral waste minimisation (as part of construction process);**
- b) pollution effects (including noise nuisance, air and light pollution);**
- c) provision for alternatives to motorised vehicle uses (including cycle parking/storage and safe walking environments);**
- d) land contamination;**
- e) water and waste water infrastructure/drainage impact assessment;**
- f) energy efficiency and renewable energy;**
- g) waste recycling storage facilities; and**
- h) compatibility and impact of mixed uses.**

In addition, the Council will seek that development schemes take into account, where feasible:

- i) environmentally friendly materials, for global and local benefits;**
- j) water conservation and recycling, for water supply benefits;**
- k) sustainable drainage systems (SuDS), for effects such as flood peak attenuation, water quality, river habitat and other ecological and amenity benefits;**

- l) permeable hard surfacing and green areas of land not covered by buildings or structures, for enhanced wildlife and amenity value;
- m) biodiversity potential within, on and close to building structures, e.g. for bat roosting and feeding and/or other ecological benefits;
- n) energy efficient boiler systems, for reduced CO₂ impact;
- o) reuse/refurbishment versus new build, for embodied energy value;
- p) allocated composting area in developments with gardens, to reduce landfill; and
- q) provision for alternative fuelling e.g. electric vehicle charging point(s) at off-street parking spaces, to improve air quality and reduce local CO₂ emissions.

Permission may be subject to conditions, e.g. to ensure that recycled materials are used or planning agreements, e.g. to secure the maintenance of new or existing ecological features.

- 2.15 This policy is primarily concerned with the environmental/natural resource aspects of sustainable development. (The social and economic aspects of sustainable development are addressed elsewhere in the UDP). The Council would prefer, all things being equal, that all development in the borough is designed in a way that maximises the potential of the site without causing any unnecessary local nor global environmental consequences.
- 2.16 For example, the Council requires mineral conservation and mineral waste minimisation in order to ensure the prudent use of natural resources. The aim is to reduce the need for primary aggregate extraction and also to minimise the amount of aggregates that have to be disposed of in landfills. The extent to which the developer intends to maximise the use of recycled secondary materials on site, and those from off site, should be demonstrated. Applicants should also demonstrate on their submitted plans where construction waste on the site will be segregated for recycling. Details can be found in "A Report on the Demolition Protocol", commissioned by London Remade and funded by the Institution of Civil Engineers and the land use tax credits of Cory Environmental and Freeway.
- 2.17 In terms of sustainable materials, the Council will encourage applicants to use environmentally friendly materials wherever possible. The Council accepts that this is a developing market but envisages that within the timescale of the plan there will be more local supplies generally available, at an economical cost.
- 2.18 A number of other UDP policies provide further information on certain aspects of this policy. Of particular relevance are Policies UD1: Planning Statements, UD3: General Principles, UD6: Mixed Use Developments, UD7: Waste Storage, ENV1: Flood Protection:

Protection of the Floodplain and Urban Washlands: ENV2: Surface Water Runoff, ENV3: Water Conservation, ENV5: Works Affecting Water Courses, ENV7: Air, Water and Light Pollution, ENV8: Facilities for Alternative Refuelling Infrastructure, ENV9: Mitigating Climate Change: Energy Efficiency, ENV10: Mitigating Climate Change: Renewable Energy, ENV11: Contaminated Land, ENV12: Development at or Near Premises Involving Use or Storage of Hazardous Substances, and ENV13: Sustainable Waste Management.

- 2.19 In addition, there are several SPG which deal with the subject matters of this policy, notably SPG8a Waste and Recycling and SPG9 Sustainability Statement – Including Checklist.

UD3: GENERAL PRINCIPLES

The Council will require development proposals to demonstrate that:

- a) there is no significant adverse impact on residential amenity or other surrounding uses in terms of loss of daylight or sunlight, privacy, overlooking, aspect and the avoidance of air, water, light and noise, pollution (including from the contamination of groundwater/water courses or from construction noise) and of fume and smell nuisance;**
- b) the proposal complements the character of the local area and is of a nature and scale that is sensitive to the surrounding area;**
- c) the proposal would not significantly affect the public and private transport networks, including highways or traffic conditions;**
- d) there is access to and around the site and that the mobility needs of pedestrians, cyclists and people with difficulties (including wheelchair users and carers with pushchairs) have been taken into account; and**
- e) opportunities for soft landscaping, including appropriate tree retention and tree planting, have been taken into account.**

- 2.20 New development in the borough should complement the existing pattern of development in that part of Haringey. The criteria above aim to ensure that future development in the borough will not worsen the quality of life for those living and working in Haringey.

