

Planning Statement and Green Belt Justification

Proposed Access Road at Baxter Head Farm and Agricultural units, Affetside

on behalf of

Mr and Mrs Jefferson

June 2024

Revision A 18.09.2024

Contents

1. Introduction	1
2. The application proposal	1
3. National and local planning policy	1
4. The Applicants' case and Green Belt Justification	2
5. Summary and conclusion	3

1. Introduction

1.1 This Planning and Green Belt Justification Statement has been produced to support an application for planning permission for the construction of a proposed access road for Mr and Mrs Jefferson who live at Baxter Head Farm, Affetside

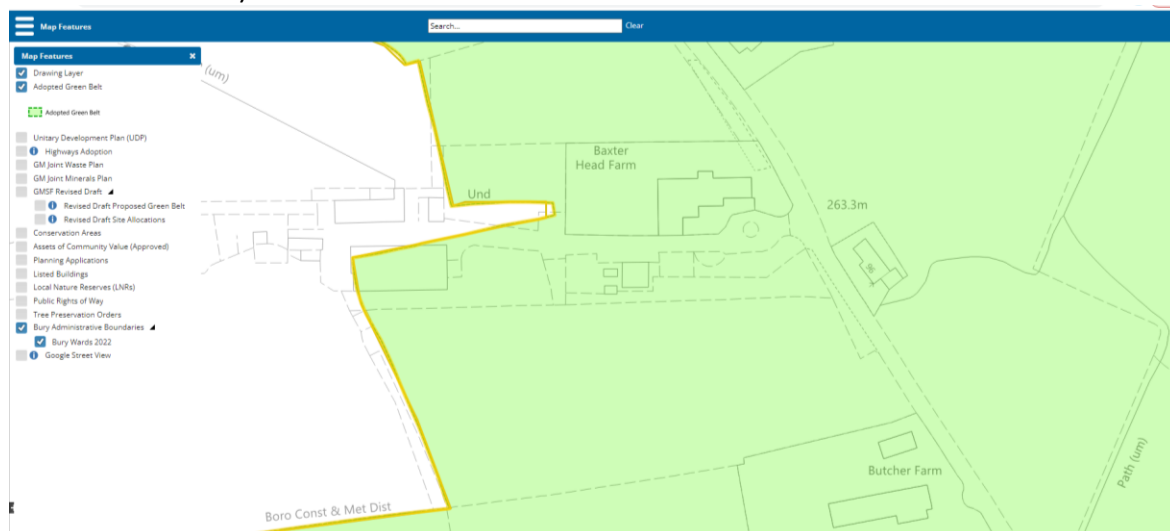
1.2 This Statement has been prepared by Zach Thorp of Thorp Design Services.

1.3 This Statement, has been prepared pursuant to s.62 of the Town and Country Planning Act 1990 (as amended) and Article 4C of the General Development Procedure Order 1995 (as amended), as informed by Circular 01/2006 and CABE Guidance issued in 2006.

2. The Application Proposal

2.1 The Application Proposals are Shown in more detail on the drawings.; they comprise a new access track from Watling Street to the agricultural units at the rear of the dwelling at Baxter Head Farm. Please refer to the Design and Access Statement for more detail on the submitted plans.

The site is designated in the Green Belt according to Bury Council's proposal map (see screenshot below):



3. National, regional and local planning policy

Relevant planning policy has been reviewed to aid the production of the proposals to be considered in this application.

The proposed access is to serve the agricultural units to the rear and without this access they would most likely cease to be used to their full potential as the only alternative access is through a private family property. The conflict of types of use is far from ideal, hence the need for this application.

The National Planning Policy sets out a presumption in favour of sustainable development. Paragraph 11 of the NPPF establishes that for decision taking this means:

- Approving development proposals that accord with an up-to-date development plan without delay; or
- Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless: -

i) The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed.

ii). any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole. The development is within the designated Green Belt as such the presumption in favour of sustainable development applies.

