



Grey Belt & Golden Rules Assessment

North Wingfield, Grassmoor

Woodall Homes

January 2026



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Document Control

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For and on behalf of Marrons			



1. Introduction

- 1.1. This Grey Belt & Golden Rules Statement has been prepared by Marrons on behalf of Woodall Homes and supports the promotion of land at North Wingfield Road, Grassmoor. It provides a grey belt assessment of the Site in accordance with the revised National Planning Policy Framework ('NPPF') published on 12th December 2024 and updated National Planning Policy Guidance ('NPPG') published on 27th February 2025. Consideration has also been given to recent appeal decisions and changes in case law as this is critical to understand for the preparation of any future planning application relating to this Site.
- 1.2. In summary, our desk-based assessment demonstrates that the Site meets the tests of grey belt. This provides a clearer pathway towards securing planning permission, as the proposed development would not constitute inappropriate development within the Green Belt. Any future consent would, however, remain subject to achieving the wider requirements of the NPPF and relevant local policies.
- 1.3. As a starting point, the purpose of this report is to establish agreement with the Council that the site comprises grey belt land, that there is a demonstrable need for the proposed development, and that the Site is sustainably located. The report also seeks to confirm that the proposals are capable of delivering the necessary contributions, including compliance with the golden rules.
- 1.4. The revised NPPF introduced grey belt land as part of a suite of measures to significantly boost housing delivery to help the Government build 1.5 million new homes over this parliamentary period. Our assessment considers how the Site performs against grey belt, Green Belt tests and golden rules, and explains how this impacts the planning strategy.
- 1.5. The final stage of the assessment explores whether the development would not be inappropriate development in the Green Belt. It considers five key NPPF tests relating to grey belt including:
 - Whether any designations exclude the Site being grey belt (Footnote 7);
 - Whether the Site represents a sustainable location for development and promotes sustainable transport (paragraphs 110, 115 and 155);
 - Whether there is demonstrable need for the proposed development (paragraph 155);



- Whether the Site strongly contributes towards purposes A, B and D of the Green Belt (Annex 2, paragraph 143 and the NPPF purposes assessment criteria); and
 - Whether development of the Site would fundamentally undermine the purposes of the remaining Green Belt across the area of the plan (paragraph 155).
- 1.6. Our assessment considers the openness of the Green Belt, which is recognised as a key test for any proposal in the Green Belt. It is however acknowledged that the openness assessment is not a mandatory requirement for grey belt land (in accordance with Footnote 55 and the NPPG) but nonetheless current decisions (as set out in officers reports and appeals) still consider openness in the scenario that the site is not grey belt. Therefore, our assessment only provides a high-level overview of openness based on best practice as the Site is considered to utilise grey belt land.
- 1.7. It is also considered whether the proposed development would achieve the golden rules (paragraph 156) which are required for grey belt including:
- Whether the proposals would deliver the required level of affordable housing;
 - Whether the proposals would provide any necessary improvements to infrastructure; and
 - Whether the proposals would provide new or improvements to accessible open space.
- 1.8. In summary, our assessment concludes that the Site meets the definition of grey belt, that there is a demonstrable need for the proposed development, and that the Site represents a sustainable location. It is also expected that the proposals will be capable of delivering the necessary contributions, including compliance with the golden rules.

2. Lessons from Grey Belt Decisions

- 2.1. Following the revised NPPF (2024), a growing body of appeal decisions has demonstrated a markedly more permissive approach toward major housing proposals in the Green Belt where sites meet the newly established grey belt criteria. Inspectors are increasingly distinguishing between land that strongly contributes to Green Belt purposes and land that qualifies as grey belt- previously developed land or land that does not strongly contribute to purposes A, B and D.
- 2.2. This shift is both significant and encouraging. Where proposals clearly satisfy the grey belt definition and the tests in paragraph 155, Inspectors are showing greater willingness to treat such schemes as not inappropriate development, distancing from the historic reliance on demonstrating 'Very Special Circumstances.'

