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**Property Services
Technical & Building Surveying**

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PLANNING SUPPORT STATEMENT GREEN BELT



Panning Application for Fencing & Gates

Site; Crossgates Primary School

Kiln Lane

Milnrow,

Rochdale

OL16 3HB

1.0 Introduction

- 1.1** This Planning Statement relates to a planning application submitted to Rochdale Council for the installation of new gates and fencing around the perimeter of Crossgates Primary School, Milnrow, Rochdale.
- 1.2** The application is submitted on behalf of Rochdale Council, School Service who are providing the Capital Funding for this work, RBC Technical & Building Surveying are the agent for this project.
- 1.3** The site constitutes a previously developed site in the Green Belt comprising of a substantial Primary School which has been extended with playgrounds and playing field and as such the principle of development on the site has been already been accepted.
- 1.4** The proposed development seeks Planning consent for the installation of 2.4M high HiSec 358 security fencing with double gates and pedestrian gates powder coated in green around the perimeter of the site.

1.5 Background

- 1.6** This planning application is on the basis of a previously developed site which would not have a greater impact on openness of the Green Belt and as such the site constitutes previously developed land.

Site Location

- 1.7** The site is located on Kiln Lane, Milnrow, Rochdale which is located on the boundary of estates.
- 1.8** The existing Primary School is a single storey building with playgrounds and school playing fields to the side and rear of the school

The Proposed Development

- 1.9** The Proposed of the planning application are to remove the existing fencing around the site and replace it with 2.4m HiSec 358 security fencing around the boundary of the school, to provide extra safeguarding provisions and to provide separate access for the children to the school entrance, separate from the carpark.
- 1.10** Further details are shown on the supporting plans etc submitted with the application.

The Planning Application

- 1.11** This statement describes the application site and proposed development
- 1.12** This statement will fully justify the development proposals for the subject site
- 1.13** On the basis of the information provided in this statement, the associated supporting documents and on the application drawings, a presumption in favour of development can be maintained in this particular instance
- 1.14** The planning application is supported by a package of information including:
 - i. Completed application forms, with all certificates signed and dated;

- ii. Plans prepared by RBC Property Services, Technical & Building surveying;
- iii. Design and Access Statement prepared by RBC Property Services, Technical & Building surveying ;

2.0 Protecting Green Belt Land

2.1 The application site is located within the defined Green Belt. The essential character of the green belt is its openness. The Green Belt serves the following 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.

2.2 Given the location of the site and existing land use the role of the green belt in this location is limited in terms of the five purposes listed above.

3.0 Summary

3.1 As such the proposal is not considered to have any impact on the openness of the Green Belt in this location.