

RESPONSES TO PROPOSED POLICIES

Appendix F

<b>CHAPTER: 4</b>	<b>POLICY NUMBER: S5</b>	<b>POLICY NAME: Residential Development in the Countryside</b>
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<b>MAIN ISSUES RAISED</b>	<b>COUNCIL RESPONSE</b>	<b>ACTION</b>	<b>RESPONDENTS ID</b>	<b>RESPONDENTS NAME</b>
4.51 - Draft Policy S5 (5) - The requirement for a replacement dwelling to be of a similar size and scale and no more visually intrusive than the original dwelling is overly restrictive, unnecessary and will automatically lead to applications being approved against this wording due to permitted development rights that allow for sizeable extensions and also for additional storeys. Any application for a replacement dwelling should be dealt with under normal design considerations (such as the case with the existing local plan).	The Local Plan requirement is different to permitted development rights. The Local Plan requirement will only apply to the initial development. As the council has no control over permitted development rights it is appropriate for the Local Plan to include a policy requirement that limits the scale of the initial development.	None.	8	James Mattley
Support	Noted, support is welcomed.	None.	92	Ashby de la Zouch Town Council
As currently drafted, Policies S4 and S5 impose a blanket ban on proposals for housing development where they are promoted outside limits to settlements (eg on the edges of the towns and villages). Accordingly, they are not consistent with the NPPF, which requires a balancing of planning considerations in every case and will	There is a presumption against development in the countryside. However, there are a number of policies in the Local Plan that allow for development in the countryside.  Policy S3 (Local Housing Needs Villages) allows for new dwellings	None.	243	Avison Young (Jelson Homes)

<p>not be found sound. These Policies need to allow for a balanced judgement to be made about the acceptability of such proposals, having regard to all relevant factors including, for example, the need for the Council to maintain an adequate supply of deliverable housing sites throughout the Plan period.</p>	<p>at Local Housing Need Villages where a range of criteria are met.</p> <p>Policy S4 supports housing in a countryside location providing it accords with the requirements of the policy.</p> <p>Policy S5 (Residential Development in the Countryside) allows for rural workers dwellings and replacement dwellings.</p> <p>Policy H6 (Rural Exceptions Policy) supports the provision of affordable housing outside of the Limits to Development as an exception where a number of criteria can be met.</p> <p>The Council is required to maintain an adequate supply of deliverable housing sites throughout the plan period. If the Council was unable to demonstrate a five-year housing land supply (including any appropriate buffer) the presumption in favour of sustainable development would apply as set out in Para 79 of the NPPF.</p>			
<p>Minerals and waste safeguarding are important considerations on this issue.</p>	<p>Noted.</p>	<p>None.</p>	<p>341</p>	<p>Leicestershire County Council</p>

Comments from an LCC Landowner Perspective: Policy S5 incorporates the advice given in the NPPF and is thus compliant with national policy.				
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