

**Application for the demolition of a large chicken shed and its replacement with
larger building . Sillinghurst Farm, Castle Hill Road, Bury. BL9 6UN**

Ref: DT.040126.A

Planning Statement



January 2026

Prepared by Hartley Planning and Development Associates Ltd

The proposed development

Sillinghurst Farm is a large, intensive poultry unit with several large agricultural sheds housing the birds..

The proposal is to demolish one of the older units and to replace it with a larger building with the same character and appearance of the other adjoining agricultural buildings.

The existing building is set in an area of mown grass

The proposed building would be used for or the same purposes as the existing building to be replaced ie for the housing of birds. It would be larger than the existing building and would be sited on the same site as the existing building, extending onto part of the adjoining

The land is in the Green Belt

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 National Planning Policy Framework 2025 (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 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’.

Paragraph 154 states that development in the Green Belt is inappropriate unless one of a number of exceptions applies including ‘ buildings for agriculture and forestry’.

In such circumstances the Framework does not require any assessment of the impact upon openness or upon the purposes of Green Belt.

Therefore, the proposed development would not amount to inappropriate development in the Green Belt.

Character and appearance

The land would remain in agricultural use, and the proposed replacement building would have the design and appearance of the adjoining agricultural buildings used for the same purpose: -



Other Matters

Biodiversity net gain (BNG)

A BNG metric and an ecological appraisal are submitted with the application.

Drainage

As the proposed development is for a replacement agricultural building in the same general location as the existing building, the existing drainage arrangements would continue

External materials

External materials would replicate those in the buildings directly opposite and within the farm unit

Conclusion

The proposals would not amount to inappropriate development in the Green Belt. No harm would be caused to the character and appearance of the area.