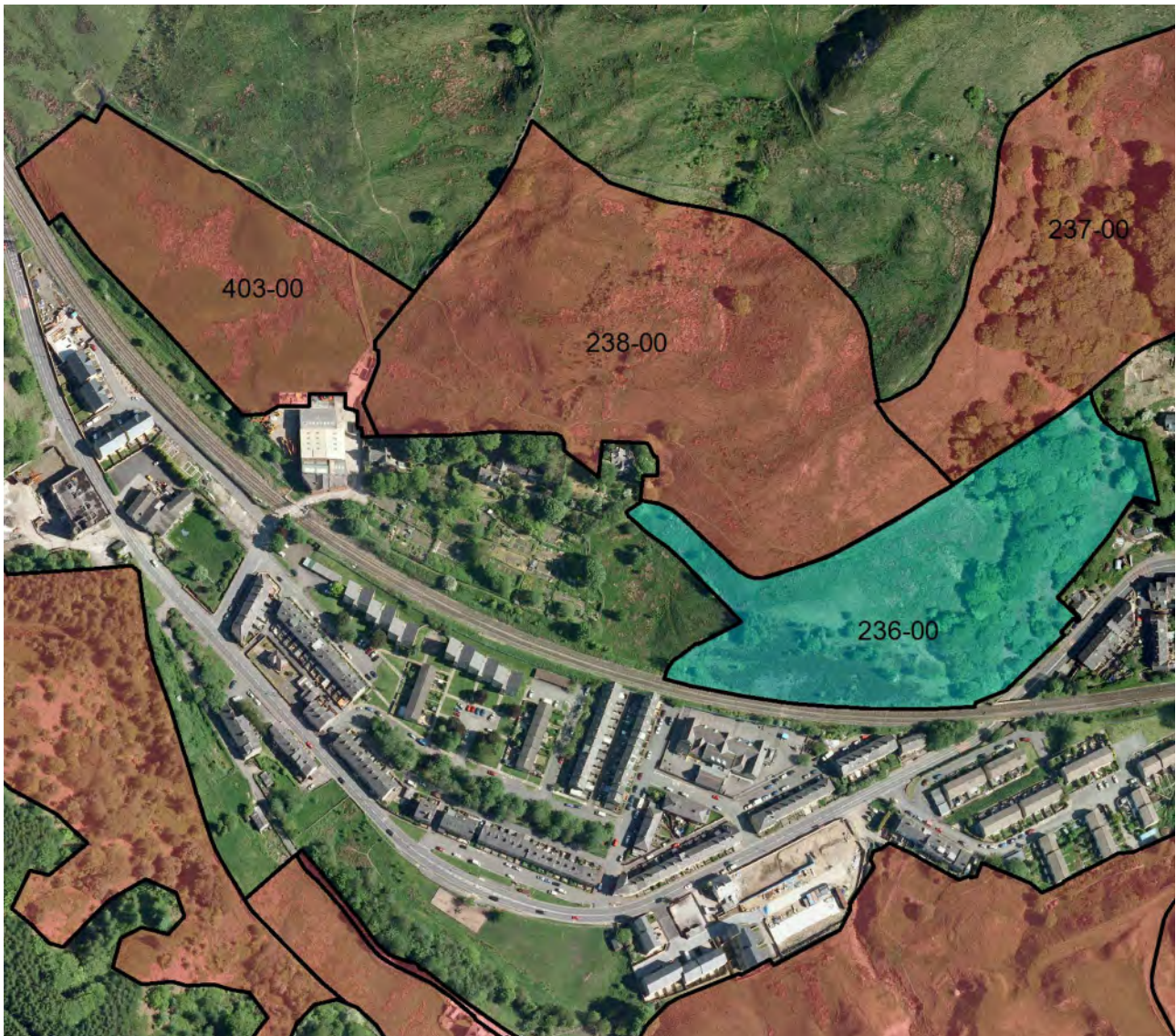


Green Belt Review

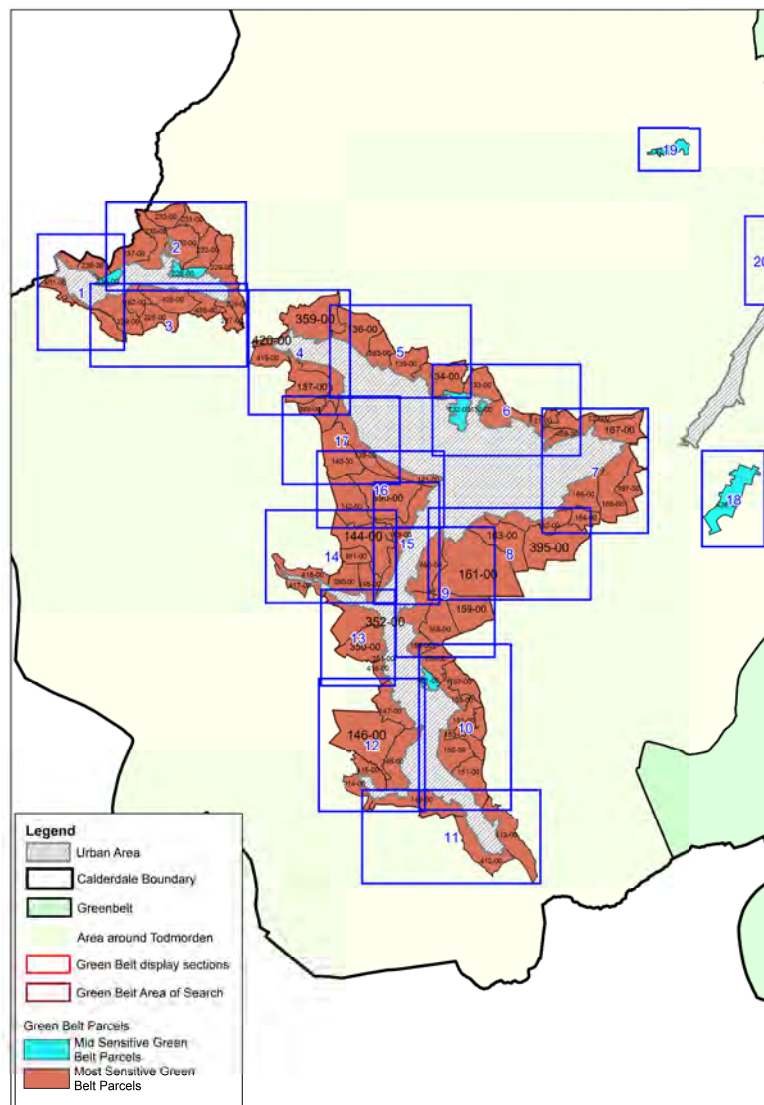


Final Report - 2017

Green Belt Review Findings:
Todmorden Broad Area

6 Broad Area 1 : Todmorden 2

Figure 6 Todmorden Broad Area



Land parcels within the Todmorden Broad Area do not benefit from Green Belt policy designation but are instead protected by the Area Around Todmorden policy designation 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.

Notwithstanding this, the vast majority of land parcels in the Todmorden Broad Area perform well when assessed against Green Belt purposes with only 7 land parcels not being classified as highly sensitive. These parcels are Land East of Hole Bottom (130-00), Land North of Park Road (132-00), Land East of Pudsey Road (228-00), Land North of Stubley Holme (236-00), Harvelin Park (426-00), Blackshaw Head (427-00) and Land North of Hollins Road (461-00). The majority of these parcels are inlier parcels that are surrounded by the urban area on three or more sides with the remainder being village envelopes which already contain an extensive amount of existing development. These parcels satisfy only two or less of the purposes for Green Belt designation.

Overall, the purposes which perform least well in the Todmorden Broad Area are purpose II; Preventing neighbouring towns from merging and purpose IV; Preserving the setting and special character of historic towns. This is because the nearest separate town is Hebden Bridge which is a sufficient