

Greater Manchester Combined Authority

Stage 2 Greater Manchester Green Belt Study

Contribution Assessment of Proposed 2020 GMSF Green Belt Additions

Final report

Prepared by LUC

September 2020



Greater Manchester Combined Authority

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Contribution Assessment of Proposed 2020 GMSF
Green Belt Additions

Project Number

10713

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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

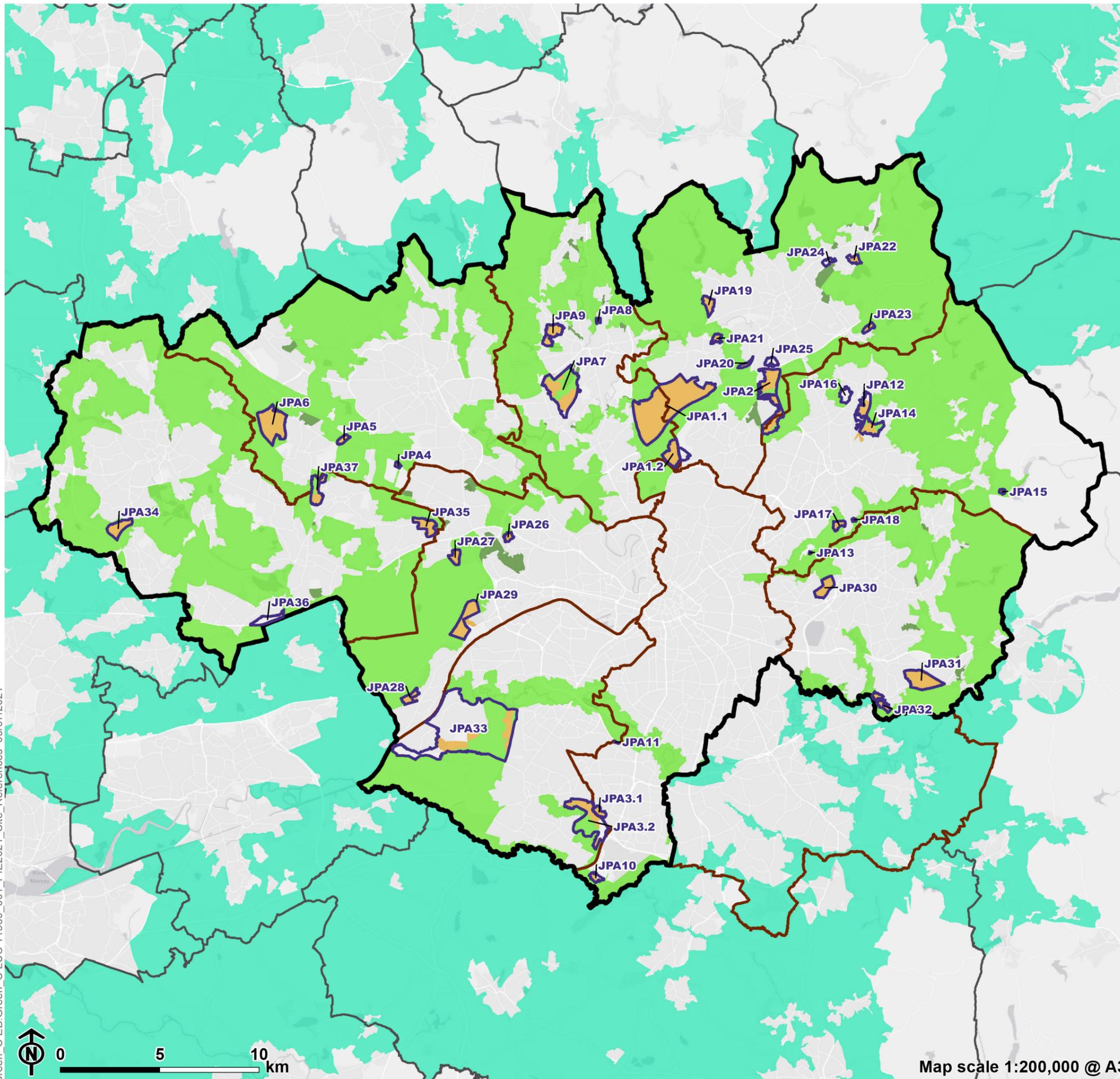
District	LUC Allocation Ref	LUC Allocation Name	GMSF 2020 policy number	2020 GMSF / 2021 PfE Allocation Name	2021 PfE policy number
Manchester	GM10	Global Logistics	GMA10	Global Logistics	JPA10
Manchester	GM12	Southwick Park	GMA11	Southwick Park	JPA11
Oldham	GM14	Beal Valley	GMA12	Beal Valley	JPA12
Oldham	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



Map scale 1:200,000 @ A3

Green Belt Additions Assessment

Study Background

1.1 In 2016, LUC was commissioned on behalf of the ten Greater Manchester Authorities by Manchester City Council to undertake an assessment of the Green Belt within Greater Manchester¹. The study provided an objective, evidence-based and independent assessment of how Manchester's Green Belt contributes to the five purposes of Green Belt, as set out in paragraph 134 of the National Planning Policy Framework (NPPF) (see Box 1 below). The original assessment also examined the performance of 58 potential additional areas of land that currently lie outside the Green Belt.

Box 1: The purposes of Green Belt

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

¹ Greater Manchester Green Belt Assessment (LUC, July 2016)

1.2 Following this, in 2018, LUC was commissioned to undertake an assessment of 32 additional areas of land that do not lie within the Manchester Green Belt², to review how they perform against the NPPF Green Belt purposes. The additional areas were identified by the authorities of Bolton, Bury, Oldham, Rochdale, Salford, Stockport and Wigan. The assessment was undertaken using the same assessment methodology used for the 2016 study which is detailed in **Chapter 3** of the Greater Manchester Green Belt Assessment (July 2016). This methodology is not repeated here, but as per the original study it involved both a desk based assessment and field visits to all of the areas of land.

1.3 The Second 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 56 area of land that currently lie outside the Green Belt area will be added to the designation. These 56 areas include some (but not all) of the areas that were assessed in 2016 and 2018 and some of these areas have been increased or reduced in size. In addition, some areas that were not included in the 2016 or 2018 studies have now been assessed.

1.4 This report presents the composite findings of the assessment of the 56 areas that are proposed for designation in the 2020 Draft GMSF. It should be read in conjunction with the Stage 2 Green Belt Study³, and its accompanying addendum⁴ and the cumulative assessment⁵.

² Stage 2 Greater Manchester Green Belt Study - Assessment of Sites for Potential Addition to the Green Belt (LUC, December 2018)

³ Stage 2 Greater Manchester Green Belt Study - Assessment of Proposed 2019 GMSF Allocations (LUC, September 2020)

⁴ Stage 2 Greater Manchester Green Belt Study – Addendum: Assessment of Proposed 2020 GMSF Allocations (LUC, September 2020)

⁵ Stage 2 Greater Manchester Green Belt Study – Cumulative Assessment of Proposed 2020 GMSF Allocations and Additions (LUC, September 2020)

Where minor errors/ typos were identified in the 2016 or 2018 studies, these have been corrected in this updated report.

1.5 The NPPF sets out in paragraph 135 that:

"The general extent of Green Belts across the country is already established. New Green Belts should only be established in exceptional circumstances, for example when planning for larger scale development such as new settlements or major urban extensions. Any proposals for new Green Belts should be set out in strategic policies, which should:

- a) demonstrate why normal planning and development management policies would not be adequate;
- b) set out whether any major changes in circumstances have made the adoption of this exceptional measure necessary;
- c) show what the consequences of the proposal would be for sustainable development;
- d) demonstrate the necessity for the Green Belt and its consistency with strategic policies for adjoining areas; and
- e) show how the Green Belt would meet the other objectives of the Framework."

1.6 This report does not comment on the exceptional circumstances that are needed to designate new Green Belt as outlined above, rather it presents an assessment of the contribution they could potentially make to the Green Belt if they were designated. The individual authorities within Greater Manchester will set out justifications for the designation of the proposed additions in their respective Green Belt Topic papers that will accompany the 2020 Draft GMSF.

Assessment Findings

1.7 A summary of the assessment findings is presented in **Table 1** and the detailed assessment proformas are included in **Appendix A**. The locations of the additions are shown on **Figure 1**. **Table 1** sets out how the areas of land perform against the five Green Belt

purposes using the following rating scale. The detailed criteria for each purpose are set out in **Chapter 3** of the 2016 Green Belt Assessment⁶.

Parcel Ratings

Strong	Parcel performs strongly against this Purpose.
Moderate	Parcel performs moderately well.
Weak	Parcel performs poorly.
No Contribution	Parcel makes no contribution.

1.8 Table 1 does not present an aggregation of the parcel ratings against all the purposes and no weighing was applied to the purposes. The NPPF does not require all the purposes of Green Belt to be met simultaneously.

⁶ 2016 Green Belt Assessment: <https://www.greatermanchester-ca.gov.uk/media/1859/greater-manchester-green-belt-assessment-2016-appendices-41-to-411-and-figures-41-to-450.pdf>

Green Belt Additions Assessment

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Table 1: Summary of Contribution of Parcels to the Green Belt Purposes

Parcel Name	Reference	P1a Rating	P1b Rating	P2 Rating	P3 Rating	P4 Rating
Ditchers Farm, Westhoughton	GBA01	Strong	Moderate	Moderate	Moderate	Moderate
Howich Golf Club / Knowles Farm	GBA02	Strong	Moderate	Strong	Moderate	Strong
Pigs Lea Brook 1	GBA03	Strong	Moderate	No Contribution	Moderate	No Contribution
North of Nuttall Park	GBA04	Strong	Moderate	No Contribution	Strong	Strong
Pigs Lea Brook 2	GBA05	Moderate	Moderate	No Contribution	Moderate	No Contribution
Hollins Brook	GBA06	Strong	Weak	Moderate	Strong	No Contribution
Off New Road, Radcliffe	GBA07	Strong	Moderate	Weak	Moderate	No Contribution
Hollins Brow	GBA08	Strong	Moderate	Strong	Moderate	No Contribution
Hollybank Street, Radcliffe	GBA09	Strong	Moderate	No Contribution	Moderate	No Contribution
Crow Lumb Wood	GBA10	Strong	Moderate	No Contribution	Moderate	Strong

Green Belt Additions Assessment

Stage 2 Greater Manchester Green Belt Study
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Parcel Name	Reference	P1a Rating	P1b Rating	P2 Rating	P3 Rating	P4 Rating
Nuttall West, Ramsbottom	GBA11	Strong	Strong	Weak	Moderate	No Contribution
Woolfold, Bury	GBA12	Strong	Moderate	Weak	Moderate	Weak
Nuttall East, Ramsbottom	GBA13	Strong	Strong	Weak	Moderate	No Contribution
Chesham, Bury	GBA14	Strong	Strong	No Contribution	Strong	No Contribution
Broad Hey Wood North	GBA15	Strong	Moderate	No Contribution	Moderate	Strong
Lower Hinds	GBA16	Moderate	Moderate	Weak	Moderate	No Contribution
Land behind Denshaw Village Hall	GBA17	Not Applicable	Not Applicable	No Contribution	Moderate	Strong
Land within the Roch Valley, Smallbridge	GBA18	Strong	Moderate	Strong	Moderate	Weak
Land to west of Stakehill Business Park	GBA19	Strong	Moderate	No Contribution	Moderate	No Contribution
Land at Firgrove Playing Fields, Rochdale	GBA20	Moderate	Moderate	Weak	Moderate	Weak

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Parcel Name	Reference	P1a Rating	P1b Rating	P2 Rating	P3 Rating	P4 Rating
Land between railway line and Rochdale Canal, Littleborough	GBA21	Strong	Weak	No Contribution	Moderate	Moderate
Land north of St Andrew's Church, Dearnley	GBA22	Moderate	Moderate	No Contribution	Moderate	Weak
Land at Townhouse Brook, Littleborough	GBA23	Strong	Moderate	No Contribution	Moderate	Moderate
Land north of Shore, Littleborough	GBA24	Strong	Strong	No Contribution	Strong	Weak
Land at Summit, Heywood	GBA25	Strong	Strong	Moderate	Strong	No Contribution
Land south east of Slack Brook Open Space	GBA26	Moderate	Moderate	Weak	Weak	Weak
West Salford Greenway	GBA27	Moderate	Moderate	Weak	Moderate	Strong
Park of Logistics North Country Park	GBA28	Moderate	Strong	Moderate	Moderate	No Contribution
Land west of Burgess Farm	GBA29	Strong	Strong	Weak	Moderate	No Contribution
Blackleach Country Park	GBA30	Strong	Moderate	Strong	Moderate	No Contribution

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Parcel Name	Reference	P1a Rating	P1b Rating	P2 Rating	P3 Rating	P4 Rating
Railway embankment at Hyde Bank, Romiley	GBA31	Strong	Weak	Weak	Strong	No Contribution
Star Field	GBA32	Moderate	Moderate	Weak	Moderate	No Contribution
Adswood Open Space	GBA33	Moderate	Moderate	Moderate	Moderate	No Contribution
Bramhall Park Golf Club	GBA34	Moderate	Moderate	No Contribution	Moderate	Weak
Bruntwood Park	GBA35	Moderate	Moderate	Moderate	Moderate	No Contribution
Dartmouth Crescent	GBA36	Moderate	Moderate	Weak	Weak	No Contribution
Brookfield Park / Cheadle Golf Club	GBA37	Moderate	Weak	Weak	Moderate	No Contribution
Fox Platt, Mossley	GBA38	Strong	Strong	Weak	Strong	Weak
Manor Farm Close, Waterloo, Ashton	GBA39	Strong	Strong	Weak	Strong	Weak
Ridge Hill Lane, Ridge Hill, Stalybridge	GBA40	Strong	Moderate	Weak	Moderate	Strong

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Parcel Name	Reference	P1a Rating	P1b Rating	P2 Rating	P3 Rating	P4 Rating
Long Row, Carrbrook, Stalybridge	GBA41	Strong	Strong	Weak	Moderate	Strong
South View, Carrbrook, Stalybridge	GBA42	Strong	Strong	No Contribution	Moderate	Strong
Yew Tree Lane, Dunkinfield	GBA43	Strong	Moderate	Moderate	Moderate	No Contribution
Broadbottom Road, Broadbottom	GBA44	Strong	Strong	Strong	Moderate	Weak
Ardenfield, Haughton Green, Denton	GBA45	Strong	Moderate	Weak	Strong	No Contribution
Cemetery Road, Denton	GBA46	Strong	Moderate	Weak	Moderate	No Contribution
Hyde Road, Mottram	GBA47	Strong	Moderate	Strong	Moderate	Weak
Ashworth Lane, Mottram	GBA48	Strong	Strong	Strong	Moderate	Weak
Horses Field, Danebank, Denton	GBA49	Strong	Moderate	No Contribution	Moderate	No Contribution
Midlands Farm, Moss Lane	GBA50	Strong	Strong	Weak	Strong	No Contribution
Land off Fir Tree Street, Ince	GBA51	Strong	Moderate	Moderate	Strong	No Contribution

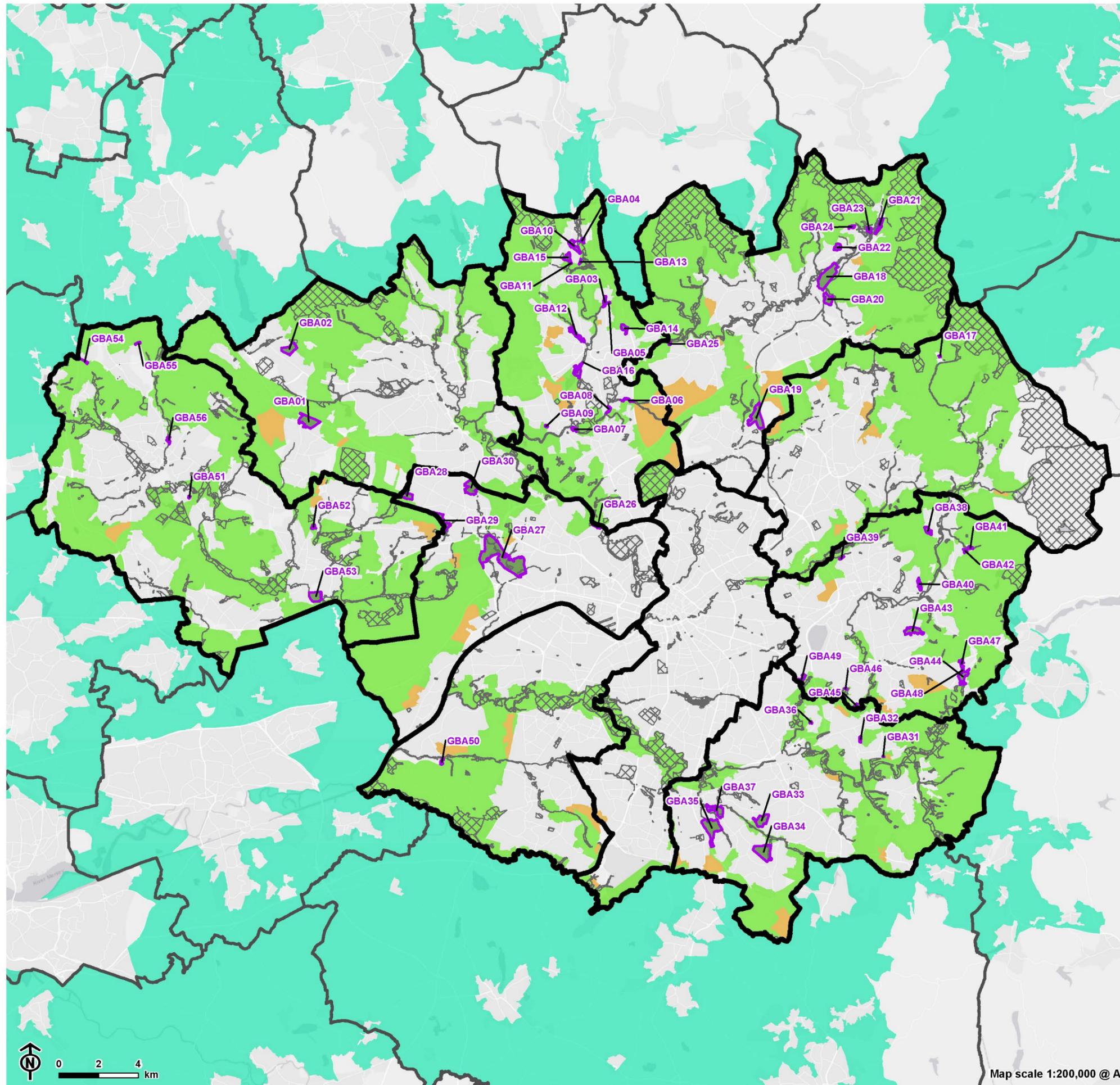
Green Belt Additions Assessment

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Parcel Name	Reference	P1a Rating	P1b Rating	P2 Rating	P3 Rating	P4 Rating
Pennington FC pitches	GBA52	Strong	Strong	Strong	Moderate	Weak
Hope Carr Nature Reserve	GBA53	Strong	Moderate	Weak	Moderate	Weak
Crow Orchard Road	GBA54	Weak	Weak	Weak	Weak	No Contribution
North Bradley Lane	GBA55	Strong	Moderate	Weak	Strong	No Contribution
Coppull Lane	GBA56	Moderate	Moderate	No Contribution	Weak	Moderate

Figure 1

Green Belt Assessment: Location of Green Belt Additions



- Greater Manchester Local Authority boundary
- Absolute constraint
- GMSF 2020 Green Belt proposed for release
- GMSF 2020 Proposed additional Green Belt
- GMSF 2020 Green Belt land to be retained
- Green Belt outside Greater Manchester

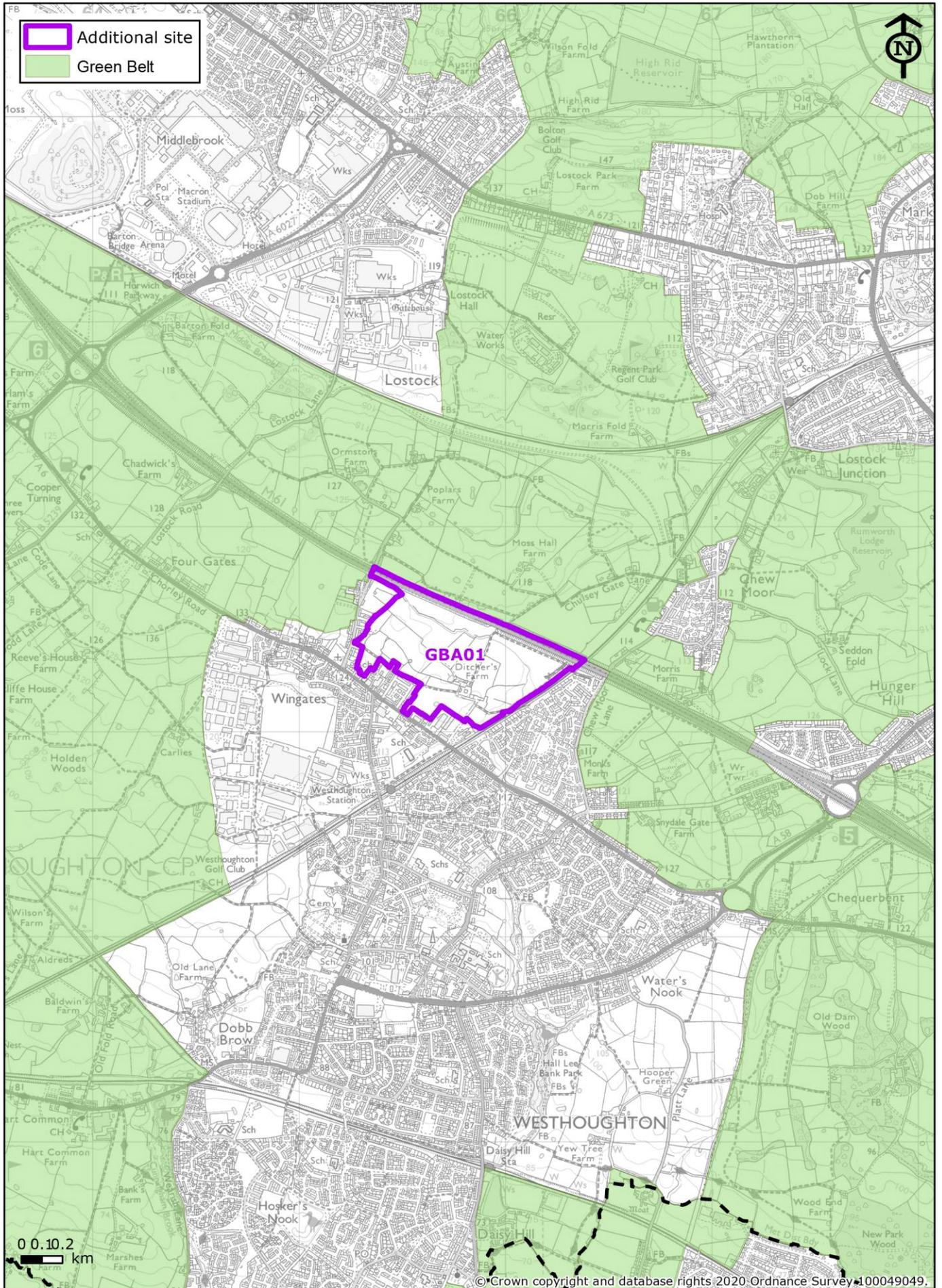


Map scale 1:200,000 @ A3

Appendix A-1

Contribution Assessment of Green Belt Additions

Land Parcel Ref: GBA01



Land Parcel Ref: GBA01

Local Authority: Bolton

Parcel Description

The parcel comprises land at the northern edge of Westhoughton. Land within the parcel comprises a relatively large area of flat open farmland. Stack Lane runs into the south eastern corner of the parcel and a number of farm buildings are present along this route which is lit by street lights. More farm buildings are located towards the north east which are present on another narrow lane. The M61 forms the northern parcel boundary and the railway line forms the south easterly boundary. This parcel is not Green Belt land.

