

APPENDIX 4

DM1

Presumption in Favour of Sustainable Development

Planning applications that accord with the policies in the Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Borough Council will grant permission unless material considerations indicate otherwise, taking into account whether:

- a) Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- b) Specific policies in that Framework indicate that development should be restricted.

Relevant Core Strategy Spatial Objectives

This policy relates to all 13 of the Core Strategy Spatial Objectives

Local Plan (2001) policies to be replaced

N/A

- 12.1 At the heart of national policy is the presumption in favour of sustainable development contained within the National Planning Policy Framework.
- 12.2 The three dimensions to delivering sustainable development are identified as economic, social and environmental in which the planning system should seek gains jointly and simultaneously.

DM4 Safeguarding the Countryside and Settlement Separation

To protect its intrinsic value, beauty, open character and landscape character, the countryside will first and foremost be safeguarded from unsustainable development. Development in the countryside will be considered sustainable where:

- a) It is for outdoor sport or recreation purposes (including ancillary buildings) and it can be demonstrated that the proposed scheme cannot be provided within or adjacent to settlement boundaries; or
- b) The proposal involves the change of use, re-use or extension of existing buildings which lead to the enhancement of the immediate setting; or
- c) It significantly contributes to economic growth, job creation and/or diversification of rural businesses; or
- d) It relates to the provision of stand-alone renewable energy developments in line with Policy DM2: Renewable Energy and Low Carbon Development; or
- e) It relates to the provision of accommodation for a rural worker in line with Policy DM5 - Enabling Rural Worker Accommodation.

and:

- i) It does not have a significant adverse effect on the intrinsic value, beauty, open character and landscape character of the countryside; and
- ii) It does not undermine the physical and perceived separation and open character between settlements; and
- iii) It does not create or exacerbate ribbon development;
- iv) If within a Green Wedge, it protects its role and function in line with Core Strategy Policies 6 and 9; and
- v) If within the National Forest, it contributes to the delivery of the National Forest Strategy in line with Core Strategy Policy 21

Relevant Core Strategy Spatial Objectives

Spatial Objective 3: Strong and Vibrant Rural Communities

Spatial Objective 9: Identity, Distinctiveness and Quality of Design

Local Plan (2001) policies to be replaced

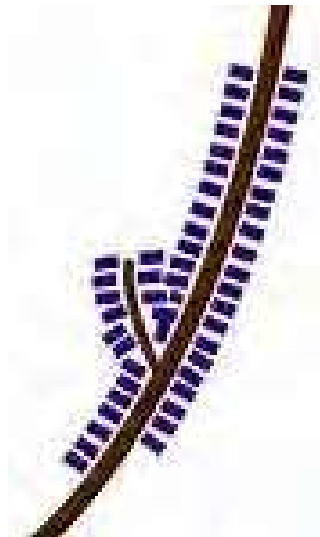
NE5: Development in the Countryside

NE4: Areas of Separation

- 13.1 It is a core principle of national policy to recognise the character and beauty of the countryside. This includes both designated landscapes and the wider countryside as a whole.
- 13.2 Given the borough's predominantly rural nature, the countryside in Hinckley and Bosworth is hugely important to the character and identity of the area. All efforts will be made to protect the intrinsic value, beauty and open character of the countryside. Therefore beyond the defined settlement boundaries development will be restricted to proposals which fulfil the criteria of this policy, with the exception of the Green Wedge. Proposals within the Green Wedge would be required to demonstrate how they conform to Policy 6 or 9 of the Core Strategy. The Spatial Strategy promoted through the Core Strategy makes clear that the borough's urban areas are the focus for the largest volume of new development as the most sustainable locations for additional growth and development. Key Rural Centres are rural service centres which provide facilities for service provision and community focus and are therefore the focus of limited growth to help sustain these services and ensure the future sustainability of the settlements.
- 13.3 This policy reinforces the value of maintaining the physical and perceived separation between settlements across the entire borough, rather than a selective approach singling out certain sites as has previously been used. This is in recognition of the importance placed by communities on their individual, separate settlement identities across the borough, as evidenced through the Areas of Separation Review (March 2012). In addition this approach ensures parity for all and consistency in application and decision making and ensures that communities retain their sense of place and identity through the prevention of settlement coalescence.
- 13.4 Against the backdrop of the overall spatial strategy for the borough to maintain population levels and service provision in the rural area, it is recognised that some development is necessary to support rural communities and the local economy. The policy sets out a small number of exceptions to the overall approach but these must also fulfil criteria (i) – (v) of this policy.
- 13.5 Proposals for outdoor sport and recreation will generally only be supported in countryside locations where it is demonstrated it is not possible to accommodate the scheme within or adjacent to settlement boundaries. This stands in line with the sustainability principles and the wider objectives of the Core Strategy to ensure developments are located in reasonable proximity to the community they intend to serve. Proposals for intensive sports facilities often have high levels of traffic, noise and light pollution associated with them, which can result in a detrimental impact on the character and appearance of the landscape and these should be avoided in rural locations and intrinsically dark landscapes.

