

Greater Manchester Combined Authority

Stage 2 Greater Manchester Green Belt Study

Cumulative Assessment of Proposed 2020 GMSF Allocations and Additions

Final report

Prepared by LUC

September 2020



Greater Manchester Combined Authority

Stage 2 Greater Manchester Green Belt Study Cumulative Assessment of Proposed 2020 GMSF Allocations and Additions

Project Number

10713

Version	Status	Prepared	Checked	Approved	Date
1.	Final Report	N Collins R Swann S Young	R Swann	S Young	23.09.20

Bristol
 Edinburgh
 Glasgow
 London
 Manchester
 landuse.co.uk

Land Use
 Consultants Ltd
 Registered in
 England
 Registered number
 2549296
 Registered office:
 250 Waterloo Road
 London SE1 8RD
 100% recycled
 paper

Landscape Design
 Strategic Planning &
 Assessment
 Development Planning
 Urban Design &
 Masterplanning
 Environmental Impact
 Assessment
 Landscape Planning &
 Assessment
 Landscape
 Management
 Ecology
 Historic Environment
 GIS & Visualisation



PfE 2021 SITE REFERENCES INSERT

The Greater Manchester Spatial Framework (GMSF) was replaced by the Places for Everyone (PfE) Plan in 2021. This report still forms part of the PfE Plan evidence base, but the allocation policy numbers used in it have subsequently changed. The 2020 GMSF policy numbers (and in some instances the allocation names) were also different to the allocation references used by LUC in their original assessments. The table below sets out a comparison between the LUC Allocation references and names, the 2020 GMSF policy numbers and names, and the 2021 PfE policy numbers. The following map shows the allocation locations with their PfE Plan policy numbers.









District	LUC Allocation Ref	LUC Allocation Name	GMSF 2020 policy number	2020 GMSF / 2021 PfE Allocation Name	2021 PfE policy number
Cross Boundary	GM1.1	Northern Gateway: Heywood/Pilsworth	GMA1.1	Heywood / Pilsworth (Northern Gateway)	JPA1.1
Cross Boundary	GM1.2	Northern Gateway: Simister/Bowlee	GMA1.2	Simister and Bowlee (Northern Gateway)	JPA1.2
Bury	GM1.3	Northern Gateway: Whitefield	Deleted	N/A	N/A
Cross Boundary	GM2	Stakehill	GMA2	Stakehill	JPA2
Cross Boundary	GM3	Kingsway South	Deleted	N/A	N/A
Manchester	GM11	Roundthorn MediPark Extension	GMA3.1	Medipark	JPA3.1
Trafford	GM46	Timperley Wedge	GMA3.2	Timperley Wedge	JPA3.2
Bolton	GM4	Bewshill Farm	GMA4	Bewshill Farm	JPA4
Bolton	GM5	Chequerbent North	GMA5	Chequerbent North	JPA5
Bolton	GM6	West of Wingates / M61 Junction 6	GMA6	West of Wingates / M61 Junction 6	JPA6
Bury	GM7	Elton Reservoir	GMA7	Elton Reservoir	JPA7
Bury	GM8	Seedfield	GMA8	Seedfield	JPA8
Bury	GM9	Walshaw	GMA9	Walshaw	JPA9

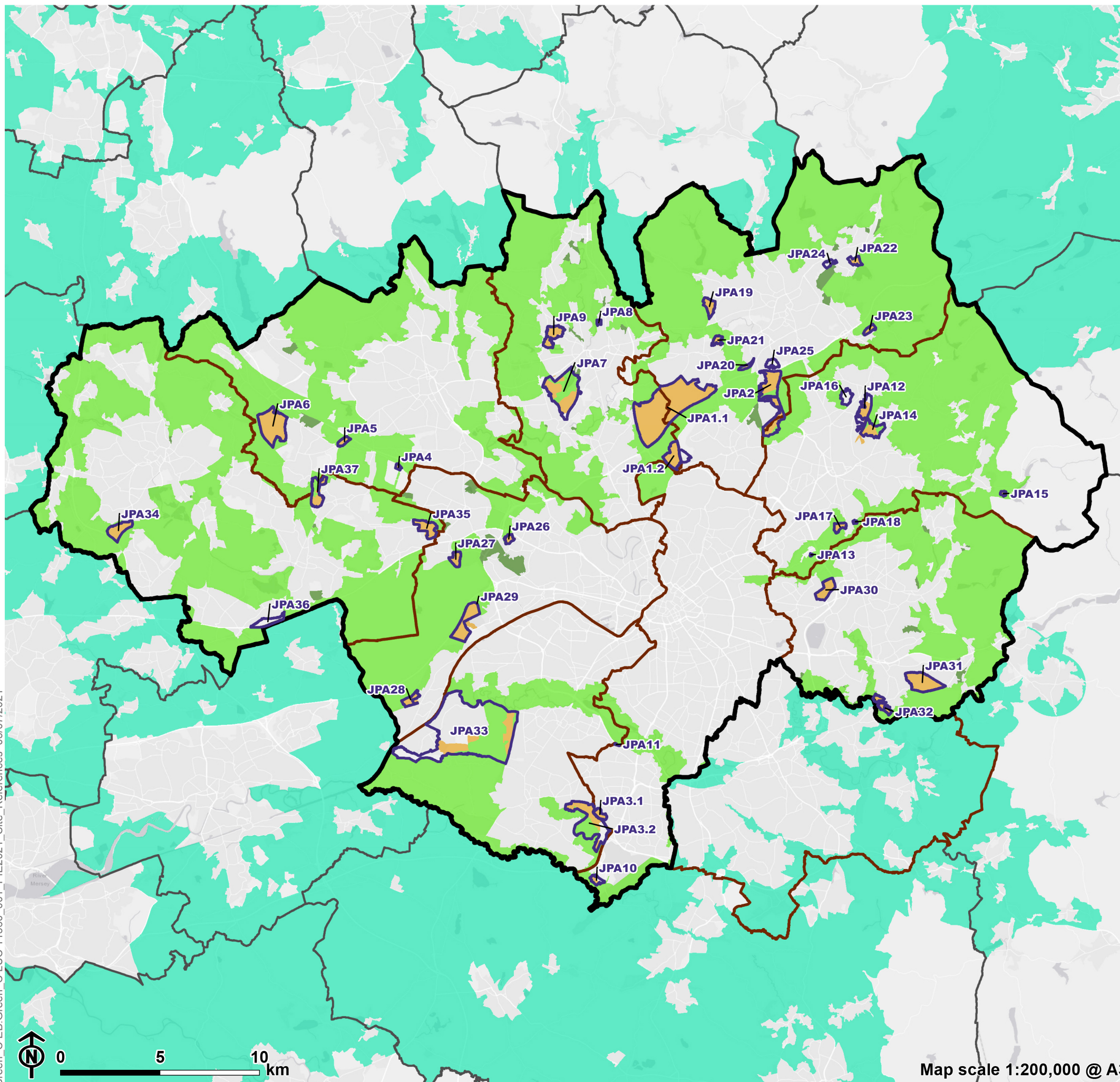
District	LUC Allocation Ref	LUC Allocation Name	GMSF 2020 policy number	2020 GMSF / 2021 PfE Allocation Name	2021 PfE policy number
Manchester	GM10	Global Logistics	GMA10	Global Logistics	JPA10
Manchester	GM12	Southwick Park	GMA11	Southwick Park	JPA11
Oldham	GM14	Beal Valley	GMA12	Beal Valley	JPA12
Oldham	GM22	Woodhouses	GMA13	Bottom Field Farm (Woodhouses)	JPA13
Oldham	GM15	Broadbent Moss	GMA14	Broadbent Moss	JPA14
Oldham	GM18	Robert Fletchers	GMA15	Chew Brook Vale (Robert Fletchers)	JPA15
Oldham	GM16	Cowlshaw	GMA16	Cowlshaw	JPA16
Oldham	GM17	Hanging Chadder	GMA17	Hanging Chadder	Deleted
Oldham	GM13	Ashton Road Corridor	GMA18	Land south of Coal Pit Lane (Ashton Road)	JPA17
Oldham	GM19	South of Rosary Road	GMA19	South of Rosary Road	JPA18
Oldham	GM20	Spinners Way / Alderney Farm	Deleted	N/A	N/A
Oldham	GM21	Thornham Old Road	Deleted	N/A	N/A
Rochdale	GM23	Bamford / Norden	GMA20	Bamford / Norden	JPA19
Rochdale	GM24	Castleton Sidings	GMA21	Castleton Sidings	JPA20
Rochdale	GM25	Crimble Mill	GMA22	Crimble Mill	JPA21
Rochdale	GM26	Land north of Smithy Bridge	GMA23	Land north of Smithy Bridge	JPA22
Rochdale	GM27	Newhey Quarry	GMA24	Newhey Quarry	JPA23
Rochdale	GM28	Roch Valley	GMA25	Roch Valley	JPA24
Rochdale	GM29	Trows Farm	GMA26	Trows Farm	JPA25
Salford	GM30	Land at Hazelhurst Farm	GMA27	Land at Hazelhurst Farm	JPA26
Salford	GM31	East of Boothstown	GMA28	East of Boothstown	JPA27

District	LUC Allocation Ref	LUC Allocation Name	GMSF 2020 policy number	2020 GMSF / 2021 PfE Allocation Name	2021 PfE policy number
Salford	GM32	North of Irlam Station	GMA29	North of Irlam Station	JPA28
Salford	GM33	Port Salford Extension	GMA30	Port Salford Extension	JPA29
Stockport	GM34	Bredbury Park Extension	GMA31	Bredbury Park Extension	Deleted
Stockport	GM35	Former Offerton High School	GMA32	Former Offerton High School	Deleted
Stockport	GM36	Gravel Bank Road / Unity Mill	Deleted	N/A	Deleted
Stockport	GM37	Heald Green	GMA33	Heald Green 1 (West)	Deleted
Stockport	GM40	Griffin Farm, Stanley Green	GMA34	Heald Green 2	Deleted
Stockport	GM38	High Lane	GMA35	High Lane	Deleted
Stockport	GM39	Hyde Bank Meadows	GMA36	Hyde Bank Meadows	Deleted
Stockport	GM41	Woodford Aerodrome	GMA37	Woodford Aerodrome	Deleted
Tameside	GM42	Ashton Moss West	GMA38	Ashton Moss West	JPA30
Tameside	GM43	Godley Green Garden Village	GMA39	Godley Green Garden Village	JPA31
Tameside	GM44	South of Hyde	GMA40	South of Hyde	JPA32
Trafford	GM45	New Carrington	GMA41	New Carrington	JPA33
Wigan	GM47	Land South of Pennington	Deleted	N/A	N/A
Wigan	GM48	M6, Junction 25	GMA42	M6 Junction 25	JPA34
Wigan	GM49	North of Mosley Common	GMA43	North of Mosley Common	JPA35
Wigan	GM50	Pocket Nook	GMA44	Pocket Nook	JPA36

District	LUC Allocation Ref	LUC Allocation Name	GMSF 2020 policy number	2020 GMSF / 2021 PfE Allocation Name	2021 PfE policy number
Wigan	GM51	West of Gibfield	GMA45	West of Gibfield	JPA37

PfE 2021 Site References

-  Places for Everyone Plan boundary
-  Greater Manchester Local Authority boundary
-  Other Local Authority boundary
-  Site allocation
-  PfE 2021 Green Belt proposed for release
-  PfE 2021 Green Belt land to be retained
-  PfE 2021 Proposed additional Green Belt
-  Green Belt outside PfE boundary



Contents

Chapter 1

Introduction 1

Scope of Assessment 1

Structure of this report 2

Chapter 2

Content and Methodology 4

Overview of Approach 4

Origins and evolution of the Green Belt in Greater Manchester 6

Strategic Green Belt Areas 6

Impact of Proposed Allocations and Green Belt Additions on SGBAs 9

Chapter 3

Cumulative Assessment 10

Strategic Green Belt Area 1 11

Strategic Green Belt Area 2 15

Strategic Green Belt Area 3 17

Strategic Green Belt Area 4 20

Strategic Green Belt Area 5 23

Strategic Green Belt Area 6 25

Strategic Green Belt Area 7 27

Strategic Green Belt Area 8 31

Strategic Green Belt Area 9 35

Strategic Green Belt Area 10 37

Strategic Green Belt Area 11 41

Strategic Green Belt Area 12 46

Strategic Green Belt Area 13 50

Strategic Green Belt Area 14 52

Strategic Green Belt Area 15 56

Strategic Green Belt Area 16 61

Strategic Green Belt Area 17 66

Strategic Green Belt Area 18 70

Strategic Green Belt Area 19 75

Strategic Green Belt Area 20 77

Contents

Stage 2 Greater Manchester Green Belt Study
September 2020

Contents

Strategic Green Belt Area 21	79
Strategic Green Belt Area 22	83
Strategic Green Belt Area 23	88
Strategic Green Belt Area 24	93
Strategic Green Belt Area 25	97
Strategic Green Belt Area 26	101

Chapter 1

Introduction

Scope of Assessment

1.1 The Revised Draft of the Greater Manchester Spatial Framework: Greater Manchester's Plan for Homes, Jobs and the Environment (GMSF) (2020) sets out a plan for how Greater Manchester will develop over the next two decades up until the year 2037. It identifies the amount of new development that will come forward across the ten Greater Manchester authorities, in terms of housing, offices, industry and warehousing, and the main areas in which this will be focused. It is proposed that 46 sites across Greater Manchester will be allocated for development. 42 of these 46 allocations lie entirely, or in part within the Green Belt (see **Figure 1.1**).

1.2 A Stage 2 Green Belt Study¹ and accompanying Addendum² assess the potential impact on the Green Belt that could result from release of land within the development allocations. A separate Stage 2 report³ provides an assessment of the contribution to the Green Belt purposes that could be made by the addition of new Green Belt land. 56 new areas of land are proposed to be designated as Green Belt within the revised 2020 GMSF⁴.

¹ Stage 2 Greater Manchester Green Belt Study - Assessment of Proposed 2019 GMSF Allocations (LUC, September 2020)

² Stage 2 Greater Manchester Green Belt Study – Addendum: Assessment of Proposed 2020 GMSF Allocations (LUC, September, 2020)

³ Stage 2 Greater Manchester Green Belt Study – Contribution Assessment of Proposed 2020 GMSF Green Belt Additions (LUC, September 2020)

⁴ Greater Manchester Combined Authority (October, 2020) Greater Manchester's Plan for Homes, Jobs and the Environment: Greater Manchester Spatial Framework Publication Plan 2020: Draft for Approval October 2020. Available at: www.greatermanchester-ca.gov.uk/media/3663/221020-agma-issue-opt.pdf

1.3 This report sets out an assessment of the combined effect of the release of proposed allocations and the designation of new Green Belt, as proposed within the 2020 draft GMSF, on the strategic functioning of the Greater Manchester Green Belt.

1.4 Green Belt is a strategic designation and, whilst the release of individual sites will lead to some harm to the Green Belt at a site level, a key question is whether the cumulative release of sites will affect the overall ability of the remaining Green Belt to function as intended (ie as defined by the Green Belt purposes in the National Planning Policy Framework). This report considers issues such as whether any key strategic gaps between settlements will be lost, whether there is a sufficient band of remaining Green Belt to prevent future urban sprawl or to be perceived as countryside, and whether the loss of sites will significantly affect the setting and special character of historic settlements.

1.5 In addition to the creation of new Green Belt, in line with paragraph 141 of the NPPF, the 2020 draft GMSF will set out potential enhancements to the remaining Green Belt. This Study will not comment on the potential enhancements to the Green Belt but rather will only consider the extent to which the strategic function of the Green Belt is affected in relation to the NPPF Green Belt purposes.

1.6 This report also does not comment on the exceptional circumstances required for the release of land from the Green Belt. This is considered separately by the GMCA/ District in the GMSF Green Belt Topic Paper.

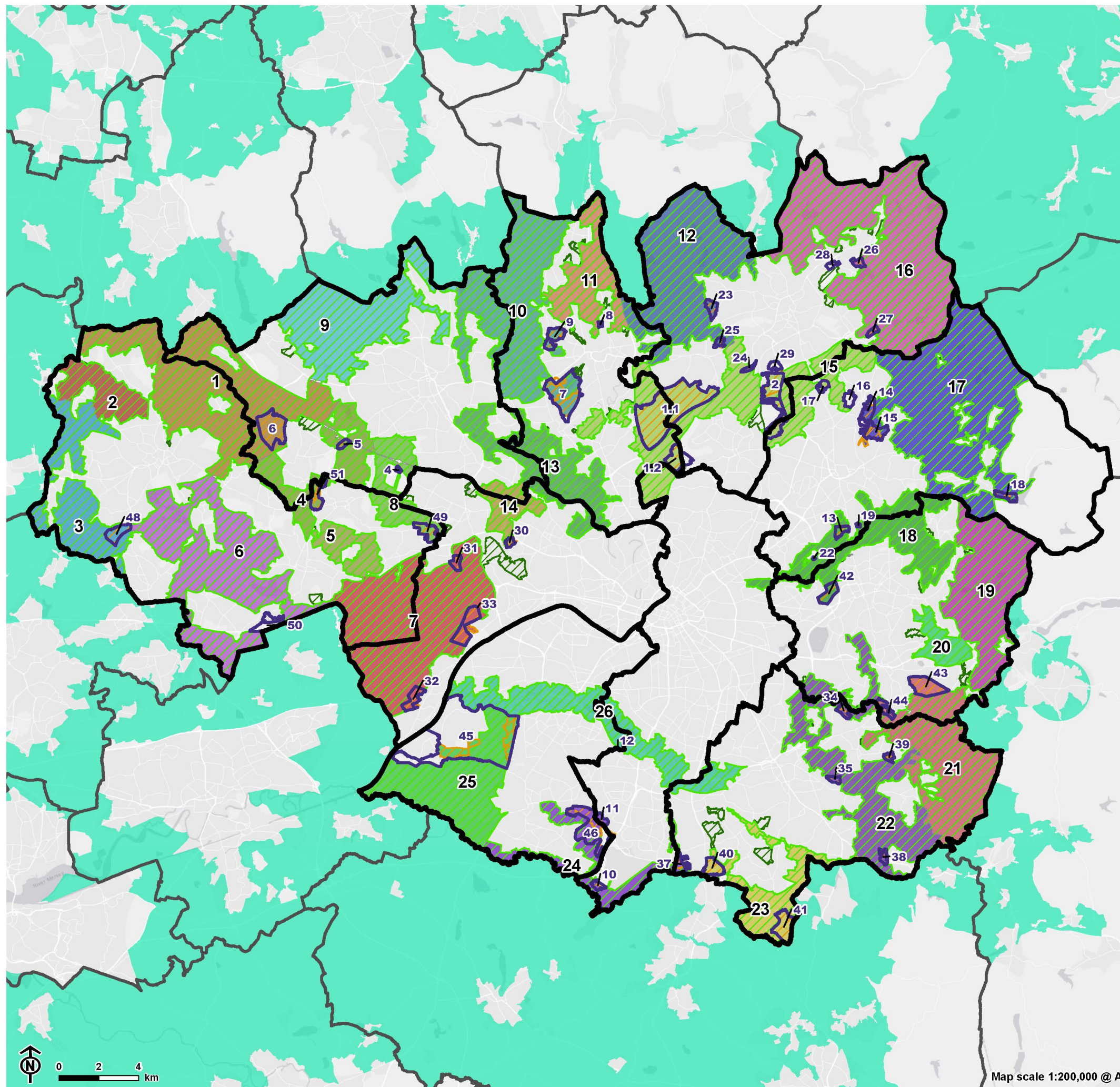
Structure of this report

1.7 The remainder of this report is structured as follows:

- **Chapter 2** sets out the proposed methodology and policy context for this review.
- **Chapter 3** sets out the findings of the cumulative assessment.

Figure 1.1

Greater Manchester Strategic Areas and Location of allocations and Additions



Greater Manchester Local Authority boundary

Site allocation

GMSF 2020 Green Belt proposed for release

GMSF 2020 Green Belt land to be retained

GMSF 2020 Proposed additional Green Belt

Green Belt outside Greater Manchester

Strategic area

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17
- 18
- 19
- 20
- 21
- 22
- 23
- 24
- 25
- 26



Map scale 1:200,000 @ A3

Chapter 2

Content and Methodology

Overview of Approach

2.1 This chapter sets out the context and proposed methodology for the cumulative assessment.

2.2 Government policy on the Green Belt is set out in **Chapter 13** of the adopted National Planning Policy Framework (NPPF) Protecting Green Belt Land. Paragraph 133 of the NPPF states that “the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence”.

2.3 This is elaborated in NPPF Paragraph 134, which states that Green Belts should serve five purposes, as set out below.

The purposes of Green Belt

- To check the unrestricted sprawl of large built-up areas.
- To prevent neighbouring towns merging into one another.
- To assist in safeguarding the countryside from encroachment.
- To preserve the setting and special character of historic towns.
- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

2.4 In order to consider the potential impact of the Green Belt releases and additions on the strategic functioning of the Green Belt, the assessment considers the impact on the first four of the Green Belt purposes. This includes consideration of:

- **Purpose 1 – the extent to which the revised Green Belt is still able to check the unrestricted sprawl of the large built up area** – ie will there be any containment of land or designation of new Green Belt which will affect the role the Green Belt plays in preventing sprawl? is there a sufficient band of remaining Green Belt to prevent future urban sprawl?
- **Purpose 2 – the extent to which the Green Belt prevents neighbouring towns from merging with each other** - ie will any key settlement gaps be lost or enhanced by the proposed Green Belt releases or additions?
- **Purpose 3: the extent to which the remaining Green belt will assist in safeguarding the countryside from encroachment?** – ie will there be any containment of land which will affect the extent to which it is considered to constitute 'countryside'? is there a sufficient band of remaining Green Belt to prevent future encroachment on the countryside?
- **Purpose 4- the extent to which the setting and special character of historic towns will be preserved?** – ie will the Green Belt releases or additions diminish or enhance the setting and special character of the historic towns?

2.5 The fifth purpose relates to the extent to which the Green Belt assists in the recycling of derelict and other urban land. By preventing development within areas designated as Green Belt, the aim is to steer development to urban locations. A constrained land supply should also help make the recycling of derelict and other urban land more viable. In line with the 2016 Green Belt Study, this Study acknowledges that whilst Purpose 5 is important, it is not possible to identify spatial variations in relation to the performance of Purpose 5 within the context of this assessment.

Origins and evolution of the Green Belt in Greater Manchester

2.6 The broad extent of the Green Belt in Greater Manchester appeared in draft in the 1978 Greater Manchester Structure Plan which was approved by the Secretary of State in 1981, with detailed boundaries introduced in the Greater Manchester Green Belt Local Plan adopted in 1984. The primary purposes of the Greater Manchester Green Belt, were set out in Policy OL1 of The Greater Manchester Green Belt Local Plan Written Statement (1981) and were in line with policy at a national level;

- to check further growth of a built-up area;
- to prevent neighbouring towns from merging; and
- to preserve the special character of a town.

2.7 Since 1984, alterations to the Green Belt have taken place through individual Local Authority development plans where exceptional circumstances justified amendments and where additional land was added.

2.8 A total of 59,572ha (46.7%) of Greater Manchester is currently designated as Green Belt. The first full assessment of the Green Belt, since the original designation of the Green Belt in Greater Manchester in 1984, was undertaken by LUC in 2016.

Strategic Green Belt Areas

2.9 The 2016 Stage 1 Green Belt Study assessed how the Greater Manchester Green Belt contributes to the five NPPF Green Belt purposes in relation to 23 broad areas and 608 assessment parcels. The Study also included in **Appendix 4.1** an assessment of the 'Strategic Green Belt Areas' (SGBA) against the NPPF Green Belt purposes 1-4. This sought to provide a strategic understanding of the relative performance of the existing Green Belt against the NPPF purposes. The starting point for the strategic assessment was the 26 'General Areas' listed in the 1981 Greater Manchester Structure Plan – see **Figure 1.1**.

2.10 The General Areas were described in Policy OL1 of the 1981 Structure Plan as follows:

1. Between Wigan, Horwich, the northern GM boundary and Westhoughton but excluding Blackrod and Haigh/Aspull
2. Between Wigan and Standish and extending to the northern and western GM boundaries;
3. Part of the Douglas Valley north west of Wigan and land to the west and south west of Wigan to the GM boundary and Ashton-in-Makerfield
4. Between Hindley and Westhoughton and Bolton extending to the east of the A579;
5. Separating Leigh from Atherton and Tyldesley;
6. South of Ince-in-Makerfield and Hindley and west of Leigh extending to the GM boundary and excluding Abram, Ashton-in-Makerfield and Golborne;
7. South of the East Lancashire Road (A580) and west of the A575. M62 north west of Irlam to the GM boundary;
8. Between Atherton, Tyldesley and Little Hulton;
9. Between Bolton and Horwich and extending north of Horwich, Bolton and Egerton to the GM boundary;
10. Between Bolton and Bury from the GM boundary to Little Lever and Radcliffe in the south incorporating the settlements of Ainsworth and Hawkshaw;
11. The Irwell Valley between Bury, Ramsbottom and the GM boundary;
12. Part of the Roch valley between Bury and Rochdale and north west and north of Rochdale;
13. The Croal-Irwell valleys between Darcy Lever, Blackrod Bridge and Rainsough;
14. Between Bolton and Salford at Linnyshaw and Clifton Moss;
15. Between Heywood, Rochdale, Shaw, Royton, Chadderton and Middleton, including Heaton Park and generally following the line of the M60/M62;
16. North and east of Rochdale, Milnrow and Shaw but excluding Wardle Village and settlements in the valley of the River Roch;
17. Between Oldham and the Peak Park boundary excluding the villages of Denshaw, Diggle, Delph, Dobcross, Grasscroft, Uppermill and Greenfield;

18. Between Oldham and Ashton-Under-Lyne, including the Medlock Valley to Clayton bridge and Ashton Moss and extending to the east of the Ashton over Hartshead Green and Luzley;
19. Between Mossley, Stalybridge and Motram, towards the Peak district National Park and GM boundary but excluding Hollinworth village;
20. In the Harrop Edge / Higher Matley area north of the M67/A57;
21. Between Broadbottom, Hyde, Bredbury, Romily, Marple and Marple Bridge to the east of the GM boundary including the Etherow and Goyt Valleys, Werneth Low and Mellor Moor;
22. The Tame Valley south of Duckinfield and the Goyt Valley the other open land between Bredbury, Romily, Stockport, Hazel Grove, Marple and High Lane;
23. Land between Hazel Grove, Bramhall and Cheadle and the southern GM boundary incorporating the settlement of Woodford and former Airfield;
24. To the south of Manchester, Hale and Bowdon to the Bollin Valley and the GM southern boundary;
25. Between Bowdon, Broadheath, Sale, Carrington, Partington the ship Canal and the GM southern boundary and incorporating the villages of Dunham town, Dunham Woodhouse and Warburton; and
26. Along the Mersey Valley from its junction with the Ship Canal to Cheadle Heath.

2.11 In order to draw conclusions on the potential effects of the 2020 GMSF Green Belt additions and releases on the strategic function of the Greater Manchester Green Belt, this study will comment on the extent to which there is an impact on the Green Belt purposes (1-4) within the 26 SGBAs.

Impact of Proposed Allocations and Green Belt Additions on SGBAs

2.12 It is proposed that 46 sites across Greater Manchester will be allocated for development in GMSF 2020, 42 of these 46 allocations lie entirely, or in part within the Green Belt (see **Figure 1.1**).

2.13 56 new areas of land are also proposed to be designated as Green Belt within the revised GMSF (see **Figure 1.1**).

2.14 The harm of releasing the 42 proposed sites from the Green Belt has been assessed in the Stage 2 Green Belt Assessment and its Addendum. The harm of releasing sites from the Green Belt considers the loss of contribution of the land that is being released to the Green Belt in addition to the potential impact that the release of the land will have on the neighbouring Green Belt land.

2.15 This cumulative assessment considers the strategic contribution to the Green Belt purposes of the remaining Green Belt, assuming that all the allocations are developed and that all land proposed as new Green Belt is designated as such.

2.16 The study does not set out ratings of the contribution, or the overall harm to the Green Belt purposes for each SGBA. Instead, it provides a qualitative assessment of the potential cumulative effects of the Green Belt additions and allocations based on professional judgment, taking into account the findings of the 2016 SGBA, the Stage 2 Assessment of Harm and the Stage 2 Assessment of the contribution of new Green Belt sites to the Green Belt purposes.

Chapter 3

Cumulative Assessment

3.1 The following chapter sets out a summary of the potential impacts of the proposed 2020 GMSF allocations and additions on the NPPF Green Belt purposes for each of the 26 SGBAs (as defined in the 1981 Structure Plan).

3.2 For each SGBA, the assessment includes:








- An OS map of the extent of Green Belt within the SGBA and proposed allocations and Green Belt additions that lie within it.
- A description of the SGBA location.
- A summary of GMSF 2020 allocation(s) and Green Belt addition(s) proposed within SGBA.
- A summary of the key potential impacts on each NPPF Green Belt purpose within the SGBAs.

