

# **CALDERDALE LOCAL PLAN**

## **POST STAGE 2 MIQ SCHEDULE OF MINOR BOUNDARY CHANGES TO GREEN BELT PAPER**

**Calderdale Metropolitan Borough Council**

**Version 1**

**9th September 2020**

## **POST STAGE 2 MIQ SCHEDULE OF MINOR BOUNDARY CHANGES TO GREEN BELT PAPER**

The production of this paper has been necessitated following receipt of the Inspectors Pre-hearing Questions for Stage 2 of the Examination into the Calderdale Local Plan dated 27 May 2020. The questions contained a number of queries primarily relating to matters due to be covered by the Stage 2 hearings. Specifically, the 2 questions detailed below raise issue with the robustness of the Green Belt boundary and the possible need for coincidental changes to the Green Belt following the allocation of sites LP1409 and LP1618 for development:

Matter 13: Site LP1618 – Land west of Huddersfield Road, Brighouse question d): If the site is released from the Green Belt, is the Council satisfied that the remaining Green Belt boundary between the site and housing allocation LP1451 would be robust? Or are consequential changes needed to the Green Belt in this locality?

Matter 18: Site LP1409 – e): The proposed amendment to the Green Belt boundary would result in Green Belt to the north and north-east of the site being surrounded by built development. Would consequential Green Belt changes be necessary in these locations?

Whilst the Council performed a tidy up exercise of the Green Belt prior to the submission of the Local plan, the results of which are detailed in the Schedule of Minor Boundary Changes to Green Belt Paper (CC48), a number of new sites have been added to the Local Plan since this time resulting in further Green Belt anomalies or irregularities. The Council has therefore carried out a further tidy up exercise of the Green Belt to include the queries raised by the Inspector regarding the robustness of the Green Belt boundary in close proximity to sites LP1451 and LP1618 and the additional sites added to the Local Plan.

The results of this exercise are documented in this paper and should be read in context with the Council's Technical Paper on Exceptional Circumstances for the release of Green Belt (EV09) and its addendum (CC38); Schedule of Minor Boundary Changes to the Green Belt (CC48); Chapter 19 of the Calderdale Local Plan and relevant MIQ answers concerning the Green Belt (Examination Hearing Statements HS12 – HS20).

Each location where consequential Green Belt changes have been identified is shown on the accompanying maps with a detailed justification provided in Table 1: Green Belt Boundary Changes.

Table 1: Green Belt Boundary Changes

Site Ref	Longitude	Latitude	Minor/Major	Reason for Change
GBDMIQ01	407008	426745	Major	A large inlier of Green Belt would be created in the proximity of Long Lane and Larch Close, Wheatley should site LP1409 be allocated for development. It is considered more appropriate to delete this area of Green Belt in order to create a strong and defensible Green Belt boundary.
GBDMIQ02	414470	421002	Major	The combined impact of allocating garden suburb LP1451 and employment site LP1618 will be that the employment allocation is surrounded by Green Belt. In turn, this will create an anomaly whereby a small area of poorly performing Green Belt will remain to the North and East of the Employment Allocation. It is considered more appropriate to delete this area of Green Belt as it no longer satisfies the purposes of including land in Green Belts as defined in the NPPF.
GBDMIQ03	408669	420995	Minor	A small area of isolated Green Belt would be created to the rear of 275 and 277 Saddleworth Road, Greetland should site LP0177 be allocated for development. It is considered more appropriate to delete this small area of Green Belt as it no longer satisfies the purposes of including land in Green Belts as defined in the NPPF.
GBDMIQ04	409078	420833	Minor	A small area of isolated Green Belt would be created adjacent to Black Brook, Greetland should site LP0177 be allocated for development. It is considered more appropriate to delete this small area of Green Belt as it no longer satisfies the purposes of including land in Green Belts as defined in the NPPF.
GBDMIQ05	408965	420988	Minor	A small area of isolated Green Belt would be created to the rear of 6 Woodfield Drive, Greetland should site LP0177 be allocated for development. It is considered more appropriate to delete this small area of Green Belt as it no longer satisfies the purposes of including land in Green Belts as defined

