

Arthur Lane Nurseries

30th June 23.

Arthur Lane
Arusworth 1 Bl2

Planning App No 69737.

"Further justification for proposed development within the
Green Belt is Car Park Extension"

Introduction

In addition to the information provided in the 'Space Planning Statement' detailing the 'personal situation regarding the family run business, local employment and specific needs to extend the car park the following information has been requested in order to cover the issue of the development within the green belt and to provide specific reference to planning policies to justify the development etc.

• SPD 8 New buildings/associated development in Green Belt

• As Para 1.1. "Green belt serves as an important function in preventing urban sprawl is vital in the maintenance of sustainable communities in the Bury Area

• As Para 3.2 PPG2 recognises the positive role that land identified as being in the green belt has in providing opportunities for access to open areas for the urban population including outdoor recreation

• Para 3.4 considers the making of any material change in use of land as inappropriate UNLESS the proposal maintains the openness, which the car park extension does!

• Para 4.3 All proposals are assessed with regards to traffic considerations... The proposal to extend

the car park is sold to improve the situation with regards to additional on site parking to reduce and alleviate highway safety issues of recent months.

- PARA/Appendix OL1/5. As stated "the development such as 'car parks' will be inappropriate unless the proposed maintains 'open-ness' and does NOT conflict with the purposes of land in the Green Belt such as it is existing / long established 'use and can be justified and NOT considered inappropriate' as long as it maintains the openness of the Green Belt and NOT conflict with Green Belt Policy under Policy OL1.

Unitary Development Plan

- OL1/5 'the development in the green belt would not be appropriate should it be harmful to the openness' and conflict with Green Belt policies of OL1 - the extension of the existing car park at the premises would in no way be an inappropriate development and would NOT conflict with Green Belt policies.
- OL6 "functional - country-side Recognition of the conflicting pressures on countryside areas and the need to balance the benefits that the Arthur Lane site offers to the community as a whole including the need to protect the value of the countryside etc. And the justification of the needs to consider 'Existing Needs' and appropriate uses ... etc.

- OL6/1 Recreational Value - seeks to encourage certain land uses, to conserve its interest / setting and includes its attraction to visitors (from urban areas) And the potential for appropriate rural economic activities.

- OL7 - Special open land Areas - special consideration of land areas which can fulfil specific functions.
OL7/2 - West - Pennine Moors: the council will seek to control and manage recreational activities and public access to reduce possible detrimental effects on the area and the site of the proposal is located to the south of the west - Pennine moors plan as adopted in 1985 which stretches from H. Clonburn Moor to Ambworth and has become a traditional recreation area for local people, increasing numbers of visitors with the advent of greater car-ownership and was designed to avoid conflict between such recreation areas and other uses etc.

- National Planning Policy Framework section 13 Part 137 to 151 - Protecting Green Belt land

- to prevent urban sprawl and keep land open.
- When considering planning applications LPA need to ensure that there will be no harm to the green belt as is the case with this proposal - the proposed car park area to be extended lies within the with the village of an existing business site.
- The provision of appropriate facilities in connection with the existing use of land / change of use of land (ie car park) as long as the facilities preserve the openness of the green-belt and will not conflict with the purposes of including land - within etc. 149(a)
- Partial development of previously developed land as 149(g) will not cause substantial harm to the openness of the Green Belt to use previously developed land
- 150(e) Material change in use of land for outdoor purposes such as recreation / retail etc.

