

Green Belt Review



Final Report - 2017



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Erratum Notice December 2017

Calderdale Council wishes to correct the following errors that have been identified in the Green Belt review. These have either been identified following the submission of new evidence or by planning officers carrying out Green Belt Site Assessments for sites proposed for allocation in the Local Plan.

The listed errors do not change the overall assessment outcome for each site affected. Appendix C, which contains the assessment findings for all 454 parcels assessed during the Green Belt Review, has been updated accordingly.

The list of errors is as follows:

GB Parcel	Address	Purpose	Change
GB018-00	Land West of Queensbury Road, Ovenden, Halifax	II	Rural to Semi - Rural
GB019-00	Land Between Queensbury Road and Swalesmoor Road, Halifax	II	Rural to Semi Rural
GB019-00	Land Between Queensbury Road and Swalesmoor Road, Halifax	III	Consistent - Yes
GB032-00	Land Adjacent to Soaper Lane, Shelf	II	Part of Gap - No
GB064-00	Land Adjacent to Bryan Royd Lane, Greetland	I	Contiguous - Yes
GB065-00	Land at Newgate Farm, Saddleworth Road, Greetland	I	Irregular - Yes
GB168-00	Land at Westend Golf Club, Paddock Lane, Highwell Road, Halifax	III	Public Access - Yes
GB201-00	Land South of Westercroft Lane, Northowram	II	Visibility - Yes
GB219-00	Beacon Lodge Quarry, Long Lane, Halifax	II	Rural to Semi Rural
GB222-00	Land Adjacent to Southowram Bank, Southowram	III	Free Dbf land - No
GB367-00	Land between Clough Bank Beck and Gibb Lane, Mixenden	I	Ribbon - Yes

GB367-00	Land between Clough Bank Beck and Gibb Lane, Mixenden	I	Contiguous - Yes
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- 1.1 The Council is currently preparing a new Local Plan to guide development in the District over the next 15 years or so until 2031. The new document will identify core policies with land allocations and designations indicated on a plan.
- 1.2 The designated Green Belt covers much of the District outside the urban areas and extends to about 23,000ha. The Green Belt was defined by the West Yorkshire Metropolitan County Council during the 1980s and very tightly contains the urban areas, which limits opportunities for growth without amending the Green Belt boundary. Green Belt is a key aspect for the new Local Plan to consider and has been identified as a strategic cross boundary matter which requires working with those organisations and authorities with a 'Duty to Cooperate' responsibility in undertaking a Green Belt Review.
- 1.3 During the production of the current plan, the Replacement Calderdale Unitary Development Plan (RCUDP), it was considered there was sufficient land proposed to meet future housing, employment and retailing needs, for the District until the end of the plan period (2016), without having to encroach significantly into the Green Belt. However a strategic review of Calderdale's Green Belt is now required due to the additional pressures for development that have been identified during the next plan period and the tightly drawn nature of the Calderdale Green Belt. The RCUDP Inspector recommended that a review of the Green Belt be undertaken as part of the Local Plan due to these issues. The Inspector noted parts of the Green Belt have only tenuous links to the wider strategic area. Two notable examples provided were Illingworth and Lightcliffe, where there are only nominal gaps linking relatively small islands of land to the wider expanse of the designated Green Belt.
- 1.4 A key task in deciding where and when new development should take place is to consider the impact of new development on the Green Belt. It is important to take into account the Green Belt's historic and current context and in particular how it performs with respect to the role and purposes defined by the National Planning Policy Framework (NPPF). Furthermore, it is wise to take into account the Green Belt's changing role over time and its geographical extent.
- 1.5 The purpose of this report is to provide an understanding of the current strengths and weaknesses of the existing Green Belt and provide the basis for recommendations to change the Green Belt where appropriate to provide certainty for the next 30 years or more. It is important to consider the detailed extent of the Green Belt at this stage to inform the development of the Local Plan.

2 . Historical Background

- 2.1** The boundaries of the Green Belt in Calderdale were identified in the late 1950s by the former West Riding County Council and Halifax County Borough Council. The Green Belt extends around all the settlements within Calderdale, with the exception of Todmorden, due to the western limit of the West Yorkshire Green Belt being formed by the Pennine Way, which crosses the Upper Valley between Hebden Bridge and Todmorden. The area around Todmorden was not seen to fulfil the criteria for including land within the Green Belt. The only Green Belt, formally approved by the Secretary of State at this time, was Brighouse, approved in 1966. The rest of the Green Belt in Calderdale was approved on an interim basis. Within these areas, development was subject to the same controls as were applied to the formally approved Green Belt.
- 2.2** The West Yorkshire Structure Plan was approved by the Secretary of State in July 1980 and came into force in August 1980. This showed the general extent of Green Belt within West Yorkshire, and incorporated the original Green Belt areas from the earlier plans of the West Riding County Council and the Halifax County Borough Council. In order to provide detailed Green Belt boundaries the Calderdale Green Belt Subject Local Plan was prepared by the West Yorkshire Metropolitan County Council during 1984. A Public Local Inquiry into objections on the Local Plan was held in October 1985, and the Inspector's report was presented to the County Council in March 1986. However, in view of the abolition of the Metropolitan County Council, the Secretary of State called in the Local Plan on 20 March 1986 to enable it to be considered further. In March 1989 the Secretary of State for the Environment, approved the Calderdale Green Belt Subject Local Plan, which provided detailed boundaries for Calderdale.
- 2.3** During preparation of the Calderdale Unitary Development Plan (UDP), 1990/91, it was considered that a substantial review of Green Belt was inappropriate and unjustified, given that the boundaries had only recently been approved. The boundaries of the Green Belt Subject Local Plan were generally unchanged, and were incorporated within the UDP, with the exception of a few changes to accommodate economic activity. The sites that were removed from the Green Belt and allocated for employment land included land at; Ainleys, Elland; Wakefield Road, Clifton; Tenterfields Business Park, Luddendenfoot; and Bradford Road, Bailiff Bridge, Brighouse. However, it was anticipated that a Green Belt review may be required as part of the first review of the UDP, particularly if it was demonstrated that a need arising from a shortage of housing and industrial land could not be met within the urban areas.
- 2.4** The major changes to national policy that came forward after 1997, particularly with respect to the use of "brownfield land" and increasing the density of development, indicated that a major review of Green Belt was not necessary within the First Review of the UDP, the Replacement Calderdale Unitary Development Plan (RCUDP), adopted August 2006. Likewise Regional policies and guidance, contained in the Regional Planning Guidance (RPG12), and the Regional Spatial Strategy 2004 (RSS), did not require a strategic review of Green Belt boundaries in the Region.
- 2.5** The RSS did give authorities the right to undertake localised reviews of boundaries where these were justified by local circumstances and economic considerations led the Council to propose four Employment Allocations on land previously in the Green Belt (Sites: EM47 Stainland Road, Elland; EM50 Halifax Road, Ripponden; EM51 Burnley Road, Tenterfields, Luddendenfoot and EM52 West of Holmfield Industrial Estate, Holmfield).
- 2.6** A further change to the Green Belt also occurred during the RCUDP process. This recognised the difficulties and inconsistencies caused by the tightly drawn boundaries of the Green Belt around some parts of the urban area. In some locations the Green Belt boundary followed irrational, arbitrary lines, or features on the Ordnance Survey Mapping, which bore no relationship to circumstances locally or features on the ground. It was considered appropriate, therefore, to make minor alterations to the Green Belt boundary in order to remove irregularities, reconcile different approaches in

different parts of the District, and to take account of circumstances on the ground. It should be noted that the changes were not introduced to facilitate development but to provide a realistic and pragmatic approach to the boundary of the Green Belt throughout the District.

- 2.7** The Council followed a variety of principles to ensure that the amendments to the Green Belt boundary were necessary and did not materially harm the fundamental aims of Green Belt Policy. This is outlined in the document 'Minor Changes to the Green Belt' which was produced by the council in 2002 as part of the RCUDP evidence base.

National

- 3.1** The starting point for any review of Green Belt is national Green Belt policy. Originally introduced in the 1930s in southeast England, the use of Green Belts to prevent unsuitable development in locations inconsistent with sound planning principles became national policy in the 1950s. At that time strategic planning authorities were instructed to define Green Belts to achieve specific Green Belt purposes around specified towns and cities in accordance with Government Circular 42/55. The popularity and success of Green Belts has resulted in them remaining a fundamental part of current national planning policy.
- 3.2** The National Planning Policy Framework (NPPF) states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open and that the essential characteristics of Green Belts are their openness and their permanence. Green Belts can shape patterns of urban development and help to ensure that development occurs in locations allocated in development plans. They help to protect the countryside, be it in agricultural, forestry or other use and can assist in moving towards more sustainable patterns of urban development.
- 3.3** The NPPF identifies the 5 key Purposes of Green Belts as the following:
- to check the unrestricted sprawl of large built-up areas;
 - to prevent neighbouring towns from 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.
- 3.4** Once identified, Green Belts have a positive role to play in fulfilling the following:
- to provide opportunities for access to the open countryside for the urban population;
 - to provide opportunities for outdoor sport and outdoor recreation near urban areas;
 - to retain attractive landscapes, and enhance landscapes, near to where people live;
 - to improve damaged and derelict land around towns;
 - to secure nature conservation interest; and,
 - to retain land in agricultural, forestry and related uses.
- 3.5** The NPPF requires that local planning authorities, when reviewing Green Belt boundaries, take account of the need to promote sustainable patterns of development. When defining boundaries, the NPPF requires that local planning authorities should:
- Ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development;
 - Not include land which it is unnecessary to keep permanently open;
 - Where necessary, identify in their plans areas of 'safeguarded land' between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period;
 - Make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following a Local Plan review which proposes the development;
 - Satisfy themselves that Green Belt boundaries will not need to be altered at the end of the development plan period; and
 - Define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.