distance from the land parcels being assessed so as to not increase the risk of neighbouring towns merging. In addition, only a small number of land parcels are located in close proximity to a conservation area, listed building, historic park or garden or other features of historic significance.

Excluding purpose V (all Green Belt parcels were deemed to satisfy this purpose), the purposes which perform best in the Todmorden Broad Area are purpose I; Checking unrestricted sprawl of large built up areas and purpose III; Safeguarding the Countyside from encroachment. This is because many of these parcels have high potential for sprawl and perform an important role in safeguarding the countryside from encroachment.

Figure 7 Todmorden Section 1



Table 6 Section 1 Results

Green Belt Parcel	Purpose I	Purpose II	Purpose III	Purpose IV	Purpose V	Parcel Sensitivity
236-00	No	No	Yes	No	Yes	Medium
237-00	Yes	No	Yes	No	Yes	High
238-00	Yes	No	Yes	No	Yes	High
239-00	Yes	No	Yes	No	Yes	High
240-00	Yes	No	Yes	No	Yes	High
401-00	Yes	No	Yes	No	Yes	High
403-00	Yes	No	Yes	No	Yes	High

Figure 8 Todmorden Section 2



Table 7 Section 2 Results

Green Belt Parcel	Purpose I	Purpose II	Purpose III	Purpose IV	Purpose V	Parcel Sensitivity
228-00	No	No	Yes	No	Yes	Medium

Green Belt Parcel	Purpose I	Purpose II	Purpose III	Purpose IV	Purpose V	Parcel Sensitivity
229-00	Yes	No	Yes	No	Yes	High
230-00	Yes	No	Yes	No	Yes	High
231-00	Yes	No	Yes	No	Yes	High
232-00	Yes	No	Yes	No	Yes	High
235-00	Yes	No	Yes	No	Yes	High

