

Planning Statement and Green Belt Justification

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

on behalf of

Mr and Mrs Jefferson

Jan 2023

Thorp Design Services

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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 road from Watling Street to the rear agricultural units at Baxter head Farm

3. National, regional and local planning policy

National Planning Policy

150. 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.

4. The Applicant's case and Green Belt Justification

4.1 The Application Proposals are not inappropriate to the green belt.

4.2 In any event, it is clear that the Application Proposals will not impact on the purpose of the green belt, as set out in the Core Strategy.

4.3 The Road causes no harm visually to the green belt as it is against a line of trees and it is also at one of the highest points in Affetside so will not be seen from neighboring properties in the area.

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 was existing.

4.5 The proposal shows Tarmac as the finish for the road – This material has been chosen as it will be porous for good water drainage as well as allowing all forms of vehicles to access the agricultural units to the rear.

5. Summary and Conclusion

5.1 The Application Proposals respect relevant national and local planning policies. In terms of design, they reflect the very best, and it causes no harm.

5.2 Planning permission should therefore be granted, subject to appropriate conditions.