

SKDC 2020 LOCAL PLAN SPACIAL POLICIES

In the SKDC 2020 Local Plan, Hough on the Hill is classified as a 'smaller village' whilst Brandon and Gelston are not specified as being appropriate for any development. Therefore the following three spatial policies apply within our Parish:

SP3: Infill Development

(applies to Hough on the Hill only, not Gelston or Brandon)

In all settlements defined in Policy SP2, infill development, which is in accordance with all other relevant Local Plan policies, will be supported provided that:

- a. it is within a substantially built up frontage or re-development opportunity (previously development land);
- b. it is within the main built up part of the settlement;
- c. it does not cause harm or unacceptable impact upon the occupiers amenity of adjacent properties;
- d. it does not extend the pattern of development beyond the existing built form; and it is in keeping with the character of the area and is sensitive to the setting of adjacent properties.

This Policy is to be read in conjunction with the **Design Guidelines for Rutland and South Kesteven**, and any development proposals will be expected to have regard to this Supplementary Planning Document.

SP4: Development on the Edge of Settlements

(applies to Hough on the Hill only, not Gelston or Brandon)

Proposals for development on the edge of a settlement, as defined in Policy SP2, which are in accordance all other relevant Local Plan policies, will be supported provided that the essential criteria a – f below are met. The proposal must:

- a. demonstrate clear evidence of substantial support from the local community* through an appropriate, thorough and proportionate pre-application community consultation exercise. Where this cannot be determined, support (or otherwise) should be sought from the Town or Parish Council or Neighbourhood Plan Group or Forum, based upon material planning considerations;
- b. be well designed and appropriate in size / scale, layout and character to the setting and area;
- c. be adjacent to the existing pattern of development for the area, or adjacent to developed site allocations as identified in the development plan;
- d. not extend obtrusively into the open countryside and be appropriate to the landscape, environmental and heritage characteristics of the area;
- e. in the case of housing development, meet a proven local need for housing and seeks to address a specific targeted need for local market housing; and
- f. enable the delivery of essential infrastructure to support growth proposals.

As an exception to criterion a) above, a housing scheme which meets a demonstrable local need for affordable housing will be considered acceptable as a Rural Exception scheme (regardless of whether criterion a) above has been satisfied), provided that it is supported by clear up-to-date evidence that the proposal:

- g. is justified by evidence of local need and affordability, from an appropriate local housing needs survey; and
- h. meets the affordable housing needs of households who are currently resident, or have a local connection to the parish as defined in the Council's published housing allocations policy; and
- i. the occupation of the dwellings will be secured in perpetuity to meet local need; and
- j. that no other more suitable site(s) is available within the settlement.

On **Rural Exception sites** the Council may consider market housing provision alongside affordable housing as a means of cross-subsidising the essential affordable housing provision. In such cases the total number of market dwellings must not exceed the number of affordable homes needed and should be supported by the submission of a robust viability assessment which demonstrates that the scheme only promotes the minimum number of market houses required to make the scheme viable (viability assessment will be independently verified and the applicant will be expected to meet the cost of this assessment)

* the term 'demonstration of clear local community support' means that at the point of submitting a planning application to the local planning authority, there should be clear evidence of local community support for the scheme, with such support generated via a thorough, but proportionate, pre-application consultation exercise, where demonstrable evidence of local community support or objection cannot be determined, then there will be a requirement for support from the applicable Parish or Town Council or Neighbourhood Plan Group. If an application is in doubt as to what would constitute a 'thorough but proportionate', pre-application consultation exercise, then the applicant should contact the applicable local planning authority.

SP5: Development in the Open Countryside (applies to Hough on the Hill and Gelston and Brandon)

Development in the open countryside will be limited to that which has an essential need to be located outside of the existing built form of a settlement. In such instances, the following types of development will be supported:

- a. agriculture, forestry or equine development;
- b. rural diversification projects;
- c. replacement dwellings (on a one for one basis) or;
- d. conversion of buildings provided that the existing building(s) contributes to the character or appearance of the local area by virtue of their historic, traditional or vernacular form; and
- e. are in sound structural condition; and
- f. are suitable for conversion without substantial alteration, extension or rebuilding, and that the works to be undertaken do not detract from the character of the building(s) or their setting.