

## UTILITIES



### Introduction

9.1 It is a function of the Plan to co-ordinate development with the proposals of the various utility service companies responsible for the provision of related infrastructure.

9.2 This section explains the situation concerning the provision of utility services within the plan period and sets out the requirements expected of developers.

9.3 Infrastructure requirements for the major land allocations and development sites contained in the Plan, are addressed in detail within specific development briefs.

### Aims and objectives

9.4 The aims of the Plan are: -

1. To ensure the most appropriate level of utilities is provided to service existing and new development.
2. To ensure that the provision of utility services is compatible with the function and amenity of the countryside and urban areas within the District.

9.5 The objectives of the Plan are:

1. To ensure that appropriate provision is made for the disposal and treatment of sewage and wastewater, to facilitate the level of new development proposed within the plan period.
2. To ensure that adequate facilities exist for the handling and disposal of domestic and industrial waste material.
3. To secure the provision of an appropriate utility service network to support new and existing development in the plan period.
4. To protect ground and surface waters from pollution by new development through appropriate planning controls.
5. To resist inappropriate development in areas at risk from flooding.

### Infrastructure Provision

9.6 New development needs to be served by adequate utilities infrastructure to ensure that existing services such as water, electricity and wastewater treatment facilities are not overloaded. Structure Plan strategic Policy S9 states that planning permission should not be granted unless the infrastructure which is directly required to service the development can be made available at the appropriate time.

**POLICY U1a** Development which increases the demand for off site service infrastructure will not be permitted unless sufficient capacity exists or extra capacity will be provided in time to serve the development.

## Sewage and wastewater disposal

9.7 Southern Water Services Limited are responsible for the disposal and treatment of wastewater in the Shepway District. Major improvements have been undertaken to achieve compliance with the EC Bathing Waters Directive. Work has been completed on a new treatment plant at Broomfield Bank between Folkestone and Dover, to provide enhanced wastewater treatment for the Folkestone catchment area. A new treatment works at West Hythe to serve the Hythe catchment area was completed in March 1998.

9.8 A drainage scheme for areas of New Romney, which currently use cesspits, commenced in 2005. The scheme, which will provide mains drainage to presently unsewered properties, is programmed for completion by March 2007.

9.9 Large areas of Romney Marsh will, however, remain without mains drainage, and this is a constraint to development, although the current level of development proposed can be accommodated. A mechanism exists in the requisitioning procedures of the Water Industry Act 1991 for the development of a site to requisition sewerage to serve a development to a point in the sewerage system where capacity exists to serve that development.

9.10 The areas of the District not served by mains drainage use septic tanks, settlement tanks and cesspool sewerage systems. This system is deemed acceptable for developments of four dwellings or less, provided they comply with the British Standard code of practice for the design and installation of small sewage treatment works and cesspools. In particular, the Council will require such systems to be sited not less than 7 metres from any inhabited building to prevent them becoming a source of nuisance, and 10 metres from any watercourse to prevent pollution. Developers will also need to be aware of the guidance in the Building Regulations that if cesspools, septic tanks and settlement tanks are to be desludged using a tanker, they should be sited within 30 metres of a vehicular access and at such levels that they can be emptied or desludged and cleared without hazard to the building's occupants or the contents being taken through a dwelling or place of work. In many cases, particularly on Romney Marsh, the use of septic tanks or settlement tanks may not be acceptable as a consequence of the high level of the water table.

9.11 Where discharge of treated sewage effluent to controlled waters (e.g. ditches/streams) or ground (e.g. soakaways) is feasible and is proposed, the Environment Agency should be contacted at an early stage for advice on the procedure for obtaining the necessary consent for the discharge under the Water Resources Act 1991. It should be noted that the Environment Agency will only consent the discharge of suitably treated effluents to controlled waters and permission may be refused on environmental grounds.

9.12 A multiplicity of cesspools, septic tanks and settlement tanks in a limited area, particularly for single houses, is undesirable because of the likelihood of nuisance or danger to health and for reasons of greater efficiency of operation as well as economy of construction. On Romney Marsh there may also be areas where, due to the high level of the water table and the possibility of contaminating the aquifer, these forms of drainage would be impractical.

