

Housing and Settlement Character Policies

HS/1	Provision of housing to meet a range of needs.
HS/2	Land for new housing development (*now deleted)
HS/3	Master plans (*now deleted)
HS/4	Affordable housing
HS/5	Rural exceptions sites
HS/6	Access housing
HS/7	Settlement character
HS/8	Limits to development
HS/9	Important Open Land
HS/10	Development in smaller settlements
HS/11	Conversion of buildings to residential use
HS/12	Domestic extensions, outbuildings and garages
HS/13	Housing for the elderly (*now deleted)
HS/14	New housing in the countryside (*now deleted)
HS/15	Agricultural dwellings (*now deleted)
HS/16	Release of agricultural occupancy restrictions (*now deleted)
HS/17	Replacement dwellings in the countryside
HS/18	Established areas of frontage development
HS/19	Residential mobile homes (*now deleted)

HS/20 Sites for gypsies (***now deleted**)

HS/21 Residential moorings on the Grand Union Canal

*** Further information on deleted policies can be found within the chapter.**

CHAPTER 4

HOUSING AND SETTLEMENT CHARACTER

Objectives

1. To make land available for new housing development in accordance with national and strategic guidelines.
2. To encourage the provision of a range of new housing to meet the housing needs of people in the District.
3. To ensure the provision of an acceptable residential environment within new and existing areas of housing.

Population and Housing Growth

- 4.1** Between 1981-1991 the resident population of the District increased by 9.4% to 67,607. Harborough District experienced the largest percentage increase in population in Leicestershire, with the majority of the increase attributable to net in-migration into the District. In terms of the age structure of the District's population, there has been a marked increase in the proportion of the population in the 5-15 year, 18-29 year and 75 year and over age groups between 1981-1991. The ageing of the population and the increase in the number of young adults likely to be forming separate households in the plan period, is likely to result in an increase in smaller households of one and two persons. By mid-1998 the District population had increased to 75,200.
- 4.2** The 1991 census recorded 27,050 dwellings in the District. In comparison with the rest of Leicestershire, Harborough has a higher percentage of detached houses (46.0%) and lower percentages of semi-detached (30.1%) and terraced houses (17.6%). The average annual building rate peaked at approximately 700 dwellings p.a. between 1987-89. Since then it has levelled off to approximately 400 dwellings p.a.
- 4.3** Most new housing built in the District has been for owner-occupation. The District Council's role is increasingly that of an enabler rather than a direct provider of new affordable social housing. The level of Housing Association development in the District is low, although slowly increasing, with most development concentrated in the larger settlements. Between 1981-1991 the proportion of households owning their own home rose from 72.2% to 80.6%. Housing rented from the District Council declined from 16.7% to 11.0%. Housing Association and privately rented housing declined less sharply from 11.0% to 8.4%.

- 4.4** New housing should incorporate a range of house styles and types to meet the varying needs of households in the District. One of the main aims of the District Council's Housing Strategy Statement (1995-1998) is to enable people of all ages and incomes to gain access to housing which meets their needs. The design of new housing should make provision for people with special needs (e.g.) the elderly and people with disabilities. Special housing needs are considered in more detail in **Policies HS/4-HS/6**.
- 4.5 POLICY HS/1** **IN THE DEVELOPMENT OF SITES OF MORE THAN 100 DWELLINGS, A RANGE AND MIX OF HOUSE TYPES SHOULD BE PROVIDED TO MEET HOUSING NEED AND DEMAND IN THE AREA.**

The Strategic Dwelling Requirement

District Allocation

- 4.6** Leicestershire Structure Plan Housing Policy 1 requires that land for about 6,500 dwellings be provided in Harborough District between 1991-2006.

Location of New Development

- 4.7** The Structure Plan policies seek to locate new development in areas that can be served by an effective public transport system in order to reduce reliance on the private car. Most major new development (ie. usually more than 100 dwellings) is proposed to take place within or adjoining urban areas or in locations along transport choice corridors between urban areas, where new development has the potential to be served by public transport. The transport choice corridors are almost all based on the railway lines radiating from Leicester, where the County Council propose that new stations and local rail services should be established. The transport choice corridor for Harborough District is the Midland Main Line. However, the Structure Plan allows for the promotion of other corridors where a realistic choice of transport will be made available.
- 4.8** The Structure Plan identifies the locations for the majority of land for new housing. In respect of this District, the locations are:
- “c) within Harborough District; Market Harborough, Lutterworth, settlements adjoining the Leicester urban area and settlements along the Transport Choice Corridor.”
- extract – Housing Policy 2, Leicestershire Structure Plan 1991-2006, Leicestershire County Council. (1994)
- 4.9** This policy effectively highlights the following locations: Market Harborough; Lutterworth; Scraptoft and Thurnby as they adjoin the Leicester urban area; and Kibworth as it lies in the transport choice corridor and Leicestershire County Council propose that a railway station be provided there.

