



**COMPENDIUM OF MINOR  
GREEN BELT  
UPDATES AND ALTERATIONS**

February 2022

EVIDENCE BASE DOCUMENT  
DRAFT LOCAL PLAN 2020-2037 (Submission)

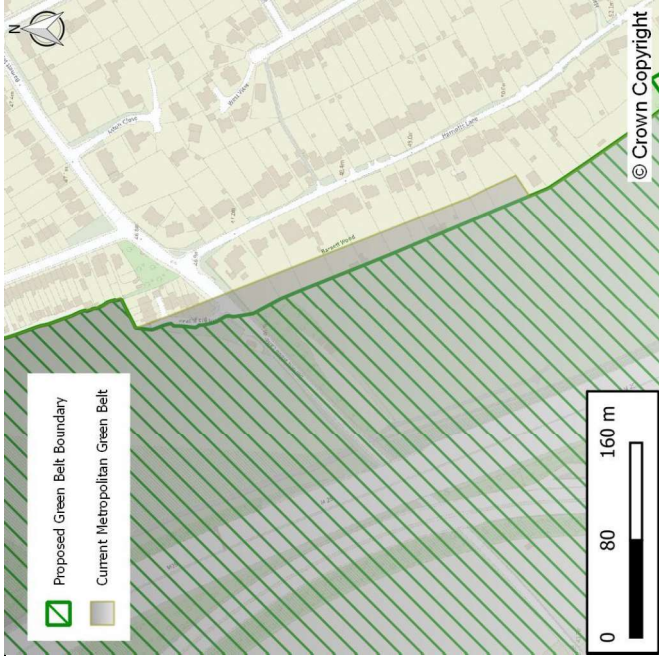
## **Compendium of Minor Green Belt Updates and Alterations**

1. This compendium outlines minor changes to the Metropolitan Green Belt boundary to ensure that it accords with guidance in the National Planning Policy Framework. All of the below changes were included within the Council's Interactive Policies Map for the Regulation 19 Draft Local Plan. This list of changes is therefore neither new information nor new proposed changes.
2. The Council has prepared this document as a supplement to the Changes to the Policies Map document, to ensure that all adjustments to existing inset settlement boundaries are individually documented, assisting transparency.
3. Some Regulation 19 representations question whether the Council has provided sufficient justification for the Green Belt boundary changes detailed in this document.
4. The approach taken is set out in the Exceptional Circumstances Topic Paper and the Settlement Boundaries Topic Paper.
5. The Council has concluded that exceptional circumstances exist at a strategic level for release of land from the Green Belt. This was initially identified in the 2017 Constraints Analysis, updated in 2020 and then articulated further in the 2021 Exceptional Circumstances Topic Paper.
6. The Council's site-specific approach to consideration of exceptional circumstances is not readily applicable to the minor boundary changes detailed in this document. It takes a holistic approach, which draws in considerations of the contribution of each site towards housing need and to community infrastructure, as well as the extent and nature of harm to the Green Belt, to reach a balanced judgement. Since the changes set out in this document are neither driven by, nor expected to make any material contribution to objectively assessed needs, using a similar methodology would be neither feasible nor appropriate.
7. All of the proposed changes set out below affect boundaries around settlements already inset from the Green Belt. As explained in the Settlement Boundaries Topic Paper, the Council has taken the view that these locations have already been subject to consideration of the extent to which the settlement contributes to openness (NPPF para 144). The Council has also reviewed whether insetting these settlements remains justified in these terms (Settlement Boundaries Topic Paper paras 2.8-2.22).
8. Having reached the conclusion that each settlement should still be inset from the Green Belt – and that there are exceptional circumstances justifying a review of the Green Belt boundary at a strategic level – the Council considers that a review of whether settlements boundaries remain consistent with national policy is both justified and sensible.
9. One of the essential characteristics of the Green Belt is its permanence. The current boundary was last reviewed during preparation of the 2000 Local Plan and in many locations it dates back considerably further. Taking the opportunity to update the boundary helps to ensure that, once adopted, the new Local Plan policies reflect up to date circumstances on

the ground and the national planning policy context within which the plan has been prepared.

