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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, and land allocations and designations will be 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 the opportunities for growth without the potential need to amend 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 onto 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 these new developments 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 set out the need, rationale and methodology for undertaking a Green Belt Review. It is important to consider the detailed extent of the Green Belt at this stage to inform the development of the Local Plan. The Green Belt Review, once complete, will provide an understanding of the current strengths and weaknesses of existing Green Belt designations and provide the basis for recommendations to change the Green Belt where appropriate to provide certainty for the next 30 years or more.
- 1.6 This report provides the proposed methodology for the Green Belt Review in Calderdale. An earlier proposal was produced following two phases of consultation on early drafts of the Green Belt Review Methodology in 2008/2009. The introduction of the NPPF in 2012, together with outcomes of recent Local Plan Examinations, has however highlighted the need to update the Methodology to reflect current guidance and be more comprehensive in its scope. This is the intention of this revised Green Belt Review Methodology presented in this document.

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 the Green Belt Area.
- 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 release of land from the Green Belt was necessary and did not materially harm the fundamental aims of the 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 RSS has now been revoked by the Coalition Government with the Order to revoke the Regional Strategy for Yorkshire and Humber 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 borough 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 . Consultation

- 4.1 Early Consultation upon the Green Belt Review Methodology was undertaken in two stages in 2008/9.
- 4.2 The first consultation in the Summer 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 Local Plan Core Strategy in the winter 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 will be invited to comment on the revised methodology during a period of consultation in February/March 2015. The Council is particularly keen to receive a technical input, especially from statutory consultees and other groups/organisations which have a 'Duty to Cooperate ' responsibility, and these will be invited to take part in subsequent stages of the Review as it progresses.

Introduction

5.1 The Green Belt Review will be conducted in three distinct stages These stages are:

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

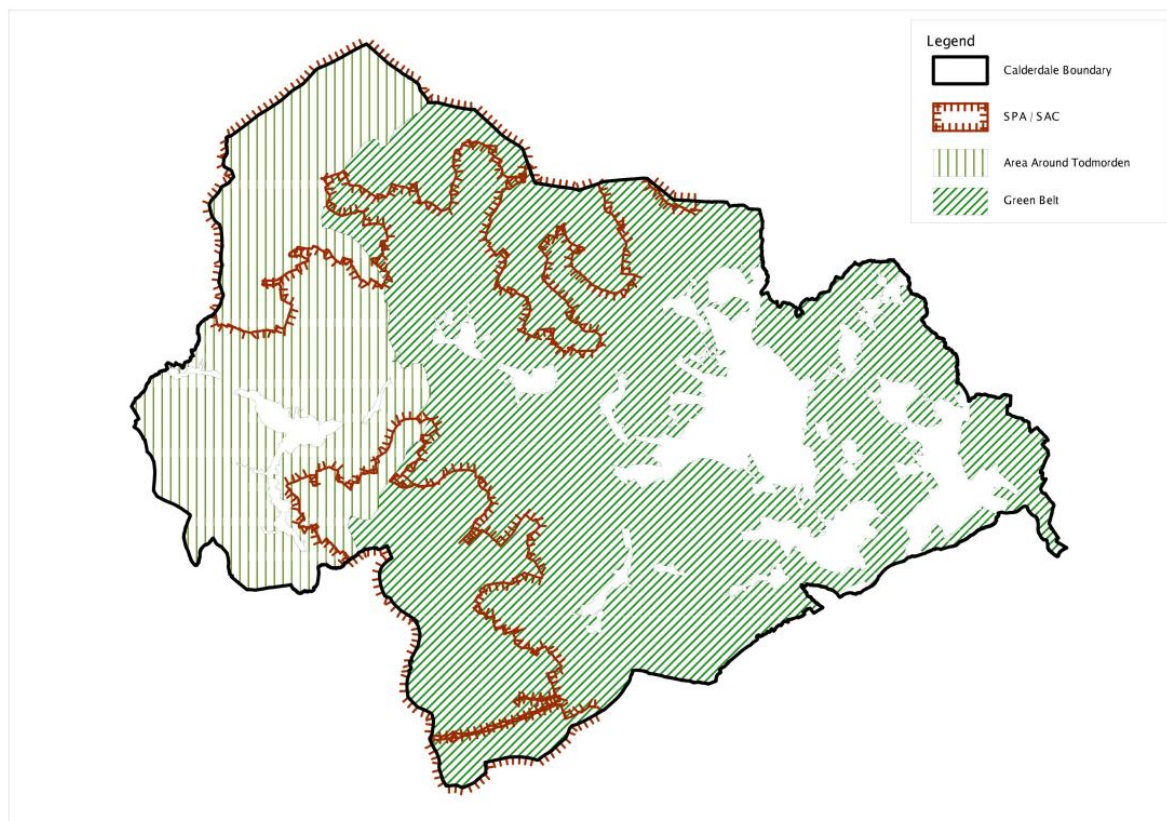
5.2 This report contains the methodology for all three stages with all results being contained in the final report of the Green Belt Review.