4.10 In addition, the Structure Plan indicates that:

“Provision will be made within the Districts of Blaby, Harborough and Hinckley and Bosworth to help meet the dwelling needs of Leicester and Oadby and Wigston in locations well related to Leicester and Oadby and Wigston.”

(Housing Policy 3, Leicestershire Structure Plan 1991-2006, Leicestershire County Council, 1994).

4.11 The Districts mentioned in the above policy are all expected to accommodate some of the housing needs of Leicester and Oadby and Wigston that cannot be provided for in those areas. The Explanatory Memorandum to the Structure Plan indicates that locations not more than about 8 kilometres from the boundaries of Leicester and Oadby and Wigston should be considered. This area includes, Fleckney, Great Glen and several smaller settlements in the northern part of the District.

Transport Choice

4.12 The main requirement in strategic terms is to locate major new development where a realistic choice of transport can be made available. In the County Council’s view high quality rail or bus services constitute a realistic choice of transport. For development to have the potential to be served by rail, it should be located within about 1km of an existing or proposed railway station with a half-hourly service frequency. For development to have the potential to be served by bus, it should be served by an existing or new high quality bus service of at least quarter-hourly frequency during the working day. In both instances the public transport services should be viable without the need for subsidy, except that necessary during the starting-up period.

4.13 In Harborough District the only locations that are served by public transport services, of the frequencies set out in **para. 4.12**, are Scraftoft and Thurnby which are on the edge of the urban bus routes serving Leicester. However, a lower frequency of service on others routes in the District may, in conjunction with other measures such as increased fuel tax and higher parking charges, result in greater bus patronage in the plan period. In respect of rail services, Leicestershire County Council intends to invest in the development of local rail services in the County to promote greater transport choice.

4.14 The strategy of locating development where it can be served by a choice of transport is also supported in the Government’s Planning Policy Guidance Notes. The strategy does not rely on the provision of alternative means of transport as a pre-requisite of development. It is very much a long-term, incremental strategy to encourage the use of alternative means of travel and reduce reliance on the private car. The potential to provide transport choice is an important consideration, but it needs to be looked at in relation to environmental factors and the potential to obtain other benefits through the location of development.

Housing Potential and Commitments

4.15 **Figure A** illustrates how much land needs to be identified to meet the strategic dwelling requirement in the District by 2006. At 31st March 1999 it can be seen that the amount of land both built and committed for housing development exceeds the strategic requirement by some 575 dwellings. A more detailed breakdown of the housing commitments is set out in **Appendix E**.

Commitments include sites under construction, with planning permission and undeveloped allocations from existing Local and Village Plans. Also included are those sites that were included as new allocations in this Local Plan, but which have received planning permission since the publication of the Deposit Local Plan.

- 4.16** An assessment has been made of the amount of housing likely to be provided on 'windfall' or unallocated sites of 10 or more dwellings per site. These will be unallocated sites within the built-up area of settlements. They may include the redevelopment of redundant commercial sites or the development of large gardens in existing residential areas. Windfall sites, by their very nature, are difficult to identify in advance. The commitments figure already includes an element of windfall sites with planning permission. .
- 4.17** **Figure A** also includes a figure for a 'small site allowance'. This is the proportion of new housing expected to be provided on infill sites or small developments of less than 10 dwellings in settlements throughout the District. These sites are not allocated in the Local Plan but their development would be acceptable in principle under the general policies for development in villages. The amount of housing provided on windfall and small sites is regularly monitored to ensure that the allowances are not set at an unrealistic level. On the basis of sites with planning permission and past completion rates, no difficulties are anticipated in obtaining the estimated windfall and small site completions during the plan period.

FIGURE A

STRATEGIC DWELLING REQUIREMENT FOR HARBOROUGH DISTRICT 1991-2006

	<u>Dwellings</u>
Strategic Requirement	6,500
Built 1991- 1999	3,570
Committed at March 1999 (on sites of more than 10 dwellings)	2,140
Small site allowance (sites of less than 10 dwellings, at 70 p.a.)	490
Total Built and Committed	6,200
Balance Required	300

NOTE:

1. Base Date: 31st March 1999
2. These figures do not include proposed new sites allocated in the Harborough District Local Plan which have not received planning permission. These sites will amount to approximately 875 new dwellings, giving the Plan a nominal headroom of 575 dwellings over and above the Structure Plan requirement.

- 4.18** The commitments total in **Figure A** includes undeveloped allocations of land in Broughton Astley, Lutterworth and Market Harborough which are identified in existing Local Plans. These allocations are carried forward in this Local Plan.