- 13.6 The re-use of disused buildings in the countryside can afford a number of benefits, including supporting the vitality of rural communities, minimising the need for new built development and retaining historic features which reflect the local vernacular. Any proposal which relates to the re-use of redundant buildings in the countryside must have specific regard to Policy DM15.
- 13.7 Where a building is of historic or architectural merit applicants must also have specific regard to Policies DM11, DM12 and DM13.
- 13.8 In recognition of the need to support rural communities and in line with national policy, proposals which assist the diversification of the rural economy without detriment to the environment will be supported in principle. Rural enterprise can entail a variety of activities which can all contribute to job creation and economic growth, including but not exclusively, uses related to agriculture, tourism, business and community uses.
- 13.9 A significant proportion of land within the National Forest boundary within the administrative boundaries of the Borough lies within area defined as countryside. As such Policy DM4 makes explicit that proposals which seek to deliver the aims of the prevailing National Forest Strategy, where it stands within the boundaries of the National Forest and adheres to other policy provisions, would be considered an exception to development in the countryside.
- 13.10 Policy 21 of the Core Strategy seeks to support proposals that contribute to the delivery of the National Forest Strategy. The Strategy includes supporting proposals within the National Forest boundary which:
- Increase woodland cover;
 - Enhance biodiversity;
 - Develop a woodland economy for timber products and wood fuel energy;
 - Provide outdoor recreational and sports provision; and
 - Relate to tourism development, especially overnight accommodation linked to tourism in the Forest.
- 13.11 In order to protect the intrinsic value, beauty and open character of the countryside, the policy sets criteria to ensure that any development which takes place does so in a way which is sensitive to its setting. The character and appearance of the landscape is one such criterion and applicants should have regard to Hinckley and Bosworth's Landscape Character Assessment (2006) for details of the 10 diverse landscape areas in the borough.
- 13.12 Ribbon development is where buildings are located single depth along a road frontage and often occurs on roads into and out of settlements, extending the area recognised as belonging to a village (see diagram 1). This type of development is undesirable as it gives a built-up, suburban feel to rural areas which is detrimental to both the character and amenity of the countryside. It can also prevent land to the rear from being used for development in the future, can limit access to agricultural land and can stretch residential populations away from service centres.

Diagram 1 – Ribbon Development



- 13.13 Stand-alone renewable energy and low carbon developments usually relate to larger scale renewable developments with the primary purpose of producing electricity and/or heat. The vast majority of these development types are best situated in the rural area where the fuel source is most readily available and the constraints are more limited. As such the principle of stand-alone renewable energy and low carbon developments outside the settlement boundary is acceptable, where the proposal meets the requirements of other policies in this plan, with particular reference to DM2: Delivering Renewable Energy and Low Carbon Development and DM10: Development and Design.

Supporting Documents

Hinckley and Bosworth Borough Council
Areas of Separation Review

Hinckley and Bosworth Borough Council
Landscape Character Assessment

Hinckley and Bosworth Borough Council
Renewable Energy Capacity Study

Hinckley and Bosworth Borough Council
Re-use of Redundant Rural Buildings SPG

Natural England National Character Area Profiles

National Forest Strategy

DM10 Development and Design

Developments will be permitted providing that the following requirements are met:

- a) It would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings, including matters of lighting, air quality (including odour), noise, vibration and visual intrusion;
- b) The amenity of occupiers of the proposed development would not be adversely affected by activities in the vicinity of the site;
- c) It complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features;
- d) The use and application of building materials respects the materials of existing, adjoining/neighbouring buildings and the local area generally;
- e) It incorporates a high standard of landscaping where this would add to the quality of the design and siting;
- f) It maximises opportunities for the conservation of energy and resources through design, layout, orientation and construction in line with Core Strategy Policy 24;
- g) Where parking is to be provided charging points for electric or low emission vehicles are included where feasible;
- h) An appropriate Sustainable Drainage Scheme is submitted to and approved by the relevant Authority. Schemes should incorporate wildlife areas, ponds, swales and permeable paving where appropriate;
- i) It maximises natural surveillance and incorporates the principles of Secured by Design and has considered the incorporation of fire safety measures.

In exceptional circumstances where outstanding, innovative design is demonstrated (particularly where high levels of sustainability are an integral feature), applications will be considered favourably, even where this may result in some limited conflict with the above criteria.