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## SECTION 1.2

### CONTROLLING THE IMPACT OF DEVELOPMENT

This chapter of the plan consists of policies which provide qualitative controls over development covering elements such as design, landscaping, impact on residential amenity, Listed Buildings, Conservation Areas, advertisements, light and noise pollution, highway safety and infrastructure requirements. These policies are the means by which the Council ensures that where development is permitted measures are taken or incorporated to minimise the impact of the development on the environment. This can be broadly summarised as a “trinity” of development control requirements that aims to ensure that:

- All development should be intrinsically well designed and in keeping with its surroundings.
- That satisfactory provision is made for infrastructure, community facilities, services and access; and
- The impact on neighbour amenity should be acceptable.

#### 1. Design

The District Council is anxious to obtain a high quality of design for new development, alterations and extensions. Good quality design is about the best possible meeting between form and function in a given context which evokes a pleasurable response from the user, those who live or work in the place affected as well as all who come in contact as visitors.

It is one of the main aims of the Local Plan’s ENV and IMP policies to preserve and enhance the distinctive local character of the District, both in terms of its landscape character and the character of its buildings. The ENV chapter and policy ENV 1 in particular, highlight the issue of distinctive local landscape character. The following policies, the design guide, development briefs and design statements they refer to are intended to ensure that new development respects, reflects and enhances the distinctive local character of its setting.

The Council promotes good design and the enhancement of the distinctive local character of the area and to assist in achieving this the Council has produced the “South Norfolk Design Guide”. This guide, published in several separate topic based volumes, will assist in raising the general standard of design in the District by explaining and illustrating traditional local techniques, materials and design elements and by suggesting ways in which these can beneficially be used to shape new development. These documents have been adopted as Supplementary Planning Guidance (SPG). An up to date list of current guidance is available from the Council’s Planning Services.

The Council has also produced a number of development briefs for sites proposed in the Plan. These briefs set out detailed design considerations and requirements for the various sites. Copies of these briefs are also available from Planning Services.

The County Council has produced the “Norfolk Residential Design Guide” which offers design advice principally for residential estate development and road design. Copies of this guide can be obtained either from the County Council or from South Norfolk Council.

**Policy IMP 1: Design**

**All new development (including conversions, alterations and extensions to existing buildings) will be required to be:**

- i) Of a high standard of design in terms of:**
  - **Siting**
  - **Scale**
  - **Massing**
  - **Form**
  - **Character**
  - **Energy conservation and**
  - **Energy efficiency; and**
- ii) In keeping with its surroundings in terms of:**
  - **Urban townscape or rural setting**
  - **Local building traditions and**
  - **Materials**

The criteria given in the above policy could at times be conflicting in respect of energy efficiency and energy conservation. The Council will therefore need to achieve 'good design' in the round by a balanced compromise between all the factors in clauses i) and ii).

**a) Design statements:**

Applicants for full planning permission, or for the approval of details pursuant to the grant of outline planning permission should include, with their applications, a brief design statement. The precise scope, form and content of such a statement will depend on the nature and scale of the proposals. As a minimum, it should set out, in writing, the design principles adopted and indicate how regard has been paid to relevant development plan policies and to SPG (including site specific development briefs, where these have been prepared by the Council). Illustrative material in plan and elevation should also be included, to show the development in its wider context, and not just the development site and its immediately adjacent buildings. The Council will respond constructively to pre-application consultation on such matters, by giving clear indication of its design expectations.

**2. Landscaping of development proposals:**

The low-gradient open landscape character of South Norfolk makes it particularly vulnerable and sensitive to topographical change. It is therefore very important that new development is accompanied by high quality landscaping proposals designed to achieve full integration into the surroundings, and reflecting the character and distinctiveness of the area. Policy IMP 2 sets out the Council's approach to landscaping requirements.

In order to assist the formulation of landscaping proposals, the Council has produced SPG entitled "Landscape Conditions - Guidance for Developers" and "Trees and Development", copies of which are available from Planning Services.

