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1. Introduction and Proposals

Introduction

ebrdesigns.com Ltd are instructed by Mr & Mrs O’Sullivan to prepare this Design and Access Statement incorporating Green Belt Impact Assessment, to support their planning resubmission at: -

Land at Meadowgate Farm, Cob Kiln Lane, Urmston, M41 9LB

The statement should be read in conjunction with the following documents: -

- Trafford Council completed application form & CIL questionnaire.
- Existing buildings
- Existing plans
- Existing elevations
- Proposed plans
- Proposed elevations
- Site plan
- Location plan
- Visuals x 4
- Bat survey & great crested newt report
- Arboricultural report
- Highways report
- Flood risk and drainage report
- Landscaping plan and visual impact assessment
- Phase 1 ground report

Proposals

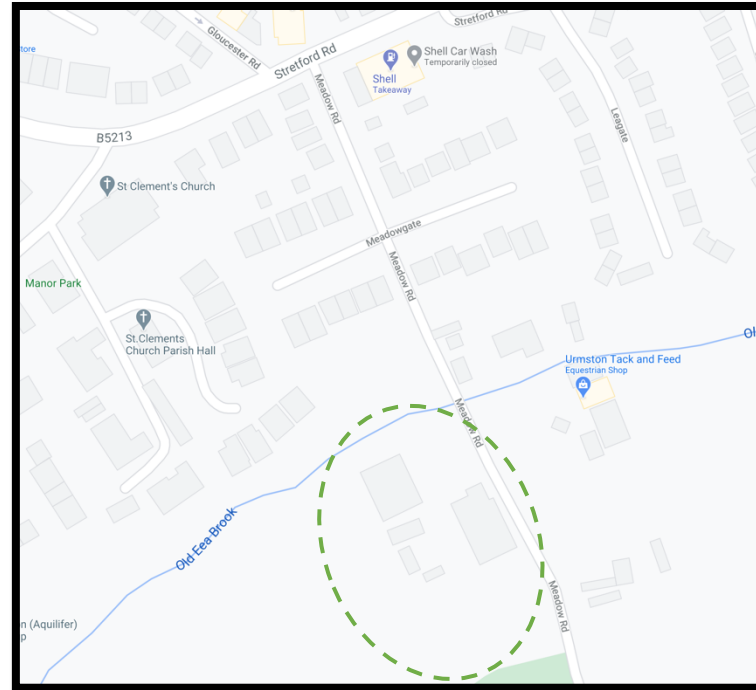
The planning application is for the erection of a single storey children’s nursery (max 125 children) with associated parking and landscaping works following the demolition of all existing buildings.

This application is a resubmission following application ref 103260/FUL/21.

2. Location

The application site is located circa ½ mile to the south of Urmston town centre.

Positioned on Cob Kiln Lane, at the bottom of Meadow Road, the site has greenbelt status being located adjacent to the meadows.



Location Plan

3. Site description

The application site comprises a detached industrial building and a number of stable buildings on a plot size of circa 0.9 hectares.

The stables are rented out to private individuals with the operation managed by tenants/licensees of the land.

The land is relatively flat in topography and is bisected by Cob Kiln Lane.

As part of the proposals all existing buildings will be taken down.



View within site

4. Aerial Imagery



Aerial view looking north west



Aerial view looking south east

5. Photographic Survey



View to existing buildings



View to existing buildings



View to existing stables



View to existing stables



View to existing stables



View across riding area



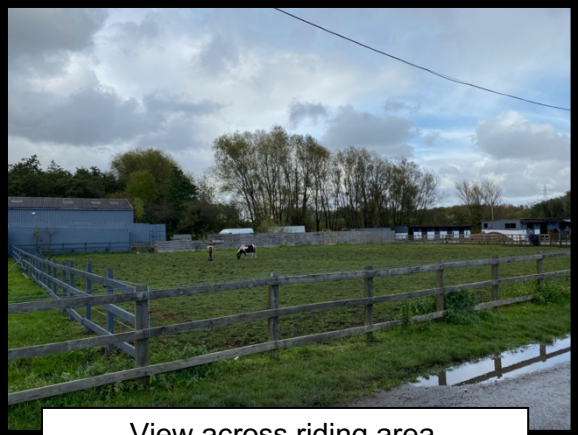
View down Cob Kiln Lane



View down Cob Kiln Lane



View looking south east



View across riding area



View to existing stables



View across riding area

6. Planning history

A search of Trafford's online planning portal has revealed the following historic applications: -