Stage 1 - Initial sieving

5.3 The sieving analysis will identify broad areas of investigation for Stage 2 of the Green Belt Review process, and in itself comprises 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 is 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

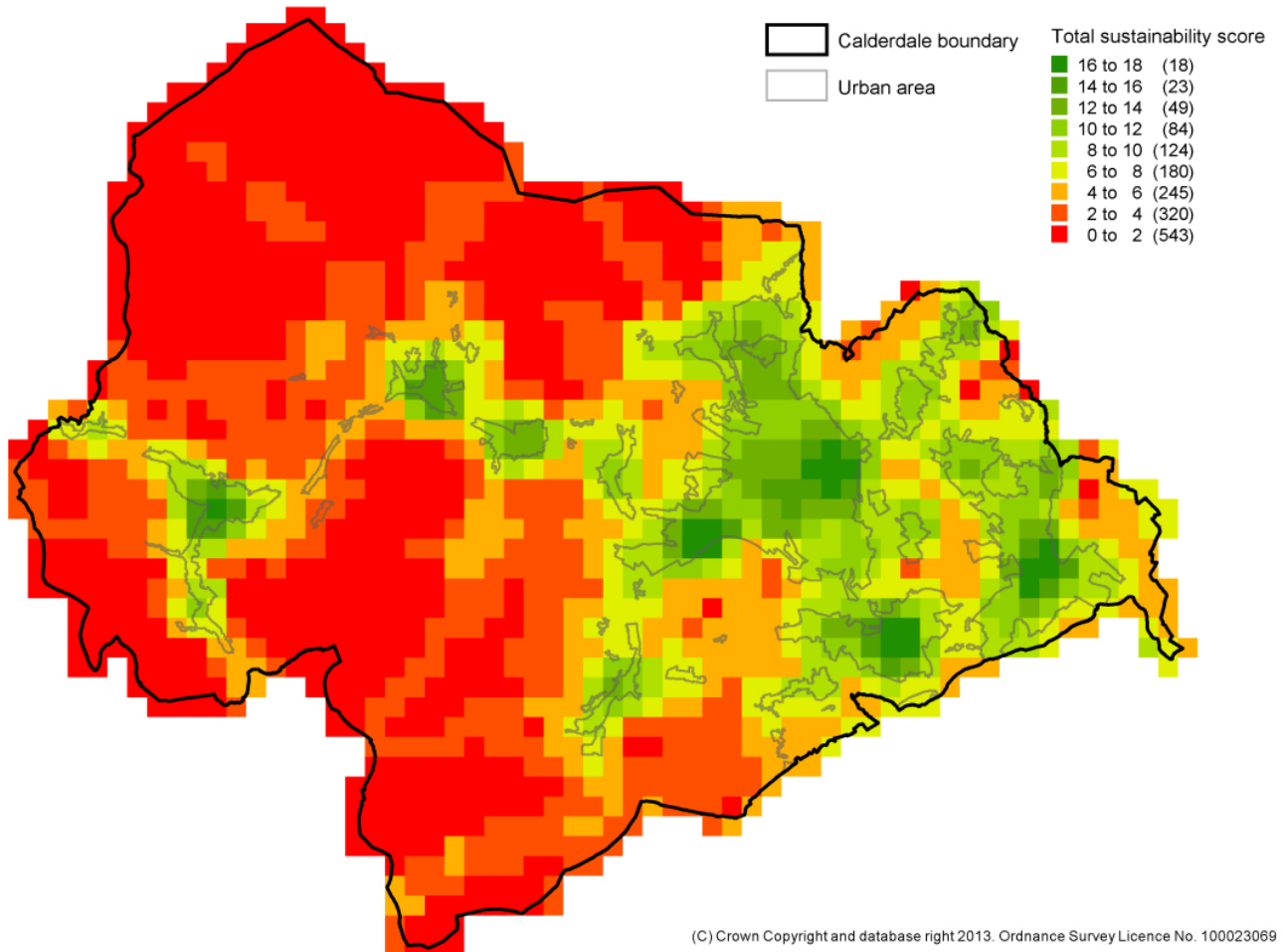


5.5 The second step of the sieving process is to remove areas which, through their location, would contradict the principles of sustainable development as defined in national planning policy. The NPPF (paragraph 84) states that when drawing Green Belt boundaries in development plans local

