

organisations, as well as those residents and occupiers affected. Where there will be an impact on amenity, different scheme designs, conditions or other appropriate forms of mitigation will be considered to reduce the impact especially where this will bring the impact on amenity to a level which is considered acceptable to the decision maker. The Design Quality SPD will provide further guidance on amenity.

- 9.5.5 Some types of development, such as Houses in Multiple Occupation (see Policy 31) and static caravan sites, are required to have a licence to operate by national legislation. The licence process is separate to the planning system so the Council would expect all relevant development to have appropriate licences, where necessary.

POLICY 46: Protecting Amenity

1. Proposals for development should be designed and constructed to avoid and minimise impacts on the amenity of existing and future users, individually and cumulatively, within the development and close to it. As such, proposals will be expected to:
 - a) not have a significant adverse effect on the living conditions of existing and new residents and future occupiers of the proposed development through loss of privacy, excessive overshadowing or overbearing impact; and
 - b) not generate a level of activity, noise, light, air quality, odour, vibration or other pollution which cannot be mitigated to an appropriate standard.
2. Proposals for development adjacent to, or in the locality of, existing 'bad neighbour' uses such as waste sites, incinerators, chemical production, heavy industry and businesses with out of normal hour (9-5) operations, will need to demonstrate that:
 - a) the ongoing use of the neighbouring site is not compromised; and
 - b) the amenity of future occupiers of the new development can be achieved in accordance with Part 1 of this policy with the ongoing normal use of the neighbouring site;
3. Where the development of a new bad neighbour business or change of use could have a significant adverse effect on residential amenity, appropriate mitigation will be required before the development can be occupied.



9.6 Contaminated and Unstable Land

- 9.6.1 The majority of vacant brownfield land in Bassetlaw is subject to some known contamination issues as a consequence of their development history, including past mining, industrial or power generating activity.
- 9.6.2 Contaminated land is used to describe land that due to its previous development history or geology is considered to be polluted by heavy metals, oils and tars,