Application reference	Description	Decision
93241/OUT/17	Outline application for the demolition of the existing structures and the erection of 49no dwellings.	Application withdrawn
100060/PIP/20	Application for permission in principle for the erection of 8no dwellings following the demolition of existing buildings.	Application withdrawn
103260/FUL/21	Erection of children's nursery with associated parking and play areas and erection of stable blocks and amendment to external riding areas, the latter two elements for the retained livery use, following demolition of existing buildings and stables.	Application withdrawn

The latest application (103260FUL/21) was withdrawn in March 2021 to address a number of issues which were raised during the application process, namely:-

- 2-storey nature of the proposals
- Impact on openness and urbanisation
- Vehicle intensification
- Flat roof element

The current application has therefore been prepared to specifically address these areas of concern.

In summary, the proposals have been significantly scaled down by:-

- Reducing to single storey
- Reduced numbers from 150 children down to 125.
- Reducing floor area, footprint and volume and hence impact on openness
- Removing all previous proposed stabling
- Reduced parking spaces
- Reduced play space allocation
- Significantly increasing landscaped areas

7. Planning Policy & Greenbelt Assessment

- A summary of the planning history for the site is provided above in Section 6.
- The site is largely utilised for equestrian use confirmed within the application for *“Certificate of lawfulness for continued use of building for the general retail sale of tack, horse riding equipment, feed and other equestrian items, including sale and delivery off site, and the continued use of adjoining building for the storage and distribution of hay, animal feed and straw, in association with retail sales”*, approved in November 2006.
- The planning history illustrates that all buildings and structures on site, including stables, retail and storage facilities, and outdoor sand arena are lawful developments, as such the site constitutes as previously developed land.

PLANNING POLICY

- In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, the application must be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise.
- In addition to the statutory Development Plan, supplementary planning guidance, the National Planning Policy Framework (NPPF) published in February 2019 and National Planning Policy Guidance (NPPG) are given weight in the planning balance.

The Development Plan

- The adopted Development Plan comprises:
 - Trafford Council Core Strategy (Adopted January 2012)
 - Saved Policies within the Revised Unitary Development Plan (UDP) (Adopted June 2006)

- The site is not within a Neighbourhood Plan Area.
- The application site is allocated within the Green Belt, New Open Space/Outdoor Recreation Allocation, Area of Landscape Protection, River Valley Floodplain and Wildlife Corridor. The site is also within Flood Zone 2 and adjacent to Flood Zone 3.

The Core Strategy

- Relevant policies are summarised to enable the proposed development to be assessed against them.
- **Policy L7 Design** ensures that development is of design quality that is appropriate in its context; be functional; protecting amenity and public safety whilst being fully accessible.
- **Policy R2 Natural Environment** ensures that proposals protect and enhance the landscape character, biodiversity, geodiversity and conservation value of its natural urban and countryside assets having regard not only to its immediate location but it's surroundings; and protect the natural environment through the construction process.
- **Policy R3, Green Infrastructure** seeks to enhance the quality of green infrastructure in the Borough, as well as providing biodiversity improvements.
- **Policy R4 Green Belt** provides protection to the Green Belt from inappropriate development. New development, including buildings or uses for a temporary period will only be permitted within these areas where it is for one of the appropriate purposes specified in national guidance, where the proposal does not prejudice the primary purposes of the Green Belt set out in national guidance by reason of its scale, siting, materials or design or where very special circumstances can be demonstrated in support of the proposal.
- **Policy R5 Open Space, Sport and Recreation** addresses deficiency in quality and quantity of open space and indoor/outdoor leisure facilities. Developers will be required to provide to encourage the use of open space and sports/recreation facilities, where appropriate, including the provision for children/young people providing equipped place and teenage provision.

- **Policy L4, Sustainable Transport and Accessibility** provides policies to encourage sustainable transport and retain the safety of the highway network. Policy L4 also provides maximum standards of car parking (Appendix 3 of the Core Strategy) with guidance provided by the supplementary planning document. The maximum standards for day nurseries are set out in paragraphs 1.16 and 1.17 below.

