New Dwelling on Green Belt land adjacent to Whittle Fold Farm, Whittle Lane, Heywood. OL10 2RD

for and on behalf of

Ms Lucinda Docker

April 2022

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1. Introduction

1.1 This Green Belt Justification Statement has been produced to support an outline application for planning permission for the construction of a new dwelling adjacent to at Whittle Fold Farm, Whittle Lane, Heywood OL10 2RD ("the Application Proposals") for Ms Lucinda Docker ("the Applicant") who lives adjacent..

1.2 The Application Proposals are "anchored" on the Applicants' property at Whittle Fold Farm ("the Property"), described in more detail in the Design and Access Statement.

2. The Application Proposal

2.1 The Application Proposals are described in more detail in the Design and Access Statement.; they comprise the construction of a new dwelling on Green Belt land adjacent to Whittle Fold Farm Whittle Lane, Heywood. OL10 2RD

3. National planning policy

NPFF Paras 79 & 80 states
Para 79 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

Para 80 Green Belt serves five purposes:

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

Para 89. A local planning authority should regard the construction of new buildings as inappropriate in Green Belt.
Exceptions to this are:
If it can be argued that the proposed site can be judged to be on the urban edge in character & with no harm to it's settings, can make a contribution to the existence of exceptional circumstances in this case.

4. The Applicant's case and Green Belt Justification

4.1 The Application Proposals are considered ***not*** inappropriate development as it can be argued that the proposed site can be judged to be 'on the urban edge' in character.

4.2 In any event, it is clear that the Application Proposals will have no impact on the purpose of the green belt.

4.3 It is argued that the proposed site can be judged to be on 'the urban edge' in character & with no harm to it's settings, should make a contribution to the existence of exceptional circumstances in this case.

4.4 The approach to be adopted in determining any application is always the balancing of policy with all other material considerations. The Applicant considers that they comply with all relevant policies, so that planning permission should in any event be granted.

4.5 Thus in this case:-

4.5.1 Clear boundaries are provided by existing roads, woodland, hedgerows, and other physical features. and can be considered to contribute to a sensible and well-defined boundary more likely to bolster the permanence of the green belt and provide a more robust barrier to future encroachment.

4.5.2 The new dwelling - Whittle Green Farm is located in the Green Belt, but could be judged to be on the urban edge in character, particularly as the proposed parcel of land for the new dwelling is already surrounded on two /three sides and by the M62 motorway on the fourth side by existing buildings and a proposed new dwelling to be constructed on the lane.

4.5.3 It should be noted that the proposal will be laid out within a garden setting with extensive areas of open space and opportunities for landscaping both across the site and along its boundaries. Further landscaping is also proposed to screen the development from Whittle Lane. The combination of a low density, low rise development together with high-quality landscaping would serve to mitigate harm arising as a result of this development in the Green Belt.

5. Summary and conclusion

5.1 The application proposals respect relevant national and local planning policies. In terms of design, they reflect the best, and it causes no harm.

5.2 Outline Planning permission should therefore be granted, subject to appropriate conditions.