- 2.21 Landscaping details are required to be provided with initial planning applications for new build schemes to ensure that this part of the development is not subsequently overlooked in the development process.

- 2.22 The whole of the borough has been declared an Air Quality Management Area. The Council is implementing its Air Quality

Action Plan to seek improvements to air quality. In addition to this UDP policy, there are a number of others which seek to address the issue of air pollution and air quality (for example, UD2 Sustainable Design and Construction, ENV8 Facilities for Alternative Fuelling Infrastructure, ENV9 Mitigating Climate Change: Energy Efficiency, and ENV10 Mitigating Climate Change: Renewable Energy.

2.23 More detailed guidance is set out in supplementary guidance, for example, SPG1a Design Guidance and Design Statements and SPG9 Sustainability Statement – Including Checklist.

UD4: QUALITY DESIGN

Any proposals for developments and alterations or extensions, which require planning permission or listed building consent, will be expected to be of high design quality.

The spatial and visual character of the development site and the surrounding area/street scene should be taken into account in the design of schemes submitted for approval. The following, often inter-related, elements should be addressed in a positive way:

- a) **urban grain and enclosure;**
- b) **building lines;**
- c) **form, rhythm and massing;**
- d) **layout;**
- e) **height and scale;**
- f) **landform, soft and hard landscape, trees and biodiversity;**
- g) **fenestration (i.e. window design together with the positioning, or arrangement of the window openings in the wall);**
- h) **architectural style, detailing and materials;**
- i) **historic heritage context, including listed buildings and their setting, locally listed buildings, conservation areas and archaeological areas (see the Conservation Chapter);**
- j) **living frontages and public realm;**
- k) **any identified local views;**
- l) **designing out crime and the fear of crime (including designing out graffiti, where feasible); and**
- m) **walkability; new housing, shops, public buildings and places of work need to be located and designed so that they can be reached easily on foot.**

2.24 The Council wishes to support good and appropriate design, which is sustainable, improves the quality of the existing environment, reinforces a sense of place and promotes civic pride.

2.25 The Council considers that people deserve a safe environment in which they can live and move around without fearing that they might be a victim of crime. This is an important component of peoples' quality of life. Good design of buildings and their relationship with

their environment affects the perception of an area, as well as the opportunity for disorderly or criminal behaviour.

- 2.26 Where appropriate, context drawings and photos are encouraged as part of the design statement. Detailed guidance on the various aspects of design, including access and safety, are included in supplementary planning guidance notes, especially SPG1a Design Guidance and Design Statements. Locally important views will be identified as part of a review of Conservation Areas which will be subject to public consultation. A list of local views will be included in a future Development Plan Document.

UD5: STRATEGIC VIEWS

All development proposals should respect their impact on the strategic views of St Paul's Cathedral and the City from Alexandra Palace, as shown on the Proposals Map.

The viewing corridor, wider setting and closer foreground and mid-ground areas have been designated to protect the views from Alexandra Palace Park. Development proposals which fall within the boundaries of any of the following zones, shown SPG1c Strategic Views, will need to take into account their impact on the view or its setting:

- **viewing corridor: the direct view from Alexandra Palace to St Paul's Cathedral;**
- **wider setting: the area immediately surrounding the viewing corridor affecting its setting;**
- **mid-ground: This designation covers a high ridge area and any development that is higher may be visible from the viewpoint; and**
- **foreground: The open landscape with sloping park which is an important setting of the view.**

The setting of the Cathedral in the skyline will be maintained by ensuring that the height, location and materials of proposed buildings within the defined viewing areas do not obscure the view or cause its prominence to be adversely affected.