9.13 Developments of five or more dwellings or other developments generating a similar flow of effluent will be required to be served by mains drainage, connecting into the nearest available main sewer.

**POLICY U1** Planning permission will be granted for development of four dwellings or less, and for other forms of development generating a similar flow of effluent, where not part of a larger area of potential development, so long as it is connected to the main drainage system or, if this is impracticable or uneconomical, to a sealed cesspool or small sewage treatment plant.

**POLICY U2** Planning permission for housing developments of five or more dwellings and other forms of development generating a similar flow of effluent will be refused unless connection is made to the nearest available mains drainage system with capacity to serve the development or details are submitted which show how the development will be connected to a mains drainage system.

**POLICY U3** Planning permission will not be granted for the use of septic or settlement tanks unless it can be demonstrated that the ground conditions are such that the discharge can be absorbed through the year without causing odour nuisance and without polluting ground or surface waters.

9.14 The District Council is concerned about the quality of bathing water along the Folkestone and Hythe

coastline and about the discharge of sewage into the sea. The Council wishes to see continued improvements in the standards of treatment of wastewater which is discharged into the sea. To this end the Council supports the early completion of schemes with planning permission which will improve wastewater treatment and bathing water quality. The Council will also press for further improvements to meet EU and other standards.

## Protection of ground and surface water resources

9.15 The Environment Agency is the responsible body covering the control of water pollution and quality in the District. In connection with these duties it has published a policy document "Policy and Practice for the Protection of Groundwater" which includes the description of the protection areas associated with groundwater abstractions. In addition, there are policy statements relating to various activities that would be constrained within these protection areas. Likely activities include the physical disturbance of aquifers, surface water drainage arrangements, landfill operations, and the development of contaminated land.

9.16 Adequate measures must be undertaken to protect surface and groundwater resources. The provisions of the Environment Agency Policy and Practice for the Protection of Groundwater must be followed and attention is drawn to the Inner and Outer Source Protection Zones where particular restrictions on development are imposed. The Aquifer Protection Areas shown on the Proposals Map should not be used as definitive zones and the Environment Agency will need to be consulted in relation to proposals in or near these areas. Safeguarding conditions to protect groundwater resources and prevent pollution may be attached to planning permissions.

**POLICY U4** Development will be permitted unless it is demonstrated that it would lead to an unacceptable risk to the quality or potential yield of surface or ground water resources or lead to an unacceptable risk of pollution. Groundwater resources most sensitive to development are indicated on the Proposals Map as Groundwater Source Protection Zones.

9.17 When surface water is disposed of via a watercourse, the receiving watercourse should be of sufficient capacity and adequately maintained to accommodate the additional flow satisfactorily. The construction of any weir, dam, culvert or like in a watercourse or the diversion of a watercourse would require the consent of the Environment Agency where such a watercourse is classified as a "main river" or lies outside the internal drainage district. The consent of the relevant internal drainage board (IDB) would otherwise be required. On watercourses where byelaws apply, consent from the Environment Agency if "main river" or IDB (if an IDB watercourse) is required for any works within 8 metres of the channel bank top and for any works in, under or over the watercourses. Consent is also required from the Environment Agency for any works on or within 15 metres of a sea or tidal defence that it maintains.

9.18 The need for a consent or not is therefore rather complex. It can have significance for land use, particularly as the Environment Agency or internal drainage board would usually refuse applications to culvert watercourses unless there are exceptional and mitigating circumstances, for example for necessary access purposes. Wherever practical the Agency or IDB will seek to have culverted watercourses restored to open channels. In addition, the Environment Agency would promote buffer zones between development and a watercourse and also ensure that access along watercourses under the jurisdiction of the Environment Agency is retained.

