

## 5 NEIGHBOURHOOD PLAN POLICIES

### Introduction

97 The policies of the Hough on the Hill Parish Neighbourhood Plan are set within the context of the national plan-making framework. The scope and content of the Hough on the Hill Neighbourhood Plan has been shaped by the priorities and aspirations of the Hough on the Hill community, led by the Parish Council's Neighbourhood Planning Project Team.

### Planning Context

98 The procedure for the making of a Neighbourhood Plan is prescribed within the Neighbourhood Planning (General) Regulations 2012.

99 The Regulations have informed the preparation of policies for the Hough on the Hill Neighbourhood Plan, in particular:

- Ensuring that the Neighbourhood Plan contributes to the achievement of sustainable development (which is defined below).
- Ensuring that the Neighbourhood Plan is in general conformity with the strategic policies of SKDC.<sup>2</sup>

### Sustainable Development

100 A definition of sustainable development is provided within the National Planning Policy Framework (2012). It notes that there are three dimensions to sustainable development and that these dimensions give rise to the need for planning to perform a number of roles:

*an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;*

*a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and*

*an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.*

### Neighbourhood Plans

101 The National Planning Policy Framework sets out the broad parameters within which a Neighbourhood Plan should be prepared. It notes that there are a number of key elements that should be at the heart of Neighbourhood Plan making:

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<sup>2</sup> The Evidence Base used in the preparation of the Plan contains a detailed Policy Compliance Analysis (April 2014) tracing the linkages between the (then draft) Neighbourhood Plan policies, the NPPF and the SKDC Local Development Plan

- Neighbourhood Plans give communities direct power to develop a shared vision of the neighbourhood and deliver the sustainable development they need.
- Neighbourhood Plans can shape and direct sustainable development within their area.
- The ambition of the Neighbourhood Plan should be aligned with the strategic needs and priorities of the wider area.
- Neighbourhood Plans should be in general conformity with the strategic policies of the Local Plan and plan positively to support them. They should not promote less development than set out in the Local Plan and should not undermine its strategic policies.

## Policy Objectives

102 The policies of the Hough on the Hill Neighbourhood Plan seek to deliver the Aims and Objectives of the community, which are set out earlier in the Consultation Findings section of this document and are summarised again below:

*The primary purpose of the Neighbourhood Plan will be to set out a vision for the evolution and long term sustainability of the Parish's historic and built environment, protecting its rural landscape character and guiding appropriate and sensitive future development.*

*The objectives of the Neighbourhood Plan are:*

- *Promoting sensitive development which protects and enriches the landscape and built setting of the Parish*
- *Prioritising local distinctiveness in every element of change and growth*
- *Protecting jobs, supporting sustainable economic development and local businesses*
- *Protecting greenspace, and supporting nature conservation and biodiversity*
- *Encouraging energy efficiency and, where appropriate, energy production from renewable and low carbon sources*
- *Improving recreational opportunities for residents and visitors of all ages to enjoy*
- *Seeking improvements to transport, utility infrastructure and digital connectivity*
- *Involving local people in an ongoing process of plan-making, monitoring and delivery*

*The Plan will cover the time period 2014 to 2026.*

## Hough on the Hill Neighbourhood Plan Policies

103 The rural setting and landscape character of the Parish will be sustained and enhanced through Policies designed to protect views and key features, promoting economic and recreational value and protecting heritage and conservation. With the exception of Policy HOH9 concerning Loveden Hill, the Policies detailed below are generic to all sites and developments taking place within the Parish. Design guidance is shown separately following the Policies, which are grouped into five sections (showing the relevant Plan objectives at the start of each section):

- Character and Built Environment
- Employment
- Green Spaces
- Renewable Energy
- Leisure and Recreation

- 104 The Policies are to be read in conjunction with the Design Guidance, the Hough on the Hill Landscape Character Assessment (October 2013) provided in Appendix 1, and the 'Key Views in the Parish' shown in Figure 6 (page 31).

