

NPPF:

being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and

f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

171. Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework⁵³; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.

172. Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks

53 Where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality.

3. Plan-making

15. The planning system should be genuinely plan-led. Succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities; and a platform **for local people** to shape their surroundings.

146. Certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are:

- a) mineral extraction;
- b) engineering operations;
- c) local transport infrastructure which can demonstrate a requirement for a Green Belt location;
- d) the re-use of buildings provided **that the buildings are of permanent and substantial construction**;

EFDC – Current Local Plan:

POLICY GB8A - CHANGE OF USE OR ADAPTATION OF BUILDINGS

The Council will grant planning permission for the change of use and adaptation of a building in the Green Belt, provided all the following criteria are met:

(i) the building is of **permanent and substantial construction**, capable of conversion

without major or complete reconstruction, and is in keeping with its surroundings in terms of form, bulk and general design; and

- (ii) the use would not have a materially greater impact than the present use on the Green Belt and the purpose of including land in it; and
- (iii) the use and associated traffic generation would not have a significant detrimental impact on the character or amenities of the countryside; and
- (iv) the Council is satisfied that works within the last ten years were not completed with a view to securing a use other than that for which they were ostensibly carried out; and
- (v) the use will not have a significant adverse impact upon the vitality and viability of a town centre, district centre, local centre or village shop.

POLICY GB9A - RESIDENTIAL CONVERSIONS

Residential conversions of rural buildings **worthy of retention** will not be permitted unless the criteria in policy GB8A are met and:

- (i) it has been clearly proven by the applicant that business reuse in line with policy GB8A is unsuitable; or
- (ii) the residential conversion is a subordinate part of a scheme for business re-use; or
- (iii) it is for the purposes of agriculture, horticulture or forestry.

DM 4 of the Submission Version of the Local Plan (i.e. the one currently going through examination) also includes the words 'permanent and substantial' under D(iv) – see below:

- D.** Certain other forms of development may also be appropriate in the Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in the Green Belt. These are:
- (i) Mineral extraction;
 - (ii) Engineering operations;
 - (iii) Local transport infrastructure that can demonstrate a requirement for a Green Belt location;
 - (iv) The re-use of buildings provided that the buildings are of a **permanent and substantial** construction