



**Woodhouse Parish
Neighbourhood Plan 2020- 2036
Referendum version
August 2021**

POLICY H1: RESIDENTIAL SITE ALLOCATION - Land is allocated for housing development on land at Selby garage in Woodhouse Eaves for around 16 dwellings subject to at least 5 of the units being affordable, comprising social or affordable rented or Affordable Housing for Sale (as defined in the NPPF Annex 2). Development must be sensitive to the setting of the adjacent Conservation Area.

(Note: Policy H2 and supporting text was omitted as part of the examination)

Limits to development

51. Limits to development are a commonly used tool in planning documents such as neighbourhood plans and district Local Plans. They are used to define the extent of a built-up part of a settlement accommodating sustainable growth locations. They distinguish between areas where in planning terms development would be acceptable “in principle” such as in the main settlement and where it would not be “sustainable” such as in the open countryside.
52. As the consultation draft of the Local Plan has updated the Limits to Development contained within the Adopted Local Plan it has been agreed that the Neighbourhood Plan will follow this same boundary for Woodhouse Eaves. Woodhouse does not warrant a Limits to Development as it is covered by policies relating to the countryside in the Local Plan. The development boundary could be the subject of review as and when housing needs for the area have been more robustly clarified through the Local Plan process.
53. The green infrastructure in the Charnwood Forest area that surrounds the buildings that make up Woodhouse Eaves and Woodhouse is recognised in planning policy as important and is rightly protected in the CBC local plan consultation draft.
54. Policy CS12 confirms: “We will protect and enhance our green infrastructure assets for their community, economic and environmental value”.
55. Woodhouse & Woodhouse Eaves are widely recognised as free-standing key Charnwood Forest villages.
56. The residential allocation identified in H1 is a brownfield site which is contained within the existing Limits to Development boundary.

POLICY H3: LIMITS TO DEVELOPMENT - Development proposals will be supported on the sites within the Limits to Development as shown in Figure 4 (below) where the proposal complies with the policies in this Neighbourhood Plan.

Land outside the defined Limits to Development will be treated as open countryside, where development will be carefully controlled in line with local and national strategic planning policies.