

**Section V : Monitoring, Review and Resources**

## GREEN BELT

### Implementation

10.25 By the use of development control powers.

### GREEN BELT POLICY 6 : OTHER DEVELOPMENT IN THE GREEN BELT APPROPRIATE TO A RURAL AREA

10.26 PLANNING PERMISSION WILL BE GRANTED FOR OTHER DEVELOPMENT OF A PREDOMINANTLY OPEN CHARACTER APPROPRIATE TO A RURAL AREA, SUCH AS OUTDOOR SPORTS FACILITIES AND CEMETERIES, IN THE GREEN BELT PROVIDED THAT:-

- (i) THE PROPOSAL WOULD NOT DETRACT FROM AN AREA WHERE THE OPEN CHARACTER OF THE GREEN BELT IS PARTICULARLY VULNERABLE BECAUSE OF ITS NARROWNESS OR THE PROMINENCE OF THE SITE; AND,
- (ii) THE SCALE, SITING, DESIGN, MATERIALS AND LANDSCAPE TREATMENT ARE SUCH THAT THE VISUAL EFFECT OF THE PROPOSAL IS MINIMISED; AND,
- (iii) THE PROPOSAL WOULD NOT ATTRACT EXCESSIVE NUMBERS OF PEOPLE OR TRAFFIC; AND,
- (iv) THE PROPOSAL WOULD NOT OTHERWISE HAVE AN UNACCEPTABLE URBANISING INFLUENCE.

### Justification

10.27 Development which may not reasonably be located outside the Green Belt, and which does not interfere with the open character of the land, including playing fields, pavilions, golf courses, cemeteries and institutions standing in large grounds such as schools and hospitals, may be acceptable in the Green Belt. In considering such proposals, the criteria listed above will be applied.

10.28 Other development may, however, be more urban in character. It is accepted that certain developments such as roads, railway installations, electricity pylons and sewage works may, for operational reasons, have to be accommodated in the Green Belt, and where this is necessary the development should be so sited and designed to have the least possible visual impact.

### Implementation

10.29 By the use of development control powers.

## MONITORING, REVIEW AND RESOURCES

### Introduction

11.1 It will be necessary to ensure that the Local Plan continues to remain relevant in the light of new circumstances such as changes in the economic climate, alterations to the strategic planning framework and revised advice from Central Government.

11.2 The Town and Country Planning Act 1990 places a duty upon the District Council, as Local Planning Authority, to keep under review the matters which may be expected to affect the development or planning of the area. Three aspects have been identified by the legislation:-

- \* The principal physical and economic characteristics of the area;
- \* The size, composition and distribution of the population of the area;
- \* The communications, transport system and traffic of the area.

PPG12 "Development Plans and Regional Planning Guidance" goes on to advise that a Local Plan should include an indication of how monitoring and review is to be carried out, emphasising the critical features upon which the Plan is based.

### Monitoring

11.3 Monitoring the Local Plan will be a continuous activity, broken down into three broad areas:-

(i) **Information Collection and Analysis**

In order to establish what changes have occurred, it will be necessary to collect information and compare it to the data upon which the Local Plan is based. Particular attention will be focused upon housing, employment (including the impact of Toyota and related developments) and the conservation of the natural environment and heritage features. Consideration will also be given to various matters which cannot necessarily be expressed numerically, such as decisions taken by the Secretary of State when determining appeals against refusal of planning permission.

(ii) **Assessing Policies and Proposals**

Assessing the relevance of policies and proposals in achieving the underlying objectives of the Local Plan is an important part of the monitoring process. This can be done in several ways, for example, by comparing actual rates of development with allocations made in the Local Plan or by evaluating the percentage of planning applications determined in accordance with adopted proposals. The results of this work will be outlined in an annual Statement which will be made publicly available. Particular attention will be given to the extent to which the socio-economic objectives of the Plan are being achieved and the progress in conserving environmental resources. The Statement will also report on the preparation of development briefs and other forms of supplementary planning guidance.

(iii) **Further Studies and Reports**

Further studies will be undertaken if monitoring and appraisal suggest that a particular matter needs to be examined in greater detail. Such studies could relate, for example, to an individual topic or to a specific part of the district and may be the subject of public consultation. The conclusions reached will be used in implementing the Local Plan, until such time as they are incorporated in a formal Local Plan Review.

## MONITORING, REVIEW AND RESOURCES

### Review

- 11.4 A review of the Local Plan will enable the District Council to reconsider its approach towards future development and allow the Plan period to be "rolled forward". The need for a review can stem from one or more of the following reasons:
- (i) The issues have changed so radically that a new approach is needed.
  - (ii) The policies and proposals are failing to meet the underlying objectives of the Local Plan.
  - (iii) The Derbyshire Structure Plan is reviewed and "rolled forward" to cover the period beyond 2001.
  - (iv) The cumulative effect of decisions on planning applications if they have run contrary to the Local Plan.
  - (v) A direction by the Secretary of State for the Environment.
- 11.5 Normally, the South Derbyshire Local Plan will be formally reviewed every five years. This will maintain a sufficiently long plan period in which investment decisions can be made.
- 11.6 The procedures for the alteration, repeal or replacement of a Local Plan are generally the same as for adoption, involving public consultation and possibly, a public local inquiry.

### Resources

- 11.7 The availability of resources has been an important consideration in the formulation of the Local Plan. Account has been taken of national economic policies, the resources of implementing agencies, such as the major service suppliers, and the availability of land.
- 11.8 The need to conserve wildlife habitats, the countryside and the best and most versatile agricultural land underlies many proposals of the Local Plan. As far as possible, new development is located in such a way as to make a full and effective use of vacant, underused and derelict land and existing or committed infrastructure. Land surplus to the requirement of its original use, particularly that held by public bodies, provides an important source of supply in preference to 'greenfield' sites.
- 11.9 Over the next decade, the Local Plan will be implemented by a number of agencies in the public and the private sectors. The latter will be instrumental in bringing forward many of the proposals for new housing, shopping and industrial development.
- 11.10 The contribution of the District Council will be diverse. As the Local Planning Authority, the Council will exercise its powers to determine applications for planning permission. The Council will also provide guidance to prospective developers and seek to ensure that non-land use policies necessary for the successful implementation of the Local Plan are initiated. Continuing cutbacks in public expenditure and the move towards a more "enabling" role mean that the Council's contribution to the direct provision of facilities is likely to decline further. A number of Local Plan proposals will therefore be implemented in conjunction with the private sector. The use of conditions attached to planning consents and planning obligations under Section 106 of the Town and Country Planning Act 1990 are expected to grow in importance.