Purpose 1 - Check the unrestricted sprawl of large built up areas

1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?

Rating: Strong

The parcel is adjacent to the north of the large built-up area of Westhoughton. There is no built development within the parcel with the exception of farm buildings which are considered to be an appropriate use in the Green Belt. There is a relatively strong sense of openness within the parcel.

1b - Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: Moderate

The parcel is adjacent to the north of the large built-up area of Westhoughton. The parcel has significant and durable barrier features including a railway line to the east and M61 to the north. There is however potential for sprawl to occur within the parcel but the potential for sprawl beyond the parcel is more limited due to the presence of existing development on three sides and the strong separating feature of the motorway.

Land Parcel Ref: GBA01

Purpose 2 - To prevent neighbouring towns merging into one another

2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: Moderate

The parcel lies between Westhoughton to the south and Horwich to the north, as well as Bolton to the northeast. Westhoughton is located approximately 1.3km of Horwich and Bolton across the parcel. While the M61 and the railway line act as further barriers and provide separation between these settlements, any new development that took place within the parcel could lead to perception of narrowing the gap between them.

Purpose 3 - To assist in safeguarding the countryside from encroachment

3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Rating: Moderate

There is some sense of encroachment within the parcel as a result of the adjoining settlement edge on three sides. The parcel is largely free of built development and displays the characteristics of the countryside. It is generally rural in character but is separated from the wider countryside to the north by the M61 motorway.

Land Parcel Ref: GBA01

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

4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?

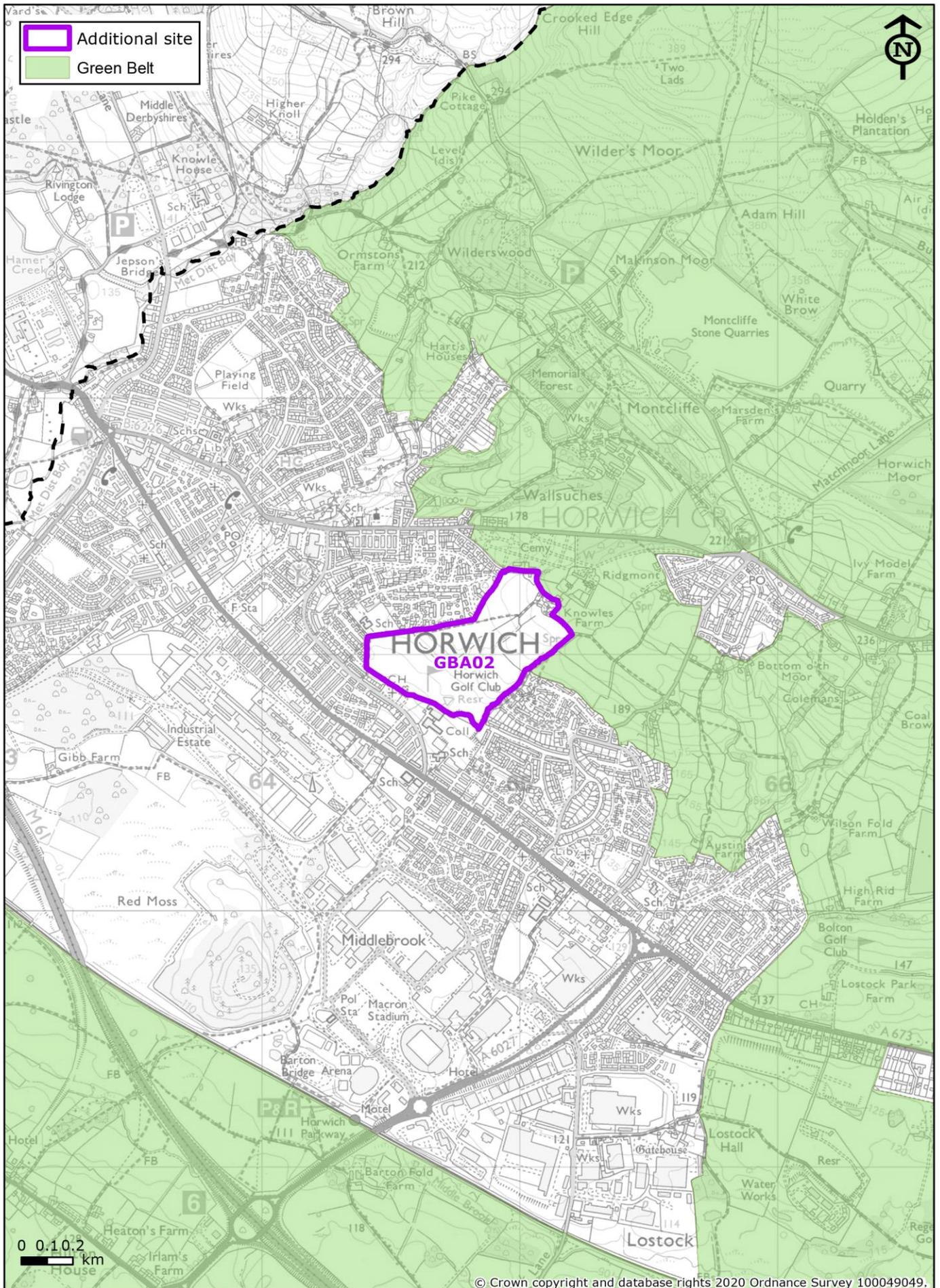
Rating: Moderate

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Bolton (Markland Hill), Hindley, Howe Bridge & Atherton, Horwich and Westhoughton, as well as Dean Village Conservation Area within Bolton. In practice, the parcel plays a role in the setting of the historic settlement of Westhoughton, but to a limited degree.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcel delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.

Land Parcel Ref: GBA02



Land Parcel Ref: GBA02

Local Authority: Bolton

Parcel Description

The parcel is located in the east of Horwich. Land within the parcel slopes down to the southwest and comprises Horwich Golf Club golf course, a block of woodland, and arable fields. Horwich Golf Club buildings and part of the associated car park are located in the south of the parcel and a farmstead is located in the north. The parcel is enclosed to the northwest, west, south and southeast by residential developments, a church and educational facilities. The parcel is crossed by a footpath and this is not Green Belt land.

Purpose 1 - Check the unrestricted sprawl of large built up areas

1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?

Rating: Strong

The parcel is adjacent to Horwich. This parcel contains Horwich Golf Club buildings, part of the associated car park and a farmstead. These features do not have an urbanising influence on the parcel. There is a sense of openness within the parcel as it predominantly comprises the golf course and arable fields.

1b - Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: Moderate

The parcel is adjacent to the urban edge of Horwich. There are no strong boundary features within the parcel or along the outer edge that would prevent urban sprawl from occurring within and beyond the parcel. However, there is some sense of encroachment within the parcel as it is enclosed to the northwest, west, south and southeast by residential developments, a church and educational facilities and therefore any loss of openness may not be perceived as sprawl.

Land Parcel Ref: GBA02

Purpose 2 - To prevent neighbouring towns merging into one another

2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: Strong

The parcel is located in the east of Horwich, directly between this settlements and Bottom O' th' Moor to the northeast. These settlements are in close proximity (<1km) and there is some intervisibility between the settlements. The parcel, particularly the north eastern part that extends beyond the existing urban edge of Horwich, plays an important role in preventing the further erosion of the visual and physical gap between Horwich and Bottom O' th' Moor.

Purpose 3 - To assist in safeguarding the countryside from encroachment

3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Rating: Moderate

There is some sense of encroachment within the parcel as a result of the surrounding urban area and its urban fringe recreational uses. The parcel is open and comprises predominantly of farmland, however it lacks a strong rural character and is not considered to form part of the wider countryside.

Land Parcel Ref: GBA02

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

4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?

Rating: Strong

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Horwich and Bolton (Markland Hill). In practice, the parcel lies adjacent to the Horwich Conservation Area and the openness of the land plays an important role in the setting of this historic settlement area.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcel delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.

Land Parcel Ref: GBA03

Local Authority: Bury

Parcel Description

The parcel comprises land at the northern edge of Bury. Land within the parcel includes mostly wooded river banks. The A56 runs through the southwest of the parcel forming part of the parcel boundary. Walmersley Old Road forms much of the north western boundary of the parcel and much of the southern boundary is formed by Mather Road. This parcel is not Green Belt land.

Purpose 1 - Check the unrestricted sprawl of large built up areas

1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?

Rating: Strong

The parcel is adjacent to the north of the large built-up area of Bury. The parcel is adjacent to the north of the large built-up area of Bury. With the exception of the A56 crossing the southwest of the parcel, the parcel is open and undeveloped, predominantly comprising of woodland.

1b - Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: Moderate

There are no strong boundary features within the parcel or along the outer edge that would prevent urban sprawl from occurring. There is some sense of encroachment within the parcel and it is surrounded by development on all sides and therefore any loss of openness may not be perceived as sprawl. The land within the parcel does however play a role in inhibiting development along the A56, as well as along Walmersley Old Road and Mather Road.

Land Parcel Ref: GBA03

Purpose 2 - To prevent neighbouring towns merging into one another

2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: No Contribution

The parcel does not lie directly between two settlements that are being considered under Purpose 2 for this assessment.

Purpose 3 - To assist in safeguarding the countryside from encroachment

3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Rating: Moderate

There is some sense of encroachment within the parcel as a result of the more sizeable roads passing through adjacent to the parcel (the A56, Mather Road and Humber Drive) as well as the surrounding urbanising development that contains the parcel. The parcel displays some of the characteristics of the countryside however it lacks a strong rural character and is not considered part of the wider countryside.

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

4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?

Rating: No Contribution

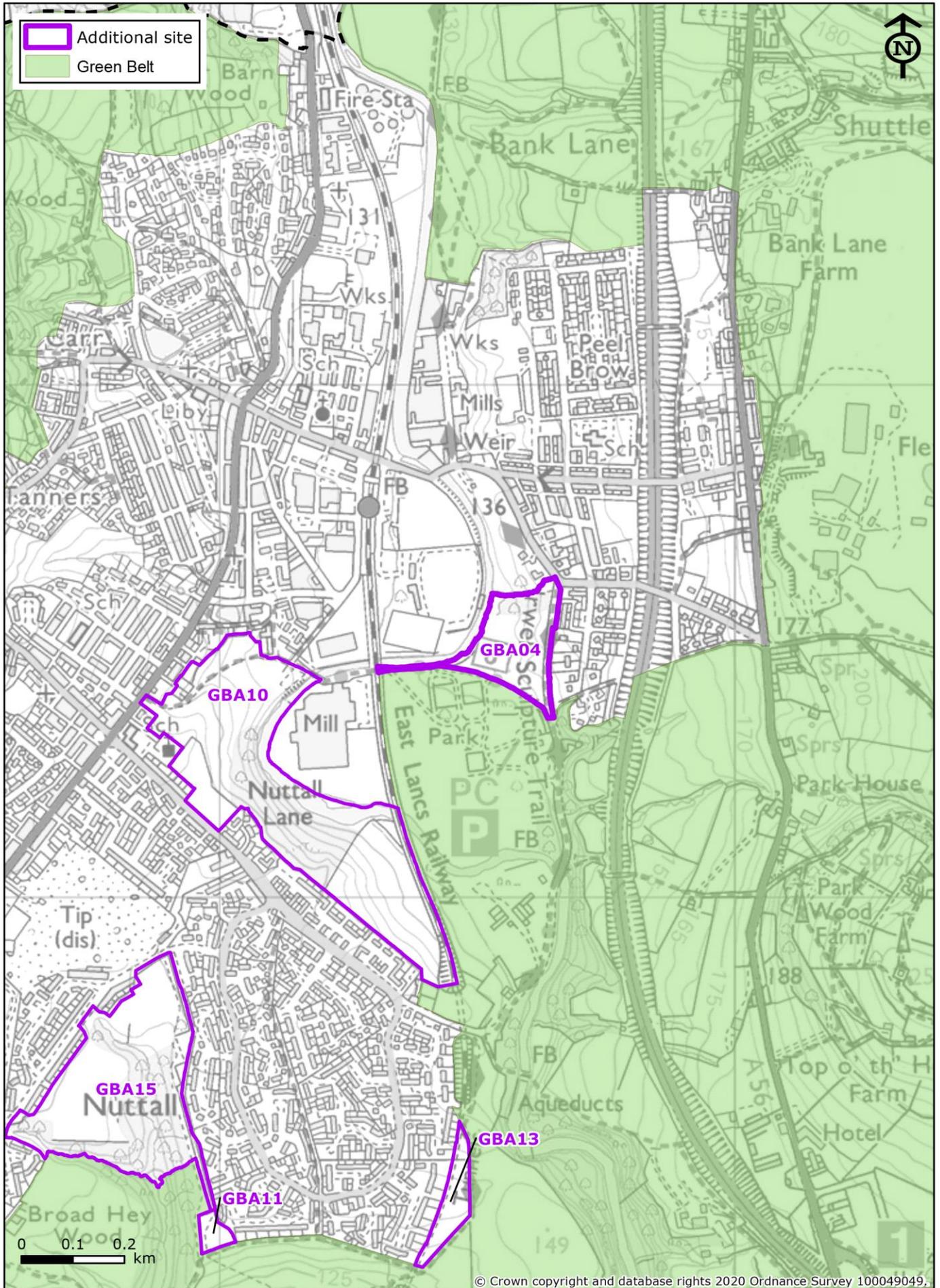
Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Bury (Town Centre) and Ramsbottom. In practice, the parcel has very little or no relationship (visual or physical) with any of the historic settlements and does not play a role in their setting.

Land Parcel Ref: GBA03

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcel delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.

Land Parcel Ref: GBA04



Land Parcel Ref: GBA04

Local Authority: Bury

Parcel Description

The parcel comprises of woodland to the east of Ramsbottom. The edges of the parcel with the adjoining inset edge are defined by the River Irwell, Nutthall Road and woodland, whilst a footpath marks the edge of the parcel with the wider Green Belt within Nutthall Park to the south. This parcel is not Green Belt land.

Purpose 1 - Check the unrestricted sprawl of large built up areas

1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?

Rating: Strong

The parcel is adjacent to Ramsbottom. Despite being contained by the surrounding urban edges, there is a strong sense of openness within this wooded undeveloped parcel.

1b - Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: Moderate

The parcel is adjacent to the eastern edge of Ramsbottom. The land is tightly contained by the surrounding inset area and therefore any loss of openness within it may not be perceived as sprawl. However, land within the parcel plays a role in inhibiting development along the western side of Nutthall Road.

Land Parcel Ref: GBA04

Purpose 2 - To prevent neighbouring towns merging into one another

2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: No Contribution

The parcel does not lie directly between two settlements that are being considered under Purpose 2 for this assessment.

Purpose 3 - To assist in safeguarding the countryside from encroachment

3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Rating: Strong

Despite being tightly contained by the surrounding inset area, there is little sense of encroachment within the parcel due to it being free of development. The woodland parcel adjoins woodland and Nutthall Park within the Green Belt to the south, has a rural character and displays the characteristic of the countryside.

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

4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?

Rating: Strong

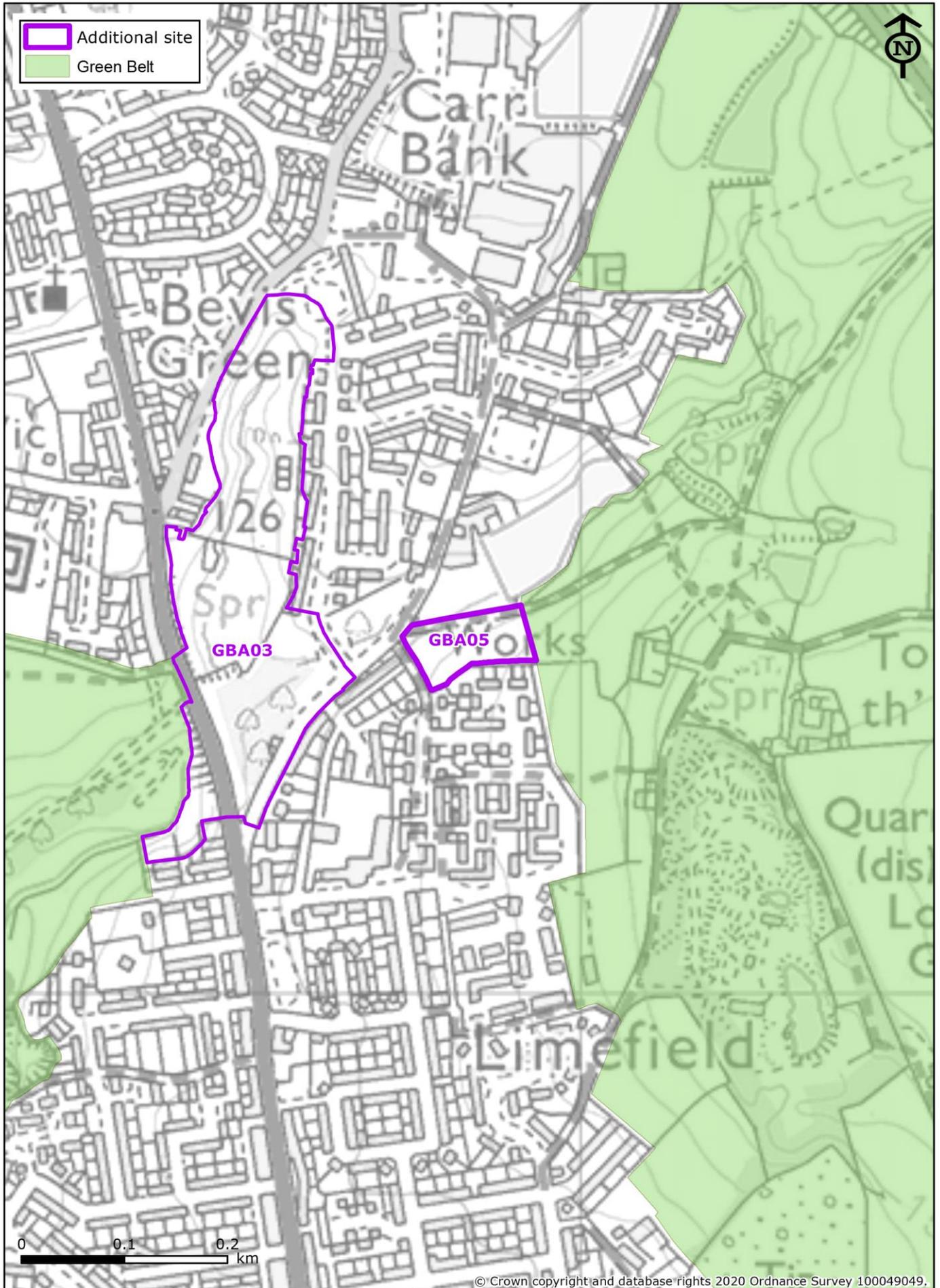
Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Bury (Town Centre) and Ramsbottom. This parcel is located adjacent to the Ramsbottom Conservation Area. The sloping woodland located within this parcel has good intervisibility and play an important role in the setting of the historic settlement of Ramsbottom.

Land Parcel Ref: GBA04

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcel delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.

Land Parcel Ref: GBA05



Land Parcel Ref: GBA05

Local Authority: Bury

Parcel Description

The parcel comprises land at the northern edge of Bury. Land within the parcel is a grassland field sloping up to the south. A lane defines the northern edge of the parcel and the parcel contains no development. This parcel is not Green Belt land.

Purpose 1 - Check the unrestricted sprawl of large built up areas

1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?

Rating: Moderate

The parcel is adjacent to the north of the large built-up area of Bury. This small parcel is open and undeveloped, but is closely contained by the inset edge to the north, south and west.

1b - Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: Moderate

The parcel is adjacent to the north of Bury. There are no boundary features on the outer edge of the parcel to prevent sprawl beyond the parcel into the Green Belt eastwards. It is however contained on three sides by inset settlement which would limit the extent to which development within the parcel would be perceived as sprawl. Land within the parcel does however play a role in inhibiting development along the lane bounding its northern edge.

Land Parcel Ref: GBA05

Purpose 2 - To prevent neighbouring towns merging into one another

2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: No Contribution

The parcel does not lie directly between two settlements that are being considered under Purpose 2 for this assessment.

Purpose 3 - To assist in safeguarding the countryside from encroachment

3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Rating: Moderate

There is some sense of encroachment within the parcel as a result of the surrounding inset edge that contains the parcel. The parcel displays some of the characteristics of the countryside however it lacks a strong rural character although it is connected to the wider countryside to the East.

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

4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?