Trafford's Revised UDP

- The adopted Development Plan comprises the Trafford Council Core Strategy and Revised UDP. Most policies have been superseded, but some are saved and are summarised to enable the proposed development to be assessed against them.
- **ENV10 Wildlife Corridors** states that proposals will be examined to ensure that new development will contribute to the effectiveness of corridors and they will not be destroyed or impaired. This policy has been partly replaced with Core Strategy Policy R2 but is given some weight.
- **C4 Green Belt** allocates land within the Green Belt to restrict development and retain openness. This policy is partly replaced by Core Strategy Policy R4 but is given some weight.

Other Material Considerations

Supplementary Planning Documents

- **SPD3 Parking Standards and Design (February 2012)** sets out the **maximum** supply of parking, other than disabled parking, that should be provided by new development.
- For creches, day nurseries and day centres, identified as Use Class D1 (Non-residential institutions) should have 1 car parking space per staff. Drop-off spaces to be determined on a case-by-case basis. However, parking on site included staff and drop off will usually be assessed as 2 spaces for 10 children, 3 spaces for 20 children and then an additional 2 spaces per an additional 10 children.
- Where the total of car parking bays are up to 200 bays, 3 disabled parking bays/6% of total capacity (whichever is greater) should be provided or 4 bays/4% of total capacity (whichever is greater) where there are over 200 total parking bays.
- The parking standards requires a maximum of 2 bicycle spaces for new development under Use D1. A maximum of 1 bicycle space per 4 staff

- and 1 bicycle space per 200 sqm for visitors should be provided.
- For motorcycles parking, new development under Class D1 should provide 1 space per 10 staff.
- **PG5 Day Nurseries and Playgroups (revised 1991 and Sept 1997)** relates to planning considerations for development that is for the purpose of providing childminding services. The key matters for the development of day nurseries and playgroups are noise and disturbance from outdoor play and generated traffic; highway safety and convenience; and the effects of the area's appearance from new buildings, signs and parking.
- The guidance recognises that 90% of children travel to and from private day nurseries by car with typical arrivals being 8:00-9:30 hours and departures 15:30-18:00 hours.
- It is suggested in the document that sites are considered suitable where they are situated on sizable areas with long road frontages , well screened with boundary landscaping and set back from the road to mitigate cars parking on the road.
- **PG30 Landscape Strategy (2004)** provides additional guidance on the landscape within Trafford. The application site is identified within an Area of Landscape Protection, which was formerly linked to policy ENV17, and now Core Strategy Policy R3 (see above). The site is within the character area identified as River Meadowland, and the guidance requires new development to respond sensitively to this character. The retention and restoration of hedgerows is encouraged, as is any enhancement of biodiversity. The visual unity of the river valley corridors should be conserved.

National Planning Policy Framework (NPPF)

- The National Planning Policy Framework (2019) sets out the central role of the planning system, which is to contribute to the achievement of sustainable development. At the core of the Framework is the presumption in favour of sustainable development (NPPF Paragraph 11).
- Paragraph 121 (b) states that local planning authorities take a positive approach to applications which seek to make more effective use of sites that provide community services such as schools and hospitals and maintains or improves the quality of service provision and access to open space.

- The NPPF highlights the importance of protecting the Green Belt. Paragraph 134 sets out the five purposes of the Green Belt:
 - 16. To check the unrestricted sprawl of large built-up areas;
 - 17. To prevent neighbouring towns merging into one another;
 - 18. To assist in safeguarding the countryside from encroachment;
 - 19. To preserve the setting and special character of historic towns; and
 - 20. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- When assessing proposals local planning authorities should ensure that substantial weight is given to any harm to the Green Belt and any proposal that will be inappropriate within the Green Belt will not be permitted except in very special circumstances (NPPF Paragraph 143 and 144).
- National policy provides for exceptions to Green Belt policy, and criteria (g) of Paragraph 145 allows for the 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.

National Planning Guidance (NPPG)

- National Planning Policy Guidance (NPPG) considers the challenges faced by new development that are at risk of flooding and are in a rural setting.
- Development that will be located in areas at risk of flooding should ensure that the development is flood resilient and safe for all uses by

- appropriately seek flood risk management opportunities to mitigate the risk of flooding on site (Paragraph: 001 Reference ID: 7-001-20140306).
- Where development is located within the Green Belt, the NPPG states that the impact the development will have on the openness of the Green Belt should be assessed. When assessing the impact on the openness of the Green Belt, the local planning authorities should consider the spatial and visual aspects of the proposal in relation to the Green Belt and the amount of activity likely to be generated (Paragraph: 001 Reference ID: 64-001-20190722).