**Policy IMP 2: Landscaping**

**All new development will be required to incorporate a high standard of landscaping to ensure that the development will be integrated into its surroundings. Landscaping schemes should:**

- i) Include a site survey of existing landscape features on the site, and proposals for the protection, conservation, or enhancement of those that make a positive contribution to the area; and**
- ii) Reflect the character and distinctiveness of the local landscape; and**
- iii) Make use of native species to help integrate developments ecologically into their setting; and**
- iv) Include the planting of new trees, whether in the form of individual trees, tree belts, small woodlands or buffer zones; and**
- v) Maximise the nature conservation and environmental value of the new landscape, including wildlife and wildflower habitats; and**
- vi) Ensure that any land modelling proposed (as associated with uses such as golf courses, land filling etc.) respects the local topography in terms of height, gradient, scale and shape; and**
- vii) Include measures to ensure the establishment and future maintenance of the landscaped areas.**

In many villages across the District, the character of the settlement is created by the spaces and undeveloped frontages between buildings as much as the buildings themselves. The Council is therefore keen to ensure that these spaces and undeveloped frontages are retained. In preparing settlement boundaries care has been taken to retain these open spaces where they make an important contribution to the street scene. However, the inclusion of an open space or garden of a large house within the development boundary does not imply that permission will be given for development.

**Policy IMP 3: Protection of important spaces**

**Within the areas identified on the Proposals Map, development will only be permitted where it retains the open character and appearance of the site, where it respects the contribution which the identified open site or open frontage makes to the form and character of the settlement and where there is no seriously detrimental impact of the setting of any existing building.**

Within the Plan Area, there are a number of large houses in their own grounds, located in existing settlements. These are an attractive feature of the area and their overall integrity should be maintained.

Many villages contain particularly strong frontage features – walls, hedges, outbuildings, which form important visual elements in the street scene. Where these features could be affected by any development, the frontages are specifically noted on the Inset Maps.

**Policy IMP 4: Important frontages**

**The District Council will resist development proposals which would detrimentally affect important frontages identified on the Proposals Map.**

The use of street furniture and the removal of intrusive elements in the street scene can enhance the visual appearance of settlements. The District Council is anxious to ensure that a high standard of design and sympathetic location of new elements such as road signs, seats, litterbins etc. is achieved. This is particularly important in Conservation Areas. Encouragement will be given to the use of recycled and environmentally friendly products.

**Policy IMP 5: Streetscape**

**The District Council will encourage the careful design of new street furniture and will continue to press for the tidying and rationalising of road signs, the removal of unsightly overhead power and telephone cables and the replacement of dilapidated and unsightly street furniture and lighting.**

Whilst adequate public car parking provision is essential for the continuing vitality of towns and villages its impact on the character of the settlements must also be considered. The use of boundary walls or fences and the planting of trees and shrubs can do much to enhance the appearance of the car parks thereby reducing the visual impact of parked cars. This can also apply to large areas of private parking spaces.

**Policy IMP 6: Visual impact of parked cars**

**The visual impact of parked cars will be kept to a minimum wherever possible. Schemes to enhance the appearance of existing and new public car parks will be undertaken.**

### 3. Infrastructure

The cost of providing services to enable development to take place will fall on the developer, subject to the normal test of reasonableness. A developer is also expected to contribute to the provision of new public and community facilities which would not be needed but for the development. This would include for example extensions to schools, and community centres and the provision of fire hydrants, as well as provision and improvement of roads, drainage, water supply etc.

**Policy IMP 7: Provision of Infrastructure**

**Permission will not be granted for development unless provision is made for the infrastructure, community facilities and services demonstrably necessary to support it, or, where the proposed development would otherwise be acceptable, planning conditions can be imposed or planning obligations sought, in accordance with Circulars 11/95 and 1/97, to secure the necessary infrastructure, facilities and service provision.**

Several area wide policies state the requirements that the Council has for developers of sites. These include: HOU 12, HOU 25, LEI 7, TRA 3, TRA 4, TRA 17, UTL 1, UTL 4, UTL 8, UTL10, SHO 9 and IMP 2. These together with the above policy IMP 7 and Strategic Principle 6 help to indicate the approach the Council will take when considering planning applications for allocated and other sites in the Plan.

Compliance with these policies does not mean that unacceptable development will be permitted. The offer of unrelated or unnecessary benefits by applicants cannot make an unsuitable development acceptable.

Where the Council finds itself in the position of choosing between imposing conditions and entering into a Planning Obligation, the imposition of a condition that satisfies the tests of Circular 11/95 will be preferred.

