

## **Annex A – Examples from other Local Plans relating to the inseting of villages from the Green Belt**

Our representations relating to the submitted St Albans Local Plan highlighted the absence of a review of existing washed over Green Belt settlements and whether they should be inset having particular regard to paragraph 140 of the NPPF. The approach towards the inseting of villages from the Green Belt has been considered at other Local Plan examinations including the authorities of Waverley and Guildford Borough (Local Plans adopted in February 2018 and April 2019 respectively).

The Inspector examining the Waverley Borough Local Plan Part 1 noted with respect of Waverley (report of 1 February 2018) (paragraph 74) that:

**“The larger villages of Chiddingfold, Elstead, Milford and Witley are washed over by the Green Belt. Paragraph 86 of the NPPF indicates that villages should be included in the Green Belt if they have an open character that makes an important contribution to openness of the Green Belt and it is necessary to prevent development in them, However, the four villages do not have these characteristics; they are relatively large and, being washed over by the Green Belt, they are prevented from accommodating modest development which would not compromise the openness of the Green Belt.”**

In relation to Guildford Borough, (report of 27 March 2019) the Inspector (paragraph 101) concluded that it was appropriate to inset 14 villages as **“the villages concerned do not have an open character that contributes to the openness of the Green Belt.....having regard to the NPPF, there are exceptional circumstances to inset these villages from the Green Belt.”**

Annex B to this statement includes some extracts from the now adopted Guildford Borough Policies Map. These extracts indicate the size of such inset settlements that in some cases extend to relatively small areas of land and where such an approach would be appropriate.

It is therefore clear that where residential development on sites within villages is acceptable and this would not impact upon the openness of the Green Belt, these communities should be inset from this designation to reflect paragraph 140 of the NPPF.

In addition and within both Waverley and Guildford Borough’s Local Plans, new villages are envisaged on significant parcels of previously developed land at Dunsfold and Wisley respectively. In the latter case, this entailed inseting the site from the Green Belt.

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