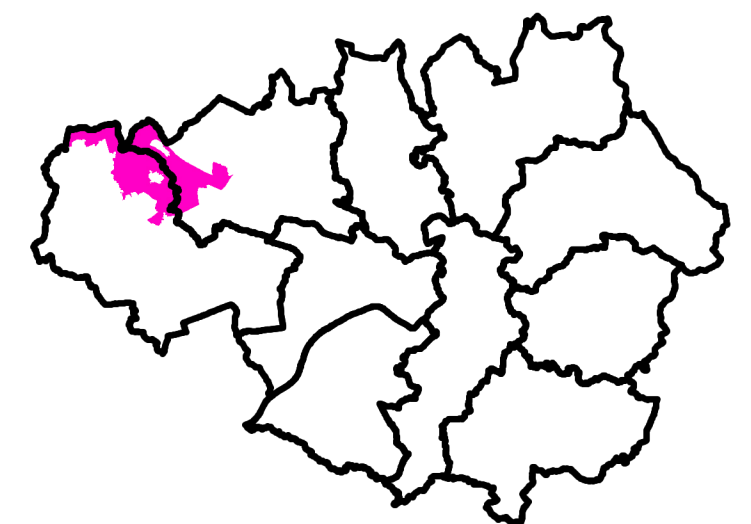
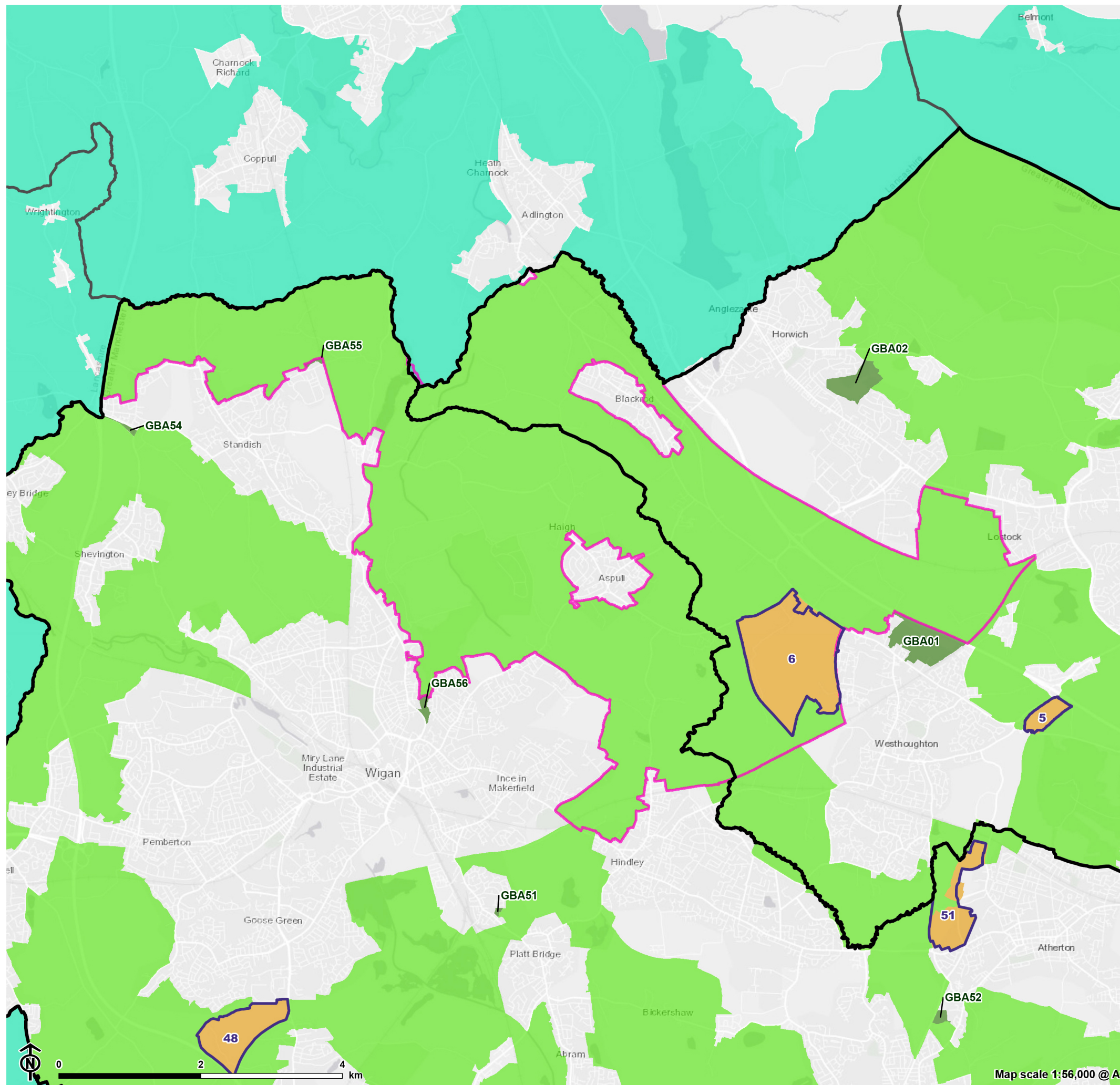
3.3 Where a SGBA only includes a proposed Green Belt addition that doesn't have an impact on the strategic contribution of the SGBA, a detailed breakdown for each NPPF purposes is not set out but a brief summary of the key relevant issues is provided.

3.4 The findings show that within some SGBA there will little or no impacts on the strategic function of the Green Belt. However, for others (eg SGBA 15, SGBA 23) there will be significant changes which will affect the performance of the Green Belt in these areas. In total approximately 2,772 ha of Green Belt is proposed to be released for development within the 2020 GMSF and approximately 837 ha of new Green Belt will be designated, leaving a total net loss of approximately -1,9348 ha. The total net loss will equate to approximately 3.2% of the existing Manchester Green Belt (approximately 59,572 ha).

Figure 3.1

**Harm Assessment: Greater Manchester allocations
Strategic Area 1**

-  Greater Manchester Local Authority boundary
-  Site allocation
-  GMSF 2020 Green Belt proposed for release
-  GMSF 2020 Green Belt land to be retained
-  GMSF 2020 Proposed additional Green Belt
-  Green Belt outside Greater Manchester
-  Strategic area



Map scale 1:56,000 @ A3

Strategic Green Belt Area 1

Location

3.5 This Strategic Green Belt Area lies in the north west of Greater Manchester, between Wigan and Bolton. The Green Belt extends north beyond the GM boundary.

3.6 It is defined in the Structure Plan as follows: Between Wigan, Horwich, the northern GM boundary and Westhoughton but excluding Blackrod and Haigh/Aspull.

3.7 This SGBA is contiguous with areas 4 and 6.

Allocations and Green Belt additions within SGBA 1

- Allocation GM6 – West of Wingates / M61 Junction 6
- 184.35 ha
- Green Belt addition – GBA01 Ditchers Farm, Westhoughton
- 43.31 ha
- Green Belt addition – GBA55 North Bradley Lane
- 1.24 ha
- Green Belt addition – GBA56 Coppull Lane
- 3.73 ha

Commentary

Purpose 1: To check the unrestricted sprawl of large built-up areas

3.8 SGBA 1 exhibits little evidence of urban sprawl. The Green Belt prevents the eastward expansion of Wigan and Standish, the expansion of Blackrod and Haigh/Aspull and the westward expansion of Horwich. Release of allocation GM6 would in itself constitute significant urban sprawl. However, release of the allocation, while a large and relatively open area of Green Belt, would not weaken the contribution the remaining Green Belt land in SGBA 1 makes as a whole to checking the unrestricted sprawl of the large built up area.

3.9 Green Belt additions GBA55 and GBA56 would constitute relatively small additions of 1.24 ha and 3.73 ha respectively to SGBA 1. Strategically this would have little impact on the contribution the SGBA makes to the Green Belt purposes. The addition of open land in GBA01 would make a sizeable addition to checking urban sprawl from the north of Westhoughton.

Purpose 2: To prevent neighbouring towns merging into one another

3.10 SGBA 1 prevents the merging of Wigan, Blackrod, Haigh/Aspull and Horwich, and with settlements to the south including Hindley and Westhoughton and beyond the GM boundary to the north. Release of allocation GM6 would narrow the gap in particular between Westhoughton, and Aspull and Westhoughton and Wigan. However, the size of the gap and the separating features that would remain means that the Green Belt would continue to contribute to preventing the settlements from merging. The release of allocation GM6 would not affect any other settlement gaps in SGBA 1.

3.11 The addition of GBA01, which lies between the towns of Westhoughton and Horwich, and between Westhoughton and Bolton, would contribute to preserving the gap between these settlements.

Purpose 3: To assist in safeguarding the countryside from encroachment.

3.12 SGBA 1 includes a significant proportion of intact countryside. Release of allocation GM6 would itself encroach on the countryside however, the remainder of the strategic area would continue to safeguard the countryside from encroachment. Whilst there would be containment of some land e.g. Westhoughton Golf Club, the release of the allocation would not lead to any significant containment of remaining Green Belt land which would affect the extent to which land within SGBA 1 would be considered to constitute countryside.

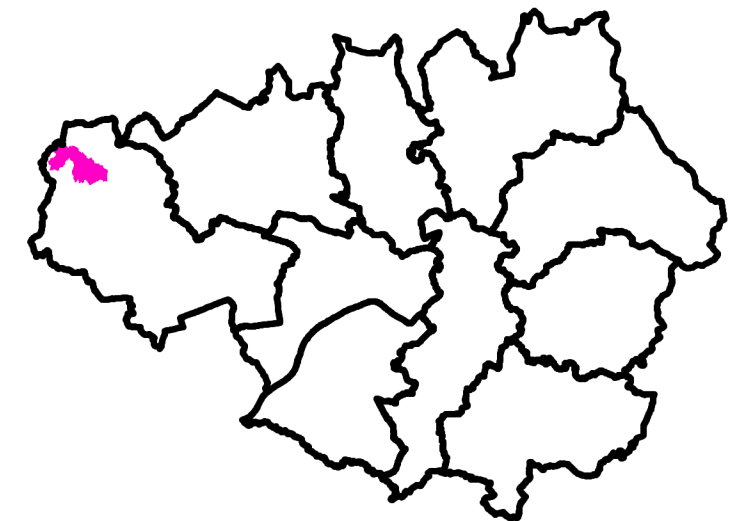
3.13 Green Belt addition GBA01 is generally open and displays the characteristics of the countryside. While there is a sense of urban containment, it would contribute to safeguarding the countryside from encroachment.

Purpose 4: To preserve the setting and special character of historic towns.

3.14 Release of allocation GM6 may detract from the setting and special character of Westhoughton. The release would not have an effect on preserving the setting and special character of the other historic towns in the SGBA.

3.15 The addition of GBA01 would play a limited role in preserving elements of the setting of Westhoughton.

Harm Assessment: Greater Manchester allocations Strategic Area 2



Strategic Green Belt Area 2

Location

3.16 This Strategic Green Belt Area lies to the north west of Wigan. The Green Belt continues to the north west, beyond the GM boundary.

3.17 It is defined in the Structure Plan as follows: Between Wigan and Standish and extending to the northern and western GM boundaries.

3.18 This SGBA is contiguous with area 3

Allocations and Green Belt additions within SGBA 2








- Green Belt addition – GBA54 Crow Orchard Road
 - 1.76 ha
- No Green Belt allocations

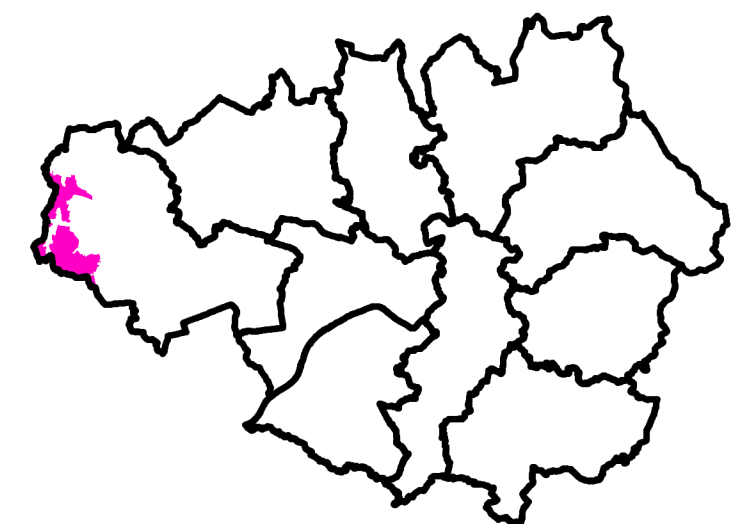
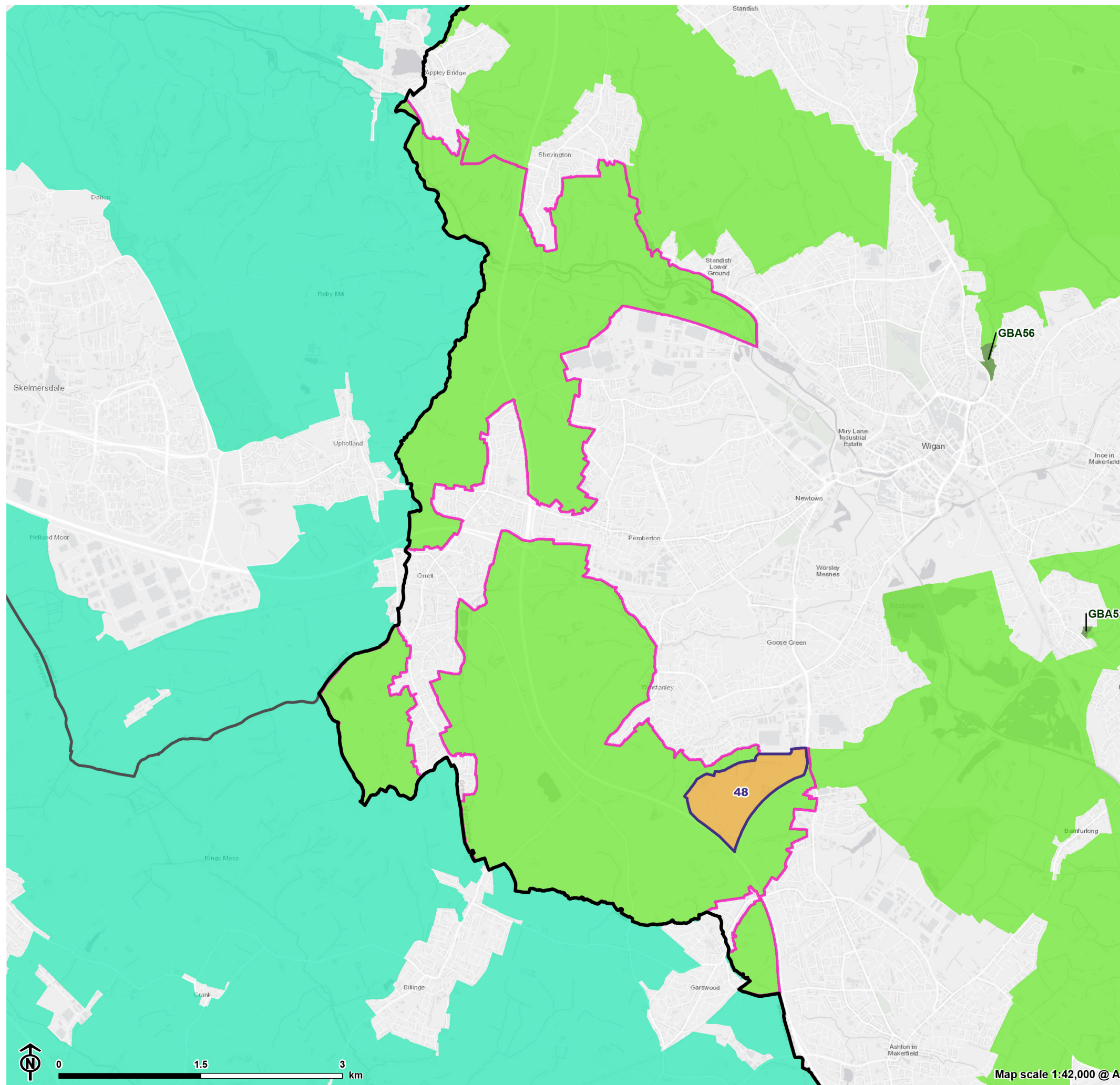
Commentary

3.19 There would be a small addition of 1.8 ha to the northern edge of SGBA 2. The designation of this area would have a negligible impact strategically or locally on the Green Belt within SGBA 2.

Figure 3.3

**Harm Assessment: Greater Manchester allocations
Strategic Area 3**

-  Greater Manchester Local Authority boundary
-  Site allocation
-  GMSF 2020 Green Belt proposed for release
-  GMSF 2020 Green Belt land to be retained
-  GMSF 2020 Proposed additional Green Belt
-  Green Belt outside Greater Manchester
-  Strategic area



Map scale 1:42,000 @ A3

Strategic Green Belt Area 3

Location

3.20 This Strategic Green Belt Area comprises two medium sized blocks and three smaller areas of Green Belt to the west and south west of Wigan. These areas are contiguous with Green Belt extending beyond the GM boundary.

3.21 It is defined in the Structure Plan as follows: Part of the Douglas Valley north west of Wigan and land to the west and south west of Wigan to the GM boundary and Ashton-in-Makerfield

3.22 This SGBA is contiguous with areas 2 and 6

Allocations and Green Belt additions within SGBA 3

- Allocation GM48 - M6 Junction 25
 - 64.51 ha
- No Green Belt additions

Commentary

Purpose 1: To check the unrestricted sprawl of large built-up areas

3.23 SGBA 3 prevents the expansion of Wigan, Shevington, Billinge and Ashton in Makerfield, although a number of railway lines, the M6 and other main roads provide barriers to sprawl. Release of allocation GM48 would in itself constitute significant urban sprawl and would lead to the area south of the allocation being contained between Ashton in Makerfield to the south, new development to the north and the M6 motorway to the east, reducing the contribution this area would make to restricting sprawl from Ashton in Makerfield. The contribution of the remaining Green Belt within SGBA 3 to checking the unrestricted sprawl of the large built up area would remain unchanged.

Purpose 2: To prevent neighbouring towns merging into one another.

3.24 Along with SGBA 2 to the north, this area helps prevent the merging Wigan and Shevington and Shevington and Appley Bridge. It also contributes to maintaining the separation of Wigan and Ashton in Makerfield, and the further merging of Wigan and Billinge and Wigan and Standish Lower Ground. Release of allocation GM48 would significantly reduce the gap between Wigan and Ashton in Makerfield thus weakening the contribution this area of Green Belt land makes to preventing neighbouring towns from merging. The release of allocation GM48 would not affect any other settlement gaps in SGBA 3.

Purpose 3: To assist in safeguarding the countryside from encroachment.








3.25 The sense of countryside in SGBA 3 has been compromised to a degree by the presence of transport corridors, although there is a general absence of urbanising uses. Release of allocation GM48 would itself encroach on the countryside and would lead to the containment and weakening of land to the south, limiting the contribution this area makes to this purpose. However, release of the allocation would not lead to any significant containment of the remaining Green Belt land within SGBA3, and so would not affect the extent to which it would be considered to constitute countryside.

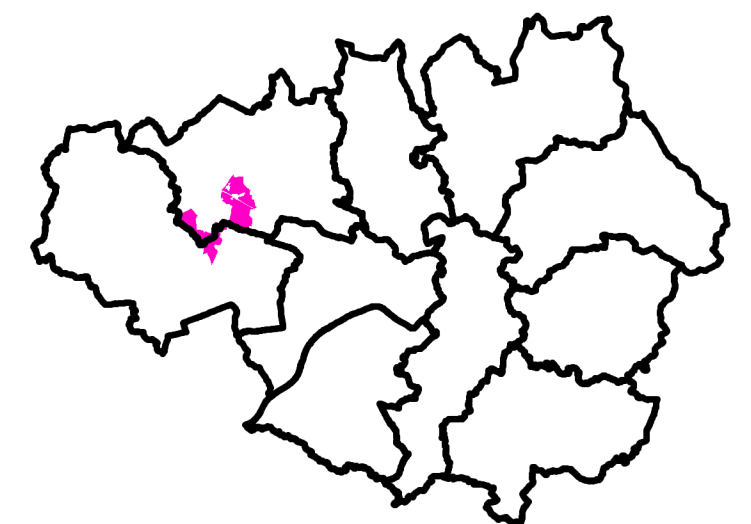
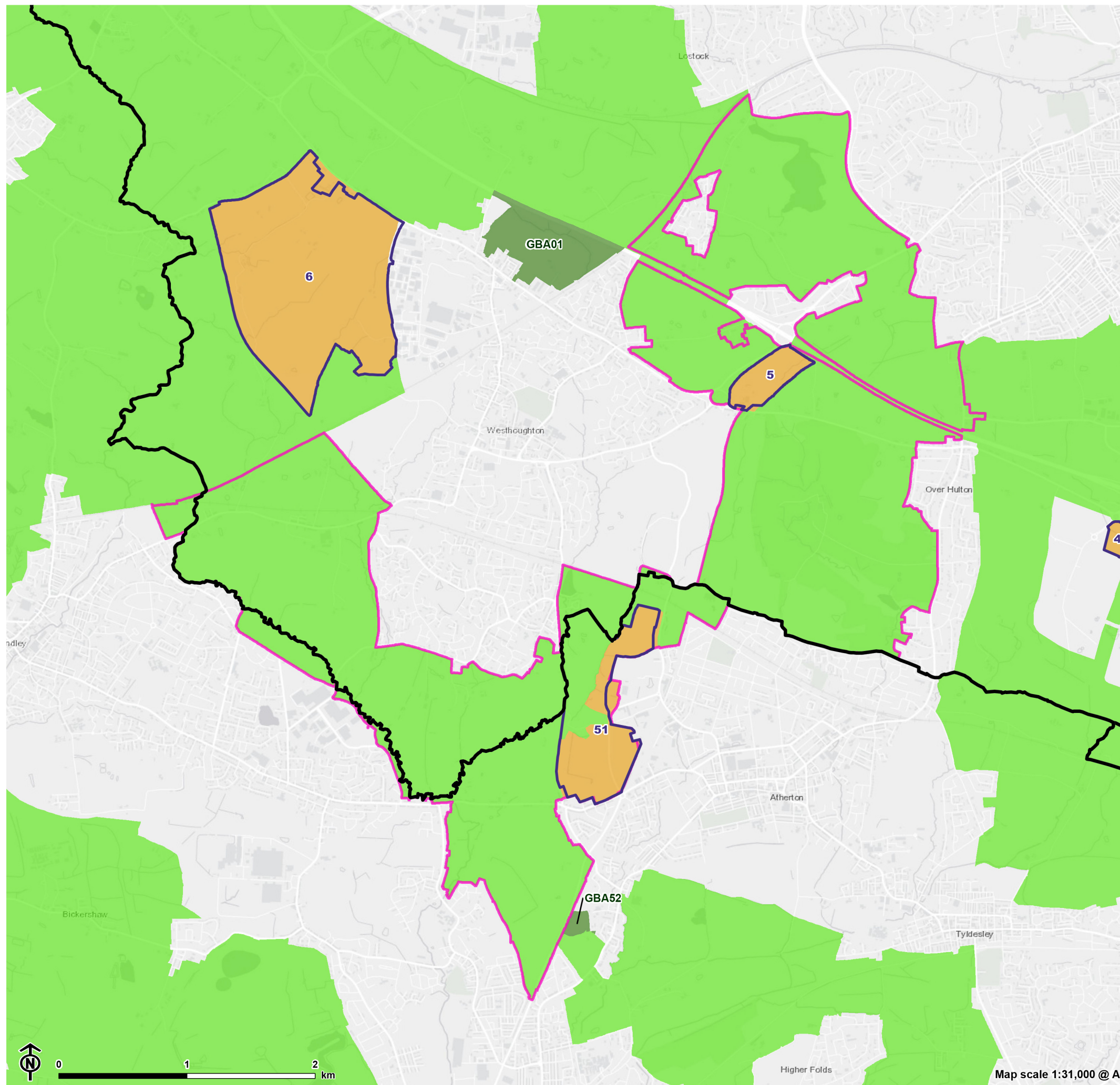
Purpose 4: To preserve the setting and special character of historic towns.

3.26 This SGBA plays a weak role in preserving the setting and character of historic towns and the release of allocation GM48 would not have an effect of on preserving the setting and special character of any historic towns in SGBA 3.

Figure 3.4

**Harm Assessment: Greater Manchester allocations
Strategic Area 4**

-  Greater Manchester Local Authority boundary
-  Site allocation
-  GMSF 2020 Green Belt proposed for release
-  GMSF 2020 Green Belt land to be retained
-  GMSF 2020 Proposed additional Green Belt
-  Green Belt outside Greater Manchester
-  Strategic area



Strategic Green Belt Area 4

Location:

3.27 This Strategic Green Belt Area wraps around the west, south and east of Westhoughton. It also includes an area south of Lostock and Deane on the south western edge of Bolton and land north of Leigh and Hindley Green.

3.28 It is defined in the Structure Plan as follows: Between Hindley and Westhoughton and Bolton extending to the east of the A579.

3.29 This SGBA is contiguous with area 1.

Allocations and Green Belt additions within SGBA 4

- Allocation GM5 – Chequerbent North
 - 16.31 ha
- Allocation GM51 – West of Gibfield
 - 72.10 ha
- No Green Belt additions

Commentary

Purpose 1: To check the unrestricted sprawl of large built-up areas

3.30 SGBA 4 prevents the expansion of Hindley Green, Atherton, and Westhoughton. It also contributes (together with road corridors) to the containment of settlements and suburbs on the south west edge of Bolton. Release of allocation GM5, would in itself constitute urban sprawl and would reduce the connectivity of adjacent retained Green Belt to the east and west.

3.31 Release of allocation GM51 would further narrow the gap between Westhoughton and Atherton to the south. The retained Green Belt within the allocation and to the east would be left contained by these two settlements and would make a weaker contribution to preventing sprawl. The remaining areas of the SGBA would still play a role in checking sprawl.

Purpose 2: To prevent neighbouring towns merging into one another.

3.32 SGBA 4 prevents the merging of Hindley, Westhoughton, Atherton and Bolton. Release of allocation GM5 would significantly narrow the gap between Westhoughton and Hunger Hill, and consequently Bolton, though the M61 provides a separating feature. The remaining land to the west, and north would continue to contribute to preventing the settlements from merging. Release of allocation GM51 would narrow the gap between Westhoughton and Atherton.

3.33 The remainder of the SGBA would continue to contribute to preventing Westhoughton and Hindley and Westhoughton and Over Hulton from merging.

Purpose 3: To assist in safeguarding the countryside from encroachment.

3.34 The sense of countryside within SGBA 4 has been compromised by transport corridors, water infrastructure and areas of sporadic development. Release of allocation GM5 would itself encroach on the countryside and would increase containment of the Green Belt to the north west, though this remains a sizeable and open area and the presence of existing development in the allocation and boundary features limits the impact. Similarly, release of allocation GM51 would increase containment of the remaining strip of retained Green Belt to the east, though this area is already relatively contained. The release of the allocations would not lead to any other significant containment of remaining Green Belt land in the SGBA, and so would not affect the extent to which it would be considered to constitute countryside.

Purpose 4: To preserve the setting and special character of historic towns.

3.35 This SGBA plays a weak to moderate role in preserving the setting and character of historic towns. The release of the allocations would not have an effect on preserving the setting and special character of the any historic towns in SGBA 4.

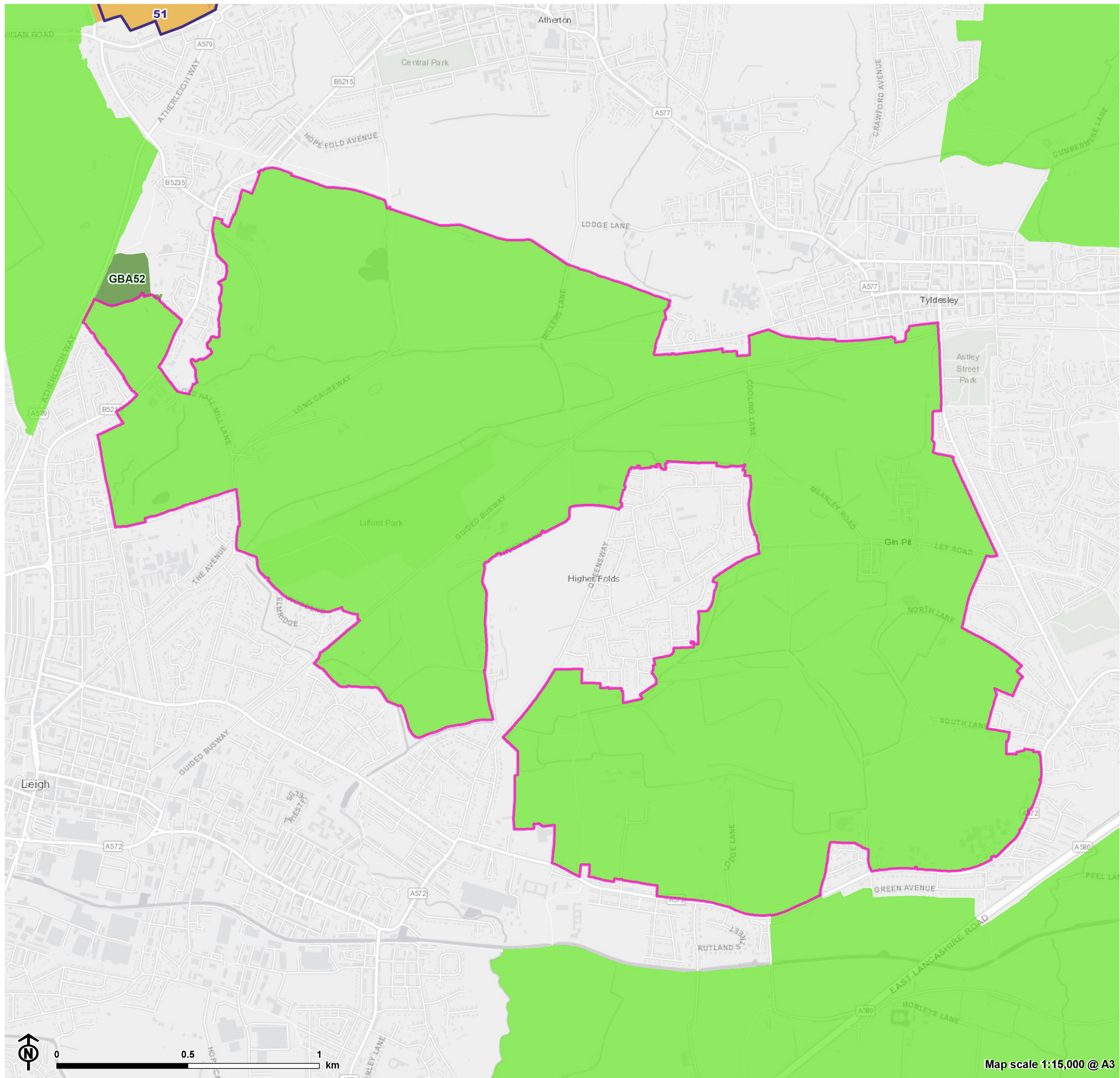
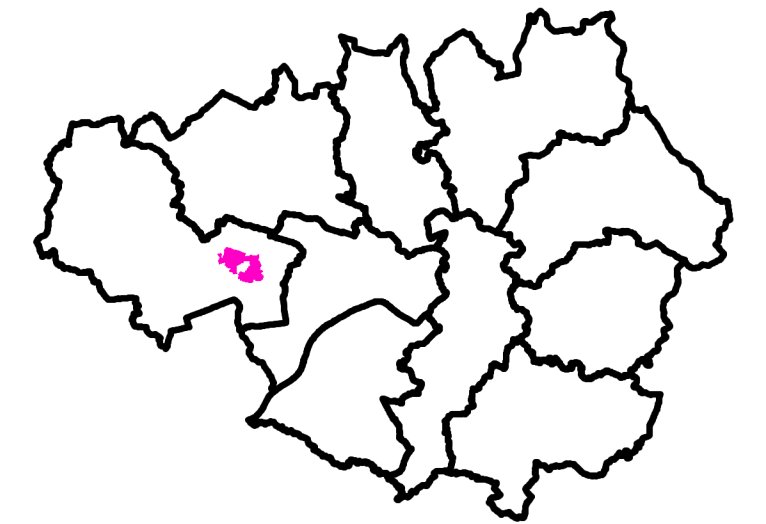


Figure 3.5

Harm Assessment: Greater Manchester allocations
Strategic Area 5

- Greater Manchester Local Authority boundary
- Site allocation
- GMSF 2020 Green Belt proposed for release
- GMSF 2020 Green Belt land to be retained
- GMSF 2020 Proposed additional Green Belt
- Green Belt outside Greater Manchester
- Strategic area



Strategic Green Belt Area 5

Location:

3.36 This Strategic Green Belt Area wraps around the residential area of Higher Folds, between Leigh, Atherton and Tyldesley.

