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Our ref: 21.2513

Land Adjacent 6 Bentley Lane  
Bury  
BL9 6RZ

## **GREEN BELT ASSESSMENT**

### **Land Adjacent to 6 Bentley Lane, Bury. BL9 6RZ – PLANNING REF NO: 67808**

#### **INTRODUCTION**

The proposal seeks planning permission for the erection of 3 new dwellings along Bentley Lane, Bury, BL9 6RZ. The site is located Bentley Lane from Walmsley Old Road, Bury. The area surrounding the site is semi rural and Bentley Lane is the only access route to the proposal site. A short row of stone built terrace dwellings sit adjacent to the site to the East and a small hamlet of stone and brick dwellings is located to the West of the site. While the area itself is considered semi-rural, until recently the area to the south of the site offered a large commercial site with two large portal frame buildings and HGV access and parking, this site has since been demolished to make way for a new housing development by Barratt Homes.

Warmsley Old Road provides the main access / branch point to the strategic highway network in the area by connecting Nangreaves to Warmsley Road and subsequently Bury town centre.

#### **ASSESSMENT**

The erection of 3 new dwellings to the proposal site has previously been approved following a successful reserved matters application ref: 67808. The new full plans application seeks slight changes to original approval, the changes consist of the inclusion of new parking areas to the front of the approved dwellings; as a result of the parking areas, the proposed dwelling positions have been altered to be 4.8m further into the site than originally approved during application 67808 but no alteration to size and scale of the development has been made.

Local and national planning policy seeks to restrict development within the Green Belt to the limited types of development which are deemed appropriate by national planning policies unless very special circumstances can be demonstrated.

National green belt policy outlines that the Green Belt will be protected from inappropriate development in order to maintain the framework of open land separating and surrounding the urban areas of the borough. Paragraphs 143 and 144 of the NPPF also states that, as with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Given the above and given no change has been made to the approved dwellings, it is considered that the inclusion of parking areas to the front of the proposed dwellings do not contribute in any way to urban sprawl within the green belt and that the inclusion of double driveways in the position illustrated on the submitted site plan does not in any way impact the green belt and no special circumstances are required for the inclusion of the parking areas.