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Guidance

Green Belt

Advice on the role of the Green Belt in the planning system.

From:

Department for Levelling Up, Housing and Communities

(/government/organisations/department-for-levelling-up-housing-and-communities)

and **Ministry of Housing, Communities & Local Government**

(/government/organisations/ministry-of-housing-communities-and-local-government)

Published

22 July 2019

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- — What factors can be taken into account when considering the potential impact of development on the openness of the Green Belt?
- — How might plans set out ways in which the impact of removing land from the Green Belt can be offset by compensatory improvements?
- — How can the strategic policy-making authority ensure that compensatory improvements to the environmental quality and accessibility of the Green Belt will be secured?

What factors can be taken into account when considering the potential impact of development on the openness of the Green Belt?

Assessing the impact of a proposal on the openness of the Green Belt (<https://www.gov.uk/guidance/national-planning-policy-framework/13-protecting-green-belt-land>), where it is relevant to do so, requires a judgment based on the circumstances of the case. By way of example, the courts have identified a number of matters which may need to be taken into account in making this assessment. These include, but are not limited to:

- land ownership, in relation to both land that is proposed to be released for development and that which may be most suitable for compensatory improvements for which contributions may be sought;
- the scope of works that would be needed to implement the identified improvements, such as new public rights of way, land remediation, natural capital enhancement or habitat creation and enhancement, and their implications for [deliverability](https://www.gov.uk/guidance/viability) (<https://www.gov.uk/guidance/viability>);
- the appropriate use of [conditions](https://www.gov.uk/guidance/use-of-planning-conditions) (<https://www.gov.uk/guidance/use-of-planning-conditions>), [section 106 obligations](https://www.gov.uk/guidance/use-of-planning-conditions#negatively-worded) (<https://www.gov.uk/guidance/use-of-planning-conditions#negatively-worded>) and the [Community Infrastructure Levy](https://www.gov.uk/guidance/community-infrastructure-levy) (<https://www.gov.uk/guidance/community-infrastructure-levy>), to secure the improvements where possible. Section 106 agreements could be used to secure long-term maintenance of sites.

Paragraph: 003 Reference ID: 64-003-20190722

Revision date: 22 07 2019

Published 22 July 2019

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