Accommodation of the Strategic Dwelling Requirement

- 4.19** In the Draft Local Plan, a series of site options were proposed to accommodate the balance of development required. During the consultation period many additional sites were also submitted for consideration by objectors to the Draft Local Plan. In assessing sites for development, the District Council had regard to the existing pattern of development in the District, the practicalities of achieving or encouraging better public transport services, environmental issues, infrastructure constraints, the feasibility of implementation and the consultation responses.
- 4.20** The strategy adopted for this Local Plan is explained in **paras. 1.18-1.21**. It is essentially based upon the concentration of development in and around the main settlements in the District.
- 4.21** A brief summary of the considerations relating to each settlement is set out below:-

Market Harborough

- 4.22** In Market Harborough land can be identified on large sites to accommodate approximately 1,400 dwellings (see **Appendix E**). This includes some 400 dwellings on the allocated site of MH/3. (Farndon Road) which is still to receive planning consent. Environmental constraints to the north and east of the town restrict the potential for further development in those directions. The scale of committed development in the town is substantial. However, Market Harborough does have a better range of facilities than other settlements in the District. An advantage of allocating more residential development in the town is that it would be more closely related to the new employment land allocations. Market Harborough is a good transport choice location, being served by both rail and bus services. Further development is proposed at Market Harborough, but on the basis of past building rates it is unlikely that all of the new development will be completed in the plan period.

Lutterworth

- 4.23** In Lutterworth land can be identified on large sites to accommodate approximately 580 dwellings. The vast majority of this land can be identified as the two sites allocated in the adopted Lutterworth and Bitteswell Local Plan 1993 (i.e. 520 dwellings). Lutterworth is constrained by existing and proposed road alignments and environmental constraints. There is very limited scope for additional housing development and no further new sites are proposed.

Scraptoft and Thurnby

- 4.24** Scraptoft and Thurnby are settlements adjoining the Leicester urban area, capable of being served by existing bus services. They are constrained by the green wedges between Scraptoft/Leicester and Thurnby/Leicester/Oadby (**Policy EV/2**), and the separation area across Thurnby Brook Valley (**Policy EV/3**). The only area where development could take place without breaching the environmental constraints is to the east of Thurnby. The allocation of some 80 dwellings on land to the north of the A47 has now been completed.

planning permission since the publication of the Deposit Local Plan and which are also now included as commitments in **Figure A**.

FIGURE B

HOUSING SITES IN POLICY HS/2

<u>Site</u>	<u>Estimated Number of Dwellings</u>	<u>Policy Number</u>
1. <u>Sites taken forward as commitments from previous Plans</u>		
Market Harbourough		
Burnmill Road/Leicester Road	450	MH/1
North of Kettering Road	520	MH/2
Lutterworth		
Bitteswell Road/Leicester Road	350	LW/3
Brookfield Way/Coventry Road	300	LW/4
Broughton Astley		
East of Cromford Way and Chandler Way	105	BA/1
2. <u>New sites to meet the balance of the strategic housing requirement</u>		
Market Harbourough		
West of Farndon Road	400	MH/3
Kibworth		
Wistow Road/Warwick Road	300	KB/1
Great Glen		
Stretton Hall	100	GG/1
East of Stretton Road	150	GG/2
Fleckney		
South-west of Saddington Road	90	FL/1
Ullesthorpe		
East of Mill Road	25	UL/1

- 4.39** A community's need for affordable housing is a material planning consideration in formulating the housing policies of the Local Plan. There is evidence from the District Council's housing waiting list of a continuing, unsatisfied need for affordable rent accommodation. The Census information indicates a substantial reduction in the amount of both public and private sector rented accommodation in the District (**para 4.3**) Average house prices in Harborough District are higher than the county and regional averages, although it is recognised that the use of averages can conceal variations in price and availability.
- 4.40** The District Council commissioned a comprehensive District-wide Housing Needs Study in 1993 to supplement existing information. The results from the study have been used, along with other data available, to assess the extent of the needs for affordable housing in Harborough District. The results of the study clearly indicated that there is a significant demand for the provision of affordable housing. In 1997 the District Council undertook a review of housing needs of the households in Market Harborough, Lutterworth and the five main settlements. This study showed comparable levels of housing need to the 1993 Study. It is difficult to arrive at a precise prediction of future need for affordable housing because of factors such as the changing relationships between house prices, availability, and household incomes over the years. However, the 1997 Study and current information suggests levels of need in the range of 77-150 dwellings per annum over the period 1998-2000. The Council's Housing Strategy Statement 1998 provides detailed background information.
- 4.41** The Housing Needs Studies provide information on needs at a particular point in time. Further research and monitoring will continue throughout the plan period. Current projections identify a need for up to 150 affordable dwellings per annum across the District over a 3 year period. Assuming the continuation of need at current levels, it is estimated that up to 1,200 affordable dwellings would be required between 1998-2006.
- 4.42** The District Council will seek to negotiate for an element of affordable housing as sites come forward for development, through the conclusion of legal agreements or by conditions attached to planning permissions. The proportion of affordable housing sought on a site will be influenced by the needs in the area, site size, suitability, the economics of provision and any other material considerations at the time that the site becomes available for development. The District Council will normally seek the provision of affordable housing within the development site, but where there are proposals for affordable housing that meet identified needs on a more suitable alternative site, it will consider a financial or other contribution towards the off-site provision of affordable housing.
- 4.43** Where sites are allocated for housing development in this Local Plan, the site-specific policies identify a target for the provision of affordable housing. During the life of the Plan there are likely to be new windfall sites coming forward for development, as well as the renewal of existing sites that have planning permission and are considered as commitments. In both cases the District Council will have regard to **Policy HS/4** and to the factors outlined in the supporting text, in assessing whether or not affordable housing should be provided in association with the development.
- 4.44** In negotiating for affordable housing the District Council will take into account government advice in respect of the size of the site to which it intends to apply **Policy HS/4**. DETR Circular 6/98 specifies that it is only appropriate to seek affordable housing in association with developments of 25 or more dwellings or 1 hectare (irrespective of the number of dwellings). However in settlements with a population of 3,000 or fewer, the threshold may be reduced to 15 dwellings. These threshold do not apply to rural exceptions sites (see **Policy HS/5**).

