

Land at Brookhouse Lane, Ham Green, Redditch

Change of use of field to dog walking including fencing and car parking area

Government guidance at National Planning Policy Framework para 152 states that *"Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances."*

NPPF para 155 states certain forms of development are *"not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it"*. At subs (e), this includes:

"material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds)".

The only other elements of the proposal comprise the creation of car parking and fencing; these will not have any material impact on openness.

The proposal also meets the five purposes of including land within the Green Belt, set out at NPPF para 143, being:

*"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;
d) to preserve the setting and special character of historic towns; and
e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land."*

The proposal therefore comprises appropriate development in the Green Belt and can therefore be supported.

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