- 3.6** Once the general extent of a Green Belt has been approved it should be altered only in exceptional circumstances. Similarly, detailed Green Belt boundaries defined in adopted local plans or earlier approved development plans should be altered only exceptionally. Detailed boundaries should not be altered or development allowed merely because the land has become derelict.
- 3.7** Wherever practicable a Green Belt should be several miles wide, so as to ensure an appreciable open zone all round the built-up area concerned. Boundaries should be clearly defined, using readily recognisable features such as roads, streams, and belts of trees or woodland edges where possible.
- 3.8** The role of strategic planning guidance is to set the framework for Green Belt policy and settlement policy, including the direction of long-term development. Once the general extent of a Green Belt has been approved, it is then the role of local development plans to identify the detailed boundaries.

Regional

- 3.9** Policy YH9 of the Regional Spatial Strategy for Yorkshire and the Humber (RSS) (May 2008), indicated that the general extent of the Green Belt within the region should not be changed. It did recognise however, that localised reviews of Green Belt boundaries may be necessary to deliver the Core Approach, and that within West Yorkshire strategic reviews may be required in order to deliver longer term housing growth. The Core Approach within the RSS, as interpreted for Calderdale, was to focus the majority of new development within Halifax and Brighouse.
- 3.10** The Regional Spatial Strategy for Yorkshire and the Humber was revoked by the previous Coalition Government with the order to revoke coming into effect on 22nd February 2013.

Local

- 3.11** Within Calderdale's rural areas outside of the Green Belt other policy control mechanisms apply. The principal policy tool currently used is the RCUDP policy concerning the 'Area around Todmorden' which acts in a very similar way to Green Belt policy in that it seeks to prohibit some forms of built development to prevent the spread of existing settlements.
- 3.12** Calderdale Council is currently preparing its Local Plan which will help guide and control development in the District through the next 15 or so years until 2031 with final adoption anticipated sometime in 2017. The Local Plan will progressively supersede the RCUDP and will contain similar policy control mechanisms to protect rural areas outside of the Green Belt.

- 4.1 Early Consultation upon the Green Belt Review Methodology was undertaken in two stages in 2008/9. 5.2
- 4.2 The first consultation in the Summer of 2008 was aimed at, but not restricted to, statutory consultees and groups or individuals that the Council considered could provide a technical input into the study methodology. Although a limited number of responses were received (34 comments from nine respondents), these were useful in refining the methodology at the time.
- 4.3 A wider consultation on the revised methodology was then undertaken in conjunction with the Issues and Options consultation for the LDF Core Strategy in the winter of 2008/9. A total of 20 individuals and organisations made 59 comments, which were generally concerned with the potential loss of Green Belt within different parts of the District, rather than relating to the methodology itself, and these concerns have been noted.
- 4.4 The need to update the Methodology for reviewing the Green Belt has been outlined in the introduction. Due to the strategic importance of the Green Belt and its cross boundary nature, members of the public and organisations were invited to comment on the revised methodology during a period of consultation in February/March 2015. 192 comments from 46 respondents were received during this consultation and these were taken into consideration when producing the final methodology.

Introduction

5.1 The Green Belt Review has been conducted in three distinct stages. These stages are: 1.

1. Initial sieving
2. Parcel identification
3. Parcel testing

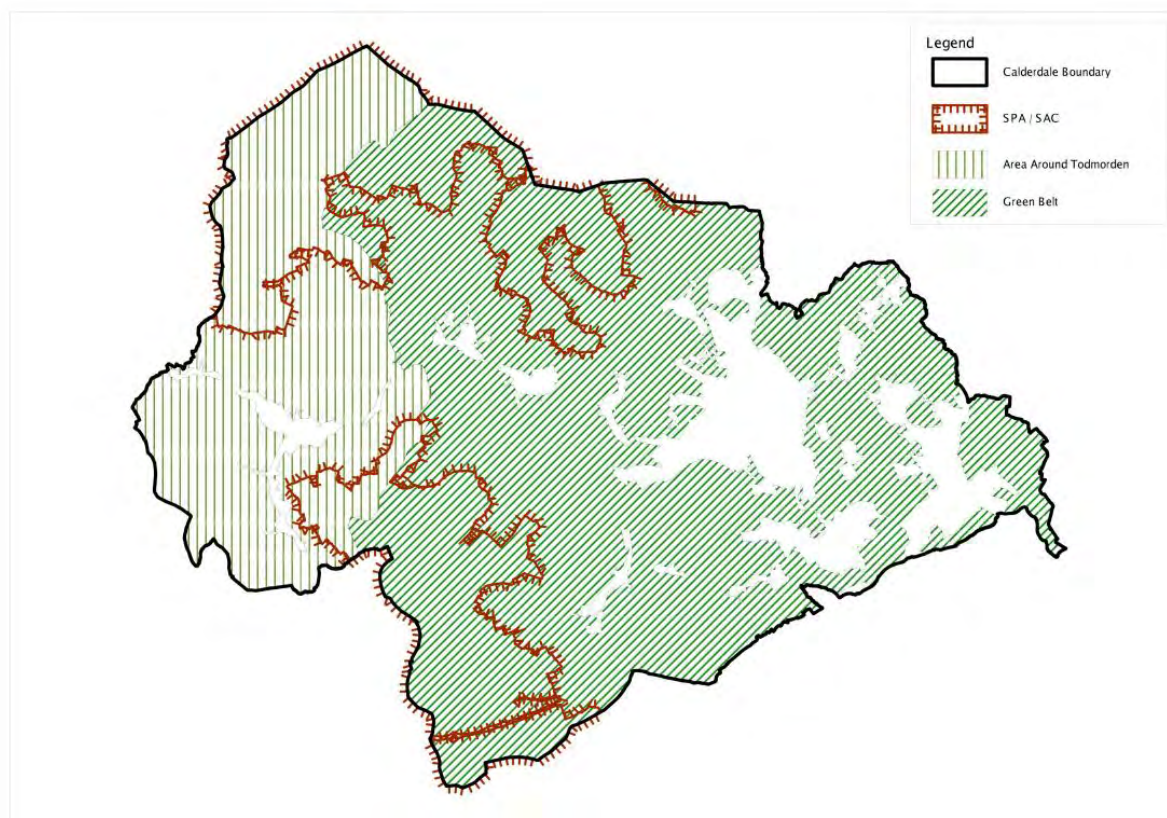
5.2 This report contains the methodology for all three stages along with the final results and recommendations of the Green Belt Review.

Stage 1 - Initial Sieving

5.3 The sieving analysis identified broad areas of investigation for Stage 2 of the Green Belt Review process, and in itself comprised two steps.

5.4 Using the whole of the existing Green Belt within Calderdale and the Area Around Todmorden as a starting point, the first step of the sieving process was to remove areas of strategic importance which are protected by national or European law and policy. In terms of Calderdale this relates to the South Pennines Special Protection Area and Special Area of Conservation (SPA/SAC) located in the South and West of the District, and shown in Figure 1 below.

