

*Standing at a junction and deciding which direction to walk is a metaphor for life. Its also apt when describing how to select the best Architects Specialising In The Green Belt. Arguably this journal entry will help you find the right direction.*

*Reusing and rethinking space for green belt architects is the basis of a wider philosophy – it is about considering future users and scenarios, building in flexibility and adaptability and responsibly using the resources and opportunities they are presented with as architects. In order to try and meet housing needs as required by the Government, councils are required to fully assess all potential development land. If there are insufficient sites in the urban areas to meet all housing needs, councils must consider Green Belt land in order to assist with this. Getting planning permission to build on the Green Belt may be tricky - but it's certainly not impossible. Last year alone, planning applications to build an additional 35,000 homes on UK Green Belts were submitted and in the past nine years, more than 24,000 homes were constructed on UK Green Belts. The green belt legislation will allow a gap in the streetscene in a green belt settlement to be infilled with new dwelling, and for agricultural buildings, including stables, to be erected (and potentially converted one day). When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations. The Green Belt is a planning policy designation that is used to control the development of land around a built-up area. Its function is to prevent urban sprawl. The extent of the Green Belt in a local area will be set out on a 'Proposals Map' accompanying a local planning authority's adopted development plan document.*



*Architects specialising in the green belt offer a full range of architectural services, from concept and masterplan design for planning stages, through to technical production drawings and full contract administration. Projects include a full spectrum of work from small bespoke conversions for private clients, through to multimillion-pound new build projects for larger corporate clients and developers. With the right guidance and support, many types of*

*work from minor repairs to large extensions to green belt properties are likely to be approved. This process can be assisted by working with a professional planning consultant who will already have good contacts with the Planning team. Certain green belt planners and architects aspire to creating thoughtful, bespoke buildings that provide convenience and enjoyment whilst fitting in with their natural environment. A lot of people aim to buy a plot of unbuilt land and develop two, three or four houses – one for themselves, the others to sell to subsidise their new home. Instinctively, they feel this should be more acceptable than a big developer building 100 houses. But the logic councils are working on is different: if they are going to allow ‘harm’ to the Green Belt, that harm should be balanced by housing a lot of people, rather than just a few. A well-thought-out strategy appertaining to [Green Belt Land](#) can offer leaps and bounds in improvements.*

## **Development Mix And Quantum**

*A Green belt architects' team will provide a bespoke service, ensuring that they match the strengths of their Consultants to each project. Their services provide full monitoring through the application period and attendance at Planning Committee if required. Green Belt policies in development plans should ensure that any planning applications for inappropriate development would not be in accord with the plan. These exceptional cases would thus be treated as departures from the development plan. As conversations around climate change and sustainability have become the “in vogue” thing to talk about, the terms green and sustainable have become interchangeable. The NPPF and NPPG provide policy and guidance to be used when determining planning applications for development to or within the setting of Listed Buildings. Great weight should be given to conserving the heritage asset and proposals resulting in the total loss or substantial harm should only be granted in exceptional circumstances. An application for a building conversion in the Green Belt will require an assessment of the historical development of the site, a full measured survey and a structural survey including a condition survey. Many vernacular buildings suffer structural defects through neglect. In older buildings the construction techniques themselves can cause problems, for example, inadequate foundations, the absence of damp-proofing and cavity walls. Research around [Architect London](#) remains patchy at times.*

*Many of the practices of architecture are about the discipline’s entanglement in contemporary issues. The concept of contemporary is one that is fully implicated in contemporary tradition, practices and ideas. Assessing the impact of a proposal on the openness of the Green Belt, where it is relevant to do so, requires a judgment based on the circumstances of the case. By way of example, the courts have identified a number of matters which may need to be taken into account in making this assessment. England has a severe housing crisis and the greatest need for homes is in London and the south-east – the area that also has the most green belt land. Greater London contains 35,000 hectares (86,450 acres) of green belt land and there are another 75,000 hectares within the M25. Building on just on just a quarter of that land would provide over a million homes – enough to meet London's needs for generations to come. Whatever planning permission you need, relating to Green Belt, equestrian, farming, residential or commercial, green belt architects can resolve the dilemma of whether to appoint planning professionals due to concerns over costs by giving you a fixed price quotation rather than an hourly rate. Green belt architectural businesses love to work closely alongside their clients to achieve their ambitions and will*