## Areas at risk from flooding

9.19 Increasing concern has been expressed in recent years about climate change and the long term effects of global warming on coastal defences and the likelihood of those defences being breached in low lying areas by abnormal tide surges. The Environment Agency has identified an extensive area of the districts coastline as being susceptible to such breaches, and if this occurs, areas inland being flooded. The Environment Agency has defined an area comprising most of Romney Marsh, West Hythe and South Hythe, which is susceptible to tidal flooding, as shown on the Proposals Map. The areas at risk are normally where land is less than 5.5 metres above mean sea level, and where the likelihood of a breach of the sea defences is considered to be a 1 in 200 year risk. The Agency has also identified areas at risk from fluvial flooding as shown on the Proposals Map. Development can exacerbate flooding and drainage problems because of increased surface water run off, and the Agency's policy is to oppose development within the area at risk of fluvial flooding, or in tidal flood risk areas which are not defended to an appropriate standard (nominally a minimum of 1 in 200 year risk as defined by the Environment Agency). A flood risk assessment (as advised in PPG25 Appendix F) is necessary to ensure that better informed decisions are made in areas at risk of flooding. The completion of a flood risk assessment would substantiate whether a particular site is defended to an appropriate standard or not. Where residential development within areas at risk of fluvial flooding, or in tidal flood risk areas is defended to an appropriate standard the Agency aims to safeguard it by the provision of appropriate measures which should be identified by the flood risk assessment. This would include measures to ensure that living accommodation is above the level of the 1 in 1000 year tidal flood the estimated level of which is

generally 5.81 metres above ordnance Datum Newlyn at year 2060 for the Shepway area.

9.20 Flood Risk Assessments will usually be required for developments within flood risk areas or which are likely to significantly increase surface water run off, which should identify the risk and show what measures have been taken and/or incorporated in the design of the development to deal with the flood risk

9.21 PPG25 advises local authorities to adopt a risk based approach to proposals for development in or affecting flood risk areas. They should apply a sequential approach to the identification of sites for housing and other development, giving priority in descending order to the flood risk zones. In considering planning applications the District Planning Authority will consult the Environment Agency on the level of flood risk and the adequacy of flood defences in the area.

~~**POLICY U5** Planning permission will be refused for residential development in areas at risk of fluvial or tidal flooding, as identified by the Environment Agency, unless it can be shown that the site is defended to an appropriate standard. Where a site is protected to an appropriate standard the development will be required to show appropriate measures to ensure the safety of the occupiers of the accommodation from flooding.~~

~~As an exception to the Policy, planning permission will be granted for the modest extension of an existing dwelling, where it is considered that the risk would be mitigated to an acceptable standard.~~

Show Theme (PDF) - [North](#), [South](#)

**POLICY U6** Development, including proposals involving the raising of land, will not be permitted in areas at risk from flooding, as shown on the Proposals Map, if it would materially increase the risk of flooding elsewhere, unless appropriate flood protection and mitigation measures are proposed and will be carried out, to prevent this occurring.

## Sustainable urban drainage systems (SUDS)

9.22 Traditional practice for the disposal of surface water is to pipe the water away to the nearest watercourse to ensure rapid runoff. This can lead to increased risk of flooding, aquifers not being recharged, water retention in the subsoil being reduced and increased risk of pollutants to watercourses. Sustainable Urban Drainage Systems (SUDS) need to be employed far more extensively than was previously considered either possible or desirable, in order to achieve a sustainable method of discharge of surface water. SUDS can be used both as an alternative to, and in conjunction with, piped drainage systems. Some examples of these techniques include: soakaways, permeable paved surfaces, swales, infiltration ditches, reed beds, detention basins and retention ponds. Many of these methods provide developers with opportunities for the creation of environmental enhancements and visually attractive local amenities. They can add value to the development and be more economic to install than conventional piped drainage.

~~**POLICY U7** Development will only be permitted where the District Planning Authority is satisfied that suitable sustainable urban drainage methods, or an alternative method as agreed with the drainage authority designed to mitigate any adverse effects of surface water run off, are included as an integral part of the development and measures are proposed to ensure the future maintenance of such schemes.~~

~~Note: Particular consideration should be given to applicants who propose to discharge surface water to the following watercourses or their tributaries:~~

~~Pent Stream — Folkestone~~

~~Enbrook Stream — Cheriton and Sandgate~~

~~Seabrook Stream — Seabrook~~

~~Mill Leese Stream — Saltwood and Hythe~~

~~Broekhill Stream — Sandling and Hythe~~

~~Royal Military Canal (West Hythe Dam — Seabrook Outfall) — Hythe~~

~~Figures 1 and 2 illustrate the approximate catchments of the above five streams~~

## Coastal erosion

9.23 Increasing concern has been expressed in recent years about climate change and the long term effects of global warming on coastal erosion. The strategic policy for protecting against coastal erosion is set out in the Beachy Head to south Foreland Shoreline Management Plan and the Folkestone to Rye Coastal Defence Strategy Plan. Excepting the freely eroding cliffs at East Cliff, Folkestone the current policy is to hold the existing line of coastal defence. Development in coastal areas should consider the risk of coastal erosion by reference to the Shoreline Management Plan and the Coastal Defence Strategy Plan.