Figure 1 Green Belt Review Study Area

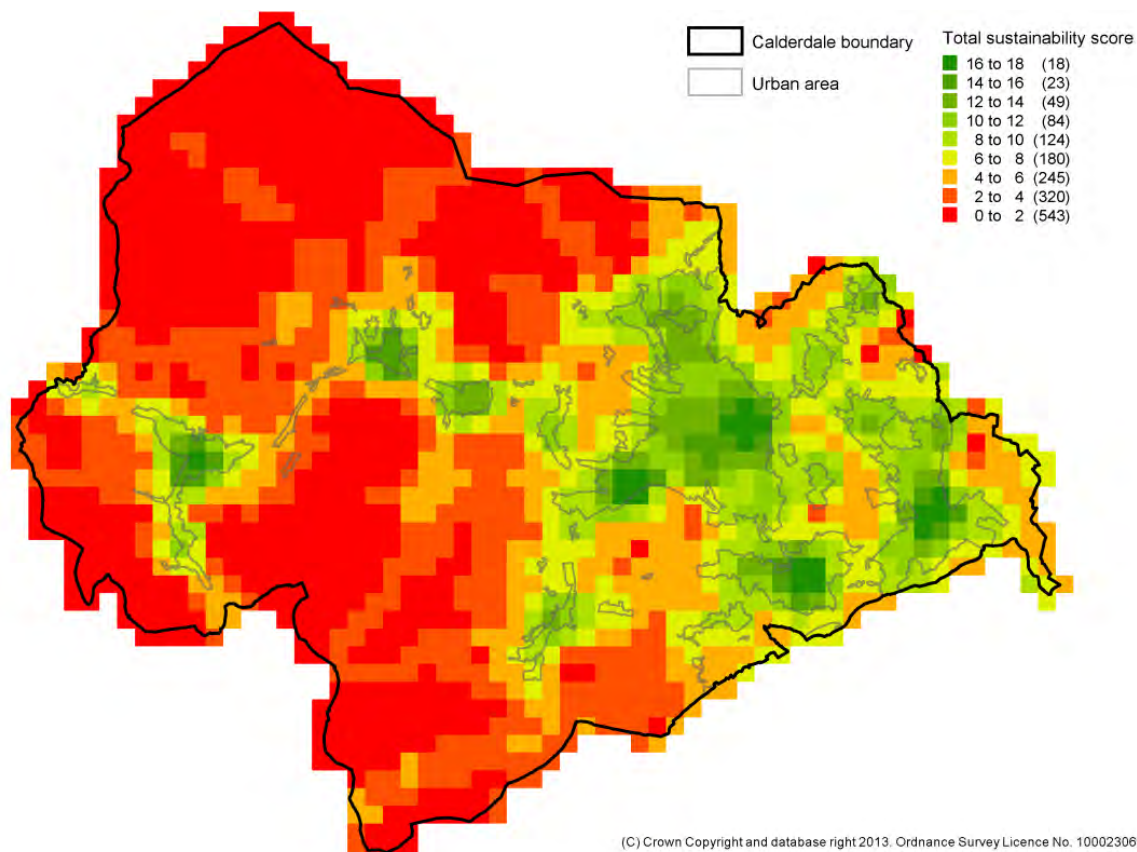


5.5 The second step of the sieving process was to remove areas which, through their location, would contradict the principles of sustainable development as defined in national planning policy. The NPPF (paragraph 84) states that when drawing Green Belt boundaries in development plans local planning authorities should take account of the need to promote sustainable patterns of development.

It also encourages local planning authorities to consider the consequences for sustainable development (for example in terms of the effects on car travel) of channelling development towards urban areas inside the inner Green Belt boundary, towards towns and villages inset within the Green Belt, or towards locations beyond the outer Green Belt boundary.

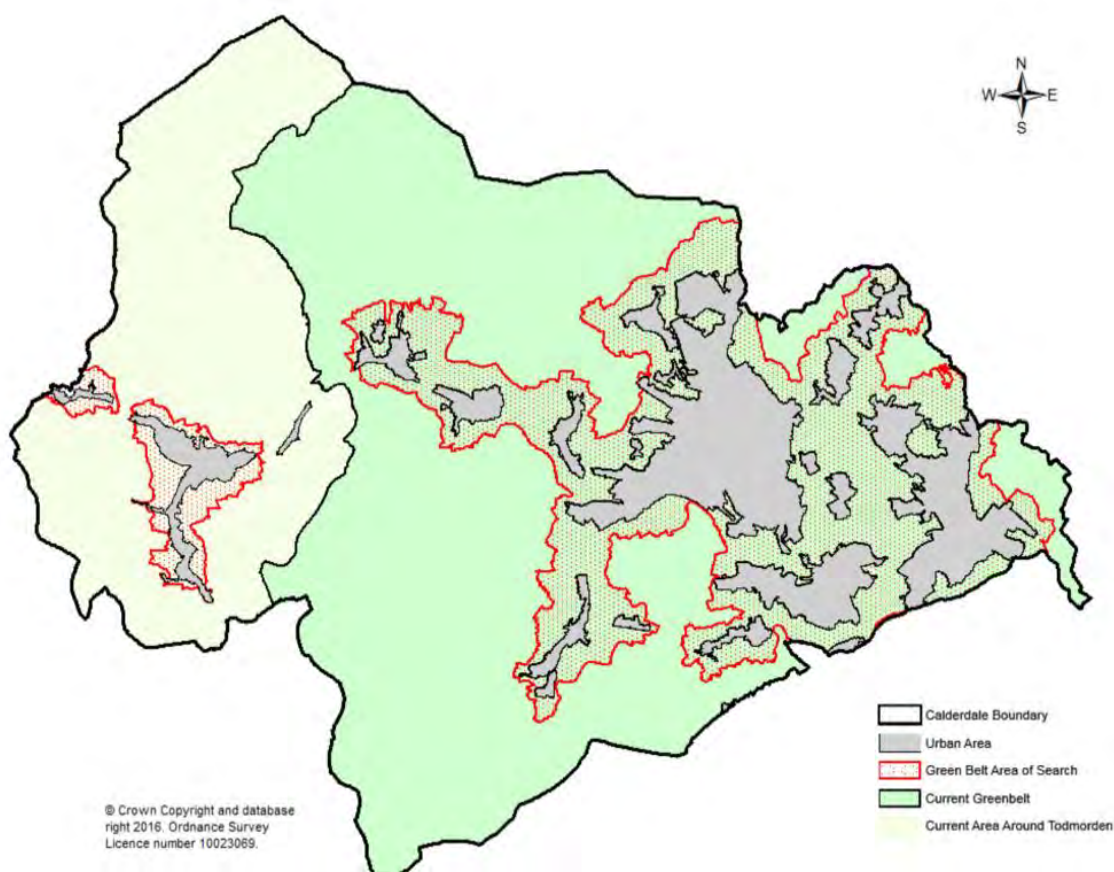
- 5.6** The results of the Council's Settlement Hierarchy model were used to identify the sustainability of areas across Calderdale based upon access to services and facilities. The areas removed from the Review at this stage were those which have a low sustainability score (less than 6.0) on the Settlement Hierarchy model, see Figure 2. The Settlement Hierarchy model is based upon 500m grid squares covering the whole of Calderdale, each grid has a calculated sustainability score. The 500m grids were used to broadly identify areas of further investigation for the Green Belt Review.

Figure 2 Sustainability Scores



- 5.7** Therefore the final study area for the Green Belt Review consisted of land outside the existing urban area which;
- Was not within the SAC/SPA and;
 - Scored 6.0 or above in the Settlement Hierarchy model.
- 5.8** This sieving analysis provided the broad areas of investigation for Stage 2 of the Green Belt Review process. The broad areas for investigation are indicated in Figure 3.

Figure 3 Figure 3: Green Belt Broad Areas for Investigation



Stage 2 - Parcel Identification

- 5.9** The next stage of the Green Belt Review was to identify, within the final study area, parcels which would be subject to more rigorous testing against the criteria identified in Stage 3. The Area Around Todmorden policy designation acts in a very similar way to Green Belt policy. For this reason the Area Around Todmorden was treated as equivalent to Green Belt for the purpose of this study and the same criteria applied to any release of land in this area. 6 . Methodology 3Calderdale MBC | Green Belt Review Final Report 2017
- 5.10** Boundaries should be clearly defined using readily recognisable features where possible. Weak boundaries can be vulnerable to urban encroachment, whereas strong boundaries are less likely to be altered on an ad hoc basis, and are more likely to withstand the passage of time. Therefore this approach was adopted in identifying the parcels within this study.
- 5.11** Green Belt parcels were identified using the following criteria;
- Parcels should not cross significant boundaries such as motorways, rivers or protected woodlands. Each parcel should be clearly defined by durable, significant and strong physical boundaries wherever possible;
 - Parcels should take account of changing landscape and landform and should therefore be of similar character and land-use;

- The land within each parcel should have a similar impact on the openness of the Green Belt; and
- Parcels should be smaller in area where they are located close to existing boundaries.

5.12 Due to the varied and often rapidly changing landscape and landform in Calderdale, a large number of parcels were identified with the final number being assessed as part of the Green Belt Review standing at 454.

5.13 The RCUDP and aerial photographs were used to establish the parcels. Each study parcel was assigned a unique identifier, which was mapped using the Council's Geographic Information System. The boundaries of parcels are based upon the 500m grids used within the Settlement Hierarchy Model. However due to the fact some grids straddle across existing Green Belt and built-up area boundaries and across different major landforms and significant boundaries such as motorways, some parcels are also bounded by these features to ensure parcels are of a similar character and land use.

Stage 3 - Parcel Testing

5.14 In order to assess the Green Belt land against the NPPF purposes, a set of questions for each purpose has been developed. These questions are set out below and have been included in the survey pro-forma (Appendices A & B) for each parcel to record the findings of the assessments, with the majority of questions answered with a 'Yes', 'No', or 'Partial' response and comments provided where appropriate. The completion of the pro-forma has been undertaken in a consistent and structured manner by Calderdale Council Planning Policy Officers through desk-based analysis using GIS and relevant evidence studies as well as site visits. Each feature of the parcel has been assessed in relation to the assessment criteria which contribute to Green Belt purposes as described below. Each completed pro-forma has been cross-checked to ensure results are being consistently recorded.

