

**LIST OF MODIFICATIONS**  
**UDP – Policy Framework Chapter 13 Controlling Development in Green Belt**

Mod Ref UDP Ref Site Ref IR Page No.	Existing UDP Wording – 1st Deposit (June 2001) or Revised Deposit (July 2002) ( <i>whichever is the latest approved by Council</i> )	Proposed Modification	Reason for Modification
<p><b>Mod -</b> Mod/PF/GB/1</p> <p><b>UDP – Policy GB1</b> Development in Green Belt</p> <p><b>IR – N/A</b></p>	<p>“Policy GB1 EXCEPT IN VERY SPECIAL CIRCUMSTANCES, PLANNING PERMISSION WILL NOT BE GIVEN WITHIN THE GREEN BELT AS DEFINED ON THE PROPOSALS MAPS FOR THE CONSTRUCTION OF NEW BUILDINGS FOR PURPOSES OTHER THAN AGRICULTURE AND FORESTRY, ESSENTIAL FACILITIES FOR OUTDOOR SPORT AND OUTDOOR RECREATION, CEMETERIES OR FOR OTHER USES OF LAND WHICH PRESERVE THE OPENNESS OF THE GREEN BELT AND WHICH DO NOT CONFLICT WITH THE PURPOSES OF INCLUDING LAND IN IT.”</p>	<p>“Policy GB1</p> <p>EXCEPT IN VERY SPECIAL CIRCUMSTANCES, PLANNING PERMISSION WILL NOT BE GIVEN WITHIN THE GREEN BELT AS DEFINED ON THE PROPOSALS MAPS FOR <b>DEVELOPMENT</b> <del>THE CONSTRUCTION OF NEW BUILDINGS</del> FOR PURPOSES OTHER THAN:</p> <p><b>(1)</b> AGRICULTURE AND FORESTRY, ESSENTIAL FACILITIES FOR OUTDOOR SPORT AND OUTDOOR RECREATION, CEMETERIES; OR</p> <p><b>(2)</b> FOR OTHER USES OF LAND WHICH PRESERVE THE OPENNESS OF THE GREEN BELT AND WHICH DO NOT CONFLICT WITH THE PURPOSES OF INCLUDING LAND IN IT.</p> <p><b>13.4a The definition of development includes the construction of new buildings, engineering and other operations as well as the making of any material change in the use of land.”</b></p>	<p>Pre Inquiry change published January 2003, to bring the policy into line with national guidance in PPG2 Green Belts. There were no objections received to the proposed change.</p>
<p><b>Mod -</b> Mod/PF/GB/2</p> <p><b>UDP – Policy GB6</b> Replacement Dwellings in The Green Belt</p> <p><b>IR – Policy</b> Framework Paragraphs 13.10-</p>	<p>“Policy GB6</p> <p>PLANNING PERMISSION FOR THE REPLACEMENT OF DWELLINGS WITHIN THE GREEN BELT WILL ONLY BE PERMITTED IF <i>THE</i> PROPOSAL SATISFIES ALL OF THE FOLLOWING CRITERIA:</p> <p>(1) THE REPLACEMENT DWELLING AND ANY <i>CURTILAGE</i> DEVELOPMENT WOULD HAVE NO GREATER IMPACT IN TERMS OF HEIGHT,SITING OR SITE COVERAGE THAN THE EXISTING DWELLING AND ITS ASSOCIATED CURTAILAGE DEVELOPMENT;</p>	<p>“Policy GB6</p> <p>PLANNING PERMISSION FOR THE REPLACEMENT OF DWELLINGS WITHIN THE GREEN BELT WILL ONLY BE PERMITTED IF <i>THE</i> PROPOSAL SATISFIES ALL OF THE FOLLOWING CRITERIA:</p> <p>(1) THE REPLACEMENT DWELLING AND ANY <i>CURTILAGE</i> DEVELOPMENT WOULD HAVE NO GREATER IMPACT IN TERMS OF HEIGHT,SITING OR SITE COVERAGE THAN THE EXISTING DWELLING AND ITS ASSOCIATED <b>CURTILAGE CURTAILAGE</b> DEVELOPMENT;</p> <p>(2) THE PROPOSED REPLACEMENT DWELLING AND</p>	<p>For the reasons set out in the Inspector’s report</p>

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13.1, page 178	<p>(2) THE PROPOSED REPLACEMENT DWELLING AND ASSOCIATED WORKS WOULD MAINTAIN OR ENHANCE THE OPEN CHARACTER AND APPEARANCE OF THE LOCALITY;</p> <p>(3) THE EXISTING DWELLING HOUSE IS CAPABLE OF USE IN ITS PRESENT STATE AND HAS NOT BECOME SO DERELICT THAT IT COULD ONLY BE BROUGHT BACK INTO USE WITH COMPLETE OR SUBSTANTIAL RECONSTRUCTION;</p> <p>(4) USE OF THE EXISTING BUILDING AS A DWELLING HOUSE HAS PLANNING PERMISSION, HAS BEEN GRANTED A CERTIFICATE OF LAWFUL USE, AND THE USE HAS NOT BEEN ABANDONED.”</p>	<p>ASSOCIATED WORKS WOULD MAINTAIN OR ENHANCE THE OPEN CHARACTER AND APPEARANCE OF THE LOCALITY;</p> <p>(3) THE EXISTING DWELLING HOUSE IS CAPABLE OF USE IN ITS PRESENT STATE AND HAS NOT BECOME SO DERELICT THAT IT COULD ONLY BE BROUGHT BACK INTO USE WITH COMPLETE OR SUBSTANTIAL RECONSTRUCTION;</p> <p>(4) USE OF THE EXISTING BUILDING AS A DWELLING HOUSE HAS PLANNING PERMISSION, HAS BEEN GRANTED A CERTIFICATE OF LAWFUL USE, AND THE USE HAS NOT BEEN ABANDONED.”</p>	