Figure 9 Todmorden Section 3

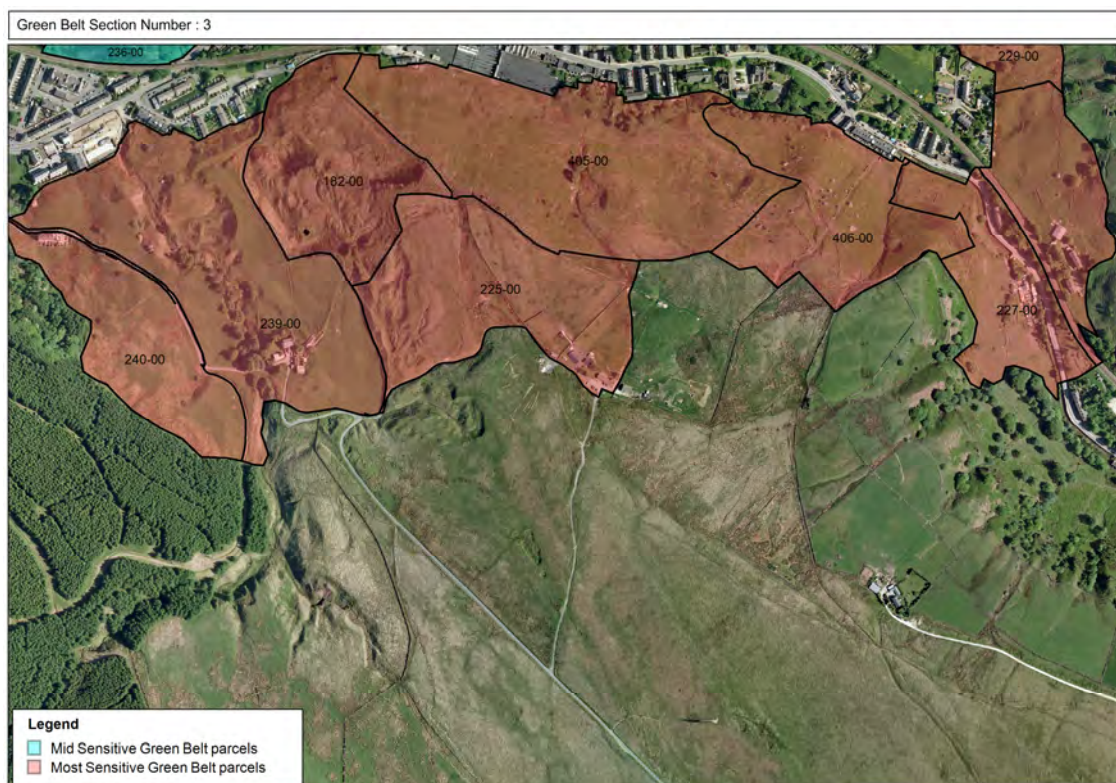


Table 8 Section 3 Results

Green Belt Parcel	Purpose I	Purpose II	Purpose III	Purpose IV	Purpose V	Parcel Sensitivity
182-00	Yes	No	Yes	No	Yes	High
225-00	Yes	No	Yes	No	Yes	High
227-00	Yes	No	Yes	No	Yes	High
239-00	Yes	No	Yes	No	Yes	High

6 . Broad Area 1 : Todmorden

Green Belt Parcel	Purpose I	Purpose II	Purpose III	Purpose IV	Purpose V	Parcel Sensitivity
240-00	Yes	No	Yes	No	Yes	High
405-00	Yes	No	Yes	No	Yes	High
406-00	Yes	No	Yes	No	Yes	High

Figure 10 Todmorden Section 4



Table 9 Section 4 Results

Green Belt Parcel	Purpose I	Purpose II	Purpose III	Purpose IV	Purpose V	Parcel Sensitivity
137-00	Yes	No	Yes	No	Yes	High

Green Belt Parcel	Purpose I	Purpose II	Purpose III	Purpose IV	Purpose V	Parcel Sensitivity
138-00	Yes	No	Yes	No	Yes	High
359-00	Yes	No	Yes	No	Yes	High
419-00	Yes	No	Yes	No	Yes	High
420-00	Yes	No	Yes	No	Yes	High

Figure 11 Todmorden Section 5



Table 10 Section 5 Results

Green Belt Parcel	Purpose I	Purpose II	Purpose III	Purpose IV	Purpose V	Parcel Sensitivity
134-00	Yes	No	Yes	No	Yes	High
135-00	Yes	No	Yes	No	Yes	High
136-00	Yes	No	Yes	No	Yes	High
383-00	Yes	No	Yes	No	Yes	High