4.45 The District Council will continue to monitor housing needs. If, as can currently be demonstrated, there is a lack of affordable housing to meet local needs, it will seek affordable housing in association with sites above the lower threshold in the rural areas. There is considered to be justification for applying the lower threshold to sites in settlements below 3,000 population because of the rural nature of the District, the relatively high average house prices and declining levels of subsidised rented housing in villages.

4.46 POLICY HS/4

THE DISTRICT COUNCIL HAS IDENTIFIED A NEED FOR UPTO 1,200 AFFORDABLE DWELLINGS-ACROSS THE DISTRICT. IT WILL USE ITS PLANNING POWERS TO ACHIEVE NEW UNITS OF AFFORDABLE HOUSING TO MEET THIS NEED BY:-

- 1. NEGOTIATING FOR AN ELEMENT OF AFFORDABLE HOUSING ON SITES ALLOCATED FOR DEVELOPMENT IN THIS LOCAL PLAN;**
- 2. NEGOTIATING FOR AN ELEMENT OF AFFORDABLE HOUSING ON COMMITTED SITES OR WINDFALL SITES THAT RECEIVE PLANNING PERMISSION;**
- 3. GRANTING PLANNING PERMISSION FOR AFFORDABLE HOUSING SCHEMES ON RURAL EXCEPTIONS SITES THAT MEET THE CRITERIA IN POLICY HS/5.**

IN THE CASE OF SUBSIDISED AFFORDABLE HOUSING THAT WILL NOT BE UNDER THE CONTROL OF A REGISTERED SOCIAL LANDLORD THE DISTRICT COUNCIL WILL EXPECT THE HOUSING TO BE SUBJECT TO A MANAGEMENT AGREEMENT TO ENSURE THAT IT REMAINS AFFORDABLE FOR FUTURE OCCUPIERS.

Note : For the affordable housing targets for allocated sites, refer to the site-specific housing allocation policies.

Rural Exceptions Sites

4.47 In the rural areas of the District the Housing Needs Study revealed that there is still an unmet need for affordable housing that is likely to continue throughout the plan period. The Government is encouraging local authorities to release land which would not normally be considered for housing development in or adjacent to villages for small scale affordable housing schemes, otherwise known as 'exceptions sites'.

4.48 However, the general principle of restricting sporadic development in the countryside is not overridden by the Government's advice on releasing land for affordable schemes. Such sites should only be released if there is a proven need for the housing. The applicant must provide

evidence that the development will meet this need and that it cannot be accommodated in any other way.

4.49 Exceptions sites will help to assist accommodating people with a connection to a village or group of villages either by current or previous residence within the last five years, employment, or care for dependants already resident in the village who are otherwise unable to compete locally in the open market for house purchase or cannot afford private sector rents.

4.50 Although the provision of affordable housing on exceptions sites is regarded as additional to the provision in the Local Plan for general housing demand, when the Plan is rolled forward the contribution which such housing has made can be set against that part of the strategic housing requirement which remains to be met.

4.51 POLICY HS/5

IN RURAL AREAS THE DISTRICT COUNCIL WILL EXCEPTIONALLY GRANT PLANNING PERMISSION FOR AFFORDABLE HOUSING SCHEMES TO MEET LOCAL NEEDS, WITHIN OR ADJACENT TO SETTLEMENTS, WHERE THE FOLLOWING CRITERIA ARE MET:-

- 1. THE DEVELOPMENT MEETS A GENUINE LOCAL HOUSING NEED THAT CANNOT BE ACCOMMODATED IN ANY OTHER WAY;**
- 2. THE SITE IS WELL RELATED TO AN EXISTING SETTLEMENT AND DOES NOT ADVERSELY AFFECT THE CHARACTER AND APPEARANCE OF THE AREA;**
- 3. THE DEVELOPMENT PROPOSAL MUST BE DEMONSTRATED TO BE ECONOMICALLY VIABLE AND CAPABLE OF PROVIDING HOUSING AT A PRICE THOSE IDENTIFIED IN HOUSING NEED CAN AFFORD;**
- 4. THE DEVELOPMENT MUST BE SUBJECT TO A MANAGEMENT AGREEMENT TO ENSURE THAT THE HOUSING REMAINS AFFORDABLE FOR FUTURE OCCUPIERS.**

