

## Appendix 1d – Location of Development

### Section Title : Location of Development

#### Number of responses: 5

Total number of Objections - 4

Total number of Support - 0

Total number of neither Object nor Support - 1

#### Statutory Consultees

##### Desborough Town Council

Comment made in relation to sections 3 and 4, Questions 1 and 2. Need detailed ideas on how to identify/provide housing for the elderly/disabled residents and insist on new housing developments to provide these as it is essential for the local demographic. (1) **(id. 236)**

##### Braybrooke Parish Council

Objection regarding paragraphs 3.6 and paragraphs 3.11 – 3.12 within, which are stated to contradict one-another, regarding whether there is a policy vacuum regarding the conversion of existing buildings for new buildings not linked to diversification, or not. A local policy should be reinstated unless current legislation supersedes this, to avoid providing a loophole allowing residential development that bypasses planning controls (1) **(id. 268)**

#### Comment on Settlement Boundaries

Object to the omission of settlement boundaries from category C villages which should have a settlement boundary (1) **(id. 31)**

The settlement boundary defining principles have changed significantly (polar opposites) from when published in the SSPLDD Issues Paper 2009, as principle 2 now includes new allocations within village boundaries, and principle 3 now includes curtilages which are visually separated from open countryside. This has an impact on Braybrooke as the housing allocation site RA/128 was previously objected to and was outside of the settlement boundary. This needs to be challenged (1) **(i.d. 120)**.

A brownfield site (1.5ha approximately in size) south and east of Stoke Road, Desborough should be included within the settlement boundary (location plan submitted). A footpath runs through the site connecting with Desborough North, and the strong boundary feature accord with defining principle 2(c). The site is occupied by a number of buildings, and historically associated with the former airfield. **(id. 208)**

#### Implications of New National Planning Policy Framework

Protection of the countryside - Paragraph 170 of the NPPF requires planning policies to contribute to and enhance the natural and local environment by, among other things, recognising the intrinsic character and beauty of the countryside.

## Appendix 1d – Location of Development

Rural buildings - Paragraph 79 of the NPPF states that planning policies should avoid the development of isolated homes in the countryside unless certain circumstances apply, including that the development would re-use redundant or disused buildings and enhance its immediate setting.

### Summary of officer comments

Category C villages are scattered in nature and therefore it is not appropriate for settlement boundaries to be drawn around these settlements. Drawing settlement boundaries for these settlements is likely to result in areas of undeveloped land being included within the settlement boundaries. This could result in land in locations, which due to their scattered nature and lack of services and facilities are not sustainable, being considered acceptable in principle for development.

The principles for defining settlement boundaries have been amended since 2009, this was to take into account comments received through the consultation on these defining principles.

The site east and south of Stoke Road has been considered against the settlement boundary principles. The proposed site is separated from the residential development site in Desborough known as 'The Grange' by a rural road. Defining principle 2(c) would not apply in this instance, as although the site itself has established hedgerow/tree boundaries, it is these boundaries which separate it from the built form. Inclusion of the site would cross Back Lane which the settlement boundary currently follows in accordance with defining principle 1).

Further work will be undertaken in relation to category 3 housing and housing for the older persons.

Although there remains a policy vacuum with respect of the re-use of rural buildings for use as a dwelling, this is present only within the Development Plan, but the issue remains covered at a national level through the NPPF (2018) (para 79(c)) which gives clear support for rural dwellings which a) fulfils an essential need for a rural worker; b) the optimal re-use of heritage assets; c) the development of redundant or disused buildings which enhancement of its immediate setting; d) the subdivision of existing residential dwellings; and e) is of exceptional design quality. On this basis, it is considered that there has been a sufficient policy shift at a national level since publication of the original Background Paper – Options for Re-Use and Redevelopment of Rural Buildings and Farm Diversification (February 2012) for there to no longer require further policy on the matter.

### Next steps

- Further work will be undertaken in relation to category 3 housing and housing for older persons to inform the housing chapter of the plan.
- No further work should be undertaken with respect of pursuing a policy

## Appendix 1d – Location of Development

position in relation to the re-use of existing rural buildings.