3.37 It is defined in the Structure Plan as follows: Separating Leigh from Atherton and Tyldesley.

3.38 This SGBA is contiguous with area 7.

Allocations and Green Belt additions within SGBA 5








- No proposed allocations within SGBA 5
- Green Belt addition – GBA52 Pennington Football Club Pitches
 - 3.13 ha

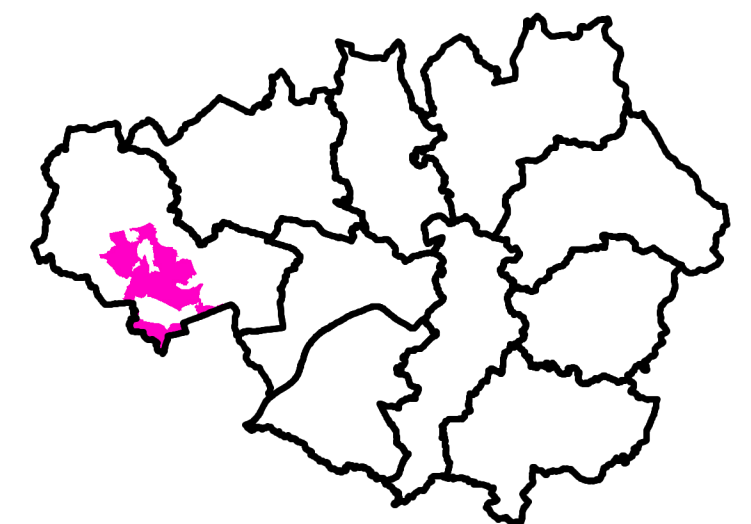
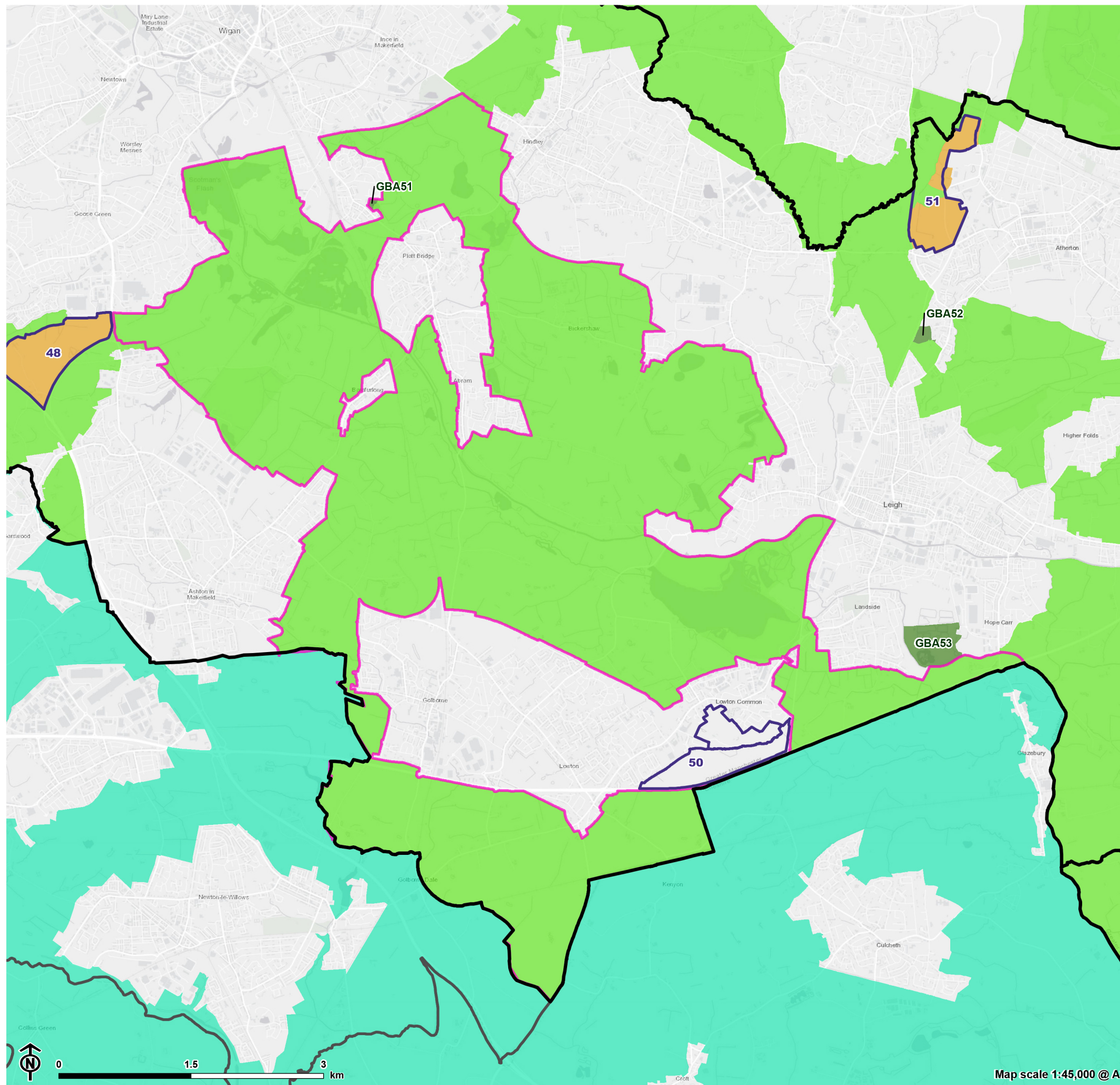
Commentary

3.39 GBA52 would constitute a relatively small addition of 3.13 ha to the western edge of SGBA 5. Strategically this would have little impact on the contribution SGBA 5 makes to the purposes of the Green Belt although the Green Belt addition lies between Leigh and Atherton, forming part of the gap. It would therefore contribute to preventing the merging of these settlements and assisting in checking sprawl within this local area.

Figure 3.6

**Harm Assessment: Greater Manchester allocations
Strategic Area 6**

-  Greater Manchester Local Authority boundary
-  Site allocation
-  GMSF 2020 Green Belt proposed for release
-  GMSF 2020 Green Belt land to be retained
-  GMSF 2020 Proposed additional Green Belt
-  Green Belt outside Greater Manchester
-  Strategic area



Strategic Green Belt Area 6

Location:

3.40 This Strategic Green Belt Area lies between Wigan, Ashton in Makerfield and Leigh. It encloses Platt Bridge and wraps around the north, west and southern sides of Golborne and Lowton. The Green Belt continues to the south west, beyond the GM boundary.

3.41 It is defined in the Structure Plan as follows: South of Ince-in-Makerfield and Hindley and west of Leigh extending to the GM boundary and excluding Abram, Ashton-in-Makerfield and Golborne.

3.42 This SGBA is contiguous with areas 1, 3 and 7.

Allocations and Green Belt additions within SGBA 6

- There are no proposed allocations within SGBA 6
- Green Belt addition – GBA51 Land of Fir Tree Street, Ince
 - 0.83 ha
- Green Belt addition – GBA53 Hope Carr Nature Reserve
 - 26.10 ha

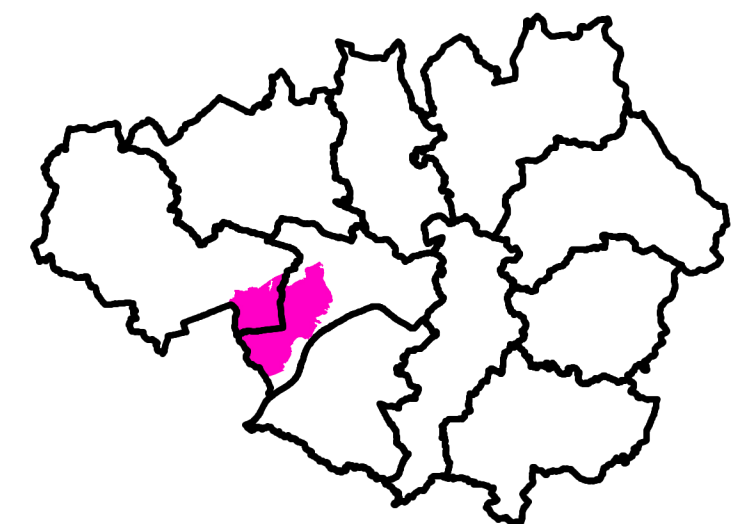
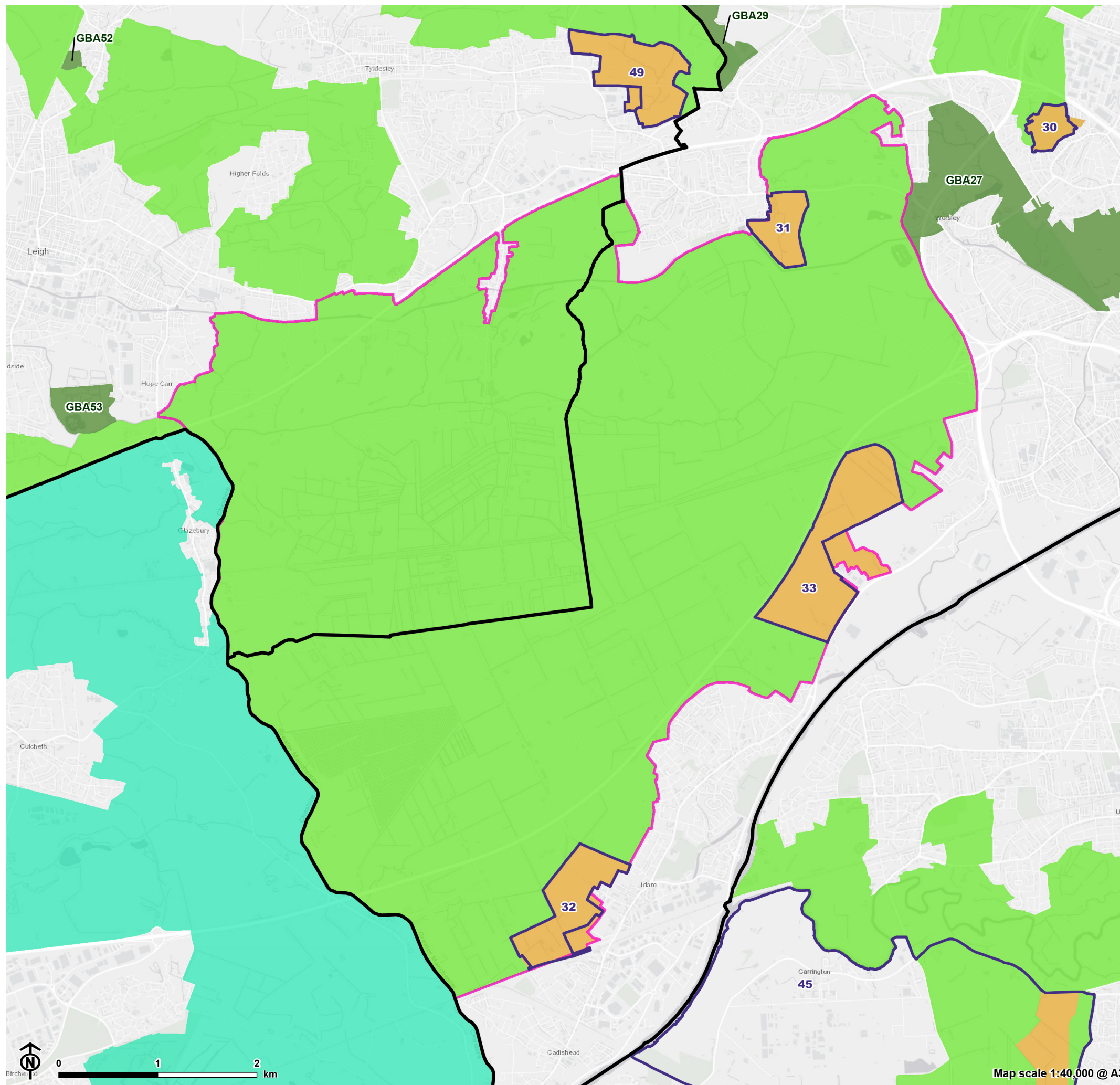
Commentary

3.43 The small addition of 0.8 ha to the northern edge of SGBA 6 would not make any strategic difference to the Green Belt in SGBA 6. The addition of 26.1 ha at Hope Carr Reserve would assist with checking urban sprawl from Leigh in the south of SGBA 6.

Figure 3.7

**Harm Assessment: Greater Manchester allocations
Strategic Area 7**

- Greater Manchester Local Authority boundary
- Site allocation
- GMSF 2020 Green Belt proposed for release
- GMSF 2020 Green Belt land to be retained
- GMSF 2020 Proposed additional Green Belt
- Green Belt outside Greater Manchester
- Strategic area



Strategic Green Belt Area 7

Location:

3.44 This Strategic Green Belt Area lies in the west of Greater Manchester, forming broad wedge of Green Belt bounded by Leigh and Astley in the north, Irlam to the south east, Eccles to the east and the Greater Manchester boundary to the west. The Green Belt continues to the west, beyond the GM boundary.

3.45 It is defined in the Structure Plan as follows: South of the East Lancashire Road (A580) and west of the A575. M62 north west of Irlam to the GM boundary.

3.46 This SGBA is contiguous with area 5.

Allocations and Green Belt additions within SGBA 7

- Allocation GM31 – East of Boothstown
 - 29.05 ha
- Allocation GM32 – North of Irlam Station
 - 58.8 ha
- Allocation GM33 – Port Salford Extension
 - 108.64 ha
- Green Belt addition – GBA27 West Salford Greenway
 - 184.33 ha

Commentary

Purpose 1: To check the unrestricted sprawl of large built-up areas

3.47 This low-lying area has seen historic patterns of urban sprawl, evident at Irlam where the gradual development, field by field, is evident. Release of the allocations would in itself constitute urban sprawl, and the release of GM33 to the south of the M62 would lead to greater containment of the remaining Green Belt to the south and north east. The remainder of SGBA7

would continue to play a role checking the unrestricted sprawl of Leigh, Astley, Irlam and Eccles. The sizeable Green Belt addition of the West Salford Greenway would add to the SGBA's contribution in checking sprawl, specifically from Worsley, Swinton and Monton, however its containment by the surrounding urban edge limits the extent to which the land plays a role in preventing sprawl.

Purpose 2: To prevent neighbouring towns merging into one another.

3.48 This area of Green Belt contributes to maintaining the separation of settlements around its fringes including Irlam, Leigh, and Astley. It also helps maintain separation from settlements beyond the GM boundary, including north east Warrington, Culcheth and the village of Glazebury. Release of allocation GM31 would narrow the gap between Boothstown and Ellenbrook, and Worsley, although significant separating features mean the Green Belt here would continue to contribute to preventing the settlements from merging. Allocation GM32 does not lie in a narrow gap between towns, whereas allocation GM33 lies between Urmston and Eccles, as well as between Irlam and Eccles, which are already linked to a significant degree. Release of the allocations would not affect any other settlement gaps in SGBA 7. The Green Belt addition provides a degree of separation between Worsley and Monton and Eccles to the south, but this is limited and the settlements have already partially merged.

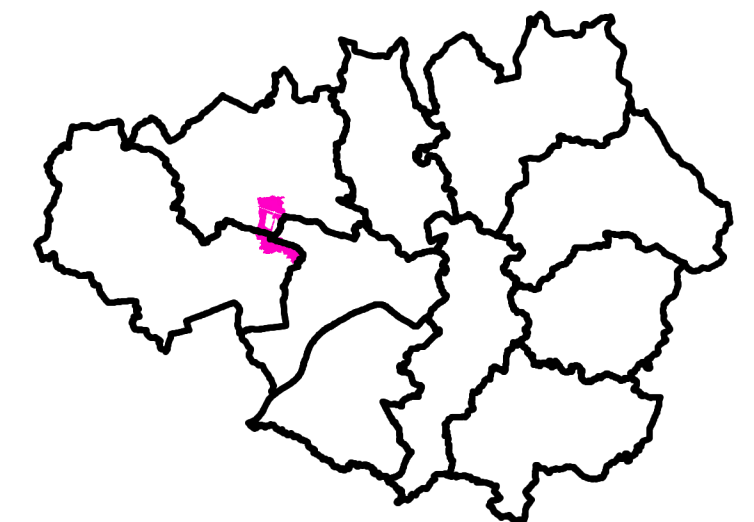
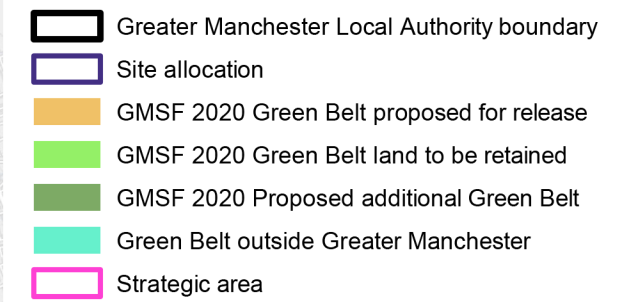
Purpose 3: To assist in safeguarding the countryside from encroachment.

3.49 The rural character of SGBA7 is reasonably intact, with a mix of agriculture and woodland occupying the former mosslands. The north of the area has been affected by mineral working, while the periphery is affected by transport infrastructure. Release of the allocations would encroach on the countryside and GM33 would lead to a degree of containment. The majority of the remaining area of the SGBA would however continue to safeguard the countryside from encroachment. The Green Belt addition is generally open but contains some urbanising development and is surrounded by the urban edge, limiting the extent to which the area is perceived as countryside.

Purpose 4: To preserve the setting and special character of historic towns.

3.50 Large parts of this SGBA make no contribution to this purpose, Release of allocation GM31 could detract from the setting and special character of Worsley to a relatively limited extent, although the West Salford Greenway GBA27 plays an important role in the setting of the Worsley and its designation could help to preserve this. Release of the other allocations would not have an effect on preserving the setting and special character of any other historic towns in the SGBA.

Harm Assessment: Greater Manchester allocations Strategic Area 8



Strategic Green Belt Area 8

Location:

3.51 This Strategic Green Belt Area lies between Atherton, Over Hulton, Tyldesley and Little Hulton, and Walkden and Worsley to the south east.

3.52 It is defined in the Structure Plan as follows: Between Atherton, Tyldesley and Little Hulton.

3.53 This SGBA is contiguous with area 4.

Allocations and Green Belt additions within SGBA 8

- Allocation GM4 – Bewshill Farm
 - 5.59 ha
- Allocation GM49 – North of Mosley Common
 - 64.57 ha
- Green Belt addition – GBA28 Part of Logistics North Country Park
 - 15.33 ha
- Green Belt addition – GBA29 Land west of Burgess Farm
 - 25.15 ha

Commentary

Purpose 1: To check the unrestricted sprawl of large built-up areas

3.54 This area of Green Belt prevents the further expansion of settlements around its fringes. Many of these reflect incremental patterns of suburban development and without distinct boundaries risk further expansion if not constrained by Green Belt. Allocation GM4 is small in size and well contained by the urban edge and so would not affect the contribution the SGBA makes to preventing sprawl of the large built up area.

3.55 Release of allocation GM49 would in itself constitute significant urban sprawl and would result in the area to the south east of the allocation becoming more contained between the existing urban edge at Ellenbrook. However, the proposed addition of Green Belt West of Burgess Farm would help reduce this containment and help to prevent the potential for urban sprawl from Walkden. In addition, although influenced by urban uses, the Green Belt addition at Logistics North Country Park would also help prevent the potential for urban sprawl from Little Hulton. The remaining Green Belt land within SGBA 8, whilst relatively fragmented, would continue to check the unrestricted sprawl of the large built up area.

Purpose 2: To prevent neighbouring towns merging into one another.

3.56 The undeveloped corridor is relatively narrow between the edges of Tyldesley and Little Hulton, so the Green Belt plays an important role in preventing these two settlements merging.

3.57 Allocation GM4 is well contained and effectively does not lie in a gap between neighbouring towns, so its release will not affect the contribution the SGBA makes to preventing neighbouring towns from merging. Allocation GM49 lies in the narrow gap between Tyldesley / Astley and Walkden / Little Hulton. Its release would reduce the gap, although the proposed addition of Belt land to the north would largely offset this. In addition, the Green Belt addition at Logistics North Country Park forms part of a gap between the settlements of Little Hulton and Tyldesley & Astley. There would be no other settlement gaps affected in SGBA 8.

Purpose 3: To assist in safeguarding the countryside from encroachment.

3.58 The area retains some rural character, although it has been affected by surrounding development, transport infrastructure and former mineral working sites.

3.59 Due to its containment and association with surrounding urban development allocation GM4 does not play a key role safeguarding the countryside from encroachment. Release of allocation GM49 would itself encroach on the countryside, and the small area of the Green Belt to the south east would become more contained. However, the potential for future








encroachment to the north east would be protected by the proposed addition of Green Belt West of Burgess Farm. In addition, although influenced by urban development, the Green Belt addition at Logistics North Country Park contributes to preventing countryside encroachment. The remainder of SGBA 8 would continue to safeguard the countryside from encroachment.

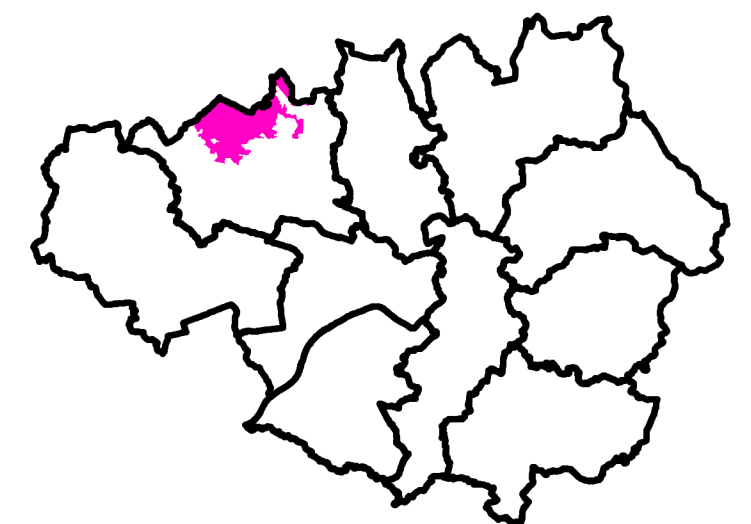
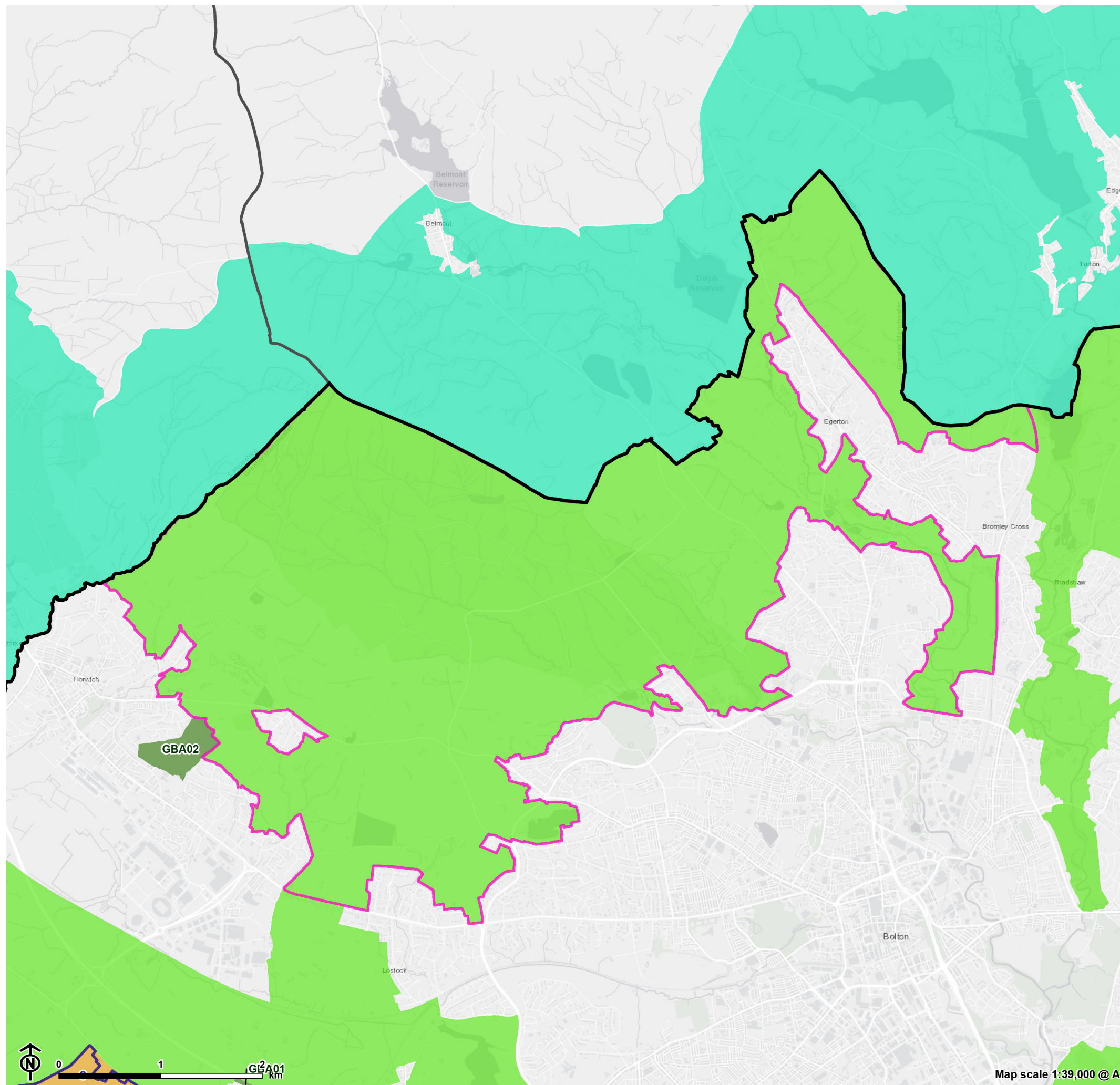
Purpose 4: To preserve the setting and special character of historic towns.

3.60 The release of the allocations or the Green Belt additions would not have an effect on preserving the setting and special character any historic towns in the SGBA.

Figure 3.9

**Harm Assessment: Greater Manchester allocations
Strategic Area 9**

-  Greater Manchester Local Authority boundary
-  Site allocation
-  GMSF 2020 Green Belt proposed for release
-  GMSF 2020 Green Belt land to be retained
-  GMSF 2020 Proposed additional Green Belt
-  Green Belt outside Greater Manchester
-  Strategic area



Strategic Green Belt Area 9

Location:

3.61 This Strategic Green Belt Area lies to the north and north west of Bolton, to the east of Horwich and wraps around the linear settlement of Egerton. The Green Belt continues a few km to the north of the GM boundary.

3.62 It is defined in the Structure Plan as follows: Between Bolton and Horwich and extending north of Horwich, Bolton and Egerton to the GM boundary.