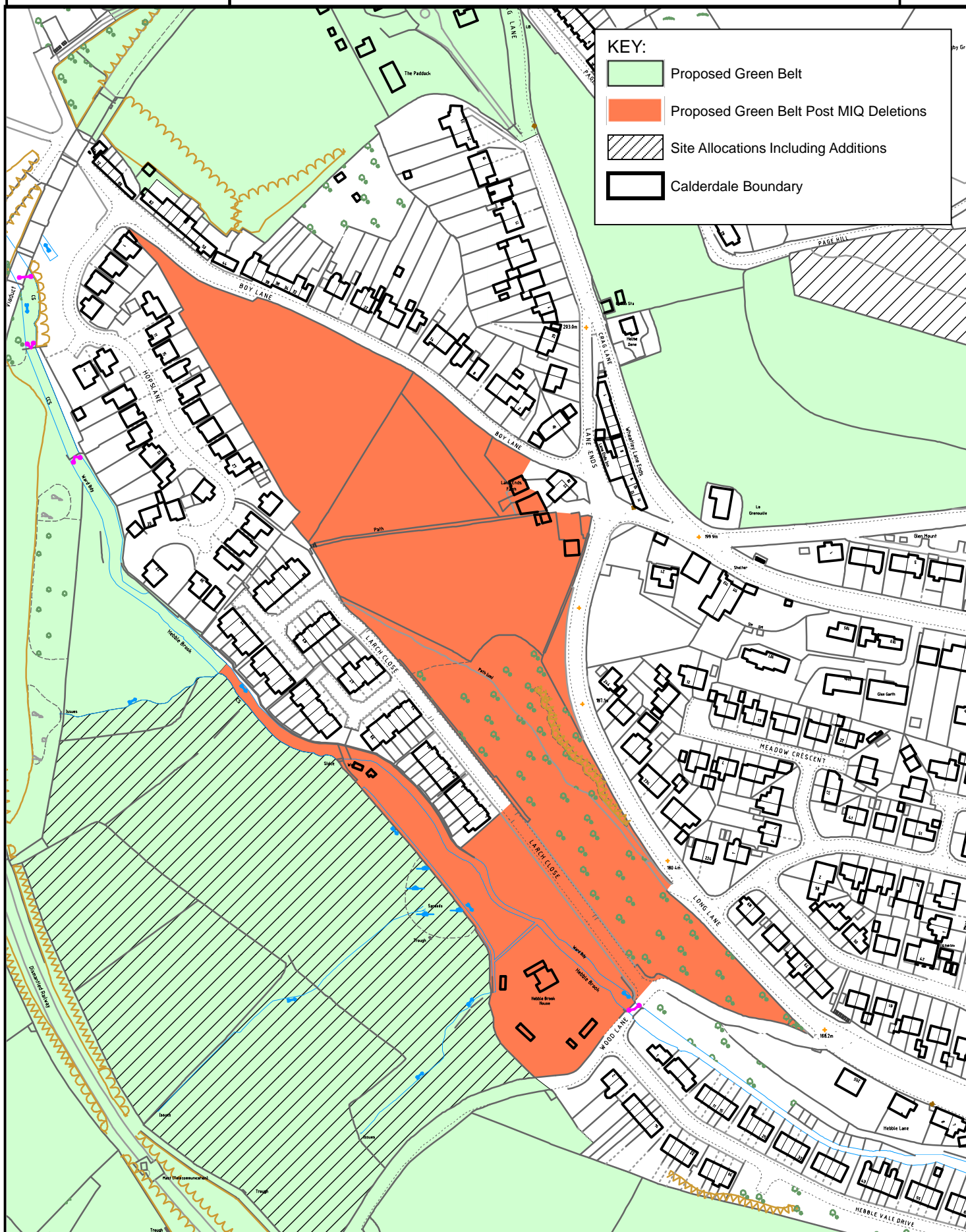
				in the NPPF.
GBDMIQ06	408893	421018	Minor	A small area of isolated Green Belt would be created to the rear of 201 Saddleworth Road, Greetland should site LP0177 be allocated for development. It is considered more appropriate to delete this small area of Green Belt as it no longer satisfies the purposes of including land in Green Belts as defined in the NPPF.
GBDMIQ07	408343	420899	Minor	A small inlier of Green Belt would be created to the South East of 23 Silverdale Terrace, Greetland should sites LP0177 and LP1625 be allocated for development. It is considered more appropriate to delete this small area of Green Belt in order to create a strong and defensible Green Belt boundary.
GBDMIQ08	411003	427363	Minor	A narrow strip of Green Belt would be created to the North West of Upper Hall View, Northowram should site LP0766 be allocated for development. It is considered more appropriate to delete this area of Green Belt as it no longer satisfies the purposes of including land in Green Belts as defined in the NPPF.
GBDMIQ09	407838	420969	Minor	A small inlier of Green Belt would be created along Saddleworth Road, Greetland should sites LP0026 and LP0952 be allocated for development. It is considered more appropriate to delete this small area of Green Belt in order to create a strong and defensible Green Belt boundary.
GBDMIQ10	408150	420860	Minor	A small inlier of Green Belt would be created along Ellistones Lane, Greetland should site LP0952 be allocated for development. It is considered more appropriate to delete this small area of Green Belt in order to create a strong and defensible Green Belt boundary.
GBDMIQ011	406658	426881	Minor	A small area of isolated Green Belt would be created to the North of the Maltings, Halifax should site LP0983 be allocated for development. It is considered more appropriate to delete this small area of Green Belt as it no longer satisfies the purposes of including land in Green Belts as defined