Access Housing

4.52 Access housing is the term used to refer to ordinary housing which can be adapted to be lived in by people with disabilities. As far as possible the District Council will attempt to negotiate for an element of access housing on suitable new housing sites. This will increase the choice of housing available for people with disabilities and enable them to live independently in their own homes. Even the experience of temporary disability can restrict a person's ability to live comfortably within their own home. The design features of access housing are not unduly onerous and will be convenient for most people. They include:

- i) level or ramped entrances and flush thresholds at ground floor level;
- ii) a staircase suitable for the future installation of a chair lift;
- iii) an internal layout and ground floor w.c. with door widths suitable for wheelchair manoeuvre;
- iv) conveniently located electrical sockets;
- v) conveniently located car parking space

These features should also be incorporated in the conversion and extension of existing buildings where possible.

4.53 POLICY HS/6 **IN RESIDENTIAL DEVELOPMENT WHERE THERE IS CLEAR EVIDENCE OF LOCAL NEED AND THE SITE IS SUITABLE, THE COUNCIL WILL SEEK TO NEGOTIATE FOR AN ELEMENT OF HOUSING TO BE DESIGNED TO BE ACCESSIBLE TO DISABLED PEOPLE.**

Settlement Character

4.54 With the exception of the settlements where housing allocations are proposed, the character of the remaining settlements in the District is expected to remain substantially unchanged. Limited new development of a scale compatible with the character of each settlement will normally be acceptable. To prevent intrusion into the countryside and to ensure that new buildings are well-related to existing settlements, new development will not normally be permitted beyond the existing built-up areas of settlements and the proposed development areas. Outside these areas the general policies governing development in the countryside will normally apply (see **Policy EV/5**). The following Policy is applicable to all settlements in the District.

4.55 POLICY HS/7 **THE DISTRICT COUNCIL WILL SEEK TO PROTECT THE INDIVIDUAL CHARACTER OF SETTLEMENTS IN THE DISTRICT BY REFUSING PROPOSALS FOR DEVELOPMENT THAT WOULD ADVERSELY AFFECT:-**

- 1. UNDEVELOPED AREAS OF LAND IMPORTANT TO THE FORM AND SETTING OF A SETTLEMENT;**

2. BREAKS IN THE STREET FRONTAGE WHICH AFFORD SIGNIFICANT VIEWS OF THE COUNTRYSIDE.

Limits to Development

- 4.56 To provide more detailed guidance for development, the settlements in the District have been divided into two categories. These comprise firstly the towns and larger villages where limits to development have been defined, and secondly the smaller settlements where development will be controlled by a written policy.

New Housing in Settlements With Defined Limits to Development

- 4.57 For the towns and larger villages in the District, limits to development have been defined around each settlement. Most of these settlements are already developed in some depth. Areas of Important Open Land within the limits to development are separately identified on the **Proposals Maps Insets**. The towns and larger villages where **Policy HS/8** applies are listed below:

Arnesby	Leire
Ashby Magna	Lubenham
Billesdon	Lutterworth
Bitteswell	Market Harborough
Burton Overy	Medbourne
Broughton Astley	Newton Harcourt
Church Langton	North Kilworth
Claybrooke Magna	Peatling Magna
Dunton Bassett	Saddington
East Langton	Scraptoft
Fleckney	Smeeton Westerby
Foxton	South Kilworth
Gilmorton	Stoughton
Great Bowden	Swinford
Great Easton	Thorpe Langton
Great Glen	Thurnby
Hallaton	Tilton on the Hill
Houghton on the Hill	Tugby
Hungarton	Tur Langton
Husbands Bosworth	Ullesthorpe
Kibworth Beauchamp	Walcote
Kibworth Harcourt	Walton

- 4.58 The settlements covered by these policies range in size from Market Harborough (pop. 18,453) to Thorpe Langton (pop. 170). What may be acceptable in one settlement is not necessarily going to be acceptable in other settlements in this category. Many of the historic cores of these settlements are Conservation Areas and new development should respect the historic and architectural character of these areas (see **Policies EV/11 - EV/13**). In many villages the Conservation Area boundary is drawn more widely than the limits to development to include parcels of land that are important to the setting and historic character of the village.