6 . Broad Area 1 : Todmorden

Figure 12 Todmorden Section 6

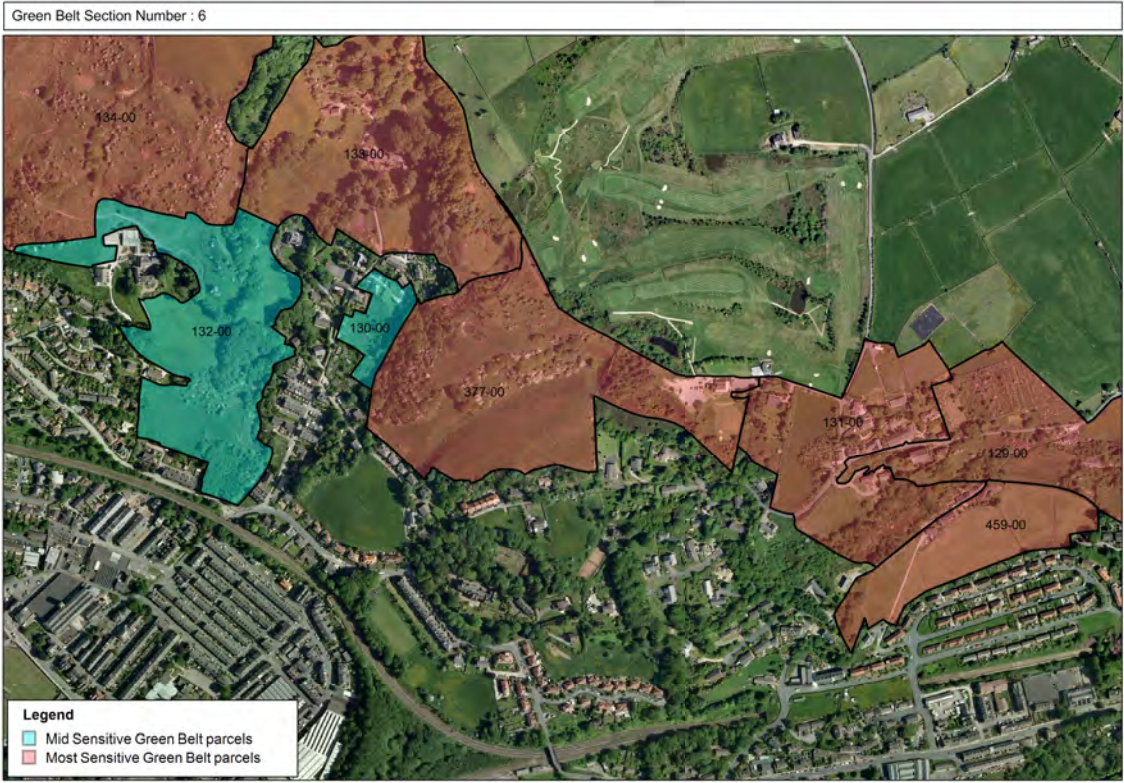


Table 11 Section 6 Results

Green Belt Parcel	Purpose I	Purpose II	Purpose III	Purpose IV	Purpose V	Parcel Sensitivity
130-00	No	No	Yes	No	Yes	Medium
131-00	Yes	No	Yes	No	Yes	High
132-00	No	No	Yes	No	Yes	Medium
133-00	Yes	No	Yes	No	Yes	High
159-00	Yes	No	Yes	No	Yes	High
377-00	Yes	No	Yes	No	Yes	High
459-00	Yes	No	Yes	No	Yes	High

Figure 13 Todmorden Section 7



Table 12 Section 7 Results

Green Belt Parcel	Purpose I	Purpose II	Purpose III	Purpose IV	Purpose V	Parcel Sensitivity
129-00	Yes	No	Yes	No	Yes	High
162-00	Yes	No	Yes	No	Yes	High
164-00	Yes	No	Yes	Yes	Yes	High
165-00	Yes	No	Yes	No	Yes	High
166-00	Yes	No	Yes	Yes	Yes	High
167-00	Yes	No	Yes	No	Yes	High

Green Belt Parcel	Purpose I	Purpose II	Purpose III	Purpose IV	Purpose V	Parcel Sensitivity
397-00	Yes	No	Yes	No	Yes	High
459-00	Yes	No	Yes	No	Yes	High

