

**BOSTON BOROUGH
LOCAL PLAN**

ADOPTED VERSION

April 1999

12.6 However, there is a need for development in the countryside, both to meet the requirements of existing rural activities and to allow for the introduction of appropriate new activities which can bolster the rural economy. This chapter sets out those forms of development which will be acceptable in the countryside.

12.7 The Environmental Appraisal showed that several of the chapter's policies would be likely to have a negative impact upon transport energy efficiency, or landscape. When these policies were re-examined, it was found that a countryside location was essential for the activities concerned, and that the likely impacts highlighted by the appraisal were unavoidable. Furthermore, any negative impacts were mitigated by the fact that all developments likely to be permitted in the countryside were as exceptions to the provisions of Policy C01, which was shown to have only positive or neutral impacts.

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CO1 DEVELOPMENT WILL NOT BE PERMITTED IN THE COUNTRYSIDE UNLESS IT IS SUPPORTED BY OTHER LOCAL PLAN POLICIES.

Explanation

12.8 The Borough Council wishes to conserve the character of the countryside, protect the best and most versatile agricultural land, avoid the high costs of servicing new development in scattered locations and prevent the coalescence of settlements. Therefore, planning permission for new development in the countryside will be strictly controlled. The plan makes allowance for development which benefits economic activity, or which meets particular social needs, while maintaining or enhancing the environment.

12.9 The most common exceptions are described in this chapter, but reference should also be made to Policies ED6, ED7, ED9, ED10, ED11, ED12, RTC3, RTC11, T5, H7, R2, R4, R8, R9, R11, R12, A4 and A5. Minerals development proposals will be considered in relation to the Minerals Local Plan, prepared by the County Council.

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CO2 WHERE A COHESIVE GROUP OF DWELLINGS IS LOCATED IN THE COUNTRYSIDE, PLANNING PERMISSION WILL BE GRANTED FOR LIMITED ADDITIONAL RESIDENTIAL DEVELOPMENT WHERE:

- 1) **IT REPRESENTS THE FILLING OF A SMALL GAP WITHIN THE GROUP;**
- 2) **IT WILL NOT RESULT IN A MATERIAL CHANGE TO THE AREA'S CHARACTER;**
- 3) **IT WILL NOT CREATE OR EXTEND RIBBON DEVELOPMENT;**

- 2) **THE PROPOSED MEANS OF PEDESTRIAN AND VEHICULAR ACCESS ARE SATISFACTORY;**
- 3) **THE PROPOSAL INCLUDES A SATISFACTORY LANDSCAPING SCHEME, INCORPORATING MEANS OF FUTURE MANAGEMENT;**
- 4) **THE PROPOSED USE WILL NOT GENERATE LEVELS OF TRAFFIC, DUST, NOISE, SMELL OR OTHER POLLUTION WHICH WILL SIGNIFICANTLY HARM THE AMENITIES OR INTERESTS OF OTHER NEARBY LAND USERS OR RESIDENTS; AND**
- 5) **THE PROPOSAL WILL NOT CAUSE UNACCEPTABLE HARM TO THE CHARACTER OF THE LOCALITY DUE TO ITS NATURE, SCALE, DENSITY, LAYOUT, APPEARANCE OR LEVEL OF TRAFFIC GENERATION.**

A TRANSPORT DEPOT OR LORRY PARK WILL NOT NORMALLY BE GRANTED PLANNING PERMISSION IN A RESIDENTIAL NEIGHBOURHOOD.

Explanation

- 4.31 The Borough's Ports and food production/processing businesses have a large haulage sector associated with them, and this sector is a significant employer. However transport depots and lorry parks demand large areas of land and can cause substantial disturbance to the area around them. They must therefore be located where they will cause the least possible harm to amenity and the character of an area (this will generally mean that they are inappropriate in residential areas). Any proposals must be accompanied by a complementary landscaping scheme.
- 4.32 Any site proposed for use as a transport depot or lorry park must also be very well chosen in its relationship to the highway network. Vehicular access must be satisfactory, and the site must be close to the main road network in order to avoid the need for heavy vehicles to use unsuitable minor roads.

renewable
energy

ED11 PLANNING PERMISSION WILL BE GRANTED FOR DEVELOPMENT THAT WILL PROVIDE A RENEWABLE ENERGY SOURCE, PROVIDED THAT THE PROPOSAL:

- 1) **WILL NOT SIGNIFICANTLY HARM THE APPEARANCE OR CHARACTER OF THE AREA;**

- 2) **WILL NOT GENERATE LEVELS OF TRAFFIC, DUST, NOISE, SMELL OR OTHER POLLUTION WHICH WILL SIGNIFICANTLY HARM THE ENVIRONMENT, LOCAL LIVING OR WORKING CONDITIONS, OR THE OPERATION OF NEARBY LAND USES;**
- 3) **WILL NOT CHALLENGE THE VISUAL DOMINANCE OF THE TOWER OF ST. BOTOLPH'S CHURCH OVER BOSTON'S SKYLINE, AND**
- 4) **WILL NOT ADVERSELY AFFECT THE WASH SSSI OR SITES OF LOCAL NATURE CONSERVATION INTEREST.**

Explanation

- 4.33 There is increasing pressure nationally for the generation of energy from a variety of renewable energy sources. The Council supports in principle the exploitation of renewable energy as a 'clean' form of energy.
- 4.34 Renewable energy is the term used to cover those energy flows that occur naturally and repeatedly in the environment - energy from the sun, the wind and the oceans, and the fall of water. The heat from within the earth itself, geothermal energy, is usually regarded as renewable, although locally it cannot always sustain continuous extraction. Plant material is an important source of renewable energy. Combustible or digestible industrial, agricultural and domestic waste materials are also regarded as renewable sources of energy.
- 4.35 Government policy is to stimulate the development of renewable energy sources wherever they have prospects of being economically attractive and environmentally acceptable in order to contribute to diverse, secure and sustainable energy supplies, the reduction in the emission of pollutants and the encouragement of internationally competitive industries.
- 4.36 Government advice on renewable energy and on wind energy in particular, is set out in PPG22 and its associated annex on wind energy. This emphasises the importance of balancing the need for the generation of energy from renewable sources with the impact of a proposed development on the local environment.
- 4.37 The Council acknowledges that renewable energy sources can potentially contribute to energy needs in a significant and sustainable way. Renewable energy sources offer the hope of increasing diversity and security of supply, and of reducing harmful emissions to the environment.

4.38 The aim of the planning system is to secure economy, efficiency and amenity in the use of land in the public interest. The Council's policy towards developing renewable energy sources must be weighed carefully with its continuing commitment to policies for protecting the local environment. The Council acknowledges the advice in PPG22 that proposals to harness renewable energy can display a variety of factors peculiar to the technology involved. Moreover such schemes can have particular locational restraints since, in many cases, the resource can only be harnessed where it occurs. The Council will need to consider both the immediate impact of renewable energy projects on the local environment and their wider contribution to reducing emissions of greenhouse gases.

4.39 Due to the character of the fen landscape it is important that the impact of development proposals is carefully assessed and balanced with the contribution that the development would make to meeting energy needs.

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ED12 PLANNING PERMISSION WILL BE GRANTED FOR TELECOMMUNICATIONS DEVELOPMENTS, PROVIDED THAT THE PROPOSAL:

- 1) **WILL NOT CAUSE SERIOUS DAMAGE TO THE APPEARANCE OR CHARACTER OF THE AREA;**
- 2) **WILL NOT CHALLENGE THE VISUAL DOMINANCE OF THE TOWER OF ST. BOTOLPH'S CHURCH OVER BOSTON'S SKYLINE; AND**
- 3) **WILL NOT CAUSE SIGNIFICANT AND IRREMIEDIABLE INTERFERENCE WITH OTHER ELECTRICAL EQUIPMENT.**

IF THESE CRITERIA ARE NOT SATISFIED, THE COUNCIL, IN DECIDING WHETHER TO REFUSE PLANNING PERMISSION, WILL TAKE ACCOUNT OF:-

- 4) **THE LIMITATIONS IMPOSED BY THE NATURE OF THE TELECOMMUNICATIONS NETWORK AND TECHNOLOGY; AND**
- 5) **THE PROPOSAL'S CONTRIBUTION, IF ANY, TO THE EFFICIENT DEVELOPMENT OF THE NETWORK; AND THE FEASIBILITY OF LESS DAMAGING ALTERNATIVES, SUCH AS MAST SHARING.**