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 will be 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 will be 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 will be used to broadly identify areas of further investigation for the Green Belt Review. However due to issues where the same grid can cover two distinct areas of Green Belt separated by the built-up area the areas will also be defined by the edge of the existing built-up area or other significant feature.
- 5.7** It should be noted that the sustainability score that will be used to identify the sustainability of areas has been reduced from 10.0 to 6.0 since the 2009 Green Belt Review Methodology for the following reasons:
- The way the Settlement Hierarchy model is scored has changed since the first Green Belt Review Methodology was written. What would have scored 10.0 in the 2008 Settlement Hierarchy now scores 8.0 in the updated 2013 Settlement Hierarchy.
 - Running the model at 8.0 (previously 10.0) provides a very limited amount of sites for investigation as it is not sensitive enough and omits a large number of sustainable sites. Areas with a sustainability score of 6.0 are still capable of providing opportunities for sustainable development and this is felt to be a more appropriate score to use as it considers the maximum number of sustainable locations and allows for a more comprehensive review.

Figure 2 Sustainability scores - September 2013

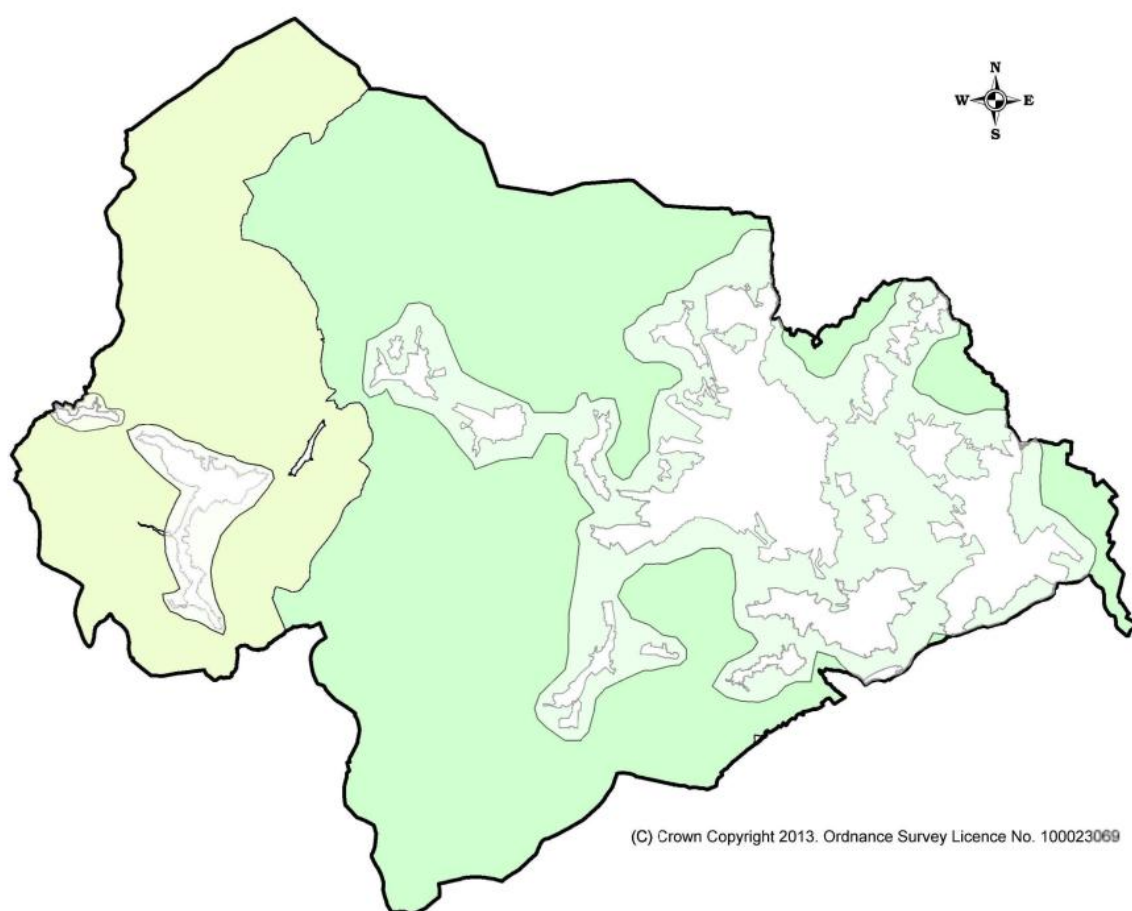


5.8 Therefore the final study areas for the Green Belt Review will be;

- Areas outside the existing built-up area which;
- Are not within the SAC/SPA and;
- Scored 6.0 or above in the Settlement Hierarchy model.