Rating: No Contribution

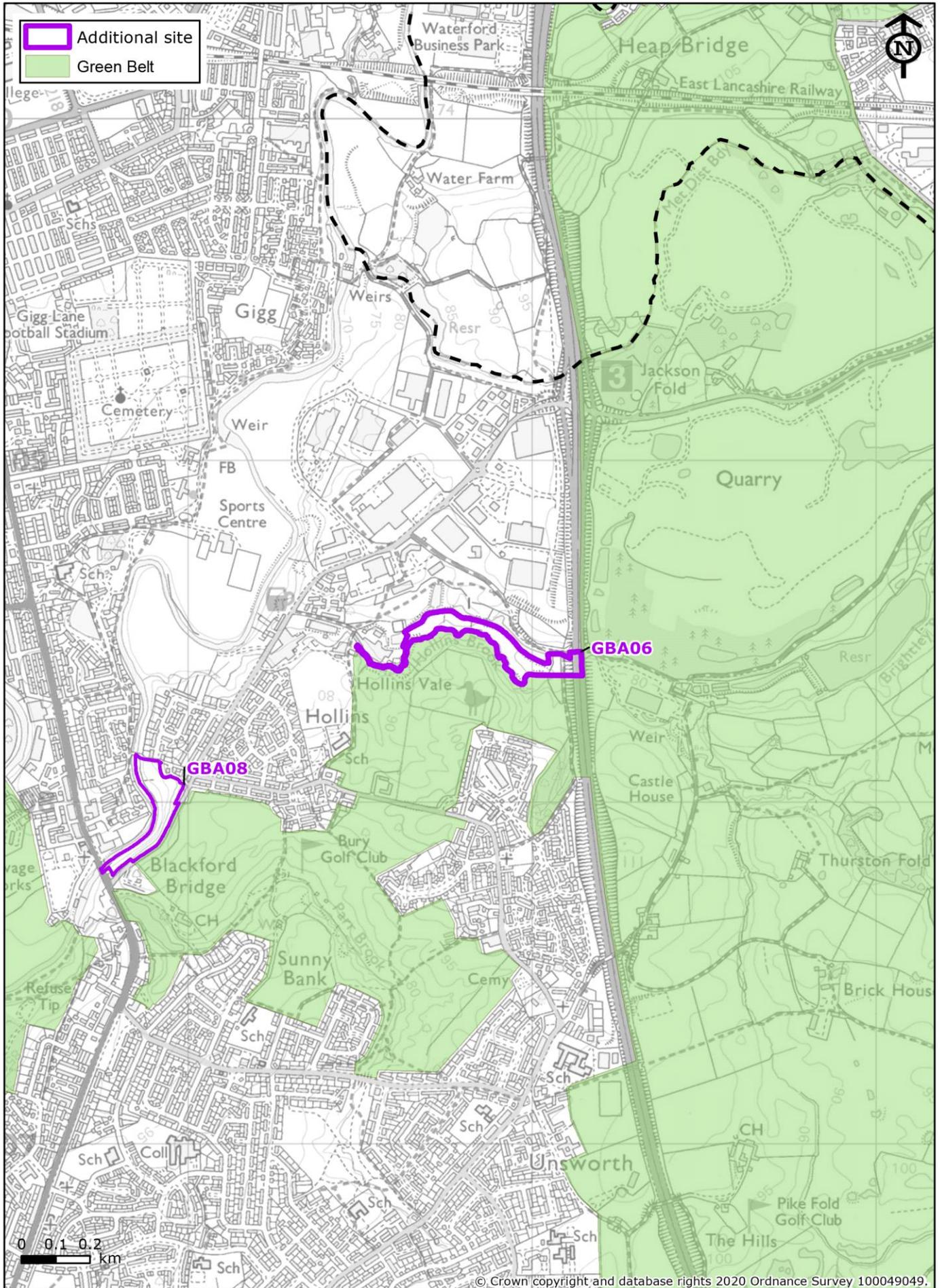
Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Bury (Town Centre) and Ramsbottom. In practice, the parcel has very little or no relationship (visual or physical) with any of the historic settlements and does not play a role in their setting.

Land Parcel Ref: GBA05

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcel delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.

Land Parcel Ref: GBA06



Land Parcel Ref: GBA06

Local Authority: Bury

Parcel Description

The parcel is located on the south eastern edge of Hollins, part of Bury. Land within the parcel is relatively flat, comprising grassland and scrub. The parcel is bound to the south by Hollins Brook, to the east by the M66, to the north by a reservoir and to the northwest by industrial development. The parcel is wholly undeveloped and this is not Green Belt land.

Purpose 1 - Check the unrestricted sprawl of large built up areas

1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?

Rating: Strong

The parcel is adjacent to Hollins, part of Bury. There is no built development present within the parcel to have an urbanising influence. There is a sense of openness within the parcel because it predominantly comprises open grassland and scrub.

1b - Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: Weak

The parcel is adjacent to the edge of Hollins, part of Bury, however it is separated from the urban industrial area to the north by grassland. The reservoir to the north of the parcel is a significant and durable barrier feature that prevents sprawl from the urban area to the north and Hollins Brook prevents sprawl from the urban area to the northwest. Hollins Brook bounding the south of the parcel also limits the potential for sprawl to occur beyond the parcel to the south.

Land Parcel Ref: GBA06

Purpose 2 - To prevent neighbouring towns merging into one another

2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: Moderate

The parcel is located on the south of Hollins, part of Bury, and lies between Bury and Whitefield to the south. These settlements are in close proximity, less than 500m across the parcel, and loss of openness within the parcel could interrupt the open land separating these settlements and lead to the perception of narrowing the gap between them. Therefore, the parcel plays some role in preventing the merging of towns.

Purpose 3 - To assist in safeguarding the countryside from encroachment

3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Rating: Strong

There is little sense of encroachment within the parcel due to the land being free of development. There is a strong, unspoilt landscape, which is largely intact and rural in character. The parcel clearly displays the characteristics of the countryside. There are influences of urban development visible from within the parcel although it remains largely rural in character.

Land Parcel Ref: GBA06

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

4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?

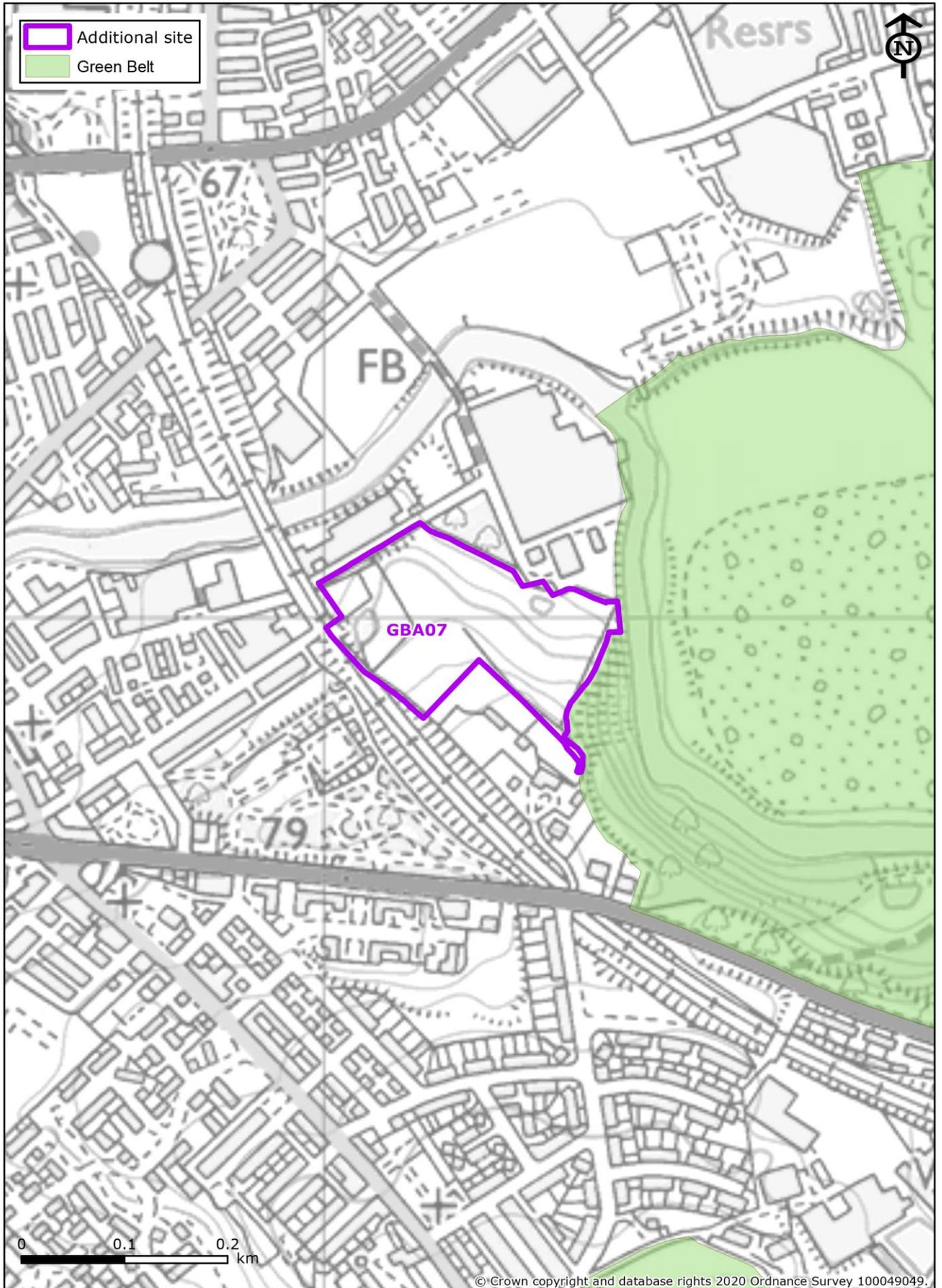
Rating: No Contribution

Digital analysis, based on bare earth height data, indicates that this parcel is not visible from any historic settlement. Therefore, the parcel has no relationship (visual or physical) with any of the historic settlements and does not play a role in their setting or significance.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcel delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.

Land Parcel Ref: GBA07



Land Parcel Ref: GBA07

Local Authority: Bury

Parcel Description

The parcel comprises land at the south eastern edge of Radcliffe. Land within the parcel comprises sloping unmanaged grassland with pockets of tree cover present across the parcel. There is a pond within the parcel towards its north western corner. Parts of both the north west and north east of the parcel have been cleared for industrial or storage purposes and now serve as hardstanding. This parcel is not Green Belt land.

Purpose 1 - Check the unrestricted sprawl of large built up areas

1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?

Rating: Strong

The parcel is adjacent to the south eastern edge of the large built-up area of Radcliffe. Urbanising features within the parcel are limited to the hardstanding areas towards the north western and north eastern corners of the parcel respectively. As such there are few urbanising features within the parcel and it remains open.

1b - Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: Moderate

The parcel is adjacent to the south east of the large built-up area of Radcliffe. The River Irwell and sloping land adjoining this mark the edge of the parcel with the Green Belt to the east and would prevent sprawl beyond the parcel. In addition, there is some sense of encroachment within the parcel as it is contained by the surrounding urban edge, and therefore any loss of openness may not be perceived as sprawl, although the elevation reduces the sense of containment.

Land Parcel Ref: GBA07

Purpose 2 - To prevent neighbouring towns merging into one another

2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: Weak

The parcel lies between Radcliffe to the west and Whitefield to the east. However, a degree of coalescence has already taken place between these settlements to the south east of the parcel. The parcel plays a very limited role preventing further merging.

Purpose 3 - To assist in safeguarding the countryside from encroachment

3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Rating: Moderate

The parcel is free of urban development, but is surrounded by industrial areas which have an urbanising influence in its character. There are characteristics of the countryside present within the parcel; however it lacks a strong rural character and is not considered part of the wider countryside.

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

4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?

Rating: No Contribution

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Bury (Town Centre) and Whitefield. In practice, the parcel has a very limited or no relationship (visual or physical) with any of the historic settlements and does not play a role in their

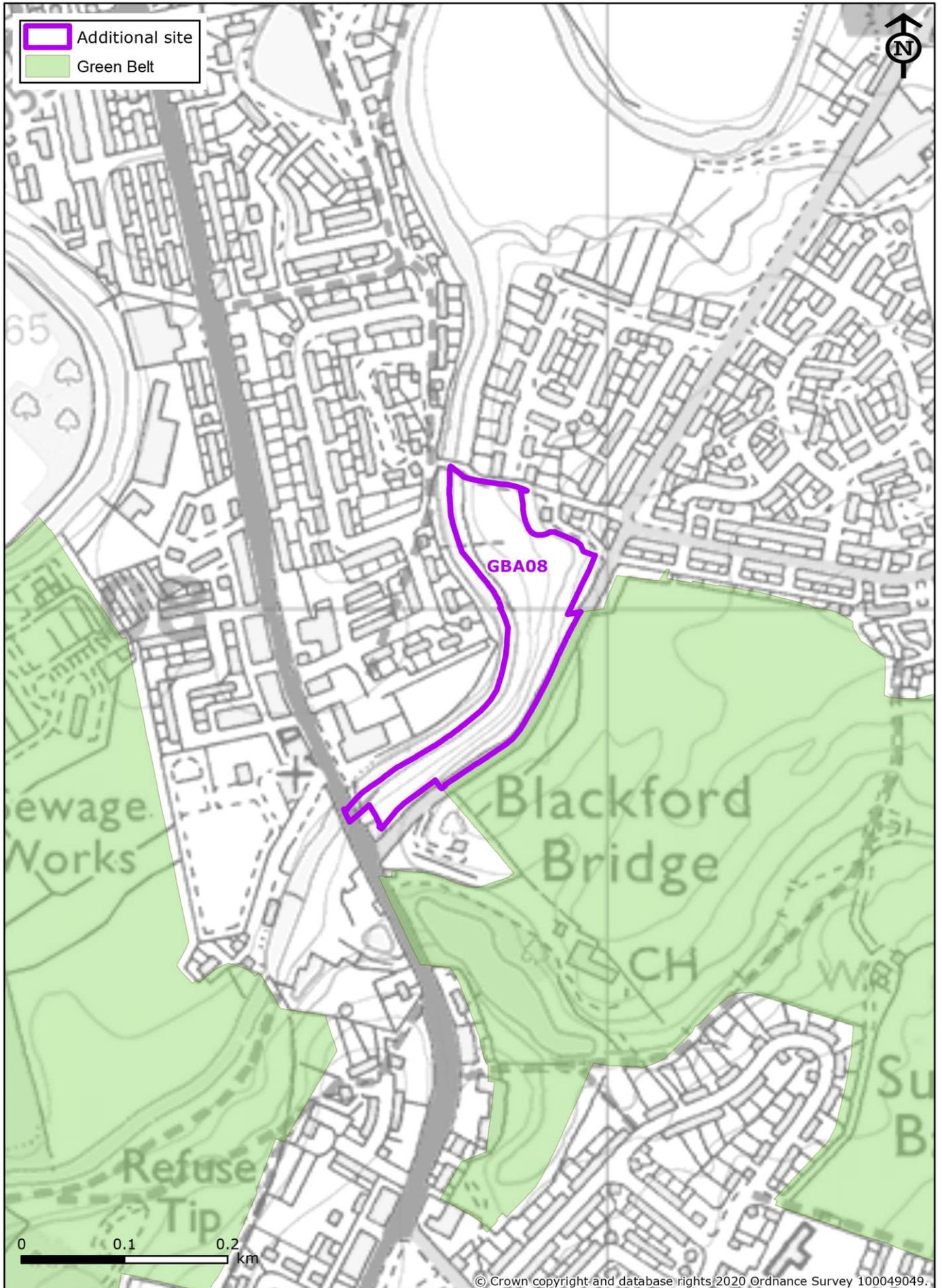
Land Parcel Ref: GBA07

setting or significance. This this largely due to visual screening provided by buildings, roads, and trees etc.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcel delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.

Land Parcel Ref: GBA08



Land Parcel Ref: GBA08

Local Authority: Bury

Parcel Description

The parcel is located on the southern edge of Bury. Land within the parcel steeply slopes down from Hollins Brow road, bounding the east of the parcel, towards the River Roch, bounding the west of the parcel. The parcel predominantly comprises woodland in the south and east and some grassland scrub in the north. A dwelling, with associated out buildings and a paddock, is also located in the north of the parcel. Existing Green Belt land lies to the east beyond Hollins Brow Road. The parcel is enclosed to the northeast by residential development, and to the west beyond the River Roch by residential development, as well as some woodland with commercial development beyond. This is not Green Belt land.

Purpose 1 - Check the unrestricted sprawl of large built up areas

1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?

Rating: Strong

The parcel is adjacent to Bury. There is some urbanising built development within the parcel in the form of a dwelling and out buildings. There is a sense of openness within the parcel because it predominantly comprises open woodland and grassland scrub. The parcel is however enclosed to the north and west by development.

1b - Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: Moderate

The parcel is adjacent to the urban edge of Bury. The River Roch along the west of the parcel is a significant and durable barrier feature that prevents sprawl from the urban area to the west, but there is no strong boundary features to prevent sprawl from the urban area to the north.

Land Parcel Ref: GBA08

Purpose 2 - To prevent neighbouring towns merging into one another

2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: Strong

The parcel is located on the south of Bury and lies between Bury and Whitefield to the south. These settlements are in very close proximity (<200m) and the parcel forms part of the wooded River Roch corridor that provides separation between them. Therefore, the parcel plays an essential role in preventing the merging of towns.

Purpose 3 - To assist in safeguarding the countryside from encroachment

3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Rating: Moderate

There is some sense of encroachment within the parcel as a result of its slope towards the residential development to the west. The parcel is largely open and comprises predominantly woodland, however it lacks a strong rural character and is not considered to form part of the wider countryside.

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

4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?

Rating: No Contribution

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Ainsworth and Whitefield. In practice, the parcel has a very limited or no relationship (visual or physical)

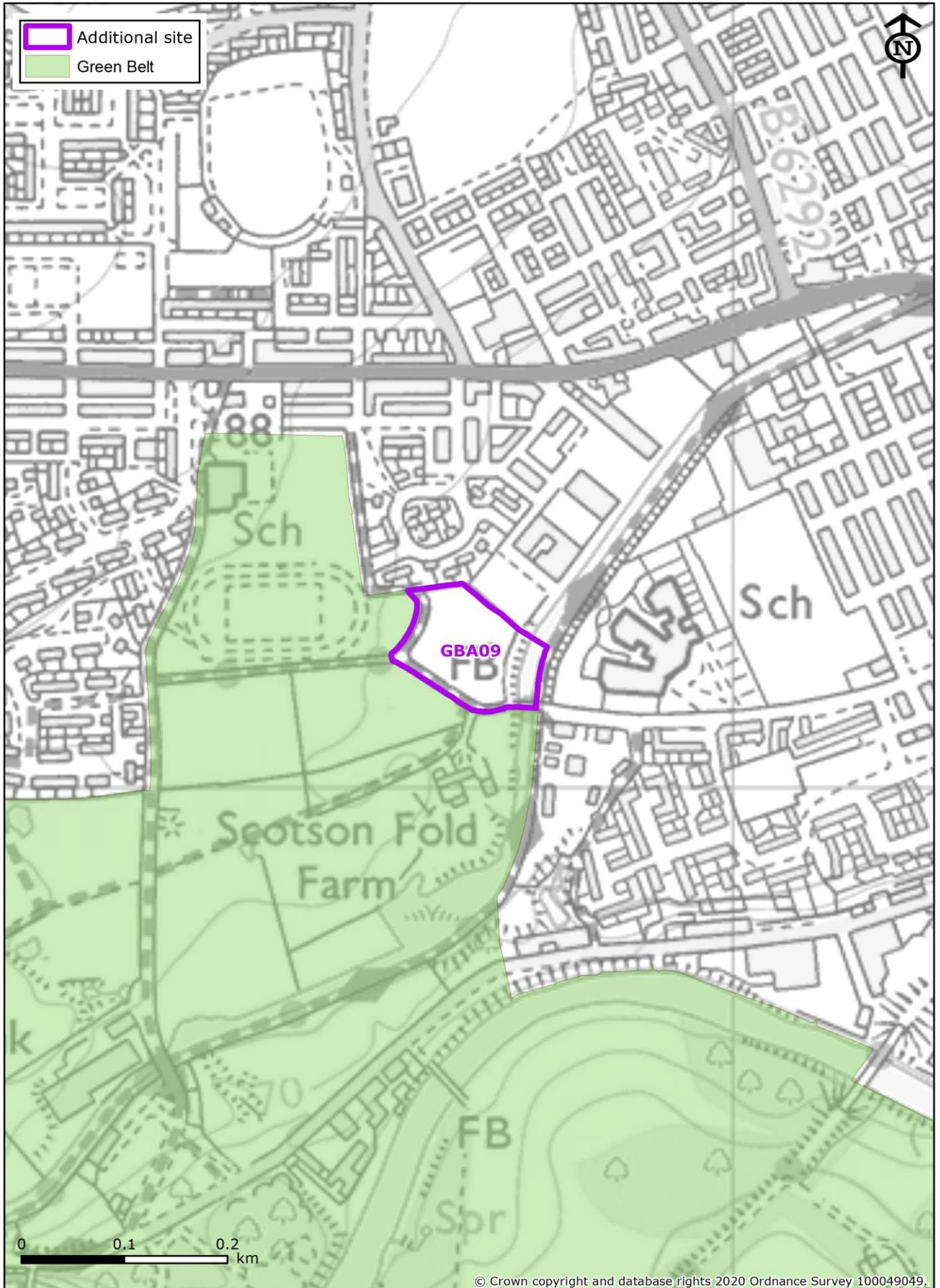
Land Parcel Ref: GBA08

with any of the historic settlements and does not play a role in their setting or significance. This is largely due to the location of the parcel; its small size; and the visual screening provided by intervening blocks of urban development, roads, and trees.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcel delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.

Land Parcel Ref: GBA09



Land Parcel Ref: GBA09

Local Authority: Bury

Parcel Description

The parcel comprises land at the western edge of Radcliffe. Land within the parcel comprises areas of grassland with trees. A paved footpath passes through the parcel by its eastern boundary which is formed by the Manchester Bolton and Bury Canal. This parcel is not Green Belt land.

Purpose 1 - Check the unrestricted sprawl of large built up areas

1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?

Rating: Strong

The parcel is adjacent to the west of the large built-up area of Radcliffe. There are few existing urbanising features within the parcel and it remains open.

1b - Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: Moderate

The parcel is adjacent to the west of the large built-up area of Radcliffe. The course of the Manchester Bolton and Bury Canal forms the eastern boundary of the parcel which would prevent urban sprawl from the east but there are no strong boundary features preventing sprawl to the north.

Purpose 2 - To prevent neighbouring towns merging into one another

2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: No Contribution

The parcel lies between part of Radcliffe to the east and Little Lever to the west. The settlements are located approximately 1.3km from each other across

Land Parcel Ref: GBA09

the parcel. Other land provides much of the separation between these settlements in this direction and there are elements of existing development already present between them. Loss of openness within the parcel would not be perceived as narrowing the gap between the settlements.

Purpose 3 - To assist in safeguarding the countryside from encroachment

3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Rating: Moderate

There is little sense of encroachment from within the parcel due to the area being almost entirely free of development. There are, however, influences of urban development visible from within the parcel particularly from the existing residential development to the north. The parcel displays characteristics of the countryside but lacks a strong rural character and is not considered part of the wider countryside due to its containment by built development.

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

4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?

Rating: No Contribution

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Bury (Town Centre), and Whitefield. In practice, the parcel has a very limited or no relationship (visual or physical) with any of the historic settlements and does not play a role in their setting or significance. This is largely due to visual screening provided by buildings, roads, trees, etc.

Land Parcel Ref: GBA09

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcel delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.

Land Parcel Ref: GBA10

Local Authority: Bury

Parcel Description

The parcel comprises land to the east of Ramsbottom. Much of the parcel is steeply sloping and covered with woodland, although areas of amenity grassland and playing fields (St Andrews Fields) are located along the southern boundary. This parcel is not Green Belt land.

Purpose 1 - Check the unrestricted sprawl of large built up areas

1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?

Rating: Strong

The parcel is adjacent to Ramsbottom which is part of the large built-up area. There are few urbanising features within the parcel and it remains largely open.

1b - Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: Moderate

The East Lancashire Heritage Railway forms part of the south-eastern boundary of the parcel and is a barrier that may limit the outward sprawl of development from within the parcel. There are no barrier features preventing sprawl from occurring within the parcel, although the steepness of the land covered with ancient woodland would likely prevent development.

