

### **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.

### **Policy LP02 - Residential Annexes**

1. Residential annexes will be supported where the proposal:
  - a) Is ancillary and subordinate in scale to the host dwelling;
  - b) Does not involve the physical subdivision of the residential curtilage; and
  - c) Is designed to easily allow for the annexe to be integrated later into the main building as a single dwellinghouse when the need no longer exists.
2. Where proposals for residential annexes are considered acceptable, planning conditions or obligations will be imposed to limit the occupation for use as an annexe, and to prevent the future use of the annexe as a separate dwelling.

## **Policy LP21 – Agricultural Land to Residential Garden Land**

- 1) The change in use of agricultural land to residential garden land or land ancillary to a residential dwelling may be permitted subject to:**
  - a. The location, size and scale of the proposal not having an adverse impact on the landscape characteristics and biodiversity of the locality;**
  - b. The proposal not resulting in the loss of trees and hedgerows which contribute to the character of the area;**
  - c. The proposal not having an unacceptable amenity impact on nearby residential occupiers; and**
  - d. The cumulative impacts of separate individual changes for similar development being acceptable.**