Marrons Grey Belt Review (October 2025)

- 2.3. In October 2025, Marrons published the first major technical review of grey belt implementation, analysing the first nine months of operative decisions since the revised NPPF came into effect. Their dataset examined all major residential cases, and evaluated how Inspectors applied the policy in practice and which arguments were most effective. The report details that 80% of major residential grey belt planning appeals were successful, and that the introduction of the policy has led to more planning permissions for development in the Green Belt.
- 2.4. The report concluded that grey belt policy has become a material driver in decision-making, with Planning Inspectors demonstrating increasing confidence in identifying grey belt land and applying the new assessment framework. It emphasised that successful schemes typically provided:
- A rigorous assessment of how the site meets the grey belt definition;
 - Strong evidence of local housing need;
 - A clear demonstration of how the site falls within a sustainable location
 - Strong evidence that the Golden Rules will be met as set out in paragraph 156 of the NPPF

Key Grey Belt Permissions

2.5. Several key appeal decisions since December 2024, serve as instructive case studies regarding how Inspectors are deciding on grey belt cases:

- Proposal for 270 dwellings at Smallfield in Tandridge District Council, allowed at planning appeal on the 17th June 2025 (ref: APP/M3645/W/24/3355743).
- Proposal for 390 dwellings, including a residential care home for up to 70 beds, at Hemel Hempstead in Dacorum Borough Council allowed at planning appeal on the 5th August 2025 (ref: APP/A1910/W/24/3345435)
- Proposal for 173 dwellings at Hadleigh, Essex in Castle Point Borough Council, allowed at appeal on 15th April 2025 (ref: APP/M1520/W/24/3351658)
- Proposal for 135 dwellings at Bagshot in Surrey Heath, allowed at appeal on 12th March 2025 (ref: : APP/D3640/W/24/3347530)

2.6. Each Inspector, for the above allowed appeals, considered the sites to utilise grey belt land and each scheme achieved the golden rules. As a result of being grey belt, very special circumstances (and openness) were not required.

2.7. In addition to the above decisions, a number of grey belt permissions have been granted locally by planning committees, which is encouraging.

2.8. For instance, a proposal for 250 dwellings at Burstead in Basildon Council was consented at planning committee on the 8th January for meeting both the definition of grey belt and the golden rules. Committees in Buckinghamshire Council, Solihull Borough Council, and St Albans City and District Council have also consented grey belt schemes. Some of these permissions were granted on the basis of a robust grey belt case, while others relied on very special circumstances. These decisions are noteworthy given that several of these authorities have historically sought to resist development within the Green Belt.

Key Grey Belt dismissals

2.9. Several key appeal dismissals illustrate the boundaries of the grey belt policy.

2.10. Two notable appeals were dismissed, despite being found to qualify as grey belt, on the basis that the Golden Rules relating to the provision of affordable housing were not met. These appeals were on the following sites:

- Ashted Park Garden Centre in Mole Valley District Council (ref: APP/C3620/W/24/3347843)

- Bricket Wood Sports and Country Club in St Albans City and District Council (ref: APP/B1930/W/24/3338501)

- 2.11. This emphasises how decisive the golden rules are and that non-compliance with just one of these requirements almost always tips the balance towards dismissal.
- 2.12. There are two other critical contentious grey belt appeal dismissals which are pertinent to note.

Land at Boscobel Lane, Bishops Wood

- 2.13. First and foremost, the Land at Boscobel Lane, Bishops Wood proposal for up to 100 residential dwellings, in South Staffordshire, was dismissed at appeal on the 13th November. Notably, both parties agreed that the site did not make a strong contribution to the purposes of the Green Belt as defined in Paragraph 143 of the NPPF. Despite this, the Inspector argued that the grey belt designation “excludes land where the application of policies relating to these areas or assets in footnote seven [of the NPPF] would provide a strong reason for refusing or restricting development.”¹
- 2.14. At paragraph 71 of the Decision Letter, the Inspector interpreted this exclusion in a highly restrictive manner. The Inspector held that, when applying the footnote 7 exclusion, no regard should be had to the nature or specifics of the actual development proposed, and that the assessment should relate solely to the characteristics of the land itself. Therefore, notwithstanding the agreement between parties that heritage considerations did not represent a reason for refusal, and that the eastern part of the Site was excluded from development in order to avoid harm to the setting and significance of the Grade II listed Church of St John, the Inspector concluded that this constraint amounted to a restriction on development. This interpretation was central to the conclusion that the site could not qualify as grey belt.
- 2.15. A consent order has since been agreed between parties and submitted to the High Court. A decision on the order is anticipated imminently. When approved, the consent order will result in the quashing of the Inspector’s reasoning and the remittal of the appeal for reconsideration. This will provide greater clarity will and confirm that footnote 7 cannot be applied in a manner that sidesteps the required assessment of the actual proposal.

