

(g) limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings).

III. Certain other forms of development are also not inappropriate in the Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in the Green Belt. These are:

- (a) mineral extraction;
- (b) engineering operations;
- (c) local transport infrastructure which can demonstrate a requirement for a Green Belt location;
- (d) the re-use of buildings provided that the buildings are of permanent and substantial construction; and
- (e) development brought forward under a Community Right to Build in accordance with Policy DPS8 (Neighbourhood Planning).

4.2 Rural Area Beyond the Green Belt

4.2.1 The Rural Area Beyond the Green Belt covers approximately the northern two-thirds of the District. As such it is a considerable and significant rural resource where there is a strong restraint on inappropriate development as set out in Policy GBR2 below.

GBR2 Rural Area Beyond the Green Belt

I. The Rural Area Beyond the Green Belt will be maintained in the central and northern parts of the District, as defined on the Policies Map.

II. The construction of new buildings in the Rural Area Beyond the Green Belt will be considered as inappropriate. Exceptions to this include:

- (a) buildings for agriculture and forestry;
- (b) provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries;
- (c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- (d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces in accordance with Policy HOU8 (Replacement Buildings in the Green Belt and Rural Area Beyond the Green Belt);

(e) limited infilling in Group 2 Villages in accordance with Policy VILL2 (Group 2 Villages);

(f) limited affordable housing for local community needs in accordance with Policy VILL3 (Group 3 Villages) and Policy HOU4 (Rural Exceptions Affordable Housing Sites);

(g) limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings);

(h) the provision of accommodation for Gypsies and Travellers and Travelling Showpeople in accordance with Policy HOU7 (Gypsies and Travellers and Travelling Showpeople).

III. Certain other forms of development are also not inappropriate in the Rural Area Beyond Green Belt. These are:

(a) mineral extraction;

(b) engineering operations;

(c) local transport infrastructure which can demonstrate a requirement for a location in the Rural Area Beyond the Green Belt;

(d) the re-use of buildings provided that the buildings are of permanent and substantial construction; and

(e) development brought forward under a Community Right to Build in accordance with Policy DPS8 (Neighbourhood Planning).

4.3 Major Developed Sites

4.3.1 Previous national planning policy set out detailed development management advice in relation to major developed sites in the Green Belt; specifically in relation to infilling and comprehensive redevelopment (where the original use had ceased). In contrast the National Planning Policy Framework (NPPF) provides very little detail on this area of policy. Given the rural character of the district and the fact that there are a number of 'major developed sites' in the Green Belt it is considered appropriate to continue with a local policy approach in this respect. The Green Belt Review 2013 confirms this approach and the following sites are identified on the Policies Map as 'Major Developed Sites' in the Green Belt:

- Terlings Park, near Gilston
- Van Hage's Garden Centre, Great Amwell
- Simon Balle School, Hertford