This sieving analysis will provide 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 Green Belt Areas for Potential Investigation



Key to Green Belt Areas for Potential Investigation

Green Belt	Broad Areas of Investigation	Area around Todmorden

Stage 2 - Site identification

5.9 The next stage of the Green Belt Review is to identify, within the broad areas of investigation, sites which will be subject to more rigorous testing against the criteria identified in Stage 3. The Area around Todmorden will be treated as equivalent to Green Belt for the purpose of this study and the same criteria will apply to any release of land in this area.

5.10 The sites will be identified using the following criteria;

- Whenever possible sites should not cross significant boundaries such as motorways, rivers or protected woodlands;
- Sites should take account of changing landscape and landform;
- Sites should be smaller in area where they are located close to existing boundaries.

5.11 The RCUDP and aerial photographs will be used to establish the sites. Each study site will be assigned a unique identifier consisting of a letter and a number, which will be mapped using the Councils GIS system. The boundaries of sites at this stage will be 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 sites will also be bounded by these features to ensure sites are of a similar character and land use.

5.12 If during the course of the review, alterations to the site boundaries are required to better reflect the situation on the ground, the reasons for the proposed changes to the boundary will be explained in the final report.

Stage 3 - Site testing

5.13 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 will be included in the survey pro-forma (Appendix 1 & 2) for each site 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 will be 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 site will be assessed in relation to the assessment criteria which contribute to Green Belt purposes as described below. Each completed pro-forma will be cross-checked to ensure results are being consistently recorded.

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

Table 1 Site Sensitivity

Orange = Most sensitive	Meets 3-5 of the identified purposes (Retain in the Green belt)	
Blue = Mid sensitive	Meets 0-2 of the identified purposes (Consider for detailed study)	

5.15 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 will be applied. For each purpose, supporting text will explain how the sensitivity classification has been arrived at. The presentation of the sensitivity classification for each purpose will assist in understanding and assessing the value of the various roles performed by each site. 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 site. Using the conclusions from this assessment, the review will then identify the following:

- areas where development could lead to cross boundary issues with neighbouring local authorities by identifying the local authority and specifying the potential cross boundary issue;
- areas where the current boundary of the Green Belt is illogical;
- any areas where it may be appropriate to extend the Green Belt; and
- smaller areas of land that may be suitable for Green Belt release within the larger sites.

5.16 The study will consider the NPPF, all relevant Planning Practice Guidance Notes, and the adopted RCUDP. Professional experience and the results of all the consultation exercises on the Green Belt Review Methodology will be used to apply this guidance and establish definitions, which will be expressed as 'criteria' for the purposes of this report.

Green Belt purposes

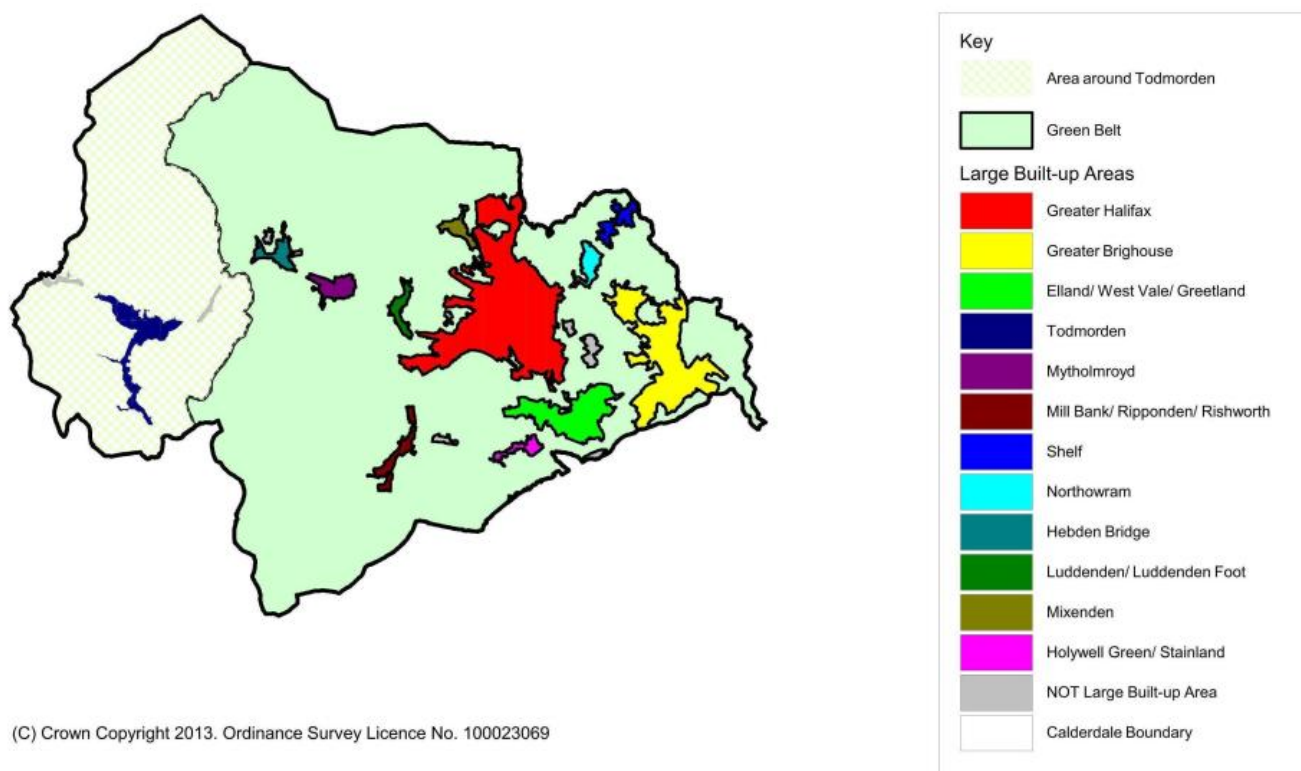
5.17 The purposes of Green Belt, as identified in the NPPF, make reference to '**large built-up areas**' and '**towns**'. To adequately undertake the Green Belt Review it is necessary to determine what, in terms of Calderdale, constitutes a large built-up area or town. National planning policy does not provide any guidance on this issue.