3.63 This SGBA is contiguous with areas 1 and 10.

Allocations and Green Belt additions within SGBA 9

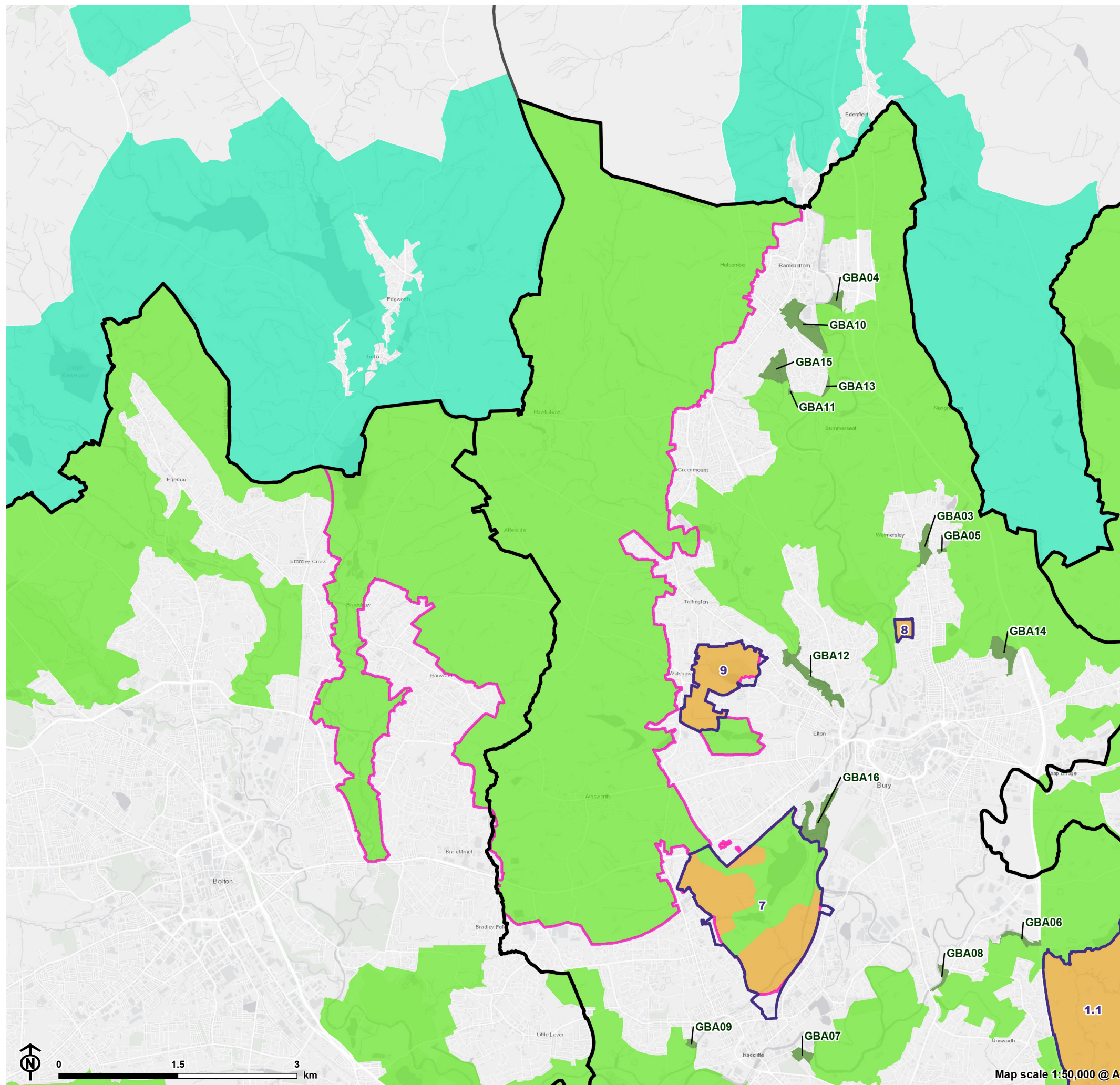
- Green Belt addition – GBA02 Horwich Golf Club / Knowles Farm
 - 24.06 ha
- No Green Belt allocations.

Commentary

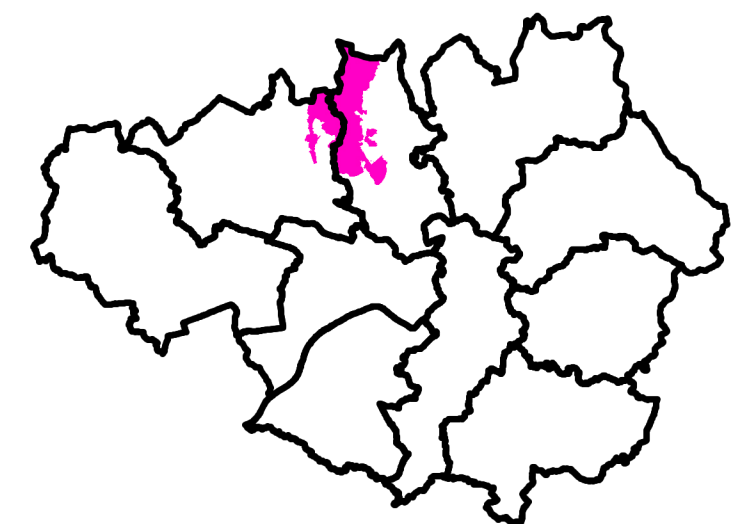
3.64 GBA02 would constitute an addition of 24.06 ha to the western edge of SGBA 9. Strategically this would have little impact on the contribution SGBA 5 makes as a whole to the purposes of the Green Belt, although the Green Belt addition would play a role locally in preventing sprawl from Horwich, assisting in preserving the gap between Horwich and Bottom O' th' Moor and preserving the setting and special character of Horwich.

Figure 3.10

**Harm Assessment: Greater Manchester allocations
Strategic Area 10**



- Greater Manchester Local Authority boundary
- Site allocation
- GMSF 2020 Green Belt proposed for release
- GMSF 2020 Green Belt land to be retained
- GMSF 2020 Proposed additional Green Belt
- Green Belt outside Greater Manchester
- Strategic area



Strategic Green Belt Area 10

Location:

3.66 This Strategic Green Belt Area separates Bolton, Radcliffe, Bury and Ramsbottom. It includes a narrow corridor of open land extending towards the centre of Bolton. To the north it includes the fringes of the Pennines. The Green Belt continues a few km to the north, beyond the GM boundary.

3.67 It is defined in the Structure Plan as follows: Between Bolton and Bury from the GM boundary to Little Lever and Radcliffe in the south incorporating the settlements of Ainsworth and Hawkshaw.

3.68 This SGBA is contiguous with areas 9 and 11.

Allocations and Green Belt additions within SGBA 10

- Allocation GM7 – Elton Reservoir
 - 251.57 ha
- Allocation GM9 – Walshaw
 - 64.13 ha
- Green Belt addition – GBA16 Lower Hinds
 - 14.54 ha

Commentary

Purpose 1: To check the unrestricted sprawl of large built-up areas

3.69 SGBA 10 helps to check the further expansion of settlements around Bolton, Broughton, Bury and Radcliffe. Without Green Belt, there is potential that development would expand along road corridors, consolidating existing sporadic, ribbon and village settlement across the southern part of the area.

3.70 Allocation GM9 is located in an area of the SGBA that is entirely contained by urban development. While this land is open, and so plays a role in checking unrestricted sprawl, its containment limits this contribution. Release of the allocation would further contain the Green Belt to the south, limiting the contribution of this area to Purpose 1. However, the remainder of SGBA 10, which is separated from this area by existing urban development, would not be affected by release of the allocation.

3.71 Release of allocation GM7 would in itself constitute urban sprawl. The retained Green Belt in the centre of the allocation would become more contained with a reduction in connectivity with the surrounding Green Belt, reducing the contribution this area makes to restricting sprawl.

3.72 Due the extent of existing containment of the allocations by inset settlements, their release will not affect large area of Green Belt within SGBA10 to the north west.

3.73 The Green Belt addition GBA16 at Lower Hinds is contained by areas of urbanising development, however it is largely open and would help, to a limited extent, to restrict the sprawl of Bury around this area.

Purpose 2: To prevent neighbouring towns merging into one another.

3.74 SCGA 10 plays an important role in preventing the further merging of Bolton, Radcliffe and Bury. It helps maintain the very narrow physical separation of Ramsbottom from Tottington on the northern edge of Bury. It also plays some role in maintaining the separation settlements beyond the GM boundary to the north (e.g. Edgeworth).

3.75 Release of allocation GM9 would remove the existing gap between the neighbouring towns of Bury and Tottington. Although the two are partially merged elsewhere, the Green Belt land within this sub-area nonetheless still contributes to some retention of separate settlement identities.

3.76 Allocation GM7 lies in the gap between Bury and Radcliffe, and although the towns are already linked to a degree, release of the allocation would weaken the contribution the remaining Green Belt land in the allocation makes to preventing the towns from merging. The Green Belt addition GBA16 also lies between Bury and Radcliffe but a significant degree of

coalescence has already occurred to the east and so the addition would play a limited role in preventing their merger.

3.77 No other settlement gaps within the SGBA 10 will be affected by the proposed allocations and Green Belt addition.

Purpose 3: To assist in safeguarding the countryside from encroachment.

3.78 The sense of countryside in SGBA 10 has in places been compromised by a dispersed pattern of settlement. However, it retains a strong upland fringe character, with agriculture on lower ground giving way to moorland.

3.79 Release of allocation GM9 would itself encroach on countryside, although this area is contained by urban development. The Green Belt area to the south will become more contained and its role in preventing encroachment into the countryside would be further limited.

3.80 Release of allocation GM7 would also encroach on countryside. The contribution the remaining Green Belt around Elton Reservoir makes to safeguarding the countryside from encroachment would be weakened due to increased containment.

3.81 The Green Belt addition GBA16 displays some characteristics of the countryside but is heavily influenced by the adjoining urban edge and would have a negligible impact strategically on the contribution the SGBA 10 to Purpose 3.

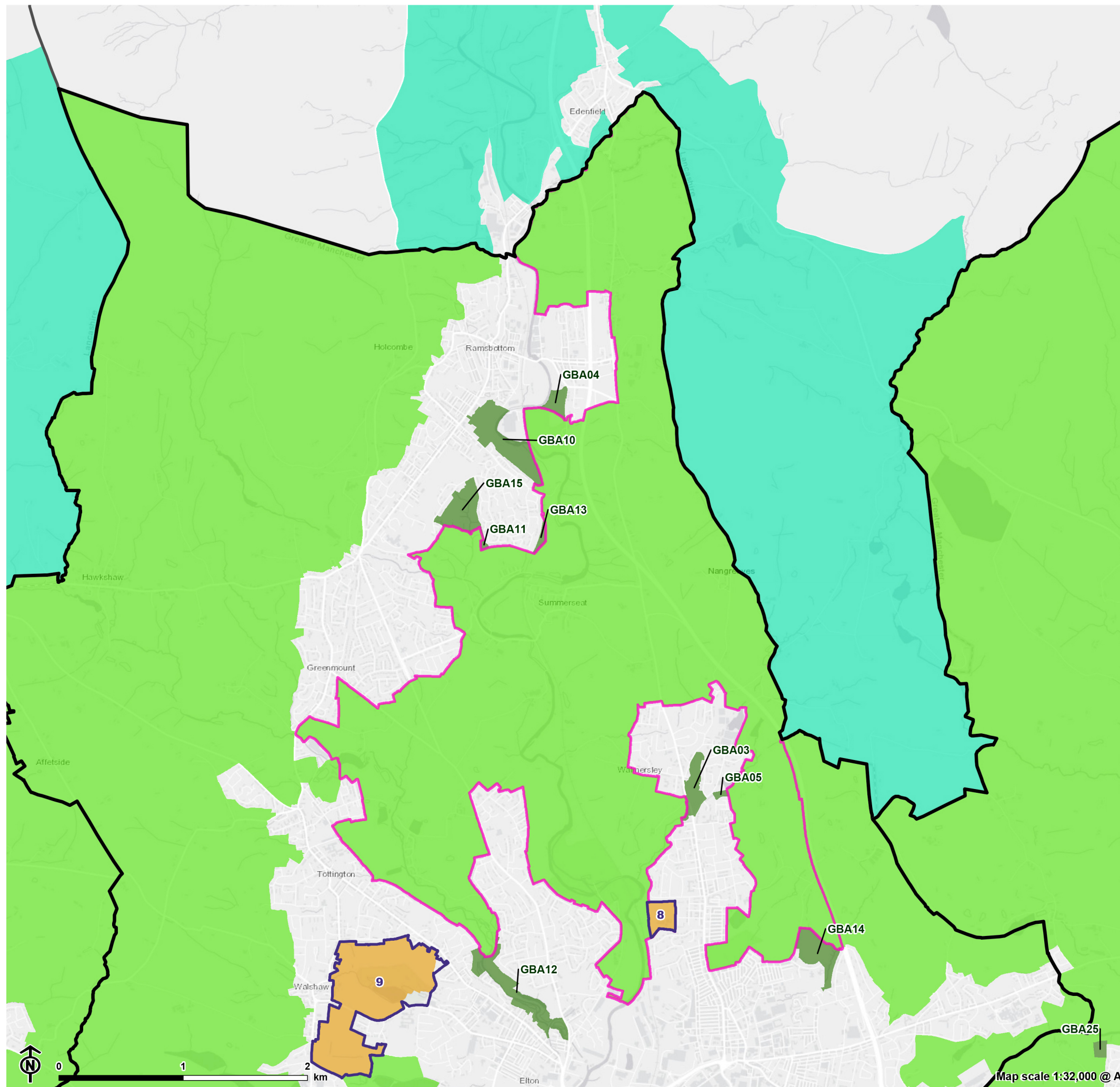
3.82 No other land within SGBA 10 would be affected by the proposed allocations, or become contained and affect the extent to which it would be considered to constitute countryside.








Purpose 4: To preserve the setting and special character of historic towns.

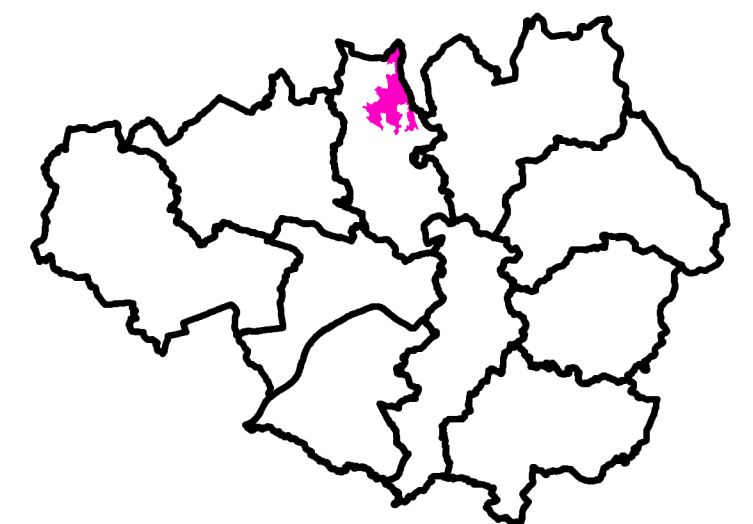
3.83 Release of the allocations or the Green Belt addition would not have an effect of on preserving the setting and special character of the any historic towns in the SGBA.

Figure 3.11

Harm Assessment: Greater Manchester allocations
Strategic Area 11



-  Greater Manchester Local Authority boundary
-  Site allocation
-  GMSF 2020 Green Belt proposed for release
-  GMSF 2020 Green Belt land to be retained
-  GMSF 2020 Proposed additional Green Belt
-  Green Belt outside Greater Manchester
-  Strategic area



Strategic Green Belt Area 11

Location:

3.84 This Strategic Green Belt Area lies to the north of Bury and east of Ramsbottom. The Green Belt continues north, beyond the GM boundary, wrapping around the settlement of Edenfield.

3.85 It is defined in the Structure Plan as follows: The Irwell Valley between Bury, Ramsbottom and the GM boundary.

3.86 This SGBA is contiguous with areas 10 and 12.

Allocations and Green Belt additions within SGBA 11

- Allocation GM8 – Seedfield
 - 5.15 ha
- Green Belt addition – GBA03 Pigs Lea Brook 1
 - 5.55 ha
- Green Belt addition – GBA04 North of Nuttall Park
 - 2.98 ha
- Green Belt addition – GBA05 Pigs Lea Brook 2
 - 0.62
- Green Belt addition – GBA10 Crow Lumb Wood
 - 13.74 ha
- Green Belt addition – GBA11 Nuttall West, Ramsbottom
 - 0.36 ha
- Green Belt addition – GBA12 Woolfold
 - 12.52 ha

- Green Belt addition – GBA13 Nuttall East, Ramsbottom
 - 1.04 ha
- Green Belt addition – GBA14 Chesham, Bury
 - 8.12 ha
- Green Belt addition – GBA15 Broad Hey Wood North
 - 9.12 ha

Commentary

Purpose 1: To check the unrestricted sprawl of large built-up areas

3.87 SGBA 11 helps check the further expansion of Ramsbottom and Tottington, and parts of Bury at Brandlesholme and Walmersley.

3.88 Allocation GM8 is a small area contained on three sides by urban development and it contains a sports centre. Release of the allocation would have limited to no effect on preventing unrestricted sprawl at the local level and no effect at the strategic level.

3.89 The Green Belt additions at Broad Hey Wood North and Crow Lumb Wood are open but they are relatively contained, limiting the extent to which they would restrict sprawl from Ramsbottom.

3.90 The Green Belt additions at Chesham, Woolfold and Pigs Lea Brook 1 are open and would contribute to restricting sprawl from Bury, although those at Woolfold and Pigs Lea Brook 1 are relatively contained which limits their contribution.

3.91 The Green Belt additions at Pigs Lea Brook 2, Nuttall East and West, and North of Nuttall Park, are all small in size and whilst they may play some role in preventing sprawl at a local level, they will have little effect on the contribution the SGBA makes to Purpose 1 at a strategic level.

Purpose 2: To prevent neighbouring towns merging into one another.

3.92 SGBA 11 helps maintain the very narrow physical separation of Bury and Ramsbottom. It also maintains the separation of fingers of suburban development at Tottington and the northern edge of Bury at Brandlesholme and Walmersley. It also maintains the separation of Ramsbottom and Edenfield, to the north of the GM boundary.

3.93 Allocation GM8 does not lie in a gap between neighbouring towns. Its release would not affect any settlement gaps in SGBA 11.

3.94 The Green Belt additions at Broad Hey Wood North lies between Ramsbottom and Norden however, due to distance between these towns and the existing gap formed by surrounding Green Belt in the SGBA their contribution to preventing these towns from merging is limited.

3.95 The Green Belt addition at Woolfold lies between Tottington and Bury however, coalescence has taken already taken place just to the east. The Green Belt addition at Chesham, Crow Lumb Wood and at Pigs Lea Brook 1 do not lie between neighbouring towns.

3.96 The Green Belt additions at Pigs Lea Brook 2, Nuttall East and West, and North of Nuttall Park, are all small in size which strategically will have little impact on the contribution the SGBA makes to the purposes of the Green Belt.

Purpose 3: To assist in safeguarding the countryside from encroachment.

3.97 The countryside within SGBA 11 has in places been compromised to a degree by a dispersed pattern of settlement and transport infrastructure such as the M66. However, overall, it retains a strong upland fringe character, with agriculture on lower ground giving way to moorland.

3.98 Allocation GM8 contains some urban development and is largely contained and is not considered countryside.

3.99 The Green Belt additions at Broad Hey Wood North, Crow Lumb Wood, Pigs Lea Brook 1 and Woolfold are generally open and contain some characteristics of the countryside, but they are well contained and influenced by the urban area. The addition at Chesham is open and displays more characteristics of the countryside and therefore would contribute to safeguarding the countryside from encroachment.

3.100 The Green Belt additions at Pigs Lea Brook 2, Nuttall East and West, and North of Nuttall Park, are all small in size which strategically will have little impact on the contribution the SGBA makes to the purposes of the Green Belt.

Purpose 4: To preserve the setting and special character of historic towns.








3.101 Parts of SGBA 11 help preserve the setting of the historic core of Ramsbottom. However, the release of allocation GM8 would not have an effect on preserving the setting and special character of this or any other historic towns in the SGBA.

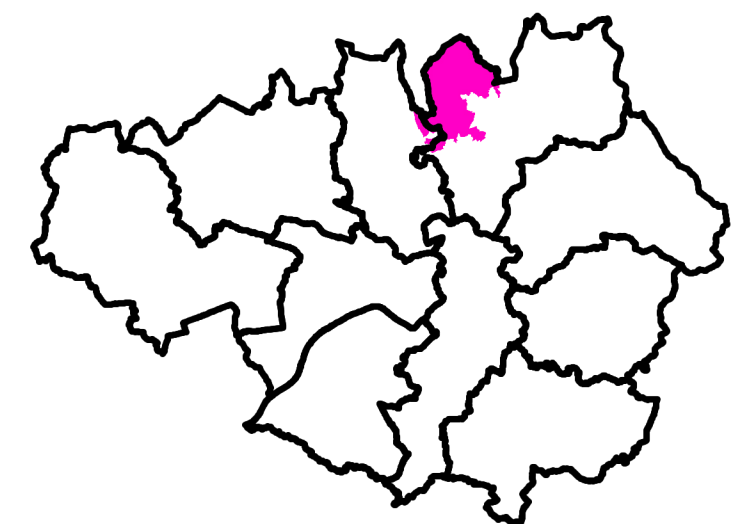
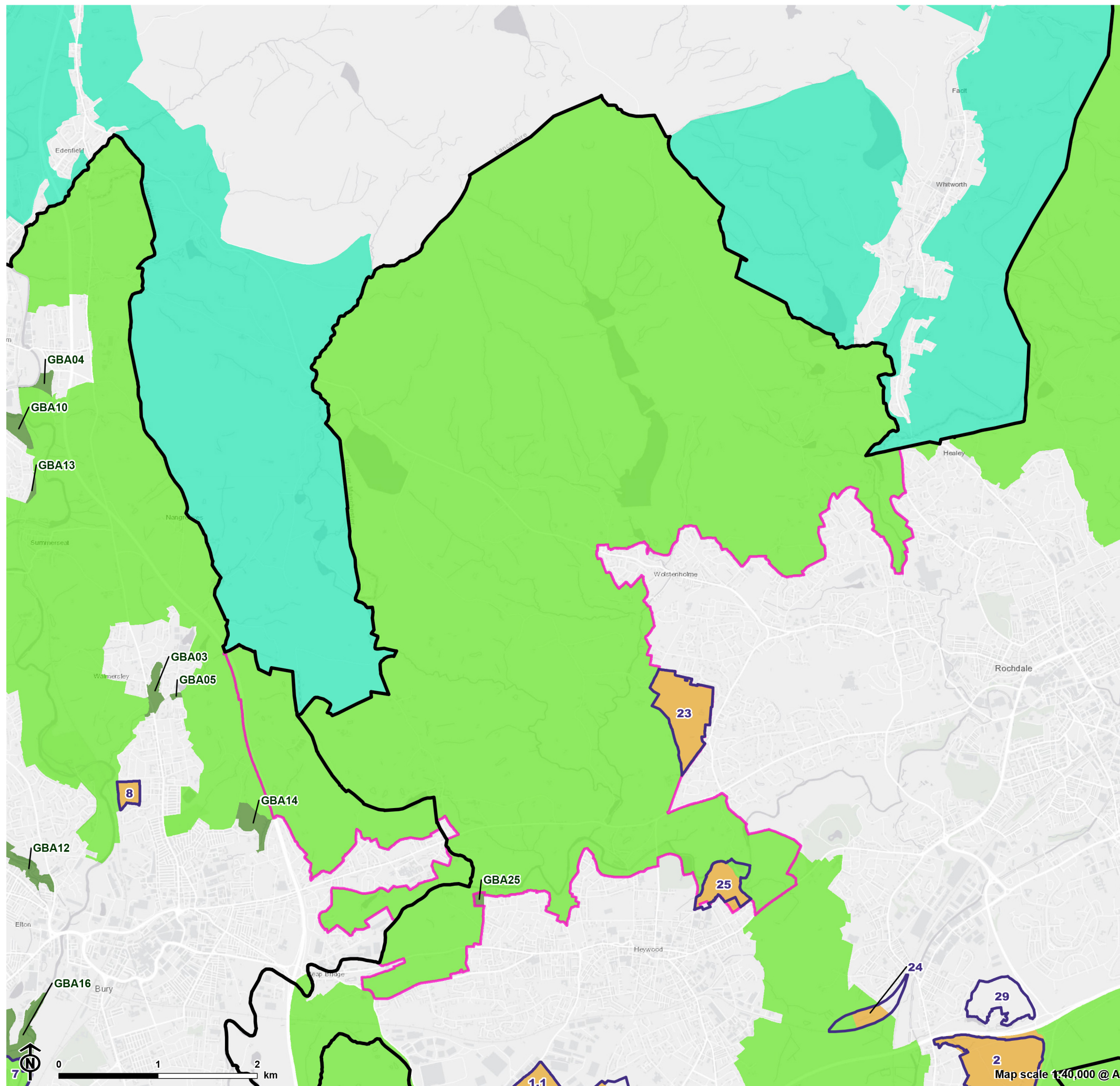
3.102 The Green Belt additions at Crow Lumb Wood and North of Nuttall Park lie adjacent to Ramsbottom Conservation Area and would contribute to preserving its setting and special character.

3.103 The remaining additions do not play a role in the setting or significance of any historic towns.

Figure 3.12

**Harm Assessment: Greater Manchester allocations
Strategic Area 12**

-  Greater Manchester Local Authority boundary
-  Site allocation
-  GMSF 2020 Green Belt proposed for release
-  GMSF 2020 Green Belt land to be retained
-  GMSF 2020 Proposed additional Green Belt
-  Green Belt outside Greater Manchester
-  Strategic area



Strategic Green Belt Area 12

Location:

3.104 This Strategic Green Belt Area lies between Bury, Rochdale and Heywood, extending north into the Pennine Fringes. The Green Belt extends beyond the GM boundary to the north.

3.105 It is defined in the Structure Plan as follows: Part of the Roch valley between Bury and Rochdale and north west and north of Rochdale.

3.106 This SGBA is contiguous with areas 11 and 15.

Allocations and Green Belt additions within SGBA 12

- Allocation GM23 – Bamford / Norden
 - 35.6 ha
- Allocation GM25 – Crimble Mill
 - 16.81 ha
- Green Belt addition – GBA25 Land at Summit, Heywood
 - 1.35 ha

Commentary

Purpose 1: To check the unrestricted sprawl of large built-up areas

3.107 SGBA 12 helps to check the expansion of Rochdale and Heywood.

3.108 While release of allocation GM23 would in itself constitute urban sprawl, it would not weaken the contribution the remaining Green Belt land makes to checking the unrestricted sprawl of the large built up area.

3.109 Release of allocation GM25 would also in itself constitute urban sprawl and would increase containment of the Green Belt land to the north and east, weakening the contribution this area of land makes to restricting sprawl.

3.110 The allocations would not have an effect on any other land within SGBA 12.

3.111 The Green Belt addition at Summit, Heywood GBA25 is a small area of land which if designated will correct a Green Belt boundary anomaly. Strategically this would have little impact on the contribution the SGBA makes to Purpose 1.

Purpose 2: To prevent neighbouring towns merging into one another.

3.112 SGBA 12 helps maintain the narrow physical separation of Bury from Heywood and Heywood from Rochdale.

3.113 Allocation GM23 lies in a wide gap between Rochdale and Bury and the size of the gap and the separating features that would remain means that the Green Belt here would continue to contribute to preventing the settlements from merging. Allocation GM25 lies in the narrow gap between Heywood and Rochdale. Its release would increase containment of the land to the north and east and weaken the remaining gap, although the presence of separating features including the River Roch means that a gap would remain. Whilst the strategic function of the Green Belt in this area would be harmed, it would still continue to play a role in preventing the coalescence of the settlements.

3.114 The small Green Belt addition GBA25 would make a limited contribution to preserving the settlement gap between Heywood and Jericho (part of Bury).

Purpose 3: To assist in safeguarding the countryside from encroachment.

3.115 SGBA 12 retains a strong upland fringe character, with agriculture on lower ground giving way to moorland.

3.116 Both the allocations would constitute encroachment on the countryside. Release of allocation GM25 would increase the containment of the Green Belt land to the north and east, although enough land would remain for it to still be considered countryside.








3.117 The small Green Belt addition GMBA 25, whilst preventing encroachment on the countryside at a very local level, would have little impact on the contribution SGBA12 makes to Purpose 3.