¹ APP/C3430/W/25/3363067



- 2.16. The proposed reforms to the NPPF (2025) clarify further what is meant by ‘restricting development’ and propose to remove reference to footnote 7 areas in the definition of grey belt to make it easier and clearer to identify grey belt land, without weakening the protections that footnote 7 areas have in the rest of the NPPF and national policy.

Land at Tan House, Old Warwick Road

- 2.17. A second contentious appeal decision is the dismissal of an application for permission in principle for the erection of 3 dwellings on Land at The Tan House, Old Warwick Road, Kingswood, Warwickshire.²
- 2.18. The Inspector accepted that this site was grey belt, however, found that it conflicted with sub-paragraph (a) of the NPPF paragraph 155, meaning the scheme could not benefit from the grey belt exception to inappropriate development. Although the Inspector accepted that the site did not contribute to the Green Belt purposes in paragraph 143, they concluded that the proposal would introduce built form onto land currently free from development and therefore constituted encroachment into the countryside. On that basis, the Inspector held that the scheme would ‘fundamentally undermine’ Green Belt purpose (c), and that this alone was enough to fail criterion (a) of paragraph 155. This reasoning was the decisive factor leading to dismissal of the appeal.
- 2.19. However, the appellant will be seeking to bring a section 288 statutory challenge, arguing the Inspector’s reasoning was legally flawed and based on a misinterpretation of paragraph 155 (a). The Inspector assessed only the on-site impacts, rather than evaluating whether the development would fundamentally undermine Green Belt purposes “taken together” and “across the whole plan area”, as the NPPF requires.
- 2.20. The Inspector wrongly focused on a small site’s localised effects, failed to consider the cumulative purposes holistically, and leapt irrationally from evidence of some encroachment to a finding of fundamental conflict. Each error is said to be significant enough on its own to justify quashing the decision, and taken together, they present a compelling basis for the High Court to require the appeal to be reconsidered.
- 2.21. Quashing both of these decisions would provide greater clarity and would support the consistent delivery of sustainable development on grey belt land in line with national policy aims.

² APP/T3725/W/25/3368738

3. Grey Belt Assessment

- 3.1. Revisions to the NPPF (2024) brought about sweeping updates to Green Belt policy and guidance. Many of the Green Belt's core principles remain in place, i.e. development may only take place on designated Green Belt Land under very special circumstances and the Green Belt's core goal remains.
- 3.2. However, there are many significant amendments. For instance, Council's should now review Green Belt boundaries *"where an authority cannot meet its identified need for homes, commercial or other development through other means"* (NPPF, para 146).
- 3.3. In such circumstances, authorities should seek to review Green Belt boundaries in line with the NPPF and propose alterations to fully meet the identified need unless there is clear evidence that doing so would fundamentally undermine the combined purposes of the remaining Green Belt across the plan area (NPPF, para 146).
- 3.4. Paragraph 148 introduced a new prescribed test set for considering land when reviewing boundaries. Plan should:

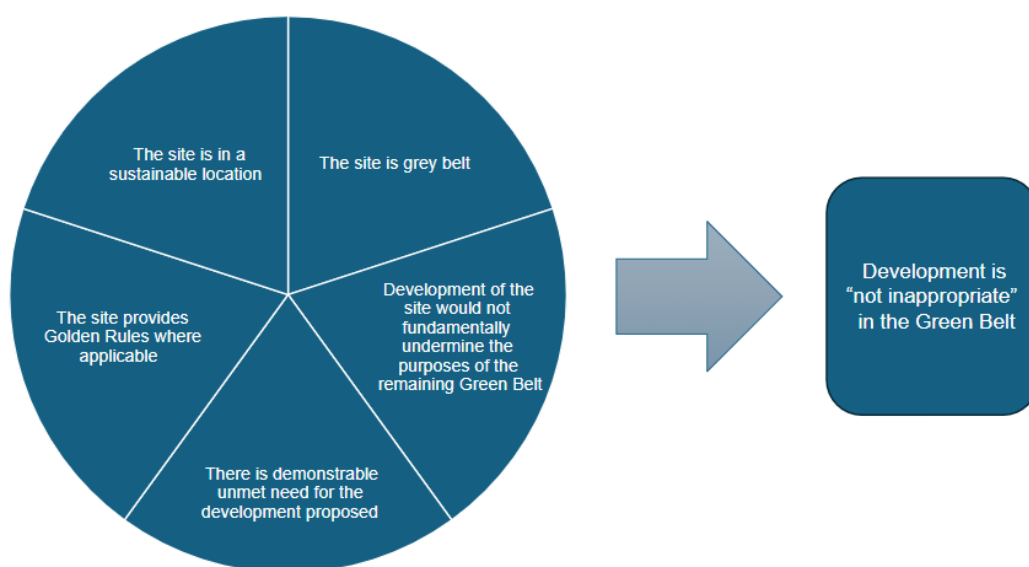
"give priority to previously developed land, then consider grey belt which is not previously developed, and then other Green Belt locations. However, when drawing up or reviewing Green Belt boundaries, the need to promote sustainable patterns of development should determine whether a site's location is appropriate with particular reference to paragraphs 110 and 115 of this Framework. Strategic policy-making authorities should consider the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary."

