

MATTER 6 /GREEN BELT (19 JUNE 2012)
Representor No's 2827777 and 320641

Jill Kempshall on behalf of Marilyn Palmer

MATTER 6 – GREEN BELT

Issue 1

In preparing the CS has the Council adequately explored the potential of land within the Green Belt to meet identified and future development needs?

The Council has explored the potential, but in our opinion this is inadequate as it has drawn the wrong conclusion under the provisions of the NPPF.

Issue2

Is the Council's approach to its Green Belt consistent with the requirements of the national planning policy framework?

Although many former national planning policies were not carried forward into the NPPF, the Government's firm commitment to Green Belt protection is clearly evident. Section 9 of the NPPF Protecting Green Belt Land retains the previous provisions of PPG2.

The CS fails in paragraph 6.6 to justify the necessary exceptional circumstances which must be demonstrated before Green Belt boundaries can be amended (see also Matter 8 Issue 1 below).

Issue 3

How likely is it that existing Green Belt boundaries would need to be changed at the end of the plan period?

The NPPF stresses that permanence is a prime characteristic of the Green Belt and that authorities should have regard to this characteristic in the long term so that they should be capable of enduring beyond the plan period. We would therefore not expect the Council to be working on the presumption that further changes were necessary. Designation of new Green Belt, which is allowed for in the NPPF in the case of major urban extensions, should therefore be included in the current CS.