

Design & Access Statement

Greenbelt Statement

Abode Architecture Ltd

ABODE

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Land at Leigh Lane, Elton, Bury

Introduction

This Greenbelt Statement has been prepared by Abode Architecture and accompanies the planning application for the construction of a two new high quality lodges.

This document seeks to provide further detail upon the mitigation of the possible effects upon the greenbelt and positive impact brought forward by the development as a whole.

The design of the new dwelling seeks to bring two modest lodges of high quality within the identified clearing on the plot off Leigh Lane, the design and proposed materials have been carefully selected for the properties to blend seamlessly with their surroundings.

This document should be read in conjunction with the submitted architectural drawings and reports.

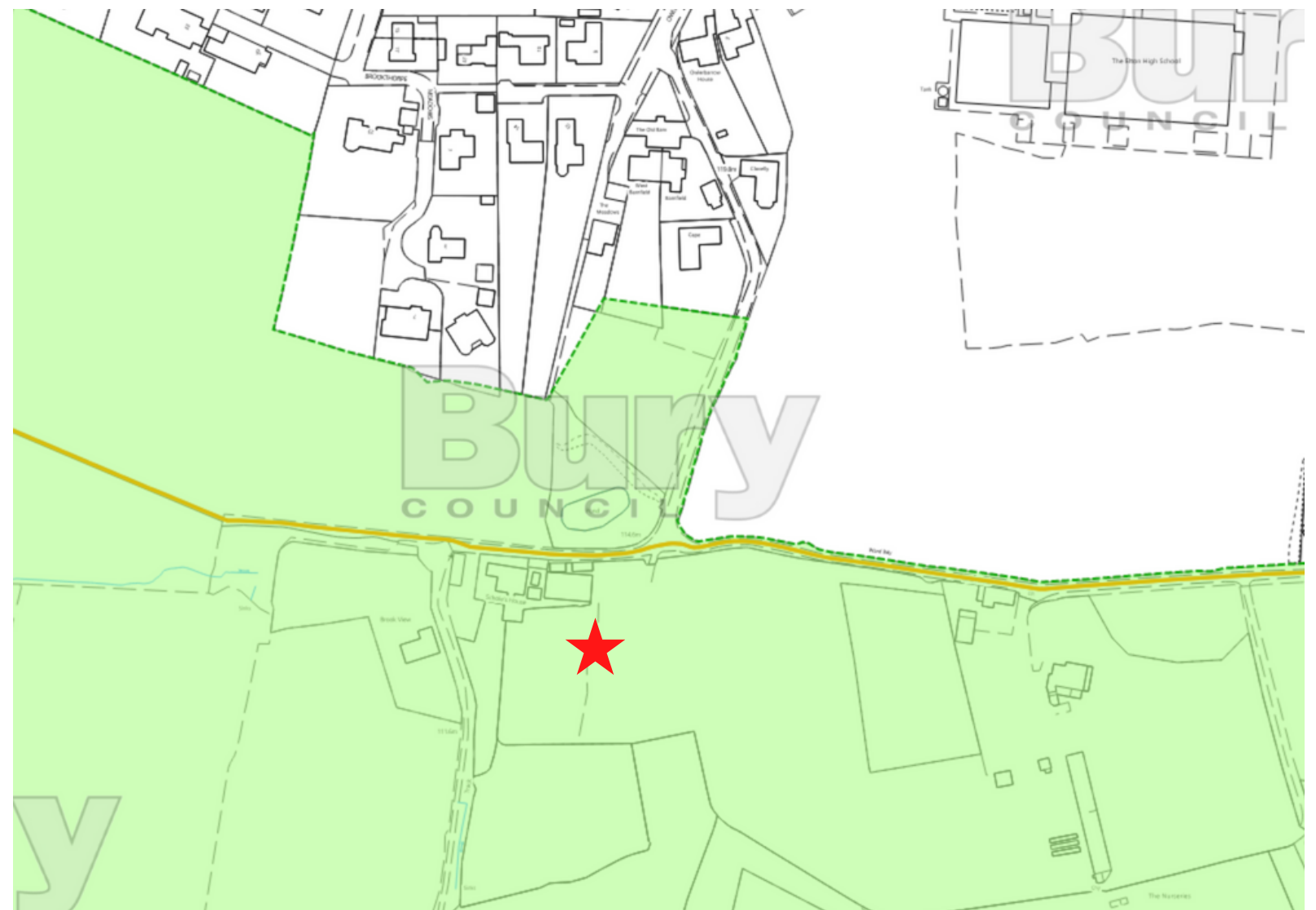
Planning Policy

OL1 - GREEN BELT

The Council will maintain a Green Belt, ensuring that it fulfils the following strategic purposes:

- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns from merging into one another;
- c) to assist in safeguarding the countryside from further encroachment;
- d) to preserve the setting and special character of historic towns;
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Map extract (right) shows the development site in context with the green belt boundary taken from Bury Councils current mapping.