5.15 The assessment judges the value of the Green Belt on the basis of parcel sensitivity by establishing if each parcel meets the five Green Belt purposes as set out in the NPPF. Parcels that meet 3-5 of the identified purposes have been assessed as 'most' sensitive and it is proposed that these parcels will be retained in the Green Belt. The remainder of the parcels, meeting 0-2 of the identified purposes, have been classed as 'mid sensitive'. These are the parcels that should ideally be taken forward and considered for detailed study. The results of the assessment have been recorded in a matrix and mapped with the following colour system:

Table 1 Parcel Sensitivity

Brown = Most sensitive (Parcels having high sensitivity)	Meets 3-5 of the identified purposes(Retain in the Green belt)	
Blue = Mid sensitive (Parcels having medium sensitivity)	Meets 0-2 of the identified purposes (Consider for detailed study)	

5.16 As each purpose of the Green Belt is considered to be equal (the NPPF does not give a greater importance to one purpose over another), no weighting to any of the assessment criteria has been applied. For each purpose, supporting text explains how the sensitivity classification has been arrived at. The presentation of the sensitivity classification for each purpose assists in understanding and assessing the value of the various roles performed by each parcel. This approach to individually

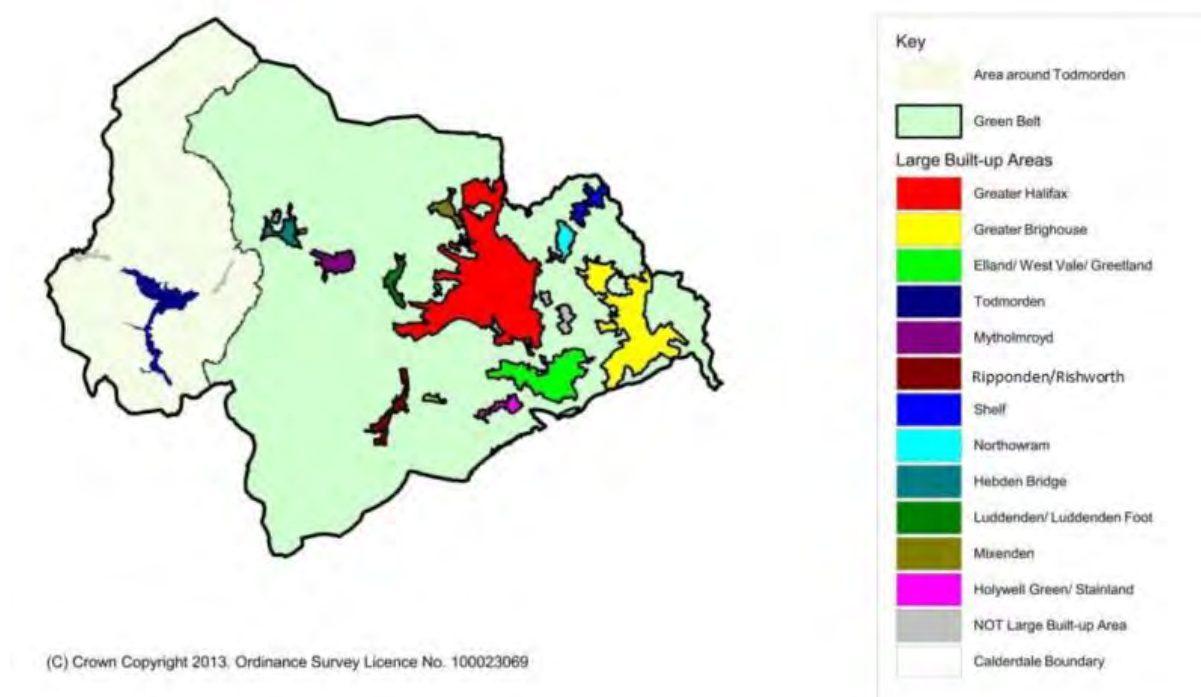
assessing Green Belt purposes allows for a clear and transparent evaluation that sets out the information needed to judge the overall contribution of a parcel.

- 5.17** The study considers the NPPF, National Planning Practice Guidance, and the adopted RCUDP. Professional experience and the results of all the consultation exercises on the Green Belt Review Methodology have been used to apply this guidance and establish definitions, which are expressed as 'criteria' for the purposes of this report.

Green Belt Purposes

- 5.18** The purposes of Green Belt, as identified in the NPPF, make reference to '**large built-up areas**' and '**towns**'. To adequately undertake the Green Belt Review it is necessary to determine what, in terms of Calderdale, constitutes a large built-up area or town. National planning policy does not provide any guidance on this issue.
- 5.19** Calderdale is widely recognised to consist of 7 main towns, these are Halifax, Brighouse, Elland, Sowerby Bridge, Mytholmroyd, Hebden Bridge and Todmorden. This has been used as the starting point for considering a large built up area. In addition to this information the adopted 2006 Replacement Calderdale Unitary Development Plan (RCUDP) identifies the extent of the current built-up area boundary within the district. This boundary clearly shows the continuous nature of development between some of the district's towns and smaller settlements, for example Halifax and Sowerby Bridge; and Brighouse and Hipperholme.
- 5.20** The District also has a number of smaller centres. Alone these could not be considered to constitute a 'large built-up area' due to their size and lack of services, however many are inter-connected and create continuous built-up areas. These clusters of smaller settlements are considered to constitute a large built-up area in terms of Calderdale. These clusters include Ripponden and Rishworth; and Luddenden and Luddenden Foot.
- 5.21** Finally, Calderdale has a number of small 'stand-alone' settlements completely surrounded or washed-over by Green Belt. These include Old Town, Southowram, Bank Top, Barkisland and Cragg Vale. Due to their size, relative isolation and lack of services these settlements have not been defined as a large built-up area in terms of this study. For the purpose of consistency the definition of 'large built-up area' and 'town' is the same for this Green Belt Review, unless otherwise stated, and has been referred to as a large built-up area.

Figure 4 Distribution of large built up areas across the district



Purpose I. Check unrestricted sprawl of large built up areas:

5.22 The first Green Belt purpose performs a barrier role. It is appropriate that under purpose I, where it refers to unrestricted sprawl, to determine what this means:

- Unrestricted sprawl - An area where large expanses of land are being used for a relatively small amount of development. This is not the same as urban development per se. It is a judgement as to whether a development would result in inefficient use of land.

5.23 The criteria and questions that have been used to assess purpose I are indicated in Tables 2a and 2b.

Table 2a Green Belt Purpose I: Assessment Questions

	Assessment Questions
a	Does the parcel act as an effective barrier against sprawl from large built-up areas?
b	Does the parcel constitute, as part of a wider network of sites, a strategic barrier against the sprawl of large built-up areas?
c	Is there a robust permanent Green Belt/ development boundary?
d	Is the land separate from the large built up area?
e	Would the loss of this Green Belt land potentially lead to ribbon development?

	Assessment Questions
f	Would development result in an isolated development site not connected to existing boundaries?
g	Would development of the parcel create an irregular settlement pattern?
h	Is this Green Belt parcel connected by two or less boundaries to the built up area?
i	Is the land contiguous with other Green Belt up to and beyond the District boundary?

Table 2b Green Belt Purpose I: Assessment Criteria

	Assessment Criteria
a	Proximity/relationship to built up area (including other authorities);
b	The degree of/potential for ribbon development;
c	The degree of containment provided by the adjoining built up area;
d	The potential for rounding-off an existing built up area;
e	The presence and permanence of recognisable physical boundaries that separate areas of land, such as roads, railways, watercourses, tree belts, woodlands;
f	The incidence of Isolated development.

Purpose II. Prevent neighbouring towns from merging:

- 5.24** The second Green Belt purpose performs an interstitial role, whereby gaps or spaces between settlements exist and have a clear role in preventing coalescence. Whilst it is not possible to define a minimum distance that there should be between settlements, the important consideration is whether development would appear to result in the merger of built up areas and therefore this purpose requires the perception of settlements merging to be assessed. Permanent features such as rivers and roads, and elements of landscape such as trees, hedges and topography can all add to the perception of whether settlements are merging.
- 5.25** The criteria and questions that have been used to assess purpose II are indicated in Tables 3a and 3b.

Table 3a Green Belt Purpose II: Assessment Questions

	Assessment Questions
a	Does the parcel provide part of a gap or space between existing large built-up areas?
b	What is the nature of the countryside between the towns, rural or semi- rural?
c	Is there visibility between large built up areas?
d	Do natural features and infrastructure provide a good physical barrier or boundary to the parcel that would ensure that development was contained?

	Assessment Questions
e	Is the parcel sparsely developed or undeveloped?
f	Would the loss of this Green Belt land lead to a significant reduction in the distance between towns?
g	Would the loss of this Green Belt land increase the potential merging of towns?
h	Would the loss of this Green Belt land potentially lead to ribbon development between towns?

Table 3b Green Belt Purpose II: Assessment Criteria

	Assessment Criteria
a	The strategic significance of the wider Green Belt Area. Does area add to coherence of Green Belt;
b	Existing buildings within land unit;
c	Perception of being Green Belt / countryside;
d	Inter-visibility across the Green Belt;
e	Whether development would appear to result in the merger of built up areas including settlements in neighbouring authorities;
f	The existing width of the Green Belt and the impact development would have on the function of the Green Belt in that area;
g	Whether the release of Green Belt land will damage the substantial open character of the Green Belt separating towns and villages;
h	Density of field boundaries;
i	Whether the site prevents continuous ribbon development along transport routes that link towns.

5.26 The assessment has enabled a conclusion to be made as to whether development of a parcel would lead to coalescence/merging of settlements or would not result in the merging of settlements.

Purpose III. Assist in safeguarding the countryside from encroachment:

5.27 The third purpose performs a protective role, to safeguard the countryside. Defining this purpose is difficult because of the numerous roles the countryside performs in contributing to the Green Belt. The assessment for purpose III considers the extent to which Green Belt constitutes open countryside from assessing countryside characteristics. This includes assessing the perception of open countryside. For example, certain topologies and natural screening provide a sense of being in the countryside, despite the area being adjacent to an urban boundary. If a parcel has any such characteristics it can be said to assist in safeguarding the countryside from encroachment.