Purpose 2 - To prevent neighbouring towns merging into one another

2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: No Contribution

The parcel does not lie directly between two settlements that are being considered under Purpose 2 for this assessment.

Land Parcel Ref: GBA10

Purpose 3 - To assist in safeguarding the countryside from encroachment

3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Rating: Moderate

There is some sense of encroachment within the parcel as a result of the recreational uses at the playing fields to the south and the hardstanding parking area to the north west. The visual influence of the surrounding urban areas is also prevalent. The parcel contains woodland and has characteristics of the countryside and is connected to an area of wider countryside to the east. However, it does not have a strong countryside character due to its urban containment.

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

4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?

Rating: Strong

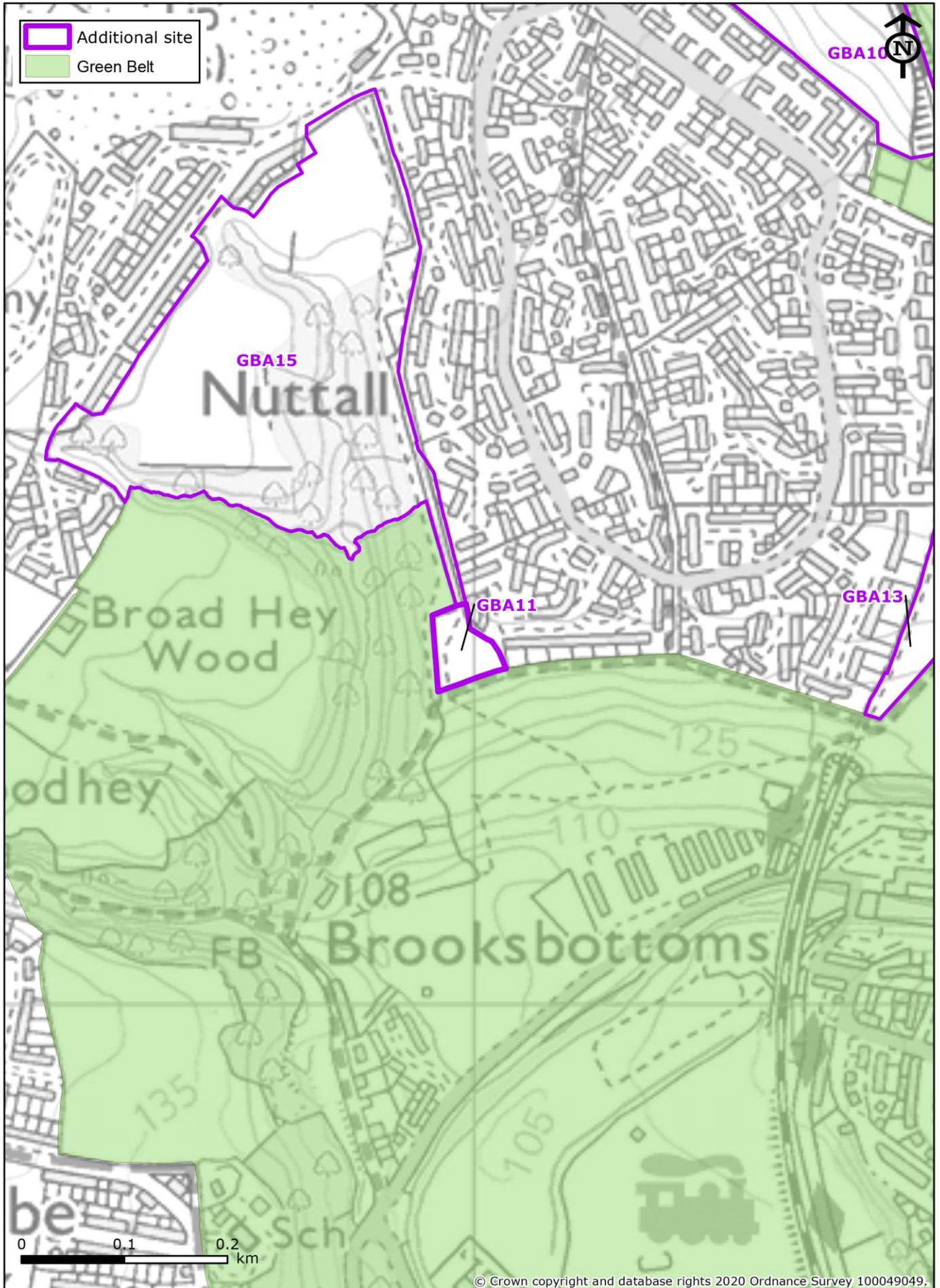
Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement of Ramsbottom. In practice the parcel is located adjacent to the Ramsbottom Conservation Area with the openness of the land contributing positively to the setting and special character of the settlement.

Land Parcel Ref: GBA10

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcel delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.

Land Parcel Ref: GBA11



Land Parcel Ref: GBA11

Local Authority: Bury

Parcel Description

The parcel comprises land to the south of Ramsbottom. The parcel is relatively small in size and consists of scrub land to the south west of the existing residential development at Marlborough Close. The eastern boundary of the parcel is formed by residential gardens and the outer boundaries are defined by woodland, including ancient woodland to the north and west. This parcel is not Green Belt land.

Purpose 1 - Check the unrestricted sprawl of large built up areas

1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?

Rating: Strong

The parcel is adjacent to Ramsbottom which is an extension of the large built-up area of Bury. There are no urbanising features within the parcel and it remains open and undeveloped.

1b - Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: Strong

The parcel is adjacent to the southern edge of Ramsbottom. There are no strong barrier features at the outer edge (or close to the outer edge) of the parcel that could prevent urban sprawl from taking place within the parcel. However, the steepness of the adjacent land and presence of ancient woodland would likely prevent the outward expansion of development from within the parcel.

Land Parcel Ref: GBA11

Purpose 2 - To prevent neighbouring towns merging into one another

2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: Weak

The parcel lies between Ramsbottom to the north and Bury to the south. There is limited physical or visual relationship between the settlements. They are located approximately 1.9km from each other across the parcel. The parcel forms only a very small part of the gap between the settlements and is not of any significant importance to the separation of the two settlements.

Purpose 3 - To assist in safeguarding the countryside from encroachment

3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Rating: Moderate

There are minor influences of urban development visible from within the parcel due to the presence of the residential development to the east. The parcel is surrounded by ancient woodland that forms part of an area of wider countryside with the Irwell Valley.

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

4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?

Rating: No Contribution

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Bury (Town Centre) and Ramsbottom. In practice this small parcel is surrounded by dense ancient

Land Parcel Ref: GBA11

woodland and has no intervisibility with historic settlements and does not play a role in their setting or special character.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcel delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.

Land Parcel Ref: GBA12

Local Authority: Bury

Parcel Description

The parcel comprises land to the north west of Bury. The parcel consists of mostly river valley with areas of tree cover. A number of public rights of way run across the parcel and in places the Kirkless Trail acts as the northern boundary of the parcel. Woodhill Brook also passes through the parcel. The parcel also contains a number of ponds. This parcel is not Green Belt land.

Purpose 1 - Check the unrestricted sprawl of large built up areas

1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?

Rating: Strong

The parcel is adjacent to the large built-up area of Bury which is to the south west. Urbanising features within the parcel are limited to two small areas of hardstanding along Olive Bank and paved sections of footpath on the Kirkless Trail. The parcel is largely free of urban development and is open.

1b - Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: Moderate

The parcel is adjacent to the north western edge of Bury. There are no strong barrier features at the outer edge (or close to the outer edge) of the parcel that could prevent urban sprawl from taking place within the parcel. However, the parcel is contained by existing development and loss of openness within the parcel may not be perceived as sprawl.

Land Parcel Ref: GBA12

Purpose 2 - To prevent neighbouring towns merging into one another

2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: Weak

The parcel lies between Tottington to the north west and Bury to the south east. An element of coalescence has already taken place in this direction however outside of the parcel between the settlements along the B6213. The settlements are within close proximity (approximately 1.1km) of each other across the parcel. As such the parcel does not play an important role in preventing the merging or erosion of the visual and physical gap between these settlements.

Purpose 3 - To assist in safeguarding the countryside from encroachment

3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Rating: Moderate

Although predominantly open, there has been a limited amount of urban encroachment into the parcel because of the presence of the two small areas of hardstanding along Olive Bank. The parcel is enclosed by settlement, which due to the parcel being very narrow exerts a strong urban influence. As such, the parcel displays some characteristics of the countryside but does not form part of the wider countryside.

Land Parcel Ref: GBA12

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

4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?

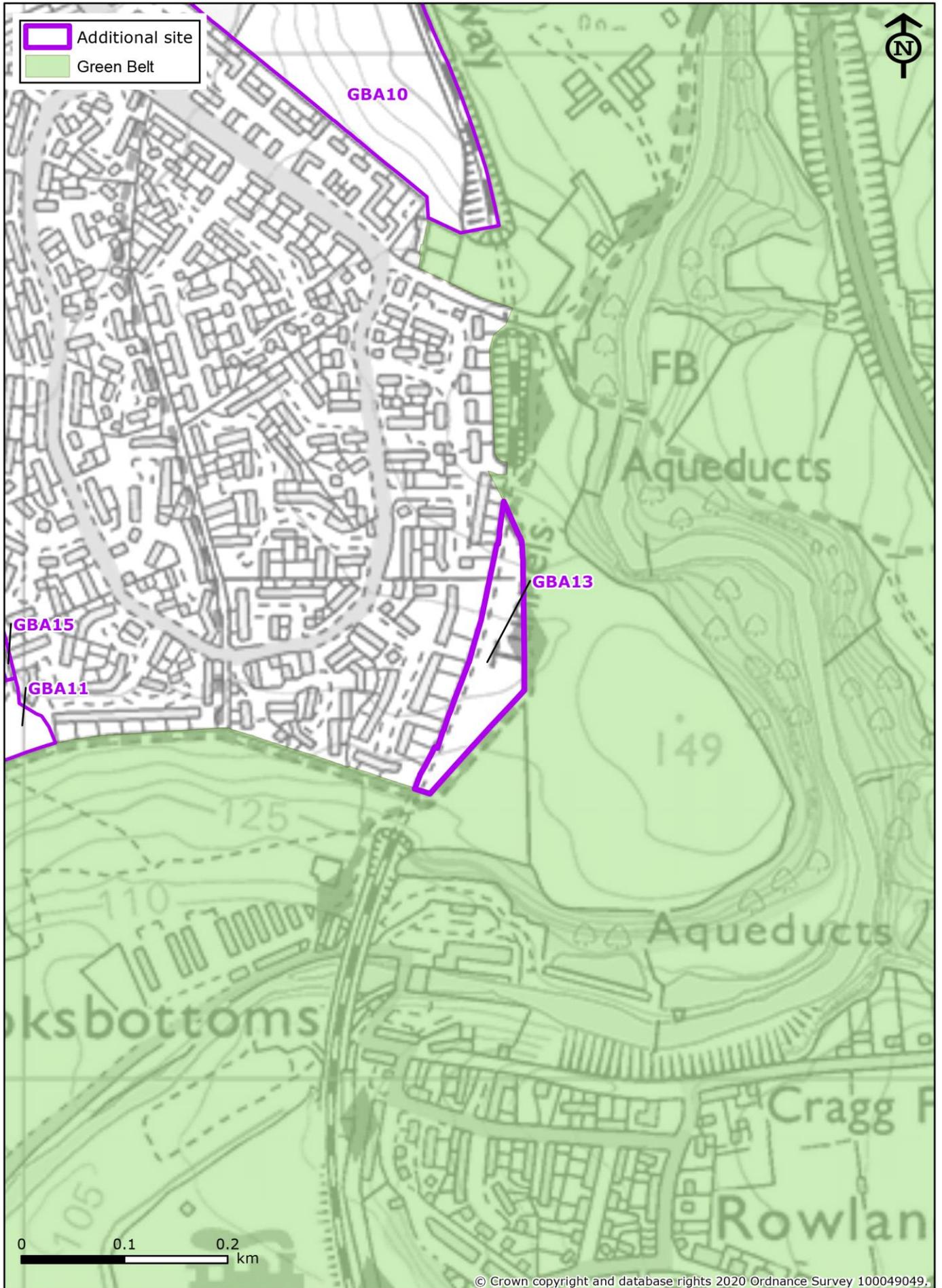
Rating: Weak

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Bury (Town Centre), Ramsbottom and Whitefield. In practice, the parcel has limited intervisibility with Bury Town Centre, although the openness of the land is not considered to play a key role in the setting and significance of this historic settlement area.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcel delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.

Land Parcel Ref: GBA13



Land Parcel Ref: GBA13

Local Authority: Bury

Parcel Description

The parcel comprises land to the south east of Ramsbottom. Much of the parcel is covered with trees with some areas of scrub land interspersed. The parcel is adjacent to residential gardens to the west and its eastern boundary is formed by a public right of way. This parcel is not Green Belt land.

Purpose 1 - Check the unrestricted sprawl of large built up areas

1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?

Rating: Strong

The parcel is adjacent to Ramsbottom which is an extension of the large built-up area of Bury. There are no urbanising features within the parcel and it is open.

1b - Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: Strong

The parcel is adjacent to the south eastern edge of Ramsbottom. There are no strong barrier features at the outer edge (or close to the outer edge) of the parcel that could prevent urban sprawl from taking place within the parcel.

Purpose 2 - To prevent neighbouring towns merging into one another

2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: Weak

The parcel forms part of a gap between the settlements of Ramsbottom and Walmersley approximately 1.6km apart but the parcel forms only a very small

Land Parcel Ref: GBA13

part of the gap and loss of openness within the parcel would not be perceived as the gap between the settlements reducing.

Purpose 3 - To assist in safeguarding the countryside from encroachment

3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Rating: Moderate

There is little sense of encroachment within the parcel due to the area being free of development. The settlement edge of Ramsbottom is highly visible from within the parcel and exerts an urban influence. The parcel is connected to an area of wider countryside to the east.

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

4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?

Rating: No Contribution

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Bury (Town Centre) and Ramsbottom. In practice the openness of the land within this small parcel does not play a role in the setting or historic character of either of these historic settlements.

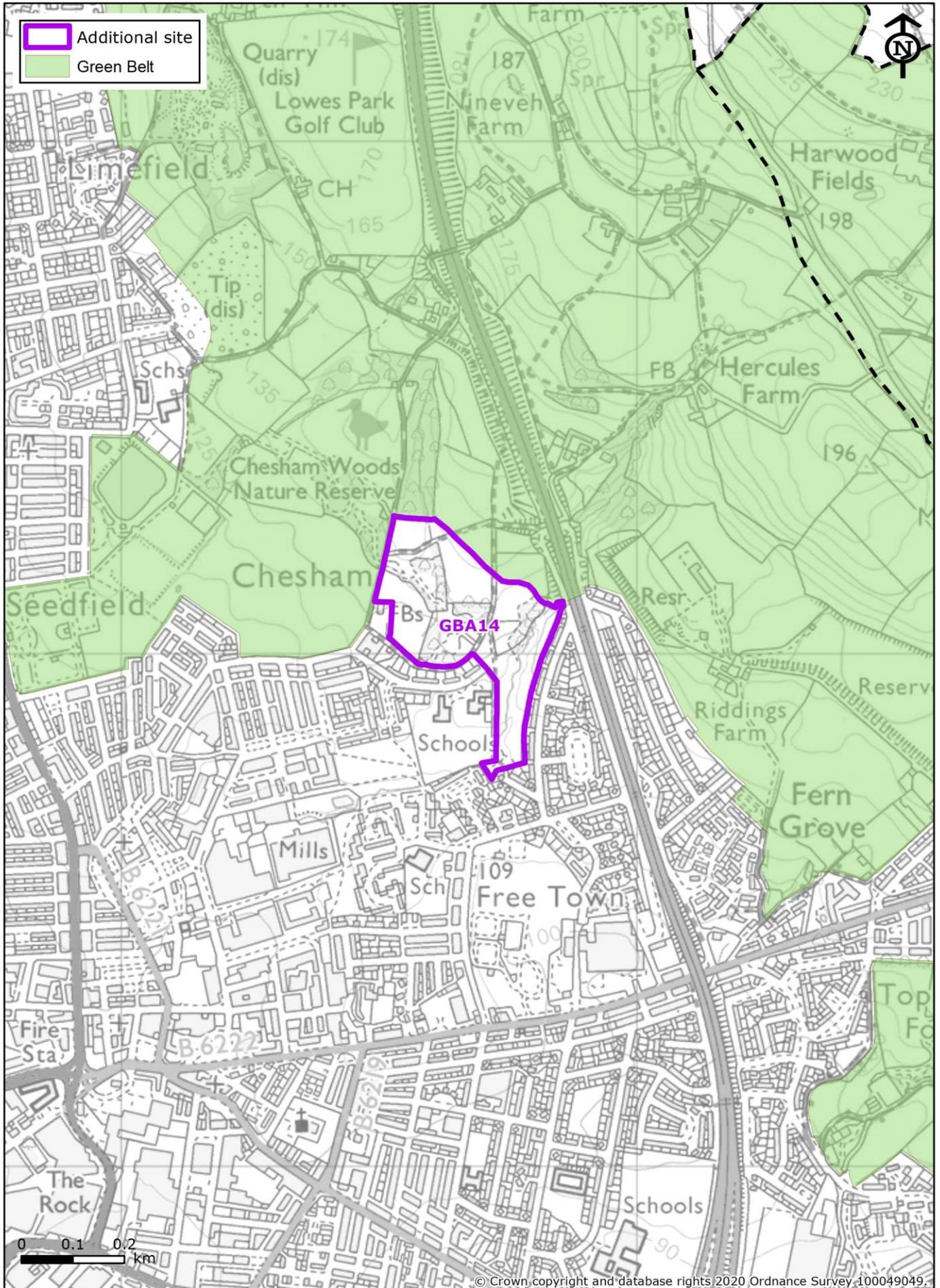
Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging

Land Parcel Ref: GBA13

developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcel delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.

Land Parcel Ref: GBA14



Land Parcel Ref: GBA14

Local Authority: Bury

Parcel Description

The parcel comprises land at the north eastern edge of Bury. Land within the parcel includes areas of amenity grass land with footpaths, pastoral land and pockets of woodland. This parcel is not Green Belt land. The parcel comprises land at the north eastern edge of Bury. Land within the parcel includes areas of amenity grass land with footpaths, pastoral land and pockets of woodland. This parcel is not Green Belt land.

Purpose 1 - Check the unrestricted sprawl of large built up areas

1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openess?

Rating: Strong

The parcel is adjacent to the north east of the large built-up area of Bury. There are no urbanising features within the parcel and there is a strong sense of openess.

1b - Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: Strong

The parcel is adjacent to the north east of the large built-up area of Bury. There are no strong barrier features at the outer edge (or close to the outer edge) of the parcel that could prevent urban sprawl from taking place within and beyond the parcel and the parcel plays some role in inhibiting development along the eastern edge of Chesham Road.

Land Parcel Ref: GBA14

Purpose 2 - To prevent neighbouring towns merging into one another

2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: No Contribution

The parcel does not lie directly between two settlements that are being considered under Purpose 2 for this assessment.

Purpose 3 - To assist in safeguarding the countryside from encroachment

3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Rating: Strong

There is little sense of encroachment due to the area being free of development, although the settlement edge is visible in parts. The parcel displays many of the characteristics of the countryside and is connected to a larger area of countryside to the north, albeit this area is separated from the wider area of open countryside to the northeast by the M66 motorway. The northern section of the parcel makes a stronger contribution to Purpose 3 than the amenity grassland area to the east.

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

4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?

Rating: No Contribution

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Bury (Town Centre) and Ramsbottom. In practice, the land has very little or no relationship (visual or

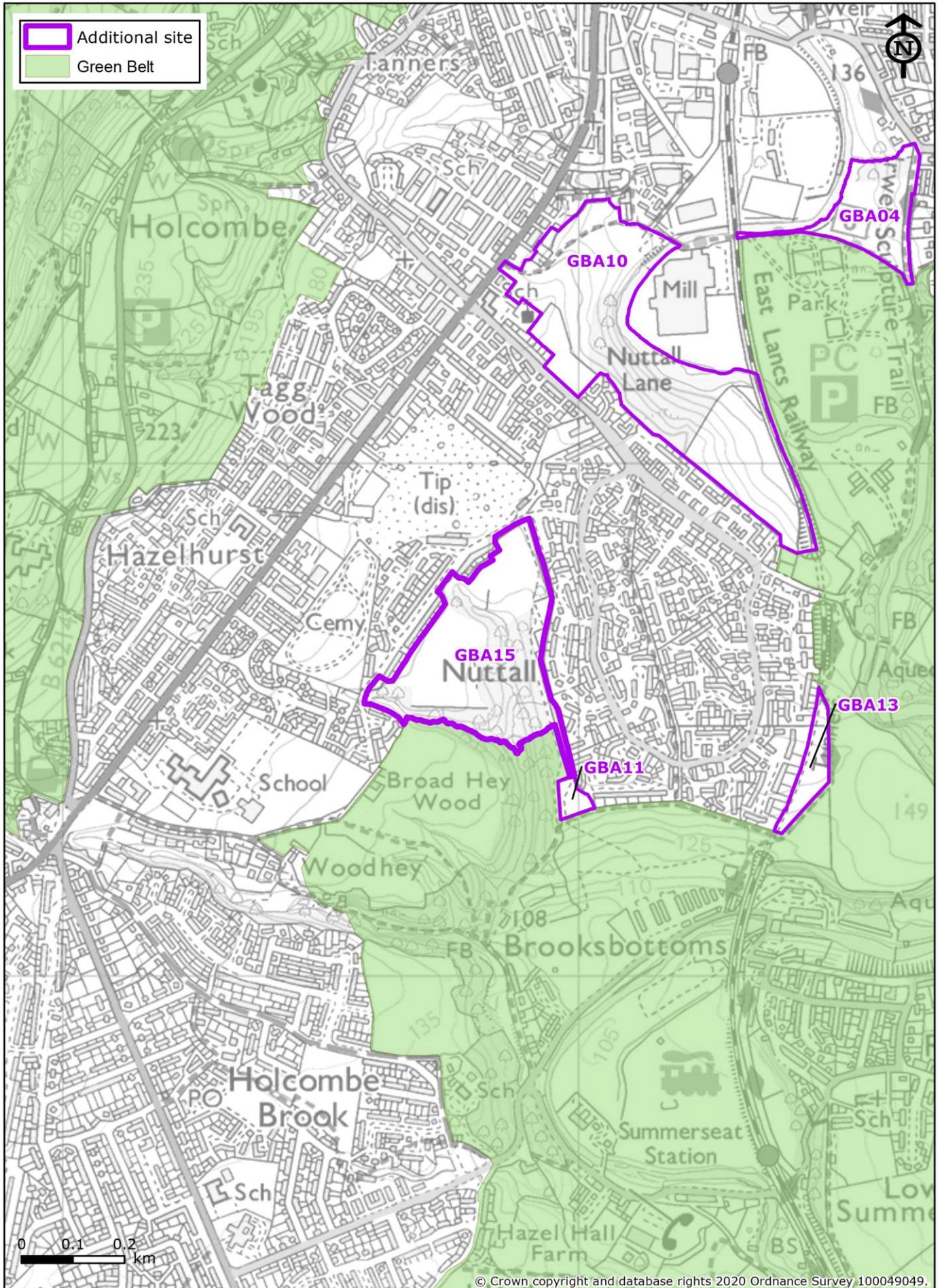
Land Parcel Ref: GBA14

physical) with any of the historic settlements and does not play a role in their setting.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcel delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.

