

APPENDIX 26 GREEN BELT POLICY

Green Belt

ENV5 Green Belt

- (1) The revised Green Belt Boundary is shown on the Policies Map.
- (2) There is a general presumption against inappropriate development that would not preserve the openness of the Green Belt or which would conflict with the purposes of including land within it. Such development will not be permitted unless very special circumstances exist.
- (3) Development proposals, including those involving previously developed land and buildings in the Green Belt, will be considered in accordance with relevant national planning policy and more detailed provisions below.
- (4) Measures to improve public access to the Green Belt, and to enhance landscapes, visual amenity and biodiversity will be encouraged. Opportunities for outdoor sport and recreation will also be supported, provided that these would preserve the openness of the Green Belt and would not conflict with the purposes of including land within it.

New and Replacement Buildings

- (5) Within the Green Belt, approval will not be given for new buildings other than those specified in national policy except in very special circumstances.
- (6) Further guidance on the factors that will be considered in assessing applications for agricultural or forestry dwellings in the Green Belt is contained in Appendix 4.
- (7) Replacement buildings in the Green Belt will only be permitted where the following criteria are met:
 - a) The replacement building is in the same use;
 - b) The replacement building is not materially larger than the original building in accordance with the guidance at Appendix 4; and
 - c) The replacement building would not be more harmful to the visual amenity and openness of the Green Belt by reason of its siting than the original building.

Extensions and Alterations to Buildings

- (8) In accordance with the factors noted at Appendix 4, extensions or alterations to buildings in the Green Belt that are disproportionate in size (individually or cumulatively) to the original building will not be permitted. The building's proximity and relationship to other buildings and whether it is already, or would become,

prominent in the setting and whether it preserves the openness of the Green Belt will be taken into account.

- (9) An ancillary residential outbuilding may be considered an extension for the purposes of Green Belt policy where located within 5m of the main dwellinghouse on the site. In such cases, the outbuilding must also:
- a) Be of a scale and design which is clearly subordinate to the dwelling and of a height and bulk such that the building would not adversely affect the openness of the Green Belt;
 - b) Be sited in an appropriate location that would not be prominent in the landscape and would not result in the spread of urbanising development;
 - c) Avoid features normally associated with the use of a building as a dwelling such as dormer windows.

Change of Use of Land

- (10) Material changes in the use of land will only be supported where this would preserve the openness of the Green Belt and would not conflict with the purposes of including land within it. Proposals including the extension of residential curtilage within the Green Belt resulting in encroachment to the countryside will not be supported.

Re-Use of Buildings in the Green Belt

- (11) The re-use of buildings in the Green Belt will only be supported where this would preserve the openness of the Green Belt and would not conflict with the purposes of including land within it, and where:
- a) The building is of permanent and substantial construction and is suitable for reuse/conversion without extensive alteration, rebuilding and or extension;
 - b) The form, scale and general design of the building is in keeping with the surroundings and the proposals would not have a significant adverse effect on the openness of the Green Belt or appear excessively prominent, including as a consequence of any alterations/extensions;
 - c) Any change of use of associated land would comply with the provisions at part (9) of this policy and would not include open or agricultural land to provide new gardens/amenity space, and no doors would give access directly from buildings to such land;
 - d) Any associated parking/turning areas or modifications to access or landscaping would preserve the openness of the Green Belt and would not conflict with the purposes of including land within it; and
 - e) The scale of the proposed use would not have a detrimental effect on the locality (e.g. by noise, smell, bringing heavy traffic into narrow lanes or involving uses not appropriate to the Green Belt or areas of open land).