<p><b>Mod -</b> Mod/PF/GB/3</p> <p><b>UDP – Policy</b> GB6A para 13.27B major Developed Sites In The Green Belt</p> <p><b>IR – Policy</b> Framework Paragraphs 13.12- 13.17, pages 178- 179</p>	<p>“13.27b The Council has carried out an assessment of potential sites, which could be identified as major developed sites within the district. A total of three sites have been identified. The test of whether a site was considered major is based upon a guideline of a minimum of 5ha existing developed area (includes buildings, structures, hardstanding and circulation space between buildings). The extent of the existing developed portion of each site is shown on the proposal map. The identification of these sites offers a greater degree of flexibility within the Green belt for limited infilling or redevelopment which meet the criteria, provided the proposals are for the preferred use specified in the policy. All of the sites are in current use as water treatment or waste water treatment works. All of the identified sites are expected to continued in their existing use within the plan period and have been identified in order to facilitate this continuing use.</p> <p>Policy GB6A</p> <p>THE FOLLOWING MAJOR DEVELOPED SITES HAVE BEEN IDENTIFIED WITHIN THE GREEN BELT AND ARE</p>	<p>“13.27b The Council has carried out an assessment of potential sites, which could be identified as major developed sites within the district. A total of three sites have been identified. <b><i>The Council identified the major developed sites on the basis of several criteria.</i></b> The <b><i>first test related to size and looked at</i></b> <del>of</del> whether a site was considered major <del>is</del> based upon a guideline of <del>a minimum of</del> 5ha existing developed area (includes buildings, structures, hardstanding and circulation space between buildings). <b><i>The Council also looked at the planning unit and their capacity to accommodate infill development without compromising the purposes of the Green Belt or its openness.</i></b> The extent of the existing developed portion of each site is shown on the proposal map. The identification of these sites offers a greater degree of flexibility within the Green belt for limited infilling <del>or redevelopment</del> which meet the criteria, provided the proposals are for the preferred use specified in the policy. All of the sites are in current use as water treatment or waste water treatment works. All of the identified sites are expected to continued in their existing use within the plan period and have been identified in order to facilitate this continuing use.</p>	<p>For the reasons set out in the Inspector’s report</p>

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	<p>SHOWN ON THE PROPOSALS MAP:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">Site</td> <td>Preferred Use</td> </tr> <tr> <td>Chellow Heights</td> <td>Water treatment operations</td> </tr> <tr> <td>Esholt</td> <td>Waste water treatment operations</td> </tr> <tr> <td>Marley</td> <td>Waste water treatment operations</td> </tr> </table> <p>ON THESE SITES LIMITED INFILLING FOR THE PREFERRED USE WITHIN THE PRESENT EXTENT OF DEVELOPMENT WILL BE PERMITTED PROVIDING :</p> <p>(1) IT HAS NO GREATER IMPACT ON THE PURPOSES OF INCLUDING LAND IN THE GREEN BELT THAN THE EXISTING DEVELOPMENT;</p> <p>(2) IT DOES NOT EXCEED THE HEIGHT OF THE EXISTING BUILDINGS; AND</p> <p>(3) IT DOES NOT LEAD TO A MAJOR INCREASE IN THE DEVELOPED PORTION OF THE SITE.