- 3.5. New prescribed circumstances have also been introduced where development in the Green Belt is not regarded as inappropriate (NPPF, paragraphs 154-155). Notably, development on grey belt land would not be inappropriate where:

- a. *"The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan"*
- b. *There is a demonstrable unmet need for the type of development proposed;*
- c. *The development would be in a sustainable location, with particular reference to paragraphs 110 and 15 of this Framework;*

d. Where applicable the development proposed meets the ‘Golden Rules’ requirements set out in paragraphs 156-157”

- 3.6. As detailed above, these revisions formally introduce the concept of grey belt land within national policy and guidance.
- 3.7. Recent changes to the PPG further clarify this. As summarised in the diagram below, where a site is identified as Grey Belt, it is in a sustainable location, meets the Golden Rules, addresses a demonstrable unmet need, and does not undermine the overall purposes of the Green Belt, development on that land should not be considered inappropriate (PPG paragraph: 010 Reference ID: 64-010-20250225).

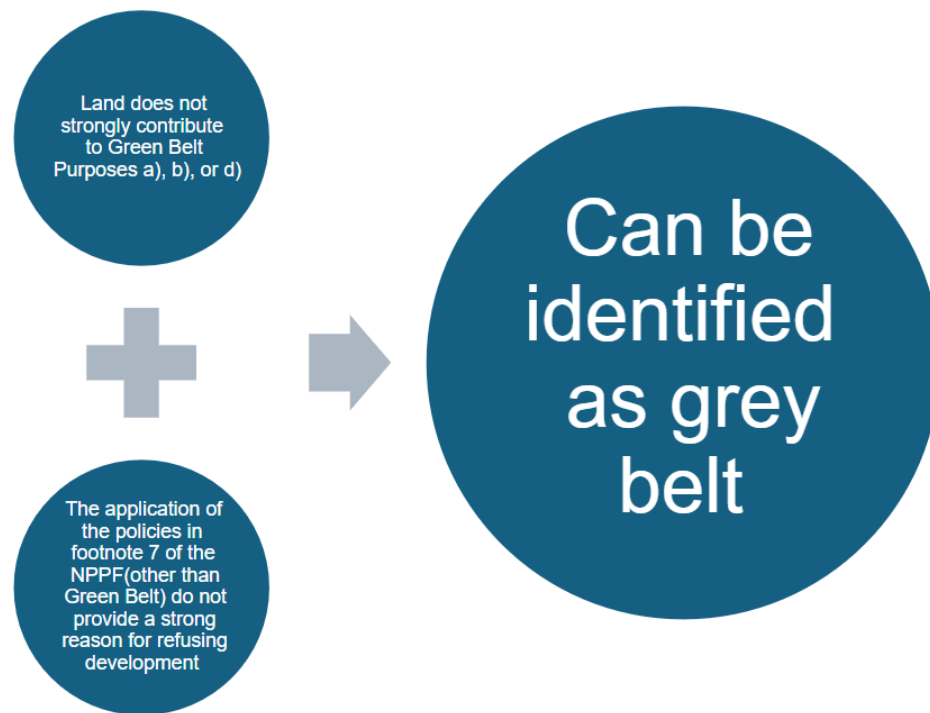


- 3.8. The grey belt is defined in Annex 2, Page 73 of the NPPF as:

“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. ‘Grey belt’ excludes land where the application of the policies relating to the areas or assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development.”