Land Parcel Ref: GBA15



Land Parcel Ref: GBA15

Local Authority: Bury

Parcel Description

The parcel comprises land to the south of Ramsbottom. Much of the parcel is wooded, predominantly comprising of ancient woodland in addition to amenity grassland.

Purpose 1 - Check the unrestricted sprawl of large built up areas

1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?

Rating: Strong

The parcel is adjacent to Ramsbottom which is an extension of the large built-up area of Bury. The parcel is open as it made up of grassland and woodland.

1b - Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: Moderate

The parcel is adjacent to the south eastern edge of Ramsbottom. There is some sense of encroachment within the parcel as it is surrounded by existing development but any loss of openness would potentially be perceived as sprawl. The ancient woodland along the southern edge of the parcel forms a boundary feature that would limit the potential for sprawl beyond the parcel to the south.

Purpose 2 - To prevent neighbouring towns merging into one another

2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: No Contribution

The parcel does not lie directly between two settlements that are being considered under Purpose 2 for this assessment.

Land Parcel Ref: GBA15

Purpose 3 - To assist in safeguarding the countryside from encroachment

3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Rating: Moderate

There is some sense of encroachment due to the surrounding existing development but the parcel displays some of the characteristics of the countryside.

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

4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?

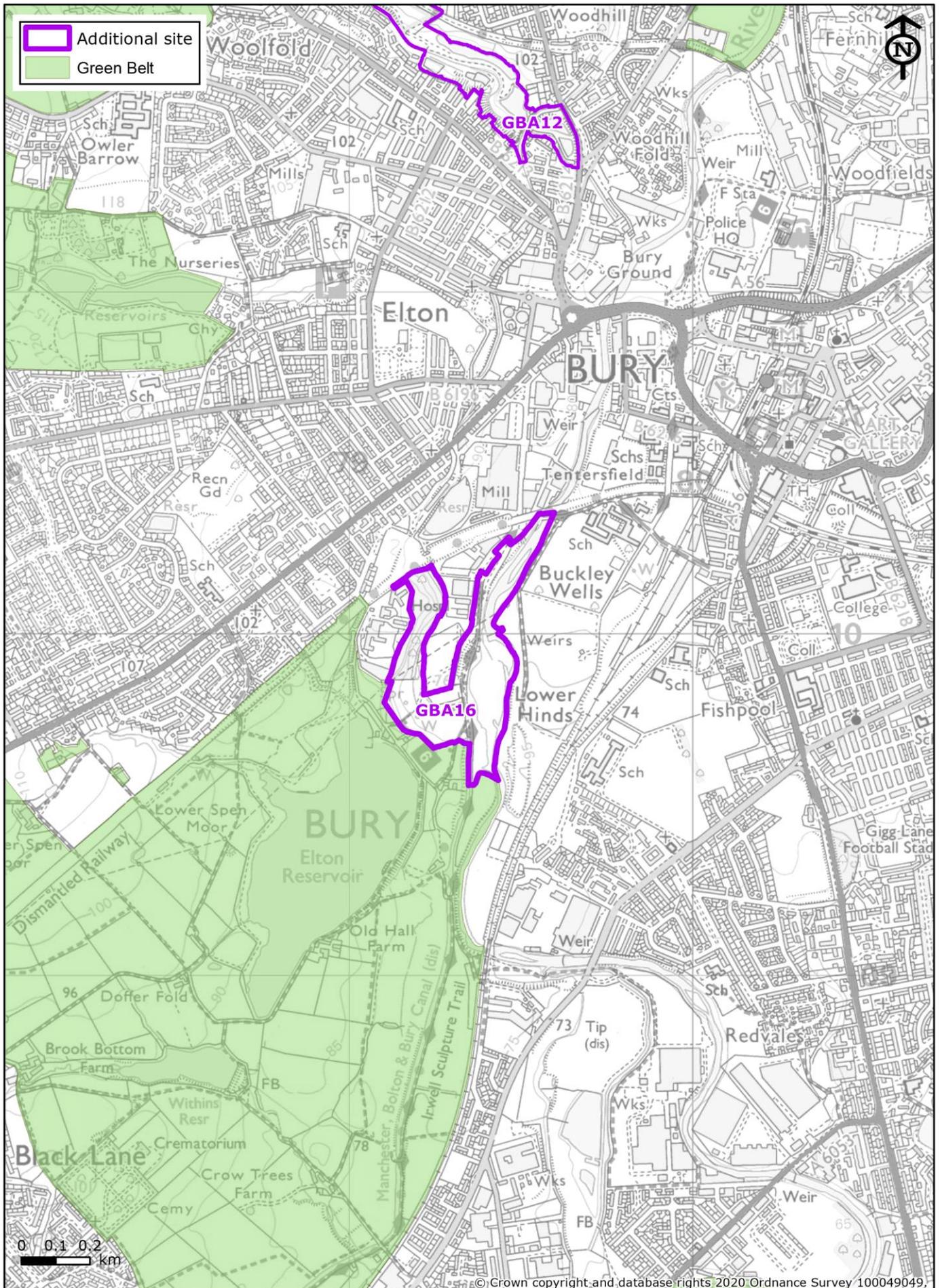
Rating: Strong

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Bury (Town Centre) and Ramsbottom. In practice the parcel is located close to the Ramsbottom Conservation Area and the openness of the land contributes positively to help preserve the setting and special character of the historic settlement.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcel delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.

Land Parcel Ref: GBA16



Land Parcel Ref: GBA16

Local Authority: Bury

Parcel Description

This parcel is located in the valley of the River Irwell immediately south of Bury Town Centre and in-between the settlement areas of Elton and Fishpool. It is to the north of Elton Reservoir and includes river terraces covered with trees and shrubs and woodland surrounding the Cygnet Hospital site. The tree cover and scrub, as well as some hedgerow, define the edges of much of the parcel, with the River Irwell defining the eastern edge of the parcel. This parcel is not Green Belt land.

Purpose 1 - Check the unrestricted sprawl of large built up areas

1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?

Rating: Moderate

The parcel is adjacent to the south west of the large built-up area of Bury. Although the parcel is tightly contained by surrounding inset land and urbanising development, it is itself undeveloped and has a relatively strong sense of openness.

1b - Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: Moderate

The parcel is adjacent to the south west of the large built-up area of Bury. There are no strong boundary features to prevent sprawl beyond the parcel, however there is some sense of encroachment within the parcel as it is contained by surrounding urbanising development and therefore any loss of openness within it may not be perceived as sprawl.

Land Parcel Ref: GBA16

Purpose 2 - To prevent neighbouring towns merging into one another

2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: Weak

The parcel lies between Bury to the north east and Radcliffe to the south west. The settlements are located approximately 0.9km from each other across the parcel. The parcel plays a very limited role in preventing the further merging of these settlements as a significant degree of coalescence has occurred already to the east and there is already significant existing development adjacent to the parcel.

Purpose 3 - To assist in safeguarding the countryside from encroachment

3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Rating: Moderate

The parcel comprises of woodland and river terraces covered with trees and shrubs. It displays some characteristics of the countryside but is heavily influenced by the adjoining urban edge and industrial development and does not have a strong rural character. Whilst the parcel has a stronger connection with the urban area, it remains undeveloped and open.

Land Parcel Ref: GBA16

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

4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?

Rating: No Contribution

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Bury (Town Centre) and Whitefield. In practice, the parcel has a very limited or no relationship (visual or physical) with this historic settlement and does not play a role in their setting or significance. This is largely due to visual screening provided by buildings, roads, and trees etc.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcel delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.

Land Parcel Ref: GBA17



Land Parcel Ref: GBA17

Local Authority: Oldham

Parcel Description

This is a small parcel located on the eastern settlement edge of the village of Denshaw, in the north-east of the Oldham Borough area. The parcel contains land that slopes gently westwards and comprises an area of amenity grassland associated with Denshaw Village Hall. There is no built development within the parcel. This parcel is not Green Belt land.

Purpose 1 - Check the unrestricted sprawl of large built up areas

1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?

Rating: Not Applicable

The parcel lies adjacent to Denshaw, which is not considered to be a large built up area. Therefore, the parcel is not considered to contribute towards checking the unrestricted sprawl of large built-up areas.

1b - Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: Not Applicable

The parcel lies adjacent to Denshaw, which is not considered to be a large built up area. Therefore, the parcel is not considered to contribute towards checking the unrestricted sprawl of large built-up areas.

Purpose 2 - To prevent neighbouring towns merging into one another

2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: No Contribution

The parcel does not lie directly between two settlements that are being considered under Purpose 2 for this assessment.

Land Parcel Ref: GBA17

Purpose 3 - To assist in safeguarding the countryside from encroachment

3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Rating: Moderate

The parcel has very little or no built development. There are minor influences of urban development visible from within the parcel as a result of the neighbouring settlement edge of Denshaw. The parcel still displays some of the characteristics of the countryside despite these urbanising influences.

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

4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?

Rating: Strong

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement of Denshaw. In practice, the elevated slopes located within this parcel have good intervisibility and plays an important role in the setting of the adjacent historic settlement of Denshaw. This parcel is located entirely within the Denshaw Conservation Area.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcel delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.

Land Parcel Ref: GBA18

Local Authority: Rochdale

Parcel Description

Located to the east of Smallbridge and Hurstead, this large parcel consists mainly of large pasture fields with isolated farmsteads situated on gently rolling landform. The parcel also covers Cleggghall Fisheries in the centre. The River Beal crosses the southern part of the parcel to meet the River Roch to the north of the parcel. The parcels low lying elevation is reflective of the river valley landscape. Tree planting is limited to small blocks of woodland around the fisheries and farmsteads. This parcel is not Green Belt land.

Purpose 1 - Check the unrestricted sprawl of large built up areas

1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?

Rating: Strong

The parcel lies between Littleborough, Smithy Bridge and Smallbridge (Rochdale). The fisheries and farmsteads within the parcel do not have an urbanising influence. There is a relatively strong sense of openness within the parcel due to a landform of gently undulating farmland, contained by hedgerows and trees, and low-lying meandering river valleys. The parcel contributes towards checking the unrestricted sprawl between Littleborough, Smithy Bridge and Smallbridge in Rochdale.

1b - Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: Moderate

The parcel is between Smallbridge (Rochdale) and Smithy Bridge. There are some barrier features such as the railway line running along the eastern border. These play some role in preventing urban sprawl from occurring beyond the parcel south westwards. The parcel does however play a role in inhibiting development within the parcel including ribbon development along Clegg Hall Road.

Land Parcel Ref: GBA18

Purpose 2 - To prevent neighbouring towns merging into one another

2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: Strong

The parcel forms part of a critical gap between the settlements of Hurstead and Smallbridge (Rochdale) to the west and Smithy Bridge to the east, as well as contributing to the gap between Rochdale and Littleborough to the north. There is intervisibility between the settlements due to the open field pattern and low-lying meandering river valleys between the settlements. The parcel prevents the further physical coalescence of Rochdale and Littleborough, and maintains the physical separation between Hurstead and Smallbridge (Rochdale) and Smithy Bridge.

Purpose 3 - To assist in safeguarding the countryside from encroachment

3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Rating: Moderate

The parcel contains very little built development and is characterised by a landform of gently undulating farmland. There are influences of urban development visible from within the parcel as a result of the surrounding urban edges. However, despite this the parcel displays characteristics of the countryside and has a rural character.

Land Parcel Ref: GBA18

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

4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?

Rating: Weak

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Littleborough, Milnrow, Rochdale (Town Centre) and Wardle. In practice, the parcel makes a limited contribution to the setting of the historic settlements of Littleborough, Milnrow, and Wardle, as the settlements are generally screened by intervening features.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcel delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.

Land Parcel Ref: GBA19

Local Authority: Rochdale

Local Authority 2: Oldham

Parcel Description

The parcel lies adjacent to Middleton and includes the land between Stanycliffe and Stakehill Industrial Park including a large stretch of the Rochdale Canal. The area mostly comprises open pasture fields with allotments near to the railway tracks in the north and sports pitches associated with Cardinal Langley High School in the west. Shallow scrapes hold water in the southern fields whilst the Whit Brook flows through the parcel from the north to the west. Woodland is concentrated around Whit Brook but belts of trees run along much of the canal. Rochdale Way also passes through the parcel. This parcel is not Green Belt land.

Purpose 1 - Check the unrestricted sprawl of large built up areas

1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?

Rating: Strong

The parcel is adjacent to Middleton. There are limited urbanising features including three lattice tower electricity pylons (which are not being considered as urbanising features for the purpose of this assessment), and allotments with associated buildings to the north. There is a strong sense of openness within the parcel because urbanising features are set within a landscape of valley landform, farmland, and with areas of woodland shrub vegetation. The parcel contributes towards checking the unrestricted sprawl of Middleton.

1b - Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: Moderate

The parcel is adjacent to Middleton. There are some barrier features such as the railway line on the eastern border and the Rochdale Canal running through the parcel. Both play some role in preventing urban sprawl from occurring

Land Parcel Ref: GBA19

within respective areas of the parcel. The parcel plays some role in inhibiting ribbon development north of Boarshaw Lane on the southern border, east of Stancliffe Lane on the western border and east of the A663 on the north-western border. The urban edge to the north-west is relatively uneven but this is generally in relation to the topographical changes associated with Whit Brook, which also plays some role in inhibiting ribbon development within the parcel.

Purpose 2 - To prevent neighbouring towns merging into one another

2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: No Contribution

This parcel forms part of a gap between the settlements of Middleton and Chadderton and Middleton and Royton. However, it is not of importance as the majority of the gap is formed of RD67 and OG13 (see the 2016 assessment). There is also existing intervening development at the Stakehill Industrial Estate.

Purpose 3 - To assist in safeguarding the countryside from encroachment

3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Rating: Moderate

There is a limited sense of urban encroachment within the parcel as a result of an artificial football pitch with floodlights associated with Cardinal Langley Roman Catholic High School. However, the parcel still displays some of the characteristics of the countryside despite these urbanising influences. The parcel is overlooked by a mix of residential buildings and Stake Hill Distribution Centre, but this has a limited visual influence on the rural character of the parcel.

Land Parcel Ref: GBA19

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

4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?

Rating: No Contribution

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Chadderton, Middleton (Town Centre) and Shaw (Park Cottages). In practice, the parcel has no relationship (visual or physical) with any of the historic settlements and does not play a role in their setting or significance. This is largely due to visual screening provided by buildings, roads, and trees etc.; and the parcel's flat/gently undulating topography.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcel delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.

Land Parcel Ref: GBA20

Local Authority: Rochdale

Parcel Description

This parcel is located to the north of Firgrove, Milnrow and comprises of Firgrove Playing Fields and associated outbuildings. This parcel is not Green Belt land.

Purpose 1 - Check the unrestricted sprawl of large built up areas

1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?

Rating: Moderate

The parcel lies between Milnrow and Rochdale. The outbuildings associated with Firgrove Playing Fields have limited urbanising influence within the parcel and the remainder of land is undeveloped with a sense of openness. There is a degree of containment with existing development to the south, east and west which means the parcel has a closer association with the urban area.

1b - Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: Moderate

The parcel lies between Milnrow, and Rochdale. There are no strong boundary features to prevent sprawl immediately beyond the parcel. The parcel is however contained on three sides by the surrounding urban area, and as such development within the parcel may not be perceived as sprawl. The parcel does however contribute towards checking the unrestricted sprawl from Firgrove and Belfield, Rochdale.

Land Parcel Ref: GBA20

Purpose 2 - To prevent neighbouring towns merging into one another

2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: Weak

The parcel lies between Smithy Bridge to the north and Milnrow to the south and also between Rochdale to the west and Milnrow to the east. The parcel does not play a significant role in preventing the merging or erosion of the visual and physical gap between these settlements given that between Smithy Bridge and Milnrow the gap mainly consists of the parcel RD33 (See 2016 Green Belt Study) and between Rochdale and Milnrow a very high degree of coalescence has already occurred.

Purpose 3 - To assist in safeguarding the countryside from encroachment

3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Rating: Moderate

There is a limited sense of urban encroachment within the parcel as a result of the surrounding urbanising development and the recreational fringe uses of the playing fields. However, the parcel is open and adjoins the wider countryside to the north, and therefore still displays some of the characteristics of countryside.

Land Parcel Ref: GBA20

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

4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?

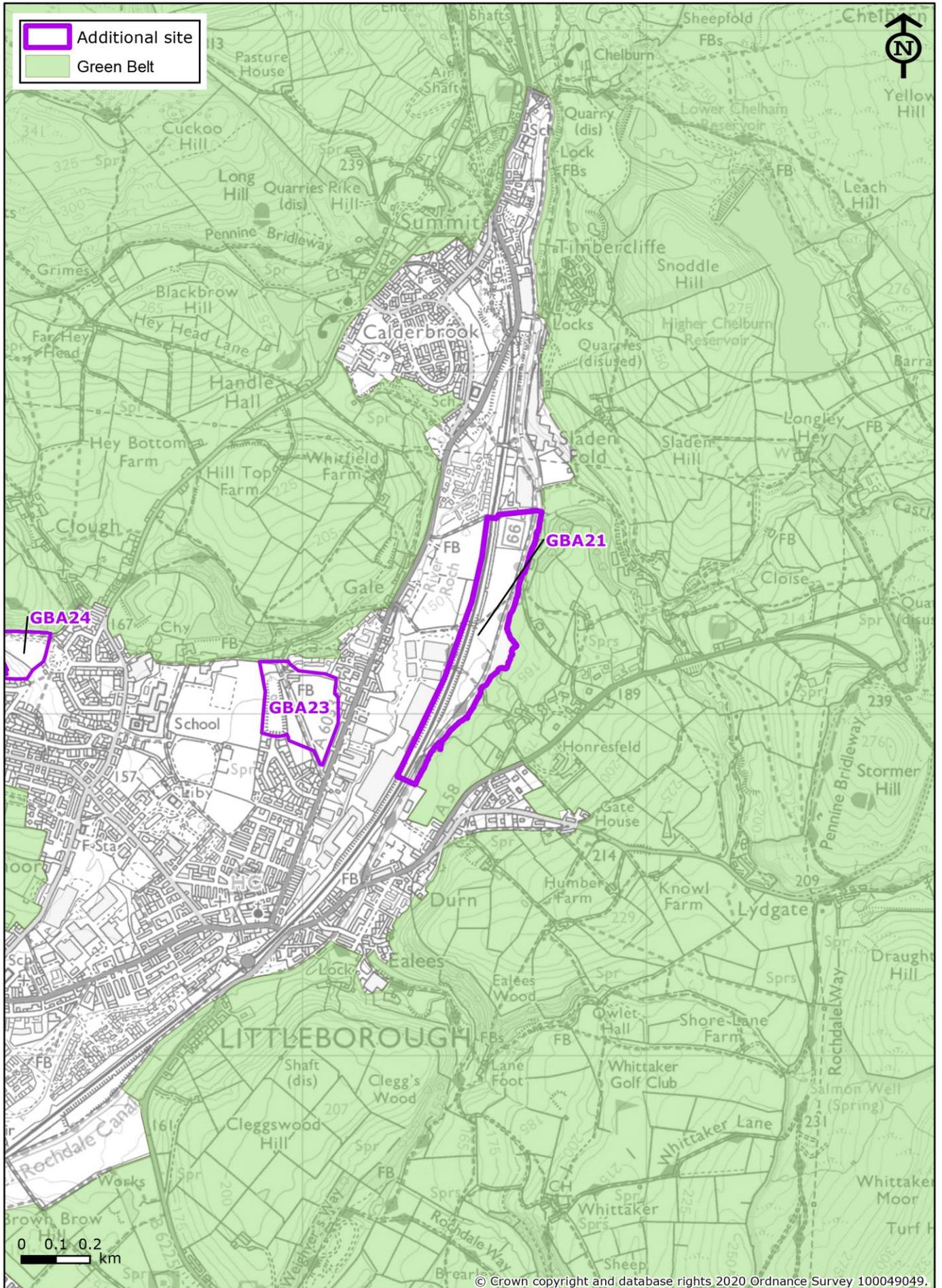
Rating: Weak

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Littleborough, Milnrow, Rochdale (Town Centre) and Wardle. In practice, the parcel is not considered to form part of an historic settlement but could form part of the wider setting of Milnrow. Intervisibility with the historic settlements of Littleborough, Rochdale and Wardle are limited by screening from intervening features.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcel delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.

Land Parcel Ref: GBA21



Land Parcel Ref: GBA21

Local Authority: Rochdale

Parcel Description

This relatively flat parcel extends along a stretch of the Rochdale Canal, bound by the railway to the west and comprising of pasture adjacent to the footpath along the canal side. This parcel is not Green Belt land.

Purpose 1 - Check the unrestricted sprawl of large built up areas

1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?

Rating: Strong

The parcel lies between Summit and Littleborough. The parcel is undeveloped, containing pasture, and as such there is a strong sense of openness. The parcel plays some role towards checking the unrestricted sprawl between Summit and Littleborough.

1b - Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: Weak

The parcel lies between Summit and Littleborough. The parcel has significant and durable barrier features to the east with the presence of the Rochdale Canal on the eastern border and railway line on the western border. Both play a strong role inhibiting urban sprawl occurring within and beyond the parcel. These would limit the extent to which development would be perceived as sprawl. There is however potential for sprawl from the existing industrial unit to the north of the parcel.

Land Parcel Ref: GBA21

Purpose 2 - To prevent neighbouring towns merging into one another

2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: No Contribution

Although the parcel lies on the western edge of Littleborough it does not lie directly between two settlements that are being considered under Purpose 2 for this assessment.

Purpose 3 - To assist in safeguarding the countryside from encroachment

3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Rating: Moderate

There is a limited sense of urban encroachment within the parcel as a result of surrounding urbanising development that is visible within it. The parcel is however open and displays some characteristics of the countryside.

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

4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?