5.28 Under purpose III, there is set criteria for countryside and encroachment. These are:

- Countryside - relates to the wider countryside, i.e. Unrestricted countryside which is not inhibited by built-up areas and/or infrastructure;
- Encroachment - where development breaches or infringes upon the countryside.

5.29 The criteria and questions that have been used to assess purpose III are indicated in Tables 4a and 4b.

Table 4a Green Belt Purpose III: Assessment Questions

	Assessment Questions
a	Is the parcel free from significant encroachment? If there is significant encroachment, what is the proportion as a % of the parcel?
b	Is there a strong, defensible boundary between the existing urban area and the parcel?
c	Is there a landscape designation?
d	Is there a wildlife designation or value?
e	Is there a geological or geomorphological designation or value?
f	Is there a rural land use?
g	Is the land tranquil?
h	Is there public access or recreational use?
i	Are the functions of the land consistent with its Green Belt designation?
j	Does the parcel include any best grade 1, 2 or 3 agricultural land?
k	Is the parcel free from derelict brownfield land?
l	Is the predominant use of land and buildings agricultural?

Table 4b Green Belt Purpose III: Assessment Criteria

	Assessment Criteria
a	The proportion of built development as a % of the parcel;
b	The presence of strong physical boundaries separating open countryside from the built up area;
c	The character of land in relation to its existing setting - is it urban fringe or is it part of the wider countryside;
d	Landscape or other designation;
e	Nature and geological conservation value;
f	Trees/woodland;

	Assessment Criteria
g	'Ruralness' of land use;
h	Tranquillity;
i	Public access;
j	Recreational facilities;
k	Grade of agricultural land;
l	Proportion of Brownfield development;
m	The degree of openness or containment provided by the relationship with the built up area.

5.30 The assessment has enabled a conclusion to be made as to whether the parcel **performs an important role in safeguarding the countryside from encroachment** or **does not perform an important role in safeguarding the countryside from encroachment**.

Purpose IV. Preserve setting and special character of historic towns:

5.31 Purpose IV was originally developed to protect the character of nationally recognised historic towns and cities such as York and Cambridge. Since this time, other policy mechanisms such as Conservation Areas and Listed Buildings have been developed and widely used to protect historic settlement character across a wide range of settlement scales from large areas to small components of villages and their setting.

5.32 Calderdale has no nationally recognised historic towns but it has settlements with historic elements that should be respected. The Green Belt Review takes a pragmatic approach to the consideration and assessment of the contribution that the Green Belt makes to the conservation of the built environment across the district. A localised interpretation of historic settlement has been applied in relation to the overall assessment as follows:

- Historic Settlement - settlement or place with historic features identified in local policy or through conservation areas or other historic designations.

5.33 For the purposes of the Green Belt Review, the assessment of this purpose primarily had regard to where there is a clear visual link between open space within the Green Belt and recognisable historic settlement patterns. This will often be indicated through the presence of a Conservation Area which directly abuts or extends across open land.

5.34 The criteria and questions that have been used to assess purpose IV are indicated in Tables 5a and 5b.

Table 5a Green Belt Purpose IV: Assessment Questions

	Assessment Questions
a	Is the land part of the setting of a historic place or settlement, listed building or conservation area?
b	Would the loss of this Green Belt land adversely affect the special character of a historic place or settlement?
c	Would the loss of this Green Belt land reduce the significance of a historic place or settlement?

Table 5b Green Belt Purpose IV: Assessment Criteria

	Assessment Criteria
a	Contribution to setting of historic place or settlement and cultural heritage. Consideration to be given to the relationship between land being reviewed and designated conservation areas, listed buildings, historic parks and gardens or other important heritage features;
b	Inter-visibility with historic place or settlement or conservation area;
c	Detractors from setting.

5.35 The RCUDP Maps were studied to determine whether or not a Green Belt parcel contained or was adjacent to a Conservation Area/Historic Park or Garden.

5.36 The assessment enabled a conclusion to be made as to whether development of the parcel **would have no effect on the setting and special character of historic features** or **would have an effect on the setting and special character of historic features, which could be mitigated against through appropriate detailed design** or **would have a significant effect on the setting and special character of historic features**.

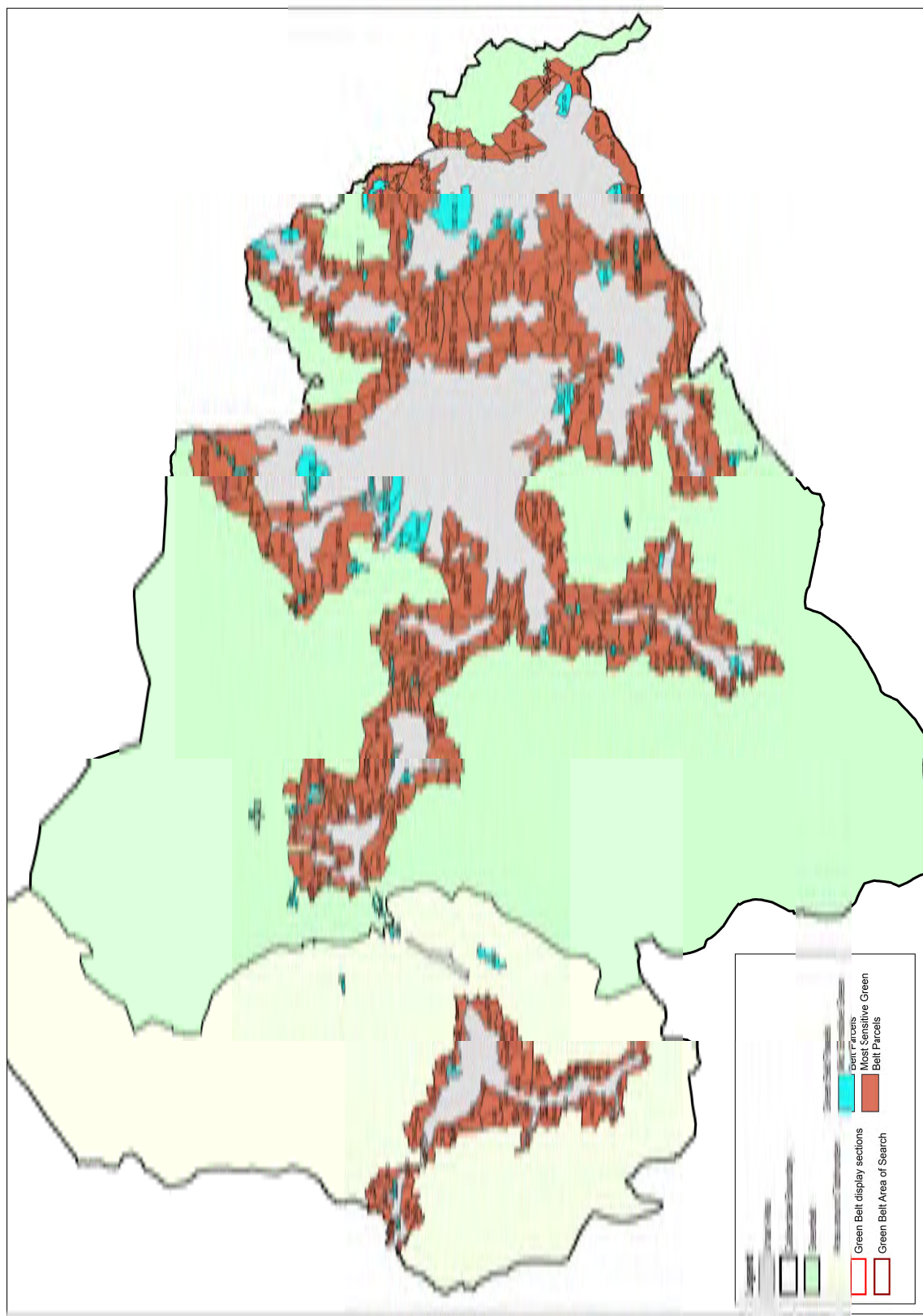
Purpose V. Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:

5.37 Under this purpose it is considered that all areas within the Green Belt by their nature and designation should contribute to the recycling of derelict and urban land. Green Belt is generally a prohibitive designation where development is rarely acceptable thus urban development becomes the focus. As a result, all parcels scored the same against this purpose. For this reason and for completeness, all parcels included in the Green Belt Review were considered to assist in urban regeneration by encouraging the recycling of derelict and other urban land.

Findings

- 6.1** A total of 454 parcels were identified during the Parcel Identification stage of the Green Belt Review. For reporting purposes, findings have been presented by a smaller number of broader areas as follows:
- Todmorden
 - Hebden Bridge
 - Mytholmroyd and Luddenden
 - Sowerby Bridge
 - North Halifax
 - Halifax
 - Northowram and Shelf
 - Brighouse
 - Elland, Stainland and Greetland
 - Ripponden and Rishworth
- 6.2** A series of maps present the overall results of the land parcel assessment with each map illustrating the overall contribution of individual parcels to the Green Belt purposes in each area. The findings for the 10 broad areas are not intended to be cumulative as a number of parcels are located in more than 1 broad area and are therefore reported more than once. Cumulative totals can be found in the Overall Performance of the Green Belt section of this report. For ease of reference, a separate results document has been produced for each broad area.
- 6.3** Appendix C, which is only available as an interactive map on the [Green Belt Parcel Assessment Findings](#), contains the assessment findings for all 454 parcels. The assessment sheets contain the detailed scoring for each Green Belt purpose. Whilst the aggregation of scores across all the purposes is a practical way of understanding the overall and relative contribution of the Green Belt across the study area, the NPPF does not require all the purposes of Green Belt to be met simultaneously.
- 6.4** It should be noted that although the Todmorden area has been assessed against the 5 Green Belt purposes, it is not designated Green Belt but rather 'Area Around Todmorden'. This designation acts in a very similar way to Green Belt policy in that it seeks to prohibit some forms of built development to prevent the spread of existing settlements. Findings and recommendations for land parcels in this designation will therefore relate to the Area Around Todmorden designation only.