- 3.9. Details of the approach to be taken to the assessment of Grey Belt are set out in the PPG (paragraph: 007 Reference ID: 64-007-20250225) and the diagram below, and principally comprises two distinct elements;
- Land that does not strongly contribute to Green Belt Purposes A,B and D; and

- Where the application of policies in Footnote 7 of the NPPF do not give rise to a strong reason for refusing development



3.10. Taking the above into consideration, we have undertaken a comprehensive assessment of the North Wingfield Road Site against the 5 identified tests (Footnote 7 constraints, sustainability, needs, purposes A, B and D and wider Green Belt considerations) which can be seen below. Detailed commentary is provided regarding each of these elements.

Test	Pass/ Fail	Commentary
Test 1 Designations (Footnote 7)		The Site is not considered a habitat site as defined by paragraph 194 of the NPPF. The Site does not form part of or is located proximally to a Site of Special Scientific Interest The site is not a Local Green Space The Site is not within a National Landscape The Site is not a National Park The Site is not a Heritage Coast There is no irreplaceable habitat located within the Site There are no designated heritage assets within the Site The Site is located in Flood Zone 1 As such, the development of the Site is not restricted by footnote 7 constraints and test 1 is passed.
Test 2 Sustainability (para 155)		The Settlement Hierarchy in the adopted North East Derbyshire Local Plan (2014-2034) details that Grassmoor is a level 2 settlement, making it a settlement with a good level of sustainability. Grassmoor is a sustainable and principal location for growth. It contains a range of services and facilities, including a primary school, local shops, sports facilities, a community centre, a doctor's surgery and employment sites. Further, North Wingfield Road is home to several bus stops, providing sustainable connections to Chesterfield and the larger town of Clay Cross. The Site itself, being adjacent to the northeast boundary of the settlement has been described by the Council as "a logical extension" in the HLAA. The Site is therefore in a sustainable location and, as such, test 2 is passed.
Test 3 Needs (para 155)		In May 2025, the Council published its Five-Year Housing Land Supply Statement, confirming a supply of 5.32 years. Marrons' Housing Land Supply Review sets out that by November 2026 the Council will only be able

		to demonstrate approximately a 3 year supply of deliverable housing sites. Given this position, it is essential that the Council continues to support residential development in sustainable locations and considers the release of appropriate land from the Green Belt. Doing so will be critical to maintaining a deliverable five-year housing land supply and ensuring that housing needs are met over the plan period. Furthermore, Marrons' Affordable Housing Statement exemplifies that there is a demonstrable unmet need for affordable housing. Therefore, Test 3 is passed.
Test 4. Purposes A, B and D		
- A		The eastern boundary of the Site is defined by a strong linear tree belt, providing effective screening from the adjacent golf course and the wider Green Belt. Trees and hedgerows along the north-western corner create a further natural buffer, while hedging along the northern boundary reinforces separation between the Site and the surrounding countryside. The existing golf course to the east of the Site forms a substantial physical barrier that restricts further outward development and prevents any perception of 'unrestricted sprawl.' As a result, the Site is already well-contained and represents a logical and proportionate extension to the existing settlement, rather than an encroachment into open countryside. These boundaries can be strengthened further, where required, through enhanced landscaping or formal hardstanding infrastructure, providing a clear demarcation between urban form and 'open countryside', reinforcing the establishment of a revised Green Belt boundary. No contribution to Purpose A.

- B		Grassmoor is a village, and the Site does not form part of a gap between towns. Development on the Site would therefore not lead to the merging of neighbouring towns. No contribution to Purpose B.
- D		Grassmoor is not a historic town. The Site therefore does not form part of the setting of a historic town, nor does it have any physical, visual or experiences connection to a historic town. No contribution to Purpose D.
Test 4 Conclusion- The Site makes no contribution to Purposes A, B or D. Test 4 is therefore passed.		
Test 5 Wider Green Belt Tests (paragraph 155)		Development on the Site would not fundamentally undermine the North East Derbyshire Green Belt. The Site represents only a very small area of the North East Derbyshire Green Belt, which totals to around 10,330 hectares of land and covers a substantial part of the District. As aforementioned, the new Green Belt boundaries would follow existing, natural landscape boundaries, and the presence of the existing golf course creates a substantial physical barrier restricting further outward development. These boundaries would be retained, and excessive planting would strengthen the boundary. As such, a strong, and defensible boundary would be created. Test 5 is passed.