## Water supply

9.24 Water supply within the District is provided primarily by Folkestone and Dover Water Services Limited, with the exception of the western part of the Romney Marsh, which is served by the Mid Kent Water Company.

9.25 Within that part of the District controlled by the Folkestone and Dover Water Services Limited, the water mains generally have sufficient capacity to meet the requirements of proposals contained in the Shepway District Plan, although the provision of off-site mains may be required to serve some sites.

9.26 In the western part of Romney Marsh, which includes Brenzett, Brookland, Newchurch and Old Romney, the Mid-Kent Water Company has stated that any proposals for development other than minor infill will require the upgrading of the water mains as the existing main is currently operating at capacity.

9.27 Provision and development of water resources to ensure the supply of water to new developments is becoming increasingly difficult. New development should therefore be located where adequate water resources already exist or where new provision of water resources can be made without detriment to existing abstractions, river flows, water quality, fisheries, amenity or nature conservation.

~~**POLICY U8** Development which increases the demand for water supply, will not be permitted unless sufficient capacity exists or will be provided in time to serve the development, without unacceptably jeopardising existing abstractions, water flows, water quality, fisheries, amenity or nature conservation interests.~~

9.28 The creation of large impermeable areas and the rationalisation of sewerage systems can divert water away from the catchment, thus reducing the effect of replenishment of water resources. Provision must be made to preclude any development which would negate the Environment Agency's effort to secure the proper use of water resources.

**POLICY U9** In assessing proposals for development the District Planning Authority will seek to ensure, through consultation with the Environment Agency, that adequate measures are provided for the proper use and conservation of water resources. The transfer and recycling of water in accordance with Environment Agency resources, management and development policy will be sought.

## Electricity

9.29 Seeboard plc is responsible for the local distribution of electricity with customers now able to choose their supplier. Sufficient spare capacity exists within the local distribution network to meet existing and projected demands from permissions and allocations contained in this Plan. The rural networks are also being examined and, where necessary, renewal or improvement works will be carried out to improve the supply of electricity.

## Gas

9.30 The Gas Act 1995 introduced significant changes to the gas industry. Instead of gas being supplied and transported by a single integrated company, British Gas, as happened previously, the supply and transportation of gas has now been separated, within the framework of a new licensing system operated by the Office of Gas Supply (OFGAS). Gas is now transported by Public Gas Transporters (PGTs) on behalf of gas suppliers, and is currently available in the following areas of Shepway: Folkestone, Hythe, Lympe, Dymchurch, St Mary's Bay, New Romney, Lydd, Greatstone, Hawkinge, Lyminge, Etchinghill and Densole.

9.31 Limited capacity is available in the existing system to sustain additional development within these areas, although any major new development may require a reinforcement to the supply system.

## Waste disposal and recycling

9.32 Kent County Council is responsible for planning control over waste management, and is also the waste disposal authority. The Kent Waste Local Plan, which sets out a countywide strategy for waste disposal, was adopted in March 1998. Refuse is collected at and disposed of via the Waste Transfer Station at Hawkinge.

9.33 Waste recycling is an important issue given the growing need to conserve natural resources and reduce landfill requirements. The District Council has taken an active role in promoting recycling providing bottle, can and clothing banks at sites around the district as well as operating a waste paper, can, bottle and plastic recyclables, collection service as part of the regular refuse collection service operation. It is important that new developments, particularly housing and supermarkets recognize the importance of recycling and that suitable 'bring sites' for recyclables are included as part of the plans for the development. An increase in the number of these facilities particularly in areas of dense population such as central Folkestone would help to further encourage recycling.