Figure 14 Todmorden Section 8

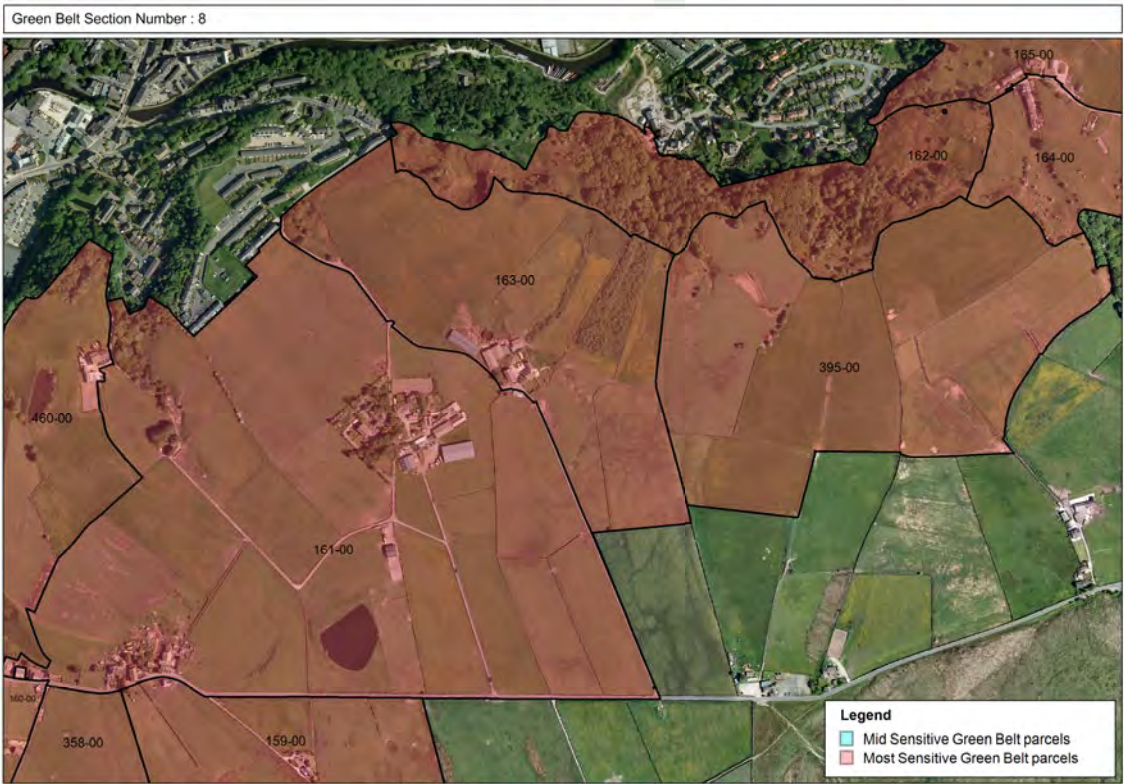


Table 13 Section 8 Results

Green Belt Parcel	Purpose I	Purpose II	Purpose III	Purpose IV	Purpose V	Parcel Sensitivity
161-00	Yes	No	Yes	No	Yes	High
163-00	Yes	No	Yes	No	Yes	High
395-00	Yes	No	Yes	Yes	Yes	High

Figure 15 Todmorden Section 9



Table 14 Section 9 Results

Green Belt Parcel	Purpose I	Purpose II	Purpose III	Purpose IV	Purpose V	Parcel Sensitivity
158-00	Yes	No	Yes	No	Yes	High
159-00	Yes	No	Yes	No	Yes	High
160-00	Yes	No	Yes	No	Yes	High
358-00	Yes	No	Yes	No	Yes	High
460-00	Yes	No	Yes	No	Yes	High

Todmorden Section 10

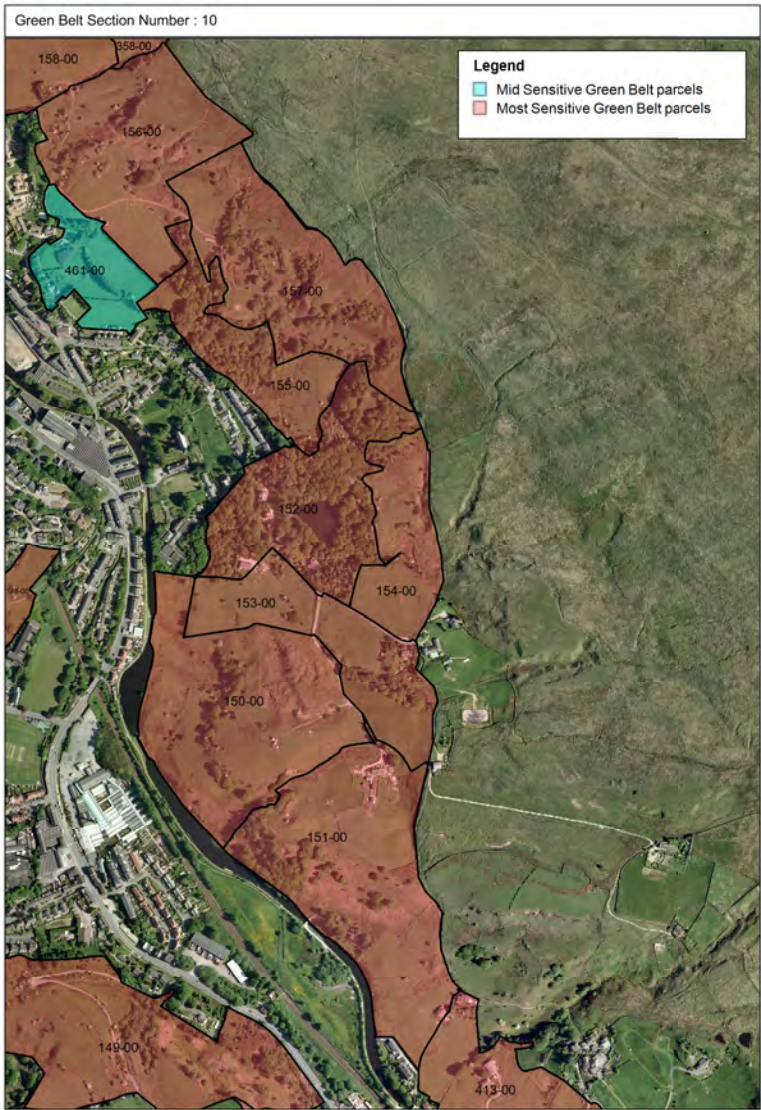


Table 15 Section 10 Results

Green Belt Parcel	Purpose I	Purpose II	Purpose III	Purpose IV	Purpose V	Parcel Sensitivity
150-00	Yes	No	Yes	No	Yes	High
151-00	Yes	No	Yes	No	Yes	High
152-00	Yes	No	Yes	No	Yes	High
153-00	Yes	No	Yes	No	Yes	High
154-00	Yes	No	Yes	No	Yes	High
155-00	Yes	No	Yes	No	Yes	High