5.18 Calderdale is widely recognised to consist of 7 main towns, these are Halifax, Brighouse, Elland, Sowerby Bridge, Mytholmroyd, Hebden Bridge and Todmorden. This will be 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.

5.19 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, Rishworth and Mill Bank; and Midgley, Luddenden and Luddenden Foot.

5.20 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 will not be 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' will be the same for this Green Belt Review, unless otherwise stated, and will be 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:

5.21 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 . Methodology and results

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5.22 The criteria and questions that will be 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 site act as an effective barrier against sprawl from large built-up areas?
b	Does the site 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 abutting or in close proximity to the built up area?
e	Would the loss of this Green Belt land lead to or constitute ribbon development?
f	Would development result in an isolated development site not connected to existing boundaries?
g	Would development of the site effectively 'round off' the settlement pattern?
h	Is this Green Belt site connected by several boundaries to the built up area?
i	Is the land contiguous with other Green Belt beyond the borough 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.

5.23 The assessment will enable a conclusion to be made as to whether development of the site would lead to a **high potential for unrestricted sprawl** or a **Low potential for unrestricted sprawl**.

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 will be 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 site provide, or 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 built up areas or do woodland trees or dense field boundaries prevent this?
d	Do natural features and infrastructure provide a good physical barrier or boundary to the site that would ensure that development was contained?
e	What is the density of existing buildings in the area?
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 lead to or constitute 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;

	Assessment Criteria
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 will enable a conclusion to be made as to whether development of the site **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 will consider 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 site 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 will be used to assess purpose III are indicated in Tables 4a and 4b.

Table 4a Green Belt Purpose III: Assessment Questions

	Assessment Questions
a	Has there already been any significant encroachment in the site by built development? If so, what is the proportion of built development as a % of the site?
b	Is there a strong, defensible boundary between the existing urban area and the site?
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?

	Assessment Questions
i	Are the functions of the land consistent with its Green Belt designation?
j	Does the site include any best grade 1, 2 or 3a agricultural land?
k	Does the site contain buildings? Are the buildings in agricultural use?

Table 4b Green Belt Purpose III: Assessment Criteria

	Assessment Criteria
a	The proportion of built development as a % of the site;
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;
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 will enable a conclusion to be made as to whether the site **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 . Methodology and results

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 is 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 will primarily have 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 will be 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 will be studied to determine whether or not a Green Belt site contains or is adjacent to a Conservation Area/ Historic Park or Garden.

5.36 The assessment will enable a conclusion to be made as to whether development of the site **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 sites would score the same against this purpose. For this reason and for completeness, all sites included in the Green Belt Review will be considered to assist in urban regeneration by encouraging the recycling of derelict and other urban land.

Stage 3 - Results

5.38 The results produced by site testing will be contained in the final report of the Green Belt Review and will be recorded in a matrix and mapped according to the sensitivity classification of Most Sensitive sites (Meets 3-5 of the identified purposes) or Mid Sensitive sites (Meets 0-2 of the identified purposes). It is proposed that the Most Sensitive sites be retained in the Green Belt and the Mid Sensitive sites be considered for further detailed study as part of the Land Allocations and Designations process and as outlined in sections 6 and 7 of this report.