Rating: Moderate

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Littleborough. In practice, the parcel as intervisibility and plays a role in the setting of the historic settlement of Littleborough. The openness of the land contributes positively to the historic significance of this settlement and helps to preserve its setting and special character. This parcel is also located partly within the Rook Nook

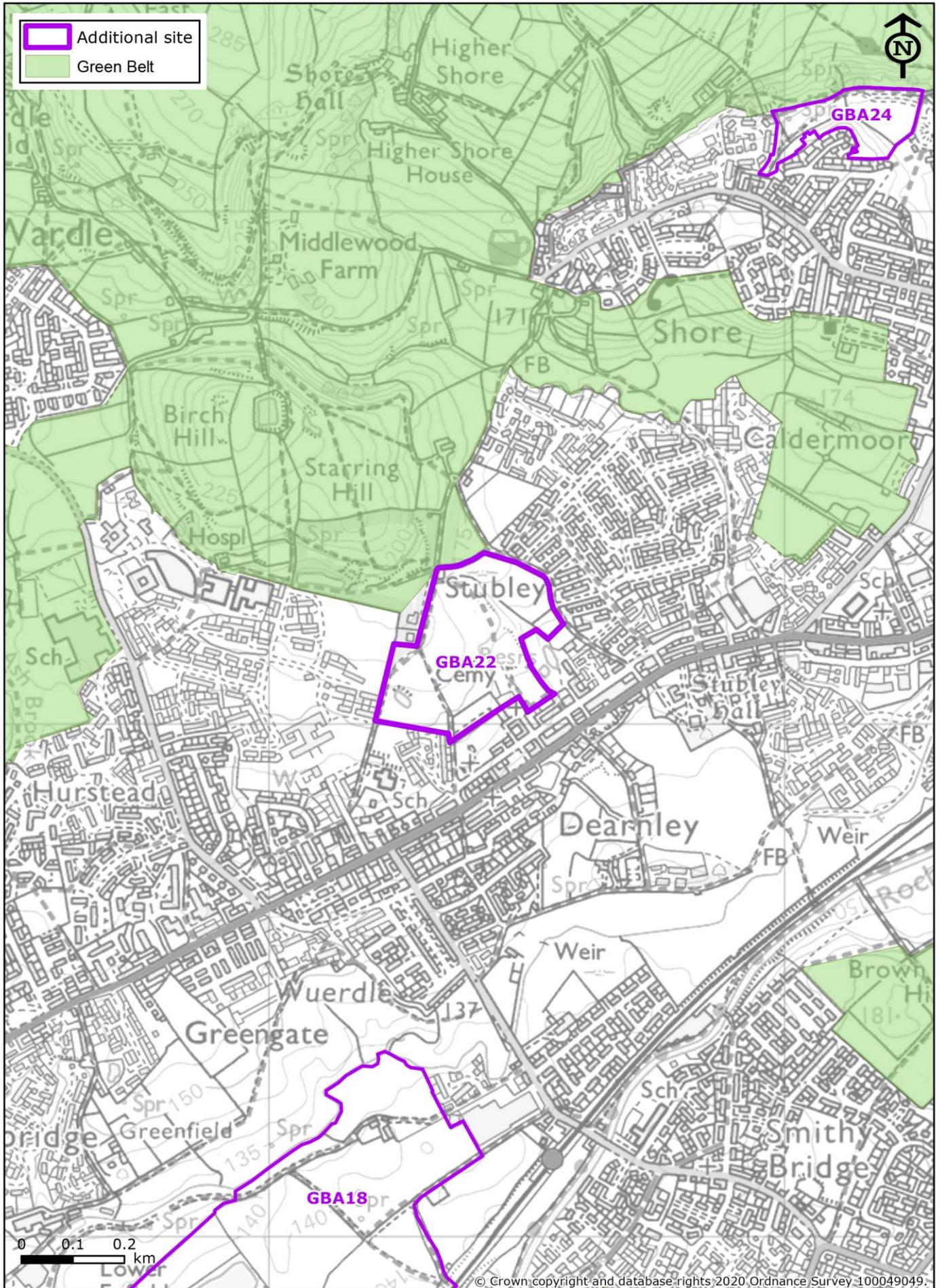
Land Parcel Ref: GBA21

Conservation Area and prevents harm to setting and special character of both this and the settlement of Littleborough.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcel delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.

Land Parcel Ref: GBA22



Land Parcel Ref: GBA22

Local Authority: Rochdale

Parcel Description

The parcel comprises land within the Dearnley Cemetery as well as surrounding amenity grassland, playing fields and scrubland. The parcel is sloped to the north with a number of public rights of way running across it. There are a number of smaller roads within the parcel which serve the cemetery and a small car park is located in the south. A small pond is located within the parcel to the west. Residential development borders the parcel to the south, east and west. This parcel is not Green Belt land.

Purpose 1 - Check the unrestricted sprawl of large built up areas

1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?

Rating: Moderate

The parcel is adjacent to the western edge of Littleborough. There are some urbanising features within the parcel. These consist of the smaller roads, areas of hardstanding and the cemetery. There is a relatively strong sense of openness within the parcel given the extensive views from the northern section to the open fields further to the north.

1b - Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: Moderate

The parcel is adjacent to the western edge of Littleborough. There are no strong barrier features at the outer edge (or close to the outer edge) of the parcel that could prevent urban sprawl from taking place within the parcel. However the parcel is surrounded by existing development and loss of openness within the parcel may not be perceived as sprawl as it would be contained by existing development.

Land Parcel Ref: GBA22

Purpose 2 - To prevent neighbouring towns merging into one another

2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: No Contribution

The parcel lies between Littleborough and Hurstead (part of Rochdale) but there is no discernible boundary between these settlements as they have merged along the A58. The parcel therefore makes no contribution to preventing the merging of settlements.

Purpose 3 - To assist in safeguarding the countryside from encroachment

3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Rating: Moderate

The parcel has urbanising influences such as the minor roads, hardstanding and recreational and cemetery uses. The neighbouring residential properties are visible to the south, east and west. Despite this, the parcel displays some of the characteristics of the countryside, but is largely surrounded by urban development and lacks a strong rural character.

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

4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?

Rating: Weak

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Littleborough, and Rochdale (Town Centre). In practice, there is limited intervisibility between the

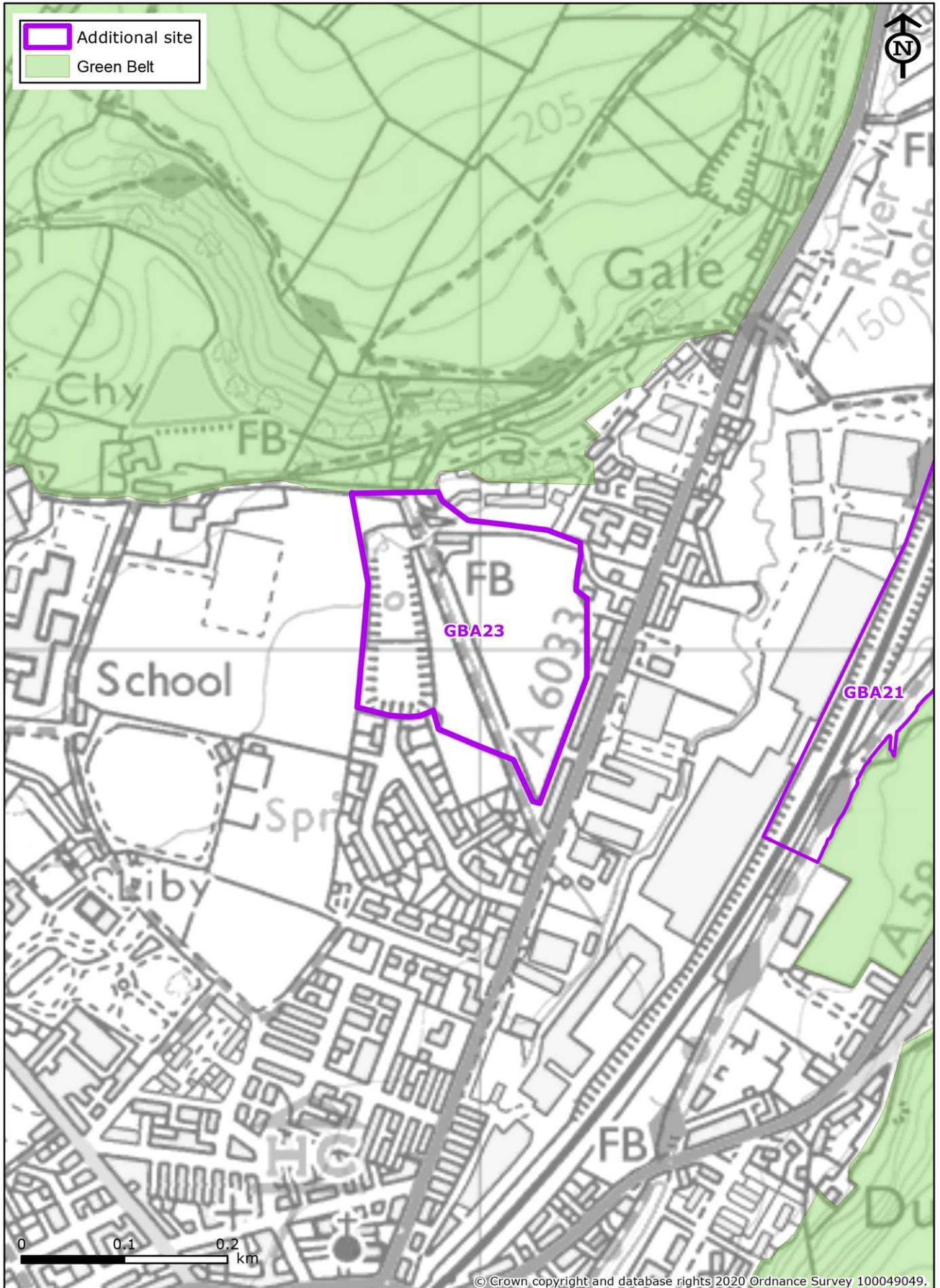
Land Parcel Ref: GBA22

parcel and the historic settlement area of Littleborough, however it is considered unlikely to be important to its setting or significance. This is largely due to the location of the parcel and the visual screening provided by an intervening urban development.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcel delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.

Land Parcel Ref: GBA23



Land Parcel Ref: GBA23

Local Authority: Rochdale

Parcel Description

Located to the north-west of Littleborough, this relatively small parcel is surrounded by existing built development to the north, east and south with sports pitches bordering the parcel to the west. The parcel comprises pasture fields with Town House Brook running through the centre. Tree planting is situated to the back gardens of properties in the north of the parcel and a few freestanding trees are scattered throughout. This parcel is not Green Belt land.

Purpose 1 - Check the unrestricted sprawl of large built up areas

1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?

Rating: Strong

The parcel lies adjacent to Littleborough. The parcel is undeveloped and, despite the surrounding urban edge, the field has a strong sense of openness. There are few urbanising features within the parcel; development is limited to a cluster of small scale agricultural buildings to the north and a disused railway line. There is a strong sense of openness within the parcel because of open farmland with areas of mixed shrub and mature broadleaf woodland.

1b - Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: Moderate

The parcel lies adjacent to Littleborough. There are no strong barrier features at the outer edge (or close to the outer edge) of the parcel that could prevent urban sprawl from occurring within or beyond the parcel. There are some barrier features within the parcel such as a watercourse and disused railway line running parallel which play a limited role in preventing urban sprawl. Due to the containment of the parcel by surrounding urban development, development within the parcel may not be perceived as sprawl.

Land Parcel Ref: GBA23

Purpose 2 - To prevent neighbouring towns merging into one another

2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: No Contribution

The parcel does not lie directly between two settlements that are being considered under Purpose 2 for this assessment.

Purpose 3 - To assist in safeguarding the countryside from encroachment

3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Rating: Moderate

The parcel contains no built development. There are influences of urban development visible from within the parcel as a result of the neighbouring urban edge of Littleborough. The parcel displays some of the characteristics of the countryside, but is partly enclosed by urban development and lacks a strong rural character.

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

4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?

Rating: Moderate

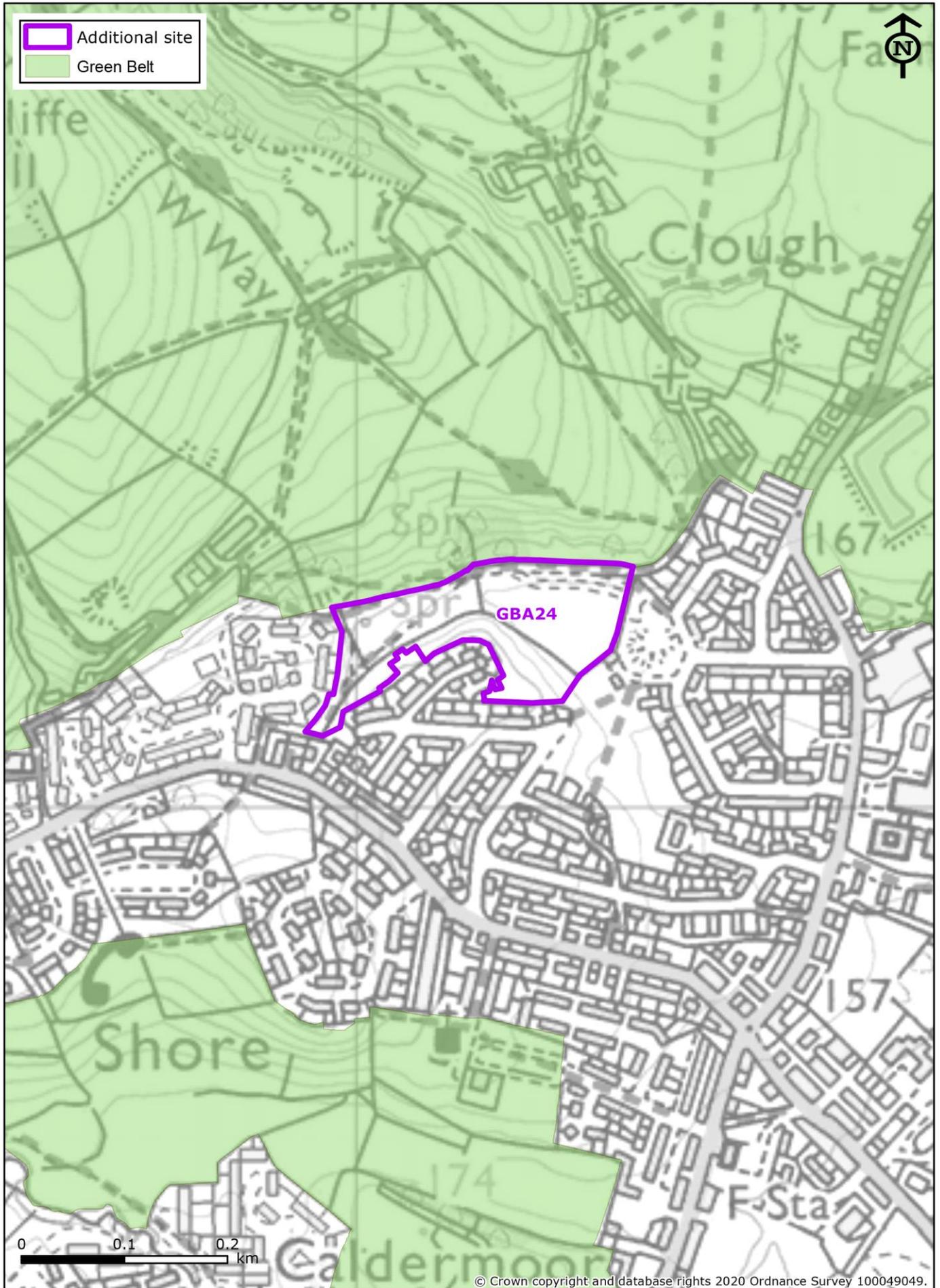
Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement of Littleborough. In practice, the parcel plays a role in the setting of the historic settlement of Littleborough, but to a limited degree.

Land Parcel Ref: GBA23

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcel delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.

Land Parcel Ref: GBA24



Land Parcel Ref: GBA24

Local Authority: Rochdale

Parcel Description

This parcel is situated adjacent to the settlement edge of Clough, Littleborough and is neighboured to the west and south by existing properties. The landform slopes up from the south with the steeper slopes of Ratcliffe Hill bordering the parcel to the north. The parcel comprises open pastures with a small number of self-seeded trees located close to the properties in the south. This parcel is not Green Belt land.

Purpose 1 - Check the unrestricted sprawl of large built up areas

1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?

Rating: Strong

The parcel is adjacent to Littleborough. The parcel is undeveloped and there is a strong sense of openness within the open elevated farmland. The parcel contributes towards checking the unrestricted sprawl of Littleborough.

1b - Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: Strong

The parcel is adjacent to Littleborough. There are no strong barrier features at the outer edge (or close to the outer edge) of the parcel that could prevent urban sprawl from occurring within or beyond the parcel. The parcel plays a some role in inhibiting ribbon development along internal protruding route adjacent to Spring Field Avenue.

Land Parcel Ref: GBA24

Purpose 2 - To prevent neighbouring towns merging into one another

2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: No Contribution

The parcel does not contribute to the separation of the settlements of Littleborough to the south and Walsden to the north in between which it lies. This is because there is no potential intervisibility between the settlements due to intervening higher ground and the considerable distance of approximately 4.7km between them.

Purpose 3 - To assist in safeguarding the countryside from encroachment

3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Rating: Strong

There is limited sense of encroachment with the parcel being free of urbanised built development. The landscape within this parcel remains largely unspoilt by urbanising influences located outside its boundaries. It has an intact and rural in character and displays characteristics of the countryside.

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

4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?

Rating: Weak

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement of Littleborough. In practice, the parcel has a limited visual and physical relationship with Littleborough but it is

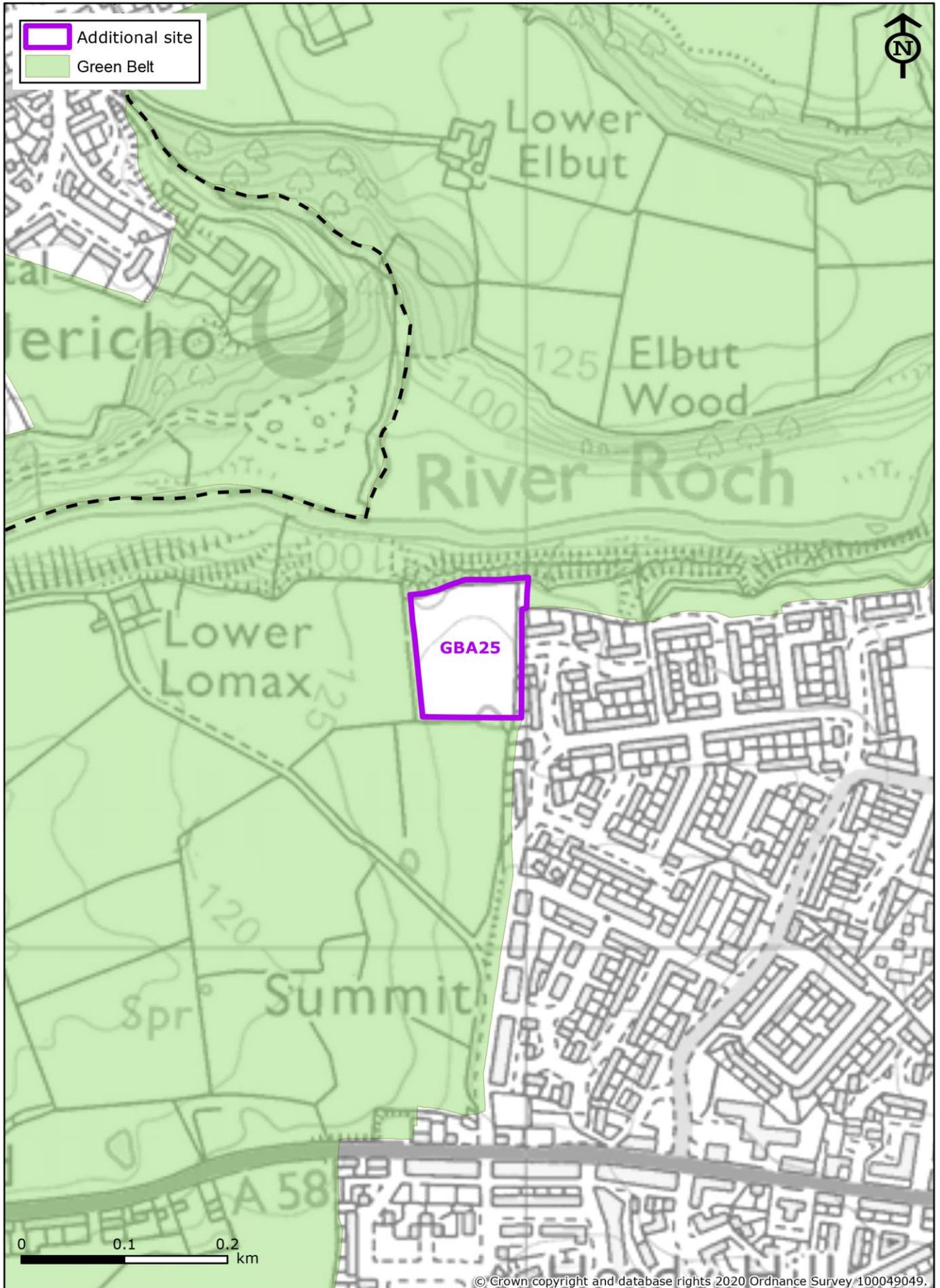
Land Parcel Ref: GBA24

considered unlikely to be important to its setting or significance. This is largely due to the location of the parcel and the visual screening provided by blocks of urban development, large roads, and trees etc.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcel delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.

Land Parcel Ref: GBA25



Land Parcel Ref: GBA25

Local Authority: Rochdale

Parcel Description

The parcel consists of a relatively small area of land to the north west of Heywood. The parcel is free of development and comprises land which makes up a larger area of rolling pastoral fields. To the north the border is formed by the tree cover surrounding the valley of the River Roch. Residential boundaries form most of the eastern border of the parcel and there is a small pond within the parcel to the southeast. This parcel is not Green Belt land.

Purpose 1 - Check the unrestricted sprawl of large built up areas

1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?

Rating: Strong

The parcel is adjacent to the north western edge of Heywood. There are no urbanising features within the parcel and it is free of development and open.

1b - Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: Strong

The parcel is adjacent to the north western edge of Heywood. There are no strong boundary features to the west preventing sprawl from the urban area within the parcel.

Purpose 2 - To prevent neighbouring towns merging into one another

2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: Moderate

The settlements of Heywood and Jericho (which forms part of the larger urban

Land Parcel Ref: GBA25

area of Bury) to the north west are located within 480m of each other across the parcel. However, there are separating features between these settlements including an area of woodland and the River Roch. The parcel also lies between Heywood and Heap Bridge and along with Parcel RD56 (in 2016 Green Belt Study) forms part of the gap between these settlements. There is strong intervisibility between these settlements due to the open landscape and topography within the parcel. There is however development to the west of Heywood which lies in closer proximity to Heap Bridge.

Purpose 3 - To assist in safeguarding the countryside from encroachment

3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Rating: Strong

There is little/no sense of encroachment within the parcel due to the land being free of development. There is a strong, unspoilt landscape, which is largely intact and rural in character. The parcel clearly displays the characteristics of the countryside. There are influences of urban development visible from within the parcel but it remains largely rural in character.

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

4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?