3.11. It is clear therefore, having regard to the above, that the Site meets the tests of grey belt set out in policy and guidance. As such, subject to the Golden Rules detailed in the following chapter, the Site should be considered grey belt.

3.12. Notwithstanding the clear evidence that the Site does indeed meet the tests of grey belt, even if were determined that the Site remains part of the Green Belt, we consider that exceptional circumstances for release from the Green Belt would exist with the below points of particular relevance:

- The national housing crisis



- Crisis of affordability
- The logical and sustainable location for residential development
- The economic and social benefits associated with the development
- By November 2026 the Council will only be able to demonstrate approximately a 3 year supply of deliverable housing sites

4. Harm to the Openness of the Green Belt

- 4.1. This section assesses the extent to which the removal of the Site from the Green Belt, and the introduction of the proposed development, would impact the openness of the Green Belt. In doing so, the assessment considers both the spatial and visual dimensions of openness, alongside the anticipated intensity and nature of activity likely to be generated by the development, measures against the existing baseline conditions.
- 4.2. In accordance with Paragraph 155 (a) of the NPPF (2024), the assessment concludes on whether the proposed development would fundamentally undermine the purposes of the remaining Green Belt land when taken together. This overall judgement is set out in Section 3 of the report and takes full account of the proposed mitigation measures, including the redefinition of the Green Belt boundary and the delivery of landscape and boundary treatments designed to safeguard long-term openness.
- 4.3. Green Belt policy is detailed in Chapter 13 of the NPPF (2024) which confirms that the essential characteristics of Green Belts are their openness and permanence. Additional guidance on assessing openness is provided in the Planning Practice Guidance (PPG), paragraph 013 reference ID: 4-013-20250225. This guidance clarifies that the assessment of openness is not fixed but instead requires a case-by-case planning judgement, having regard to the specific circumstances of each proposal. The PPG, informed by relevant case law, identifies a number of considerations that may be relevant when assessing the impact of development on openness. These include but are not limited to:
 - The spatial and visual aspects of openness, including the massing and volume of development
 - The duration of development, and its remediability to return land to its original state or to an equivalent state of openness
 - The degree of activity likely to be generated, such as traffic generation
- 4.4. The assessment of the spatial aspect of openness in relation to the Site is informed by a number of key factors. These include the Site's relationship to the existing settlement edge, the presence of strong, defensible physical features capable of forming a revised Green Belt boundary, and the extent to which development would be perceived as logical and as a contained extension to built-form, rather than an encroachment into open countryside.

- 4.5. The removal of the Site from the Green Belt would have an inevitable impact on the spatial aspect of Green Belt openness, however the proposal would:
- a. Cover only a very small area of North East Derbyshire's Green Belt
 - b. Be physically well-related and connected to the existing settlement edge
 - c. Comprise a logical extension of Grassmoor that is considerate of existing densities and massing
 - d. Include areas of undeveloped land as public open space, incorporating existing planting and enhancing green infrastructure; and
 - e. The new Green Belt boundaries would follow existing physical features on the ground, including the distinctive tree belt along the eastern boundary of the Site and the established hedging on the northern boundary. These boundaries would be further strengthened through additional planting.
- 4.6. The visual openness of the Green Belt considers the visual links of a Site or area such as a Green Belt parcel to the wider Green Belt, intervisibility between settlements, and potential impacts on wider ranging views across the Green Belt.
- 4.7. Due to the Sites contained nature and the surrounding vegetation, topography and settlement edge development, the Site has only limited visual links to the wider Green Belt. The distinctive tree belt along the eastern boundary, mature hedgerow to the north, and the rising landform to the west collectively minimise visibility from more distant locations. From within the wider Green Belt, the Site does not form part of any long-range open views, nor does it function as a visually prominent landscape feature. The limited views available from the golf course and more elevated positions are already characterised by the presence of the neighbouring settlement. The Site is therefore largely visually enclosed, framed by vegetation and adjacent to development, meaning its contribution to perceived openness is already limited.
- 4.8. To further enhance the visual containment of the Site, it is recommended that public open space and structural planting are located to the outer periphery, strengthening the landscape buffer and reinforcing separation from the surrounding countryside.
- 4.9. The sense of visual openness associated within the wider Green Belt landscape would remain materially unchanged with the Site developed and removed from the designation.
- 4.10. It is also pertinent to have regard to the Council's consideration of the Site in the Green Belt Review Part 2 undertaken in 2017. This assessment considered the extent to

which individual parcels met the purposes of the Green Belt as defined in paragraph 143 of the NPPF.