Figure 5 District Wide Green Belt Review Findings



Most Sensitive Green Belt Parcels

- 6.5** Parcels of Green Belt land that contribute to the gaps between large built up areas such as land between the Halifax and Elland Broad Areas and the Halifax and Brighouse Broad Areas, generally perform well against Green Belt purposes; for example land parcels 0063-00 (Land between Railway and River, Copley), 308-00 (Land at Elland Wood) and 309-00 (Land at Upper Exley) in the Halifax area, 210-00 (Land adjacent to Badger Lane), 215-00 (Land adjacent to Cow Lane), 217-00 (Land adjacent to Red Beck) and 315-00 (Land south of Church Lane) in the Brighouse area and 306-00 (Land east of Stainland Road), 307-00 (Land at Clayhouse Park) and 388-00 (Land to south of Scholes Lane) in the Elland area.
- 6.6** Generally, the parcels to the eastern side of the district contribute significantly to the purposes of Green Belt due to a combination of good inter-visibility and close proximity between large built up areas. These land parcels play an important role in helping to prevent the urban areas from merging. In addition, many of these parcels contain few significant boundaries and the land within them would be vulnerable to encroachment and sprawl.
- 6.7** In general, parcels to the western side of the district do not perform as strongly as those to the eastern side. In many instances, the parcels form part of large gaps between towns, so that the merging of neighbouring towns is more limited. However, many of these parcels still have high potential for sprawl and perform an important role in safeguarding the countryside from encroachment.
- 6.8** The total number of Most Sensitive Green Belt parcels is 390.

Mid Sensitive Green Belt Parcels

- 6.9** There are a variety of reasons why a number of land parcels are considered to make a less significant contribution to the Green Belt purposes. For this reason, there is no identifiable spatial pattern to these low performing parcels.
- 6.10** Parcels 303-00 (Land south of Wakefield Road), 428-00 (Charlestown SW), 429-00 (Charlestown NE), 443-00 (Slack), 452-00 (Land adjacent to Kell Lane) and 453-00 (Land adjacent to Wainstalls Road) make a low contribution to Green Belt purposes because they contain an extensive amount of existing development which compromises the openness and/or urbanises the countryside. In addition to this, parcels 303-00, 428-00 and 429-00 are also bounded by a railway line which protects the wider countryside from encroachment. With the exception of parcel 303-00, all of the above parcels are currently designated Village Envelopes in the Replacement Calderdale Unitary Development Plan.
- 6.11** Parcels 003-00 (Land between Whitehill Road and Keighley Road), 168-00 (Land to the south of Rye lane) and 169-00 (Land north of Moor End Road) are surrounded on three sides by the same large built up areas and therefore play no role in preventing neighbouring towns from merging. These parcels all make a relatively low contribution to checking sprawl and safeguarding the countryside from encroachment.
- 6.12** The total number of Mid Sensitive Green Belt parcels is 64.

Village Envelopes

- 6.13** A significant aspect of the character of Calderdale's settlement pattern is the network of villages which has evolved to form an important part of the cultural landscape. Development has typically been piecemeal and incremental with their essential character of small, nucleated settlements

largely being maintained. Whilst Green Belt designation effectively preserves this pattern of built form, it could constrain the ability to allow for development to support communities in these areas.

6.14 There are currently 28 villages washed over by the Green Belt in Calderdale with 19 falling within the Green Belt Review area of search and 9 beyond the Green Belt Review area of search. For completeness, all the villages envelopes in the District were assessed during this review and are as follows:

- Blackshaw Head (427-00)
- Charlestown - Northeast (429-00)
- Charlestown - Southwest (428-00)
- Bradshaw - Central (431-00)
- Bradshaw - North East (432-00)
- Bradshaw - South (433-00)
- Brearley (434-00)
- Elland Lower Edge (435-00)
- Elland Upper Edge - West (436-00)
- Elland Upper Edge - East (437-00)
- Greetland, Wall Nook (438-00)
- Harvelin Park (426-00)
- Jagger Green (439-00)
- Lumbrook (440-00)
- Midgley (441-00)
- Mill Bank (442-00)
- Mount Tabor (443-00)
- Norwood Green (444-00)
- Old Town - North (445-00)
- Old Town - South (446-00)
- Pecket Well (447-00)
- Ripponden Old Lane (448-00)
- Slack (430-00)
- Sowood (449-00)
- Soyland Town (450-00)
- Triangle (451-00)
- Wainstalls - Northwest (452-00)
- Wainstalls - Southeast (453-00)

6.15 Paragraph 86 of the NPPF deals with the investigation of land in the vicinity of villages currently washed over by the Green Belt. Paragraph 86 reads as follows:

'If it is necessary to prevent development in a village primarily because of the important contribution which the open character of the village makes to the openness of the Green Belt, the village should be included in the Green Belt. If, however, the character of the village needs to be protected for other reasons, other means should be used, such as conservation areas or normal development management policies, and the village should be excluded from the Green Belt.'

6.16 It is important to consider where Green Belt designation might be amended to reflect changing circumstances without causing damage to the Green Belt. Options for dealing with villages currently washed over by the Green Belt are to:

- Remove selected villages from the Green Belt through in-setting; or
- Maintain 'washed-over' status.

6.17 The Green Belt Review assessed all of the village envelopes within Calderdale and found that they were all medium sensitive when assessed against the 5 Green belt purposes. All of the envelopes contained an extensive amount of existing development which compromised the openness and/or urbanised the countryside. These parcels also made a relatively low contribution to checking sprawl, safeguarding the countryside from encroachment and preventing neighbouring towns from merging.

6.18 Notwithstanding the fact that these villages are an important part of the district's cultural landscape, all 28 of Calderdale's village envelopes merit further exploration of the potential for removing them from the Green Belt through in-setting. Such exploration should ensure that in-setting an existing village envelope does not damage the overall Green Belt purposes and should consider the role of the settlement in helping to maintain the openness of the countryside in light of topography and woodland cover, with additional consideration of their accessibility, size, level of service provision and proximity to the District's main settlements. Very small settlements with very limited service provision are unlikely to be suitable for further development.

Overall Performance of the Green Belt

6.19 The Green Belt Review has examined the performance of the Green Belt in Calderdale in recognition that the Council needs to prepare a Local Plan informed by all relevant considerations. It has focused on the periphery of the urban area and has demonstrated that the majority of the Green Belt in Calderdale serves its purpose. When assessed against the 5 purposes of Green Belt, the Area around Todmorden designation was found to perform equally well.

6.20 Notwithstanding the good overall performance of the Green Belt in Calderdale and the Area around Todmorden, there were a number of low performing Green Belt parcels as detailed in the results section.

6.21 In total, 454 Green Belt parcels were assessed as part of this Green Belt Review. 390 of those parcels were found to perform well and were classified as Most Sensitive with only 64 performing poorly and being classified as Mid sensitive.

Making Changes to the Green Belt

- 7.1** The NPPF requires changes to the Green Belt to be made through the Local Plan process. This should include:
- i. Demonstration of exceptional circumstances, such as unmet housing or employment land needs, that cannot be met elsewhere; and
 - ii. Consideration of the need to promote sustainable patterns of development, considering a range of local, regional and national issues such as economic growth, health and wellbeing, accessibility and biodiversity, cultural heritage and climate resilience, as well as an assessment against Green Belt purposes.
- 7.2** Where parcels have been assessed as having a limited contribution to Green Belt purposes, this does not necessarily imply that release is appropriate, but rather in the context of their geography, fulfilment of Green Belt purposes is not as clear as other parcels. In other words, the relatively poor performance of the land against Green Belt purposes is not, of itself, an exceptional circumstance that would justify release of the land from the Green Belt. Therefore further decision making by the Council in developing the Local Plan will determine, which, if any, land might be released from the Green Belt.

Safeguarded Land

- 7.3** Paragraph 85 of the NPPF stipulates that local planning authorities when reviewing their Green Belt should consider the requirement to designate land as safeguarded in order to meet their long term development needs. This designation ensures the permanence of Green Belt boundaries by safeguarding specific areas for future development needs without the need to fundamentally alter the Green Belt boundary in a shorter timescale. Paragraph 85 of the NPPF provides protection for sites that are safeguarded by stating that local planning authorities should *'make clear that the safeguarded land is not allocated for development at the present time'* and goes on to state that *'planning permission for the permanent development of safeguarded land should only be granted following a Local Plan review which proposes the development'*.
- 7.4** Paragraph 83 of the NPPF stipulates that if exceptional circumstances mean that land is removed from the Green Belt and allocated for development then adequate land to allow the Green Belt boundary to endure beyond the plan period will be required to be identified as Safeguarded Land.
- 7.5** The Local Plan must therefore address the following following issues with regard to the designation of Safeguarded Land:
- Whether there are longer term development needs that justify the designation of Safeguarded Land in Calderdale;
 - The amount of Safeguarded Land required taking into consideration the development needs during and beyond the plan period;
 - The location of Safeguarded Land and how this relates to longer term development needs; and
 - Whether Safeguarded Land should be returned to Green Belt if it is not required in the longer term.

