

I write to object in the strongest terms to this application for outline planning permission.

The applicant has attempted to distort the ordinary and simple meaning of the NPPF to argue its case.

Breach of core Green Belt aims

This development would be on Green Belt land and would breach the core aims of Green Belt protection, as set out in §142 NPPF:

The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

Sprawl, merger and encroachment

The provisions of §143 NPPF are also engaged. These say:

143. Green Belt serves five purposes:

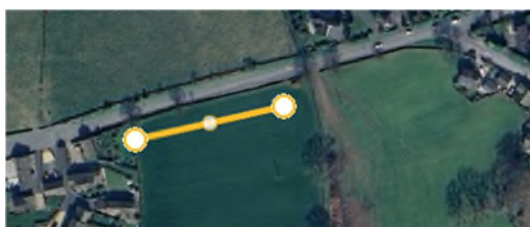
- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns merging into one another;
- c) to assist in safeguarding the countryside from encroachment

The applicant's claims and plans are misleading and selective. This is because:

- the new house would sit well beyond the obvious natural outer limits of Stocksmoor:



- the new house would be equidistant between the nearest property South of Stocks Moor Road and the hamlet of Whitestones:



The upshot is that there would be the start of:

- clear-cut urban 'sprawl' [§143 (a) NPPF]
- clear-cut 'merger' (of the hamlet of Stocksmoor and the hamlet of Whitestones) [§143 (b) NPPF]
- clear-cut 'encroachment' on the countryside [§143 (c) NPPF]

NPPF §143 requires 'sprawl' to be checked and 'merger' to be prevented.

'Openness'

'Openness' is an essential characteristic of Green Belt and the development would close off part of a sweeping and dramatic view across open fields to the South.

Grey Belt argument misconceived

NPPF defines Grey Belt in these terms:

Grey belt: For the purposes of plan-making and decision-making, 'grey belt' is defined as land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143.

The land in question lies outside the natural boundary of Stocksmoor (see above) and is part of an area that forms a clear gap between the hamlet of Stocksmoor and the hamlet of Whitestones.

The distance between the last house in Stocksmoor on the north side of Stocks Moor Road and the hamlet of Whitestones is just over 100 metres.

Given these short distances, that gap clearly strongly contributes to the purpose of '*checking sprawl*' set out in §143 (a) and the purpose of '*preventing merger*' set out in §143 (b).

For all these reasons, I fundamentally disagree that this is a 'Grey Belt' as defined and therefore consider the applicant's argument to be misconceived.