

**Engineering works for a slurry pond on agricultural land at Twine Valley Farm,
Church Road, Shuttleworth**

GR380191;417645

Part retrospective

Planning Statement



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Prepared by Hartley Planning and Development Associates Ltd

The proposed development

The proposal is for a pond for the storage of slurry at Twine Valley Farm which is principally a cattle farm.

Slurry would be collected from the adjoining agricultural buildings for use on the landholdings of the applicant and his close family and would be taken by tanker for fertilising the owners and family's land

The reason for the proposed development is to counter the increasing costs of buying in fertiliser.

While the pond has mainly been constructed, it is not yet in use for slurry storage. It has an oval, conical shape approximately 4 metres deep with 2 metre high post and deer netting around its rim. It has a hardcore stone base with a 2mm thick black plastic liner to make the pond impermeable and with approximately 45 degree slopes.

The site is within the Green Belt



Planning history

On 7 July 2017 permission was granted on appeal for a building for the storage of silage plus a slurry tank on the site (Appeal no. APP/T4210/17/3172551)(LPA ref: 60962). Details are submitted with the application. The building has not been completed

The Main Issues

The main issues are (i) whether the proposal would be inappropriate development in the Green Belt, having regard to relevant development plan policies, the Framework and the effect of the proposal on the openness of the Green Belt; (ii) the effect of the development upon the character and appearance of the area, and (iii) whether any harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations so as to amount to very special circumstances required to justify the proposal.

Whether inappropriate development

The Greater Manchester Places for Everyone Joint Development Plan Document (2024) (PfE) policy JP-G9: reiterates the 5 purposes of the Green Belt as set out in national policy, including checking the unrestricted sprawl of large built up areas, the prevention of towns merging into one another and to assist in safeguarding the countryside from encroachment.

As there is no change of use of the application land, the proposed development would not be contrary to its aims.

The National Planning Policy Framework 2024 (the Framework) notes at paragraph 142 that *‘the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence’*.

Paragraphs 154 and 155 state that development in the Green Belt is inappropriate unless one of a number of exceptions applies including *‘engineering operations’* provided they preserve its openness and do not conflict with the purposes of including land within it .

The application proposal would not conflict with the purposes of including land in the Green Belt as it relates to an existing farm complex and it cannot be said to adversely affect openness as it is set down below surrounding land levels, other than the surrounding 2 metre high deer netting.

Therefore, the proposed development would not amount to inappropriate development in the Green Belt. No harm would be caused to openness or to any of the purposes of the

Green Belt. There would be no conflict with the Green Belt requirements of the Framework, and it would accord with policy JP-G9 of the PfE.

Character and appearance

The land would remain in agricultural use and would not be visible from the public realm.

The fencing and planning would assimilate with the existing character and appearance of the area.

Other Matters

Biodiversity net gain (BNG)

A BNG metric is submitted with the application.

Conclusion

The proposals would not amount to inappropriate development in the Green Belt. No harm would be caused to the purposes of the Green Belt, or to the character and appearance of the area. Instead of manure being stored in a heap it would be stored in a purpose made lagoon.