				in the NPPF.
GBDMIQ012	412482	429143	Minor	A small area of isolated Green Belt would be created in the proximity of Windmill Farm, Shelf should sites LP1034, LP1035, LP1036 and LP1037 be allocated for development. It is considered more appropriate to delete this small area of Green Belt as it no longer satisfies the purposes of including land in Green Belts as defined in the NPPF.
GBDMIQ013	411577	428075	Minor	A small area of isolated Green Belt would be created in the proximity of Hud Hill Farm, Shelf should site LP1044 be allocated for development. It is considered more appropriate to delete this small area of Green Belt as it no longer satisfies the purposes of including land in Green Belts as defined in the NPPF.
GBDMIQ014	411591	428002	Minor	A small area of isolated Green Belt would be created in the proximity of Hud Hill Farm, Shelf should site LP1044 be allocated for development. It is considered more appropriate to delete this small area of Green Belt as it no longer satisfies the purposes of including land in Green Belts as defined in the NPPF.
GBDMIQ015	410797	421722	Minor	A small area of isolated Green Belt would be created in the proximity of Woodlands Road, Elland should site LP1567 be allocated for development. It is considered more appropriate to delete this small area of Green Belt as it no longer satisfies the purposes of including land in Green Belts as defined in the NPPF.
GBDMIQ016	405099	420051	Minor	A small area of isolated Green Belt would be created in the proximity of Jackson Lane, Barkisland should site LP1602 be allocated for development. It is considered more appropriate to delete this small area of Green Belt as it no longer satisfies the purposes of including land in Green Belts as defined in the NPPF.
GBDMIQ017	407890	421099	Minor	A small inlier of Green Belt would be created to the West of Trenance Gardens, Greetland should site LP0026 be allocated for development. It is

				considered more appropriate to delete this small area of Green Belt in order to create a strong and defensible Green Belt boundary.
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# Appendix 1:

Green Belt Boundary Change Location Plans



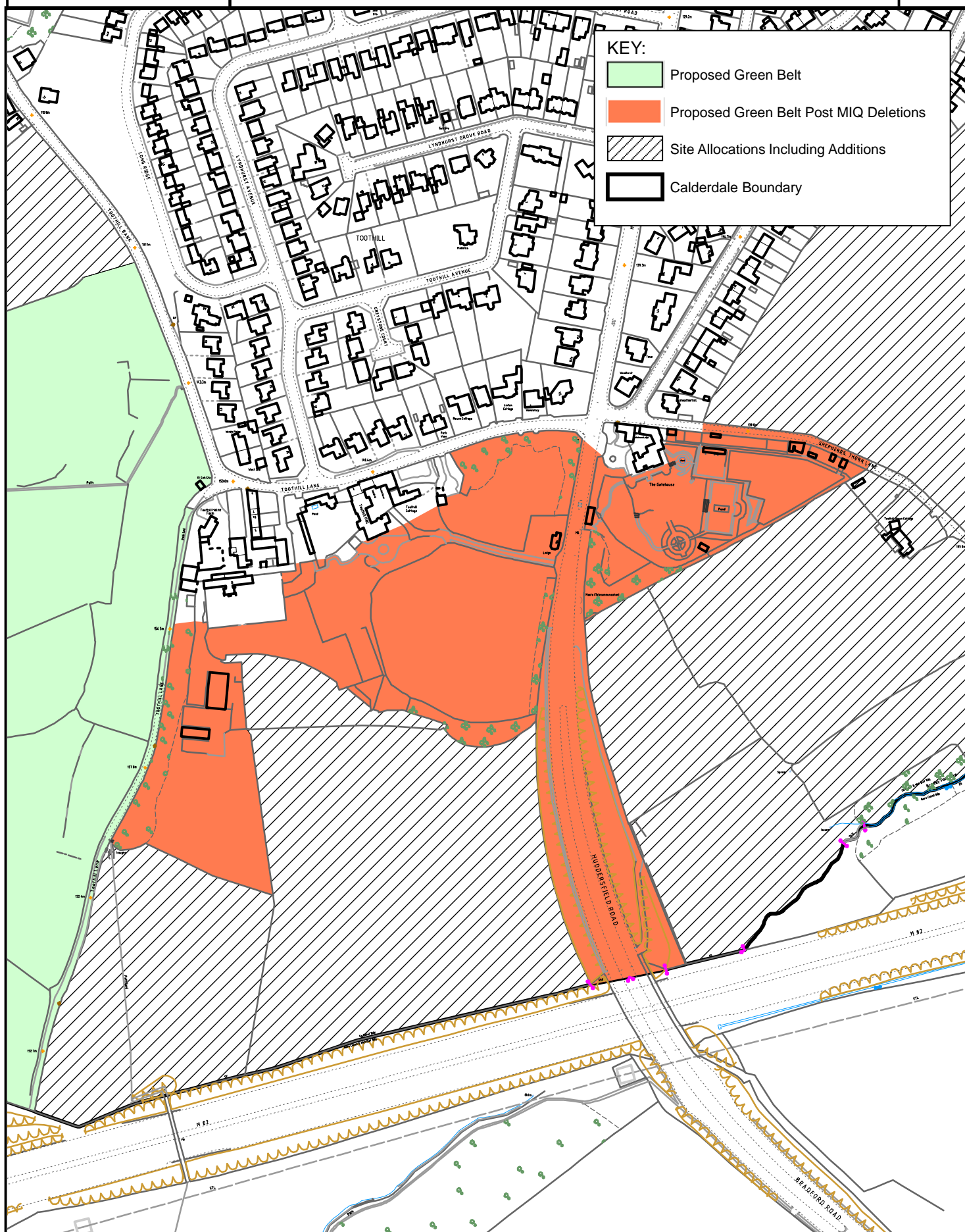


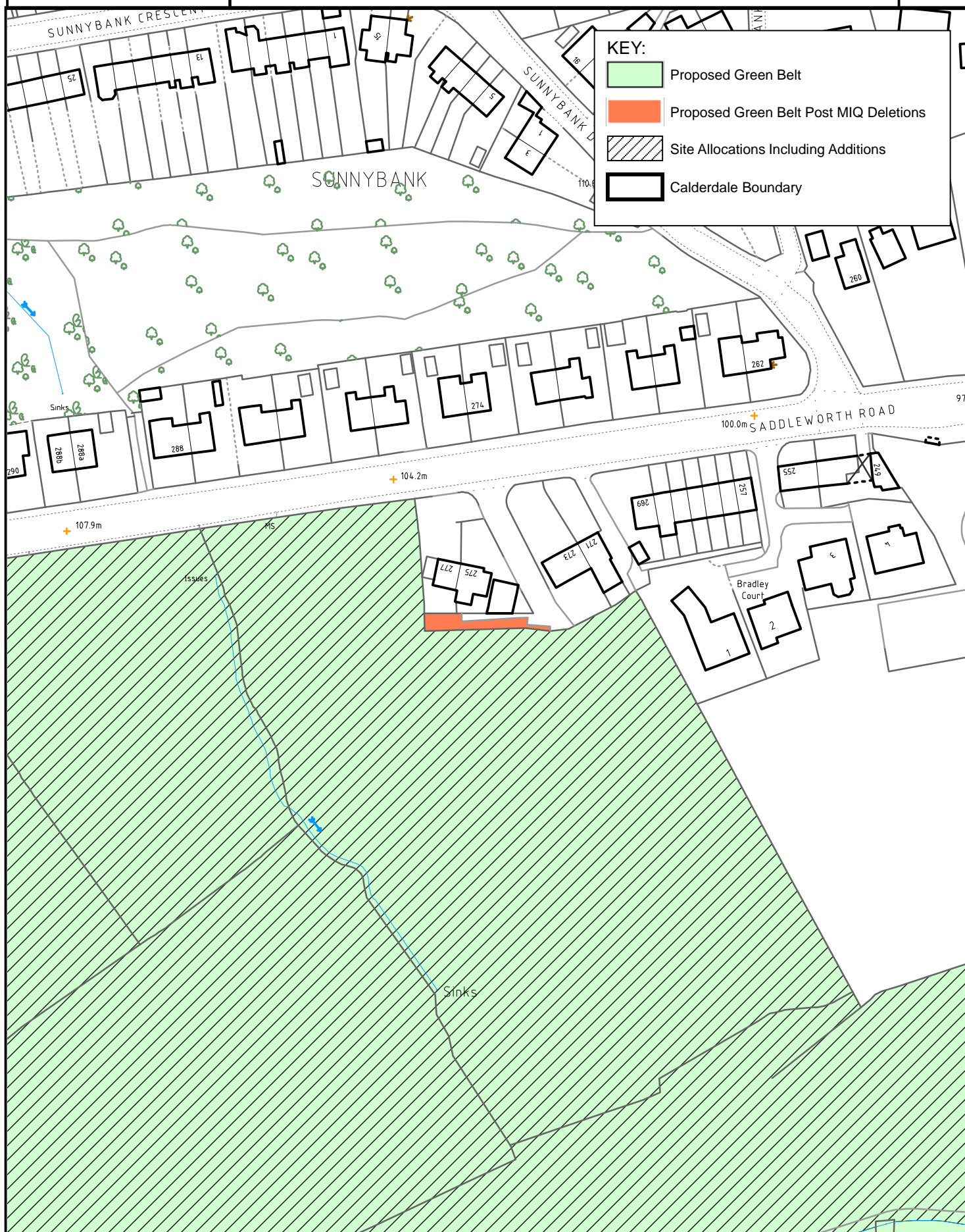
# Minor Changes to the Green Belt Site GBDMIQ02



## KEY:

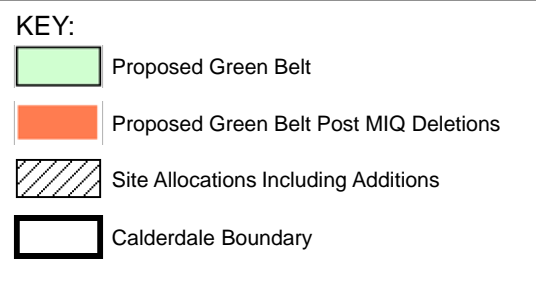
- Proposed Green Belt
- Proposed Green Belt Post MIQ Deletions
- Site Allocations Including Additions
- Calderdale Boundary





