

BUILT ENVIRONMENT POLICY BE1 LOCAL CHARACTER

Development proposals should be designed to protect the fabric and setting of any designated and non-designated heritage asset and respect and enhance the existing character of the village. New development must be both visually and functionally sympathetic to the existing styles and materials, which are illustrated at pages 21/22 in this Plan and also described in the Marden Design Statement (2001), in order to maintain and enhance Marden's sense of place.



BUILT ENVIRONMENT POLICY BE2 RESIDENTIAL AMENITY

Proposals for new residential development in the Plan area, including extensions and alterations to existing properties, should ensure that adequate amenities are safeguarded for residents including neighbouring residents, particularly in respect of privacy, daylight, car parking, external lighting and outlook. Development proposals should also provide or retain adequate private amenity space, and where appropriate make provision for new pedestrian routes, cycleways and bridleways within the development with linkages to the existing such routes in the vicinity of the site. In this respect, applicants should take account of Kent County Council's Rights of Way Improvement Plan (ROWIP).



BUILT ENVIRONMENT POLICY BE3 SUSTAINABLE CONSTRUCTION

All development must be based upon the principles of sustainable construction and accord with the most up-to-date guidance and best practice. Support will be given to development that provides or incorporates low or zero carbon technologies providing development conforms with other policies in the plan.



BUILT ENVIRONMENT POLICY BE4 CONVERSION OF RURAL BUILDINGS

Support will be given to schemes for the conversion and alterations of existing rural buildings which respect the character of the building and its wider rural setting in Marden. Proposals should be sympathetic to the original form of the building and be designed to retain and respect the character of the building. Proposals should also have no adverse impacts upon wildlife habitats in the vicinity of the site or upon the amenities of any neighbouring residential properties. Where buildings are identified as heritage assets or contribute to the significance of a wider heritage asset it will be necessary to demonstrate that conversion would contribute to the conservation of the asset's significance or, otherwise, that any harm resulting from conversion is unavoidable and is justified by the benefits of the proposal.



BUILT ENVIRONMENT POLICY BE5 NEW FARM BUILDINGS

Support will be given to new agricultural and horticultural buildings that have been designed and sited to minimise any adverse impact on residential amenity; the character of the wider countryside; be sympathetic to local surroundings; and respect the historic character of the site. Structures should use sustainable construction materials, methods and include small scale on-site renewable energy schemes

BUILT ENVIRONMENT POLICY BE6 SEASONAL WORKER ACCOMMODATION

Support will be given to the provision of temporary accommodation for seasonal agricultural and horticultural workers which is sited and designed so as to minimise any visual impact on the wider countryside and be permitted on a temporary basis where there is a proven need.