*provide the complete range of creativity, technical knowledge, and understanding of best practice construction methods needed to deliver cost-effective, beautiful and sustainable futures. Innovative engineering systems related to [Net Zero Architect](#) are built on on strong relationships with local authorities.*

## **Vision Strategies**

*A green belt architect's strength is the exceptional skills and broad range of experience held by each member. Being a part of a multi-disciplinary practice, they have close working relationships with the other departments that allows immediate dialogue between teams. Some architects have the knowledge and experience to help you with plans to develop your land and buildings in any rural context. They may have a particular track record in supporting clients with gaining green belt planning permission, farm diversification and prior approval applications for agricultural buildings. The approach of some architects is to work with local planning authorities and develop relationships to help your application through the process. They believe that clients' sites deserve fair representation and they work with clients to find the angles to maximise their chances of success and to achieve the most positive outcome. Sustainable architecture designs and constructs buildings in order to limit their environmental impact, with the objectives of achieving energy efficiency, positive impacts on health, comfort and improved liveability for inhabitants; all of this can be achieved through the implementation of appropriate technologies within the building. When submitting a planning application an understanding of the various local policies, requirements and opportunities are critical. This is to ensure that building projects can be approved in a timely and cost-effective manner, enabling high-quality developments and maximising the potential of their clients' sites. Thanks to justification and design-led proposals featuring [New Forest National Park Planning](#) the quirks of Green Belt planning stipulations can be managed effectively.*

*Where development is likely to affect an area of high archaeological potential or an area which is likely to contain archaeological remains, the presumption is that appropriate measures shall be taken to protect remains by preservation in situ. Where this is not justifiable or practical, applicants shall provide for excavation, recording and archiving of the remains by a suitably qualified person in accordance with the Chartered Institute for Archaeologists standards. There are areas of the countryside that have already been subject to previous development pressure which have resulted in adverse impacts on the amenity and character of that locality. Consideration of the cumulative impact of development will be an important consideration in assessing proposals for development in the green belt. The public are interested in buying food produced locally in the Green Belt and many people would like to see more trees planted and more locally grown food in the areas around towns and cities. A significant number would like to be more involved with their local Community Forest or Country Park. With the new challenges of climate change and population growth, Green Belt land could play a more valuable role in this regard. There are occasions when residents and businesses wish to replace an existing building with a new one. National planning policy allows such development providing the new building is in the same use and not materially larger than the one it replaces. In assessing whether a replacement building is materially larger than the existing one and otherwise acceptable in Green Belt terms, the Council will compare their relative sizes and changes in built form. The location of the*

replacement building within the site may also be an important factor. An ecological survey prepared by a suitably qualified and experienced person may be required to be undertaken prior to the determination of a planning application on green belt land, including those involving the conversion, rehabilitation or demolition of an existing building or the removal of trees and vegetation. You may be asking yourself how does [Green Belt Planning Loopholes](#) fit into all of this?

## **Policies, Issues And Opportunities**

A structural survey prepared by a chartered building surveyor or structural engineer is needed in a green belt area in order to determine the structural condition of the buildings and the structural requirements and works required to accommodate the proposed use. The report should demonstrate to the satisfaction of the local council that the building is suitable for conversion. The Council will rely on the structural survey as evidence of the building's suitability for conversion. If you are considering buying a plot in the Green Belt with the idea of developing it, any green belt architect would strongly recommend that you have a feasibility assessment carried out before you commit to the purchase. This could save you substantial amounts of money (and time) in the long run. Recent proposals to change the planning system have once again brought the Green Belt to the fore. Put simply, some commentators have argued that the demand for greater housing supply will only be met if some development takes place in the Green Belt. You can discover extra intel appertaining to Architects Specialising In The Green Belt on this [House of Commons Library](#) web page.

## **Related Articles:**

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