

Robin Brooks BA (Hons) MRTPI  
Inspector for Three Rivers District Council's  
Development Management Policies LDD  
Examination  
c/o Ian Kemp, Programme Officer

**My Ref :** DCES/RM/CM  
**Your Ref :**  
**Date :** 4 March 2013  
**Contact :** Claire May  
**Tel No :** 01923 727106  
**e-mail add :** claire.may@threerivers.gov.uk  
**Department :** Development Plans

Dear Mr Brooks

### **Three Rivers District Council Development Management Policies LDD Examination**

Further to your letter dated 1 March 2013, I propose the following additional modifications to address your concerns:

#### **Appendix 3**

In response to the Inspector's letter of the 15 January 2013 we made an additional modification to change the title of Appendix 3 and this is detailed in the Schedule of Changes under the reference PC16. Having now considered the points raised in the letter of the 1 March 2013 we now propose not to change the title and to delete the first two sentences of the appendix. The original proposed additional modification to paragraph 3 still remains. Therefore, the additional modification PC16 has been superseded by the following additional modification referred to as PC16a in the Schedule of Changes:

#### **APPENDIX 3: AGRICULTURAL AND FORESTRY DWELLINGS**

~~1. The National Planning Policy Framework states that buildings for agriculture and forestry are not inappropriate in the Green Belt. This Appendix relates to applications for agricultural and forestry dwellings.~~

3. It is essential that all applications for planning permission for new dwellings in the Green Belt are scrutinised thoroughly with the aim of detecting attempts to abuse (e.g. through speculative proposals) the ~~concession that the planning system makes for such dwellings~~. In particular, it will be important to establish whether the stated intentions to engage in farming, forestry or any other rural-based enterprise, are genuine, are reasonably likely to materialise and are capable of being sustained for a reasonable period of time. It will also be important to establish that the needs of the intended enterprise require one or more of the people engaged in it to live nearby.

#### **Policy DM2**

In response to the Inspector's suggestion to additional wording to stress the fact that the construction of new buildings are inappropriate in the Green Belt, we propose the following wording is added to the beginning of Policy DM2 above paragraph a). This additional modification is included in the Schedule of Changes under reference PC23.

**As set out in the National Planning Policy Framework, the construction of new buildings in the Green Belt is inappropriate with certain exceptions, some of which are set out below:**

With regards to the use of the word 'appropriate' in paragraph 4.8 of the supporting text and to reflect the tested inappropriate/not inappropriate formula we suggest the following additional modification which is included in the Schedule of Changes under reference PC24:

4.8 It is also acknowledged that proposals may be put forward for the conversion or change of use of buildings in the Green Belt. The Council accepts that in some circumstances this may well be considered ~~appropriate~~ not inappropriate.

I hope the above addresses your concerns and issues raised, but if there is any further information required to clarify the Councils intentions, please let me know.

Yours sincerely,

A handwritten signature in cursive script that reads "Claire May".

Claire May MSc MRTPI  
Principal Planning Officer