## **CHARACTER AND BUILT ENVIRONMENT**

**-PROMOTING SENSITIVE DEVELOPMENT WHICH PROTECTS AND ENRICHES THE LANDSCAPE AND BUILT SETTING OF THE PARISH**

**-PRIORITISING LOCAL DISTINCTIVENESS IN EVERY ELEMENT OF CHANGE AND GROWTH**

- 105 New development within areas such as Hough on the Hill Parish is restricted by SKDC's spatial strategy which states that only development for the following uses would be considered acceptable:

*A. affordable housing (rural exception or allocated sites)*

*B. agriculture, forestry or equine development*

*C. rural diversification projects*

*D. local services & facilities*

*E. replacement buildings (on a like for like basis); or*

*F. conversions of buildings provided that the existing building(s):*

- contribute to the character & appearance of the local area by virtue of their historic, traditional or vernacular form;*
- are in sound structural condition; and*
- are suitable for conversion without substantial alteration, extension or rebuilding, and that the works to be undertaken do not detract from the character of the building(s) or their setting.*

- 106 The Hough on the Hill Neighbourhood Plan supports developments which accord with the SKDC spatial strategy, as outlined above, where it maximises opportunities to protect and enrich the landscape and built setting of the villages and their environs as defined within the Hough on the Hill Landscape Character Assessment (October 2013). The uses set out within the SKDC spatial strategy (see above para 105) are considered to be 'appropriate uses' for the purposes of the Hough on the Hill Neighbourhood Plan.

### **Policy HoHI:**

*New development for 'appropriate uses' (see paras 105 and 106 above), which are in accordance with the other policies of this plan, will be supported where it can be demonstrated that opportunities to enrich the landscape and built setting of the Parish have been incorporated.*

*Locally important features and characteristics against which any development will be assessed are clearly defined in this Neighbourhood Plan and its evidence base and development which appropriately responds to these will be supported.*

**Conformity with SKDC Planning Policy:** EN1 - Protection and Enhancement of the Character of the District and SP1 – Spatial Strategy

**Conformity with NPPF:** Section 12; Core Planning Principles (paragraph 17)

107 Policy EN1 of the SKDC Core Strategy sets a number of criteria against which new development will be assessed and states that it must be appropriate to the character and significant natural, historic and cultural attributes and features of the landscape within which it is situated, and contribute to its conservation, enhancement or restoration. Specific criteria within policy EN1 concern the built environment and aim to ensure development is appropriate to its character and context, including:

2. local distinctiveness and sense of place
3. historic character, patterns and attributes of the landscape
4. the layout and scale of buildings and designed spaces
5. the quality and character of the built fabric and their settings

108 The defining characteristics of the Parish and its settlements are set out in Sections 2 and 4 of the Neighbourhood Plan and presented within the SKDC Conservation Area Appraisal 2014 Draft Review (and subsequent versions of this document). The Hough on the Hill Landscape Character Assessment (October 2013) also considers the historic development and character of the Parish in relation to both the built and natural environment.

**Policy HoH2:**

*New development should be sympathetic to the existing form, scale and character of its location and be appropriate to its rural context. Development should respond to the character of both the built and natural environment.*

*Materials and boundary treatments should be sympathetic to the character and landscape of the part of the Parish area in which they are proposed.*

*Development which has been designed in accordance with the Hough on the Hill Neighbourhood Plan Design Guidance will be supported.*

**Conformity with SKDC Planning Policy:** EN1 - Protection and Enhancement of the Character of the District and SP1 – Spatial Strategy

**Conformity with NPPF:** Section 12; Core Planning Principles (paragraph 17)

109 The National Planning Policy Framework defines a heritage asset as follows:

**Heritage asset:** *A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).*

110 Therefore, heritage assets within the Hough on the Hill Neighbourhood Plan include:

- Listed Buildings and Scheduled Ancient Monuments - as defined in the individual village descriptions contained in Section 4 of this Plan (and included within the Hough on the Hill Conservation Area 2014 Draft Review and subsequent versions of this document).

- Hough on the Hill Conservation Area – as defined within the appropriate adopted Conservation Area Appraisal.
- Locally listed buildings, ‘Positive Unlisted Buildings’ or other non-designated heritage assets identified and supported by an evidenced justification within the Hough on the Hill Conservation Area Appraisal (2014 Draft Review and subsequent versions of this document), within any detailed list of Positive Unlisted Buildings prepared on behalf of SKDC or any superceding document.

