

ENABLING DEVELOPMENT CRITERIA (as agreed by SCDC)

Enabling development *permitted as an exception to policy when delivering sufficient, measureable benefits to estuary management and flood protection which could not otherwise be achieved.*

Reasons for allowing Enabling Development

- to provide direct financial benefit to estuary management – focussing on essential, long term, flood protection measures within a defined estuary area, necessary to maintain or improve flood defence
- to support opportunities to deliver partnership funding when a lack or shortfall of other finance restricts action
- to support flood protection measures which have been agreed as necessary by all relevant landowners within and/or adjacent to a defined estuary area (flood cell)

Conditions for allowing Enabling Development

Enabling Development should:

- utilise land and/or buildings solely for the purpose of enabling development
- offer no financial gain to the owner of the development site other than the existing value prior to enabling development
- receive the support of the community within which the development would be situated
- be exempt from standard S106 requirements unless overriding issues are identified following individual site assessment

Site selection for enabling development should

- be located outside areas identified by the Environment Agency as being at risk of flooding from rivers or sea
 - be based on a principle of the optimal number of additional dwellings sustainable within a defined parish and estuary area
 - be appropriate in scale, sensitive to the topography and recognise the significance of the various landscape and environmental designations that apply
- be sensitive to and not cause undue visual intrusion to the defining character and appearance of the local estuary landscape and marine environment
- have no significant, adverse impact on biodiversity and geodiversity (SP14 / DM 27)
- contribute to enhancing or maintaining the sustainability of rural communities in accordance with the Settlement Hierarchy SP27, SP 28 and SP 29
 - deliver development that reflects, when possible, evidenced local need in terms of dwelling size and configuration
- consist of no more than two dwellings (per site) if located in hamlets, clusters or, as an exception to policy, in the countryside
- include the conversion or re-use of redundant or disused buildings
- reflect high standards of design and energy efficiency (DM 21 / DM 22)
- be subject to acceptable access from the existing highway
- not cause loss of residential amenity to neighbouring property

Note: Enabling development is referred to in the NPPF, under paragraph 55, ‘To promote sustainable development in rural areas.. ? (and paragraph 140 referring to heritage assets.)