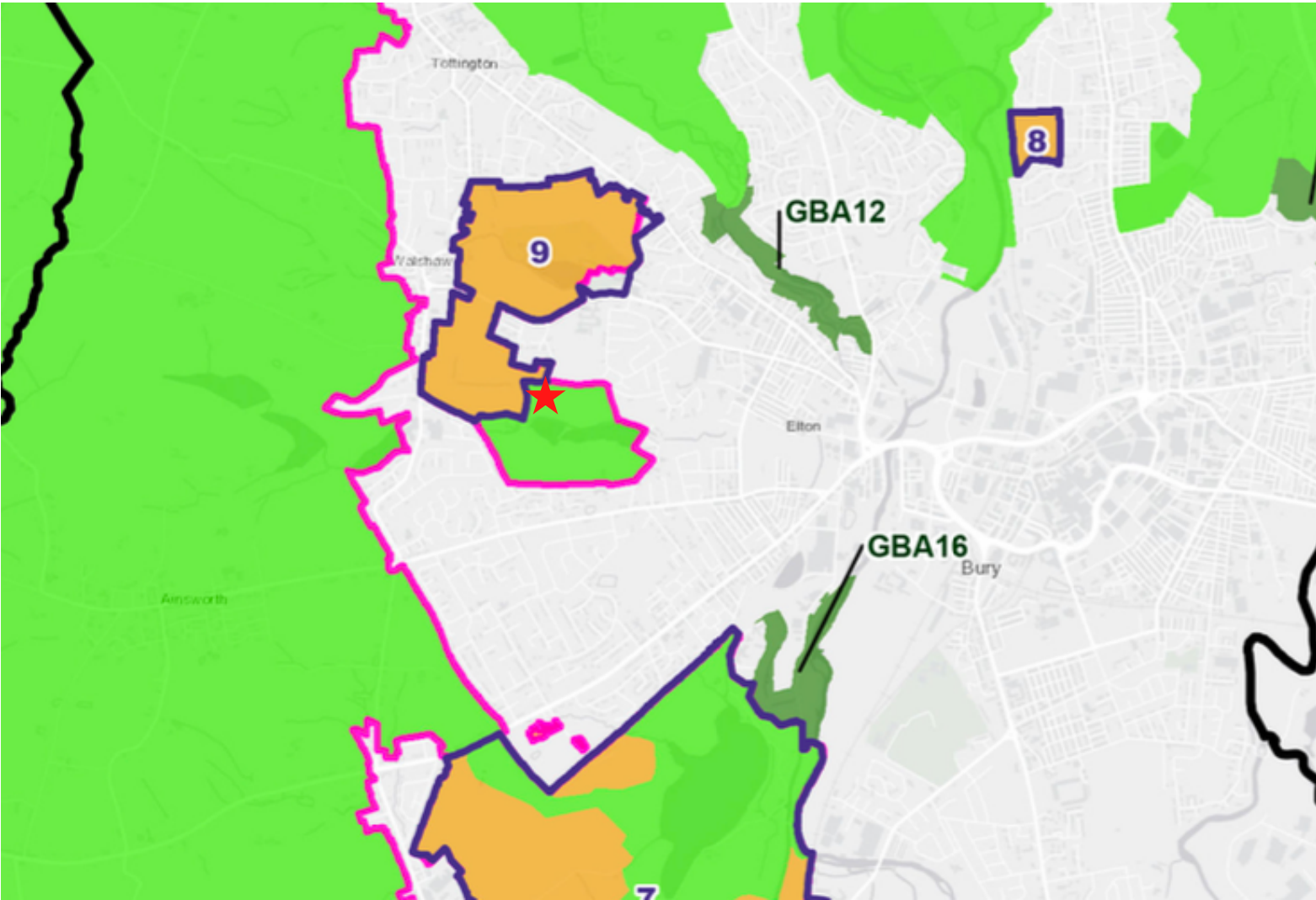
LOCATION

the land at Leigh Lane sits approximately 30m within Bury's Greenbelt boundary, within a small clearing off Leigh Lane to the North. The site sits to the East of two existing detached dwellings Brook View and Schole's House. To the East of the site sits a now disused nursery and number of dilapidated properties and structures.

THE PROPOSAL

The proposals seek to develop a small area of greenbelt with the remaining surrounding landscape being retained and upgraded utilising native planting which will be left with modest hard landscaping and emphasis upon retaining and improving the existing habitats and natural planting. The proposal seeks to enhance the existing landscape and improve biodiversity as outlined within the Bury Local Plan on land that as it present host to invasive species while simultaneously repairing damaged land.

As the current neighbouring plots are utilised for residential purposes and that the land identified as greenbelt is a small portion that was retained as part of the release of GM09 the site sits within less than 100m of GM09 which denotes a 64.13 hectare allocation of land to be released.



SPECIAL CIRCUMSTANCES

The justification for the use of the land off Leigh Lane sits largely in parallel with the the justification of the release of GM9

"3.70 Allocation GM9 is located in an area of the SGBA that is entirely contained by urban development. While this land is open, and so plays a role in checking unrestricted sprawl, its containment limits this contribution. Release of the allocation would further contain the Green Belt to the south, limiting the contribution of this area to Purpose 1. However, the remainder of SGBA 10, which is separated from this area by existing urban development, would not be affected by release of the allocation."

"3.75 Release of allocation GM9 would remove the existing gap between the neighbouring towns of Bury and Tottington. Although the two are partially merged elsewhere, the Green Belt land within this sub-area nonetheless still contributes to some retention of separate settlement identities."

The proposals seek to develop upon all possible mitigating factors outlined within the Green Belt study documents -

- Utilise dips in the landform, including existing tree / woodland cover to integrate new development into the landscape.
 - The position of the properties has been selected to sit to the far end of the plot, in natural clearings concealed by existing retained trees, the site also falls to the south with the properties sitting approximately 3.5m lower than Leigh Lane.
- Protect and enhance semi-natural habitats and networks, including pockets of ancient and riparian woodland, patches of dry heath and acid grassland, remnant semi-natural grasslands, ponds and flashes.
 - As proposed within the landscape design and botany survey the site will have enhanced natural landscapes and include improvements to the habitats outling within the ecology reports.
- Ensure any new development does not dilute the strong field patterns associated with the landscape.
 - The site is positioned South of all open fields and will not dilute the pattern of fields
- Design-in the introduction of SuDS to any new development, particularly adjacent the Greater Manchester River networks.
 - SuDS will be incorporated as part of the designed scheme.

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