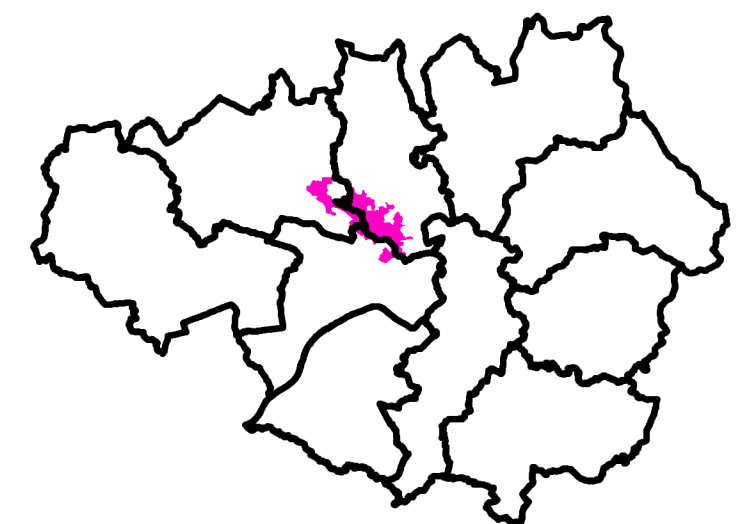
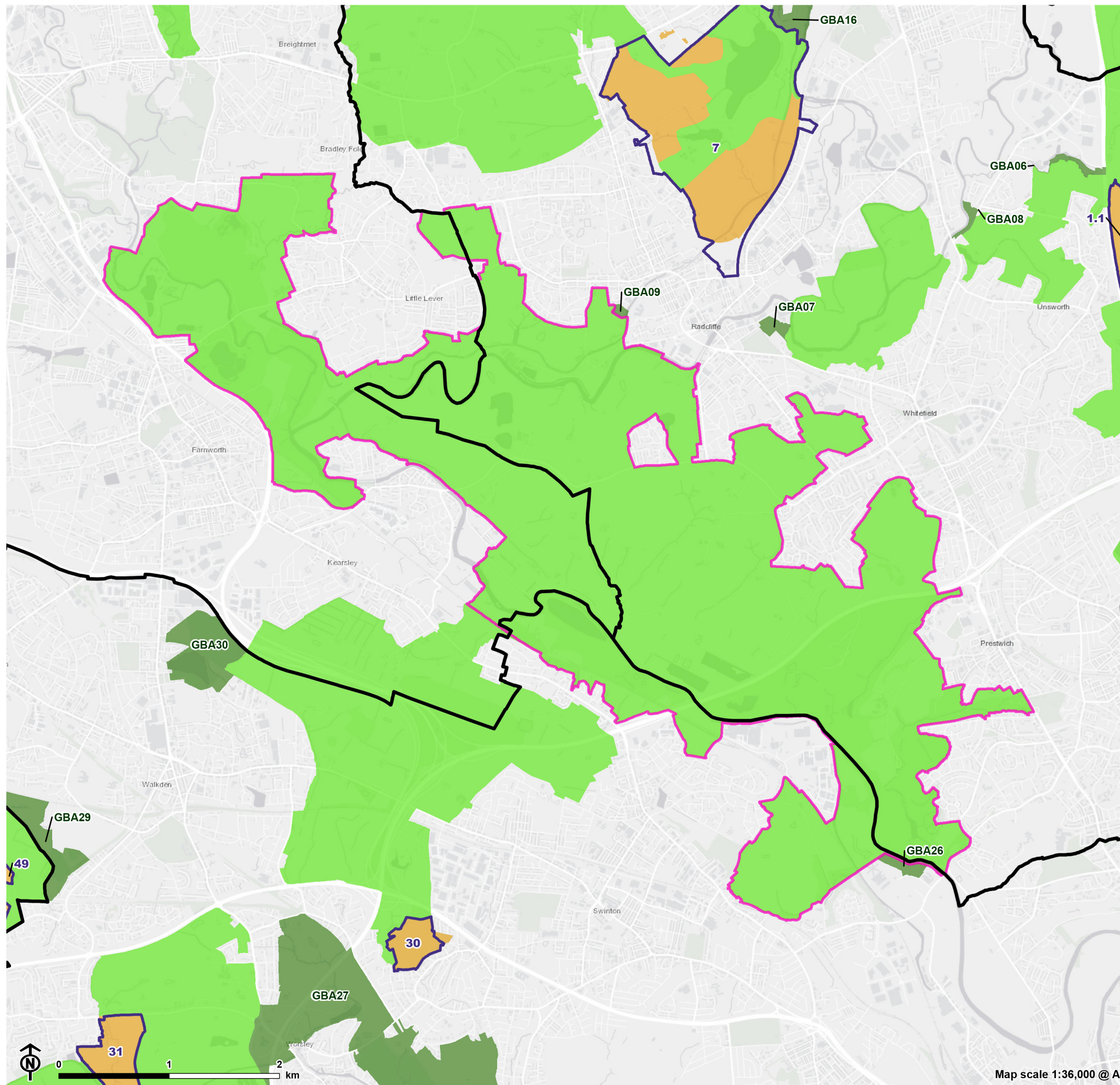
Purpose 4: To preserve the setting and special character of historic towns.

3.118 SGBA 12 performs a strong role in relation to this purpose, providing the backdrop to historic parts of Rochdale and Ramsbottom. However, neither the release of the allocations or the Green Belt addition would have an effect on preserving the setting and special character of these historic towns in the SGBA.

Figure 3.13

**Harm Assessment: Greater Manchester allocations
Strategic Area 13**

-  Greater Manchester Local Authority boundary
-  Site allocation
-  GMSF 2020 Green Belt proposed for release
-  GMSF 2020 Green Belt land to be retained
-  GMSF 2020 Proposed additional Green Belt
-  Green Belt outside Greater Manchester
-  Strategic area



Map scale 1:36,000 @ A3

Strategic Green Belt Area 13

Location:

3.119 This Strategic Green Belt Area lies to the south east of Bolton, west of Whitefield, north of Pendlebury and Swinton and east of Farnworth and Kearsley.

3.120 It is defined in the Structure Plan as follows: The Croal-Irwell valleys between Darcy Lever, Blackrod Bridge and Rainsough.

3.121 This SGBA is contiguous with area 14.

Allocations and Green Belt additions within SGBA 13








- No Green Belt allocations.
- Green Belt addition – GBA09 Hollybank Street, Radcliffe
 - 1.21 ha
- Green Belt addition – GBA26 Land south east of Slack Brook Open Space
 - 4.07 ha

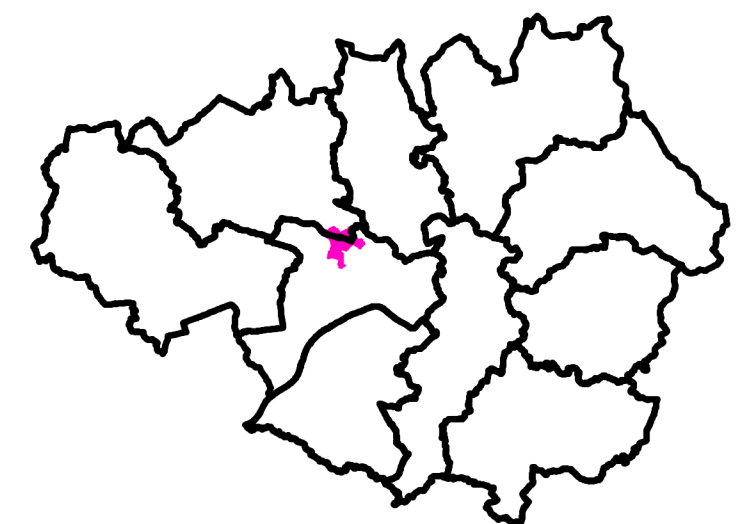
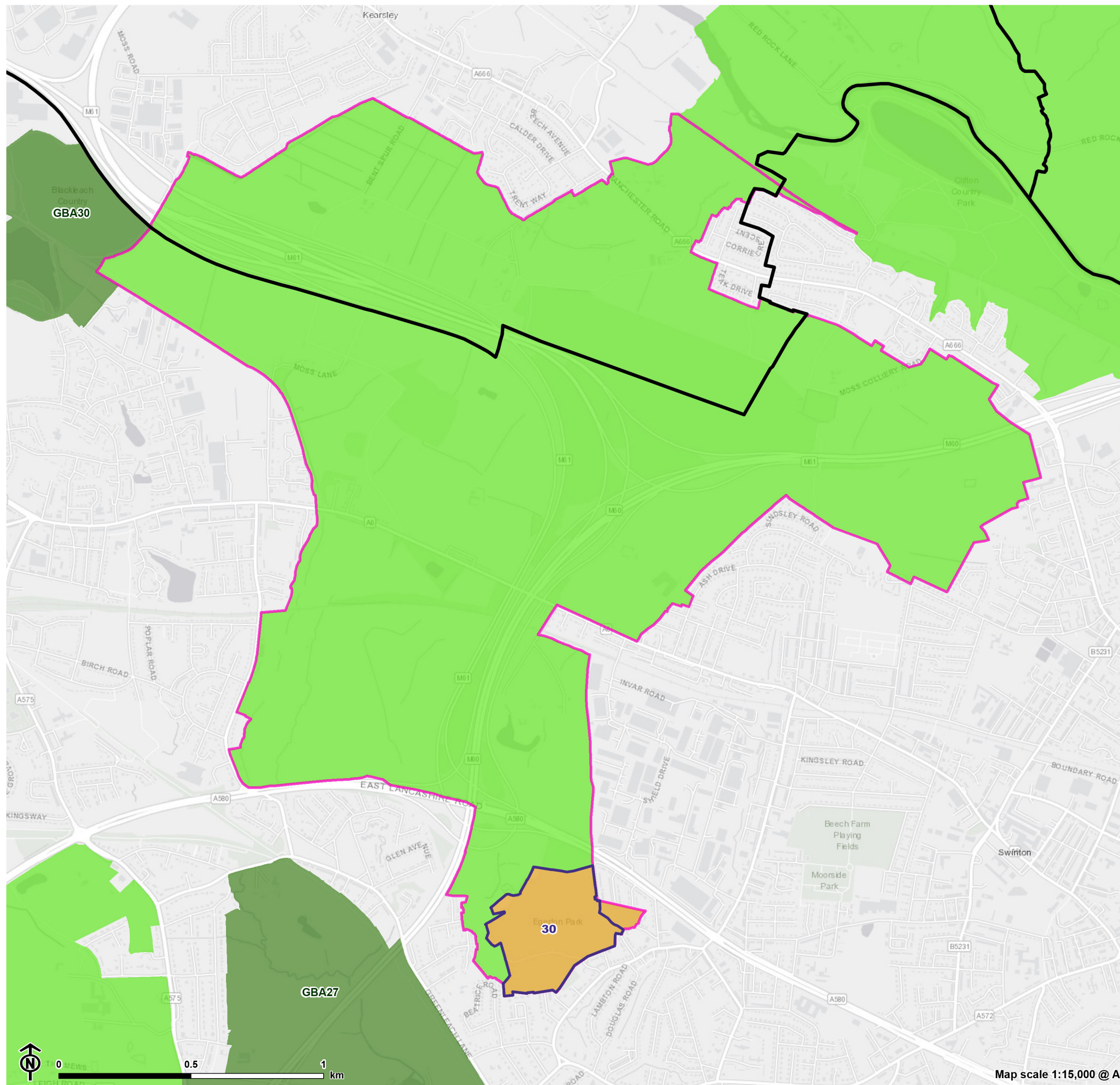
Commentary

3.122 GBA09 and GBA26 would constitute additions of 1.21 ha and 4.07 ha respectively. Strategically this would have little impact on the contribution SGBA 13 makes as a whole to the purposes of the Green Belt.

Figure 3.14

**Harm Assessment: Greater Manchester allocations
Strategic Area 14**

-  Greater Manchester Local Authority boundary
-  Site allocation
-  GMSF 2020 Green Belt proposed for release
-  GMSF 2020 Green Belt land to be retained
-  GMSF 2020 Proposed additional Green Belt
-  Green Belt outside Greater Manchester
-  Strategic area



Map scale 1:15,000 @ A3

Strategic Green Belt Area 14

Location:

3.123 This Strategic Green Belt Area lies east of Walkden, south of Kearsley and west of Swinton. It accommodates the M60/M61 interchange and corridors.

3.124 It is defined in the Structure Plan as follows: Between Bolton and Salford at Linnyshaw and Clifton Moss.

3.125 This SGBA is contiguous with area 13.

Allocations and Green Belt additions within SGBA 14

- Allocation GM30 – Land at Hazlehurst Farm
 - 15.66 ha
- Green Belt addition – GBA30 Blackleach Country Park
 - 34.05 ha

Commentary

Purpose 1: To check the unrestricted sprawl of large built-up areas

3.126 SGBA 14 prevents the expansion of surrounding urban areas, including Kearsley, Walkden, Swinton and Clifton, many of which have a suburban character and the potential for further sprawl if not checked by the Green Belt.

3.127 Release of allocation GM30 would itself constitute urban sprawl however, the area is already partially contained. Its release would lead also to the further containment and weakening of a small remaining strip of Green Belt land to the west and to the north up to the M60/M61 motorways. Due to the allocation's containment, however, its release would not weaken the contribution SGBA 14 makes as a whole to checking the unrestricted sprawl of the large built up area.

3.128 The Green Belt addition at Blackleach Country Park is open and plays a role in inhibiting ribbon development along Moss Road. However, it is contained by urban development which limits the extent to which it would add to the contribution SGBA 14 makes to checking unrestricted sprawl.

Purpose 2: To prevent neighbouring towns merging into one another.

3.129 SGBA 14 helps to prevent further merging of Walkden, Kearsley and Swinton, although the motorway corridors also contribute to the perception of separation.

3.130 Allocation GM30 lies between Worsley and Swinton but the towns are already linked to a significant degree limiting its role in preventing their merger. Release of the allocation would not affect any other settlement gaps in SGBA 14.

3.131 The Green Belt addition GBA30 would help to preserve part of the gap between Walkden and Kearsley, although the M61, a key separating feature lies in between.

Purpose 3: To assist in safeguarding the countryside from encroachment.

3.132 While parts of SGBA 14 do retain some countryside character, the influence of dissecting road corridors and urban containment, limits its contribution to Purpose 3.

3.133 Release of the allocation would itself constitute encroachment on the countryside and would contain the land to the west and north up to the M60 / M61 motorways, reducing the contribution these areas of land make to safeguarding the countryside from encroachment. However, due to its containment, its release would not lead to any other significant effect on other Green Belt land in SGBA 14.

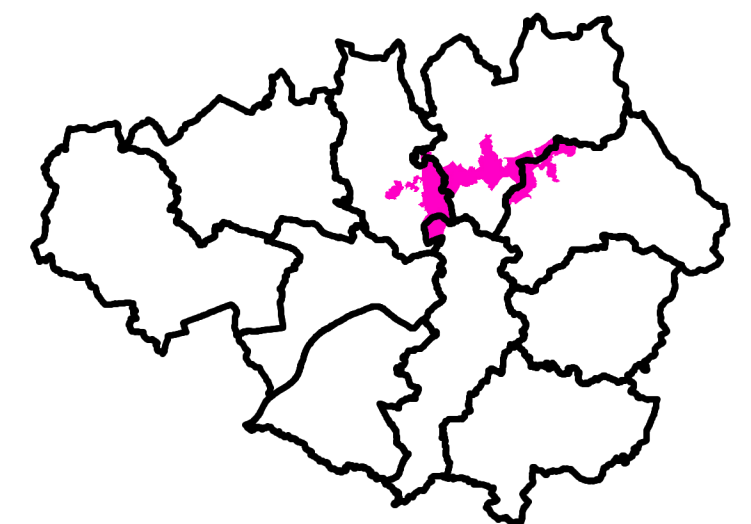
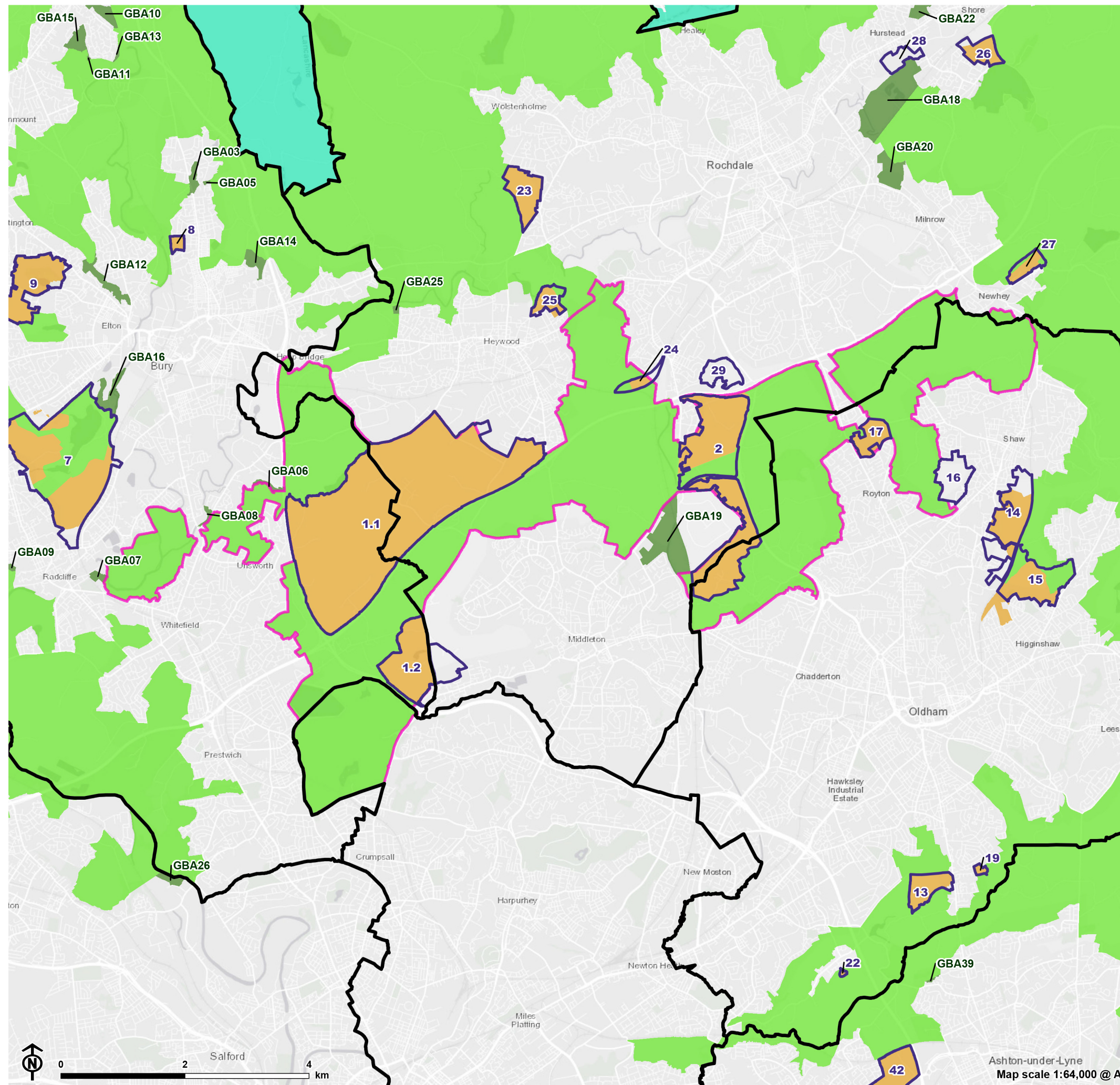
3.134 The Green Belt addition GBA30 is generally open (in Green Belt terms) and displays the characteristics of countryside however, it is enclosed by urban development which limits the extent to which it would add to the contribution SGBA 14 makes to safeguarding the countryside from encroachment.

Purpose 4: To preserve the setting and special character of historic towns.

3.135 SGBA 14 makes no contribution to the purpose of preserving the setting and character of historic towns. The Green Belt allocations and additions likewise do not play a role in preserving the setting or significance of any historic towns.

Figure 3.15

**Harm Assessment: Greater Manchester allocations
Strategic Area 15**



Strategic Green Belt Area 15

Location:

3.136 This Strategic Green Belt Area lies to the south and south west of Rochdale, forming an open corridor between Bury, Heywood, Rochdale, Shaw, Royton, Chadderton, Middleton and Whitefield. Many of the settlements around the edges of this area have merged to form a larger urban area. The corridor accommodates the M62, M66 and A627(M). The area includes freestanding pockets of Green belt to the west of the M66.

3.137 It is defined in the Structure Plan as follows: Between Heywood, Rochdale, Shaw, Royton, Chadderton and Middleton, including Heaton Park and generally following the line of the M60/M62.

3.138 This SGBA is contiguous with areas 12, 16 and 17.

Allocations and Green Belt additions within SGBA 15

- Allocation GM1.1 – Heywood / Pilsworth
 - 640.42 ha
- Allocation GM1.2 – Simister / Bowlee
 - 96.79 ha
- Allocation GM2 – Stakehill
 - 202.45 ha
- Allocation GM17 – Hanging Chadder
 - 22.66 ha
- Allocation GM24 – Castleton Sidings
 - 11.54 ha
- Green Belt addition – GBA19 Land to the west of Stakehill Business Park
 - 46.71 ha

- Green Belt addition – GBA06 Hollins Brook
 - 3.07 ha
- Green Belt addition – GBA07 Off New Road, Radcliffe
 - 3.34 ha
- Green Belt addition – GBA08 Hollins Brow
 - 2.26 ha

Commentary

Purpose 1: To check the unrestricted sprawl of large built-up areas

3.139 SGBA 15 prevents the expansion of surrounding urban areas (Bury, Heywood, Rochdale, Shaw, Royton, Chadderton, Middleton and Whitefield), many of which have a suburban character and potential for further sprawl if not checked by the Green Belt.

3.140 Release of the allocations would in itself constitute significant urban sprawl within SGBA 15. Areas of the SGBA would become more contained as a result of release of the allocations, including the land to the south of the M62, land to the north and east of allocation GM1.1, land that would remain designated within allocation GM2 and land that lies to the south of GM2. Their release would lead to further fragmentation and weakening of the connectivity of the remaining Green Belt, particularly around the Northern Gateway. This would reduce the contribution that SGBA 15 makes to checking unrestricted sprawl.

3.141 The eastern end of SGBA 15 would be relatively unaffected by the release of allocations and would continue to prevent urban sprawl from Royton, Shaw and Rochdale.

3.142 The sizeable Green Belt addition of the land to the west of Stakehill Business Park GBA19 would add to the SGBA's contribution in checking sprawl specifically from Middleton.

3.143 The Green Belt additions at Hollins Brook GBA06 and Hollins Brow GBA08 are smaller, and would marginally extend a smaller part of the SGBA which is currently well contained and, with the release of GM1.1 would almost be cut off from the wider SGBA. Their containment by urban development means they would make a very limited contribution to extent to checking

sprawl within SGB15. The small Green Belt addition GBA07 Off New Road, Radcliffe is open but is also contained by existing development, limiting the extent to which it prevents sprawl.

Purpose 2: To prevent neighbouring towns merging into one another.

3.144 SGBA 15 helps prevent further merging of Whitefield, Heywood, Rochdale, Shaw, Royton, Chadderton and Middleton by maintaining a number of open corridors separating parts of these settlements. It also includes smaller areas of Green Belt west of the M66 that are entirely or partially enclosed by urban development and these play some role in preventing the further merging of Whitefield, Radcliffe and Bury.

3.145 Allocations GM1.1 and GM1.2 lie between Whitefield, Heywood and Middleton. Their release would completely remove the significant gap between Whitefield and Heywood and a much narrower gap would remain between these towns and Middleton. The Green Belt areas to the north, west and south would become more contained. The land in the centre of the SGBA forms the gap between Middleton, Chadderton and Rochdale. The release of allocation GM2 would result in the merger of these settlements and a small strip of more contained land would remain to the south. Release of allocation GM17 similarly would result in Rochdale and Royton coalescing.

3.146 While narrower and /or more fragmented gaps would remain between the majority of the towns within SGBA 15, the allocations would weaken the contribution of the remaining SGBA to preventing the neighbouring towns from merging.

3.147 The Green Belt addition to the west of Stakehill Business Park GBA19 forms part of the gap between Middleton and Chadderton and Middleton and Royton however, Middleton and Chadderton have already merged to a significant degree to the south and the majority of the gap to Royton is provided by the SGBA to the east. With the removal of allocation GM2 however, this addition would help to preserve the gap between these towns to a limited extent.

3.148 The small Green Belt additions at Hollins Brook GBA06 and Hollins Brow GBA08 lie in the gap between Bury and Whitefield and would contribute to maintaining separation between these towns. The small Green Belt addition GBA07 Off New Road, Radcliffe lies in between

Redcliffe and Whitefield, however these settlements are already merged to a degree and the land plays a very limited role in preventing their further merging.

Purpose 3: To assist in safeguarding the countryside from encroachment.

3.149 SGBA 15 does retain the characteristics of open countryside, although there are some significant areas of development within it.

3.150 Release of the allocations would constitute significant encroachment on the countryside. It would increase containment of Green Belt to the south of the M62, to the north of allocation GM1.1, to the west of GM1.1 and between GM2-1 and GM2-3 and to the south of GM2-4. As a result, it would reduce the contribution these areas make to safeguarding the countryside from encroachment. However, the size of the areas remaining means that they would continue to safeguard the countryside from encroachment. Release of the allocations would not increase containment of any areas in the eastern half of the SGBA beyond allocation GM17.

3.151 All of the Green Belt additions have only a limited degree of urban encroachment and would contribute towards safeguarding the countryside from encroachment at a local level.








Purpose 4: To preserve the setting and special character of historic towns.

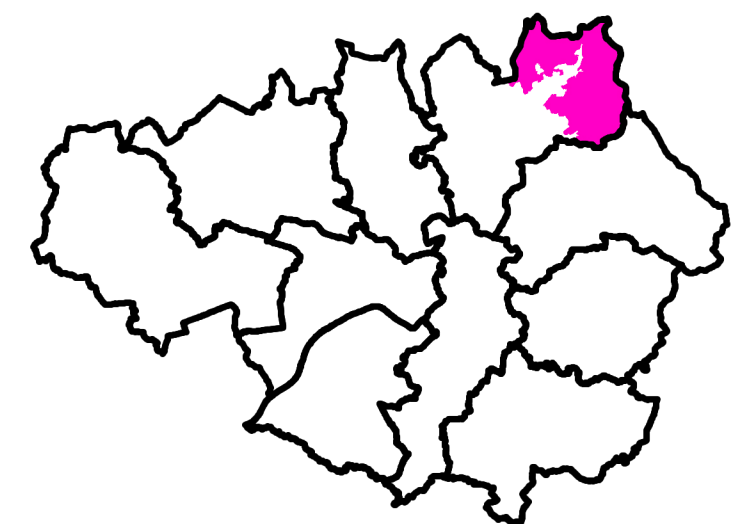
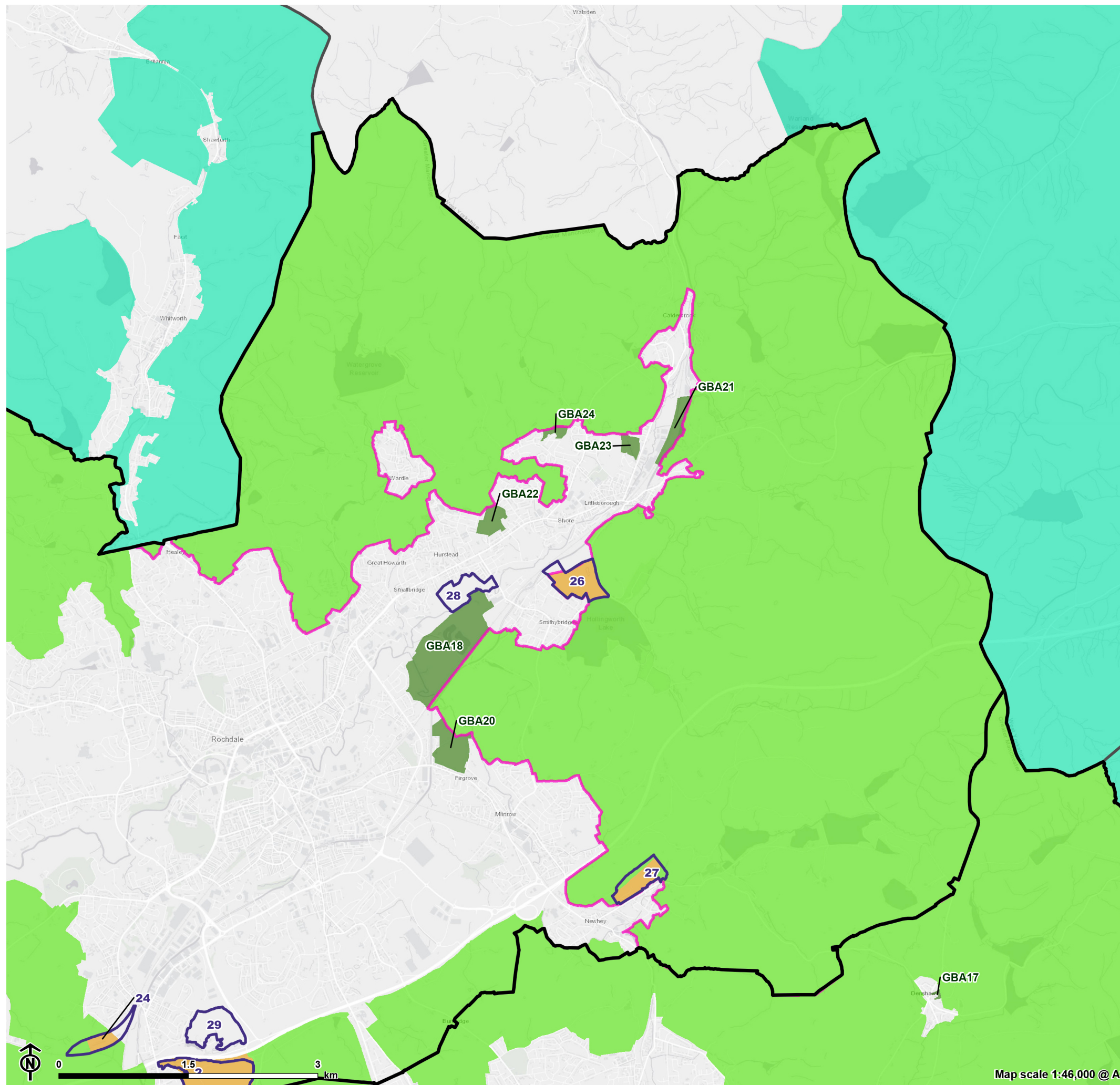
3.152 The land within allocation GM2 forms part of the historic setting of Middleton and Chadderton and the land within allocation GM17 forms part of the setting of the historic settlement of Shaw. Release of these allocations would reduce the contribution of the remaining land in the vicinity to preserving the setting of these towns. Release of the other allocations would not have an effect on preserving the setting and special character of the other historic towns in the SGBA.

3.153 The Green Belt additions have no relationship with any of the historic settlements within the SGBA.

Figure 3.16

**Harm Assessment: Greater Manchester allocations
Strategic Area 16**

-  Greater Manchester Local Authority boundary
-  Site allocation
-  GMSF 2020 Green Belt proposed for release
-  GMSF 2020 Green Belt land to be retained
-  GMSF 2020 Proposed additional Green Belt
-  Green Belt outside Greater Manchester
-  Strategic area



Strategic Green Belt Area 16

Location:

3.154 This Strategic Green Belt Area lies to the east and north east of Rochdale, wrapping around Wardle and Littleborough in the valley of the River Roch. It rises from lower ground around the fringes of these settlements to extensive areas of Pennine Moorland. The Green Belt extends east (but not north) beyond the GM boundary.

3.155 It is defined in the Structure Plan as follows: North and east of Rochdale, Milnrow and Shaw but excluding Wardle Village and settlements in the valley of the River Roch.