***Policy HoH3: Hough on the Hill Conservation Area***

*New development will be supported within the Conservation Area where:*

- *It preserves and enhances the character and local distinctiveness of the Conservation Area.*
- *It is sympathetic to the site’s context and to the characteristics which are unique to the Hough on the Hill Conservation Area.*
- *It uses materials which are appropriate to the Conservation Area.*
- *It’s use, scale and form are appropriate to the Conservation Area and its setting.*

Conformity with SKDC Planning Policy: EN1 - Protection and Enhancement of the Character of the District

Conformity with NPPF: Section 12; Core Planning Principles (paragraph 17)

***Policy HoH4:***

*Development which would result in the loss of all or part of a heritage asset will not be supported unless it can be demonstrated that the public benefits would outweigh the harm caused.*

Conformity with SKDC Planning Policy: EN1 - Protection and Enhancement of the Character of the District

Conformity with NPPF: Section 12; Core Planning Principles (paragraph 17)

111 The following listed buildings are located within the Parish boundary:

**Hough on the Hill**

The Church of All Saints	Grade I
Manor Farm House, Folly Lane	Grade II
Manor House, Folly Lane	Grade II
The Red House, Grantham Road	Grade II
Brownlow Arms, High Road	Grade II
The Post Office and attached house, High Road	Grade II
Hough House, High Road	Grade II
The School and attached School House, High Road	Grade II

**Gelston**

C15 Limestone Cross, Gelston Green, Scheduled Ancient Monument Grade II

**Brandon**

St John’s Chapel, Church Lane Grade II\*

Church Farm House, Church Lane	Grade II
Greystones, Hall Lane	Grade II
Brandon Old Hall, Hall Road (and attached outbuildings)	Grade II*
Wall around Brandon Old Hall and garden	Grade II

***HoHS: Listed Buildings***

*New development will be supported where it would improve, restore or maintain the fabric of a listed building.*

*Development which would have a negative or harmful impact on a listed building or its setting will not be supported unless a clear justification is presented that there would be substantial public benefits which would outweigh the loss or harm to the building.*

**Conformity with SKDC Planning Policy:** EN1 - Protection and Enhancement of the Character of the District

**Conformity with NPPF:** Section 12; Core Planning Principles (paragraph 17)

- 112 The Conservation Area Appraisal for the Hough on the Hill Conservation Area (Draft Review 2014 and subsequent versions of this document) contains references to a number of ‘positive unlisted buildings’. These buildings are defined as those which make “*a positive contribution to the character and appearance of the conservation area.*”
- 113 These buildings include some of the former Brownlow estate properties or traditional farm buildings and outbuildings, and 19th to early 20th century detached and semi-detached properties or terraces which are fairly commonplace within the district, but by virtue of their age, design and use of local materials contribute towards the special quality of the Conservation Area. Examples include Church Farm, a two and a half storey detached, Georgian Farmhouse that has a pleasing aspect facing the church and churchyard; The Old Vicarage, with highly decorative features and prominent Gables; and North House, Grantham Road, likely to have been built by the Brownlow family but without the decorative features. In addition to dwelling houses there are many other ancillary buildings, such as outbuildings, stables and former privies that add to the interest of the Conservation Area and should be retained.
- 114 Currently there are no ‘locally listed buildings’ in the Hough on the Hill Conservation Area (2014 Draft Review and subsequent versions of this document). Buildings identified on the Conservation Area map (2014 Draft Review or subsequent future versions) as ‘positive unlisted buildings’ (and other key features identified in Section 4 of this Plan) will be taken forward for consideration for inclusion on any future Local List of buildings of architectural or historic interest.

*Policy HoH6: Positive Unlisted Buildings or Buildings on the Local List*

*New development will be supported where it would improve, restore or maintain a positive unlisted building/locally listed building or any other structure of local significance as identified within any other appropriately evidenced list.*

*Development which would have a harmful impact on a building or structure of this type or its setting will not be supported unless a clear justification is presented which explains how the benefits would outweigh the loss or harm.*

