

Green Belt Assessment

Calderbrook Alpacas, Todmorden Road, OL15 9LY

Alpaca Stables

SITE

The site is bordered to the north by arable land and moorland, to the east by a drain, holiday cottages and moorland, to the west by the Rochdale canal, residential properties and moorland and to the south by the Rochdale canal, canal drain, woodlands, moorlands, a pond, and a reservoir with residential properties further afield.

PROPOSAL

The scheme is for the demolition of a temporary structure and an existing shed being used as stables and the construction of a larger single storey, timber clad replacement stable.

GREEN BELT POLICY

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these policies should be applied. Section 13 of this document outlines how Green Belt land is to be managed by stating: 'Green Belt serves five purposes:

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

The proposal does not contravene any of the five purposes of Green Belt.

Section 13, Paragraph 149 provides guidance for applicants and local authorities as to whether the proposed construction of a new building in the Green Belt can be considered as appropriate and states:

'A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception and
- e) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
 - not have a greater impact on the openness of the Green Belt than the existing development; or
 - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.'

The exception relevant to the proposals of this application is exception clause a) 'buildings for agriculture and forestry'; the proposal is for a new permanent stable to replace the existing temporary structures currently used, as such the proposed stable is considered to be an agricultural building in accordance with Paragraph 149(a) set out above and is therefore considered to be an exception to inappropriate development.

GREEN BELT ASSESSMENT

It is considered that the that the proposal would not represent inappropriate development in the Green Belt. The development is classed as an exception to inappropriate development in the Green Belt under Paragraph 149(a) of the NPPF and would not lead to any harm of the Green Belt.