

## **DCLG Guidance following the Right to Build Summit, April 2016**

“National policy does not say anything about settlement boundaries but the NPPF is clear that in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.

“Where an authority uses its Local Plan to establish a development boundary around its settlements, it would generally consider a proposal for a house outside the development boundary in the context of para 55 of the NPPF, which sets out the special circumstances that would need to justify allowing a new isolated home in the countryside.

“In addition, our planning guidance on rural housing is clear that assessing housing need and allocating sites should be considered at a strategic level and through the Local Plan and/or neighbourhood plan process. It goes on to say that:

- ...all settlements can play a role in delivering sustainable development in rural areas – and so blanket policies restricting housing development in some settlements and preventing other settlements from expanding should be avoided unless their use can be supported by robust evidence.
- The National Planning Policy Framework also recognises that different sustainable transport policies and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas.”