Conclusions

- 7.6** The Calderdale Green Belt Review is one of a number of studies which provides guidance for and informs the preparation of the Calderdale Local Plan. Whilst establishing the extent of the Green Belt and its future protection are important parts of the process, the Local Plan will need to address many other issues including the need to accommodate sustainable new development.
- 7.7** The national planning policy context allows for strategic revisions of the Green Belt through the Local Plan process. There is a commitment from the Leeds City Region to undertake a strategic Green Belt Review within West Yorkshire to assist housing delivery. However the need to review Calderdale's Green Belt is overdue as was highlighted within the Inspector's report into the RCUDP due to the incremental incursions into the Green Belt during the preparation of the UDP and RCUDP. In addition the Council has committed itself to undertaking a Green Belt Review as part of its Local Plan to provide certainty over the next 30 years.
- 7.8** The Green Belt boundary is very tightly drawn around the district's towns and villages minimising the potential to accommodate growth over the longer term. Therefore options for releasing Green Belt and designating Green Belt need to be considered to adequately address spatial options within the Local Plan.
- 7.9** The Green Belt Review has examined the performance of the Green Belt in Calderdale and has demonstrated that the majority serves its purpose. When assessed against the 5 purposes of Green Belt, the Area Around Todmorden designation was found to perform equally well. Notwithstanding the good overall performance of the Green Belt in Calderdale and the Area Around Todmorden, there were a number of low performing Green Belt parcels as detailed in the results section. Should these parcels be considered to be technically suitable for Green Belt release and the existence of exceptional circumstances demonstrated in line with the requirements of the NPPF, they will be put forward for assessment using the Land Allocations Site Assessment Methodology to determine their suitability for other land uses or designations.
- 7.10** If during the preparation of the emerging Local Plan it becomes apparent that Calderdale cannot meet identified housing and employment land requirements, in line with a sustainable development approach it may be necessary to consider whether these needs could be met through the release of Green Belt land in line with paragraph 85 of the NPPF. In this context, the release of Green Belt land may be appropriate in exceptional circumstances and considered through the plan making process. The Green Belt Review provides an assessment of the Green Belt against the 5 purposes of Green Belt and identifies land which could potentially be released for development without compromising the overall purposes and integrity of the Green Belt.
- 7.11** Using the results of the Green Belt Review it will then be determined if the current boundaries are adequate and defensible. The outcomes of the Green Belt Review will be used in conjunction with other Local Plan evidence to provide spatial options that can be tested with stakeholders, the public and other interested parties as well as assessed for their sustainability through Sustainability Appraisal.

Table A1 Criteria for Purpose Scoring

Purpose	Criteria and Definition	Assessment
1. Check unrestricted sprawl of large built up areas	This is a judgement as to whether a development would result in efficient use of land considering the following criteria:	
	1. Does the parcel act as an effective barrier against sprawl from large built-up areas?	1. Proximity / relationship to built-up area (including other authorities).
	2. Does the parcel constitute, as part of a wider network of sites, a strategic barrier against the sprawl of large built-up areas?	2. The degree of containment provided by the adjoining built up area.
	3. Is there a robust permanent Green Belt/ development boundary?	3. The potential for rounding-off an existing built up area.
	4. Is the land separate from the large built up area?	4. The presence and permanence of recognisable physical boundaries that separate areas of land, such as roads, railways, watercourses, tree belts, woodlands.
	5. Would the loss of this Green Belt land potentially lead to ribbon development?	5. Isolated development has a high potential for urban sprawl.
	6. Would development result in an isolated development site not connected to existing boundaries?	
	7. Would development of the parcel create an irregular settlement pattern?	
	8. Is this Green Belt parcel connected by two or less boundaries to the built up area?	
	9. Is the land contiguous with other Green Belt up to and beyond the District boundary?	
		Conclusion: Development of the parcel would lead to: High potential for unrestricted sprawl or Low potential for unrestricted sprawl
2. Prevent neighbouring towns from merging	It is not possible to define a minimum distance that there should be between settlements. The important consideration is whether development would appear to result in the merger of built up areas. Topography and features such as rivers and roads can act as barriers preventing merging. The assessment therefore looks at:	

Appendix A . Criteria for Purpose Scoring

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Purpose	Criteria and Definition	Assessment
	1. Does the parcel provide part of a gap or space between existing large built-up areas?	1. The strategic significance of the wider Green Belt Area. Area adds to coherence of Green Belt.
	2. What is the nature of the countryside between the towns, rural or semi-rural?	2. Existing buildings within land unit.
	3. Is there visibility between large built up areas?	3. Perception of being Green Belt / countryside.
	4. Do natural features and infrastructure provide a good physical barrier or boundary to the parcel that would ensure that development was contained?	4. Inter-visibility across the Green Belt.
	5. Is the parcel sparsely developed or undeveloped?	5. Whether development would appear to result in the merger of built up areas including settlements in neighbouring authorities.
	6. Would the loss of this Green Belt land lead to a significant reduction in the distance between towns?	6. The existing width of the Green Belt and the impact development would have on the function of the Green Belt in that area.
	7. Would the loss of this Green Belt land increase the potential merging of towns?	7. Whether the release of Green Belt land will damage the substantial open character of the Green Belt separating towns and villages.
	8. Would the loss of this Green Belt land potentially lead to ribbon development between towns?	8. Density of field boundaries.
		9. Whether the parcel prevents continuous ribbon development along transport routes that link towns.
		<p>Conclusion:</p> <p>Development of the parcel:</p> <p>Would lead to Coalescence/merging of settlements or</p> <p>Would not result in the merging of settlements.</p>

Purpose	Criteria and Definition	Assessment
3. Assist in safeguarding the countryside from encroachment	This is an assessment as to the extent to which the Green Belt constitutes 'open countryside' from assessing countryside characteristics. If the parcel has any such characteristics it can be said to assist in safeguarding the countryside from encroachment. The characteristics are:	
	1. Is the parcel free from significant encroachment? If there is significant encroachment, what is the proportion as a % of the parcel?	1. The proportion of built development as a % of the parcel;
	2. Is there a strong, defensible boundary between the existing urban area and the parcel?	2. The strategic significance of the wider Green Belt Area. Area adds to coherence of Green Belt.
	3. Is there a landscape designation?	3. Existing buildings within land unit.
	4. Is there a wildlife designation or value?	4. Perception of being Green Belt / countryside.
	5. Is there a geological or geomorphological designation or value?	5. Inter-visibility across the Green Belt.
	6. Is there a rural land use?	6. Whether development would appear to result in the merger of built up areas including settlements in neighbouring authorities.
	7. Is the land tranquil?	7. The existing width of the Green Belt and the impact development would have on the function of the Green Belt in that area.
	8. Is there public access or recreational use?	8. Whether the release of Green Belt land will damage the substantial open character of the Green Belt separating towns and villages.
	9. Are the functions of the land consistent with its Green Belt designation?	9. Density of field boundaries.
	10. Does the parcel include any best grade 1, 2 or 3 agricultural land?	10. Whether the parcel prevents continuous ribbon development along transport routes that link towns.
	11. Is the parcel free from derelict brownfield land?	
	12. Is the predominant use of land and buildings agricultural?	

Appendix A . Criteria for Purpose Scoring

Purpose	Criteria and Definition	Assessment
		<p>11. Grade of agricultural land (High grade agricultural land would perform a safeguarding role).</p> <p>12. Proportion of Brownfield development (Parcels containing Brownfield development would not perform a safeguarding role).</p> <p>13. The degree of openness or containment provided by the relationship with the built up area.</p>
4. Preserve setting and special character of historic towns	<p>This assessment focuses on whether a parcel is adjacent to a conservation area, listed building, historic park or garden or other features of historic significance. Where a parcel is adjacent to historic features, development may still be able to preserve the setting and special character if done sensitively through appropriate design.</p> <p>For the assessment:</p>	
	1. Is the land part of the setting of a historic place or settlement, listed building or conservation area?	1. Contribution to setting of historic place or settlement and cultural heritage. Consideration to be given to the relationship between land being reviewed and designated conservation areas, listed buildings, historic parks and gardens or other important heritage features.
	2. Would the loss of this Green Belt land adversely affect the special character of a historic place or settlement?	2. Inter-visibility with historic place or settlement or conservation area.
	3. Would the loss of this Green Belt land reduce the significance of a historic place or settlement?	3. Detractors from setting.
		<p>Conclusion:</p> <p>Development of the parcel would:</p>

Purpose	Criteria and Definition	Assessment
		<p>Have no effect on the setting and special character of historic features or</p> <p>Have an effect on the setting and special character of historic features, which could be mitigated against through appropriate detailed design</p> <p>or</p> <p>Have a significant effect on the setting and special character of historic features.</p>
5. Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	As most areas within the Green Belt would fulfil the criteria for assessing this specific purpose it has not been separately screened in this study. For completeness, all parcels of land included in the Green Belt Review have therefore been concluded to fulfil this purpose.	<p>Conclusion:</p> <p>For completeness, all parcels of land included in the Green Belt Review have been concluded to fulfil this purpose.</p>
		N.B. The conclusion under each purpose is an overall assessment from the conclusions from all the criteria in that category/Green Belt purpose.
OVERALL CONCLUSION FROM ASSESSMENT AGAINST ALL 5 PURPOSES OF GREEN BELT AND ESSENTIAL CHARACTERISTICS OF OPENNESS AND PERMANENCE.		