6 . Identification of detailed Green Belt boundary

- 6.1** In order to identify a detailed Green Belt boundary, the results of the Green Belt Review will be cross referenced with relevant constraints to and opportunities for sustainable development and appropriate Local Plan evidence. This process is outlined in more detail in Section 7 of this report and will involve the boundaries of those sites identified in the Green Belt Review as requiring further investigation.
- 6.2** The assessment of the defensibility of present Green Belt boundaries is particularly important because weak boundaries can be vulnerable to urban encroachment. It is essential that existing and new boundaries are durable for the next 30 years. Where significant changes to the Green Belt have been identified through the Green Belt Review and subsequently the Local Plan, or minor alterations are required, further desktop studies and site visits will be undertaken to identify boundaries which are secure, defensible and strong. This will be undertaken by the use of criteria relating to the strength of the boundaries over the long term taking account of physical events and planning decisions. The assessment will identify all possible physical and visual boundary types and will apply a classification of 'strong' or 'weak'.

Table 6 Boundary Descriptions

Strong	Weak
Motorway	Disused railway lines
District Distributor Road	Private/ unmade roads
Railway line (in use)	Field boundaries
Rivers, streams, canal, other watercourses	Park boundaries
Prominent physical features (e.g. ridgeline)	Power lines
Protected woodlands/ Important hedges	Non protected woodlands/ trees/ hedges
Residential or other development with strong established boundaries.	Residential or other development with weak or intermediate boundaries

- 6.3** 'Strong' boundaries are those anticipated to remain for the long term and are extremely difficult to alter or destroy by physical means or by planning decision. 'Weak' boundaries are those that are visible but can be easily altered or destroyed by physical means or planning decision. In this context a boundary is defined as a recognisable linear feature or boundary between two separate areas of land. When identifying the site area boundaries strong boundaries will be used wherever possible.

Introduction

- 7.1** The wider Green Belt within Calderdale should reflect the need for the Borough to accommodate new sustainable development now and in the future. The extent of the future Green Belt therefore needs to take account of the ability of the land within and adjoining it to accommodate new patterns of sustainable development to assist in delivering sustainable communities. Such new patterns of development will need to overcome fundamental constraints, such as flood risk, and also consider if release or designation as Green Belt would provide opportunities to create more sustainable patterns of development.
- 7.2** These constraints and opportunities will, together with the results of the Green Belt Review and other Local Plan evidence, assist the Council in deciding upon any future changes to the Green Belt boundary (Section 6).

Constraints

- 7.3** The constraints to future development to be considered will be either 'hard constraints' – those constraints, which effectively preclude any development in the future – and 'soft constraints' – constraints which could provide justification not to develop the land but which are not insurmountable.

Table 7 Constraints

Hard Constraints	Soft Constraints
Flood risk	Sites of Special Scientific Interest
Special Protection Area/ Special Area of Conservation	Local Wildlife Sites / Local Geological Sites
Topography	Special Landscape Area
-	Open Spaces for Sport and Recreation
-	Historic/ Archaeological Designations
-	Area around Todmorden
-	Infrastructure
-	Ancient Woodlands
-	Wildlife Habitat Networks

- 7.4** It should be noted that a number of constraints can be considered as either 'hard' or 'soft' constraints depending on the subject matter or study area involved. For example, if you were proposing to develop directly in a SSSI, the policy designation would be considered a hard constraint as it would effectively preclude development. If you were proposing to develop outside the SSSI it would be a soft constraint as development might be possible with appropriate justification. Table 7 is therefore intended to provide a general indication of the likely constraint classifications which may be subject to change when applied to individual sites and the Green Belt Review is undertaken.

Opportunities

- 7.5** Government has given local planning authorities the responsibility for ensuring new development embodies the principles of sustainable development. Achieving sustainable development is about achieving a balance between the social, economic and environmental goals of a community.
- 7.6** A Settlement Hierarchy and an Environmental Thresholds Study have been developed for the Local Plan, which will be key pieces of evidence for achieving sustainable development. This Green Belt Review has been set-up to compliment both studies by using the same grids. A comparison between the results of these studies should enable areas of opportunity and constraint to be identified.
- 7.7** In addition to this, other studies which will influence or be influenced by this Green Belt Review include:
- Strategic Housing Land Availability Assessment
 - Employment Land Review
 - Retail Needs Study
 - Strategic Flood Risk Assessment
- 7.8** All the constraints and opportunities outlined above along with the outcomes from this study will need to be considered together to identify the spatial approach within the Local Plan.