#### 4. Highway safety

It is a general requirement for all new development that it should not be damaging to the safety of highway users. More detailed policies in the Movement chapter explain how the needs and interests of different groups of road users are to be met.

<b>Policy IMP 8: Safe and free flow of traffic</b>
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<b>Planning permission will not be granted for development that would endanger highway safety or prejudice the free flow of traffic on the highway network.</b>
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#### 5. Residential amenity

A wide range of proposals have the potential to impinge upon the amenity of neighbouring residents. When assessing development proposals the District Council will have regard to the likely impact of proposals on nearby residents so that they do not suffer undue detriment to their amenity.

<b>Policy IMP 9: Residential amenity</b>
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<b>Planning permission for new development will only be granted where the Council is satisfied that the development does not have a significantly adverse impact on nearby residents through:</b>
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| <ul style="list-style-type: none"><li><b>i) Overlooking of habitable rooms of nearby dwellings</b></li><li><b>ii) Overshadowing of habitable rooms of nearby dwellings</b></li><li><b>iii) Damaging the setting of existing buildings; or</b></li><li><b>iv) Otherwise damaging the privacy and amenities of nearby dwellings.</b></li></ul> |
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#### 6. Noise

Noise is an important environmental issue. It can irritate, annoy, disrupt sleep and cause stress. Planning Policy Guidance Note (PPG) 24 "Planning and Noise" (September 1994) recognises that "Noise can have a significant effect on the environment and on the quality of life enjoyed by individuals and communities". When granting permission the District Council will seek to minimise the adverse impact of noise in sensitive locations e.g. residential areas, hospitals, schools, areas of designated nature conservation and the open countryside. This will be achieved through consultation with the Environmental Services department upon receipt of a planning application. Potential noise impact will be assessed when considering the granting of permission and adverse

effects minimised by the careful allocation of noise generating uses e.g. industry, late night entertainment venues and through the use of conditions/planning obligations for such uses limiting their hours of operation and level of noise generation. Where noise generating development is permitted, specific noise attenuation measures e.g. physical barriers, sound insulation may be necessary, so long as they are in concert with other policies in the Plan e.g. ENV 1, 2, 3, 5 and 6 & IMP 13. The following policy is intended to preserve the 'rural tranquillity' of the District and to ensure that noise nuisance is not experienced by, or as a result of, new development in the District.

**Policy IMP 10: Noise**

**Development, including the use of land, will not be permitted if, because of the noise it would create, the occupants of housing or other noise sensitive uses would be exposed to a significant noise disturbance.**

**Housing and other noise sensitive development will not be permitted if the occupants would experience significant noise disturbance.**

## 7. Listed Buildings

There are about 3,500 buildings listed by the Department of the Environment in the Plan Area indicating their architectural and historic interest ranging from domestic buildings to churches and water mills. It is particularly important to safeguard and enhance the appearance of these buildings and their settings as noted in Planning Policy Guidance Note (PPG) 15 "Planning and the Historic Environment" (September 1994). Any loss of these buildings or adverse change to their appearance or their setting, is likely to have a detrimental impact on the surrounding area.

In certain cases the retention of a Listed Building may be ensured by its change of use. The District Council recognises this possibility and where all the relevant criteria are met will favourably consider proposals for the change of use of Listed Buildings (see policies HOU 10 and EMP 3).

Proposals for alterations to Listed Buildings will be required to be of a high standard of design and sympathetic to the character and setting of the building (see policies IMP 1 and IMP 13). Applicants for Listed Building consent will need to show why works which would affect the character of a Listed Building are desirable or necessary thus justifying their proposal.

**Policy IMP 11: Demolition of Listed Buildings**

**There will be a general presumption in favour of the preservation of Listed Buildings. Consent for demolition will be granted only in exceptional circumstances, and where there is no realistic economic prospect of the building continuing in its present use or some other compatible alternative use.**

As noted in PPG 15, the objective of Listed Building legislation is to secure the preservation of historic buildings. However, there will be occasions where demolition is unavoidable. The District Council is unlikely to allow demolition without clear and convincing evidence that all reasonable efforts have been made to sustain existing uses or find viable new uses or to offer to sell the property with an unrestricted freehold and those efforts have failed. It would also need to be convinced that some form of charitable or community ownership is not possible or suitable. It may be the situation that demolition would produce substantial community benefits which would outweigh the loss. Consent is most unlikely to be given because of financial considerations, for example, that redevelopment is economically more attractive. Prior granting of permission will be required unless it is not intended to redevelop the site, and demolition would not create a damaging gap in a street frontage

**Policy IMP 12: Redevelopment following demolition of Listed Buildings**

Where the demolition of a Listed Building is proposed consent will, where appropriate, be made conditional on redevelopment proposals for the site being approved by the local planning authority and contracts for them being accepted before the demolition begins.