- 4.59** The purpose of defining limits to development is to delineate the outer boundaries of villages and towns, within which development may be acceptable. Beyond the limits to development, countryside or green wedge policies (**Policies EV/5 and EV/2**) will normally guide new development. In defining limits to development the District Council has had regard to matters such as the protection of the setting of villages and towns and the form and character of existing development. Where possible limits to development have been drawn to correspond with natural or physical boundaries to avoid confusion or misinterpretation. However, this is not always desirable or realistic. For example, limits to development may not follow domestic property boundaries where there are houses with extensive grounds on the edge of a village and where development within the grounds would harm the setting of the village.
- 4.60** The majority of development proposals within the defined limits to development of the towns and villages will be for residential development. **Policies EM/3 and EM/6** will apply to proposals for the conversion of existing buildings to employment development and for new employment development respectively. **Policies SH/1 and SH/5** guide retail development in towns and villages. Other policies in the Local Plan may also be applicable, depending upon the nature of any proposed development. Areas of important open land have been defined within most towns and villages subject to **Policy HS/8**. Development proposals on areas of important open land will be considered under **Policy HS/9**, but will still be expected to comply with the criteria in **Policy HS/8**.

4.61 POLICY HS/8

THE DISTRICT COUNCIL WILL GRANT PLANNING PERMISSION FOR-DEVELOPMENT WITHIN THE DEFINED LIMITS TO DEVELOPMENT OF SETTLEMENTS INDICATED ON THE PROPOSALS MAP INSETS, WHERE THE FOLLOWING CRITERIA ARE MET :-

- 1. THE DESIGN AND LAYOUT OF THE DEVELOPMENT IS IN KEEPING WITH THE SCALE, FORM CHARACTER AND SURROUNDINGS OF THE SETTLEMENTS;**
- 2. THE DEVELOPMENT DOES NOT CONFLICT WITH POLICY HS/9;**
- 3. THE DEVELOPMENT DOES NOT ADVERSELY AFFECT THE AMENITIES OF RESIDENTS IN THE AREA.**

Important Open Land

- 4.62** Within the towns and villages with defined limits to development areas of important open land have been identified. These are defined on the Proposals Map Insets. These areas have been identified for their contribution to the form and character of the settlement or locality. They include gardens, paddocks, significant highway verges, village greens and other open areas of land.
- 4.63** The quality, extent and use of the areas of important open land varies from settlement to settlement and within an individual town or village. The prime purpose in identifying the areas is to retain their open character and resist inappropriate development that would detract from their

contribution to the form and character of the settlement or locality. In some circumstances harmless, beneficial or essential development may be acceptable without compromising the open character of the land.

4.64 POLICY HS/9

THE DISTRICT COUNCIL WILL REFUSE PLANNING PERMISSION FOR DEVELOPMENT PROPOSALS ON THE AREAS OF IMPORTANT OPEN LAND INDICATED ON THE PROPOSALS MAP INSETS UNLESS THE PROPOSED DEVELOPMENT WOULD:

- 1. CAUSE NO HARM TO THOSE ASPECTS OF THE LAND WHICH CONTRIBUTE TO THE FORM AND CHARACTER OF THE SETTLEMENT OR LOCALITY; OR**
- 2. RESULT IN POSITIVE BENEFITS TO THE CHARACTER AND APPEARANCE OF THE SETTLEMENT OR LOCALITY WHICH OUTWEIGH THE IMPACT OF THE DEVELOPMENT; OR**
- 3. BE ESSENTIAL FOR THE OPERATIONAL REQUIREMENTS OF THE LAND USE OCCUPYING THE SITE AND NO ALTERNATIVE SITE IS AVAILABLE.**

New Housing in Settlements Without Defined Limits to Development

4.65 Limits to development have not been defined for the smaller villages and hamlets listed below:

Allexton	Laughton
Ashby Parva	Launde
Bittesby	Little Stretton
Blaston	Loddington
Bringham	Lovesby
Bruntingthorpe	Marefield
Carlton Curlieu	Misterton
Catthorpe	Mowsley
Claybrooke Parva	Nevill Holt
Cold Newton	Noseley
Cotesbach	Owston
Cranoe	Peatling Parva
Drayton	Rolleston
East Norton	Shangton
Frisby	Shawell
Frolesworth	Shearsby
Gaulby	Skeffington
Glooston	Slawston
Goadby	Stockerston
Gumley	Stonton Wyville
Halstead	Theddingworth
Horninghold	Welham
Illston on the Hill	West Langton
Keyham	Westrill and Starmore
Kimcote	Willoughby Waterleys
Kings Norton	Wistow
Knaptoft	Withcote

4.66 These settlements tend to be either small linear villages with development fronting the road, or settlements of a more dispersed form characterised by an informal grouping of buildings around open spaces. Generally, these settlements have a population of less than 250 people.

4.67 Limited infill development of one or two dwellings between existing development will normally be acceptable. In some instances, through redevelopment, it may be possible to accommodate small groups of new housing. This form of development would not normally require the construction of an adoptable road. The change of use of existing buildings may also be acceptable in these settlements (see **Policy HS/11**).