- 2.27 The outstanding strategic views of St Paul's Cathedral and the City from Alexandra Palace is protected by existing regional strategic guidance and is highlighted in the London Plan as being worthy of protection. Any development in the identified zones must not have a detrimental impact on the strategic views. Technical details, including the co-ordinates, can be found in Schedule 2, Strategic Views.

UD6: MIXED USE DEVELOPMENTS

Where appropriate, developments should include a mix of uses in order to ensure sustainable development, particularly where such developments are located in town centres, areas of high

public transport accessibility and within major new developments.

2.28 Mixed use developments should entail a more beneficial use of land (increasing footfall, for example in town centres) and not to result in any nuisance to the occupants of nearby premises. The uses included within mixed use developments need to be compatible with each other so that there is no adverse impact on amenity. The aim is that optimal use of land is made whilst still maintaining a decent environment for all in the present and in the future.

UD7: WASTE STORAGE

The Council will require:

- a) **all development to include appropriate provision for the storage and collection of waste and recyclable material; and**
- b) **large developments to produce a waste management plan.**

In addition the Council will encourage:

- c) **the allocation of space for composting in developments with gardens.**

2.29 In new developments the provision of enough space to store waste until it can be collected is important to avoid the storage of waste on street/pavements. Therefore all planning applications should show on the proposed plans dedicated areas adequate for waste storage within the site, excluding any part of the pavement that is part of the site. This applies to conversions and changes of use as well. SPG8a Waste and Recycling provides more guidance on space and location for waste storage and also on the form and content of waste management plans for large developments.

2.30 The Council requires schemes to include adequate waste storage details on initial submission of a scheme. This is to ensure that the scheme is capable of providing sufficient storage facilities on site, off the street.

2.31 Adequate recycling storage space within premises is necessary to help meet the Government's recycling targets. By providing sufficient recycling storage space within units, this will greatly encourage people to separate their waste for recycling.

2.32 In addition, if houses with gardens allocate a small amount of space for composting bio-degradable matter, this would also potentially help to reduce the amount of waste going to incineration on landfill.

UD8: PLANNING OBLIGATIONS

The Council, where appropriate, will enter into planning agreements under section 106 of the Town and Country Planning Act. Such agreements will be used to:

- a) **offset the relevant adverse impacts that might arise as a result of the development including those on the environment, transport, local economic conditions, social, recreational, health, educational, emergency services, and community facilities that may arise from development; and**
- b) **overcome problems associated with a development proposal where planning conditions would not be suitable.**

2.33 Planning obligations will be sought from developments where the tests of ODPM Circular 05/2005 have been met. The Council will enter into planning agreements with developers in accordance with ODPM Circular 05/2005 "Planning Obligations". Planning obligations are used to lessen any adverse impact a development may cause, enhance the local environment or contribute towards local facilities. For example, a new housing development may create demand for extra school places or doctor's surgeries and therefore an agreement would be made with the developer to provide (or contribute money towards providing) such facilities. Similarly a development may result in the loss of open space and therefore an agreement may be entered into with the developer to provide some open space elsewhere. All obligations are intended to benefit the local community and ensure that any potential adverse impact of a development is minimised.

2.34 A table in SPG10a shows the types of benefits the Council wishes to secure from different types of development. This is not an exhaustive list but indicates the types of benefits to be sought. The priority areas include affordable housing, public transport, open space and employment.

2.35 General and specific guidance on planning obligations is contained in supplementary guidance, including Planning Obligations SPG10a.

UD9: LOCATIONS FOR TALL BUILDINGS

Applications for tall buildings will assessed against the following criteria:

- a) **high design quality;**
- b) **acceptable relationship to surroundings;**
- c) **appropriate site size and setting;**
- d) **wind turbulence and overshadowing; and**
- e) **impact on historic environment, Green Belt and MOL.**

2.36 The promotion of tall buildings is in line with the requirements of the London Plan. The Mayor states therein that "Tall buildings will be particularly appropriate where they create attractive landmarks enhancing London's character, help to provide a coherent location for economic clusters of related activities or act as a catalyst for regeneration".