**Policy IMP 13: Alterations of Listed Buildings**

Consent will not be granted for proposals for extensions or alterations, including partial demolition, of Listed Buildings unless they are formulated so as to ensure that the special architectural or historic interest of buildings is preserved.

**Policy IMP 14: Buildings at Risk**

In using the available legislation to prevent listed buildings becoming derelict the Council will give priority to those buildings most at risk, particularly those identified in 'Historic Buildings at Risk in Norfolk'.

**Policy IMP 15: Setting of Listed Buildings**

When considering proposals for development within the setting of Listed Buildings special attention will be given to the design, scale and impact of the proposals.

## 8. Conservation Areas

There are some fifty Conservation Areas within the District. These are areas which are identified as being of architectural, historic or landscape value which it is desirable to safeguard and enhance. They cover a range of sizes and types, from the historic cores of the towns of Wymondham, Diss, Harleston, Hingham and Loddon, to smaller villages such as Bawburgh, Bramerton, Shotesham, Geldeston and small areas based on particular features as at Ellingham Mill or locally cherished scenes. The Conservation Areas include Listed Buildings and other buildings which are of value, whether in their own right or by way of the contribution they make to the area. Any loss of these latter buildings, or the spaces between them, could detract from the quality of the area.

The designation of a Conservation Area enables the District Council to control the demolition of buildings and also the felling of trees.

**Policy IMP 16: Demolition in Conservation Areas**

**There will be a general presumption in favour of retaining buildings which make a positive contribution to the character or appearance of a Conservation Area.**

**Consent to demolish a building in a Conservation Area will only be granted where:**

- i) The building is wholly beyond repair; or**
- ii) It is incapable of reasonably beneficial use; or**
- iii) It is of inappropriate structure or design such that its removal, followed by its early replacement by a building of appropriate scale, design and materials of construction or by the landscaping of the site, would preserve or enhance the character or appearance of the Conservation Area.**

**Where redevelopment of the site is considered to be beneficial to the character of the Conservation Area, consent to demolish will normally be granted subject to a requirement that demolition shall not take place prior to the granting of permission for an acceptable redevelopment scheme and to confirmation that a contract has been signed to implement the approved redevelopment within an agreed timescale.**

**Where demolition is acceptable, but redevelopment is not appropriate, permission to demolish will be conditional upon the landscaping of the site within a specified timescale.**

Exceptional cases may include, for example, either where a building does not make a positive contribution to the character or appearance of a Conservation Area, whether individually or as part of a group or street scene, or where a building is not capable of repair. In considering exceptions, the District Council will be guided by the advice in PPG 15 and by the provisions of the Planning (Listed Buildings and Conservation Areas) Act (1990).

The demolition of buildings in any new or amended Conservation Area will also be subject to policy IMP 16.

**Policy IMP 17: Alterations and extensions in Conservation Areas**

**Proposals for alterations or extensions to non-listed buildings within Conservation Areas that require planning permission will not be permitted unless the design and materials are sympathetic to the character and appearance of the existing building and to the overall quality of surroundings.**

The District Council will, on request, offer advice on the repair and alteration of buildings in Conservation Areas.

There are undeveloped areas within Conservation Areas which may be appropriate for development. Although such spaces may not currently contribute to the quality of the Conservation Area any proposed building should preserve or enhance the character and appearance of the area. The policy below is framed to indicate how that statutory provision at Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act (1990) regarding the potential effects of new development on Conservation Areas, is to be applied locally.