Rating: No Contribution

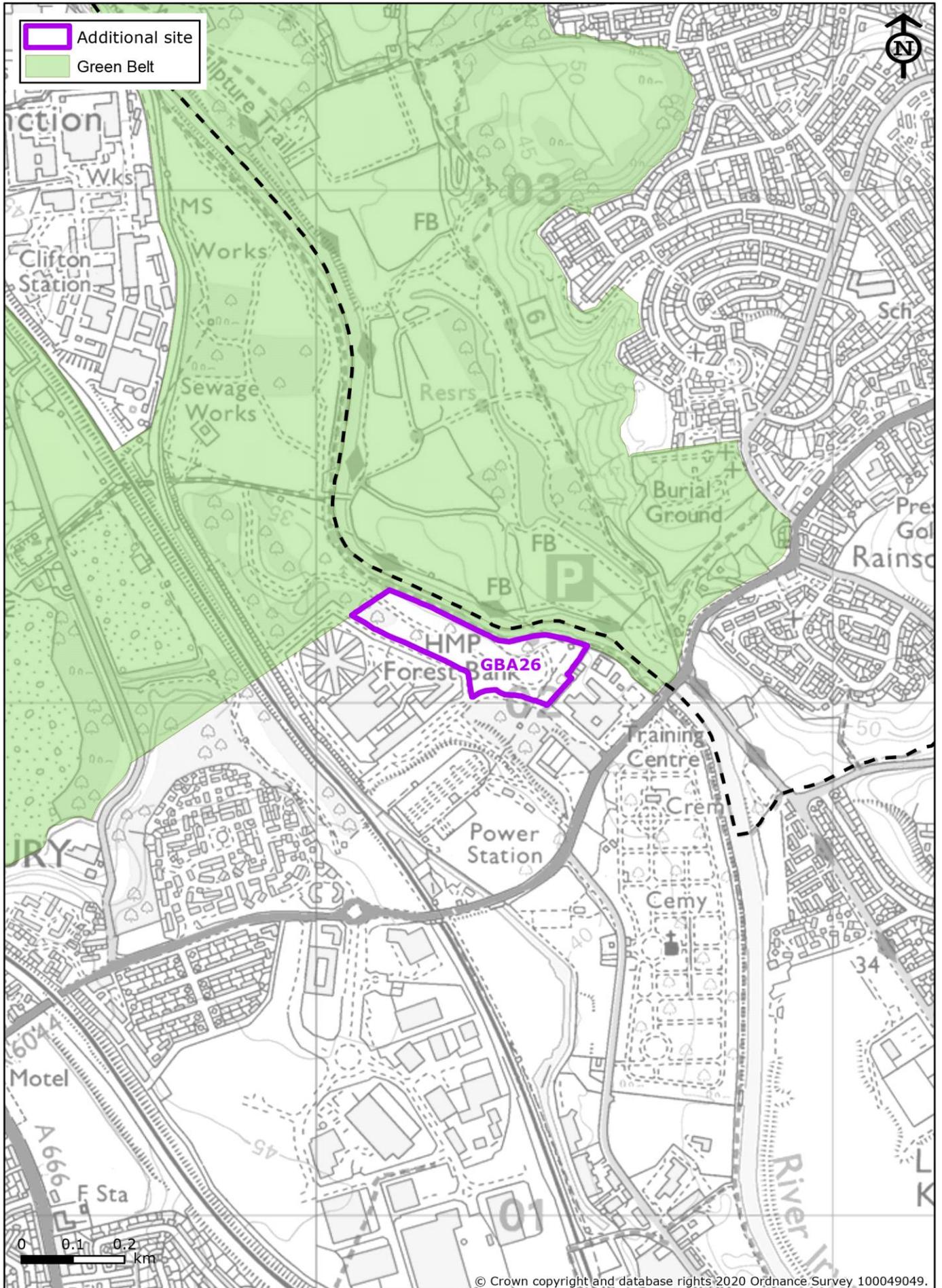
Digital analysis, based on bare earth height data, indicates that this parcel is not theoretically visible from any of the historic settlements considered within the assessment of Purpose 4. The parcel has no relationship (visual or physical) with any of the historic settlements and does not play a role in their setting or special character.

Land Parcel Ref: GBA25

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcel delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.

Land Parcel Ref: GBA26



Land Parcel Ref: GBA26

Local Authority: Salford

Parcel Description

This parcel is located between the urban areas of Pendlebury and Rainsough, on the north-western urban edge of Salford and on the northern boundary Salford Borough area. It lies adjacent to HM Prison Forest Bank. The parcel includes a road but is undeveloped and contains relatively flat land which forms part of the southern bank of the River Irwell. Land cover comprises the accessible woodland of Forest Bank (Forestry Commission) and areas of amenity grassland. This parcel is not Green Belt land.

Purpose 1 - Check the unrestricted sprawl of large built up areas

1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?

Rating: Moderate

The parcel lies adjacent to Swinton and an area of Green Belt bordering central Salford. The parcel contains no urbanising development and has a sense of openness although it is contained by HMP Forest Bank to the west and industrial buildings to the south east which have an urbanising influence.

1b - Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: Moderate

The parcel lies adjacent to Swinton. The parcel does prevent further sprawl although the existing containment by the Prison and industrial development limits the extent to which development would be perceived as sprawl. The River Irwell also currently provides a strong Green Belt boundary to the north.

Land Parcel Ref: GBA26

Purpose 2 - To prevent neighbouring towns merging into one another

2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: Weak

The parcel forms part of a gap between the settlements of Salford and Prestwich but loss of openness within the parcel would not be perceived as reducing the gap between the settlements.

Purpose 3 - To assist in safeguarding the countryside from encroachment

3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Rating: Weak

The parcel contains no built development. There are influences of urban development visible from within the parcel as a result of the neighbouring HMP Forest Bank and Industrial buildings. The parcel displays some of the characteristics of the countryside, but lacks rural character and plays a very limited role in protecting the countryside from encroachment.

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

4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?

Rating: Weak

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Irlams o'th' Height, Manchester (City Centre), Prestwich (St.Mary's), Salford (The Cliff) and Whitefield, as well as the Crescent & Adelphi / Bexley Square Conservation

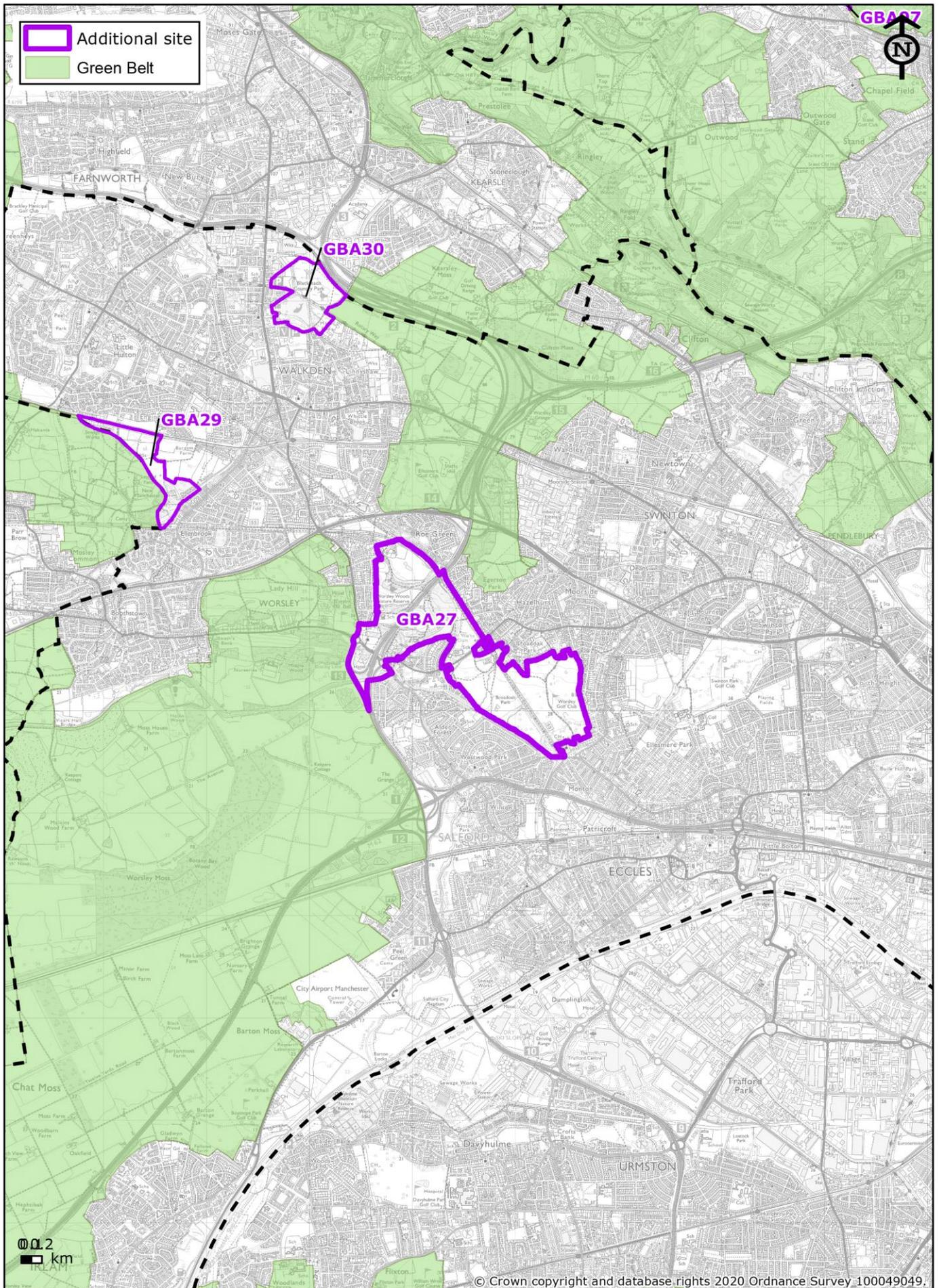
Land Parcel Ref: GBA26

area within Salford. In practice, the parcel has a limited visual or physical relationship with any of the historic settlements and is considered unlikely to be important to their setting or significance. This is largely due to the location of the parcel and the visual screening provided by blocks of urban development, large roads, and trees etc.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcel delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.

Land Parcel Ref: GBA27



Land Parcel Ref: GBA27

Local Authority: Salford

Parcel Description

This parcel is located within Worsley, in the north of the Salford Borough area. The north of the parcel contains relatively flat land with a land cover comprising arable and pastoral fields blocks of mature woodland, school playing fields, amenity grassland and a small cemetery. The central part of the parcel contains gently undulating land which comprises predominantly of mature woodland. The area also contains arable fields and a small lake. The south of the parcel contains gently undulating land with a land cover in the eastern half comprising Worsley Golf Course; the western half comprises open agricultural land with belts of trees and the parkland of Broadoak Park. Built development includes a school, tennis club, a hotel and a small number of houses in the north of the parcel, a large historic house and a school with associated playing fields in the centre, and a golf course clubhouse, access and parking, as well as a farmstead in the south. The parcel is crossed by the M60, the A572 and a dismantled railway now used as a cycle route. This parcel is not Green Belt land.

Note: This Green Belt addition was previously assessed as three separate parcels within the 2016 report.

Purpose 1 - Check the unrestricted sprawl of large built up areas

1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?

Rating: Moderate

This parcel is located within Worsley. There are existing urbanising features within the parcel, including a school, tennis club, a hotel and a small number of houses in the north of the parcel, a large historic house and a school in the centre, and a golf course clubhouse, access and parking in the south. There is however a sense of openness within the parcel because urbanising features are set within a mixed land use of farmland, recreational areas, grassland, woodland and a golf course. The parcel is surrounded by the urban edge.

Land Parcel Ref: GBA27

1b - Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: Moderate

This parcel is located within Worsley. The parcel plays a role in inhibiting ribbon development along East Lancashire Road, the A572, Chatsworth Road, Brackley Road and protruding internal minor access roads. However, as the parcel is largely surrounded by existing urbanising development with limited connectivity with the wider Green Belt, and further development within the parcel may not be perceived as sprawl.

Purpose 2 - To prevent neighbouring towns merging into one another

2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: Weak

The parcel lies within Worsley and whilst the open space is an important part of the character of this area, it plays little role in separating settlements. The south of the parcel provides a degree of separation between Worsley from Monton and Eccles to the south but this is very limited and these settlements have already extensively merged. The western area of the parcel provides separation between parts of Worsley and Boothstown, but this is limited. The majority of the parcel is separating parts of Worsley.

Land Parcel Ref: GBA27

Purpose 3 - To assist in safeguarding the countryside from encroachment

3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Rating: Moderate

There is a limited sense of urban encroachment within the parcel as a result of the presence of a school, tennis club, a hotel and a small number of houses in the north of the parcel, a large historic house and a school in the centre, and a golf course clubhouse, access and parking in the south. The parcel displays some of the characteristics of the countryside but is surrounded by urban development, crossed by major roads and lacks a strong rural character. The parcel does not play a strong role in protecting areas of countryside from encroachment.

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

4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?

Rating: Strong

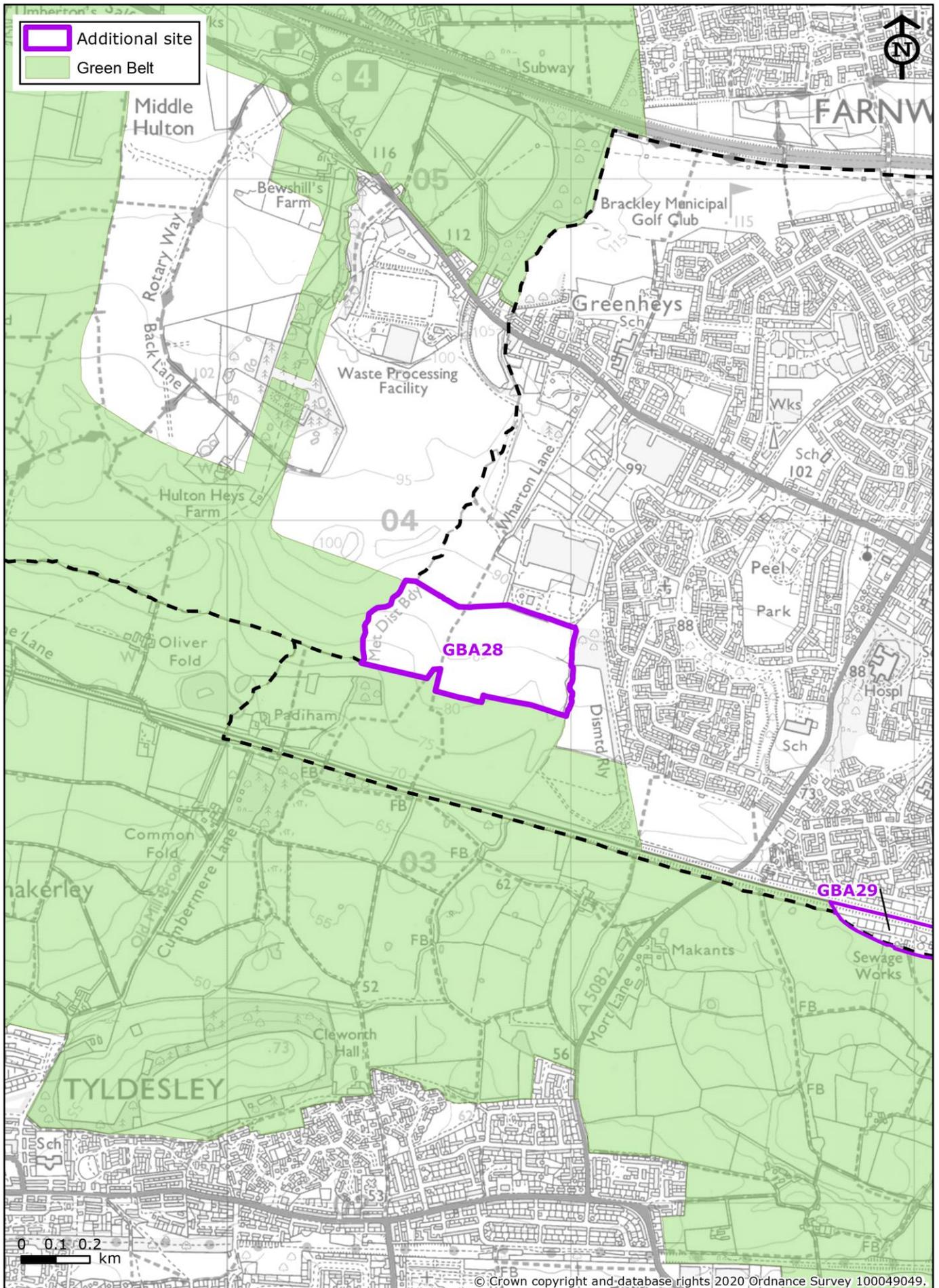
Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Astley, Barton upon-Irwell, Ellesmere Park (Eccles), Irlams o'th' Height, Monton Green (Eccles), Tyldesley and Worsley. In practice, the parcel has good intervisibility and plays an important role in the setting of the historic settlement of Worsley. It also has intervisibility with the historic settlement of Monton Green and plays some role in its setting albeit to a limited degree. This parcel is located partly within the St. Marks Church, Roe Green / Beesley Green and Worsley Village Conservation Areas, and adjacent to the Monton Green Conservation Area.

Land Parcel Ref: GBA27

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcel delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.

Land Parcel Ref: GBA28



Land Parcel Ref: GBA28

Local Authority: Salford

Local Authority 2: Bolton

Parcel Description

This parcel is located in the western urban edge of Little Hulton, in the north-west of the Salford Borough area. The parcel contains flat land comprising areas of rough grassland and disturbed ground. There is no built development within the parcel. This parcel is not Green Belt land.

Purpose 1 - Check the unrestricted sprawl of large built up areas

1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?

Rating: Moderate

The parcel is adjacent to Little Hulton. There are limited urbanising features within the parcel; including areas of disturbed ground and mounds of earth. Adjacent industrial units have an urbanising influence on the parcel, but there is a sense of openness within the undeveloped parcel. Relevant context for this parcel is that there is planning consent in place on land immediately to the north for a logistics park which has started to come forward in Bolton, the parcel forms part of a Country Park to be provided as part of the scheme.

1b - Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: Strong

The parcel is adjacent to Little Hulton. There are no strong barrier features at the outer edge (or close to the outer edge) of the parcel that could prevent the sprawl of any urban development built within or beyond the parcel.

Land Parcel Ref: GBA28

Purpose 2 - To prevent neighbouring towns merging into one another

2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: Moderate

The parcel forms part of a gap between the settlements of Little Hulton to the north and Tyldesley & Astley to the south, but it is not of critical importance to the separation of the two settlements given that the majority of this gap is provided by the Green Belt to the south.

Purpose 3 - To assist in safeguarding the countryside from encroachment

3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Rating: Moderate

The parcel contains no built development. There are influences of urban development visible from within the parcel as a result of the neighbouring Little Hulton and industrial units to the north. The parcel is an area of open disturbed ground and lacks rural character or strong characteristics of the countryside but it will form part of a Country Park.

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

4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?

Rating: No Contribution

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Astley, Howe Bridge & Atherton, Leigh (Bridgewater Canal), Leigh (Town Centre), Tyldesley and

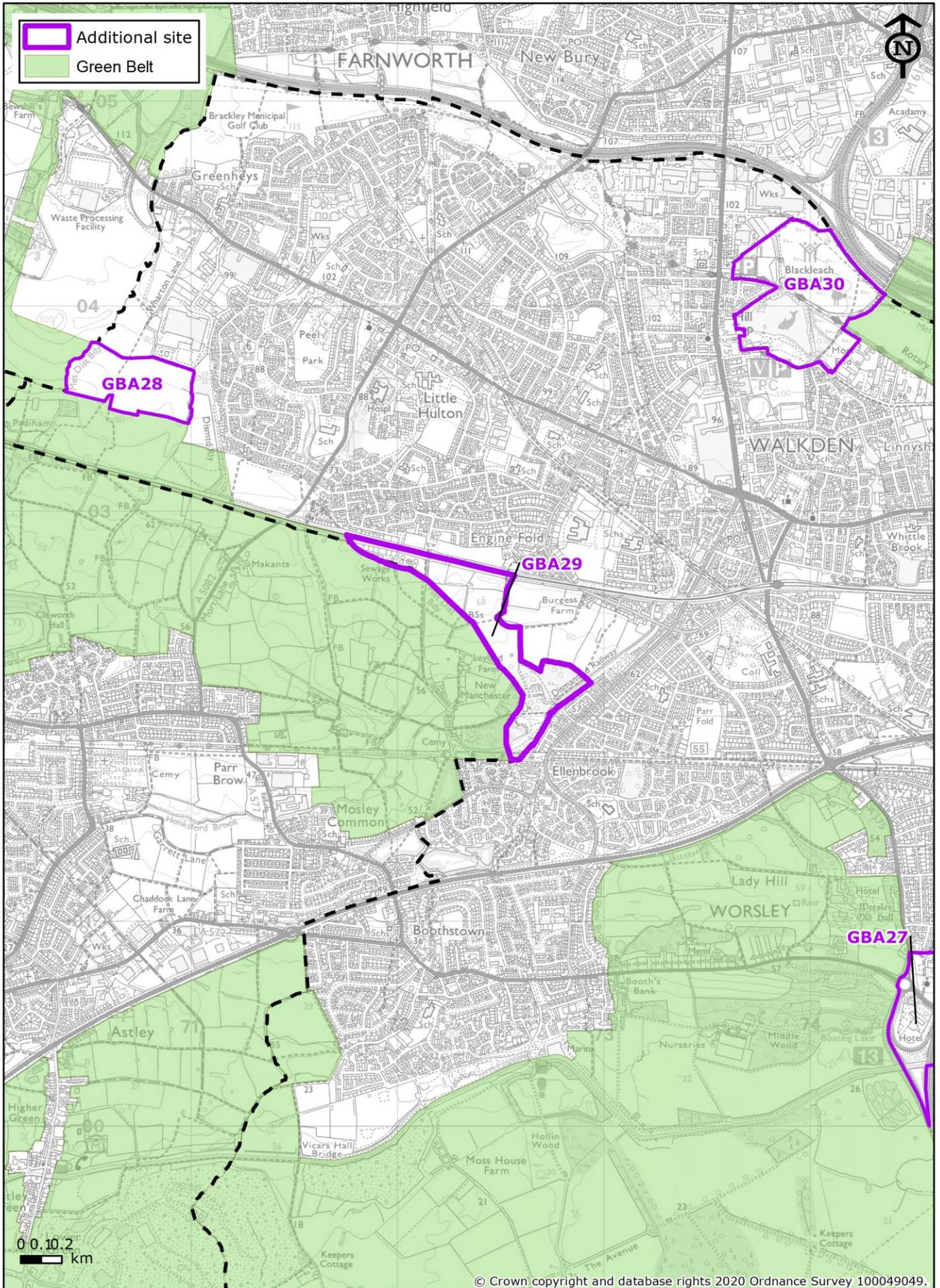
Land Parcel Ref: GBA28

Worsley. In practice, the parcel has a very limited or no relationship (visual or physical) with any of the historic settlements and does not play a role in their setting or significance. This is largely due to visual screening provided by buildings, roads, and trees etc.; and the parcel's flat and low-lying topography.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcel delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.