- 2.37 The Council considers that the two areas, Tottenham International and Haringey Heartlands, are the most suitable in the borough for tall buildings because they are close to major public transport interchanges and are identified in the London Plan as an Opportunity Area (Tottenham Hale) and an Area for Intensification (Haringey Heartlands/Wood Green). The precise location for tall buildings within these regeneration areas will be determined within the context of the relevant development frameworks.
- 2.38 In all cases any scheme for a tall building is expected to take on board the principles of sustainable development and be of high quality urban design. Tall buildings in Haringey may not necessarily be high enough to merit referral to the Mayor of London (planning applications for buildings exceeding 30 metres in height must be referred to the Mayor).
- 2.39 Tall buildings which would be conspicuous from the historic environment, Green Belt or MOL locations should not injure the visual amenities of those locations by reason of the siting, materials or design of the tall buildings proposed.

UD10: ADVERTISEMENTS

Where they require consent, advertisements (including hoardings, free-standing display panels, and estate agent boards) will be granted consent provided they do not cause a public safety hazard or a loss of amenity. Schemes submitted for approval should meet ALL of the following criteria:

- a) being of a high quality and sensitive to its visual appearance on the building on which it is to be sited and the surrounding street scene, especially in the case of listed buildings and conservation areas;**
- b) not contributing to an unsightly proliferation or clutter of signage in the vicinity;**
- c) being sited so as not to cause a hazard to pedestrians or road users;**
- d) being sited so as not to cause visual intrusion by virtue of light pollution into adjoining residential properties; and**
- e) where appropriate, be constructed of materials and finishes which discourage both graffiti and flyposting.**

- 2.40 In certain cases, displaying adverts does not require advertisement consent and the Council has no control. Rules are laid down, where this is the case, by central government in the Town and Country Planning (Control of Advertisement) Regulations 1992 (as amended).
- 2.41 Circular 5/92 Town & Country Planning (Control of Advertisements) Regulations 1992 states that advertisements are subject to control only in the interests of “amenity” or “public safety” and this policy

addresses that requirement. Further guidance on advertisements can be found in SPG6b Advertisements.

UD11: TELECOMMUNICATIONS EQUIPMENT

Where planning permission is required, schemes for telecommunications equipment involved with mobile phone network development, (including base stations on buildings, ground-based masts, equipment cabins, antennae, microwave dishes and ancillary apparatus equipment) will be permitted provided:

- a) that it would not significantly damage the visual quality, landscape or setting of an environmentally sensitive area or building indicated by the following designations:
 - i. Green Belt;
 - ii. Metropolitan Open Land;
 - iii. Significant Local Open Land;
 - iv. Ecologically Valuable Sites & Sites of Special Scientific Interest;
 - v. Green Chains;
 - vi. Historic Parks and Gardens;
 - vii. Heritage Land;
 - viii. Conservation Areas and listed buildings;
- b) that the number, siting, design or scale would not significantly harm the appearance of the street scene, including buildings; and
- c) that advantage has been taken of mast and site sharing (unless this would unduly adversely affect visual amenity).

Applications for telecommunications apparatus should be accompanied, where appropriate, by evidence that locations outside residential areas or close to schools and hospitals, have been considered and by information on frequency, signal characteristics, details of maximum power output to the antenna. Decisions will be reached having regard to the ICNIRP guidelines and most up to date information on the health effects of telecommunication technology.

- 2.42 Telecommunications equipment can be unsightly and there are concerns among the public about health impacts (especially around schools, hospitals and homes). The Council recognises the need for telecommunications equipment to support their systems. However planning permission will only be given for proposals that meet the criteria set out in this policy and those in Government Guidance and Statutory Regulations. The Government expects local authorities to be supportive of the economic and social advantages that telecommunications equipment can bring and for operators to handle any environmental impacts sensitively and take into account the public's views.

- 2.43 The Council will expect operators to follow the former Office of Deputy Prime Minister's Code of Best Practice on Mobile Phone Network Development, and PPG8 Telecommunications (both available on the Department for Communities and Local Government (DCLG) website www.dclg.gov.uk). They should also take into account the Council's SPG1d Telecom Equipment – Including Satellite dishes.
- 2.44 Satellite dishes should not cause a loss of amenity and should take account of the means for reducing their visual impact on the environment.