# Minor Changes to the Green Belt Sites GBDMIQ04, GBDMIQ05, GBDMIQ06

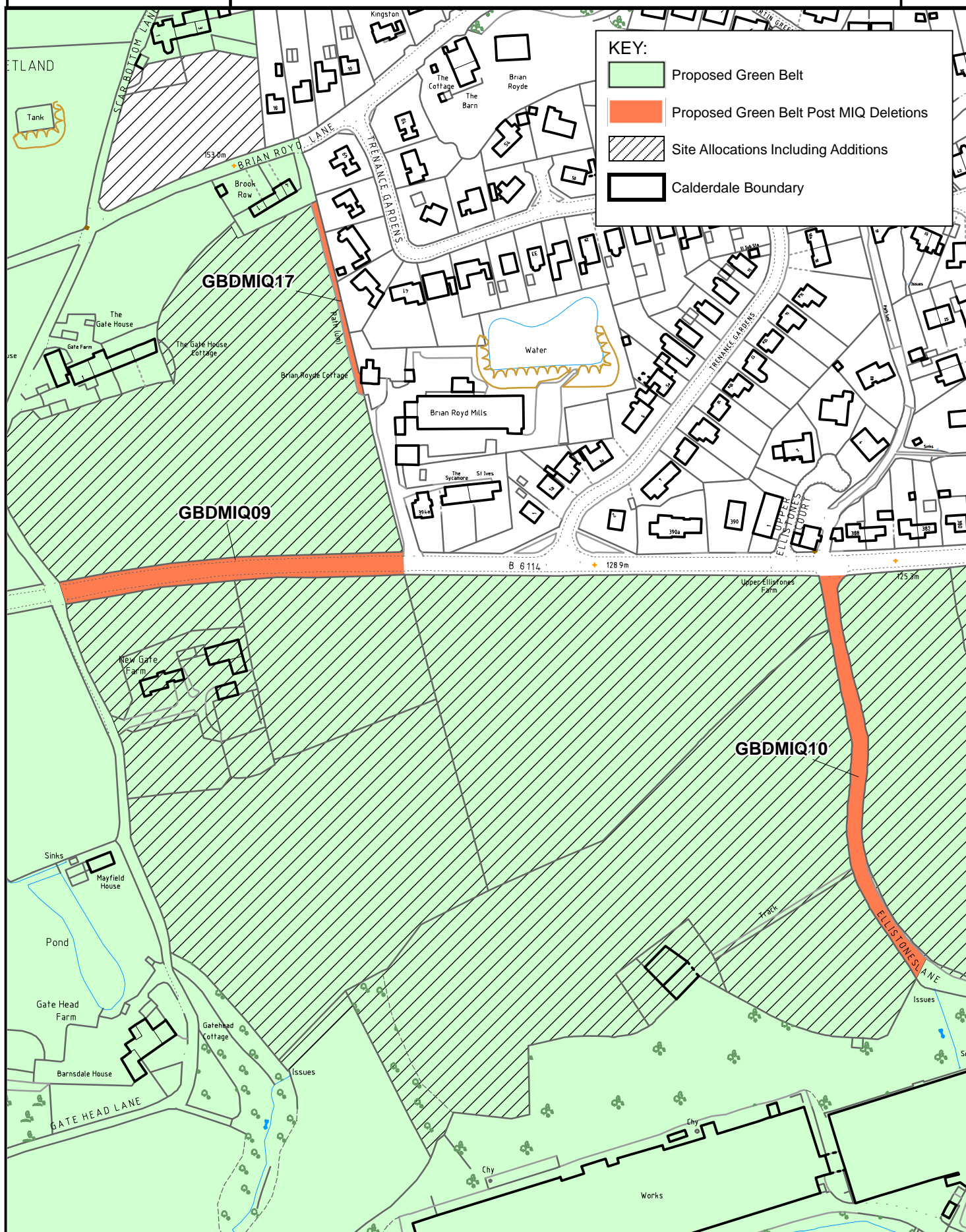