Green Belt Parcel	Purpose I	Purpose II	Purpose III	Purpose IV	Purpose V	Parcel Sensitivity
156-00	Yes	No	Yes	No	Yes	High
157-00	Yes	No	Yes	No	Yes	High
461-00	No	No	Yes	No	Yes	Medium

Figure 17 Todmorden Section 11

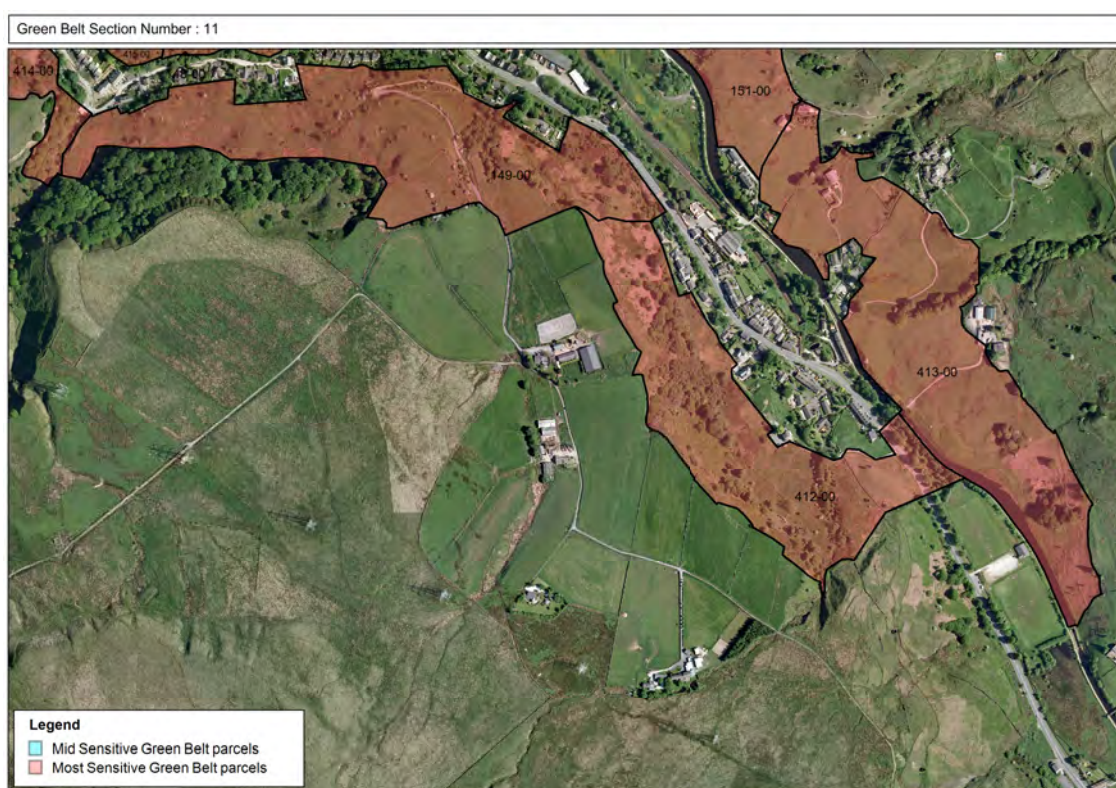


Table 16 Section 11 Results

Green Belt Parcel	Purpose I	Purpose II	Purpose III	Purpose IV	Purpose V	Parcel Sensitivity
149-00	Yes	No	Yes	No	Yes	High
412-00	Yes	No	Yes	No	Yes	High
413-00	Yes	No	Yes	No	Yes	High

Figure 18 Todmorden Section 12



Table 17 Section 12 Results

Green Belt Parcel	Purpose I	Purpose II	Purpose III	Purpose IV	Purpose V	Parcel Sensitivity
146-00	Yes	No	Yes	No	Yes	High
147-00	Yes	No	Yes	No	Yes	High
148-00	Yes	No	Yes	No	Yes	High
414-00	Yes	No	Yes	No	Yes	High
415-00	Yes	No	Yes	No	Yes	High

Figure 19 Todmorden Section 13



Table 18 Section 13 Results

Green Belt Parcel	Purpose I	Purpose II	Purpose III	Purpose IV	Purpose V	Parcel Sensitivity
345-00	Yes	No	Yes	No	Yes	High
350-00	Yes	No	Yes	No	Yes	High
416-00	Yes	No	Yes	No	Yes	High

