

Policy DM 34a

Design principles in the countryside

Outside of the settlement boundaries as defined on the policies map, proposals which would create high quality design, *satisfy the requirements of other policies in this plan* and meet the following criteria will be permitted:

~~Where proposals meet criterion 1, development in the countryside will be permitted if:~~

~~*1 The type, siting, materials and design, mass and scale of development and the level of activity would maintain, or where possible, enhance local distinctiveness including landscape features;*~~

~~*2 Impacts on the appearance and character of the landscape would be appropriately mitigated. Suitability and required mitigation will be assessed through the submission of Landscape and Visual Impact Assessments to support development proposals in appropriate circumstances;*~~

~~1. Conserve and enhance the landscape and scenic beauty of the Kent Downs AONB and its setting;~~

~~2. Outside of the Kent Downs AONB, not result in harm to the identified landscapes of local value, landscapes which have been shown to have a low capacity to accommodate change, and in all other locations respect the landscape character of the locality;~~

~~3. Outside the Kent Downs AONB, not result in harm to landscape of highest value and respect the landscape character of the locality;~~

~~4. Proposals would not result in unacceptable traffic levels on nearby roads; unsympathetic change to the character of a rural lane which is of landscape, amenity, nature conservation, or historic or archaeological importance or the erosion of roadside verges;~~

~~5. Where built development is proposed, there would be no existing building or structure suitable for conversion or re-use to provide the required facilities. Any new buildings should, where practicable, be located adjacent to existing buildings or be unobtrusively located and well screened by existing or proposed vegetation which reflect the landscape character of the area; and~~

~~6. Where an extension or alteration to an existing building is proposed, it would be of a scale which relates sympathetically to the existing building and the rural area; respect local building styles and materials; have no significant adverse impact on the form, appearance or setting of the building, and would respect the architectural and historic integrity of any adjoining building or group of buildings of which it forms part.~~

Account should be taken of the Kent Downs AONB Management Plan and the Maidstone Borough Landscape Character Guidelines SPD.