9.34 The Government published a Waste Strategy in May 2000 which sets out its vision for sustainable waste management. It includes targets for the recovery, recycling and composting of household waste aimed at meeting the EC Landfill Directive on reducing biodegradable waste sent to landfill. The District Council has prepared a recycling strategy which identifies how the Council intends to meet the statutory targets for recycling set by the Government.

**POLICY U10** In appropriate locations the District Council will grant planning permission for development required as part of the process of recycling materials. Development proposals including commercial or residential uses should include provision for the storage of waste and recyclable materials awaiting collection.

## Contaminated Land

9.35 Sites which have been previously used by potentially polluting land uses including the deposit of refuse or waste may generate harmful substances which pose a risk to the intended occupants or users of the site. There may also be hazards for adjoining sites from migrating pollutants or gases. Where development is proposed at or near sites which have been so used, effective measures to prevent any hazard during construction and subsequent occupation of the site will be needed. Where contamination is discovered or it is suspected that it may be present during site development, the developer will be required to arrange for an investigation to determine its source and to identify remedial measures to prevent hazards.

**Policy U10a:** When development is proposed on or near a site that, has been used for the purpose of waste disposal; is known to be contaminated; or there is good reason to believe that contamination may exist, the applicant will be required to carry out a site assessment and submit a report of the findings in order to establish the nature and extent of the contamination. Development will only be permitted if practicable and efficient measures are to be taken to treat, contain and/or control any contamination so as not to:-

1. expose the occupiers of the development and neighbouring land users, including in the case of housing the users of gardens, to unacceptable risk.
2. Threaten the structural integrity of any building built or to be built on or adjoining the site.
3. Lead to the contamination of any watercourse, water body or aquifer.
4. Cause the contamination of adjoining land or allow such contamination to continue.

Any permission for development will require that the remedial measures agreed with the Authority must be completed as the first step in the carrying out of the development.

## Major hazards

9.36 The siting of installations handling notifiable substances will be subject to planning controls aimed at keeping these separated from housing and other land uses with which such installations might be incompatible from the safety viewpoint. To this end, the District Planning Authority as the Hazard Safety Authority will seek the advice of the Health and Safety Executive about off-site risks to the public arising from any proposed development which would introduce one or more notifiable substances. The Health and Safety Executive's advice will also be sought in relation to development proposals in the vicinity of existing installations handling notifiable substances.

## Telecommunications

9.37 In dealing with telecommunications proposals the District Planning Authority will have regard to Central Government advice on Telecommunications which seeks to facilitate the growth of new and existing systems while taking into account the need to protect the best and most sensitive environments, such as the Heritage Coast, SSSIs, and Conservation Areas.

9.38 Where appropriate, the District Planning Authority will exercise its power to withdraw permitted development rights for installation of telecommunications developments using Article 4 directions, subject to approval by the Secretary of State, in cases where such development is likely to seriously threaten amenity. The District Planning Authority will also take the opportunity as necessary to ensure that the conditions of permitted development rights are complied with, for example, the removal of apparatus and structures when they are no longer required for telecommunication purposes.

9.39 The demand for satellite receiver dishes has increased in recent years. These installations can seriously detract from the appearance of the buildings to which they are affixed or the visual amenities of the area in which they are located. This can be a particular problem in environmentally sensitive areas such as Conservation Areas and Area of Outstanding Natural Beauty. In cases where planning permission is required for the installation of satellite dishes, Policy U11 will apply.

9.40 As a result of the expansion of the cable television network, many equipment cabins are being installed throughout the District. These can be prominent and intrusive in the streetscene. Where notifications under the Town and Country Planning (General Permitted Development) Order 1995 are required for these and other types of telecommunications development, such as telephone kiosks, the development should be sited so as to minimise its impact on the streetscene as a whole and on sensitive receptors such as Listed Buildings and Conservation Areas.

**POLICY U11** Planning permission will be granted for the installation of a satellite dish or other domestic telecommunications development, where the following criteria are met: -

- a) there would be no adverse impact on the built or natural environment.
- b) the siting and appearance would not adversely impact on the amenities of local residents.

Any grant of planning permission may be conditional on the satellite receiver dish being painted to blend with the building to which it is affixed and the requirement for the dish to be removed when no longer required for the purpose.

