

- 8.18** For such a large project the Council envisages that its delivery will come forward in phases over the Plan period and is likely to extend beyond 2029. A number of landowners and the Forestry Commission support the principle of a Forest Park. The Council has approved an implementation framework<sup>128</sup> which will provide the basis for bringing forward detailed proposals to deliver the Forest Park. A number of sources of funding have been identified including existing Section 106 agreements, the Community Infrastructure Levy, and potentially regional or central government funding. The Council has already secured some financial contributions through Section 106 agreements and land within the proposal which previously did not benefit from formal public access has been secured by agreement with the landowner.
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### Policy LHW4: Amenity

Development will be permitted provided that:

- a) it provides for the privacy and amenity of its occupants and those of neighbouring properties;
- b) in the case of residential developments it provides for private open space in the form of gardens or communal open space which are appropriate for the needs of residents; and
- c) it does not reduce the levels of daylight and sunlight reaching new and existing properties or private open space to below acceptable levels.

- 8.19** Residential amenity is of considerable importance to the wellbeing of the public in terms of enjoying their private open space without being overlooked or experiencing overbearing effect on their living conditions. Residential amenity can potentially be affected by a number of factors such as noise, smells and changes in level of light. Where a proposal involves a change of use, or one that intensifies an outdoor use, the impact on the amenity of neighbouring residents and uses will be taken into account.
- 8.20** Permanent residential development should be provided with adequate private open space to meet the needs of the people likely to occupy the properties. The amount of private open space required will depend on the type of residential development being proposed and the topography and character of the area in which it is located. Where existing residential properties are extended or subdivided adequate usable private open space should remain.

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128 Forest Park Implementation Framework, TVBC, 2014

**8.21** New development should receive adequate daylight and sunlight to create satisfactory living and working environments and should not have an adverse impact on the levels of natural light received by adjacent properties. The Council will permit development, provided that both the proposed development and any existing adjacent properties will receive adequate natural light once the scheme has been implemented. Any associated open spaces, such as gardens, should not be overshadowed to the extent where daylight and sunlight levels are reduced to unacceptable levels. The Council is intending to produce a guidance note on how to assess the levels of daylight and sunlight.