National Planning Policy (December 2023)

This application seeks to provide an access track to enable to existing use of the land as highlighted below in **Para 149**. The development will enable the agricultural barns to come back into use as per **Para 155**.

Paragraph 149 states:

a) buildings for agriculture and forestry;

b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds

and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;

- 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;*
- e) limited infilling in villages;*
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings).*

Paragraph 155 states:

Certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. 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;***
- (e) material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and*
- (f) development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.*

The proposals will preserve the openness of the Green Belt and do not conflict with the purpose of the Green Belt.

Local Planning Policy – Bury Unitary Development Plan (1997)

The Bury Unitary Development Plan (UDP) was adopted on the 29th August 1997. The application site is shown on the UDP proposals map designated within the green belt. There are numerous policies within the development plan that are relevant to the proposal as follows:

OL1/1 'Designation of Green Belt' establishes the Green Belt boundaries in the borough.

OL7/2 'West Pennine Moors' seeks to reduce any possible detrimental effects development may have on the important character of the land designated within the policy area.

EN1 'Built Environment' aims to protect, preserve and enhance the character appearance and amenity of the Borough's built environment.

EN6 'Conservation of the Built Environment' states that the Council will retain, protect and enhance the natural environment of the Borough, in relation to areas of ecological, wildlife and geological importance.

EN8 'Woodland and Trees' supports the retention of trees in the Borough and encourage new tree planting.

EN9 'Landscape' seeks to protect, conserve and improve the landscape quality of the Borough, and encourages the enhancement of landscapes, where appropriate.

Places For Everyone (PfE)

Policy JP-S2: Carbon and Energy of The Places for Everyone Joint Development Plan Document (PfE):

The application is for the formation of a track to access agricultural buildings to the rear of Baxter Head Farm. No part of the proposal relates to the construction of a new building or dwelling.

The track is to be constructed sustainably, with porous tarmac allowing for good drainage, proposed to the first 15 metres from Watling Street, but informal materials – gravel or similar - from the new field gate up to the existing field access.

There is no proposal for vehicle charging as the proposal is not residential and the nature of the vehicles in use at the farm do not run on electric power.

4. The Applicant's case and Green Belt Justification

4.1 The proposals will not affect the openness of the green belt as the proposed road from the gate will be a field track and no built form is proposed. The application proposals are very minor in nature and a safe access point has now been identified from Watling Street, unlike the previous proposal for this access.

4.2 The proposals will not impact on the purpose of the green belt, due to the land topography and the materials that have been chosen for the track. The proposal fully accords with the existing use and nature of the site and surrounding farms and properties.

4.3 The access road of approx. 15m will be constructed in permeable tarmac to ensure a safe bound surface adjoining the adopted highway. From the new gate, the track will be constructed with an informal material, gravel or similar, which will blend into the surroundings and provide a permeable yet solid surface for vehicles to access the agricultural buildings behind Baxter Head Farm. The track does not need to be gravel for the full width, the central area can remain as grass. The track, due to its elevation and proximity to neighboring properties, should not be visible.

4.4 The proposal is not to raise the land as such the proposed road will run and fall either at the same gradient or a reduced gradient to what is existing.

4.5 National and regional policies have been considered during the design process. In line with policy the development will not have a detrimental effect on public views including in proximity to buildings of architectural or historic importance. The proposed track is not close to any scheduled listed buildings or conservation areas and the materials are similar to other locations in Bury MBC, it is believed that the relevant policies have been satisfied.

4.6 Whilst it is acknowledged that 7 trees will be lost at the access point, this is the most sensible location for visibility and the trees will be replaced with 20 trees as per the ecology report.

5. Summary and Conclusion

5.1 The application proposals respect relevant national and local planning policies. In terms of design, they are suited to their agricultural setting, and the proposal causes no detriment to the openness of the Green Belt or its function.

5.2 Planning permission is respectfully requested, subject to appropriate conditions.