4.68 POLICY HS/10 **WITHIN THE SMALLER SETTLEMENTS IN THE DISTRICT THE AMOUNT AND LOCATION OF NEW DWELLINGS WILL BE STRICTLY CONTROLLED TO PROTECT THE FORM AND CHARACTER OF THE SETTLEMENTS. THE DISTRICT COUNCIL WILL GRANT PLANNING PERMISSION FOR LIMITED**

INFILL AND NEW DEVELOPMENT WHERE THE FOLLOWING CRITERIA ARE MET:-

- 1. THE SITING OF BUILDINGS AND THEIR CURTILAGE MUST RELATE TO THE EXISTING BUILT FORM OF THE SETTLEMENT;**
- 2. INFILL DEVELOPMENT MUST BE OF SINGLE PROPERTY DEPTH ONLY;**
- 3. THE DEVELOPMENT DOES NOT CONFLICT WITH POLICY HS/7;**
- 4. THE DEVELOPMENT DOES NOT ADVERSELY AFFECT THE AMENITIES OF RESIDENTS IN THE AREA.**

Conversion of Buildings to Residential Use

4.69 Buildings which are no longer used for the purpose for which they were built can often be satisfactorily converted to residential use. This extends the life of the building, increases the housing stock and ensures the retention of buildings of architectural or historic interest. The following Policy is applicable to all settlements in the District.

4.70 POLICY HS/11 **THE DISTRICT COUNCIL WILL GRANT PLANNING PERMISSION FOR PROPOSALS TO CONVERT EXISTING BUILDINGS TO RESIDENTIAL USE WITHIN THE SETTLEMENTS IN THE DISTRICT WHERE THE FOLLOWING CRITERIA ARE MET:-**

- 1. ANY SIGNIFICANT ARCHITECTURAL OR HISTORIC FEATURES OF THE BUILDING ARE RETAINED;**
- 2. THE DEVELOPMENT DOES NOT ADVERSELY AFFECT THE AMENITIES OF NEIGHBOURING RESIDENTS;**
- 3. ANY EXTENSION IS SUBORDINATE TO THE MAIN BUILDING AND OF HARMONIOUS DESIGN, FORM AND MATERIALS.**

Domestic Extensions, Outbuildings and Garages

4.71 Alterations and extensions to houses can have a significant impact upon the environment and be detrimental to the amenities enjoyed by the residents of nearby properties. Many domestic extensions due to their size and location do not require planning permission. The Town and Country Planning (General Permitted Development) Order 1995, and subsequent amendments, is the statutory document which defines all permitted development, i.e. development which does not

require express planning permission. The Town and Country Planning (General Permitted Development) Order does not, however, supersede any requirements for Building Regulation or Listed Building Consent.

4.72 Supplementary planning guidance for domestic extensions and alterations has been produced by the District Council. The aim of the guidance is to assist applicants in designing acceptable proposals.

4.73 POLICY HS/12 **THE DISTRICT COUNCIL WILL GRANT PLANNING PERMISSION FOR THE ERECTION OF EXTENSIONS, OUTBUILDINGS AND GARAGES WITHIN THE CURTILAGE OF RESIDENTIAL PROPERTIES, WHERE THE FOLLOWING CRITERIA ARE MET:**

- 1. THE EXTENSION OR NEW BUILDING IS SUBORDINATE TO THE MAIN BUILDING AND OF HARMONIOUS DESIGN, FORM AND MATERIALS;**
- 2. THE DEVELOPMENT DOES NOT HAVE A DETRIMENTAL EFFECT ON THE VISUAL AMENITIES OF THE AREA;**
- 3. THE DEVELOPMENT DOES NOT ADVERSELY AFFECT THE AMENITIES OF NEIGHBOURING RESIDENTS;**
- 4. THE DEVELOPMENT DOES NOT RESULT IN AN UNACCEPTABLE REDUCTION IN OPEN SPACE AROUND THE DWELLING;**
- 5. THE DEVELOPMENT DOES NOT RESULT IN A REDUCTION IN ON-SITE CAR PARKING TO A SUBSTANDARD LEVEL.**

Housing for the Elderly

4.74 The ageing population structure of the District is likely to lead to a demand for more nursing homes, residential homes and retirement homes for the elderly. Some purpose-built accommodation has been provided in the District, whilst other accommodation has been made available by the conversion and extension of existing buildings.

4.75 Where a building is detached and has sufficient space to provide for any necessary extensions, garden area and access for emergency vehicles, the conversion of a building to elderly persons accommodation may be acceptable. Such development should preferably be sited in locations that are served by public transport and be close to local amenities. It should be designed to be accessible and fully useable by people confined to wheelchairs. In permitting elderly persons accommodation the District Council may consider imposing a legal agreement to restrict the occupancy of the dwellings to persons over a specified age if the reduced parking standards have been applied.

