

Appendix A

Policy S3: Countryside

~~(4)~~ Land outside the Limits to Development is identified as countryside which will be protected for the sake of its intrinsic character and beauty, the diversity of its landscapes, heritage and wildlife, the wealth of its natural resources and to ensure it may be enjoyed by all by.

~~(2)~~ (1) In areas designated as Countryside on the Policies Map, development for the following uses will be supported:

- (a) Agriculture including agricultural workers dwellings ;
- (b) Forestry including forestry workers dwellings;
- (c) The preservation of Listed Buildings;
- (d) The re-use and adaptation of buildings for appropriate purposes including housing in accordance with the Settlement Hierarchy (Policy S32);
- (e) The redevelopment of previously developed land for housing in a Small Village in accordance with the Settlement Hierarchy (Policy S32)
- (f) Flood protection;
- (g) Affordable housing in accordance with Policy H5;
- (h) The extension and replacement of dwellings;
- (i) Expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;
- (j) Sites for Gypsies and Travellers and Travelling Showpeople in accordance with Policy H7;
- (k) Small-scale employment generating development or farm diversification;
- (l) Community services and facilities meeting a proven local need;
- (m) Development by statutory undertakers or public utility providers;
- (n) Recreation and tourism;
- (o) Renewable energy;
- (p) Development at East Midlands Airport in accordance with Policy Ec5;
- (q) Development at Donington Park Racetrack in accordance with Policy Ec8;
- (r) Transport infrastructure;

~~(3)~~ (2) Developments in accordance with ~~(2)~~ (1) above will be supported where:

(a) the appearance and character of the landscape, including its historic character and features such as biodiversity, views, settlement pattern, rivers, watercourses, field patterns, industrial heritage and local distinctiveness is safeguarded and enhanced. Decisions in respect of impact on landscape character and appearance will be informed by the Leicester, Leicestershire and Rutland Historic Landscape Characterisation Study, National Character Areas and any subsequent pieces of evidence ; and

(b) it does not undermine, either individually or cumulatively with existing or proposed development, the physical and perceived separation and open undeveloped character between nearby settlements either through contiguous extensions to existing settlements or through development on isolated sites on land divorced from settlement boundaries; and

(c) it does not create or exacerbate ribbon development; and

(d) built development is well integrated with existing development and existing buildings, including the re-use of existing buildings, where appropriate; and

(e) the development will not seriously undermine the vitality and viability of existing town and local centres.