6 . Broad Area 1 : Todmorden

Figure 20 Todmorden Section 14

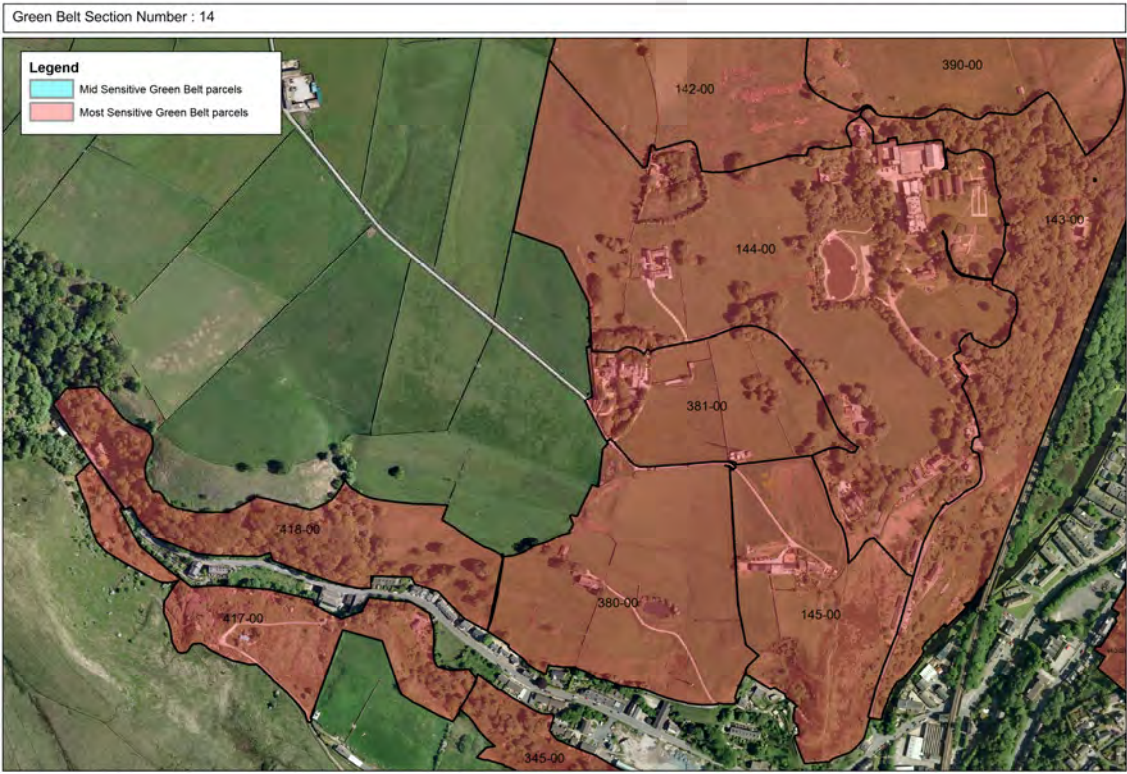


Table 19 Section 14 Results

Green Belt Parcel	Purpose I	Purpose II	Purpose III	Purpose IV	Purpose V	Parcel Sensitivity
293-00	Yes	Yes	Yes	No	Yes	High

Figure 21 Todmorden Section 15



Table 20 Section 15 Results

Green Belt Parcel	Purpose I	Purpose II	Purpose III	Purpose IV	Purpose V	Parcel Sensitivity
143-00	Yes	No	Yes	Yes	Yes	High
144-00	Yes	No	Yes	Yes	Yes	High
145-00	Yes	No	Yes	No	Yes	High