4.82 To minimise the impact on the countryside the design of the dwelling should be restricted to a size and scale appropriate for its setting. The size of agricultural dwellings should relate to the agricultural needs of the unit rather than the needs of the owner or occupier. Dwellings which are unusually large or unusually expensive to construct in relation to the income the unit is likely to sustain in the long-term will not normally be permitted. The dwelling should be sited to minimise intrusion in the landscape, by for example, siting it close to an existing group of buildings or copse and away from the skyline. The design of such a dwelling should also take into account its countryside setting. These general principles will apply in the consideration of applications for housing essential to the operation of other activities located in the countryside.

4.83 *POLICY HS/15 **This policy has now been deleted.**

Please refer to PPS7 paras.8-11 regarding Agricultural Dwellings.

4.84 In granting planning permission for agricultural dwellings in the countryside, the District Council imposes a condition that the dwelling shall be occupied by persons wholly or mainly working, or last working in agriculture. In certain circumstances the District Council may also consider imposing occupancy conditions on existing dwellings on the unit which are under the control of the applicant, do not have occupancy conditions, but at the time of the application need to be used in connection with the farm. Similar occupancy conditions may be applied to other businesses that justify the erection of a dwelling in the countryside.

4.85 Where such dwellings are no longer required for their original purpose, consent will be required from the local planning authority to remove the occupancy condition. In order to ensure that an application is genuine and that the need for the dwelling no longer exists in the area, the District Council will require evidence to support the application. This will normally include evidence of attempts to sell or let the property at a realistic price that reflects the imposition of the occupancy condition. Consent will not normally be granted without a thorough investigation of the circumstances of the application.

4.86 *POLICY HS/16 **This policy has now been deleted.**

Please refer to PPS7 Annex A regarding the Release of Agricultural Occupancy Conditions.

Replacement Dwellings

4.87 The replacement of dwellings in the countryside is acceptable on a like for like basis unless the building is of architectural or historic interest. The design of any dwelling permitted in the countryside will be considered against the criteria in **Policy EV/5**. To ensure that any replacement building does not significantly affect the character and appearance of the countryside a restriction may be placed on the floorspace and design of the replacement building. Dwellings which are considered to have been abandoned or substantially demolished will not normally be considered eligible for replacement. Where the dwelling is of architectural or historic interest the District Council will support proposals to renovate and improve the building and permit appropriate extensions. In cases where an occupancy condition existed on the original dwelling, one will normally be reimposed on the new dwelling to maintain the stock of agricultural dwellings and prevent pressure for further dwellings in the countryside.

4.88 POLICY HS/17

THE DISTRICT COUNCIL WILL NORMALLY GRANT PLANNING PERMISSION FOR THE REPLACEMENT OF A DWELLING IN THE COUNTRYSIDE UNLESS IT IS CONSIDERED THAT:-

- 1. THE BUILDING IS OF ARCHITECTURAL OR HISTORIC INTEREST AND CAPABLE OF RENOVATION; OR**
- 2. THE BUILDING IS SUBSTANTIALLY DEMOLISHED OR ABANDONED.**

WHERE THE ORIGINAL DWELLING IS SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION, THE COUNCIL WILL NORMALLY IMPOSE SUCH A CONDITION ON THE REPLACEMENT DWELLING.

Established Areas of Frontage Development

4.89 Within areas of well-established 'ribbon development' outside existing settlements proposals for infill development may be acceptable subject to the character and density of the development.

4.90 POLICY HS/18

WITHIN AREAS OF ESTABLISHED FRONTAGE DEVELOPMENT OUTSIDE EXISTING SETTLEMENTS, THE DISTRICT COUNCIL WILL GRANT PLANNING PERMISSION FOR NEW DWELLINGS, WHERE THE FOLLOWING CRITERIA ARE MET:-

- 1. THE NEW DWELLING HAS A FRONTAGE TO THE ROAD AND IS LOCATED BETWEEN EXISTING DWELLINGS;**
- 2. THE DEVELOPMENT DOES NOT ADVERSELY AFFECT THE AMENITIES OF NEIGHBOURING RESIDENTS;**
- 3. THE DEVELOPMENT DOES NOT ADVERSELY AFFECT THE CHARACTER AND APPEARANCE OF THE AREA;**
- 4. ADEQUATE PROVISION IS MADE FOR PARKING WITHIN THE SITE.**

2. **THE PROPOSAL DOES NOT ADVERSELY AFFECT THE CHARACTER OR APPEARANCE OF THE COUNTRYSIDE OR THE AMENITIES OF LOCAL RESIDENTS;**
3. **THE PROPOSAL IS SERVED BY SATISFACTORY VEHICULAR ACCESS TO THE LOCAL ROAD NETWORK;**
4. **ADEQUATE PARKING PROVISION IS PROVIDED CLOSE TO THE SITE TO SERVE THE DEVELOPMENT;**
5. **WATER SUPPLY AND SEWAGE DISPOSAL FACILITIES ARE PROVIDED TO SERVE THE DEVELOPMENT;**
6. **THE PROPOSAL DOES NOT ADVERSELY AFFECT AREAS OF ECOLOGICAL IMPORTANCE.**