

Question to SADC Full Council 14 July 2021

In the light of the Inspector's decision at Roundhouse Farm, (land at Bullens Green Lane) what plans does the Council as a whole have to prevent housing developments in polka dot style across the District's Green Belt?

Cllr Peter Cook
Chair 2021/22

Answer

"The recent decision by the Inspector to grant outline planning permission for 100 dwellings on Roundhouse Farm and subsequent discussions from the industry are noted. The Inspector has clearly decided the case based on site-specific facts that will not all apply in the same way to other sites.

Fundamentally, limited harm was found to the Green Belt.

The Inspector found that the development would cause limited harm to the character and appearance of the area and would not cause harm to any Green Belt purpose.

The limited harm found by the Inspector was weighed against the benefits of the proposal; primarily the provision of market and more than policy-required amounts of affordable housing and the provision of self-build housing.

As required, the Council will continue to consider applications for the development of Green Belt sites on a case-by-case basis and will weigh the harm found to the Green Belt and other harm against the benefits of the proposal, only approving if the Very Special Circumstances test is met; essentially that the benefits clearly outweigh the harms.

The longer-term plan is to adopt a new Local Plan as soon as reasonably possible, which will give the best overall protection for the Green Belt and promote the most sustainable locations for development."