Where the District Planning Authority consider that domestic telecommunications apparatus installed under permitted development rights has not been sited so as to minimise its effect on the external appearance of the building on which it is installed, it will serve a notice requiring the resiting of the relevant apparatus.

9.41 Where code system operators have applied for prior approval for telecommunications developments under the notifications procedures the District Planning Authority will seek to protect the visual amenity of the locality by considering the appropriateness of the proposed development's siting and appearance. The District Planning Authority has adopted the Department of Environment Code of Best Practice on telecommunications prior approval procedures. The District Planning Authority supports the protocol on telecommunications development agreed by the Kent Planning Officers Group and the Federation of the Electronics Industry (FEI) and will apply the principles in dealing with notifications and applications.

9.42 In cases where full planning permission is required for the larger types of telecommunications development, the District Planning Authority will particularly welcome early consultation on proposals affecting areas designated because of their landscape, built environment, historical or scientific value. Where practical, individual operators will be asked to co-operate in sharing masts to reduce the need for multiple visually intrusive masts. Technical and operational requirements will be taken into account in assessing proposals for telecommunications development. The District Planning Authority would support proposals for a mast on the Eurotunnel site to meet local needs. In cases where applications for non-domestic use telecommunications developments, such as cellular system transmitter aerials, and fixed-link systems antenna towers, are submitted, the following policy will apply: -

~~**POLICY U12** Planning permission will be granted for telecommunications development where the following criteria are met: -~~

- ~~a) it can be demonstrated that the availability of alternative sites and developments, including mast sharing, have been investigated and proved to be impractical. Coverage plans showing existing and predicted~~

~~coverage should be provided with planning applications to show coverage from proposed and, where appropriate, alternative sites;~~

~~b) the applicant demonstrates that the siting, external appearance and any landscaping of the proposed development will minimise its impact in terms of:~~

~~i) the appearance of the landscape especially as viewed from places frequented by the general public;~~

~~ii) flora, fauna and other conservation interests;~~

~~iii) amenity, and safety of local residents;~~

~~iv) noise and vibrations;~~

~~v) areas of archaeological, architectural and historic interest;~~

~~vi) the character and setting of Areas of Outstanding Natural Beauty, Special Landscape Areas and other areas of conservation and environmental interest covered by the countryside policies of the Plan;~~

~~e) the proposals include details of associated development, such as access roads and ancillary buildings and their effects on the surroundings~~

## Overhead cables

9.43 The provision of overhead electricity lines or cables can be unsightly, particularly in sensitive rural areas. Local Planning Authorities are consulted under The Electricity Act 1989 on proposals for overhead power lines and have an opportunity to object to proposed development where there would be unacceptable effects. Providers are required to have regard to environmental issues, such as preserving natural beauty, conserving flora and fauna and geological or physiographical features and protecting historic buildings.

9.44 In new housing, office and industrial development, the developers will be encouraged to provide adequate ducting for telecommunications cables, and other services where appropriate, underground and in the structure of the building to meet foreseeable demand to reduce the need for overhead cables.

**POLICY U13** Overhead power lines or cables should, where practical, avoid the following areas;

1. Areas of Outstanding Natural Beauty and Special Landscape Areas;
2. Sites of Special Scientific Interest and nationally designated nature conservation sites;
3. Conservation areas and sites or buildings of historic or architectural interest, including listed buildings and scheduled Ancient Monuments.
4. Areas close to existing or allocated residential development.

Where there is no practical alternative to lines or cables across these sites, the service provider shall take reasonable measures to mitigate any adverse effects. This may involve careful line routing or placing cables or lines underground. However in view of the practical, technical and cost implications, the placing underground of high voltage lines (275Kv and above), will only be sought in exceptional circumstances, where this would not cause greater danger to the interest or ecology of the site.

Proposals for overhead power lines or cables shall have particular regard to the effect on areas of formal recreation, parks and public open spaces. The service provider shall take reasonable measures to mitigate any adverse effects on these areas.

## Planning for renewable energy sources

9.45 Renewable energy source technologies such as waste conversion, hydropower, solar and windpower systems, offer the hope of increasing diversity and security of supply and of reducing harmful emissions to the environment.