**Conformity with SKDC Planning Policy:** EN1 - Protection and Enhancement of the Character of the District

**Conformity with NPPF:** Section 12; Core Planning Principles (paragraph 17)

- 115 Affordable housing is identified as an appropriate use within the Parish, where this conforms with the planning policies of SKDC. Affordable housing in Parishes such as Hough on the Hill may be brought forward through a 'rural exception scheme' and these schemes must be supported by clear up-to-date evidence that:
- There is a need within that village for the affordable housing being proposed.
  - That no other more suitable site is available within that village
- 116 Consideration of the sustainability of a site to meet a local housing need will be based upon it satisfying all of the following criteria:
- That the site is located within the built up part of the village. If no such sites are available consideration may be given to a site adjoining the village, provided that it is demonstrated that all other options have been considered.
  - That the site is small-scale, capable of accommodating only the amount of housing needed.
  - Avoids areas which are protected because they are important for wildlife, biodiversity, natural, cultural or historic assets.
  - Avoids sites which are at risk of flooding or which could increase the impact of flooding elsewhere.
- 117 Sites may be considered appropriate for affordable housing if they can be positively assessed against the three roles of sustainable development set out within the National Planning Policy Framework (economic, social and environmental).

### Policy HoH7:

*Affordable housing will be supported within the villages where:*

- *It meets a defined local need;*
- *It is within the existing built-up or developed parts of the existing villages and settlements of the Parish;*
- *It is on a suitable, previously-developed site or, if no previously developed sites are available, it can be clearly demonstrated that there are no other suitable sites available;*
- *It has been designed in accordance with the Neighbourhood Plan Design Guidance; and*
- *It is in accordance with the Character and Built Environment and Green Spaces policies of the Neighbourhood Plan.*

**Conformity with SKDC Planning Policy:** EN1 - Protection and Enhancement of the Character of the District; SP1 – Spatial Strategy; and H3 – Affordable Housing. Policy SAP2: Rural Exception Affordable Housing

**Conformity with NPPF:** Section 12; Core Planning Principles (paragraph 17)

## **EMPLOYMENT**

### **PROTECTING JOBS, SUPPORTING SUSTAINABLE ECONOMIC DEVELOPMENT AND LOCAL BUSINESSES**

- 118 There are a number of businesses in the Parish (see para 28) and these are important to the local economy. National and local planning policy recognise the need to support appropriate economic growth in rural areas and this is also a key aspiration of the community in Hough on the Hill Parish.
- 119 Appropriate economic growth through rural diversification is an important part of the Neighbourhood Plan, and may include:
- Diversification of agricultural, farming and other land based rural businesses;
  - Sustainable rural tourism or leisure uses and visitor facilities appropriate to the character of a countryside location
  - Retention and development of existing local businesses.
- 120 In addition, as identified within the South Kesteven Site Allocations, proposals for business development within the countryside must demonstrate that they meet all the following criteria:
- be of a scale appropriate to the rural location.
  - be for a use(s) which is(are) appropriate or necessary in a rural location.
  - provide local employment opportunities which make a positive contribution to supporting the rural economy.
  - the use / development respects the character and appearance of the local landscape, having particular regard to the Landscape Character Assessment.
  - will not negatively impact on existing neighbouring uses through noise, traffic, light and pollution impacts.



- avoids harm to areas, features or species which are protected because they are important for wildlife, biodiversity, natural, cultural or historic assets, including their wider settings.

121 In all cases, there is a need to demonstrate that the proposals would help to support or regenerate a sustainable rural community.

**Policy HoH8:**

*Development proposals for appropriate rural diversification within the Parish will be supported where;*

- *It is in accordance with the Character and Built Environment and Green Spaces policies of the Neighbourhood Plan; and*
- *It is located on previously developed land or sites containing existing agricultural buildings, or a clear justification is provided as to why the proposed site is more appropriate.*

**Conformity with SKDC Planning Policy:** E1 –Employment Development. Policy SAP4 - Business Development in the Countryside (including Rural Diversification Schemes)

**Conformity with NPPF:** Section 1 (paragraphs 20 and 28)

**GREEN SPACES**

**PROTECTING GREENSPACE, AND SUPPORTING NATURE CONSERVATION AND BIODIVERSITY**

122 The National Planning Policy Framework enables local communities to identify green areas which are of particular importance to them for special protection. The significance of Loveden Hill is outlined within the Hough on the Hill Landscape Character Assessment (October 2013) and has been identified by the community as a place of local importance to be recognised through the Neighbourhood Plan. A detailed justification statement for this designation is provided within Appendix 2.

