

other aspects of the Plan. PPG2 explains that, where existing Local Plans are being revised and up-dated, existing Green Belt boundaries should not be changed unless alterations to the Structure Plan have been approved or other exceptional circumstances exist which necessitate such revision.

- 3.24 As previously detailed within para. 2.17 of the plan strategy, the Secretary of State for the Environment recognised in 1991 that, by the (then) Structure Plan end-date of 2001, the land supply situation in Greater Nottingham could be such that further development may only be possible by using land currently allocated for open space or by pushing out into the Green Belt. Therefore, in order to meet these requirements it was agreed that Green Belt boundaries should be reviewed by the appropriate District Councils in Local Plans during the Structure Plan period.
- 3.25 A comprehensive review of all Green Belt boundaries has subsequently been undertaken involving detailed site surveys of all existing boundaries identified in the adopted Ashfield Local Plan. The main aims of this review were firstly, in light of the scale of housing and employment land required in the Structure Plan Review and the limited scope for accommodating this in the urban areas, to identify locations adjacent to the Main Urban Areas where development would be appropriate to meet projected needs to 2011. The identification of these sites is in accordance with the 'Sequential Approach to site selection' referred to in paragraphs 2.35 and 2.36 of the Strategy Chapter. Secondly, a review of detailed urban area and village boundaries was intended to reveal any anomalies that were present from the original Green Belt survey and to ensure a consistent approach was adopted for all boundaries. An overriding requirement of this exercise was to ensure that where any changes were proposed, the subsequent Green Belt boundaries could be defended from further development for the foreseeable future. Details of the methodology used in the Green Belt review and site plans showing the proposed amendments to the Green Belt and Countryside boundaries are included in Technical Paper No. 2: 'Green Belt and Countryside Review'.

THE COUNTRYSIDE

POLICY EV2

IN THE COUNTRYSIDE PERMISSION WILL ONLY BE GIVEN FOR APPROPRIATE DEVELOPMENT. DEVELOPMENT MUST BE LOCATED AND DESIGNED SO AS NOT TO ADVERSELY AFFECT THE CHARACTER OF THE COUNTRYSIDE, IN PARTICULAR ITS OPENNESS.

APPROPRIATE DEVELOPMENT COMPRISES:

- a) **RURAL USES, INCLUDING AGRICULTURE, FORESTRY, MINERAL EXTRACTION AND WASTE DISPOSAL TO RECLAIM MINERAL WORKINGS,**
- b) **OUTDOOR SPORT, OUTDOOR RECREATIONAL AND TOURISM USES,**
- c) **CEMETERIES AND UTILITY INSTALLATIONS REQUIRING A RURAL LOCATION,**
- d) **NEW BUILDINGS WHICH ARE ESSENTIAL FOR USES APPROPRIATE TO THE COUNTRYSIDE AND THE NEED FOR THE PROPOSED LOCATION HAS BEEN ESTABLISHED,**
- e) **RE-USE OF EXISTING BUILDINGS,**
- f) **REPLACEMENT, ALTERATION OR EXTENSION OF EXISTING BUILDINGS WHERE THE RESULTANT FORM, BULK AND GENERAL DESIGN IS IN KEEPING WITH THE BUILDING, WHERE RETAINED, AND ITS SURROUNDINGS,**
- g) **INFILL DEVELOPMENT WHICH DOES NOT HAVE AN ADVERSE EFFECT ON THE SCALE AND CHARACTER OF THE AREA,**
- h) **WITHIN THE VILLAGES OF FACKLEY AND TEVERSAL, DEVELOPMENT WHICH DOES NOT HAVE AN ADVERSE EFFECT ON THE CHARACTER OF THE VILLAGE.**

