

MATTER 5. APPENDIX: GREEN BELT REVIEW FINDINGS AND DECISION-MAKING

A.1. Table 1: Identification of Grey Belt for Release

Parcels	Description	Identified as grey belt in document B8	Decision-making	Carried forward for release from Green Belt boundary	Policy map changes
1	Rochester Football Club	Yes	Following the priority set out in paragraph 148 of the NPPF, no Green Belt land is proposed for release. The most suitable grey belt land is released in preference to Green Belt. This grey belt parcel is preferable in meeting needs¹ and promoting sustainable patterns² of growth in combination with parcels 2, 3, 4 and Gravesham land. Additional consideration that informed decision making included: - Gravesham BC require Chapter Farm to meet their housing need. - Impact of Lower Thames Crossing required a measured approach of directing a limited quantum of growth in the Medway Valley.	Yes	Removed from Green Belt to represent the Local Plan strategy accurately.

¹ NPPF paragraph 147

² NPPF paragraph 110 and 115

			The cross border site allocation provides a robust sustainable location for growth considered through		
			site selection and assessed through the Sustainability Appraisal. Forms part of site allocation in policy SA6.		
2	Land north of Rede Court Road	Yes	Following the priority set out in paragraph 148 of the NPPF, no Green Belt land is proposed for release. The most suitable grey belt land is released in preference to Green Belt. This grey belt parcel is preferable in meeting needs³ and promoting sustainable patterns⁴ of growth in combination with parcels 2, 3, 4 and Gravesham land. Additional consideration that informed decision making included: - Gravesham BC require Chapter Farm to meet their housing need. - Impact of Lower Thames Crossing required a measured approach of directing a limited quantum of growth in the Medway Valley. The cross border site allocation provides a robust sustainable location for growth considered through site selection and assessed through the Sustainability	Yes	Removed from Green Belt to represent the Local Plan strategy accurately.

³ NPPF paragraph 147

⁴ NPPF paragraph 110 and 115

			Appraisal. Forms part of site allocation in policy SA6.		
3	Land north of Brompton Farm Road	Yes	Following the priority set out in paragraph 148 of the NPPF, no Green Belt land is proposed for release. The most suitable grey belt land is released in preference to Green Belt. This grey belt parcel is preferable in meeting needs⁵ and promoting sustainable patterns⁶ of growth in combination with parcels 2, 3, 4 and Gravesham land. Additional consideration that informed decision making included: - Gravesham BC require Chapter Farm to meet their housing need. - Impact of Lower Thames Crossing required a measured approach of directing a limited quantum of growth in the Medway Valley. The cross border site allocation provides a robust sustainable location for growth considered through site selection and assessed through the Sustainability Appraisal. Forms part of site allocation in policy SA6.	Yes	Removed from Green Belt to represent the Local Plan strategy accurately.
4	Land at Brompton Farm	Yes	Following the priority set out in paragraph 148 of the NPPF, no Green Belt land is proposed for release. The most suitable grey belt land is released in	Yes	Removed from Green Belt to represent the

⁵ NPPF paragraph 147

⁶ NPPF paragraph 110 and 115

	Road/Stone Horse Lane		preference to Green Belt. This grey belt parcel is preferable in meeting needs⁷ and promoting sustainable patterns⁸ of growth in combination with parcels 2, 3, 4 and Gravesham land. Additional consideration that informed decision making included: - Gravesham BC require Chapter Farm to meet their housing need. - Impact of Lower Thames Crossing required a measured approach of directing a limited quantum of growth in the Medway Valley. The cross border site allocation provides a robust sustainable location for growth considered through site selection and assessed through the Sustainability Appraisal. Forms part of site allocation in policy SA6.		Local Plan strategy accurately.
5	Dillywood Lane	No		No	No change to Green Belt Boundary
6	Land north of A289/Hasted Road	No		No	No change to Green Belt Boundary

⁷ NPPF paragraph 147

⁸ NPPF paragraph 110 and 115

7	Land between Ranscombe Farm and railway line edge	No		No	No change to Green Belt Boundary
8	Ranscombe Farm	No		No	No change to Green Belt Boundary
9	Railway line edge at Cuxton	Yes	Delivery may be unlikely due to site constraints. Provides a suitable buffer between the residential village of Cuxton and the railway line.	No	No change to Green Belt Boundary
10	Land west of Cuxton bordering Ranscombe Farm	No		No	No change to Green Belt Boundary
11	Land south of Cuxton along A228	No		No	No change to Green Belt Boundary
12	North Halling along A228	Yes	Following the priority set out in paragraph 148 of the NPPF, no Green Belt land is proposed for release. The most suitable and preferable grey belt land is released in preference to Green Belt, which includes parcels 1, 2, 3 and 4 as part of Policy SA6. Additional points of consideration as part of decision-making:	No	No change to Green Belt Boundary

			• The impact of Lower Thames Crossing required a measured approach of directing a limited quantum of growth in the Medway Valley. Parcels forming policy SA6 was carried forward as preferable. • Development could be harmful, i.e. the upper slopes will need to be kept open to protect landscape views and setting of the Kent Downs National Landscape, Ancient Woodland and Green Belt. Not identified as a site allocation in the Local Plan.		
13	St Andrews Lakes	Yes	Following the priority set out in paragraph 148 of the NPPF, no Green Belt land is proposed for release. The most suitable and preferable grey belt land is released in preference to Green Belt, which includes parcels 1, 2, 3 and 4 as part of Policy SA6. Additional points of consideration as part of decision-making: • The impact of Lower Thames Crossing required a measured approach of directing a limited quantum of growth in the Medway Valley. Parcels forming policy SA6 was carried forward as preferable. • The current recreational use requires tranquillity.	No	No change to Green Belt Boundary

			The parcel sits adjacent to the Kent Downs National Landscapes and SSSI, which requires a sensitive approach to avoid harm. Not identified as a site allocation in the Local Plan.		
14	Vicarage Road	No		No	No change to Green Belt Boundary
15	Land between Upper Halling and Halling	No		No	No change to Green Belt Boundary
16	Land to the east of Upper Halling	No		No	No change to Green Belt Boundary
17	Former reservoir in Upper Halling	Yes	The parcel sits adjacent to the village of Upper Halling and should be treated in the same way as washed over Green Belt to retain the integrity of the Green Belt as a whole and to ensure consistency with the approach to Upper Halling.	No	No change to Green Belt Boundary
18	Upper Halling recreational ground	No		No	No change to Green Belt Boundary
19	Land at Chapel Lane	No		No	No change to Green Belt Boundary

20	Land bordering	No		No	No change to Green Belt Boundary
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