10. When reviewing settlement boundaries, the Council has taken account of openness and has avoided including land in the Green Belt which it is unnecessary to keep permanently open (Settlement Boundaries Topic Paper paras 2.23, 4.7-4.8).
11. It is accepted that the Council has not expressed the reason for each individual boundary change in terms of “exceptional circumstances”, for the reasons set out above. Nevertheless, each of the changes proposed is further explained and justified, in the table below.
12. There are four key reasons for the proposed changes:
13. **Reason 1: To align to physical feature on ground** – This would improve compliance with NPPF paragraph 143f, particularly in locations where the existing Green Belt boundary has no physical manifestation on the ground; for example, where it bisects existing residential curtilages. In most cases this involves moving the Green Belt boundary to a physical feature on the ground, such as a fence line, river or the edge of a highway.
14. **Reason 2: To take account of new development** – This applies where recent, or relatively recent, development means that a site no longer has the same degree of openness as was the case when the Green Belt boundary was defined, such that it is no longer necessary to keep the land permanently open (NPPF paragraph 143b)
15. **Reason 3: To better reflect the extent of a village inset from the Green Belt** – This affects two locations in Capel, where the current village boundary excludes properties that are clearly part of the village and where there is not a level of openness which justifies keeping the land permanently open (NPPF 143b and Settlement Boundaries Topic Paper paras 4.10-4.11). It also responds to case law and aims to give the decision-maker greater certainty as to whether a parcel of land is within or outside the village, based on up to date evidence (see Settlement Boundaries Topic Paper para 2.7).
16. **Reason 4: Close association with site allocation** – For the most part, minor changes to the Green Belt boundary have been considered independently of the process for assessing whether exceptional circumstances exist for the allocation of land for development. In a small number of cases, site allocations would lead to areas of land being “orphaned” between the site boundary and the existing Green Belt boundary. These have been highlighted in the table below for completeness. In these cases it is considered that the land in question would no longer contribute towards any of the Green Belt purposes outlined within paragraph 138 of the NPPF.

Green Belt Review	Ashtead Ref:	Address	Reason for change	Comments	Thumbnail
001	AS01	44 Harriotts Lane	To align to physical feature on ground	<p>This is a detached house, set behind other properties on Harriotts Lane, within large grounds. The existing Green Belt boundary cuts through the middle of the garden. The house itself is mostly within the Green Belt and the plot is on the edge of a large area of open land, comprising school playing fields. The Green Belt is also very narrow here between the settlement of Ashtead and the M25. To avoid impacting on the openness of the Green Belt, it is proposed that the Green Belt boundary is redrawn along the rear garden boundaries of 36-42a Harriotts Lane, leaving the entire plot at no. 44 in the Green Belt.</p>	

002	AS02	2-18 Harriotts Lane and 1-6 Heathfield Close	To align to physical feature on ground	<p>The existing Green Belt boundary cuts through a row of rear gardens (Harriotts Lane), although the alignment changes to the south to follow the rear garden boundaries. 1-6 Heathfield Close are relatively new dwellings (permitted in 2000), which were built on the site of a former builders yard. The houses themselves are within the built-up area, but the front gardens of no.'s 1-5 are in the Green Belt, as is the side garden/parking area of no. 6. It is proposed to realign the Green Belt boundary to follow the property boundaries along Harriotts Lane and the edge of the access road to Heathfield Close. However, the small parcel of land immediately west of the access to 1-6 Heathfield Close would remain in the Green Belt, as this has a more open character.</p>	
-----	------	---	---	--	---

003	AS03	33-57 Broadhurst	To align to physical feature on ground	<p>The properties of 33-57 Broadhurst have long rear gardens, which adjoin the edge of Ashted Common. The bottom half of the rear gardens have been excluded from the built-up area where the Green Belt follows the course of the Rye Brook. However, boundary fencing follows the rear garden boundaries and not along the Brook. This is a more clearly-defined boundary and it is proposed that the Green Belt boundary is moved further northwards to fully incorporate these gardens within the built-up area.</p>	
-----	------	------------------	--	--	--