**Policy HoH9:**

*The Neighbourhood Plan designates the area at and above the 50M contour line of Loveden Hill as a Local Green Space as shown on the map in Appendix 2.*

**Conformity with SKDC Planning Policy:** EN1 - Protection and Enhancement of the Character of the District

**Conformity with NPPF:** Section 8 Paragraphs 76-78

123 The Hough on the Hill Neighbourhood Plan supports developments which accord with the SKDC spatial strategy, in particular the following elements of EN1 which seeks to protect the natural environment and permits new development where it is appropriate to the character and significant natural, historic and cultural attributes and features of the landscape within which it is situated, and contributes to its conservation, enhancement or restoration. In particular, it includes the following criteria to ensure that landscape, open space, biodiversity and ecology are protected:

1. statutory, national and local designations of landscape features, including natural and historic assets
  6. the condition of the landscape
  7. biodiversity and ecological networks within the landscape
  14. protection of existing open space (including allotments and public open space, and open spaces important to the character, setting and separation of built-up areas)
- 124 In addition to this, the Hough on the Hill Landscape Character Assessment (October 2013) considers the landscape and environmental context of the Parish in detail, identifying important characteristics, features and views unique to the area. Key local views are identified in Figure 6 within this Neighbourhood Plan, and Section 4 details the key views within the individual settlements and hamlets.

**Policy HoH10:**

*New development must be appropriate to the character, natural, historic and cultural attributes and features of the Parish's landscape. Developments must respect the landscape character of the Parish and its settlements, as defined within the Hough on the Hill Landscape Character Assessment (October 2013) and incorporate features which contribute to the conservation, enhancement or restoration of these features.*

*In particular, new development should, wherever possible:*

- *Maintain existing hedgerows, trees and woodland and encourage the planting of new trees and hedgerows. Where new trees are proposed, these should, wherever possible, be appropriate disease resistant native species.*

Conformity with SKDC Planning Policy: EN1 - Protection and Enhancement of the Character of the District

Conformity with NPPF: Sections 7 and 11 (paragraphs 58, 109, 113)

**Policy HoH11:**

*Development will be supported where it would maintain the features which define the character and setting of the Parish which are set out within the Hough on the Hill Landscape Character Assessment (October 2013). In particular, development which would impact on views into and out of the villages and hamlets as indicated on the Key Views Map (Figure 6, page 31) should demonstrate that these features have been sensitively and appropriately considered and incorporated and/or mitigated as necessary.*

Conformity with SKDC Planning Policy: EN1 - Protection and Enhancement of the Character of the District

Conformity with NPPF: Sections 7 and 11 (paragraphs 58, 109, 113)

**RENEWABLE ENERGY**

**ENCOURAGING ENERGY EFFICIENCY AND, WHERE APPROPRIATE, ENERGY PRODUCTION FROM RENEWABLE AND LOW CARBON SOURCES**

- 125 Renewable energy and the transition to a low carbon economy are supported through the National Planning Policy Framework, Planning Practice Guidance for Renewable and Low Carbon

Energy and policy EN3 of the SKDC Core Strategy. The latter defines renewable energy as energy that comes from:

- Solar thermal (solar hot water systems);
- Active photovoltaic energy (PV);
- Geo-thermal water heating;
- Wind turbines;
- Energy crops and biomass;
- Energy from human sewage and agricultural plant and animal waste but not energy from domestic or industrial waste, except methane from existing landfill sites;
- Ground source heat pumps; or
- Combined heat and power plants.

126 The Neighbourhood Plan supports energy efficiency and renewable/low carbon energy generation projects which are local in nature and help existing residents and businesses make a transition to alternative technologies, where these are also in accordance with the wider design aspirations of the Plan.

***Policy HoH12:***

***New development for domestic-scale energy efficiency and/or energy production from renewable and low carbon sources will be supported where:***

- ***They relate to an existing or proposed property in the Parish;***
- ***They are subordinate in scale to the existing building; and***
- ***They are in accordance with the Character and Built Environment and Green Spaces policies of the Neighbourhood Plan, including the Neighbourhood Plan Design Guidance.***

Conformity with SKDC Planning Policy: EN3 – Renewable Energy Generation

Conformity with NPPF: Core Principles (Paragraph 17)

127 The National Planning Policy Framework and Planning Practice Guidance for Renewable and Low Carbon Energy (para 17) support community-led initiatives for renewable and low carbon energy where they provide positive local benefit. The Community Energy Strategy (para 2) discusses how communities could develop solutions to meet local needs by:

- Generating electricity
- Generating heat
- Reducing energy use
- Managing energy demand
- Purchasing energy

128 The Neighbourhood Plan supports community-led initiatives for renewable and low carbon energy where they meet local needs and provide a positive local benefit.

