

POLICY PSP40 - RESIDENTIAL DEVELOPMENT IN THE COUNTRYSIDE

Development proposals for residential development in the open countryside, outside the settlement boundaries as defined on the Policies Map, will be acceptable for:

- 1) rural housing exception initiatives, which accord with Core Strategy Policy CS19;**
- 2) rural workers dwellings, in accordance with PSP41;**
- 3) the replacement of a single existing dwelling, where it is of a similar size and scale to the existing dwelling, within the same curtilage, and of design in keeping with the locality, and minimises visual intrusion in the countryside;**
- 4) the conversion and re-use of existing buildings for residential purposes where:**
 - i). the building is of permanent and substantial construction; and**
 - ii). it would not adversely affect the operation of a the rural business(es) or working farm(s); and**
 - iii). any extension as part of the conversion or subsequently is not disproportionate to the original building; and**
 - iv). If the building is redundant or disused; the proposal would also need to lead to an enhancement of its immediate setting.**

In all of the above circumstances, development proposals including any alterations, extensions or creation of a residential unit, will be acceptable where they do not have a harmful effect on the character of the countryside, or the amenities of the surrounding area.

The replacement of residential caravans or mobile homes, which do not benefit from a permanent planning permission, with permanent buildings will be only be acceptable. where allowed for under PSP41 rural workers dwellings.

In addition, the replacement of residential caravans or mobile homes on traveller sites with permanent buildings will not be acceptable.

- 8.32 Core Strategy Policy CS5 states that development in the open countryside will be strictly limited. Open countryside relates to all land outside of the main urban areas and settlement boundaries as defined on the Policies Map. Rural Housing Exception sites, rural workers dwellings, replacement dwellings, and conversion and re-use of existing buildings are acceptable residential developments in the open countryside. However, it is noted that changes to the General Permitted Development Order

2015 (as amended) introduced permitted development rights to convert agricultural buildings to residential, although rights do not apply to listed buildings or in AONBs and conservation areas. Additionally, whilst Core Strategy Policy CS5 states that development in the open countryside will be strictly limited, if a 5 year housing land supply cannot be demonstrated, Policy CS5 in so far as it relates to the supply of housing, will be considered out of date in accordance with the NPPF. Where residential development proposals, that do not conform with policy PSP40, are brought forward at times when a 5 year housing land supply cannot be demonstrated, applications will be assessed in accordance with all relevant development plan policies and the National Planning Policy Framework (NPPF, as set out in paragraph 14).

- 8.33 More detail on Rural Housing Exception sites are set out in Core Strategy Policy CS19. More detail on Rural Workers Dwellings are site out in Policy PSP41.
- 8.34 Re-using existing vacant buildings can help reduce vandalism and dereliction, and the demand for new buildings in the countryside. However, re-use/conversion can have an adverse impact on the character of the countryside. The building will need to be of a permanent and substantial construction.
- 8.35 In all circumstances proposals will need to demonstrate that they will not lead to harm upon the character of the local countryside or surrounding amenities. With respect to the enhancement of the immediate setting, in the case of conversion and re-use, this may include, but is not limited to, increasing wildlife value, improving local landscape setting, and repairing and replacing boundary treatments, such as walls and hedges.
- 8.36 It is essential that a replacement dwelling is sensitively designed and located, such that it is in keeping with and makes a positive contribution to, the character of the area and minimises intrusion in the open countryside. In order to achieve this, replacement dwellings should be of a similar size and scale to that which is being replaced.
- 8.37 This policy strictly prevents residential caravans or mobile homes without permanent planning permissions to be replaced with permanent buildings, except those permitted under PSP41, rural workers dwellings. The replacement of residential caravans or mobile homes on traveller sites with permanent buildings, will also not be permitted.

Delivery

- 8.38 This policy will be delivered through development management.