- 8.1 The Calderdale Green Belt Review will be 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.
- 8.2 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 Inspectors 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.
- 8.3 The Green Belt boundary is very tightly drawn around the district's towns and villages minimising the potential to accommodate the 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.
- 8.4 The methodology proposes a three-stage process to investigate the validity of the current Green Belt and adjacent areas by establishing if it is fit for purpose. Using the results of this process 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 numerous other studies for the Local Plan 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.

1.1 Criteria for Purpose Scoring

Table 8 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 site 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 site 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 abutting or in close proximity to the 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 lead to or constitute 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 site effectively 'round off' the settlement pattern?	
	8. Is this Green Belt site connected by several boundaries to the built up area?	
	9. Is the land contiguous with other Green Belt beyond the borough boundary?	
		Conclusion: Development of the site 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	

Purpose	Criteria and Definition	Assessment
	and features such as rivers and roads can act as barriers preventing merging. The assessment therefore looks at:	
	1. Does the site provide, or 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 built up areas or do woodland trees or dense field boundaries prevent this?	3. Perception of being Green Belt / countryside.
	4. Do natural features and infrastructure provide a good physical barrier or boundary to the site that would ensure that development was contained?	4. Inter-visibility across the Green Belt.
	5. What is the density of existing buildings in the area?	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 lead to or constitute ribbon development between towns?	8. Density of field boundaries.
		9. Whether the site prevents continuous ribbon development along transport routes that link towns.
		Conclusion: Development of the site: Would lead to Coalescence/merging of settlements or

Appendix 1 . Criteria for Purpose Scoring

Purpose	Criteria and Definition	Assessment
		Would not result in the merging of settlements.
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 site has any such characteristics it can be said to assist in safeguarding the countryside from encroachment. The characteristics are:	
	1. Has there already been any significant encroachment in the site by built development? If so, what is the proportion of built development as a % of the site?	1. The proportion of built development as a % of the site;
	2. Is there a strong, defensible boundary between the existing urban area and the site?	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 site include any best grade 1, 2 or 3a agricultural land?	10. Whether the site prevents continuous ribbon development
	11. Does the site contain buildings? Are the buildings in agricultural use?	

Purpose	Criteria and Definition	Assessment
		<p>along transport routes that link towns.</p> <p>11. Grade of agricultural land (High grade agricultural land would perform a safeguarding role).</p> <p>12. Proportion of Brownfield development (Sites 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 site is adjacent to a conservation area, listed building, historic park or garden or other features of historic significance. Where a site 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?	<p>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.</p> <p>2. Inter-visibility with historic place or settlement or conservation area.</p> <p>3. Detractors from setting.</p>
	2. Would the loss of this Green Belt land adversely affect the special character of a historic place or settlement?	
	3. Would the loss of this Green Belt land reduce the significance of a historic place or settlement?	
		<p>Conclusion:</p> <p>Development of the site would:</p>

Appendix 1 . Criteria for Purpose Scoring

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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 9 Example Analysis of Purpose Scoring

Site 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:

Orange = Most sensitive	Meets 3-5 of the identified purposes (Retain in the Green belt)	
Blue = Mid sensitive	Meets 0-2 of the identified purposes (Consider for detailed study)	

Appendix 2 . Site Assessment Form

Site Assessment Form

SITE INFORMATION							
Site Ref:					Date of Survey:		
Site Area (Ha)					Surveyed by:		
Site Name:					Checked by:		
Site Address:							
OS Grid Reference:							
(Site Plan to be attached)							
SHLAA Ref		ELR Ref		CFS Ref		HLA Ref	
RCUDP DESIGNATION(S)							
Green Belt	<input type="checkbox"/>	Area Around Todmorden	<input type="checkbox"/>	Other			
SITE CHARACTERISTICS							
LAND TYPE							
<input type="checkbox"/> PDL	<input type="checkbox"/> Greenfield		<input type="checkbox"/> Mixed (PDL Ha / GF Ha & Draw on Map)				
<input type="checkbox"/> Land	<input type="checkbox"/> Buildings		<input type="checkbox"/> Land and Buildings				
LANDSCAPE							
Landscape Character							
CURRENT LAND USE							
Land Use	Existing Land Use of Site		Adjacent Land Use (N,S,E,W)				
	Primary	Secondary					
Agriculture							
Scrubland							
Sports / Recreation Facility							
Industrial/Commercial							
Retail							
Minerals							
Waste							
Public Open Space							
Allotments							
Community Buildings							
Woodland							
Residential							
Disused/Vacant							
Utilities / Infrastructure							
Transport							
Heritage Asset							
SITE CONDITION:							
<input type="checkbox"/> Vacant, Cleared site:	<input type="checkbox"/> Demolition required, pending:		<input type="checkbox"/> Occupied land and buildings:				
<input type="checkbox"/> Demolition or remediation underway	<input type="checkbox"/> Over grown site						
TOPOGRAPHY:							
<input type="checkbox"/> Relatively Flat	<input type="checkbox"/> Gentle Undulations		<input type="checkbox"/> Gentle Slope				
PURPOSE 1: CHECK UNRESTRICTED SPRAWL OF LARGE BUILT UP AREAS							
Q1	Does the site act as an effective barrier against sprawl from large built-up areas?				<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Partial		
Q2	Does the site constitute, as part of a wider network of sites, a strategic barrier against the sprawl of large built-up areas?				<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Partial		
Q3	Is there a robust permanent Green Belt/ development boundary?				<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Partial		
Q4	Is the land abutting or in close proximity to the built up area?				<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Partial		
Q5	Would the loss of this Green Belt land lead to or constitute ribbon development?				<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Partial		
Q6	Would development result in an isolated development site not connected to existing boundaries?				<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Partial		
Q7	Would development of the site effectively 'round off' the settlement pattern?				<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Partial		
Q8	Is this Green Belt site connected by several boundaries to the built up area?				<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Partial		
Q9	Is the land contiguous with other Green Belt beyond the borough boundary?				<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Partial		

