

Green Belt Flow Diagram - setting out the approach for dealing with Green Belt issues.

1 Is the development inappropriate?

Check the proposal against the adopted development plan and National Planning Policy Framework (the Framework) which sets out development types which are not inappropriate development. You may need to look at openness at this stage depending on the proposal. Also check that the adopted plan policies are consistent with the Framework.

NO - not inappropriate development

Consider non-Green Belt issues as with any proposed development. The proposal should be determined in accordance with the development plan unless material considerations indicate otherwise. Very Special Circumstances and consideration of Openness are not relevant.

YES - inappropriate development

2 Should effects on openness be further considered?

Openness is taken into account in Step 1 either expressly or indirectly, if the development is 'inappropriate development' openness should be considered further if it hasn't been already considered.

3 Would there be any other harm?

i.e. any factors which weigh against the development which are non-Green Belt related.

4 Are there any 'other considerations' which weigh in favour of the development?

What are the benefits associated with the proposal?

5 Apply the Green Belt Balancing Exercise

If there are 'other considerations', do they clearly outweigh the harm to the Green Belt and any other harm?

6 Do 'very special circumstances' exist?

If the weight of the 'other considerations' 'clearly outweighs' the totality of the harm, it is likely that very special circumstances exist. If there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date and very special circumstances exist, consider paragraph 11 d) ii of the Framework – whether any adverse impacts significantly and demonstrably outweigh the benefits, when assessed against the policies in the revised Framework taken as a whole. In reality, if very special circumstances exist, this analysis is highly unlikely to indicate that permission should be refused.

YES - Great news, now all you need to do is convince your Local Planning Authority!

NO - Uh Oh, it looks like you're unlikely to secure an approval! Seek professional advice.

If you have any questions drop an email to info@planninghouse.co.uk