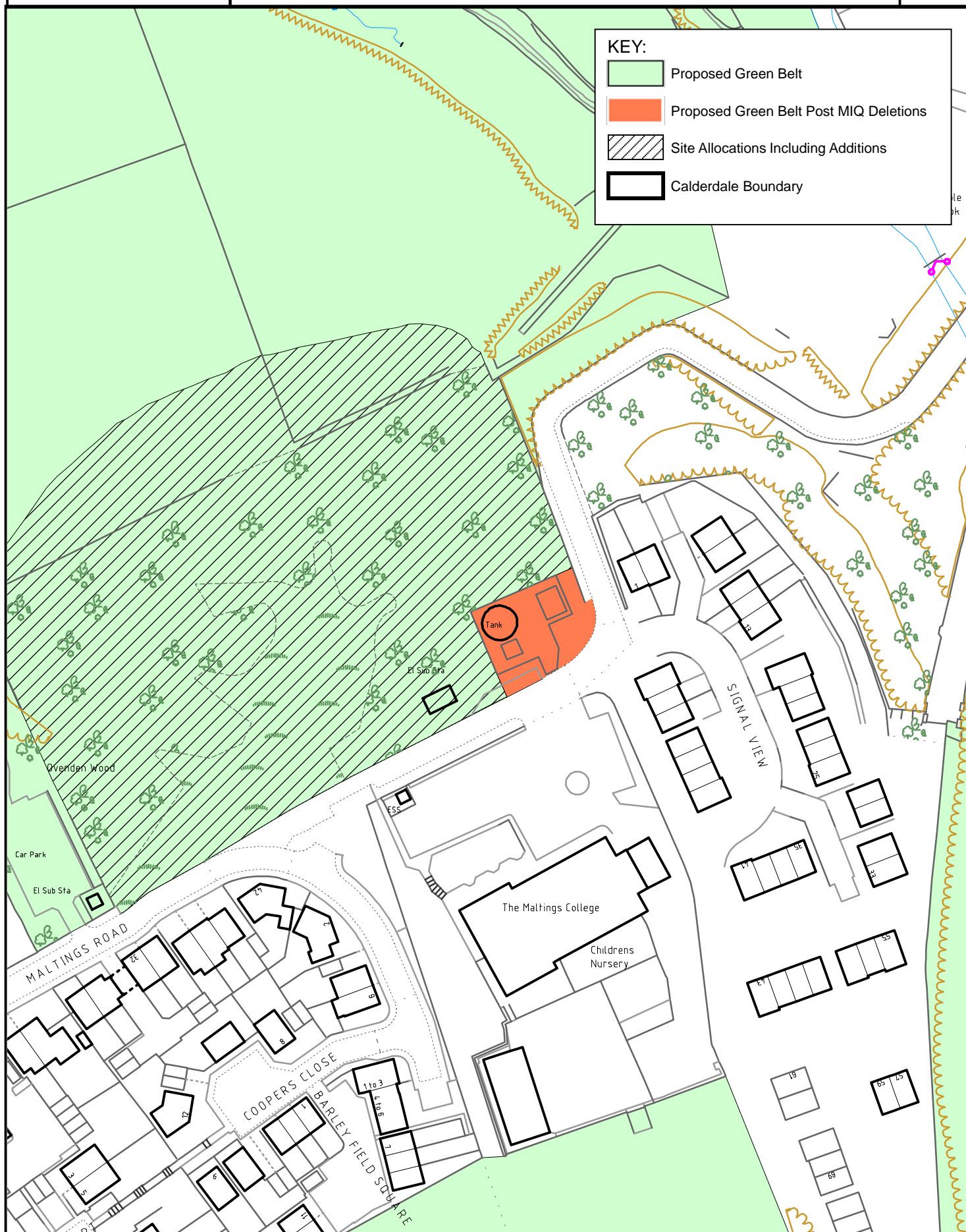


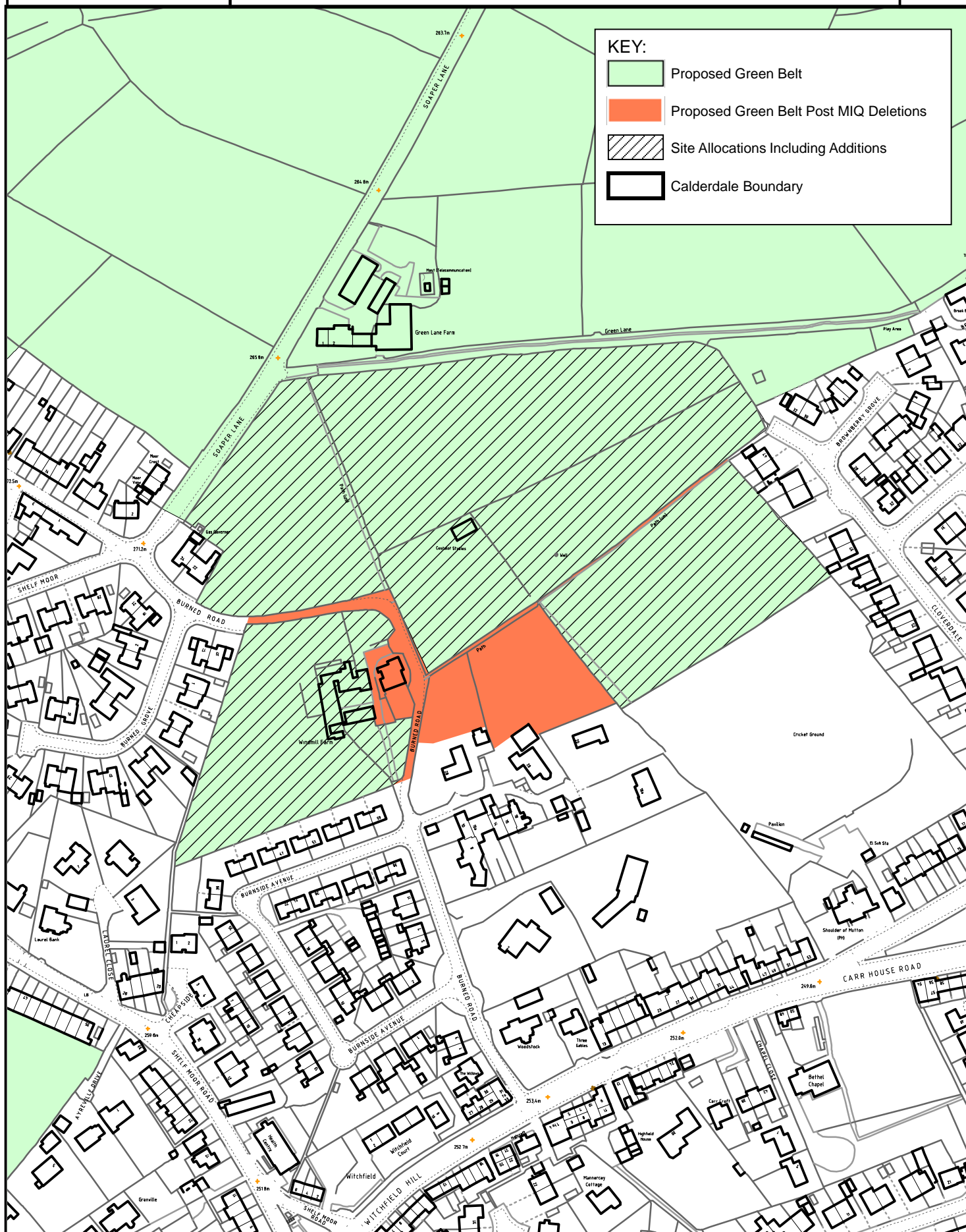
# Minor Changes to the Green Belt Sites GBDMIQ09, GBDMIQ10, GBDMIQ17



**KEY:**

- Proposed Green Belt
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