

Inspector's suggested changes to Council's proposed Policy CS23 for Green Belt villages (changes C10 a, b, c in CND125)

1. I have reviewed the Council's proposed changes to policy CS23 and the supporting text of the Core Strategy at 14.4 in the light of my previous advice (4 May 2011) the representations made on the proposed changes and national policy. I consider that the proposed changes do not overcome the unsoundness I identified.
2. The Council proposes to remove the anomaly I have identified by deleting that part of policy GB5 which refers to more than infilling in those settlements. However, the Council has not undertaken any review of whether any of these small villages are suitable now or in the future for more than infilling such that they should be excluded from the Green Belt. The Council has simply assumed that they are not suitable because they are shown washed over by the Green Belt. The proposed cancellation of part of GB5 to exclude more than infilling is not evidence based and is not therefore justified.
3. I am not persuaded that the potential implications of this anomaly are such that progression of the Core Strategy should be delayed for further work on this issue. In these circumstances whether or not any existing settlement within the Green Belt should be removed from the Green Belt can be determined by the Delivery DPD on the basis of an assessment of the suitability of those settlements for more than infilling and in the light of any changes to national policy introduced in the forthcoming National Planning Policy Framework. I have therefore suggested new text and new wording for the policy CS23 to make this clear.
4. I would be grateful if the Council could indicate whether it accepts all or some of the suggested wording and whether wording along the lines suggested would need to be an Inspector imposed change. I am also interested in the views of other parties, particularly those who made representations on this change. I would be particularly grateful for any comments on the detailed wording and whether it achieves my stated aims. Parties should not repeat their previous case on Green Belt issues which I have already taken into account.
5. Comments should be sent to the Programme Officer by **15 September 2011**.

Core Strategy Paragraph 14.4

Council's proposed wording in C10a is not used. Delete last 3 sentences of paragraph 14.4 in the submitted plan. Insert the following:

The Adopted Chiltern District Local Plan identifies on the Proposals Map a number of settlements and rows of dwellings within the Green Belt which are subject to policies GB4 or GB5. A GB4 area is a row of buildings or group of buildings in the Green Belt where the Council will accept limited infilling. A GB5 area is a defined settlement in the Green Belt where the Council will allow limited residential development. PPG2 explains the appropriate treatment of existing villages in a box after paragraph 2.11. Where infilling only is to be permitted, villages can be washed over or inset ie excluded from the Green Belt. Accordingly, the approach in GB4 is consistent with national policy. Where limited residential development is to be allowed, PPG2 states that such villages should be inset. The GB5 villages are inconsistent with national policy as they are washed over by the Green Belt, but limited residential development is allowed. The Council has not undertaken a review of whether any of these small villages are suitable now or in the future for more than infilling to justify their exclusion from the Green Belt. Accordingly, to

overcome this anomaly, policy CS23 indicates that the Delivery DPD will review whether any of the settlements within the Green Belt should be removed from the Green Belt. The detailed boundaries of the settlements and rows of dwellings which are to remain in the Green Belt will also be reviewed along with the appropriate policy for such settlements. This review will take place in the light of national advice in the National Planning Policy Framework which will have replaced PPG2.

Delete existing policy wording. Council change C10b not used. Insert:

Policy CS23: REVIEW OF IDENTIFIED SETTLEMENTS AND ROWS OF DWELLINGS WITHIN THE GREEN BELT

The Delivery DPD will review:

- 1. Whether any of the settlements within the Green Belt should be removed from the Green Belt.***
- 2. The boundaries of the identified settlements and rows of dwellings within the Green Belt which would remain in the Green Belt.***
- 3. The policy applicable to the settlements and rows of dwellings which remain in the Green Belt which will supersede local plan policies GB4 and GB5.***

Other points:

Delete Note under policy (no longer necessary given explanation in the proposed text above). Council's proposed note not used.

Proposed C11 not pursued. The whole of GB5 would continue to be saved.

**Simon Emerson
Inspector
26 August 2011**