- 3.26 Policy EV2 shows the types of development which are appropriate in the Countryside areas not specifically designated as Green Belt. It accords with Structure Plan Review policy 3/1 'Control of development in the Countryside' and supports the intention to locate most new residential and employment development within urban areas. It, however, caters for the advice contained in PPG7 which states that development in the Countryside should both benefit economic activity and maintain or enhance the environment and that many forms of development can be accommodated if the location and design is handled with sensitivity. The policy also complements strategy policies ST2 - ST4 which aim to concentrate development in the Main Urban Areas and provide for limited growth in Named Settlements as a corollary generally to protecting remaining areas from development.
- 3.27 EV2(a) : The types of uses appropriate in the Countryside are largely the same as those appropriate to a Green Belt, as outlined in policy EV1. Waste disposal operations may take place in rural locations as a means to use former mineral workings as voids for landfill, although this will be a matter for consideration by the Waste Authority. The responsibility for determining planning applications for mineral extraction rests with the County Council as Minerals Planning Authority. The County Council will consult the District Council on any relevant minerals planning application.
- 3.28 EV2(b) : Certain recreational uses, such as country parks, golf courses and playing fields, need extensive areas of land, but generally preserve the openness of the Countryside. Such uses would be appropriate on suitable sites within the Countryside subject to considerations relating to loss of the best and most versatile agricultural land (see policy EV9). Certain tourism uses, can also be appropriate provided that they are designed and located in a way which complements and does not adversely affect the character of the Countryside.
- 3.29 EV2(c) : Cemeteries are acceptable in the Countryside, being large space users that are substantially open in character. Other appropriate development may include that for public utilities, such as the extension or construction of electricity transmission lines and pylons, railway installations, pumping stations and water reclamation works, which may need to be located in the Countryside.
- 3.30 EV2(d) : New buildings will be restricted in the Countryside (outside villages) to cases where it is essential for an appropriate Countryside use and the need for the proposed location has been established. Any new building should be at a scale which preserves the openness of the Countryside. One of the few circumstances in which isolated residential development in the Green Belt/Countryside may be justified is when accommodation is required to enable those employed in agriculture, or forestry to live at or in the immediate vicinity of their place of work. In such cases the local planning authority will require a functional test to satisfy itself that a dwelling is essential, and a financial test to ensure that the enterprise is economically viable, in accordance with the guidance in PPG7, Annex 1.
- 3.31 EV2(e) : To reflect PPG7, this policy does not restrict the nature of the new use to which existing buildings can be put. However, preference will be given where the re-use of a building would assist with the diversification of the rural economy for employment, recreational or tourism purposes. The re-use of a building for residential purposes may be acceptable if it is not possible to find an alternative appropriate use. To be acceptable any such proposal would need to be strictly sympathetic with the character of the Countryside, in particular its openness. Further guidance on the re-use of rural buildings is provided in policy EV3 and also Supplementary Planning Guidance No.5 published separately by the Council.
- 3.32 EV2(f): Proposals to replace, alter or extend buildings can be acceptable where the form, bulk and general design is in keeping with the original building, where retained, and its surroundings. Replacement buildings should not be materially larger than the original building it replaces and should be designed in keeping with its surroundings. Extensions or alterations should not be disproportionate to the size of the original building.
- 3.33 EV2(g) : New dwellings will not normally be permitted in the open Countryside, although in some cases sensitive infilling may be acceptable within small settlements and hamlets. Infill will normally comprise one or two dwellings in a small gap in existing development. Not all small

gaps are appropriate for infilling where, for example, they contribute towards the openness of the Countryside. Regard should also be made to the scale and character of the area when assessing a development. The above principles may also apply to infill for commercial, industrial, recreational or tourist purposes providing this would be in keeping and with the scale character of the area and would not adversely affect residential amenity.

- 3.34 EV2(h) : Fackley and Teversal are the only villages within the Countryside and are considered suitable for small scale infill development where appropriate. Teversal, however, is designated as a Conservation Area and part of the character of Teversal is made up of gardens, open spaces and open breaks between buildings. Whilst new development will generally be resisted in Teversal, some limited scope exists for the re-use of certain existing farm buildings within the village.

Countryside Boundaries

- 3.35 A comprehensive review of all Countryside boundaries has been undertaken involving detailed site surveys of all existing boundaries identified in the adopted Ashfield Local Plan. The review was carried out using the same methodology as for the Green Belt review. A summary of the exercise is explained within paragraph 3.25, and details of the full methodology, together with site plans showing the proposed amendments, are included in Technical Paper No. 2: 'Green Belt and Countryside Review'.

RE-USE OF BUILDINGS IN THE GREEN BELT AND COUNTRYSIDE

POLICY EV3 THE RE-USE OF BUILDINGS WITHIN THE GREEN BELT OR THE COUNTRYSIDE WILL BE PERMITTED WHERE:-

- a) **THEIR FORM, BULK AND GENERAL DESIGN ARE IN KEEPING WITH THE SURROUNDINGS,**
- b) **THE CHARACTER OF THE BUILDING IS RETAINED,**
- c) **THE BUILDING IS OF PERMANENT AND SUBSTANTIAL CONSTRUCTION AND IS CAPABLE OF CONVERSION WITHOUT MAJOR OR COMPLETE RECONSTRUCTION,**
- d) **THE PROVISION OF A CURTILAGE WOULD NOT ADVERSELY AFFECT THE OPEN CHARACTER OF THE GREEN BELT OR COUNTRYSIDE,**
- e) **IT WOULD NOT RESULT IN AN UNACCEPTABLE PROLIFERATION OF REPLACEMENT FARM BUILDINGS.**

- 3.36 Development in the Green Belt and Countryside is strictly controlled by policies EV1 and EV2. Where it is appropriate in principle and involves the re-use or adaptation of existing buildings it is important to ensure that the overall character and quality of a building is not lost. The above criteria provide specific requirements for such re-uses.
- 3.37 A proposal for re-use of an existing building must ensure that the resultant form, bulk and general design of the building is in keeping with the surroundings and that the character of the building is retained. PPG7 paragraphs 3.14 to 3.17 and Annex G refer to the re-use and adaptation of rural buildings. Buildings which are not of permanent and substantial construction and are not capable of re-use without major or complete reconstruction are unsuitable. In addition, buildings should be physically capable of providing adequate accommodation without the need for significant extensions which would adversely affect the character of the building or its locality. The provision of a garden area to serve a converted building can also have an adverse impact on the local environment due to its position, extent, boundary treatment and the erection of additional buildings such as garages, sheds and greenhouses. Similarly where commercial or industrial uses are concerned, the provision of storage, hardstanding, car parking or boundary walling can have an adverse affect on its surroundings.
- 3.38 The re-use of existing agricultural buildings can result in the need for new farm buildings elsewhere on the farm. In certain areas new farm buildings can adversely affect the local and wider landscape and it may be appropriate to control their proliferation by using planning