

SG LSD4: Infill development

We will approve development on sites within a settlement boundary in the settlement maps which have no specific land use allocation, subject to other policies, if:

- 1) the nature of the development will not erode the character or amenity of the surrounding area through over or under-development; AND**
- 2) the development will not interfere significantly with the existing or proposed use of neighbouring sites, or with the accessibility of future potential development areas; AND**
- 3) the development will not cause the loss of a significant area of open space, allotments or woodland important to the community.**

Reasoned Justification

The aim of this policy is to ensure that new development does not impact negatively on character, amenity, biodiversity or neighbouring land uses.

Land which has no specific land use designation on the proposals maps tends generally to offer small and medium-scale opportunities for new development. Such opportunities can usefully contribute to housing and employment land requirements within settlements and may also improve the character of an area. However, these developments must also respect existing developments and be prevented from having an individual or cumulative negative impact on local environmental assets or on the character and amenity of the surrounding area. We will produce detailed guidance in Planning Advice. On many infill sites, there is also the potential for significant damage to or loss of trees, resulting from insensitive development: this must be prevented.

Infill development will not be permitted, where it would result in the inability to access land that could otherwise be used for future development, and thus in foreclosure of that future opportunity.