

Consistency of the Slough Local Development Plan with the National Planning Policy Framework

Self assessment using the PAS NPPF Checklist

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1B Delivering sustainable development:				
9. Protecting Green Belt land (paragraphs 79-92)				
What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?	
<i>The general extent of Green Belts across the country is already established. New Green Belts should only be established in exceptional circumstances (82)</i> <i>Local planning authorities with Green Belts in their area should establish Green Belt boundaries in their Local Plans which set the framework for Green Belt and settlement policy (83). Boundaries should be set using 'physical features likely to be permanent' amongst other things (85)</i>		The NPPF (79) states that the Government attaches great importance to green Belts. This is reflected in planning policy in Slough. Following a major review of Green Belt in the Local Plan, Core Strategy Policy 2 (Green Belt and Open Spaces) states that opportunities will be taken to designate additional areas as Green Belt which have no development potential. A review of potential sites was carried out through the Site Allocations DPD which identified the areas of land to be put back into the Green Belt. As a result the plans have established the extent of the Green Belt in Slough using permanent physical features as boundaries in accordance with NPPF (83).	There are no conflicts with the NPPF.	
	<i>If you are including Green Belt policies in your plan, do they accurately reflect the NPPF policy?</i> <i>For example:</i> <i>LPAs should plan positively to enhance the beneficial use of the Green Belt.</i> <i>Beneficial uses are listed in paragraph 81. PPG2 set out that 'Green Belts have a positive role to play in fulfilling objectives.</i> <i>Paragraph 1.6 of PPG2 set out the objectives – some of these have been rephrased/ amended and 'to retain land in agricultural, forestry and related uses' has been omitted.</i> <i>Ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development (85).</i>	The only policy requirement set out in Core Policy 1 (Spatial Strategy) is that all development will take place within the built up area "unless there are very special circumstances that would justify the use of Green Belt land". This was the test set out in PPG2 which is repeated in paragraph 87 of the NPPF. There are no detailed development control type policies Local Plan or Core Strategy that deal with Green Belt. As a result there is no conflict with the policies in the NPPF which have replaced PPG2. The Core Strategy Policy 2 (Green Belt and Open Spaces) states that Wexham Park Hospital and Slough Sewage Works will continue to be designated as Major Existing Developed Sites within the Green Belt but once again there are no development control policies relating to these in the plans. As a result the omission of any reference to Major Existing Developed Sites in the NPPF does not create any conflict in policy. The Strategic Gap part of Core Policy 2 is derived from the Spatial Strategy in Core Policy 1 and supported by Saved Policy CG9 Strategic Gap. As a result it is a place making policy which is needed to help implement the Spatial Strategy of "concentrating development". The Strategic Gap policy has been found by the Courts to be an additional layer of policy restraint over and above that of Green Belt and a very high bar to development. As a result the Green Belt policy set out in the NPPF is not applicable to the Strategic Gap and Colne Valley Park elements of Core Policy 2.		

1B Delivering sustainable development: 9. Protecting Green Belt land (paragraphs 79-92)			
What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?
	Does it allow for the extension or alteration of a <i>building</i>, provided that it does not result in disproportionate additions over and above the size of the original building? (89). PPG2 previously referred to dwelling. Original building is defined in the Glossary. Does it allow for the replacement of a <i>building</i>, provided the <i>new building is in the same use and not materially larger than the one it replaces?</i> (89) PPG2 did not have a separate bullet point - replacement related to dwellings rather than buildings. Does it allow for limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land) whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development? (89) (PPG2 referred to 'major existing developed sites') Change from 'Park and Ride' in PPG2 to <i>local transport infrastructure</i> and the inclusion of 'development brought forward under a <i>Community Right to Build Order</i>' in relation to other forms of development that are not inappropriate in the Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. (90).	There are no detailed development control policies in the Local Plans which deal with alterations or the replacement of buildings, infilling or the development of park and rides in the Green Belt. Local Plan policies on the protection of the Green Belt were not saved in order to avoid duplication with the then national Planning Policy Guidance. As a result there is no conflict with the policies in the NPPF	