

# GREEN BELT PLAN MAKING SUPPORT

The National Planning Policy Framework (NPPF) places a clear expectation on Local Planning Authorities to review Green Belt boundaries through the preparation and updating of Local Plans, particularly where this is necessary to meet identified development needs. This has reinforced the importance of robust, defensible Green Belt evidence that can withstand examination.

## HOW HYAS CAN HELP

The introduction of grey belt has further strengthened the role of Green Belt assessments in plan making. Grey belt refers to previously developed land and/or other land which does not strongly contribute to Green Belt purposes. Where identified through a robust assessment, such land may provide opportunities to accommodate development without undermining the overall function of the Green Belt. As a result, authorities are increasingly required to move beyond high-level reviews and undertake more detailed, site-specific assessment work to support spatial strategies and allocations.

### SUPPORT FROM HYAS ASSOCIATES

Hyas Associates supports Local Planning Authorities in preparing robust, proportionate and examination ready Green Belt and grey belt evidence. We have a strong track record as trusted advisors and provide a flexible, collaborative service aligned with best practice guidance and evolving national policy. Our team brings together both planning and landscape expertise which ensures assessments are carried out robustly and the landscape considerations for relevant green belt purposes are appropriately addressed.

Our approach is informed by recent project experience, including the preparation of a comprehensive Green Belt Assessment for Pendle Borough Council. This involved developing a clear, defensible methodology, undertaking parcel and site-level assessments, and identifying potential grey belt. We collaborated with the Council to ensure the study sufficiently reflected and addressed local issues.

We can provide support for the following:

- Preparation of Green Belt assessments
- Design and refinement of robust, proportionate methodologies aligned with national policy and PPG
- Identification and assessment of grey belt
- Updating existing Green Belt studies to reflect current policy requirements and development needs
- Interpretation of Green Belt evidence to inform spatial strategies, site selection and allocations
- Quality assurance and peer review of existing Green Belt studies

### Wider Strategic Support

In addition to Green Belt assessments, Hyas provides a range of bespoke services to support plan-making and decision making where Green Belt is a key constraint:

- Strategic advice on exceptional circumstances to justify Green Belt release
- Integration of Green Belt findings into wider evidence base work, including HELAA and site assessment processes
- Advice on the distribution of growth, including balancing Green Belt release with other spatial options
- Drafting and refinement of policy wording relating to Green Belt, safeguarded land and grey belt
- Support on cross-boundary matters, including alignment of Green Belt approaches between authorities
- Advice on Green Belt release associated with strategic sites and new settlements
- Ongoing support through Local Plan examination, including responding to Inspectors' questions and matter statements

We work collaboratively with specialist consultancies where required, allowing us to integrate GIS, landscape and ecological expertise into our projects and provide a fully rounded evidence base.

*"It was a pleasure to work with the friendly team at Hyas on our Green Belt Review. They took the time to understand our needs and demonstrated a genuine interest in the area. They kept a strong focus on the assessment process, challenged us when needed and gave us a final report that was clear and easy to understand."*

*John Halton, Pendle Borough Council, July 2026*

If you are interested please contact:



**Tom James**  
[tom.james@hyas.co.uk](mailto:tom.james@hyas.co.uk)  
07525 027301



**Matt Bowers**  
[matt.bowers@hyas.co.uk](mailto:matt.bowers@hyas.co.uk)  
07835 244254



**Andie Cizkova**  
[andie.cizkovahyas.co.uk](mailto:andie.cizkovahyas.co.uk)  
07519 977522