Figure 22 Todmorden Section 16

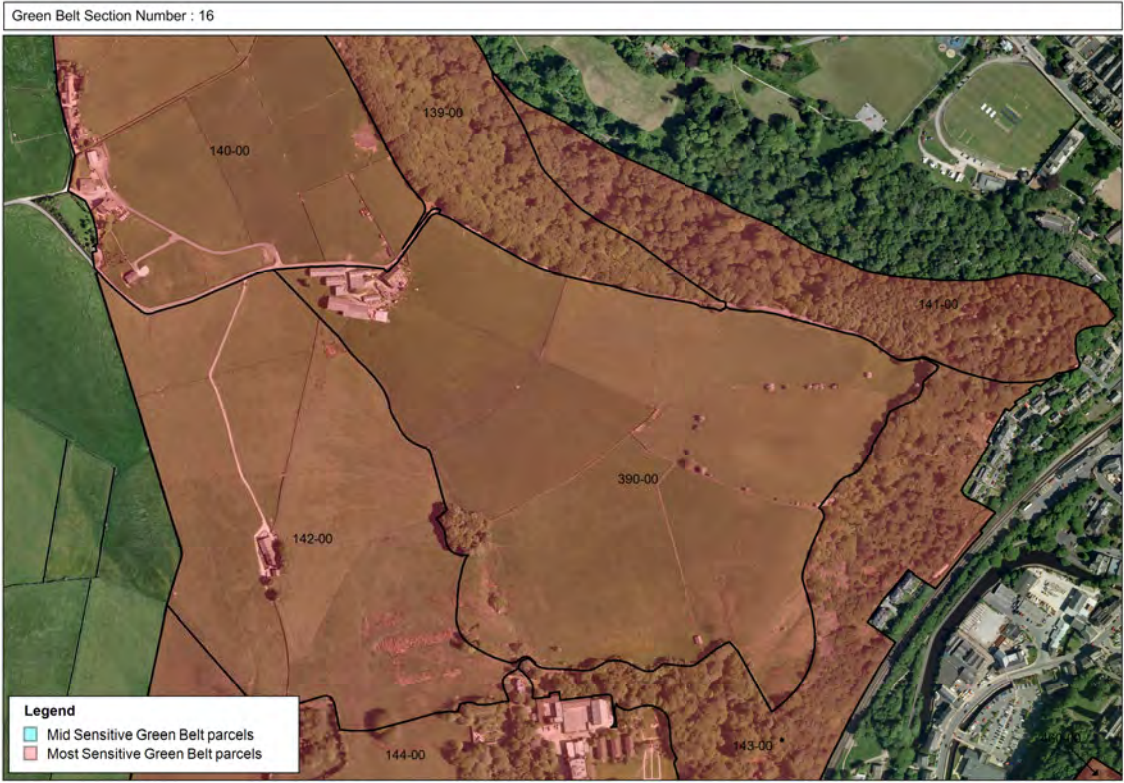


Table 21 Section 16 Results

Green Belt Parcel	Purpose I	Purpose II	Purpose III	Purpose IV	Purpose V	Parcel Sensitivity
141-00	Yes	No	Yes	Yes	Yes	High
142-00	Yes	No	Yes	No	Yes	High
390-00	Yes	No	Yes	Yes	Yes	High

Figure 23 Todmorden Section 17



Table 22 Section 17 Results

Green Belt Parcel	Purpose I	Purpose II	Purpose III	Purpose IV	Purpose V	Parcel Sensitivity
139-00	Yes	No	Yes	Yes	Yes	High
140-00	Yes	No	Yes	No	Yes	High
389-00	Yes	No	Yes	No	Yes	High

Figure 24 Todmorden Section 18



Table 23 Section 18 Results

Green Belt Parcel	Purpose I	Purpose II	Purpose III	Purpose IV	Purpose V	Parcel Sensitivity
426-00	No	No	No	No	Yes	Medium

Figure 25 Todmorden Section 19

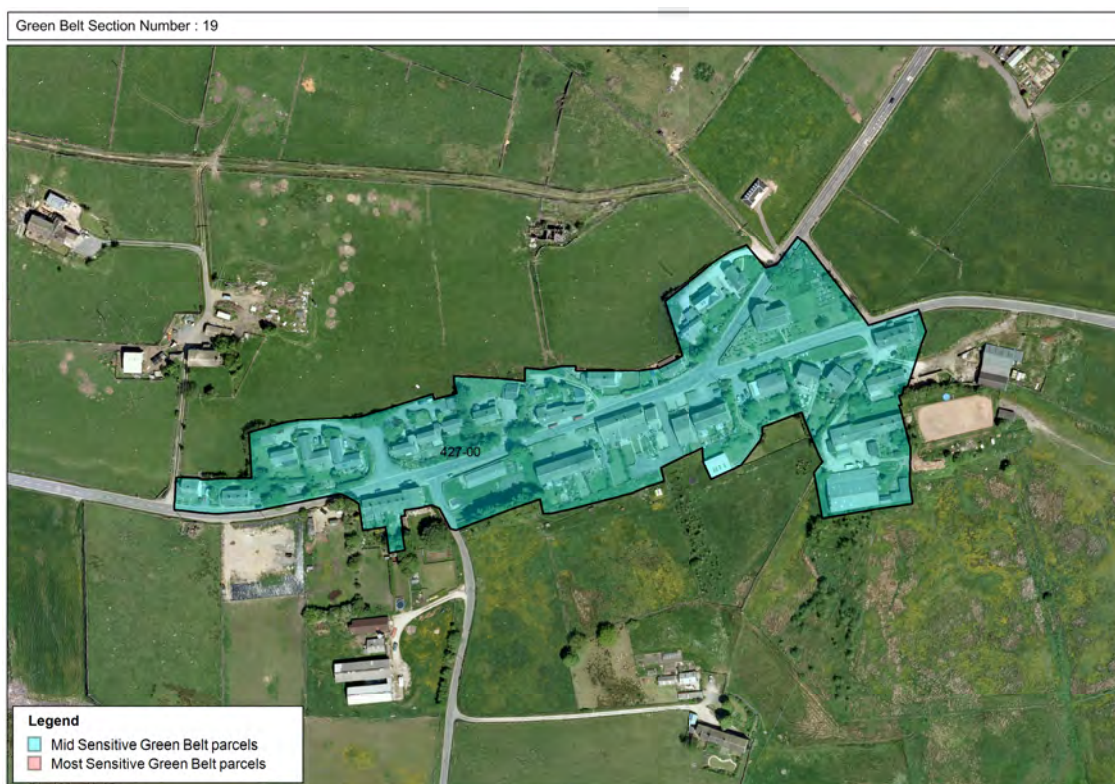


Table 24 Section 19 Results

Green Belt Parcel	Purpose I	Purpose II	Purpose III	Purpose IV	Purpose V	Parcel Sensitivity
427-00	No	No	No	No	Yes	Medium