3.156 This SGBA is contiguous with areas 15 and 17.

Allocations and Green Belt additions within SGBA 16

- Allocation GM26 – Land north of Smithy Bridge
 - 20.38 ha
- Allocation GM27 – Newhey Quarry
 - 15.21 ha
- Green Belt addition – GBA18 Land within the Roch Valley, Smallbridge
 - 61.95 ha
- Green Belt addition – GBA20 Land at Firgrove Playing Fields
 - 17.66 ha
- Green Belt addition – GBA21 Land between railway line and Rochdale Canal
 - 9.81 ha
- Green Belt addition – GBA22 Land north of St Andrew's Church
 - 8.14 ha
- Green Belt addition – GBA23 Land at Townhouse Brook
 - 4.74 ha

■ Green Belt addition – GBA24 Land north of Shore

– 2.75 ha

Commentary

Purpose 1: To check the unrestricted sprawl of large built-up areas

3.157 The SGBA helps check further urban expansion from Rochdale and the growth of suburban areas such as those found at Littleborough, Milnrow and Smithy Bridge.

3.158 Release of the allocations would in itself constitute urban sprawl, and the release of GM27 to the south of the M62 would lead to greater containment of the remaining Green Belt to the north and west between the allocation and urban edge of Milnrow. Due to its existing containment, the release of allocation GM26 would have no impact on the remaining Green Belt. The remainder of SGBA 16 would continue to play a role checking the unrestricted sprawl.

3.159 The Green Belt additions would all make some contribution to checking sprawl particularly GBA21, GBA22, GBA23 and GBA24 in the Littleborough area.

3.160 Green Belt additions GBA18 and GBA20 are larger and would contribute to checking the sprawl of Smallbridge (Rochdale), Smithy Bridge, Firgrose and Belfield, Rochdale.

Purpose 2: To prevent neighbouring towns merging into one another.

3.161 SGMA 16 plays a role in preventing parts of the same settlement from merging (e.g. by maintaining open corridors extending into the built-up area) and helps prevent the merging of Rochdale with Whitworth to the north west and Wardle to the north.

3.162 Allocation GM26 forms an open gap between Smithy Bridge and Littleborough, but the towns are already linked to a significant degree to the west, and the railway line and Rochdale Canal would continue to provide separating features. Allocation GM27 lies between Newhey and Milnrow, but these are linked to the west, and the ridge to the north would continue to play a strong role preventing the settlements from merging.

3.163 Release of the allocations would not affect any other settlement gaps in SGBA 7.

3.164 While they are generally open, the size and / or location of Green Belt additions GBA21, GBA23, GBA24 and GBA22 means that strategically they would have little impact on the contribution the SGBA makes to Purpose 2.

3.165 Green Belt addition GBA18 lies between Smithy Bridge, Hurstead, Littleborough and Smallbridge (Rochdale) and would help to strengthen this gap, although these settlements are already linked. Addition GBA20 lies between Milnrow and Rochdale and Milrow and Smithy Bridge and due to existing coalescence, and the presence of the Green Belt to the east which forms the majority of the gap, it would not increase the contribution of the Green Belt in this area to preventing the merger of these settlements.

Purpose 3: To assist in safeguarding the countryside from encroachment.

3.166 For the most part the character of SGBA 16 as open countryside is retained intact.

3.167 Release of the allocations would itself encroach on the countryside, and GM27 would lead to a degree of containment of the Green Belt to the north. The remaining area of the SGBA would however continue to safeguard the countryside from encroachment.

3.168 While they are generally open, the size and/or location of Green Belt additions GBA21, GBA23, GBA24 and GBA22 mean that strategically they will have little impact on the contribution the SGBA makes to the purposes of the Green Belt.

3.169 Addition GBA18 and GBA20 are generally open with characteristics of the countryside, and although there are urbanising influences present, these additions would make a contribution to assisting with safeguarding the countryside in the SGBA from encroachment.

Purpose 4: To preserve the setting and special character of historic towns.

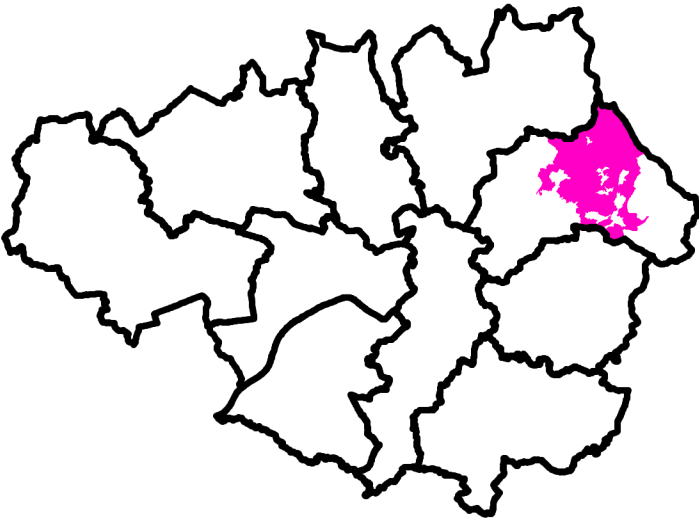
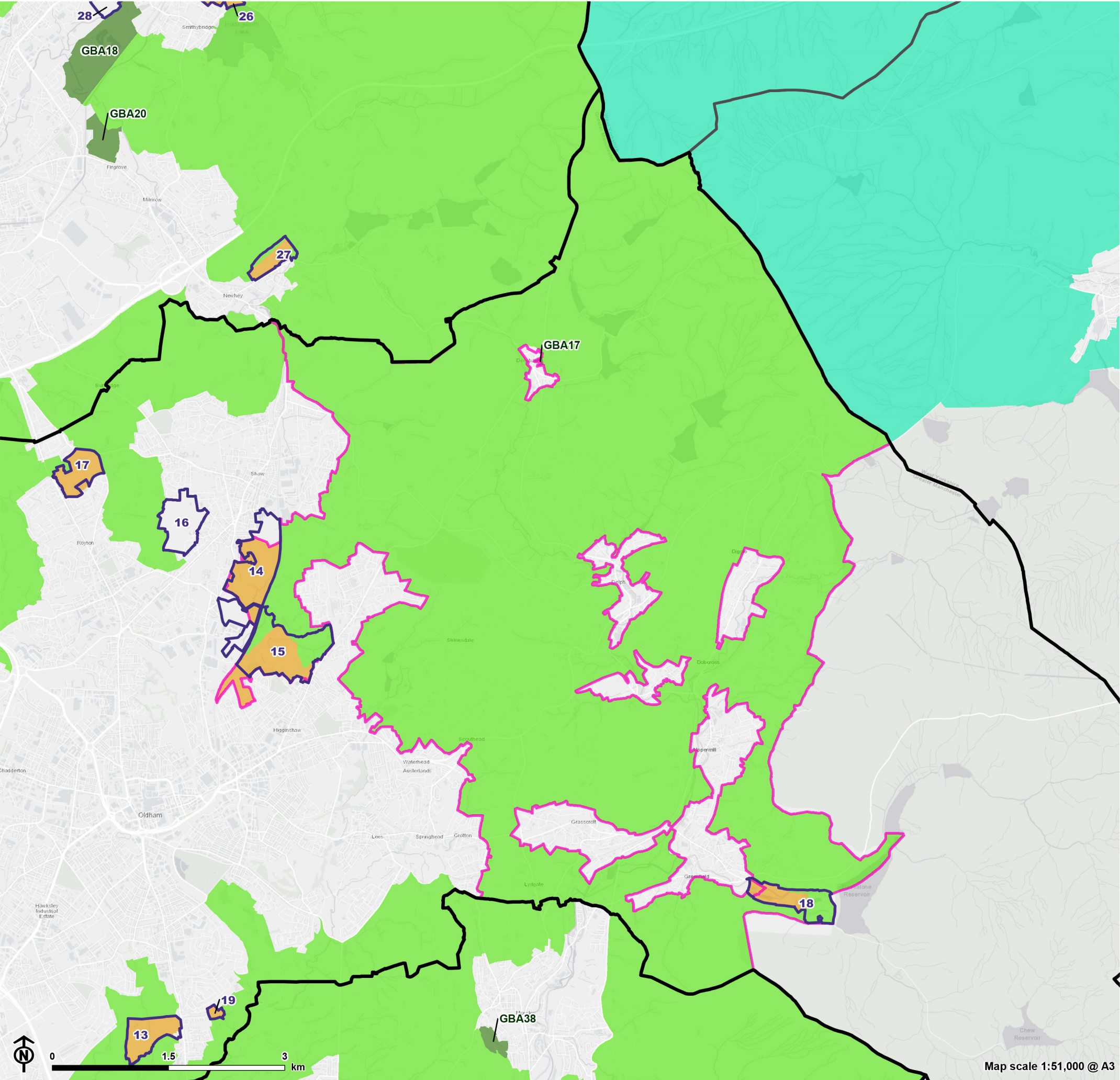
3.170 This SGBA plays an important role in preserving the setting of historic settlements including providing the backdrop to Littleborough.

3.171 Release of allocation GM26 could detract from the setting of Littleborough to a limited extent. Release of the allocations would not have an impact on the setting of any other historic towns in the SGBA.

3.172 In addition, land within Green Belt additions GBA21 and GBA23 play a role in the setting of the historic settlement of Littleborough. The other Green Belt additions would not make a significant contribution to the preserving the setting or special character of historic towns in the SGBA.

Figure 3.17

Harm Assessment: Greater Manchester allocations
Strategic Area 17



Strategic Green Belt Area 17

Location

3.173 This Strategic Green Belt Area lies to the north east of Oldham, extending to the Peak National Park boundary. The land rises to the east and is cut by a series of valleys, occupied by villages including Uppermill, Dobcross and Delph which tend to be strung out along road corridors. The Green Belt continues east beyond the GM boundary.

3.174 It is defined in the Structure Plan as follows: Between Oldham and the Peak Park boundary excluding the villages of Denshaw, Diggle, Delph, Dobcross, Grasscroft, Uppermill and Greenfield.

3.175 This SGBA is contiguous with areas 16, 18 and 19.

Allocations and Green Belt additions within SGBA 17

- Allocation GM14 – Beal Valley
 - 51.2 ha
- Allocation GM15 – Broadbent Moss
 - 81.63 ha
- Allocation GM18 – Robert Fletchers
 - 32.27 ha
- Green Belt addition – GBA17 Land behind Denshaw Village Hall
 - 0.65 ha

Commentary

Purpose 1: To check the unrestricted sprawl of large built-up areas

3.176 SGBA 17 checks further urban expansion and the growth of Shaw, Moorside, Oldham and its eastern suburbs.

3.177 Release of allocations GM14 and GM15 would constitute significant sprawl within the western part of the SGBA. Although there is some sense of containment, these allocations are open and their release would lead to the further fragmentation and containment of the SGBA which lies between Royton and Sholver, reducing its contribution to checking unrestricted sprawl. The contribution of the remaining SGBA to this purpose would not be affected by release of these allocations.

3.178 Allocation GM18 lies adjacent to Greenfield which, while it has a relationship with it, is not part of the Greater Manchester large built-up area. Therefore, its release would have a limited impact on the contribution of the SGBA to this purpose. Releasing this land would extend the settlement of Greenfield but would not diminish its separation from the large built-up area.

3.179 The Green Belt addition GBA17 would constitute a small addition of 0.6 ha next to Denshaw Village Hall. Denshaw does not form part of the large built up area and therefore the addition would make no contribution to Purpose 1.

Purpose 2: To prevent neighbouring towns merging into one another.

3.180 This area plays a role in preventing the further merging of the Pennine valley villages. It also prevents suburbs of Oldham (Shaw and Moorside) from merging.

3.181 Allocations GM14 and GM15 lie between Shaw & Compton and Sholver and, although the towns are merged to the south, release of the allocations would reduce the existing gap and remove the major separating feature of Shaw Side Hill (GM1 4). The contribution the remaining Green Belt here makes to preventing the towns from merging would be reduced. Release of these allocations would not affect any other settlement gaps within the SGBA.

3.182 Allocation GM18 does not lie in a gap between neighbouring towns and so its release would have no impact on the contribution of the SGBA to this purpose. The Green Belt addition GBA17 would also make no contribution to this purpose.

Purpose 3: To assist in safeguarding the countryside from encroachment.

3.183 For the most part, the character of this area as open countryside is retained intact.

3.184 The allocations are generally open and their release would encroach on land that is perceived as countryside. The release of allocations GM14 and GM15 would further contain the surrounding SGBA between Royton and Sholver, and release of GM18 would contain the land to the south. No other land within the SGBA would be affected.

Purpose 4: To preserve the setting and special character of historic towns.

3.185 This SGBA plays an important role in preserving the setting of a number of historic settlements including Shaw and Greenfield. Release of allocations GM14 and GM15 would detract from the setting of Shaw but would not affect key elements of its historic character and setting.

3.186 Release of GM18 would have a limited impact on the setting of Greenfield, but again would not affect key elements of its historic character and setting.

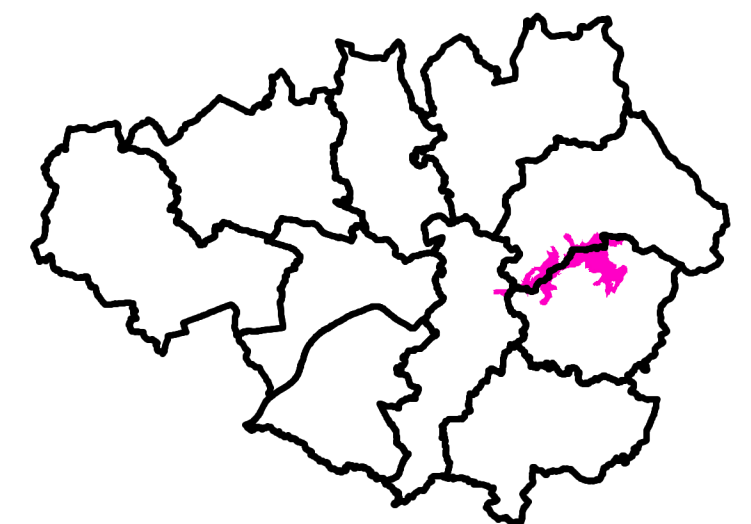
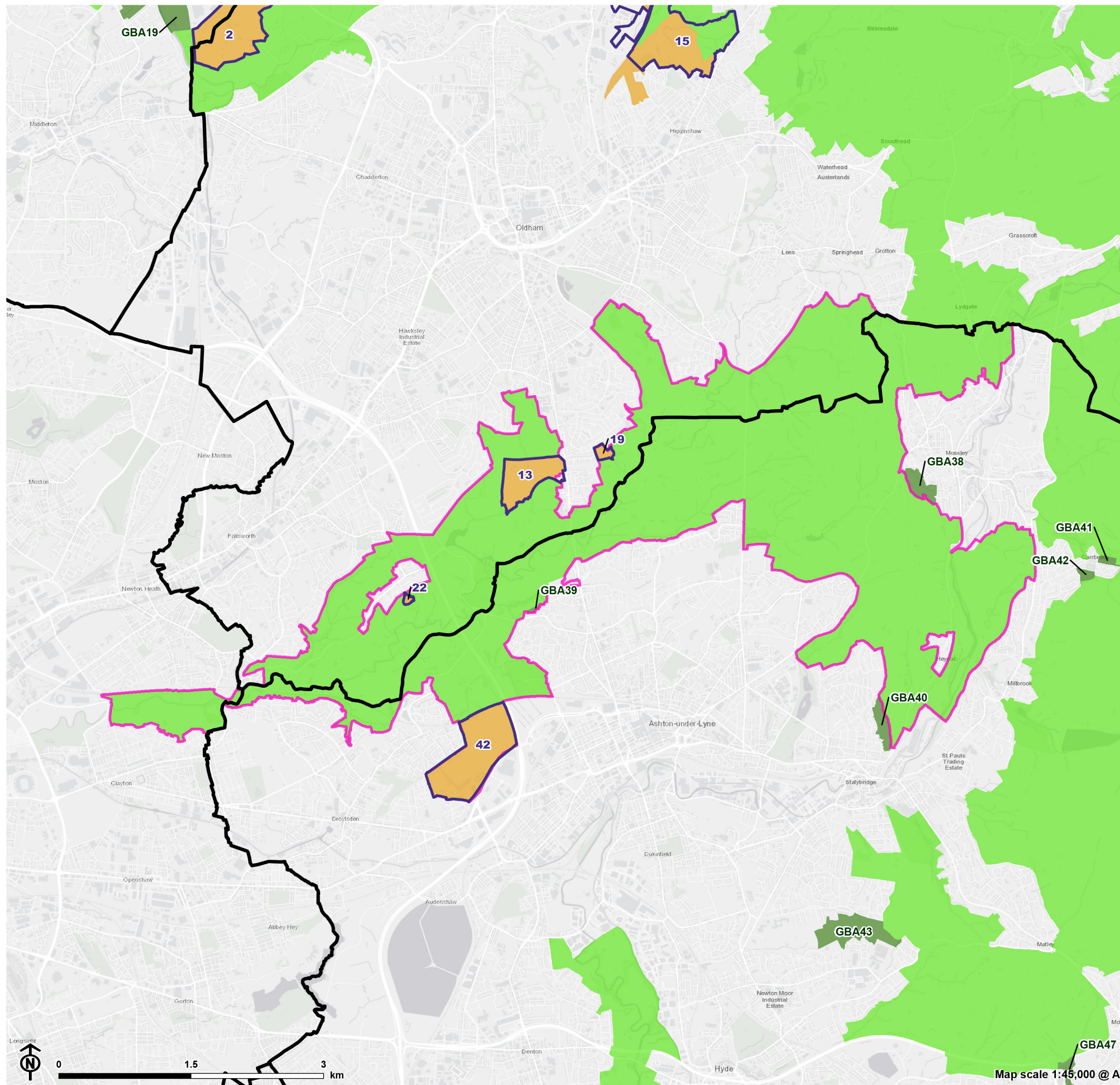
3.187 No other historic settlements in the SGBA would be affected by release of the allocations.

3.188 The Green Belt addition GBA17 lies within Denshaw Conservation Area, and its designation would help to preserve this setting locally. This would not however, be significant in the context of the SGBA 17 as a whole.

Figure 3.18

**Harm Assessment: Greater Manchester allocations
Strategic Area 18**

- Greater Manchester Local Authority boundary
- Site allocation
- GMSF 2020 Green Belt proposed for release
- GMSF 2020 Green Belt land to be retained
- GMSF 2020 Proposed additional Green Belt
- Green Belt outside Greater Manchester
- Strategic area



Strategic Green Belt Area 18

Location

3.189 This Strategic Green Belt Area forms a corridor along the valley of the River Medlock from close to Manchester city centre in the west to Mossley and Stalybridge in the east. It separates Oldham in the north from Ashton under Lyne to the south. It is crossed by a series of N-S transport corridors.

3.190 It is defined in the Structure Plan as follows: Between Oldham and Ashton-Under-Lyne, including the Medlock Valley to Clayton bridge and Ashton Moss and extending to the east of the Ashton over Hartshead Green and Luzley.

3.191 This SGBA is contiguous with areas 17 and 19.

Allocations and Green Belt additions within SGBA 18

- Allocation GM13 – Ashton Road Corridor
 - 26.42 ha
- Allocation GM19 – South of Rosary Road
 - 2.66 ha
- Allocation GM22 – Woodhouses Cluster, Bottom Field Farm
 - 0.99 ha
- Allocation GM42 – Ashton Moss West
 - 58.23 ha
- Green Belt addition – GBA38 Fox Platt Mossley
 - 7.92 ha
- Green Belt addition – GBA39 Manor Farm Close, Waterloo
 - 0.78 ha

■ Green Belt addition – GBA40 Ridge Hill Lane, Ridge Hill

— 6.83 ha

Commentary

Purpose 1: To check the unrestricted sprawl of large built-up areas

3.192 SGBA 18 lies within the urban area of Greater Manchester and prevents the further sprawl of existing settlements including Oldham, Ashton-under-Lyne, Droylsden and smaller settlements including Mossley and Stalybridge.

3.193 Release of allocations GM13, GM19 and GM42 would in itself constitute urban sprawl into the SGBA. However, the containment of GM19 and GM42 limits the extent of the impact of their release on the wider SGBA.

3.194 Release of allocation GM13 would result in the increased containment of the Green Belt land to the north and west. Further fragmentation of the Green Belt in this location would have an impact on the contribution of this land to this Green Belt purpose.

3.195 Allocation GM22 is a very small area of 0.99 ha. It is located on the edge of Woodhouses which does not form part of the large built up area. Therefore, its release would have no impact on the contribution of the SGBA to preventing urban sprawl.

3.196 The remainder of the SGBA, in particular the area to the east would not be affected by release of the allocations.

3.197 Green Belt additions GBA38, GBA39 and GBA40 would help to check sprawl within these local areas. Strategically however they would have little impact on the contribution the SGBA makes to Purpose1.

Purpose 2: To prevent neighbouring towns merging into one another

3.198 SGBA 18 plays a significant role in preventing the merging of settlements to the north and south of the open corridor, as well as maintaining the separation of Mossley and preventing

the further merging of settlements that have already partly coalesced (e.g. Droylsden and Ashton under Lyne).

3.199 Allocation 13 lies in the gap between Oldham and Failsworth & Hollinwood. Release will not diminish the gap to the south between Oldham and Aston-under-Lyne, and Oldham and Failsworth/Hollinwood are already largely contiguous urban areas. Allocation 19 lies between Oldham and Ashton-under-Lyne and allocation 22 lies between Woodhouses and Ashton-under-Lyne and Droylsden. Release of these allocations would still leave a significant gap remaining between the settlements with significant separating features.

3.200 The release of allocation 42 would remove the remaining gap between Droylsden and Ashton-under-Lyne. While their coalescence to the south limits the impact of this, the allocation does play some role in preserving the gap between them.

3.201 Release of the allocations would not affect any other settlement gaps in the SGBA.

3.202 Addition GBA40 lies between Stalybridge and Heyrod, GBA39 between Ashton Under Lyne and Failsworth and GBA38 between Mossley and Aston-under-Lyne. None make any notable contribution to preserving the respective gaps.

Purpose 3: To assist in safeguarding the countryside from encroachment.

3.203 Despite the narrowness of the Green Belt corridor and the influence of adjoining land uses and transport infrastructure; the focus of the river corridor, together with the high level of woodland cover means this area still retains a significant degree of countryside character.

3.204 Each of the allocations are generally open and their release would constitute encroachment into land perceived as countryside. Release of allocations GM19, GM22 and GM42 would not increase the containment of any land within the SGBA. However, release of allocation GM13 would contain the Green Belt land to the north.

3.205 The proposed Green Belt additions are open and display characteristics of the countryside and would make a contribution locally to assisting in safeguarding the countryside from encroachment. Strategically however they would have little impact on the contribution SGBA 18 makes to Purpose 3.

Purpose 4: To preserve the setting and special character of historic towns.

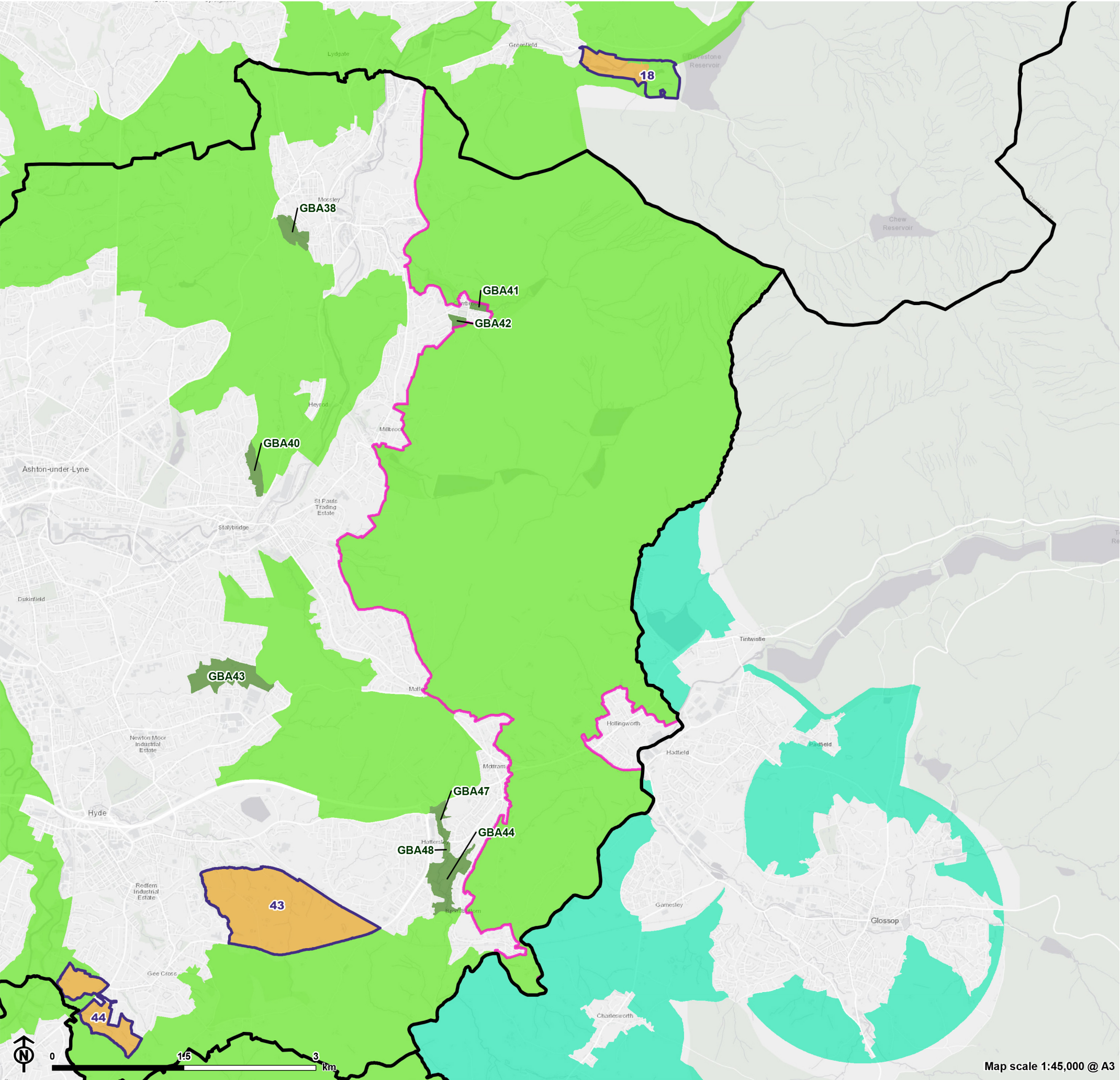
3.206 This SGBA plays a role in preserving the setting and character of a number of historic towns.

3.207 Allocation GM22 makes a limited contribution to the setting of Woodhouses but its size and intervening modern development limits the impact of its release. Release of the remaining allocations would not impact the setting or special character of any other historic towns in the SGBA.

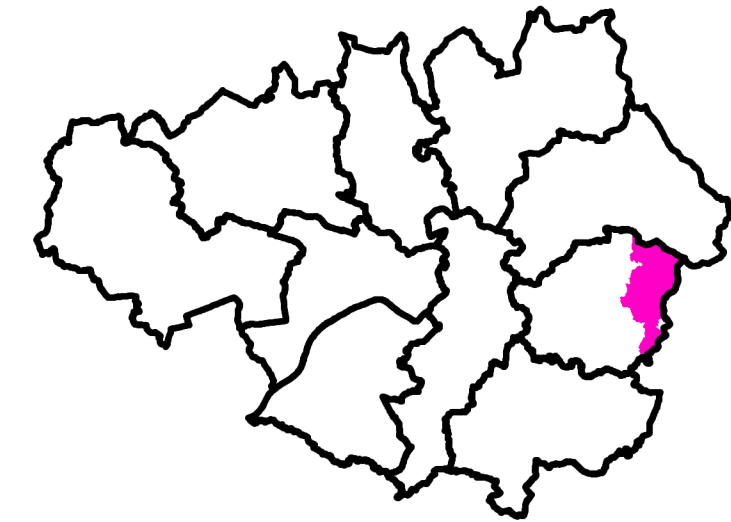
3.208 The additions of GBA38 and GBA39 do not have a significant relationship with any historic settlement however, the strong slopes of Ridge Hill within GBA40 have good intervisibility with Stalybridge and play a role in its setting.

Figure 3.19

Harm Assessment: Greater Manchester allocations
Strategic Area 19



- Greater Manchester Local Authority boundary
- Site allocation
- GMSF 2020 Green Belt proposed for release
- GMSF 2020 Green Belt land to be retained
- GMSF 2020 Proposed additional Green Belt
- Green Belt outside Greater Manchester
- Strategic area



Strategic Green Belt Area 19

Location:

3.209 This Strategic Green Belt Area lies to the east of Stalybridge, extending from Mossley in the north as far south as Broadbottom. It extends east to the GM / Peak District National Park boundary.

3.210 It is defined in the Structure Plan as follows: Between Mossley, Stalybridge and Motram, towards the Peak district National Park and GM boundary but excluding Hollinworth village.

