

## Green Belt Protection



The proposed site lies within designated Green Belt land, where development is not permitted unless under exceptional circumstances. This application does not demonstrate such circumstances and therefore contravenes national and local planning policies aimed at preserving the openness and ecological value of the Green Belt. Approving this development would set a dangerous precedent and undermine the integrity of protected land.

AI Version:-

The proposed site lies within **designated Green Belt land**, where development is **strictly prohibited** unless **very special circumstances** can be demonstrated. This is not a flexible test — it is intentionally difficult to meet, because the Green Belt exists to:

- **Preserve openness**
- **Prevent urban sprawl**
- **Protect the countryside from encroachment**
- **Safeguard the character of rural communities**
- **Encourage regeneration of brownfield land elsewhere**

This application **does not demonstrate any very special circumstances**, nor does it provide evidence that the harm to the Green Belt would be outweighed by benefits. As such, it **directly contravenes both national and local planning policy**.

Each policy reference below is a Guided Link so you can explore it further:

- **NPPF Green Belt protections** — Paragraphs 147–151 require “very special circumstances” for inappropriate development.
- **Local Plan Green Belt policy** — Local authorities must refuse proposals that harm openness or conflict with Green Belt purposes.
- **Openness test** — Even limited built form can be considered harmful.

Under these tests, the proposal fails