

Green Belt

- 4.42 The area covered by Green Belt is defined on the Proposals Map. For the avoidance of doubt, the boundary line shown on the Proposals Map is included in the Green Belt designation. Where there are different versions of maps that contradict one another, the most up to date map from the Council's GIS system has authority.
- 4.43 The NPPF states that Green Belt boundaries should only be altered in exceptional circumstances, as part of the Local Plan process, and that any review of boundaries should take account of the need to promote sustainable patterns of development.
- 4.44 The text accompanying Core Strategy Policy SP6 notes the land supply issue at Tadcaster and other locations which has limited the potential delivery of housing in otherwise very sustainable locations. The Council is seeking to protect the settlement hierarchy and considers that the most sustainable option is to ensure that the Principal Town, Local Service Centres and DSVs in the settlement hierarchy provide for the appropriate level of growth in accordance with NPPF Para 85 "*ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development*". This is especially true in Tadcaster where it is vitally important in order to deliver the Core Strategy Vision, Aims and Objectives to meet local needs and support the health and regeneration of the town.

- 4.45 The overriding objective to accommodate development where it is needed to support the local economy (alongside other town centre regeneration schemes) cannot take place elsewhere in the District and still have the same effect on securing Tadcaster's and other settlements' longer term health. Core Strategy Policies SP5 and SP6 seek to bring land forward in the most sustainable locations within Development Limits in Selby, Tadcaster, Sherburn in Elmet and the DSVs. The current 2011 SHLAA generally demonstrates sufficient sites to achieve this; however the Core Strategy must be pragmatic, flexible and future-proofed. Therefore, if sites are not delivered and other options for facilitating delivery fail, the Council must consider an alternative sustainable option.
- 4.46 Thus the need for a Green Belt review is most likely to arise if sufficient deliverable / developable land outside the Green Belt cannot be found in those settlements to which development is directed in accordance with the settlement hierarchy *and* if development in alternative, non Green Belt settlements / locations is a significantly less sustainable option (because the needs of the particular settlement to which the development is directed outweigh *both* the loss of Green Belt land and any opportunity for that development to take place on non-Green Belt land elsewhere). A Green Belt review will also consider identifying areas of Safeguarded Land to facilitate future growth beyond the Plan period. The Council considers that this constitutes the exceptional circumstances that justify a need to strategically assess the District's growth options across the Green Belt.
- 4.47 Such a review would seek to ensure that only land that meets the purposes and objectives of Green Belt is designated as Green Belt – it would not be an exercise to introduce unnecessary additional controls over land by expanding the Green Belt for its own sake. Similarly, the review would not seek to remove land from the Green Belt where it is perceived simply to be a nuisance to obtaining planning permission. The review may also address anomalies such as (but not exclusively) cartographic errors and updates in response to planning approvals, reconsider "washed over" villages against Green Belt objectives, and consider simplifying the on-the-ground identification of all the Green Belt boundaries by identifying physical features that are readily recognisable and likely to be permanent.
- 4.48 The review would be carried out in accordance with up to date national policy and involve all stakeholders, and take into consideration the need for growth alongside the need to protect the openness of the District. It would examine Green Belt areas for their suitability in terms of the purpose of Green Belt in accordance with the NPPF.
- 4.49 The review may also consider
- the relationship between urban and rural fringe; and
 - the degree of physical and visual separation of settlements
- 4.50 This could supply a schedule of areas for further investigation where

sites may be considered for suitability for development, and be subject to a Sustainability Appraisal. This may consider other policy/strategy designations such as existing Selby District Local Plan 2005, sustainability criteria such as accessibility to services, facilities and public transport, heritage assets, landscape character, nature conservation and also flood risk. The Green Belt review and Sustainability Appraisal would then undergo public consultation.

- 4.51 The Local Plan will be the mechanism to respond to the Review and establish a robust Green Belt that should not need to be amended for many years. It will:
- Define the Green Belt boundary using landmarks and features that are easily identifiable on a map and on the ground
 - Review those settlements that are 'washed over' by Green Belt and those that are 'inset' (i.e. where Green Belt surrounds the village but the village itself is not defined as Green Belt)
 - Allocate sites to deliver the development needs in this Plan period
 - Identify areas of Safeguarded Land that are not to be developed in this Plan period, but that give options for future plans to consider allocations.

- 4.52 Additional detail and a comprehensive review programme may be developed by a Review Panel made up of interested parties (similar to the existing Strategic Housing Land Availability Assessment Stakeholder Working Group).

Policy SP3 Green Belt

- A. Those areas covered by Green Belt are defined on the Proposals Map.**
- B. In accordance with the NPPF, 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. Green Belt boundaries will only be altered in exceptional circumstances through the Local Plan. Exceptional circumstances may exist where:**
- (i) there is a compelling need to accommodate development in a particular settlement to deliver the aims of the settlement hierarchy, and**
 - (ii) in that settlement, sufficient land to meet the identified needs is not available outside the Green Belt, and**
 - (iii) removal of land from the Green Belt would represent a significantly more sustainable solution than development elsewhere on non-Green Belt land.**

- D. To ensure that Green Belt boundaries endure in the long term, any Green Belt review through the Local Plan will:**
- (i) define boundaries clearly using physical features that are readily recognisable and likely to be permanent**
 - (ii) review washed-over villages**
 - (iii) ensure that there is sufficient land available to meet development requirements throughout the Plan period and identify safeguarded land to facilitate development beyond the Plan period.**
- E. Any amendments to the Green Belt 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.**