</p> <p>REDEVELOPMENT OF THE SITES (OR PART OF THE SITES) FOR THE PREFERRED USE WILL BE PERMITTED PROVIDING</p> <p>(4) IT HAS NO GREATER IMPACT THAN THE EXISTING DEVELOPMENT ON THE OPENNESS OF THE GREEN BELT AND THE PURPOSES OF INCLUDING LAND IN IT, AND WHERE POSSIBLE HAVE LESS;</p> <p>(5) IT CONTRIBUTES TO THE ACHIEVEMENT OF THE OBJECTIVES FOR THE USE OF LAND IN GREEN BELTS;</p> <p>IT DOES NOT EXCEED THE HEIGHT OF THE EXISTING BUILDINGS; AND</p> <p>(7) THE REDEVELOPMENT WOULD NOT OCCUPY A</p>	Site	Preferred Use	Chellow Heights	Water treatment operations	Esholt	Waste water treatment operations	Marley	Waste water treatment operations	<p>Policy GB6A</p> <p>THE FOLLOWING MAJOR DEVELOPED SITES HAVE BEEN IDENTIFIED WITHIN THE GREEN BELT AND ARE SHOWN ON THE PROPOSALS MAP:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">Site</td> <td><del>Preferred</del> <b>Current</b> Use</td> </tr> <tr> <td>Chellow Heights</td> <td>Water treatment operations</td> </tr> <tr> <td>Esholt</td> <td>Waste water treatment operations</td> </tr> <tr> <td>Marley</td> <td>Waste water treatment operations</td> </tr> </table> <p>ON THESE SITES LIMITED INFILLING FOR THE <b>CURRENT PREFERRED</b> USE WITHIN THE PRESENT EXTENT OF DEVELOPMENT WILL BE PERMITTED PROVIDING :</p> <p>(1) IT HAS NO GREATER IMPACT ON THE PURPOSES OF INCLUDING LAND IN THE GREEN BELT THAN THE EXISTING DEVELOPMENT;</p> <p>(2) IT DOES NOT EXCEED THE HEIGHT OF THE EXISTING BUILDINGS; AND</p> <p>(3) IT DOES NOT LEAD TO A MAJOR INCREASE IN THE DEVELOPED PORTION OF THE SITE.</p> <p>REDEVELOPMENT OF THE SITES (OR PART OF THE SITES) <del>FOR THE PREFERRED USE</del> WILL BE PERMITTED PROVIDING</p> <p>(4) IT HAS NO GREATER IMPACT THAN THE EXISTING DEVELOPMENT ON THE OPENNESS OF THE GREEN BELT AND THE PURPOSES OF INCLUDING LAND IN IT, AND WHERE POSSIBLE HAVE LESS;</p> <p>(5) IT CONTRIBUTES TO THE ACHIEVEMENT OF THE OBJECTIVES FOR THE USE OF LAND IN GREEN BELTS;</p>	Site	<del>Preferred</del> <b>Current</b> Use	Chellow Heights	Water treatment operations	Esholt	Waste water treatment operations	Marley	Waste water treatment operations	
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	<p>LARGER AREA OF THE SITE THAN THE EXISTING BUILDINGS, UNLESS THIS WOULD ACHIEVE A REDUCTION IN HEIGHT WHICH WOULD PROVIDE A NET BENEFIT TO VISUAL AMENITY.</p> <p>13.27c Infilling under this policy means the filling of small gaps between built development</p> <p>13.27d The relevant area for the purposes of D) is the aggregate ground floor area of the existing buildings (the footprint), excluding temporary buildings, open spaces with direct external access between wings of a building, and areas of hardstanding. The character and dispersal of proposed redevelopment will need to be considered as well as its footprint. Additionally, the site should be considered as a whole, whether or not all the buildings are to be redeveloped.”</p>	<p>IT DOES NOT EXCEED THE HEIGHT OF THE EXISTING BUILDINGS; AND</p> <p>(7) THE REDEVELOPMENT WOULD NOT OCCUPY A LARGER AREA OF THE SITE THAN THE EXISTING BUILDINGS, UNLESS THIS WOULD ACHIEVE A REDUCTION IN HEIGHT WHICH WOULD PROVIDE A NET BENEFIT TO VISUAL AMENITY.</p> <p>13.27c Infilling under this policy means the filling of small gaps between built development</p> <p>13.27d The relevant area for the purposes of <b>(7) D)</b> is the aggregate ground floor area of the existing buildings (the footprint), excluding temporary buildings, open spaces with direct external access between wings of a building, and areas of hardstanding. The character and dispersal of proposed redevelopment will need to be considered as well as its footprint. Additionally, the site should be considered as a whole, whether or not all the buildings are to be redeveloped.”</p>	