

08 - The sustainable location of new development

Policy background and explanation

- 08.01 As detailed in the Introduction chapter, this Plan is focused upon setting out the strategic and non-strategic policies for the Plan area. However, a Part 2 Plan is anticipated to address further issues including, a settlement hierarchy, the spatial housing strategy, the approach to Gypsy, Travellers and Travelling Showpeople, houseboat dwellers and any potential new allocations needed. In the meantime, this policy identifies how growth is expected to come forward in the Plan area.
- 08.02 The Joint Local Plan (Part 1 and Part 2) needs to plan for development in the right locations to meet the identified local housing and economic needs across the Plan area. Growth has many key benefits, including the securing of greater local investment, adapting and enhancing the local environment to modern living contexts, creating local job opportunities and ensuring local people have suitable and affordable homes to live in.
- 08.03 In considering the broad locations for new development, national planning policy requires that sustainable development be applied through balancing social, economic and environmental objectives. Development needs to be accommodated in settlements where the need to travel can be reduced, through good access to facilities and services and where significant adverse impacts can be avoided or mitigated. National policy also emphasises the importance of recognising the intrinsic character of the countryside. To this end the plan seeks to restrict most development outside defined settlement boundaries.
- 08.04 The existing settlement boundaries have been in place for some time and are well-understood by local communities, landowners, and developers. Whilst many of the extant planning permissions for new housing development are outside these boundaries, this will not prevent them coming forward. A review of settlement boundaries on a comprehensive and consistent basis is a substantial undertaking and to carry out such work at the present time would be likely to significantly delay the adoption of the Plan (Part 1). The settlement boundaries will be reviewed as part of the Part 2 Plan but for at least the short-medium term it is considered that the existing boundaries, applied through policy SP03, will be likely to enable the Districts' development needs to be met whilst also recognising the intrinsic character of the countryside.

SP03 - The sustainable location of new development

1. New housing development will come forward through extant planning permissions, allocations in made Neighbourhood Plans, windfall development in accordance with the relevant policies of the Plan or Neighbourhood Plans and any allocations which are made in the forthcoming Part 2 Plan.
2. Settlement boundaries are defined on the Policies Map. These boundaries were established in earlier Local Plans and Core Strategies and have not been reviewed as part of the Plan but are carried forward without change at the present time. The principle of development is established within settlement boundaries in accordance with the relevant policies of this Plan. Outside of the settlement boundaries, development will normally only be permitted where:
 - a) the site is allocated for development, or
 - b) it is in accordance with a made Neighbourhood Plan, or
 - c) it is in accordance with one of the policies of this Plan listed in Table 5; or
 - d) it is in accordance with paragraph 80 of the NPPF (2021).
3. Settlement boundaries will be reviewed, and if necessary revised, as part of the preparation of the Part 2 Plan.

Table 5 - Policies permitting development outside settlement boundaries, subject to the development's accordance with the other relevant policies of the Plan

<u>Policy/para</u>	<u>Comments</u>
<u>SP04 (1)</u>	<u>development of sites for Gypsies and Travellers and Travelling Showpeople</u>
<u>SP05 (1, 2 and 5)</u>	<u>development on strategic employment sites, at Brantham and along strategic transport corridors</u>
<u>SP07 (1 and 2)</u>	<u>sustainable tourism development where it accords with LP12 (2)</u>
<u>SP08 (1)</u>	<u>development enabling the delivery of key strategic infrastructure projects</u>
<u>LP01 (1)</u>	<u>infill housing development</u>
<u>LP02 (1)</u>	<u>residential annexes</u>
<u>LP03 (1)</u>	<u>residential extensions and conversions</u>
<u>LP04 (1 and 2)</u>	<u>replacement dwellings and conversions</u>

<u>Policy/para</u>	<u>Comments</u>
<u>LP05 (1)</u>	<u>rural worker dwellings</u>
<u>LP07 (1 and 2)</u>	<u>community-led housing and rural exception site housing</u>
<u>LP09 (2)</u>	<u>change of use to small scale employment development</u>
<u>LP10 (2)</u>	<u>change from employment use</u>
<u>LP12 (2)</u>	<u>tourism and leisure development</u>
<u>LP13 (1 and 4)</u>	<u>tourist accommodation and removal of holiday occupancy conditions</u>
<u>LP14 (1)</u>	<u>intensive livestock and poultry farming, subject to LP14 (2)</u>
<u>LP19 (3a)</u>	<u>re-use /redevelopment of a heritage asset</u>
<u>LP20 (1)</u>	<u>change of use of land for equestrian purposes or other similar animal-based uses</u>
<u>LP21 (1)</u>	<u>change of use of agricultural land to residential garden</u>
<u>LP22 (1)</u>	<u>new agricultural buildings where there is demonstrable evidence to justify the need for them</u>
<u>LP25 (1)</u>	<u>sources, storage and distribution of energy</u>
<u>LP28 (1a)</u>	<u>new accessible local services and community facilities where in accordance with LP28 (1b)</u>
<u>LP31(3)</u>	<u>new health or education facilities</u>