SSOB/6.

**Samuel Smith's proposed amendment to policy CPXX Green Belt
In response to SDC's proposed policy circulated on
6 September 2012**

Policy CPXX Green Belt

A. Those areas covered by Green Belt are defined on the Proposals Map.

B. In accordance with higher order policies, within the defined Green Belt, planning permission will not be granted for inappropriate development unless the applicant has demonstrated that very special circumstances exist to justify why permission should be granted.

C. To ensure the Green Belt boundaries endure in the long term, a review of the Green Belt will be undertaken through the Sites Allocations DPD. The purposes of the review will be to:

1. address anomalies

2. review 'washed over' and 'inset' villages

3. define boundaries clearly using physical features that are readily recognisable and likely to be permanent

4. ensure that there is sufficent land available to meet development requirements through out the Plan period for allocations, and the need for growth beyond the Plan period by identifying Safeguarded Land.

D. In carrying out a review under criterion C4 above, land may be removed from the Green Belt only in exceptional circumstances and where:

   i. There is an over-riding need to deliver the strategy of the Local Plan; and

   ii. Where such over-riding need cannot be met on non-Green Belt land; and

   iii. Where removal of land from the Green Belt would provide a significantly more sustainable option than development on non-Green Belt land.

E. Any sites considered for removal from the Green Belt under Criterion C4 (above) will be subject to public consultation and a sustainability appraisal, and assessed for their impact upon the following issues (non-exhaustive):

· any other relevant policy/strategy; and
· flood risk; and
· nature conservation; and
· impact upon heritage assets; and
· impact upon landscape character; and
· appropriate access to services and facilities; and
· appropriate access to public transport.