

## Unitary Development Plan - Second Draft Deposit (2002)

Policy / Paragraph No.	Chapter / Specific Site	Object / support	Reasons
Paragraph 5.28a	5	Object	This is an unwarranted relaxation of policy in PPG2. A park and ride facility is inappropriate development in the Green Belt because it does not accord with the purposes in paragraph 3.4 of PPG2. To suggest that it may be permitted where it would not "seriously compromise" the purposes of putting land in the Green Belt is a departure from the test for very special circumstances set out in paragraph 3.2 of PPG2. Park and ride facilities should be subject to the usual Green Belt tests, rather than being subject to a relaxed policy of their own.
Paragraph 8.6	8	Support	Open space which is or has the potential to be of value to the community ought to be protected.
Policy G1	8	Object	The first suggested deletion and addition changes the policy from a clear statement of the council's policy to a statement about presumptions, causing a loss of clarity and force.
Paragraph 8.13	8	Support	This accords with PPG2.
Paragraph 8.17a	8	Object	It is not accepted that PPG2 can be used to justify a Major Developed Site designation of Metropolitan Open Land. Objection is therefore made to the whole policy. In any event, the text itself is a misleading diminution of the text of Annex C of PPG2: compare 3rd sentence of text with para C3(a),(b) and (c) of Annex C.
Paragraph 8.18a	8 National Sports Centre	Object	The main objection is that the National Sports Centre should not be designated as a Major Developed Site, for reasons previously given. Further, even if the designation is adopted: (i) Car parking cannot be considered part of the relevant area of the site for the purposes of PPG2 Annex C: see paragraph C5. (ii) The test is not just " visual impact on the Park", but also impact on the purposes of including land in the Green Belt, together with the other criteria in Annex C. The idea of a Planning Brief, which assists in better integration of the Centre in the green space of the Park is to be welcomed, subject to appropriate participation by the community and other stakeholders in the development of the brief. But regeneration of the Centre can and should be achieved within Green Belt control.
Paragraph 9.24	9	Object	The reference to paragraph 1.15 of PPG6 appears to be in error, and the addition of the words " or on the edge of" is an unwarranted dilution of the sequential approach.