**Policy HoH13:**

*Community-led initiatives for renewable and low carbon energy will be supported where:*

- *They meet local needs and provide a positive local benefit, and*
- *They are in accordance with the Character and Built Environment and Green Spaces policies of the Neighbourhood Plan, including the Neighbourhood Plan Design Guidance.*

Conformity with SKDC Planning Policy: EN1 - Protection and Enhancement of the Character of the District

Conformity with NPPF: Section 10 (paragraph 97)

- 129 Local businesses may be required, by regulation or commercial pressures, to derive an increasing proportion of their energy use from renewable sources. As discussed above (para 125) this requirement can be satisfied by a number of technologies, depending on the nature and situation of the business.
- 130 The Neighbourhood Plan supports efforts by local businesses to develop low carbon and renewable energy, where these are subordinate to the primary business and are also in accordance with the wider design aspirations of the Plan.

**Policy HoH14:**

*Initiatives which would enable local businesses to develop renewable and low carbon energy will be accepted where:*

- *The primary function is to support their operations;*
- *They are subordinate to the primary business, and*
- *They are in accordance with the Character and Built Environment and Green Spaces policies of the Neighbourhood Plan, including the Neighbourhood Plan Design Guidance.*

Conformity with SKDC Planning Policy: EN1 - Protection and Enhancement of the Character of the District

Conformity with NPPF: Section 10 (paragraph 97)

**LEISURE AND RECREATION**

**IMPROVING RECREATIONAL OPPORTUNITIES FOR RESIDENTS AND VISITORS OF ALL AGES TO ENJOY**

- 131 Hough on the Hill Parish includes a network of footpaths, tracks and bridleways which are well used by the local community and visitors. These routes and ways in which they could be improved are identified within the Landscape Character Assessment (October2013) and their popularity was confirmed through the Neighbourhood Plan consultation process. The Neighbourhood Plan is supportive of opportunities to maintain and improve access to the countryside.

**Policy HoH15:**

*New development for 'appropriate uses' (see paras 105 and 106 above) will be permitted where it seeks to maintain or improve access to the countryside, and where it is in accordance with the other policies of the plan. In particular, the following improvements will be sought through the use of planning condition, s.106 agreement where appropriate and feasible, or through the neighbourhood element of the Community Infrastructure Levy (CIL) if/when this is adopted by South Kesteven District Council:*

- *Improvements to footpaths and signage to ensure they are easily identified and accessible all year round.*
- *Wherever possible, new development should ensure that access to existing permissive rights of way is maintained.*
- *Wherever viable, provide linkages to existing footpaths and rights of way or create new routes.*

**Conformity with SKDC Planning Policy:** EN1 - Protection and Enhancement of the Character of the District

**Conformity with NPPF:** Section 8 (para 75); paragraphs 203-206

- 132 The Neighbourhood Plan includes a Delivery Strategy which establishes the evidenced need for infrastructure within the Parish, prepared on behalf of the Parish Council in response to local consultation. If a CIL is adopted by SKDC, the Parish Council may draw on the 'neighbourhood element' of CIL to provide funds towards those items identified in the Delivery Strategy, and it is hoped SKDC will also consider the items in the Delivery Strategy when identifying any planning conditions or s.106 agreements where appropriate and feasible.

**Policy HoH16:**

*All new development must provide necessary and appropriate new facilities on site or contribute to off-site facilities as required either by means of planning condition, s.106 or use of Community Infrastructure Levy (CIL) as appropriate.*

*If a CIL approach is not adopted by South Kesteven District Council, necessary facilities and infrastructure will be secured by negotiation on a case by case basis.*

**Conformity with SKDC Planning Policy:** SP3 - Sustainable Integrated Transport and SP4 - Developer Contributions

**Conformity with NPPF:** paragraphs 203-206