9.46 Sites for developing renewable energy sources will often be in rural areas where such development will be likely to have some local environmental effects. In planning for the needs of such technologies, a balance has to be drawn between assisting their development and protecting the local environment. Where applications are received for such developments, they will be particularly carefully scrutinised in instances where they are likely to result in the loss of the best and most versatile agricultural land or likely to have an impact on areas of recognised landscape, nature conservation, or built heritage value.

9.47 PPG22 advises authorities preparing local plans to include detailed policies for developing renewable energy sources and to identify broad locations, or specific sites, suitable for the various types of renewable energy installations. In Shepway, applications for renewable energy installations will need to be considered in relation to the benefits of renewable energy in reducing emissions of greenhouse gases weighed against the local environmental impact. Particular care will be taken where projects are likely to impact on the Area of Outstanding Natural Beauty and proposals which have a significant impact on landscape or wildlife interests are unlikely to be acceptable.

9.48 There has been interest in the development of windfarm technology at Dungeness/Romney Marsh and prospective developers of this form of renewable energy will be directed to that general locality. Much of Dungeness, however, has been designated as SSSI and contains a Special Area of Conservation, a Special Protection Area and a RAMSAR site. Part has also been designated as a National Nature Reserve. It is important that any proposals will not be detrimental to the wildlife value. Renewable energy projects will be considered against the following policy: -

**POLICY U14** Having regard to the importance of reducing fossil fuel consumption and encouraging the use of renewable sources of energy, planning permission will be granted for developments offering these advantages subject to the following:

1. No prominent or large-scale development will be permitted in the AONB.
2. No unacceptable impact on landscape, nature conservation, built environment or amenity interest.
3. The following matters will be included in the assessment of proposed renewable energy developments:
  - a) the number, size and siting of plant, buildings, equipment, access roads and ancillary development, such as roads and overhead cables;
  - b) design, colour, form, nature of materials and other physical impacts of the scheme;
  - c) noise and smell;
  - d) proximity to residential development and roads;
  - e) lighting and fencing;
  - f) effects on airfields, flight-paths and communications systems;
  - g) effects on nature conservation interests, including bird life and Sites of Special Scientific Interest

The Dungeness/Romney Marsh area may contain suitable sites for wind-turbine/s or other renewable energy developments. Any projects would be judged against the criteria listed above. In this area, particular attention should be paid to the need to protect bird life.

## Light pollution

9.49 Outdoor lighting can be important for public safety and amenity but care must be taken to see that it does not become intrusive or excessive. Unnecessarily bright lighting can cause particular annoyance in areas where there is usually no lighting, such as rural areas, affecting residents nocturnal comfort and quiet enjoyment of the night skies. Badly positioned or shaded lights can be offensive even in urban areas and are a form of environmental pollution although not currently covered by pollution control legislation. The greater the illumination of a site or building the higher the risk of light spill affecting adjoining occupiers, road users and wildlife.

The District Council aims to reduce the overall amount of light pollution.

**POLICY U15** Proposals for development which involve outdoor lighting will be permitted subject to the scheme satisfying the following criteria: -

- a) The quantity and illumination of the lighting proposed is the minimum necessary to meet its stated purpose.
- b) The lighting is positioned and shaded so as to minimise glare and light spillage from the site, or impact on local residents, road users and pedestrians or wildlife.
- c) The impact on the visibility of the night sky is reduced as far as possible.

## Noise Pollution

9.50 Noise can affect the quality of life of individuals and communities and have an impact on the tranquility of the environment particularly in rural areas. Wherever possible residential and other noise sensitive developments such as schools and hospitals should be located away from land uses likely to generate significant levels of noise and potentially noisy developments should be sited where they will cause least disturbance. Noise mitigation measures will be sought where there are likely to be conflicts.

~~**POLICY U16** Residential and other noise sensitive development such as schools and hospitals will not be permitted if the occupants would experience significant noise disturbance from an existing or proposed noise generating use, unless acceptable mitigation measures are proposed. Where development is proposed which is likely to lead to a significant increase in noise levels, the developer will be required to show how the expected noise can be mitigated to an acceptable standard.~~