**Policy IMP 18: Development in Conservation Areas.**

**Planning permission will not be granted for development proposals in Conservation Areas, or proposals on sites outside Conservation Areas which would affect the character, appearance, setting or views into or out of the Conservation Area, unless the proposals will blend with the area in terms of:**

- i) Scale, height, form and massing; and**
- ii) The traditional pattern of frontages, including vertical and horizontal emphasis; and**
- iii) Design detailing; and**
- iv) The contribution of spaces between buildings to the overall character or appearance of the locality.**

The District Council has prepared and published enhancement statements for the majority of the Conservation Areas in the Plan Area. Enhancement statements for the recently designated areas will be prepared and published by the District Council as part of a Conservation Area Statement and will include an assessment of each area. Those Conservation Areas already covered by an enhancement statement will be re-appraised and a new combined statement produced.

The District Council will re-appraise its designated Conservation Areas through the production of Conservation Area Statements, which will include an assessment of each area as well as a scheme of enhancement and will where appropriate carry out amendments to current boundaries including the designation of new Conservation Areas. Proposals for such enhancement prepared by other bodies and interests will be considered for grant aid by the District Council.

## 9. Advertisements

New fascias, signs and advertisements should make a positive contribution to an area and complement the particular building to which they are fitted and the street scene generally.

Advertisements can have a considerable impact on the visual amenity of both rural and urban areas and the District Council considers that it is essential that great care and attention is given to all advertisement proposals. All advertisements should take account of the detailed advice in the Council's Design Guidance on Signs (SPG - Shopfronts and Signs). Proposals should exploit opportunities for shared signs and give consideration to using the Rural Development Commission's "specially designed signposts". All of the open countryside in the Plan is within an Area of Special Advertisement Control (County of Norfolk, Area of Special Control, Order 1961). The Order covers the whole of the District except parts of Costessey, Diss, Ditchingham, Gillingham, Harleston, Loddon and Trowse as indicated on Inset Maps. The purpose of the Order is to reduce and limit the height, size, symbol size and impact of certain classes of advertisement that would otherwise have the benefit of deemed consent under the 1992 Town and Country Planning Advertisement Regulations. In addition to avoiding unnecessary visual intrusion, advertisements should also not endanger highway safety.

**Policy IMP 19: Advertisements**

**Advertisements, including fascia, projecting and hanging signs, notices and other signs for which consent is required, will be permitted only if they are well designed, in scale, appropriate to the building and its use, and positioned so as to preserve or enhance the overall appearance of the building.**

Many businesses, shops and commercial premises are in Listed Buildings and/or Conservation Areas. Advertisements associated with these should preserve or enhance the character of the buildings and area through sympathetic design and appearance.

The District Council has greater control over signs and advertisements on Listed Buildings than on other buildings. Many such signs require Listed Building as well as Advertisement consent.

**Policy IMP 20: Shopfronts**

**Preference will be given to the use of hand painted lettering or individually applied letters on shop fascias. Where there is no fascia, preference will be given to lettering painted or fixed directly onto the wall face. The use of plastic type-sign boxes or signboards fixed either to existing fascias or to the wall face will be discouraged and preference will be given to the use of matt, rather than highly reflective surfaces.**

**Policy IMP 21: Illuminated advertisements**

**Illuminated advertisements will be restricted to the defined Central Business Areas of Diss, Harleston, Hethersett, Loddon and Long Stratton, and to that area of Wymondham specifically shown as appropriate for illuminated advertisements on Inset Map 62. On Listed Buildings and in Conservation Areas illuminated advertisements will only be granted consent where the general level of illumination in the area is such as to require an illuminated sign to satisfactorily identify the business. Any illuminated sign must also comply with policies IMP 19 and IMP 20 and should be illuminated only with a non-flashing, external light source. Outside the defined Central Business Areas illuminated advertisements will only be permitted on those premises which depend on evening trade.**

## 10 Corporate advertisements and shopfronts

Many national companies have developed corporate signs, liveries and shopfronts which are applied to their buildings nationwide, irrespective of the particular setting or character of the surrounding area. The District Council is concerned that these often detract from the character, setting and appearance of the building and the surrounding area. This is especially relevant to Listed Buildings and Conservation Areas (see also policies IMP 13, 17, 19, 20 and 21) but may also apply elsewhere in the Plan Area (see policies IMP 23 and IMP 24). Where such signs and shopfronts are required the District Council will ensure that they are sympathetic to their surroundings, are of good quality design (including appropriate use of colours and materials), in scale, appropriate to the building and its use, and positioned to enhance the overall appearance of the building.