- 4.11. The Site at North Wingfield Road was assessed under parcel reference GRA/GB/004 and was judged to only partially meet the purposes of the Green Belt. Importantly, the Council's Housing and Land Availability Assessment acknowledged the role of the Green Belt in reviewing the suitability of the Site. In this assessment it was noted that:

"The site abuts directly on residential to the west and south and the existing golf course to the north and east limits further development. A development of this Site seems to be a logical extension"

- 4.12. This assessment recognises the Site's highly contained and clearly defined boundaries, as well as its strong physical relationship with the existing settlement edge. The presence of residential development to the west and south, as well as the golf course acting as a fixed edge to the north and east, means that development on the Site would not contribute to unrestricted sprawl or the merging of settlements- Purposes A and B.

5. Golden Rules Statement

5.1. Paragraph 156 of the NPPF 2024 states;

“Where major development involving the provision of housing is proposed on land released from the Green Belt through plan preparation or review, or on sites in the Green Belt subject to a planning application, the following contributions (‘Golden Rules’) should be made:

- a. affordable housing which reflects either: (i) development plan policies produced in accordance with paragraphs 67-68 of this Framework; or (ii) until such policies are in place, the policy set out in paragraph 157 below;*
- b. necessary improvements to local or national infrastructure; and*
- c. the provision of new, or improvements to existing, green spaces that are accessible to the public. New residents should be able to access good quality green spaces within a short walk of their home, whether through onsite provision or through access to offsite spaces”.*

5.2. Paragraph 157 goes on to state;

“Before development plan policies for affordable housing are updated in line with paragraphs 67-68 of this Framework, the affordable housing contribution required to satisfy the Golden Rules is 15 percentage points above the highest existing affordable housing requirement which would otherwise apply to the development, subject to a cap of 50%”

5.3. The below therefore considers the proposed development against each of these rules.

Table 3: Golden Rules Assessment

Rule	Pass/Fail	Commentary
Provision of affordable housing		In accordance with the Golden Rules, the proposed development would deliver approximately 35% affordable housing. This is 15 percentage points above the existing requirement and can be secured through a Section 106 legal agreement.
The provision of infrastructure		It is proposed that the development will include improvements to infrastructure at a local scale. For completeness this is likely to include: • Space for recreation and play • Potential connections into the existing PRow • Green infrastructure links connecting to the existing woodland belt. • Pedestrian and cycle connections throughout the Site and to the wider area
Accessible Greenspace		It is proposed that public open space will be incorporated as part of the development, providing accessible spaces for both new and existing residents. It is also proposed that green infrastructure links will be provided, connecting the Site to the existing woodland belt. In addition, the development would include and strongly promote active travel corridors.

6. Conclusions

- 6.1. This Grey Belt and Golden Rules Assessment has been prepared by Marrons on behalf of Woodall Homes and supports the promotion of Land at North Wingfield Road, Grassmoor.
- 6.2. Revisions to national planning policy have significantly altered the approach to Green Belt. These reforms included a clear mandate for local planning authorities to review Green Belt boundaries where appropriate and the formal introduction of grey belt land.
- 6.3. Following a detailed and robust assessment, it has been concluded that the Site meets the definition of grey belt and demonstrably satisfies all three of the Golden Rules set out in current national policy.
- 6.4. The Site, subject to viability is expected to deliver approximately 35% affordable housing, areas of accessible and useable green space and supporting infrastructure. These benefits represent material public gains which, without development of the Site, would not otherwise be delivered.
- 6.5. Marrons' report on North East Derbyshire's five year housing land supply displays that from November 2026, the Council will be unable to demonstrate a sufficient supply of deliverable housing sites, a position which engages the presumption and carries significant weight in the decision-making process.
- 6.6. This report concludes that the Site meets the definition of grey belt land, that there is a demonstrable need for the proposed development, and that the Site represents a sustainable and logical location for development. At this stage of the process, the proposals are considered capable of delivering all necessary mitigation and planning contributions, including full compliance with the Golden Rules set out in national policy. Taken together, these factors confirm that the proposed development accords with the objectives of the NPPF and represents a sustainable form of development which should be supported.



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