

RESTRICTED INFILL VILLAGES

POLICY HS22

PLANNING PERMISSION WILL NORMALLY BE GRANTED FOR RESIDENTIAL DEVELOPMENT IN THE RESTRICTED INFILL VILLAGES PROVIDED THAT:

- A IT IS ON A SMALL SCALE , AND
- B IT IS WITHIN THE EXISTING CONFINES OF THE VILLAGE, AND
- C IT DOES NOT AFFECT OPEN LAND WHICH IS OF PARTICULAR SIGNIFICANCE TO THE FORM AND CHARACTER OF THE VILLAGE, OR
- D IT COMPRISES THE RENOVATION OR CONVERSION OF EXISTING BUILDINGS FOR RESIDENTIAL PURPOSES PROVIDED THAT THE PROPOSAL IS IN KEEPING WITH THE CHARACTER AND QUALITY OF THE VILLAGE ENVIRONMENT.

FOR THE PURPOSE OF THE POLICIES IN THIS LOCAL PLAN, THE RESTRICTED INFILL VILLAGES COMPRISE:

ARTHINGWORTH	BADBY
BARBY	BRAUNSTON
BOUGHTON	BYFIELD
CHAPEL BRAMPTON	CHARWELTON
CHURCH BRAMPTON	CHURCH STOWE
CLIPSTON	COLD ASHBY
CREATON	DODFORD
DRAUGHTON	EAST FARNDON
EAST HADDON	EVERDON
FARTHINGSTONE	FLORE
GUILSBOROUGH	GREAT BRINGTON
GREAT OXENDON	HANGING HOUGHTON
HANNINGTON	HELLIDON
HOLCOT	HOLLOWELL
KILSBY	LILBOURNE
LITTLE BRINGTON	MAIDWELL
MARSTON TRUSSELL	MOULTON
NASEBY	NEWNHAM
NORTON	OLD
OVERSTONE	PITSFORD
RAVENSTHORPE	SCALDWELL
SIBBERTOFT	SPRATTON
STAVERTON	THORNBY
WALGRAVE	WATFORD
WEEDON BEC	WELFORD
WELTON	WHILTON
WOODFORD HALSE	YELVERTOFT

- 4.88 The objectives of the District Council's planning policies in respect of these villages are as follows:
- a to ensure that new development does not bring about the extension of the village into open countryside,
 - b to ensure that existing buildings are retained as far as possible,
 - c to ensure that the scale, character, design and density of new development and redevelopment within the village is sympathetic to the existing built environment, and
 - d to ensure that such important open spaces as now remain in these villages do not become the subject of unsuitable infill development.

Small Scale

- 4.89 In determining what constitutes "small scale" for the purposes of this policy, the District Council will not attempt to impose arbitrary upper limits on the number of dwelling units included in any application but will rather judge each case on its merits with particular regard to:
- a the scale of the proposal in relation to the character of the immediately adjoining area,
 - b the scale of the proposal in relation to the size of the village as a whole, bearing in mind the need to maintain a balanced housing stock and assist in the social integration of the new residents.
 - c the scale of the proposal relative to other current and recent infill proposals, bearing in mind the need to ensure that the cumulative effects of successive developments do not damage the character and amenity of established residential areas.
 - d the impact of the proposal on local services.

The Existing Confines

- 4.90 For the purposes of this policy, "existing confines of the village" will be taken to mean that area of the village defined by the existing main built-up area but excluding those peripheral buildings such as free-standing individual or groups of dwellings, nearby farm buildings or other structures which are not closely related thereto. Gardens, or former gardens, within the curtilages of dwelling houses, will not necessarily be assumed to fall within the existing confines of the village. The construction of a bypass around a Restricted Infill Village will not be regarded as an extension to the confines of the village and land between the existing built up area and the new Road will be considered as open countryside.

Important Open Land

- 4.91 Such sites will normally comprise large open frontages whose contribution to the character of the village is of acknowledged importance. However, private gardens and orchards can also make significant contributions to the local environment, both within and on the edge of the village, and the development of these will be resisted under this policy where appropriate. The development of private gardens which do not make an immediate contribution to the character of the local environment will also be resisted where they form important settings for listed buildings or other buildings of quality.

Conversions

- 4.92 In order to retain the attractive character of village streets, squares and other open spaces, the District Council will resist unsuitable changes to the individual buildings which make up these features. Conversion and renovation schemes should not involve substantial changes to the size or appearance of buildings and the character of the original building should be respected in the proposal. In assessing proposals for the conversion of buildings, regard will be paid to the criteria set out in the Environment Chapter.
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