**Policy IMP 22: Corporate signs**

**The District Council will resist proposals to introduce corporate or standardised signs, liveries and shop front styles on existing or proposed buildings where it is considered that this would detract from the existing character and setting of the area.**

The District Council has produced a Design Guide entitled "Shop Fronts and Advertisements in Town Centres" which it is hoped will raise awareness and promote a more sympathetic treatment of shopfronts generally.

**Policy IMP 23: Control of advertisements in the open countryside**

**In the open countryside outside existing defined towns and villages and other areas allocated for development, the display of outdoor advertisements will be firmly restrained. Express consent will only be granted for signs which are:**

- i) The minimum necessary for the identification of the building or land on which they are displayed and any trade or business carried on therefrom; or**
- ii) Are required in the interests of public safety;**

**And exceptionally for:**

- iii) Temporary poster advertisements for agricultural shows and similar rural events, activities or entertainments or**
- iv) Specially designed signposts for isolated country businesses.**

**In all cases, advertisement proposals should respect the natural contours, landscape features and background against which they would be seen. Care will also be taken to ensure that a proliferation of individually acceptable advertisements does not spoil the appearance of the countryside.**

## 11. Light pollution

Light pollution, whether it keeps people awake by shining through a bedroom window or impedes views of the night sky, is a form of pollution which can be substantially reduced without detriment to the purpose of the lighting in both urban and rural areas. Light in the form of sky glow and glare can be particularly obtrusive in rural areas. The Institution of Lighting Engineers has adopted guidelines for obtrusive light installations, in order to safeguard and enhance our night time environment. Proposals involving illumination in the countryside will be expected to be of a level that is appropriate to, and in sympathy with, their location. Proposals should respect sensitive locations by not presenting a visual intrusion into the landscape, nor should they be a disturbance to wildlife. The impact of illumination upon highway users and nearby residential properties should be minimal. The District Council will consult the inhabitants of nearby dwellings and the Highway Authority to ensure that the siting and scale of the proposed illumination does not adversely affect residential amenity or the safety of highway users.

**Policy IMP 24: Illuminated advertisements in the open countryside**

**Proposals for illuminated advertisements in the countryside will only be favourably considered when the use to which they relate is dependent on trade during the hours of darkness.**

**Such proposals will be subject to:**

- i) A maximum light intensity of 50 kcd and a building luminance of 5 cd/m<sup>2</sup>**
- ii) The illuminated sign proposed being well related in scale, design and siting to the sensitive nature of its location**
- iii) The proposal not unduly adversely affecting neighbour amenity, and**
- iv) The proposals not causing undue visual distraction to highway users.**

**In designated landscapes as defined in policy ENV 2, 3, 5 and 6, such proposals will be resisted unless material considerations indicate otherwise**

Other than proposals for illuminated advertisements specifically, other forms of external lighting can also have an adverse effect, for example, floodlighting etc. This is particularly important where such proposals are based in a rural or semi-rural location. Any proposals involving external lighting should also be referred to policies LEI 1 and IMP 21. Please note that the Sports Council sets minimum standards for floodlighting for various sports, which should be referred to under criteria i) below.

**Policy IMP 25: Outdoor lighting**

**Proposals for any development involving out door lighting schemes will be expected to include details of such schemes as part of the submitted planning application, and will be expected to demonstrate that:**

- i) The proposed lighting is the minimum required for security or working purposes**
- ii) Light spillage and glare are minimised, particularly in areas of open countryside or on the edge of settlements**
- iii) There is no detrimental impact on residential amenity, highway safety or to sites of nature conservation value.**

## 12. The arts

'The arts are about developing the senses and the emotions, about promoting the growth of the imagination and the creative use of media and materials' - National Arts and Media Strategy (1992).

It is recognised as part of the Council's Corporate Objectives that there is a very real return in terms of enhanced local identity, the promotion of tourism, the expansion of the economy and the improvement of the environment by securing investment in the arts.

In addition the District Council's strategic aim is to increase access to the arts wherever possible among all sectors of the community.

A 'percentage for art' policy seeks to encourage developers to voluntarily include works of art such as sculpture, murals, tiling, paving designs, stained glass, mosaics and fountains within schemes of development, particularly those schemes accessible to the public.

**Policy IMP 26: Percentage for art**

**The voluntary provision of new works of art as part of schemes of development will be welcomed.**