

### Officer Response to Question from Cllr Seaborne

The question relates to how Policies RD2 and DM14 are applied inside and outside of settlement boundaries.

Some parts of our borough are within the Green Belt but also situated within a rural settlement that is 'washed over' by Green Belt.

It should be noted that Policy RD2 pre-dates the NPPF and is therefore not up to date or consistent with national planning policy on Green Belt developments. Retained Policy RD2 of the 2002 Local Plan applies "outside of settlements, both within and beyond the Green Belt.'" Where the site is within a settlement, saved Policy RD2 would currently not apply. Within washed over settlements, Green Belt policy would however still apply as set out in Policy RE2 of the Local Plan Part 1 (2018) and guidance contained in the NPPF. The application of the policy does, however, require an element of planning judgment in each case.

Emerging Policy DM14 (Extensions, alterations, replacement buildings and limited infilling in the Green Belt) will be reviewed at the upcoming examination in public and is therefore not currently an adopted policy.

Until we are able to give weight to DM14, we are reliant on the NPPF guidance only which simply requires us to undertake an assessment of proportionality but does not prescribe how this assessment is to be made for washed over settlements and effectively says that a site is either within the Green Belt or it is not. Where local authorities wish to take a more relaxed approach to restrictions on extensions/replacement buildings within particular settlements then these should be 'inset' in a development plan and taken out of the Green Belt entirely.

I hope the above is helpful in explaining how the policies would be applied; if members require further explanation or clarification on this please do not hesitate to contact a Development Lead to discuss.