3.211 This SGBA is contiguous with areas 17, 18, 20 and 21.

Allocations and Green Belt additions within SGBA 19

- There are no Green Belt allocations in SGBA 19.
- Green Belt addition – GBA41 Long Row, Carrbrook, Stalybridge
 - 1.83 ha
- Green Belt addition – GBA42 Southview, Carrbrook, Stalybridge
 - 2.12 ha

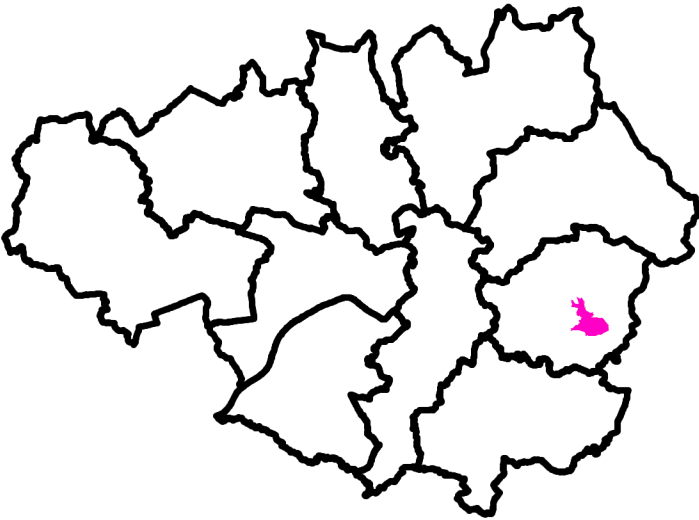
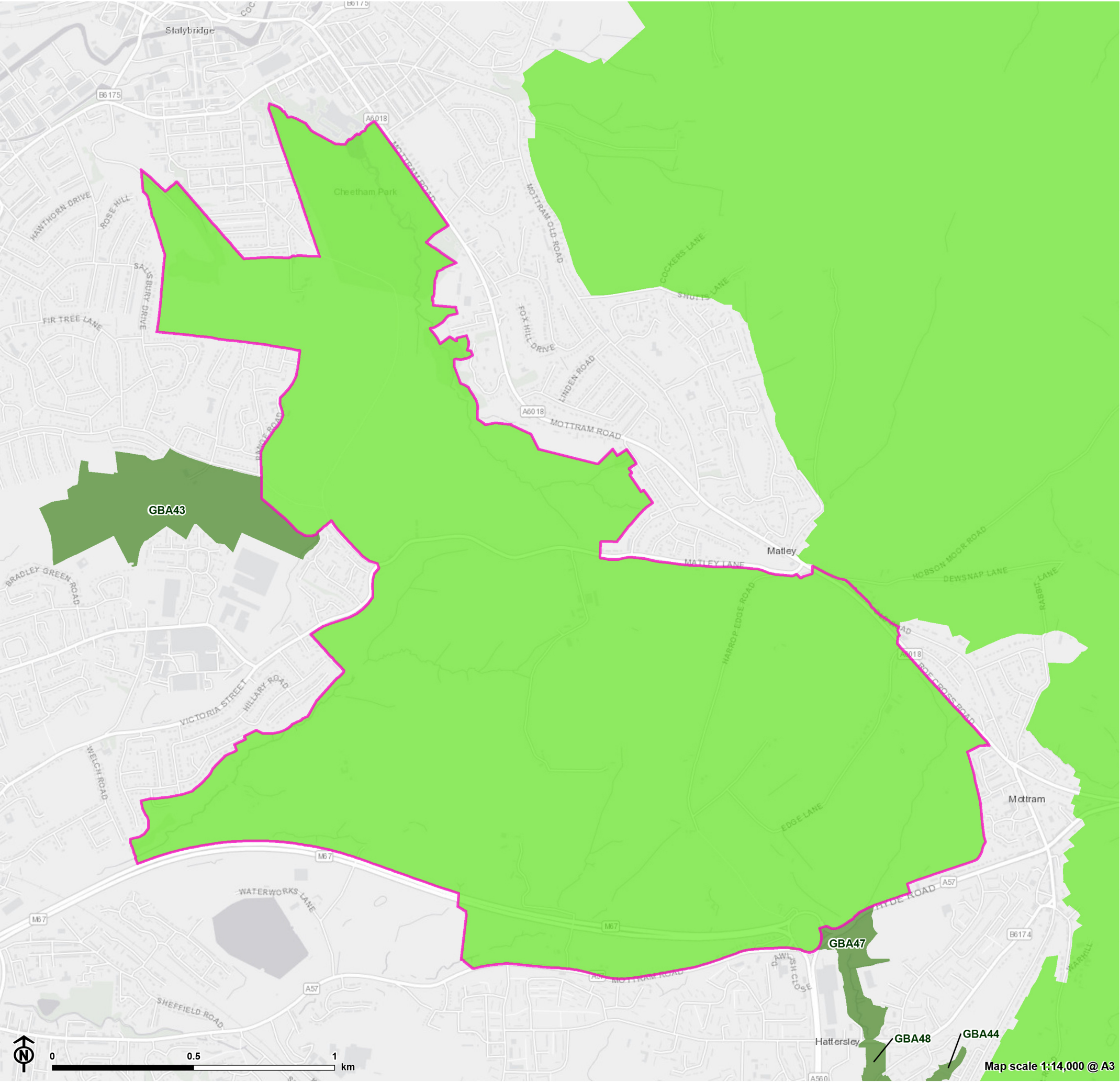
Commentary

3.212 GBA41 and GBA42 would constitute small additions of 1.83 ha and 2.1 ha to the north western edge of SGBA 19. Strategically this would have little impact on the contribution SGBA 5 makes to the purposes of the Green Belt, although the Green Belt additions would contribute locally to preventing sprawl and helping to preserve the setting of the Carrbrook Conservation Area.

Figure 3.20

Harm Assessment: Greater Manchester allocations
Strategic Area 20

- Greater Manchester Local Authority boundary
- Site allocation
- GMSF 2020 Green Belt land to be retained
- GMSF 2020 Proposed additional Green Belt
- Green Belt outside Greater Manchester
- Strategic area



Strategic Green Belt Area 20

Location:

3.213 This Strategic Green Belt Area forms an enclosed area west of Mottram in Longdendale, east of Dukinfield and Hyde and south of Stalybridge. It comprises an area of high ground (Harrop Edge) and is bounded by the M67 to the south.

3.214 It is defined in the Structure Plan as follows: In the Harrop Edge / Higher Matley area north of the M67/A57.

3.215 This SGBA is contiguous with area 19.

Allocations and Green Belt additions within SGBA 20

- There are no Green Belt allocations in SGBA 20.
- Green Belt addition – GBA43 Yew Tree Lane, Dukinfield
 - 22.28 ha
- It is noted that Green Belt additions GBA47, GBA48 and GBA44 lie to the south of SGBA 20. These have been assessed in relation to SGBA 21.

Commentary

3.216 GBA43 would constitute an addition of 22.3 ha on the western edge of SGBA 20.

Strategically this would have little impact on the contribution SGBA 20 makes to the purposes of the Green Belt, although the Green Belt addition would assist in preventing sprawl and the further merging of Hyde and Dukinfield/Stalybridge within this local area.

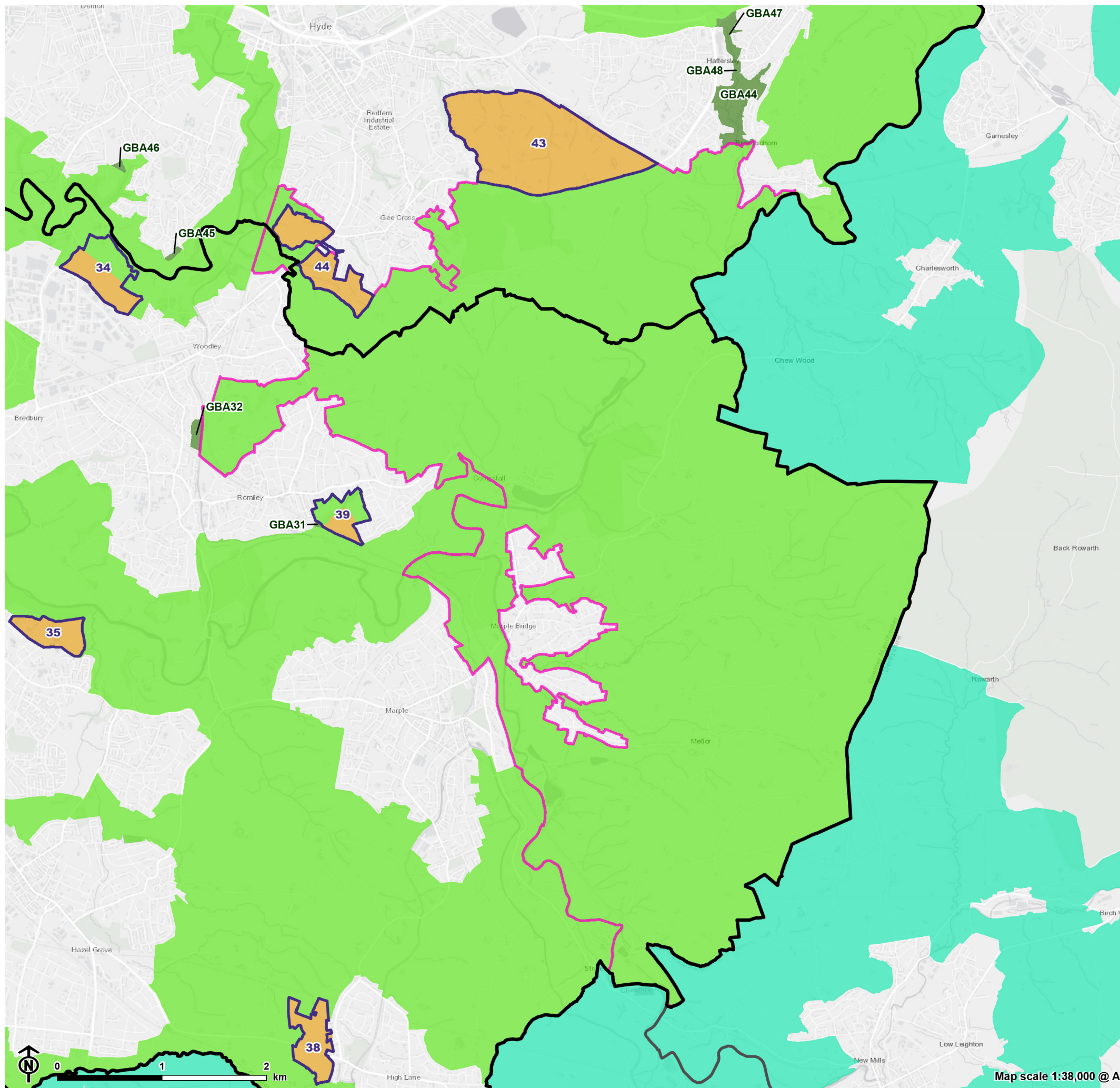
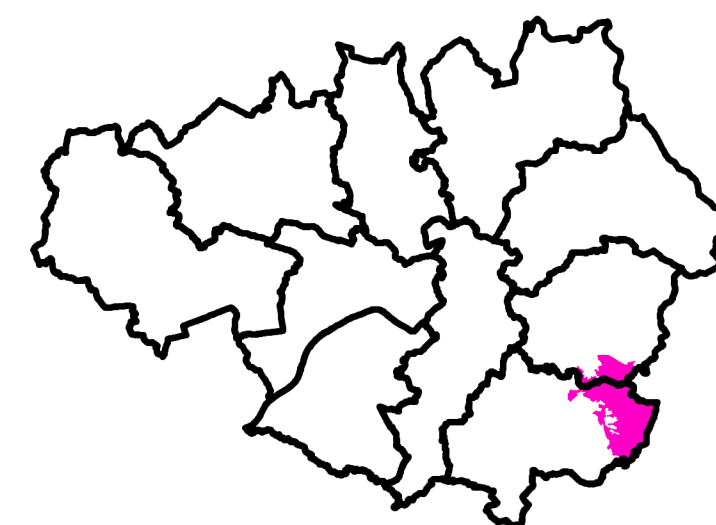


Figure 3.21

**Harm Assessment: Greater Manchester allocations
Strategic Area 21**

- Greater Manchester Local Authority boundary
- Site allocation
- GMSF 2020 Green Belt proposed for release
- GMSF 2020 Green Belt land to be retained
- GMSF 2020 Proposed additional Green Belt
- Green Belt outside Greater Manchester
- Strategic area



Strategic Green Belt Area 21

Location:

3.217 This Strategic Green Belt Area lies to the east of Stockport, Romiley and Marple and comprises rising land to the east. The Green Belt continues east beyond the GM boundary.

3.218 It is defined in the Structure Plan as follows: Between Broadbottom, Hyde, Bredbury, Romily, Marple and Marple Bridge to the east of the GM boundary including the Etherow and Goyt Valleys, Werneth Low and Mellor Moor.

3.219 This SGBA is contiguous with areas 19 and 22.

Allocations and Green Belt additions within SGBA 21

- Allocation GM43 – Godley Green Garden Village
 - 123.95 ha
- Allocation GM44 – South of Hyde
 - 33.0 ha
- Green Belt addition GBA32 – Star Field
 - 2.72 ha
- Green Belt addition GBA44 – Broadbottom Road, Broadbottom
 - 18.89 ha
- Green Belt addition GBA47 – Hyde Road, Mottram
 - 4.88 ha
- Green Belt addition GBA48 – Ashworth Lane, Mottram
 - 1.11 ha

Commentary

Purpose 1: To check the unrestricted sprawl of large built-up areas

3.220 Release of the allocations within SGBA21 would themselves constitute sprawl. In addition, release of land within GM44 would increase containment of retained Green Belt land and weaken the strength of the Green Belt in this location preventing further sprawl. Godley Green Garden Village GM43 is a sizeable allocation which retains strong distinction from the urban edges. As such, land within the allocation makes a significant contribution to checking the sprawl of Hyde.

3.221 The open land within GBA44, GBA47 and GBA48 contributes towards checking the unrestricted sprawl between Mottram in Longdendale and Hattersley, Hyde.

3.222 The Green Belt addition GBA32 Star Field, to the east of Bredbury, is a small area which strategically would have little impact on the contribution the SGBA makes to the purposes of the Green Belt.

Purpose 2: To prevent neighbouring towns merging into one another.

3.223 SGBA 21 helps maintain the separation of Romiley and Woodley from Hyde. Land within GM43 does not play a role in preventing neighbouring towns from merging, but the release of land within GM44 would weaken the gap between the settlement edges of Hyde and Woodley in this location.

3.224 GBA44, GBA47 and GBA48 together play essential roles in preventing the merging and erosion of the physical gap between the settlements of Broadbottom, Hyde and Mottram in Longdendale. Their addition to the Green Belt would further contribute to the strategic role of SGBA21 by maintaining the separation of these towns.

3.225 The Green Belt addition GBA32 Star Field, to the east of Bredbury, is a small area which strategically would have little impact on the contribution the SGBA makes to Purpose 2.

Purpose 3: To assist in safeguarding the countryside from encroachment.

3.226 The countryside of SGBA 21 is relatively intact and it performs a strong role in relation to this purpose. Release of the open land within the allocations within the SGBA would constitute an encroachment on the countryside in these locations and in the case of Godley Garden Village GM43 this would constitute significant encroachment. In addition, release of GM44 would increase the containment of retained Green Belt land, reducing the extent to which it is perceived as countryside and prevents encroachment.

3.227 Despite the surrounding urban edges, land within GBA44, GBA47 and GBA48 still displays some characteristics of the countryside. The addition of these areas would connect to the Green Belt within SGBA21 to SGBA20 to the north.

3.228 The Green Belt addition GBA32 Star Field, to the east of Bredbury, is a small area which strategically would have little impact on the contribution the SGBA makes to Purpose 3.

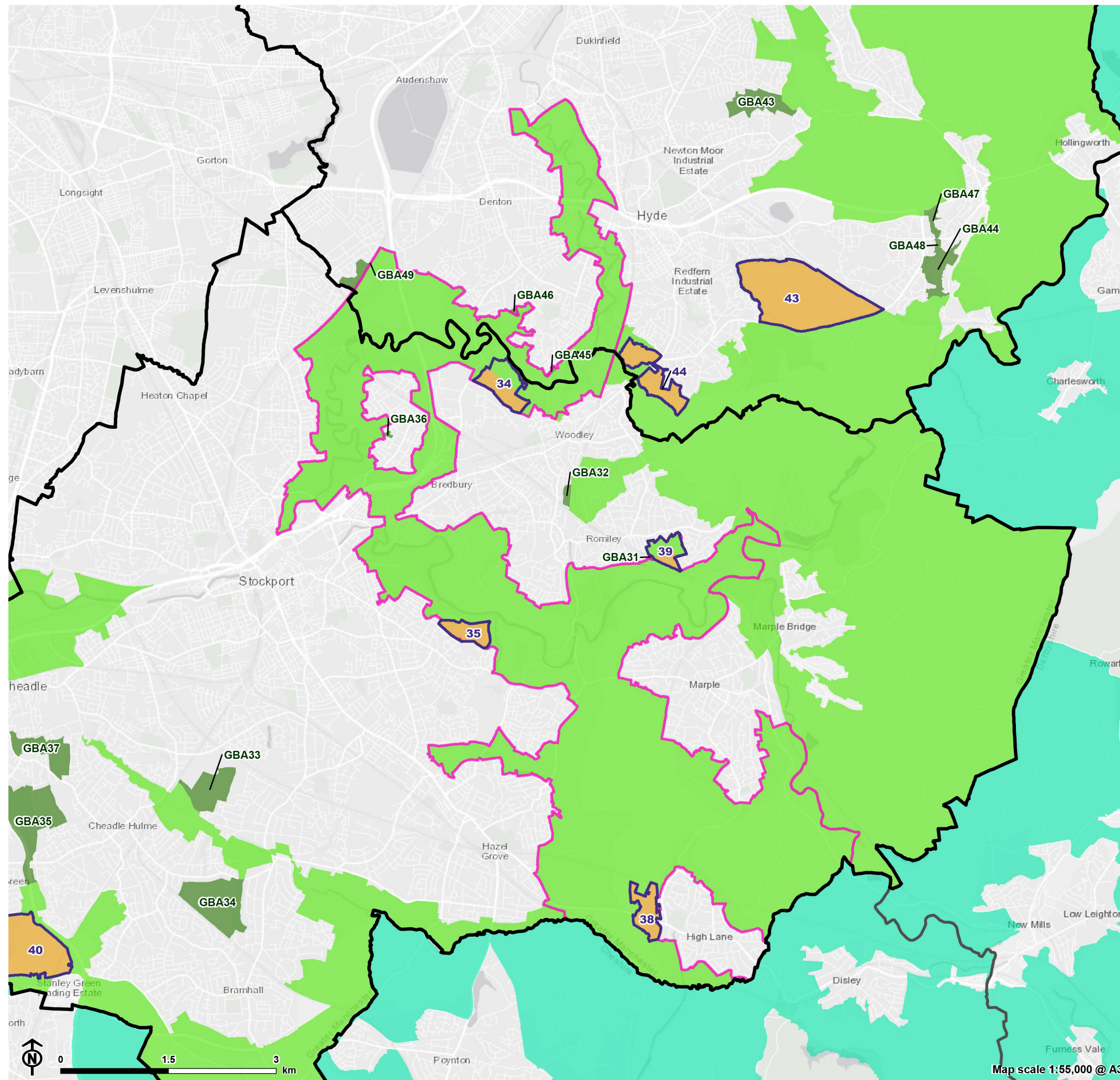
Purpose 4: To preserve the setting and special character of historic towns.

3.229 Land within allocations GM43 and GM44 and land within Green Belt additions GBA44, GBA47 and GBA48 does not make a significant contribution to the setting of any historic town, and as such their respective release from, or addition to the Green Belt would not affect the strategic role the SGBA makes to preserving the setting and character of historic towns.

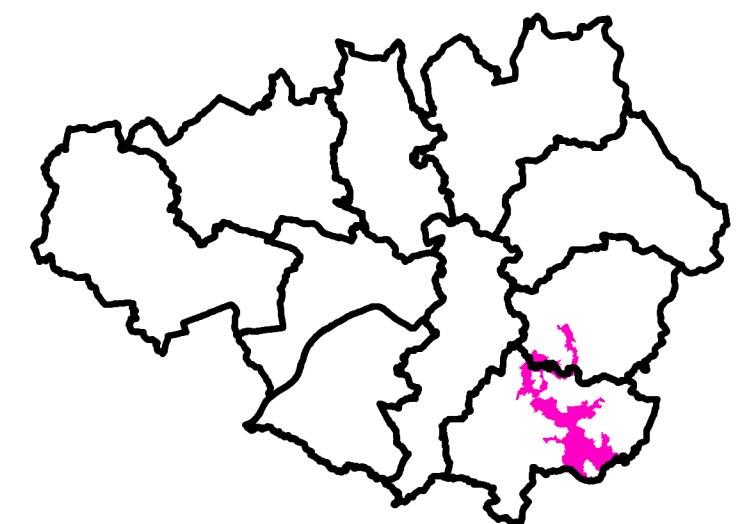
3.230 The Green Belt addition GBA32 Star Field, to the east of Bredbury, is a small area which strategically would have little impact on the contribution the SGBA makes to Purpose 4.

Figure 3.22

Harm Assessment: Greater Manchester allocations
Strategic Area 22



- Greater Manchester Local Authority boundary
- Site allocation
- GMSF 2020 Green Belt proposed for release
- GMSF 2020 Green Belt land to be retained
- GMSF 2020 Proposed additional Green Belt
- Green Belt outside Greater Manchester
- Strategic area



Strategic Green Belt Area 22

Location:

3.231 This Strategic Green Belt Area lies between Hazel Grove, Marple and High Lane and includes a corridor along the River Tame between Stockport, Bredbury/Romiley, Marple and Marple Bridge. The Green Belt continues to the south and south east, beyond the GM boundary.

3.232 It is defined in the Structure Plan as follows: The Tame Valley south of Duckinfield and the Goyt Valley the other open land between Bredbury, Romiley, Stockport, Hazel Grove, Marple and High Lane.

3.233 This SGBA is contiguous with areas 21 and 23.

Allocations and Green Belt additions within SGBA 22

- Allocation GM34 – Bredbury Park Extension
 - 28.47 ha
- Allocation GM35 – Former Offerton High School
 - 16.93 ha
- Allocation GM38 – High Lane
 - 21.22 ha
- Allocation GM39 – Hyde Bank Meadows
 - 16.29 ha
- Green Belt addition GBA31 – Railway embankment at Hyde Bank, Romiley
 - 0.35 ha
- Green Belt addition GBA36 – Dartmouth Crescent
 - 0.80 ha

- Green Belt addition GBA45 – Ardenfield, Haughton Green, Denton
 - 0.89 ha
- Green Belt addition GBA46 – Cemetery Road, Denton
 - 0.77 ha
- Green Belt addition GBA49 – Horses Field, Danebank, Denton
 - 6.89 ha

Commentary

Purpose 1: To check the unrestricted sprawl of large built-up areas

3.234 The Green Belt within SGBA 22, together with natural features such as the river corridors, plays a role in preventing further urban sprawl around the fringes of this SGBA, and around Bredbury/Romiley and Marple. Development within GM34, GM35 and GM39 would constitute sprawl but the impact of this would be limited. Land within GM38 adjoins High Lane, which is close enough to have a relationship with the large built-up area of Greater Manchester but does not form part of it. The impact on Purpose 1 of releasing this land would also be relatively limited locally.

3.235 The proposed Green Belt addition GBA49 within this SGBA, whilst checking sprawl locally, would have little impact on the contribution SGBA 22 makes to Purpose 1. The other proposed Green Belt additions within this SGBA are small areas that strategically would have little impact on the contribution the SGBA makes to Purpose 1.

Purpose 2: To prevent neighbouring towns merging into one another.

3.236 SGBA 22 plays an important role in preventing the merging of Bredbury/Romiley with Stockport and Marple. It also prevents Marple from merging with Stockport. Release of GM34 would reduce the already narrow gap between the towns of Bredbury and Denton, weakening the integrity of this Green Belt gap and the role SGBA22 plays in this location in preventing the

merging of towns, but the wooded riverside banks and adjacent open lower valley sides would continue to provide a clear barrier to settlement merger.

3.237 In addition, release of GM38 would reduce the gap between the towns of High Lane and Hazel Grove that is relatively narrow, but where the disused railway line (Middlewood Way) would remain as a separating feature, limiting the weakening of Green Belt land in this location.

3.238 GM35 and GM39 make a limited contribution to preventing the merging of towns, and as such their release would not affect the role the SGBA makes to this purpose.

3.239 The proposed Green Belt additions within this SGBA are small areas that strategically would have little impact on the contribution the SGBA makes to Purpose 2.

Purpose 3: To assist in safeguarding the countryside from encroachment.

3.240 The narrow sections of river valley within SGBA22 retain much of their countryside character despite the influence of neighbouring land uses. This reflects the presence of the river landscape and associated woodlands, as well as remnant areas of farmland. Release of the open land within GM34 and GM38 would constitute encroachment of the countryside in these locations but would not affect the strategic role of SGBA 22 in preventing encroachment on the countryside.

3.241 Land within GM35 contains existing urbanising development and land within GM39 is contained by the urban edge, limiting the role these allocations make to preventing encroachment.

3.242 The proposed Green Belt additions within this SGBA are small areas and although they would make a contribution to safeguarding the countryside from encroachment locally, strategically they would have little impact on the contribution the SGBA makes to Purpose 3.

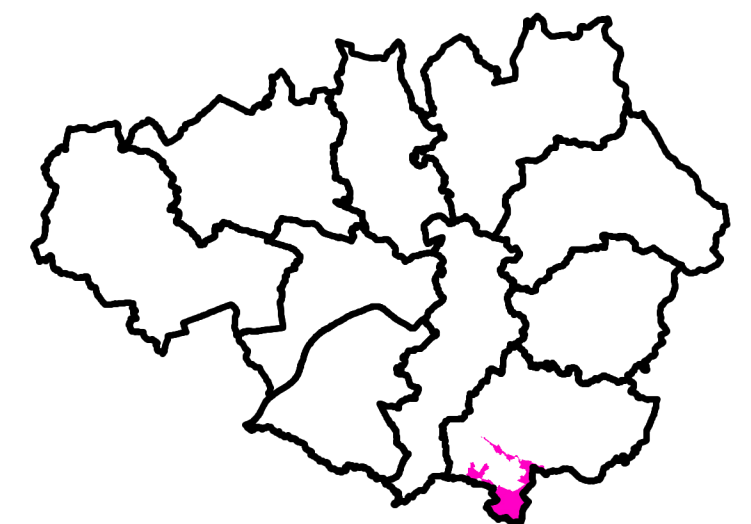
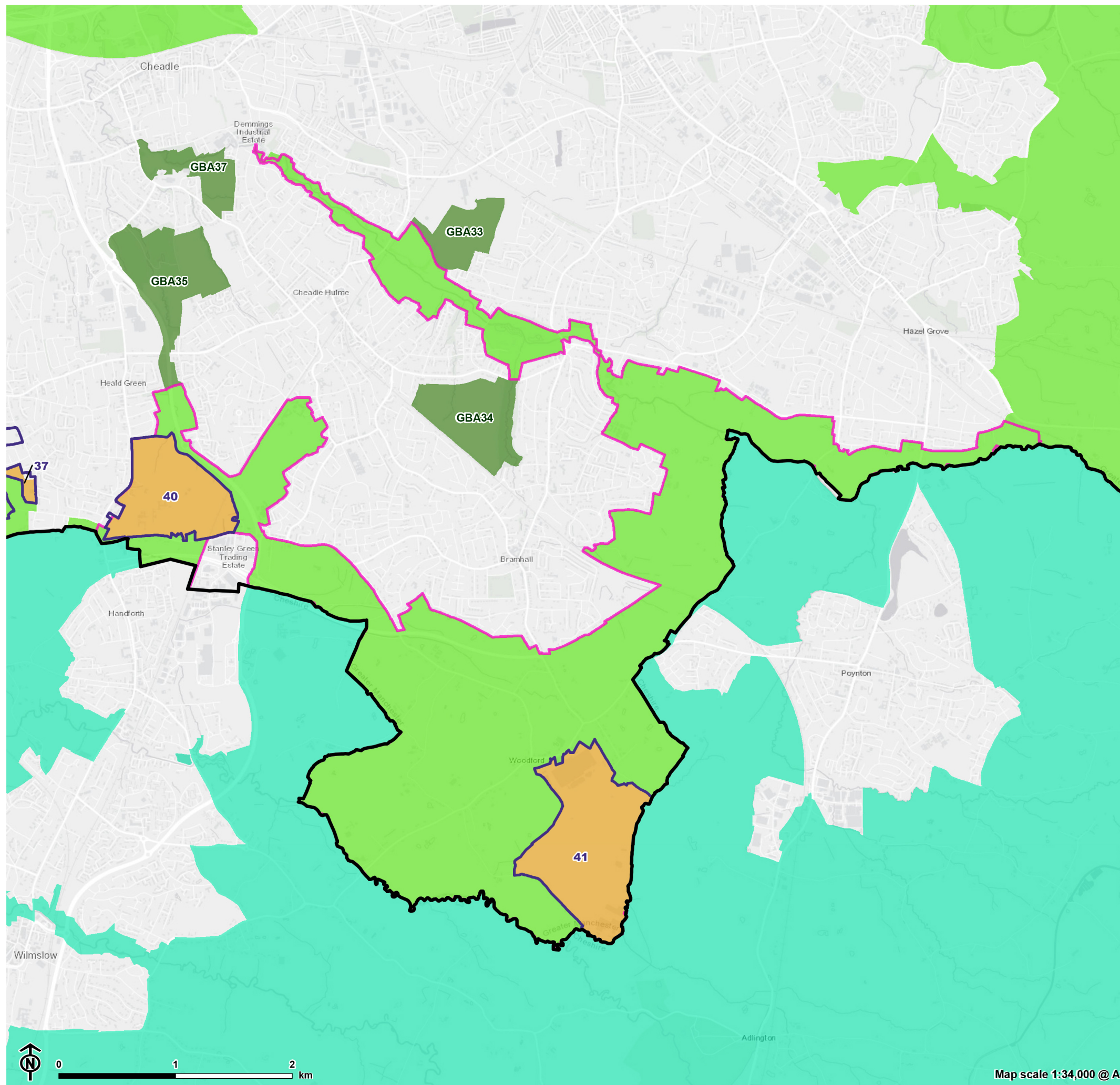
Purpose 4: To preserve the setting and special character of historic towns.

3.243 The proposed allocations and Green Belt additions within SGBA 22 do not make a significant contribution to the setting of any historic town. As such, the release or designation of these allocations would not affect the strategic role the SGBA makes to preserving the setting and character of historic towns.