Development of the site would lead to a: <input type="checkbox"/> High potential for unrestricted sprawl <input type="checkbox"/> Low potential for unrestricted sprawl		
Does site fulfil Green Belt Purpose I?		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Partial
Comment:		
PURPOSE II: PREVENT NEIGHBOURING TOWNS FROM MERGING		
Q1	Does the site provide, or provide part of, a gap or space between existing large built-up areas?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Partial
Q2	What is the nature of the countryside between the towns, rural or semi-rural?	<input type="checkbox"/> Rural <input type="checkbox"/> Semi-rural
Q3	Is there visibility between built up areas or do woodland trees or dense field boundaries prevent this?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Partial
Q4	Do natural features and infrastructure provide a good physical barrier or boundary to the site that would ensure that development was contained?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Partial
Q5	What is the density of existing buildings in the area?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Partial
Q6	Would the loss of this Green Belt land lead to a significant reduction in the distance between towns?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Partial
Q7	Would the loss of this Green Belt land increase the potential merging of towns?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Partial
Q8	Would the loss of this Green Belt land lead to or constitute ribbon development between towns?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Partial
Development of the site: <input type="checkbox"/> Would lead to coalescence of settlements <input type="checkbox"/> Would not result in the merging of settlements		
Does site fulfil Green Belt Purpose II?		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Partial
Comment:		
PURPOSE III: ASSIST IN SAFEGUARDING THE COUNTRYSIDE FROM ENCROACHMENT		
Q1	Has there already been any significant encroachment in the site by built development? If so, what is the proportion of built development as a % of the site?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Partial Approximate % :
Q2	Is there a strong, defensible boundary between the existing urban area and the site?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Partial
Q3	Is there a landscape designation?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Partial
Q4	Is there a wildlife designation or value?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Partial
Q5	Is there a geological or geomorphological designation or value?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Partial
Q6	Is there a rural land use?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Partial
Q7	Is the land tranquil?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Partial
Q8	Is there public access or recreational use?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Partial
Q9	Are the functions of the land consistent with its Green Belt designation?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Partial
Q10	Does the site include any best grade 1, 2 or 3a agricultural land?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Partial
Q11	Does the site contain buildings?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Partial
Q12	Are the buildings in agricultural use?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Partial
The site: <input type="checkbox"/> Performs an important role in safeguarding the countryside from encroachment <input type="checkbox"/> Does not perform an important role in safeguarding the countryside from encroachment		
Does site fulfil Green Belt Purpose III?		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> 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?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Partial
Q2	Would the loss of this Green Belt land adversely affect the special character of a historic place or settlement?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Partial
Q3	Would the loss of this Green Belt land reduce the significance of a historic place or settlement?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Partial
Development of the site: <input type="checkbox"/> Would have no effect on the setting and special character of historic features <input type="checkbox"/> Would have an effect on the setting and special character of historic features, which could be mitigated against <input type="checkbox"/> Would have a significant effect on the setting and special character of historic features.		

Appendix 2 . Site Assessment Form

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Does site fulfil Green Belt Purpose IV?		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> 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			
<input checked="" type="checkbox"/> Meets 3-5 of the identified purposes (Recommendation to retain in the Green Belt)			
<input checked="" type="checkbox"/> Meets 0-2 of the identified purposes (Consider for detailed study)			
PLANNING HISTORY			
e.g. Planning Applications and descriptions			
Application Number	Decision	Decision Date	
OVERALL ASSESSMENT SUMMARY			