Table A2 Example Analysis of Purpose Scoring

Parcel Ref	To check the unrestricted sprawl of large built-up areas	Prevent neighbouring towns from merging into one another	Safeguarding the countryside from encroachment	To preserve the special character of historic towns	To assist in urban regeneration by encouraging the recycling of derelict and other urban land	Overall score
GB1	Contributes to preventing urban sprawl from xxxxx	Prevents two areas of xxxxx from merging	Does not safeguard the countryside against encroachment	Contributes to preserve the setting and character of xxxx	Retention of green belt land will encourage recycling of derelict and other urban land.	
GB2	Does not contribute to preventing sprawl from xxxxx	Does not prevent two areas of xxxxx from merging	Does not safeguard the countryside against encroachment	Contributes to preserve the setting and character of xxxx	Retention of green belt land will encourage recycling of derelict and other urban land.	
GB3	Does not contribute to preventing sprawl from xxxxx	Prevents two parts of xxxxx from merging	Safeguards the countryside from encroachment from xxxxx	Contributes to preserve the setting and character of xxxx	Retention of green belt land will encourage recycling of derelict and other urban land.	
GB4	Contributes to preventing urban sprawl from xxxxx	Does not prevent neighbouring towns from merging into one another.	Safeguards the countryside from encroachment from xxxxx	Contributes to preserve the setting and character of xxxx	Retention of green belt land will encourage recycling of derelict and other urban land.	

Colour Code:

Brown = Most sensitive (Parcels having high sensitivity)	Meets 3-5 of the identified purposes (Retain in the Green belt)	
Blue = Mid sensitive (Parcels having medium sensitivity)	Meets 0-2 of the identified purposes (Consider for detailed study)	

Table B1 Green Belt Review - Parcel Assessment Form

PARCEL INFORMATION							
Parcel Ref:		Date of Survey:					
Parcel Area (Ha):		Surveyed by:					
Parcel Name:		Checked by:					
Parcel Address:							
OS Grid Reference:							
SHLAA Ref:		ELR Ref:		CFS Ref:		HLA Ref:	
RCUDP DESIGNATION(S)							
Green Belt		Area Around Todmorden				Other	
PLANNING HISTORY							
Application Number:	Description:					Decision:	Decision Date:

PARCEL CHARACTERISTICS					
LAND TYPE					
PDL		Greenfield		Mixed (PDL Ha / GF Ha & Draw on Map)	
Land		Buildings		Land and Buildings	
LANDSCAPE					
Landscape Character					

CURRENT LAND USE			
Land Use	Existing Land Use of Parcel		Adjacent Land Use (N, S, E, W)
	Primary	Secondary	
Agriculture			
Scrubland			

Appendix B . Parcel Assessment Form

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CURRENT LAND USE

Sports/ Recreation Facility			
Industrial / Commercial			
Retail			
Minerals			
Waste			
Public Open Space			
Allotments			
Community Buildings			
Woodland			
Residential			
Disused / Vacant			
Utilities / Infrastructure			
Transport			
Heritage Asset			

PARCEL CONDITION

Vacant, Cleared Parcel		Demolition Required, Pending		Occupied Land and Buildings	
Demolition or Remediation Underway		Overgrown Parcel			

TOPOGRAPHY

Relatively Flat		Gentle Undulations		Gentle Slope	
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PURPOSE I: CHECK UNRESTRICTED SPRAWL OF LARGE BUILT UP AREAS

Q1	Does the parcel act as an effective barrier against sprawl from large built-up areas?	Yes		No		Partial	
----	---	-----	--	----	--	---------	--

PURPOSE I: CHECK UNRESTRICTED SPRAWL OF LARGE BUILT UP AREAS

Q2	Does the parcel constitute, as part of a wider network of parcels, a strategic barrier against the sprawl of large built-up areas?	Yes		No		Partial	
Q3	Is there a robust permanent Green Belt / development boundary?	Yes		No		Partial	
Q4	Is the land separate from the built up area?	Yes		No		Partial	
Q5	Would the loss of this Green Belt land potentially lead to ribbon development?	Yes		No		Partial	
Q6	Would development result in an isolated development site not connected to existing boundaries?	Yes		No		Partial	
Q7	Would development of the parcel create an irregular settlement pattern?	Yes		No		Partial	
Q8	Is this Green Belt parcel connected by two or less boundaries to the built up area?	Yes		No		Partial	
Q9	Is the land contiguous with other Green Belt up to and beyond the borough boundary?	Yes		No		Partial	
Development of the parcel would lead to a:							
High Potential for unrestricted sprawl			Low potential for unrestricted sprawl				
Does parcel fulfil Green Belt Purpose I?		Yes		No		Partial	
Comment:							

PURPOSE II: PREVENT NEIGHBOURING TOWNS FROM MERGING

Q1	Does the parcel provide part of a gap or space between existing large built-up areas?	Yes		No		Partial	
Q2	What is the nature of the countryside between the towns, rural or semi-rural?	Yes		No		Partial	
Q3	Is there visibility between large built up areas?	Yes		No		Partial	
Q4	Do natural features and infrastructure provide a good physical barrier or boundary to the parcel that would ensure that development was contained?	Yes		No		Partial	
Q5	Is the parcel sparsely developed?	Yes		No		Partial	
Q6	Would the loss of this Green Belt land lead to a significant reduction in the distance between towns?	Yes		No		Partial	

Appendix B . Parcel Assessment Form

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PURPOSE II: PREVENT NEIGHBOURING TOWNS FROM MERGING

Q7	Would the loss of this Green Belt land increase the potential merging of towns?	Yes		No		Partial	
Q8	Would the loss of this Green Belt land potentially lead to ribbon development between towns?	Yes		No		Partial	
Q9		Yes		No		Partial	
Development of the parcel:							
Would lead to coalescence of settlements			Would not result in the merging of settlements				
Does parcel fulfil Green Belt Purpose II?		Yes		No		Partial	
Comment:							

PURPOSE III: ASSIST IN SAFEGUARDING THE COUNTRYSIDE FROM ENCROACHMENT

Q1	Is the parcel free from significant encroachment? If so, what is the proportion of built development as a % of the parcel?	Yes		No		Partial	
		Approximate %:					
Q2	Is there a strong, defensible boundary between the existing urban area and the parcel?	Yes		No		Partial	
Q3	Is there a landscape designation?	Yes		No		Partial	
Q4	Is there a wildlife designation or value?	Yes		No		Partial	
Q5	Is there a geological or geomorphological designation or value?	Yes		No		Partial	
Q6	Is there a rural land use?	Yes		No		Partial	
Q7	Is the land tranquil?	Yes		No		Partial	
Q8	Is there public access or recreational use?	Yes		No		Partial	
Q9	Are the functions of the land consistent with its Green Belt designation?	Yes		No		Partial	
Q10	Does the parcel include any best grade 1, 2 or 3 agricultural land?	Yes		No		Partial	
Q11	Is the parcel free from derelict brownfield land?	Yes		No		Partial	
Q12	Is the predominant use of land and buildings agricultural?	Yes		No		Partial	

PURPOSE III: ASSIST IN SAFEGUARDING THE COUNTRYSIDE FROM ENCROACHMENT

The site:

Performs an important role in safeguarding the countryside from encroachment		Does not perform an important role in safeguarding the countryside from encroachment						
Does parcel fulfil Green Belt Purpose III?			Yes		No		Partial	
Comment:								

PURPOSE IV: PRESERVE SETTING AND SPECIAL CHARACTER OF HISTORIC TOWNS

Q1	Is the land part of the setting of a historic place or settlement, listed building or conservation area?		Yes		No		Partial	
Q2	Would the loss of this Green Belt land adversely affect the special character of a historic place or settlement?		Yes		No		Partial	
Q3	Would the loss of this Green Belt land reduce the significance of a historic place or settlement?		Yes		No		Partial	
Development of the parcel:								
Would have no effect on the setting and special character of historic features		Would have an effect on the setting and special character of historic features, which could be mitigated against		Would have a significant effect on the setting and special character of historic features				
Does parcel fulfil Green Belt Purpose IV?			Yes		No		Partial	
Comment:								

PURPOSE V: ASSIST IN URBAN REGENERATION BY ENCOURAGING THE RECYCLING OF DERELICT AND OTHER URBAN LAND

As most areas within the Green Belt would fulfil the criteria for assessing this specific purpose it has not been separately screened in this study. For completeness, all parcels of land included in the Green Belt Review have therefore been concluded to fulfil this purpose.

Comment: For completeness, all parcels of land included in the Green Belt Review have been concluded to fulfil this purpose.

NUMBER OF PURPOSES FULFILLED	
Meets 3-5 of the identified purposes (Recommendation to retain in the Green Belt)	
Meets 0-2 of the identified purposes (Consider for detailed study)	
OVERALL ASSESSMENT SUMMARY	

- C.1** Appendix C contains the assessment sheets for all 454 parcels with each sheet containing the detailed scoring for each Green Belt purpose. Due to the large number of pages it contains (over 1000), Appendix C is only available as an interactive map on the [Green Belt Parcel Assessment Findings](#)