Figure 3.23

**Harm Assessment: Greater Manchester allocations
Strategic Area 23**

- Greater Manchester Local Authority boundary
- Site allocation
- GMSF 2020 Green Belt proposed for release
- GMSF 2020 Green Belt land to be retained
- GMSF 2020 Proposed additional Green Belt
- Green Belt outside Greater Manchester
- Strategic area



Strategic Green Belt Area 23

Location:

3.244 This Strategic Green Belt Area lies along the southern edge of the Greater Manchester conurbation, forming a strip of varying width along the boundary, with narrower corridors of land extending into the urban area, as at Cheadle Hulme. The Green Belt continues beyond the GM boundary to the west, south and north.

3.245 It is defined in the Structure Plan as follows: Land between Hazel Grove, Bramhall and Cheadle and the southern GM boundary incorporating the settlement of Woodford and former Airfield.

3.246 This SGBA is contiguous with area 22.

Allocations and Green Belt additions within SGBA 23

- Allocation GM40 – Griffin Farm, Stanley Green
 - 66.33 ha
- Allocation GM41 – Woodford Aerodrome
 - 109.25 ha
- Green Belt addition GBA33 –Adswood Open Space
 - 27.31 ha
- Green Belt addition GBA34 – Bramhall Park Golf Club
 - 47.69 ha
- Green Belt addition GBA35 –Bruntwood Park
 - 58.76 ha
- Green Belt addition GBA37 –Brookfield Park / Cheadle Golf Club
 - 24.68 ha

Commentary

Purpose 1: To check the unrestricted sprawl of large built-up areas

3.247 SGBA 23 plays an important role in preventing the expansion of suburban areas found along its fringes. Release of land within GM40 would itself constitute urban sprawl, however this allocation is largely contained by the surrounding urban area, reducing the extent to which the release would be perceived as sprawl in this location.

3.248 As Woodford Garden Village, located within GM41, has been granted planning permission, GM41 has been assessed based on the masterplan for this allocation within the 2013 Design and Access Statement. Harm to the Green Belt purposes caused by permitted development is not therefore taken into consideration. As much of the north of the allocation is being developed, it will make no contribution to Green Belt purposes. The remainder of the allocation will comprise largely of open playing fields, parkland and reinstated fields to the south and their release would not be perceived as significant sprawl. However, release of the reinstated fields in the south of the allocation would extend Woodford Garden Village south and constitute sprawl in this location

3.249 Strategically the cumulative releases will lead to greater fragmentation of the Green Belt within SGBA 23.

3.250 Although GBA33, GBA34 and GBA35 are all predominantly open, and their release would constitute sprawl, these areas are tightly contained by existing inset development on nearly all sides, limiting the extent to which the land plays a role in preventing sprawl. In addition GBA37, although largely open, is entirely contained by existing inset development and separated from the wider Green Belt within SGBA 23, preventing the land from playing a role in checking sprawl.

Purpose 2: To prevent neighbouring towns merging into one another.

3.251 SGBA 23 helps prevent Hazel Grove and Bramhall from merging with Poynton and Handforth, beyond the GM boundary. It also helps prevent the further merging of areas such as Hazel Grove and Bramhall.

3.252 The release of GM40 would remove the gap between the towns of Heald Green, Cheadle Hulme and Handforth, which, although to a degree linked by development to the north and along Wilmslow Road, are partially distinct.

3.253 The development of Woodford Garden Village within GM41 will create a new settlement that is of relevance in terms of Green Belt Purpose 2. The presence of the settlement will already affect the gap between the neighbouring settlements of Bramhall to the north, Poynton to the east and Handforth to the west. The land that will be parkland and sports fields adjoining the village will be contained by, and lack distinction from, the village, and the reinstated fields to the south of the allocation will be more closely related to Woodford Garden Village, limiting the contribution of the land to preventing the merging of towns.

3.254 GBA34 is nearly entirely contained by inset development within Bramhall and does not contribute to preventing the merging of towns. GBA37 is also contained by inset land and although located between towns, these are effectively merged, limiting the role of GBA37 in preventing merging. In addition, GBA33 and GBA35 are located between towns that are partially merged in places, limiting the contribution of this land to Purpose 2. As such, the addition of these areas of land to the Green Belt would not affect the strategic role the SGBA makes to preventing the merging of towns.

Purpose 3: To assist in safeguarding the countryside from encroachment.

3.255 While some parts of SGBA23 retain the character of open countryside, some of the area has been affected by proximity to urban land uses, and the Manchester Airport Eastern Link

Road. Release of land within GM40 would encroach upon and reduce the connectivity of open land that is already contained and fragmented by surrounding inset development.

3.256 The playing fields and parkland that will adjoin Woodford Garden Village within GM41 will be contained by and lack distinction from the village, limiting their strength in preventing encroachment. Release of the reinstated fields to the south of the village would encroach on the countryside in this location.

3.257 Although GBA33, GBA34 and GBA35 are all predominantly open, these areas are tightly contained by existing inset development on nearly all sides, limiting the extent to which the land is perceived as countryside. In addition, although GBA37 is also largely open, it is entirely contained by existing inset development and separated from the wider Green Belt within SGBA23, preventing the land from being perceived as countryside. As such, the addition of these areas of land to the Green Belt would not affect the strategic role the SGBA makes to safeguarding the countryside from encroachment.

Purpose 4: To preserve the setting and special character of historic towns.








3.258 Neither of the allocations located within SGBA23 contribute to the setting of any historic towns.

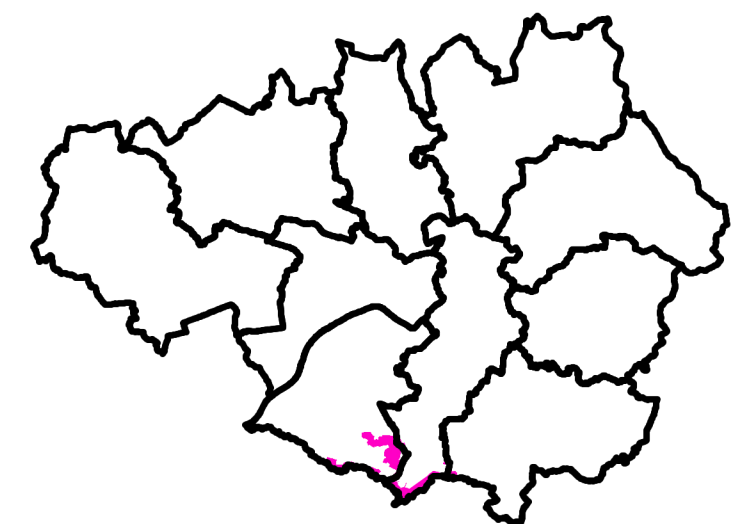
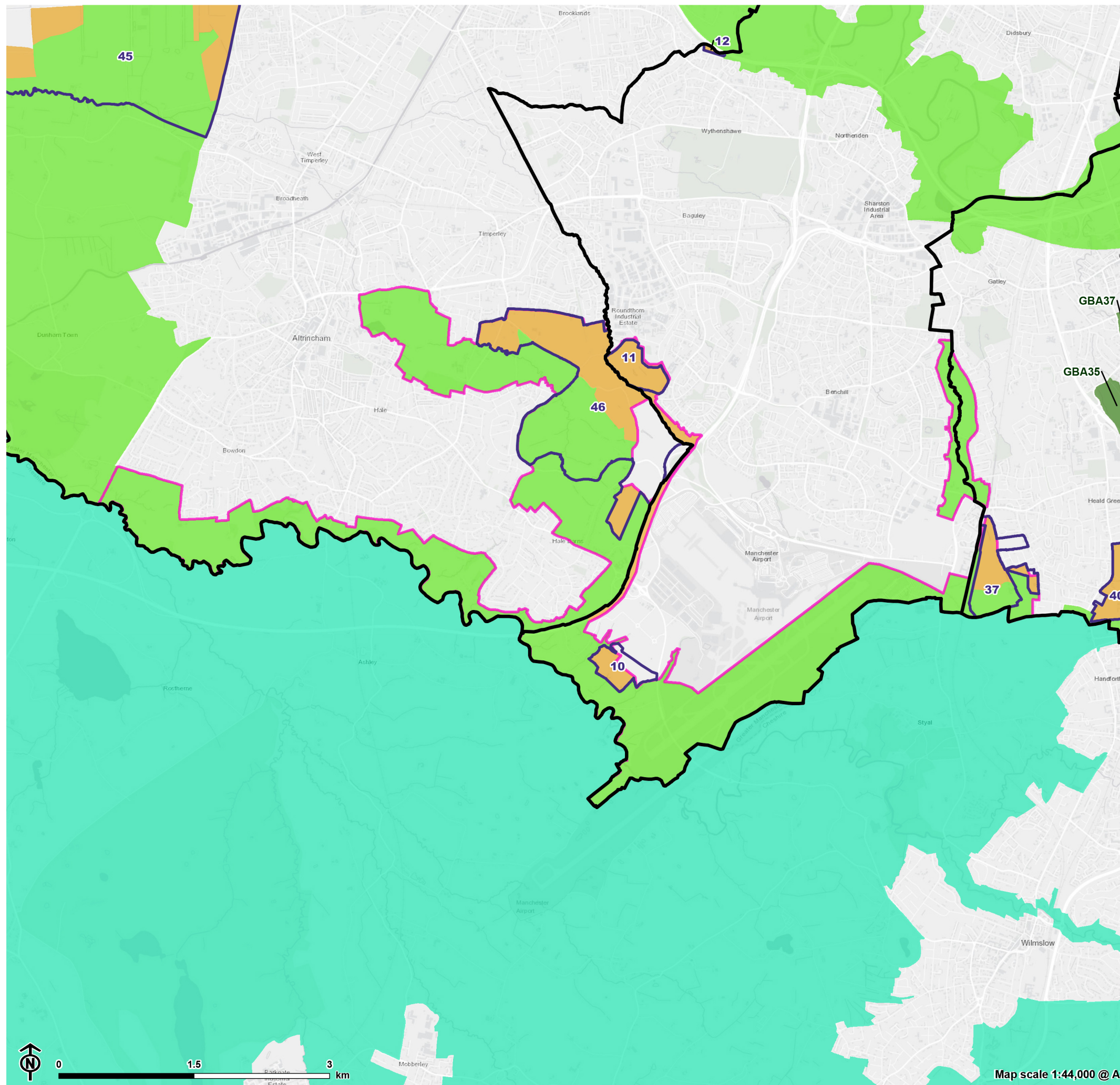
3.259 GBA33, GBA35 and GBA37 also do not play a role in the setting or significance of any historic towns. Therefore, their addition would not affect the strategic role the SGBA makes to preserving the setting and character of historic towns.

3.260 Land within GBA34 plays a minor role in the setting of the adjacent historic settlement of Cheadle Hulme & Bramhall Green, and so would contribute to the existing role that SGBA23 makes to preserving the setting and character of this historic town, but would not affect the overall strategic role the SGBA makes to this purpose.

Figure 3.24

**Harm Assessment: Greater Manchester allocations
Strategic Area 24**

-  Greater Manchester Local Authority boundary
-  Site allocation
-  GMSF 2020 Green Belt proposed for release
-  GMSF 2020 Green Belt land to be retained
-  GMSF 2020 Proposed additional Green Belt
-  Green Belt outside Greater Manchester
-  Strategic area



Strategic Green Belt Area 24

Location:

3.261 This Strategic Green Belt Area lies along the southern boundary of Greater Manchester, to the south of Wythenshaw and Altrincham. It is made up of a narrow strip along the line GM boundary, a narrow corridor extending north to Gatley and a pocket of green land between Altrincham and Manchester Airport. The Green Belt continues south beyond the GM boundary.

3.262 It is defined in the Structure Plan as follows: To the south of Manchester, Hale and Bowdon to the Bollin Valley and the GM southern boundary.

3.263 This SGBA is contiguous with area 25.

Allocations and Green Belt additions within SGBA 24

- Allocation GM10 – Global Logistics
 - 19.98 ha
- Allocation GM11 – Roundthorn Medipark Extension
 - 21.47 ha
- Allocation GM37 – Heald Green
 - 41.28 ha
- Allocation GM46 – Timperley Wedge
 - 225.92 ha
- No Green Belt additions

Commentary

Purpose 1: To check the unrestricted sprawl of large built-up areas

3.264 SGBA 24 plays an important role in preventing the expansion of suburban areas found along its fringes. The release of the allocations would itself constitute sprawl, but as GM10 and

GM11 are contained, by absolute constraints and the existing inset edge respectively, strategically their release would have little impact on the contribution the SGBA makes to preventing sprawl. Release of land within GM46 would result in a narrowing of retained Green Belt land within and adjoining the allocation, weakening the strength of the land in this location.

3.265 In addition, release of GM37 would further reduce the connectivity of retained Green Belt land within SGBA 24 to the north, weakening the strength of the land in this location. However, the remainder of the SGBA to the south would continue to play a role in preventing the expansion of suburban areas found along its fringes.

Purpose 2: To prevent neighbouring towns merging into one another.

3.266 SGBA 24 helps prevent further coalescence within the conurbation, for example between Cheadle and Wythenshaw and between Hale and Timperley and with settlements beyond the boundary of Greater Manchester to the south. Although it is proposed to retain a sizeable area of land within the west of GM46 as Green Belt, maintaining a gap between Wythenshawe/Broomwood and Hale, release of land within the allocation would increase containment of and weaken this retained Green Belt land at its narrower points and weaken the gap between Wythenshawe/Broomwood and Hale.

3.267 Release of GM37 would further merge the settlements of Heald Green and Wythenshawe, and would further reduce the connectivity of retained Green Belt land within SGBA 24 to the north (which plays an important role in the separation of Heald Green and Wythenshawe) with the wider Green Belt. However, as GM11 is contained by the existing inset edge, and as GM10 is contained by absolute constraints and more closely related to Wythenshawe than to Hale Barnes, strategically the release of these allocations would have little impact on the contribution the SGBA makes to Purpose 2. In addition, despite release of allocations within SGBA 24, the SGBA would continue to prevent the merging of settlements within the conurbation with those beyond the boundary of Greater Manchester to the south.

Purpose 3: To assist in safeguarding the countryside from encroachment.

3.268 While some parts of SGBA 24 retain the character of open countryside, much of the area has been affected by proximity to urban land uses, transport corridors and Manchester Airport. The release of the allocations would itself constitute encroachment on the countryside, but as GM10 and GM11 are contained, by absolute constraints and the existing inset edge respectively, strategically their release would have little impact on the contribution the SGBA makes to preventing encroachment. Release of land within GM46 would result in a narrowing of retained Green Belt land within and adjoining the allocation, weakening the strength of the land in this location and weakening the connectivity of the surrounding Green Belt land within SGBA 24.








3.269 Release of GM37 would also further reduce the connectivity of retained Green Belt land within SGBA 24 to the north, weakening the strength of the land in this location. However, the remainder of the SGBA to the south would continue to play a role in preventing encroachment on the countryside.

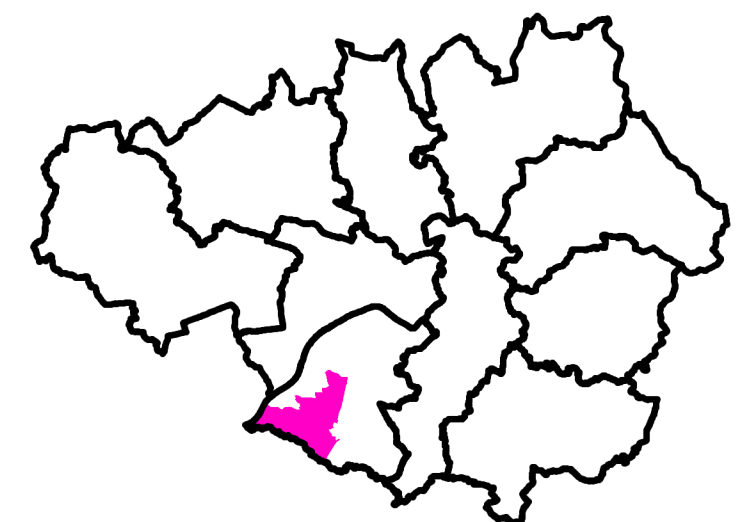
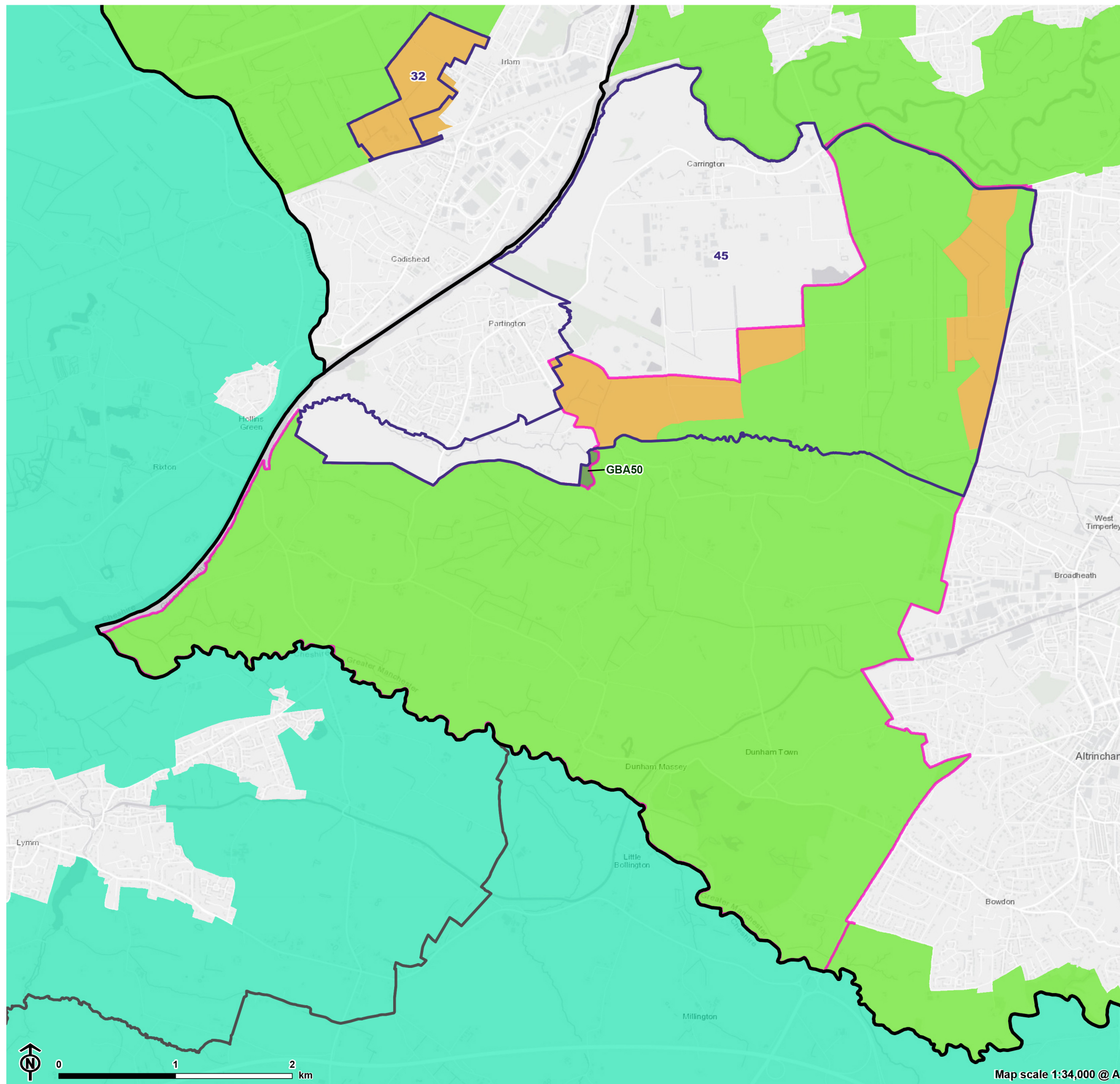
Purpose 4: To preserve the setting and special character of historic towns.

3.270 Land within GM10, GM11 and GM37 does not make a significant contribution to the setting of any historic town. Release of land within GM46 would detract from the wider setting of the historic settlements of Hale and Northenden but, due to its location, low-lying setting and visual screening (by development, roads, trees etc), would not diminish the components important to their historic character.

Figure 3.25

**Harm Assessment: Greater Manchester allocations
Strategic Area 25**

-  Greater Manchester Local Authority boundary
-  Site allocation
-  GMSF 2020 Green Belt proposed for release
-  GMSF 2020 Green Belt land to be retained
-  GMSF 2020 Proposed additional Green Belt
-  Green Belt outside Greater Manchester
-  Strategic area



Strategic Green Belt Area 25

Location:

3.271 This Strategic Green Belt Area lies on the south west edge of the conurbation, between Partington and the Manchester Ship Canal in the west, the River Mersey corridor in the north and Altrincham and Sale in the east. The Green Belt continues south and west beyond the GM boundary.

3.272 It is defined in the Structure Plan as follows: Between Bowdon, Broadheath, Sale, Carrington, Partington the ship Canal and the GM southern boundary and incorporating the villages of Dunham town, Dunham Woodhouse and Warburton.

3.273 This SGBA is contiguous with areas 24 and 26.

Allocations and Green Belt additions within SGBA 25

- Allocation GM45 – New Carrington

- 1153.13 ha

- Green Belt addition GBA50

- 2.69 ha

Commentary

Purpose 1: To check the unrestricted sprawl of large built-up areas

3.274 SGBA 25 plays a key role in preventing further urban sprawl, particularly along the western side of Altrincham where no strong landscape boundaries exist, and around the edges of Partington. Release of land within GM45 would itself constitute significant urban sprawl, and would lead to greater containment of land proposed to be retained within the allocation, limiting the contribution of this retained land to preventing further sprawl of Carrington and Sale.

However, the remainder of SGBA 25 would continue to play a role preventing unrestricted urban sprawl, particularly that of Altrincham.

3.275 The Green Belt addition GBA50 to the southwest of Partington is a small area which locally would assist in preventing sprawl but strategically would have little impact on the contribution the SGBA makes as a whole to Purpose 1.

Purpose 2: To prevent neighbouring towns merging into one another.

3.276 SGBA 25 plays some role in preventing towns merging together, including helping maintain the separation of Altrincham, Partington and Lymm, beyond the GM boundary to the south west, although this is most pronounced in the north where the area of Green Belt is narrowest between Carrington and Sale. Release of land within GM45 would reduce the perceived settlement separation of Carrington and Sale, and would weaken the boundary strength on the western edge of Sale. Although retained Green Belt land within the allocation would maintain a gap between the settlements, the gap would be narrowed and further contained by released land. Release of the allocation would not affect any other settlement gaps in SGBA 25.

3.277 The Green Belt addition GBA50 to the southwest of Partington is a small area which does not play any significant role with regard to Purpose 2.

Purpose 3: To assist in safeguarding the countryside from encroachment.

3.278 While the southern part of SGBA 25 retains its countryside character, the northern part has been affected by neighbouring industrial uses, water treatment works, electricity infrastructure, and proximity to urban areas. Release of land within GM45 would retain Green Belt land that would maintain connectivity between land in the south of the SGBA and SGBA 26 to the north. However, the release would further increase the urbanising containment of this land and would weaken its contribution to preventing encroachment. Release of the allocation would not affect the southern part of the SGBA.

3.279 The Green Belt addition GBA50 to the southwest of Partington is a small area which would help to safeguard the countryside locally from encroachment but strategically it would have little impact on the contribution the SGBA makes as a whole to Purpose 3.

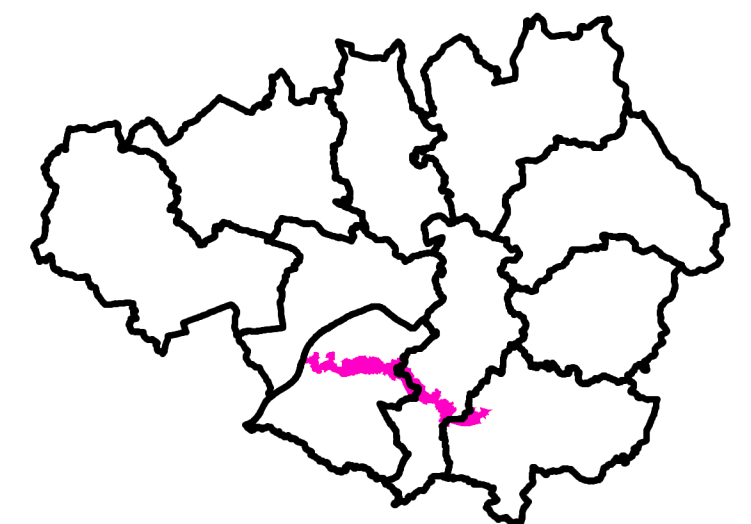
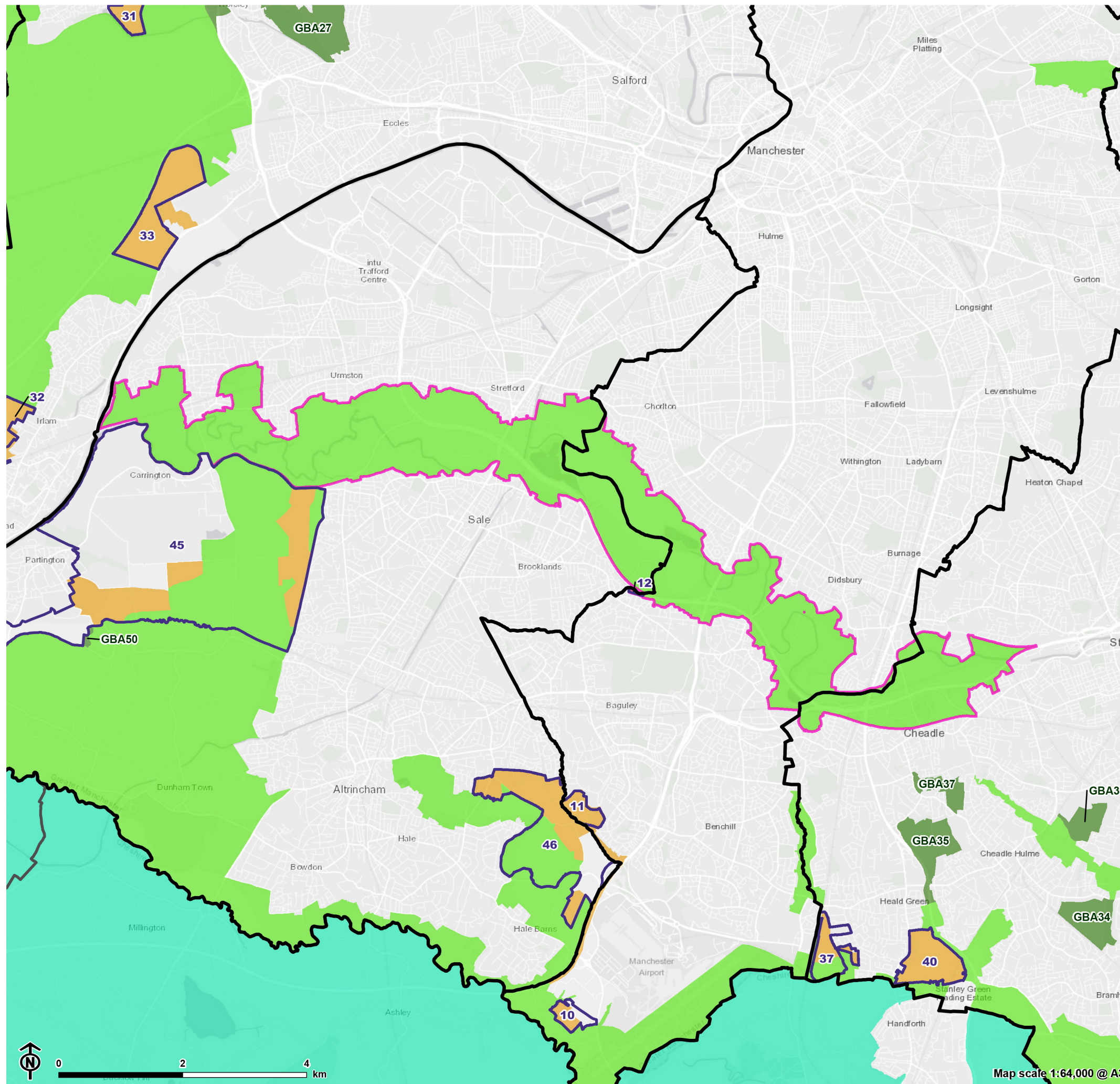
Purpose 4: To preserve the setting and special character of historic towns.

3.280 Land within GM45 does not make a significant contribution to the setting of any historic town. As such, release of this allocation would not affect the strategic role the SGBA makes to preserving the setting and character of historic towns.

3.281 The Green Belt addition GBA50 to the southwest of Partington does not make any contribution to Purpose 4.

Figure 3.26

**Harm Assessment: Greater Manchester allocations
Strategic Area 26**



Strategic Green Belt Area 26

Location:

3.282 This Strategic Green Belt Area follows the River Mersey from its junction with the Ship Canal to Cheadle Heath. The corridor is generally less than 2km wide and, for much of its length, accommodates the M60 motorway and its junctions.

3.283 It is defined in the Structure Plan as follows: Along the Mersey Valley from its junction with the Ship Canal to Cheadle Heath.

3.284 This SGBA is contiguous with area 25.

Allocations and Green Belt additions within SGBA 26

- Allocation GM12 – Southwick Park
 - 0.97 ha
- No Green Belt additions

Commentary

3.285 There would be a small release of 0.97 ha at GM12 on the southern edge of SGBA26. This land makes limited / no contribution to any of the Green Belt purposes and therefore its release will not have any effect on SGBA26.

3.286 GM45 to the southwest of SGBA26 proposes to retain the majority of Green Belt land connecting SGBA26 to the wider Green Belt within SGBA25 to the south. Therefore, strategically this would also have little impact on the Green Belt within SGBA26.