Greenbelt Justification

- *Within the Green Belt restrictive policies generally apply. The site comprises previously developed land. Paragraph 145 of the Framework states that new buildings are inappropriate in the Green Belt, unless they fall within the given list of exceptions. As noted above, one such exception is the partial or complete redevelopment of previously developed sites which would not have a greater impact on the openness of the Green Belt than the existing development.*
- *In order to enable a robust assessment of the proposed development, the following table compares the dimensions of the existing and proposed development for ease of reference.*

	<i>Existing</i>	<i>Proposed</i>	<i>% change</i>
<i>Footprint</i>	842sq.m	627sq.m	<i>-25%</i>
<i>Volume</i>	3,600cu.m	2,951cu.m	<i>-18%</i>
<i>Height (max)</i>	6.7m	6.3m	<i>-6%</i>

- *The proposed development would result in a substantial reduction in building footprint (by 25%), gross building volume (by 18%) and a reduction in maximum building height of 8%.*
- *There are also improvements in both quality and quantity of landscaped areas and we refer to the visual impact assessment as prepared by Barnes Walker.*
- *In summary, the submitted proposal involves the redevelopment of a previously developed site. It seeks to positively to improve the openness of the Green Belt in line with Policies R2 and R4 of the Core Strategy, Policy C4 of the UDP and material considerations including the NPPF.*

8. Design / Design Development



Previous proposal (withdrawn)



Revised proposal (single storey)

The proposed development has been significantly reduced from its original scheme and is now single storey in its entirety.

Furthermore, the previously proposed stables have been completely removed so circa 2/3 of the site are now to be comprehensively landscaped with only circa 1/3 being subject to development and this development is sited approximately where the existing largest building is positioned.

However, the proposed nursery building is lower than the existing building and it has been demonstrated by Barnes Walker's visual assessment that the impact on openness is a positive one from both public and private viewpoints.

Proposed materials are timber cladding elevations under standing seam roof with aluminium/uPVC fenestration which are considered to be appropriate in this location.

Whilst there are detailed landscaping / external works, it is expected that any approval would be conditioned with materials to be subject to further approval.

9. Landscaping



Landscaping Plan

Barnes Walker (landscape architects) were instructed to prepare a comprehensive landscaping scheme to accompany this resubmission to address /concerns over the original application raised by the LPA.

It is acknowledged that the existing site is untidy and in need of enhancements and so the strict remit was to create a high-quality landscaping scheme which provides improvements at all levels.

Their landscape design proposals are included with this submission together with a visual assessment which concludes *“Overall, there would be improvements to the amenity of the views from both public and private viewpoints and the openness of views would also be enhanced”*.

We would therefore contend that this enhancement of the openness associated with this revised scheme demonstrates the necessary improvements to justify this sympathetic development in the greenbelt.

10. Access

A highways and transport report was prepared by SCP Transport and their report is included with the planning resubmission.

The parking layout, bike provision and highway matters generally have all been designed in accordance with provision contained therein.

It is envisaged that private waste contractors will be instructed to collect all refuse and will be maintained on an annual contract.

11. Conclusion

This statement has been prepared to support a full planning resubmission planning application submitted to Trafford Borough Council following the withdrawal of application ref 10326/FUL/21.

The application is submitted in full detail and seeks approval for the erection of a children's nursery (max 125 children) and the erection of stable facilities.

The application site is presently untidy and has suffered from a lack of maintenance and upkeep for some time.

Whilst located in the greenbelt, it provides an unattractive industrial building in a setting of low-quality landscaping which is clearly at odds with its potential and greenbelt position.

The proposed development presents an opportunity to provide a high-quality and sustainable community building combined with a comprehensive landscaping scheme which improves the openness of the greenbelt by virtue of lower roof heights, reduced building volumes and footprint.

All practical considerations (highways, biodiversity, landscaping, trees, flood risk etc) have been considered with specialist consultants having been instructed to consider these issues and comments made by the LPA during the original submission and any recommendations have been taken on board in terms of layout/design etc and we consider this resubmission represents a policy compliant scheme and one that offers vast improvements to the environment and ecological system generally.

We therefore kindly request the application is approved without delay.