

Development in the countryside

- 4.3.56. The purpose of this policy is to set out what forms of development are acceptable in the countryside and protect the countryside from unsustainable development.

Policy LP18 Development in the countryside

Land designated on the policies map as countryside is a valued asset within the district and will be protected from unsustainable development.

A new or extended building will only be permitted, in accordance with other policies within this plan, where it is for:

- a. Purposes directly related to agriculture, forestry or equine and the horse racing industry related activities.
- b. Essential small-scale facilities which preserve the openness, appearance and character of the countryside for outdoor sport, recreation, leisure activities, and new tourism facilities or other appropriate uses of land.
- c. Extension of community facilities where there is a proven need.
- d. The replacement of an existing dwelling on a one for one basis where the proposed replacement dwelling and domestic curtilage respects the scale and floor area of the existing dwelling.
- e. Small scale extensions or alterations to existing dwellings, in accordance with other policies within the development plan.
- f. Small scale residential development of a small undeveloped plot, in accordance with local policy LP26 Housing in the countryside.

Proposals for economic growth and expansion of all types of business and enterprise will be permitted where:

- g. They recognise the intrinsic character and beauty of the countryside.
- h. The proposal is on previously developed land or land that is physically well-related to existing settlements and will not result in the irreversible loss of best and most versatile agricultural land.
- i. The scale of development is sensitively integrated into the surrounding area and evidence is submitted through a landscape and visual impact assessment and any impacts are mitigated.
- j. There will be no significant harm, and where possible enhancements will be made, to the historic environment, green and blue infrastructure, and the natural environment.
- k. There are no unacceptable impacts, and where possible enhancements will be made, to the highways network, or public rights of way and any impacts are fully mitigated.
- l. Sustainable travel links are provided to maximise active travel opportunities to and from the site.
- m. The distinctive character of any settlement and its setting is maintained, and the proposal does not lead to coalescence with neighbouring settlements.