

Local Plan Submission Draft – Extract

STRATEGIC POLICY DS4: Spatial Strategy

Allocated Housing and Employment will be distributed across the District to take account of the following:

- a) in the first instance, allocations will be directed to previously developed land within the urban areas and in particular those areas where there is greatest potential for regeneration and enhancement;
- b) where greenfield sites are required for housing, they should generally be located on the edge of urban areas in sustainable locations close to areas of employment or where community facilities such as shops, bus services, medical facilities and schools are available or can be made available.
- c) Where greenfield sites are required for employment, they should only be allocated in locations which are suitable for the needs of 21st century businesses, accessible via a choice of transport modes and are in close proximity to existing or proposed housing subject to ensuring there is no undue impact on residential amenity ;
- d) limiting development on sites which would lead to coalescence of settlements to ensure settlement identity is retained;
- e) sites which have a detrimental impact on the significance of heritage assets will be avoided unless the public benefits of development outweigh the harm;
- f) areas assessed as high landscape value or other highly sensitive features in the natural environment will be avoided; and
- g) taking the national Green Belt policy into account, sites that are currently in the green belt will only be allocated where exceptional circumstances can be justified. The following will be taken into account in considering exceptional circumstances:
 - i. the availability of alternative suitable sites outside the Green Belt;
 - ii. the potential of the site to meet specific housing or employment needs that cannot be met elsewhere;
 - iii. the potential of the site to support regeneration within deprived areas; and
 - iv. the potential of the site to provide support to facilities and services in rural areas.