

POLICY 23 DEVELOPMENT LIMITS

Proposals Map Insets for most of the settlements in the Plan Area include development limits, within which infilling, extensions, and other small scale development for housing, and social and economic needs will be acceptable, provided it is in keeping with the character of the settlement and compatible with its immediate surroundings. New gardens can sometimes be extended outside development limits, but not where they would intrude into a settlement's landscape setting.

JUSTIFICATION As explained in the justification for **Policy 2**, a key issue when dealing with the growth of settlements is the impact of new development on their form and character. The use of development limits will enable the District council to prevent indiscriminate outward growth. However, it is also important that development which will quite properly occur within development limits does not simply result in 'town cramming'. For this reason the effects of individual or small scale proposals need to be carefully considered.

The relationship between settlements and their immediate landscape setting is usually sensitive, but in some cases garden areas can be extended outside development limits without causing significant visible change. The Policy acknowledges that there will, on the other hand, be occasions when the impact of a new garden area is unacceptable.