

SG Enabling Development1: Enabling development

We will approve enabling development proposals which have not already been identified in the Local Development Plan, subject to other policies, in the following circumstances.

- A. Where it is the only means of securing the long term retention and re-use of a listed building, as long as:**
- 1) the building is listed and on the Buildings at Risk Register; or, in exceptional circumstances, the building is non-listed but is agreed to be worthy of conservation and reuse and has been proved to be seriously at risk of imminent collapse or further decay to the satisfaction of the Council; AND**
 - 2) all other possibilities of development funding to secure the conservation and reuse of the building have been exhausted (this includes determining if any other group, such as the North East Building Preservation Trust, is willing to undertake the project; and in cases where the building is uninhabited, this includes putting the building on the open market for a period of time which the Council agree has been reasonable to achieve a sale in the context of prevailing market conditions); AND**
 - 3) it is demonstrated that the amount of enabling development is the minimum required to achieve conservation and reuse and, if required, this has been confirmed through an independent professional survey by an agency chosen from the Council's list of approved consultants; AND**
 - 4) the wider public benefits of securing the conservation and reuse of the building through enabling development significantly outweigh any disadvantages of the development.**
- B. Where it is a means to enable the start up of an employment, leisure or tourism use within a Regeneration Priority Area or, in exceptional cases, within the Rural Housing Market Area (as defined on the the proposals maps), as long as:**
- 1) it is essential to enable a regeneration or rural economic diversification opportunity which could not otherwise be achieved; AND**
 - 2) it is the minimum necessary to achieve the use (enabling development of no more than 5 houses in all but exceptional cases); and, if required, this has been demonstrated through an independent professional survey by an agency chosen from the Council's list of approved consultants; AND**
 - 3) it is not a substitute for normal development funding, or intended to subsidise the profitability of the venture beyond start-up costs; AND**
 - 4) the wider public benefits of securing enabling development significantly outweigh the disadvantages of the development.**

If it is agreed that a proposal for enabling development meets all these criteria, under A. or B. above, the applicant must also demonstrate that:

- a) the funds raised by the enabling development will be channelled at the earliest possible opportunity into the historic building, or the regeneration or diversification opportunity; AND**
- b) the associated housing development:-**
 - (i) will be developed at a suitable location which, although not allocated in the plan, satisfies all other relevant policies of the plan; AND**
 - (ii) preferably, will be developed in full by the developer, not in plots for resale.**

Reasoned justification

The aim of the policy is to allow appropriate enabling development for both restoration and rural and regeneration development purposes in limited circumstances. The policy provides measures for the planning authority to assess the merits, plausibility and detail of applications.

It is preferable for all development applications to come through land allocated in the development plan. However, it is accepted that due to the nature of this type of proposal such a scenario will not always be the case. Accordingly, the development plan should provide an opportunity to assess the merits of applications which arise over the course of the plan.

The policy will only be used where the public benefit of securing the future of a significant listed building or economic development opportunity through enabling development decisively outweighs the disadvantages of breaching normal policy presumptions. It allows for assessment of these proposals as a preliminary requirement, and is not to be implemented, if the planning authority is not convinced that the public benefit will be gained.

Associated housing development will, wherever possible, be built off-site at a suitable location which, although not allocated in the plan, satisfies all other relevant policies of the plan and respects the natural and cultural heritage of the site and its surroundings. Where off-site housing is not possible, the housing development must retain and enhance the special interest, character and setting of the listed building and any other adjacent historical environment asset. For proposals associated with listed building restoration and reuse, the physical separation of the restored or reused listed building from the enabling development is normally preferred.

All enabling development proposals should, if at all possible, take place on land identified in the Local Development Plan for the relevant purpose.

Affordable housing can be justified as another public benefit, even if this will increase the overall requirement for housing in terms of units. All applications will be subject to affordable housing requirements. Whether the affordable housing takes place on or off-site will be decided on a case by case basis.

The extent of the regeneration priority area is shown on the proposals map.