Land Parcel Ref: GBA29



Land Parcel Ref: GBA29

Local Authority: Salford

Local Authority 2: Wigan

Parcel Description

This parcel is located adjacent to the southern urban edge of Walkden, on the north-western boundary of the Salford Borough area. The parcel contains relatively flat land comprising agricultural fields and woodland. Built development is limited to a sewage works in the northwest. There are no public roads running through the parcel, though the northern boundary is defined by a railway line. This parcel is not Green Belt land.

Note: This Green Belt addition was previously assessed as two separate parcels within the 2016 report.

Purpose 1 - Check the unrestricted sprawl of large built up areas

1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?

Rating: Strong

The parcel lies adjacent to Walkden. The parcel lies adjacent to Walkden. There is a strong sense of openness within the parcel.

1b - Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: Moderate

The parcel is adjacent to Walkden. There is some urbanising development within the parcel notably the sewage treatment works but the remainder of the parcel is open with strong connectivity to the existing Green Belt to the west. A railway line acts as a strong barrier feature to the north, although a minor road runs underneath the railway to the north-east of the parcel. There is potential for sprawl within the parcel to from the urban edge in the east and there are no boundary features to prevent sprawl beyond the parcel.

Land Parcel Ref: GBA29

Purpose 2 - To prevent neighbouring towns merging into one another

2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: Moderate

This parcel forms part of a gap between Walkden and Tyldesley/Astley although some coalescence has already taken place between these settlements. The parcel prevents the further physical and visual coalescence of these two settlements.

Purpose 3 - To assist in safeguarding the countryside from encroachment

3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Rating: Moderate

There is a limited sense of urban encroachment within the parcel as a result of a sewage treatment works to the northwest and neighbouring urbanising development, including a new residential development around Burgess Farm to the east. However, the parcel still displays some of the characteristics of the countryside despite these urbanising influences.

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

4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?

Rating: No Contribution

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Astley, Howe Bridge & Atherton, Monton Green (Eccles), Tyldesley and Worsley. In practice, the

Land Parcel Ref: GBA29

parcel has a very limited or no relationship (visual or physical) with any of the historic settlements and does not play a role in their setting or significance. This is largely due to visual screening provided by intervening buildings, roads, and trees etc.; and the parcel's flat/gently undulating topography.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcel delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.

Land Parcel Ref: GBA30

Local Authority: Salford

Parcel Description

The parcel comprises an area of woodland and regenerating scrub around Blackleach Reservoir within Blackleach Country Park at the north western boundary of Salford. The woodland area takes up much of the land within the parcel and the reservoir is located within the south west portion of the parcel. There are allotments in the west of the parcel. The parcel rises slightly to the north and is crossed by a number of narrow tracks and footpaths. A dismantled railway line bisects through the parcel with a byway and Rotary Way long distance footpath running along the route. There are no significant public roads running through the parcel. The M61 bounds the parcel to the north east. This parcel is not Green Belt land.

Purpose 1 - Check the unrestricted sprawl of large built up areas

1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?

Rating: Strong

The parcel lies at the north western edge of Salford and is adjacent to Walken to the south and Linnyshaw to the south east. Farnworth and Kearsley are to the north and east of the parcel at the other side of M61. There are no urbanising features within the parcel apart from a visitor centre, allotments and car park. There is woodland present throughout much of the parcel. There is a strong sense of openness with some open views across Blackleach Reservoir. Within these views, the adjoining urban edge is visible.

1b - Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: Moderate

The parcel is adjacent to Walken to the south and Linnyshaw to the south east. It is relatively contained by development with the exception of the existing

Land Parcel Ref: GBA30

Green Belt land to the east and therefore loss of openness within the parcel may not be perceived as sprawl. The parcel is however open and does play a role in inhibiting development including ribbon development within the parcel.

Purpose 2 - To prevent neighbouring towns merging into one another

2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: Strong

The parcel forms part of the critical gap between the settlements of Walkden to the south and Kearsley to the north which are in very close proximity of each other across the parcel, albeit the M61 which is a strong barrier, lies in between. The parcel also acts to prevent further coalescence between Farnworth to the north west and Walkden to the south, albeit these settlements have already merged via development either side of Worsley Road North.

Purpose 3 - To assist in safeguarding the countryside from encroachment

3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Rating: Moderate

The parcel is free from urbanised built development with the exception of the Blackleach Country Park visitor centre, allotments and car park in the south west corner. There are open views of the adjoining urban edge near the reservoir, although the majority of views from within the parcel are obscured by trees and woodland. The parcel comprises woodland and open areas of amenity grassland and displays some of the characteristics of the countryside. However, it is enclosed by urban development and large roads and is not connected to a wide area of open countryside, and therefore is not considered to form part of the wider countryside.

Land Parcel Ref: GBA30

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

4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?

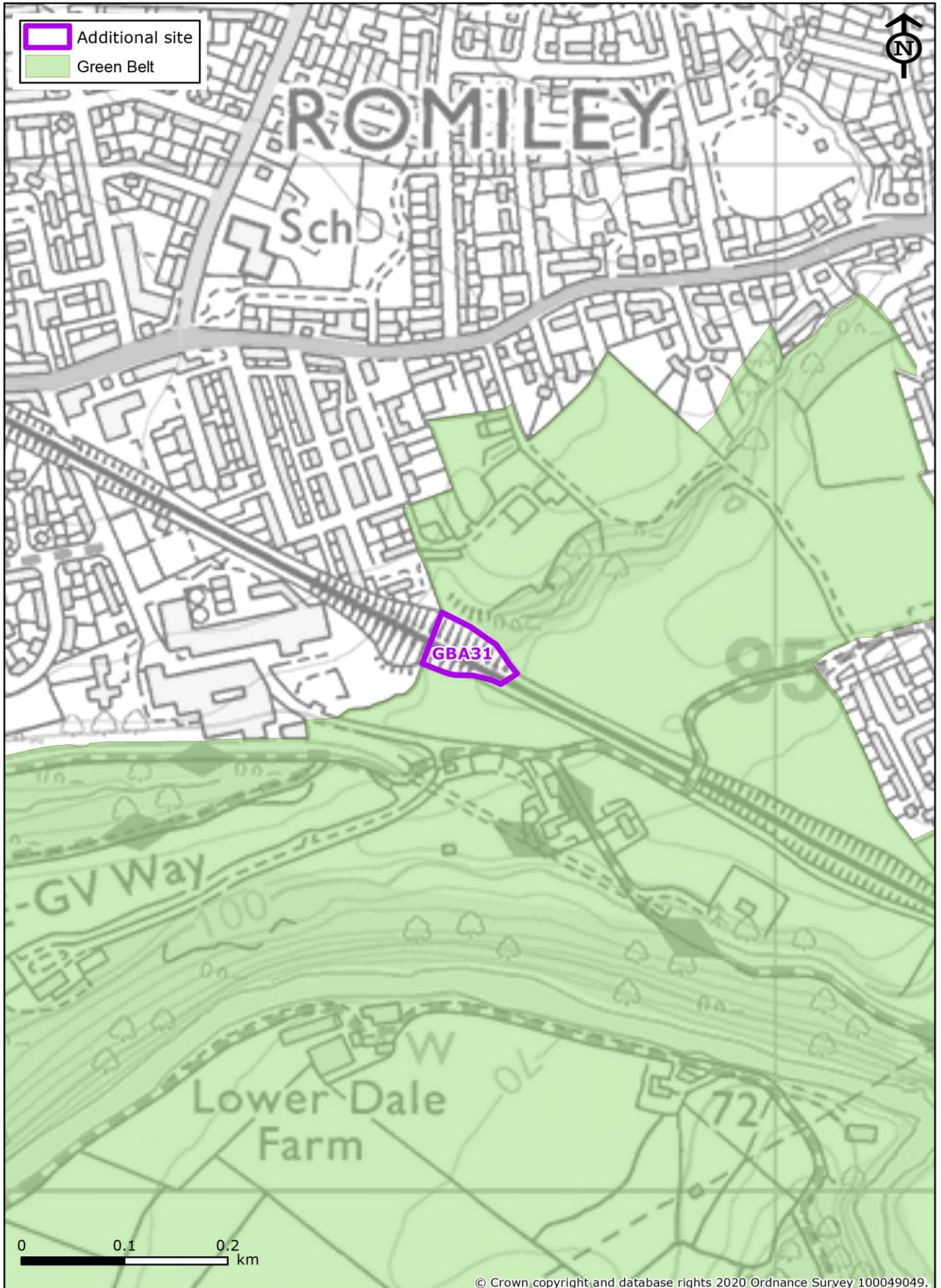
Rating: No Contribution

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement of Worsley. In practice, the parcel has a very limited or no relationship (visual or physical) with this settlement and does not play a role in its setting or significance. This is largely due to visual screening provided by intervening urban areas, roads, and trees etc.; and the parcel's flat and low-lying topography.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcel delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.

Land Parcel Ref: GBA31



Land Parcel Ref: GBA31

Local Authority: Stockport

Parcel Description

The parcel is located on the southern edge of Romiley. Land within the parcel slopes up from the north and south to the railway line, which crosses the parcel from east to west. Woodland is located within the parcel either side of the railway line. The parcel is bound to the north and west by woodland, and adjoins fields to the south and east. This is not Green Belt land.

Purpose 1 - Check the unrestricted sprawl of large built up areas

1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?

Rating: Strong

The parcel is adjacent to Romiley. There is no built development within the parcel apart from the railway line. The parcel comprises of woodland and has a sense of openness.

1b - Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: Weak

The parcel is adjacent to the urban edge of Romiley. There is a significant degree of containment from the railway line and adjacent industrial / residential uses which means that development within the parcel may not be perceived as sprawl.

Land Parcel Ref: GBA31

Purpose 2 - To prevent neighbouring towns merging into one another

2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: Weak

The parcel is located on the south of Romiley and lies between Romiley and Marple to the southeast. These settlements are in very close proximity (<1km), however the River Goyt valley provides separation between them.

Purpose 3 - To assist in safeguarding the countryside from encroachment

3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Rating: Strong

There is little sense of encroachment, due to the area largely comprising of woodland, with the exception of the railway line that has an urbanising influence on the parcel. The parcel displays many of the characteristics of the countryside and is connected to a larger area of countryside to the north, east and south.

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

4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?

Rating: No Contribution

Digital analysis, based on bare earth height data, indicates that the parcel or parts of the parcel are theoretically visible from the historic settlements of Davenport & Heaviley (Stockport), Stockport (Town Centre) and Marple. In practice, the parcel has a very limited or no relationship (visual or physical)

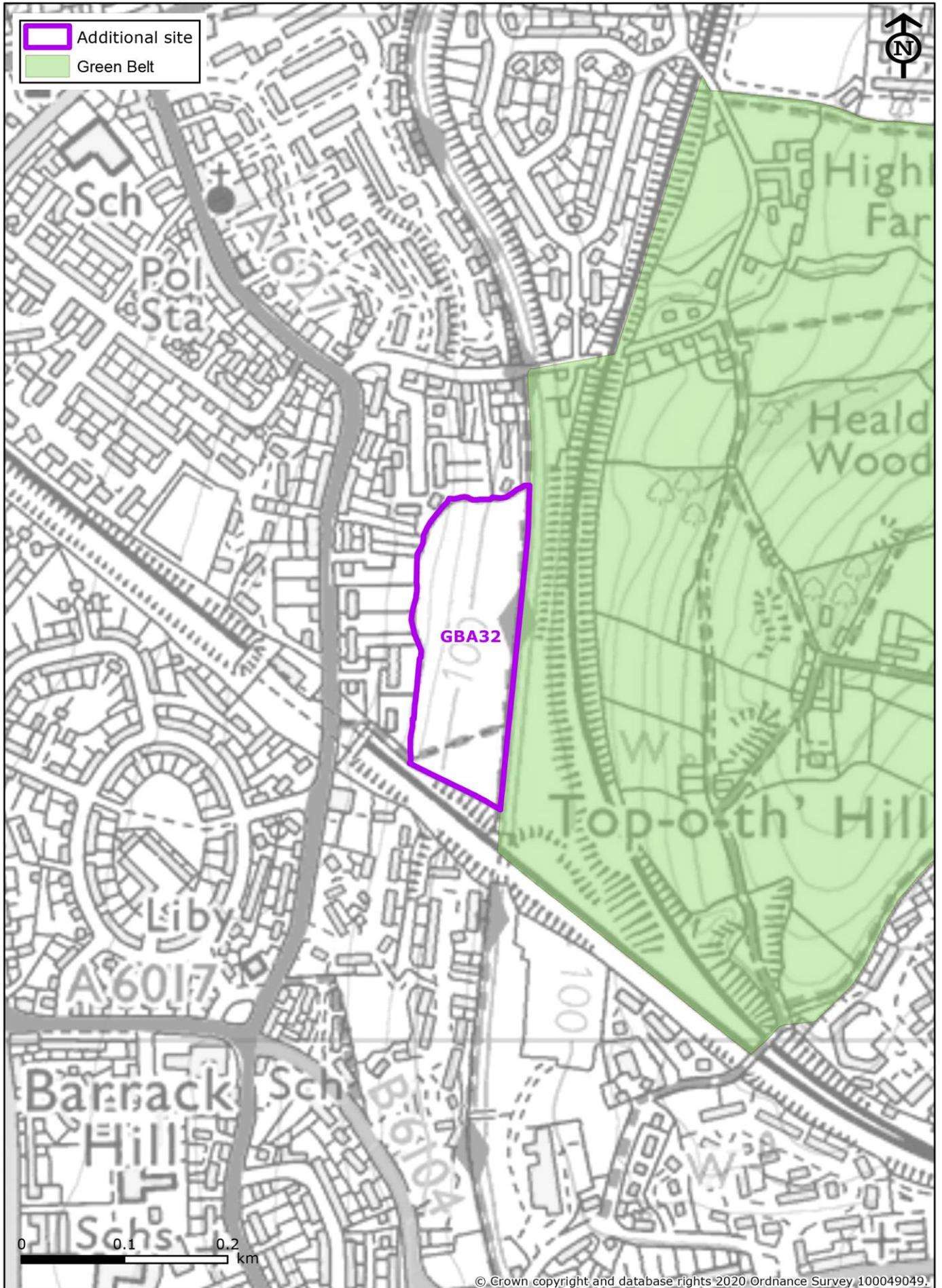
Land Parcel Ref: GBA31

with any of the historic settlements and does not play a role in their setting or significance. This is largely due to the location of the parcel and the visual screening provided by intervening blocks of urban development, roads, and trees.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcel delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.

Land Parcel Ref: GBA32



Land Parcel Ref: GBA32

Local Authority: Stockport

Parcel Description

The parcel is located on the east of Bredbury. Land within the parcel slopes down to the east and comprises amenity grassland enclosed by trees and crossed by a footpath. The parcel is enclosed by residential development to the north and west, and bound by a railway line to the south and a canal, woodland band and railway line to the east. This parcel is not Green Belt land.

Purpose 1 - Check the unrestricted sprawl of large built up areas

1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?

Rating: Moderate

The parcel is located adjacent to Bredbury. The parcel is predominately grassland and contains no urbanising features and has a sense of openness. The parcel is however partially enclosed by existing housing estates to the north and west. This has some urbanising influence on the parcel.

1b - Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: Moderate

The parcel is adjacent to the urban edge of Bredbury. The railway line adjoining the south of the parcel and the canal, woodland band and railway line adjoining the east of the parcel are strong barriers that would prevent urban sprawl beyond the parcel to the west. The parcel is also enclosed by residential development to the north, south and west, any loss of openness may not be perceived as sprawl.

Land Parcel Ref: GBA32

Purpose 2 - To prevent neighbouring towns merging into one another

2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: Weak

The parcel is located adjacent to the east of Bredbury, which is in close proximity (<1km) to the settlements of Woodley to the north and Romiley to the east. These settlements have already merged with Bredbury to the northeast and southeast of the parcel, and the settlements of Bredbury and Romiley are also separated by a canal, woodland and railway line. The parcel therefore plays a very limited role in the separation of these settlements.

Purpose 3 - To assist in safeguarding the countryside from encroachment

3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Rating: Moderate

There is a sense of encroachment within the parcel as a result of the surrounding urban area and railway lines, and its urban fringe recreational uses. The topography of the parcel and extent of the surrounding trees does however limit visibility of the surrounding residential estates within some areas of the parcel. The parcel is open but lacks a strong rural character and has a stronger connection with the urban area than the wider countryside beyond the canal and railway line.

Land Parcel Ref: GBA32

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

4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?

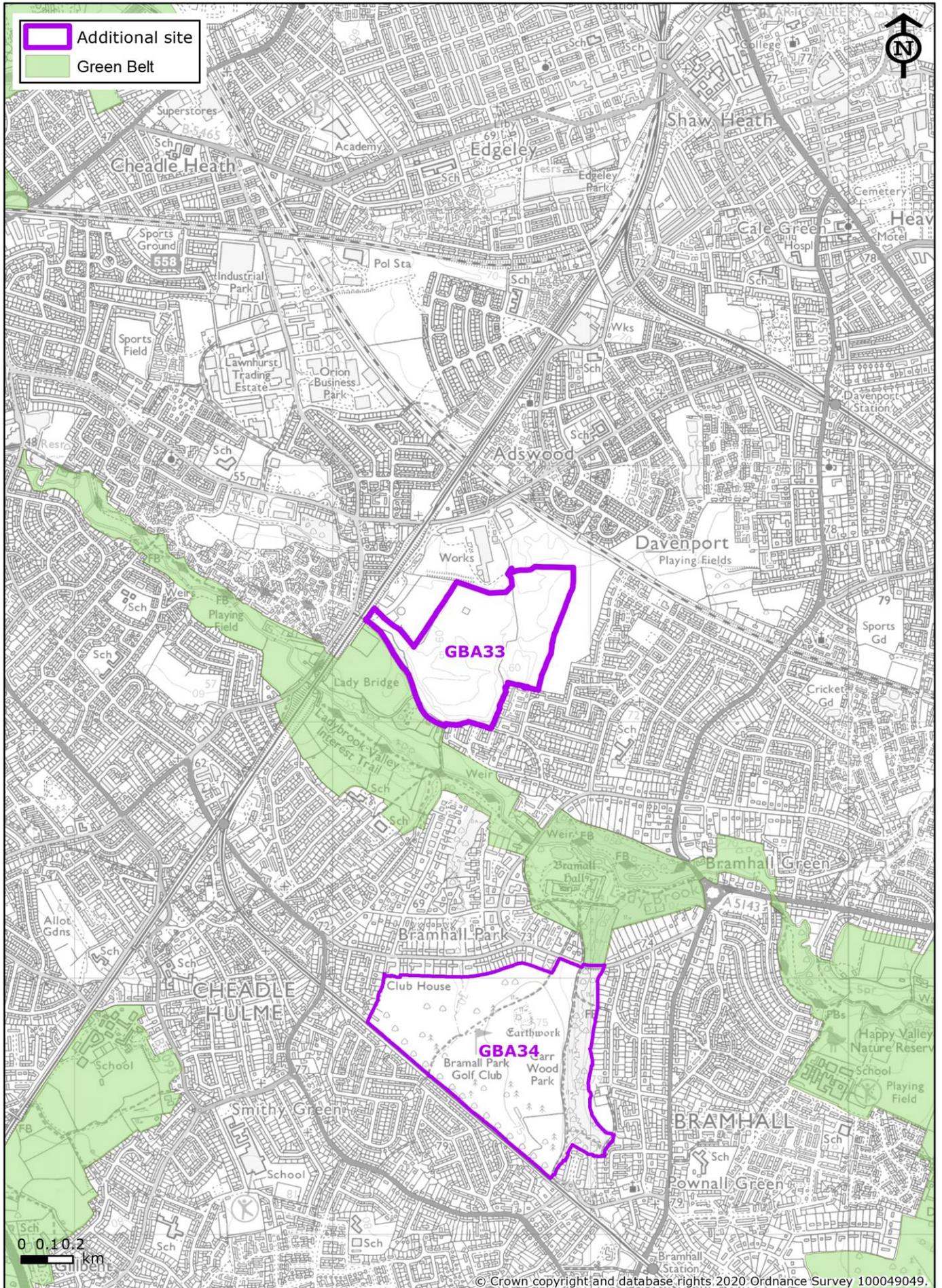
Rating: No Contribution

Digital analysis, based on bare earth height data, indicates that the southwest corner of this parcel is theoretically visible from the historic settlement of Marple. In practice, the parcel has a very limited or no relationship (visual or physical) with any of the historic settlements and does not play a role in their setting or significance. This is largely due to the location of the parcel; its small size; and the visual screening provided by intervening blocks of urban development, roads, and trees.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcel delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.

Land Parcel Ref: GBA33



Land Parcel Ref: GBA33

Local Authority: Stockport

Parcel Description

The parcel is located on the southern edge of Adswood and the eastern edge of Davenport. Land within the parcel is predominantly flat and comprises an old landfill site that is now covered by grassland and partially utilised by the adjacent waste management centre. The parcel contains a single building and the south of the parcel contains a woodland band. The southeast of the parcel is enclosed by residential development and the north of the parcel is enclosed by a waste management centre. This parcel is not Green Belt land.

Purpose 1 - Check the unrestricted sprawl of large built up areas

1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?

Rating: Moderate

This parcel is adjacent to Adswood and Davenport. There is a sense of openness within the parcel because it is undeveloped (comprising open grassland and some woodland), albeit part of the parcel is used by the adjacent waste management centre. The north and southeast of the parcel are also partially enclosed by existing development.

1b - Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: Moderate

The parcel is adjacent to the urban edges of Adswood and Davenport. There are no strong barrier features within the parcel or at the outer edges (or close to the outer edge) of the parcel that could prevent urban sprawl from taking place within the parcel. There is some sense of encroachment within the parcel as it is partially enclosed to the north by a waste management facility and to the southwest by residential development, and therefore any loss of openness may not be perceived as sprawl.

Land Parcel Ref: GBA33

Purpose 2 - To prevent neighbouring towns merging into one another

2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: Moderate

The parcel is located directly between the settlements of Adswold and Davenport. These settlements are in very close proximity (within 1km directly across the parcel) and the parcel forms part of a critical gap between them. However, these settlements are effectively merged to the northeast of the parcel beyond the railway line. Nonetheless, the parcel still plays a role in the separation of these settlements to the south of the railway line, and if it were developed there would be a stronger perception of the settlements merging.

Purpose 3 - To assist in safeguarding the countryside from encroachment

3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Rating: Moderate

Although there is no built development within the parcel, there is some sense of encroachment from the urban area to the north and south, and from its use by the waste management facility. Whilst the parcel is open and predominantly comprises grassland, it lacks a strong rural character and is not considered to form part of the wider countryside. It does however connect with existing open Green Belt land to the south east.

Land Parcel Ref: GBA33

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

4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?

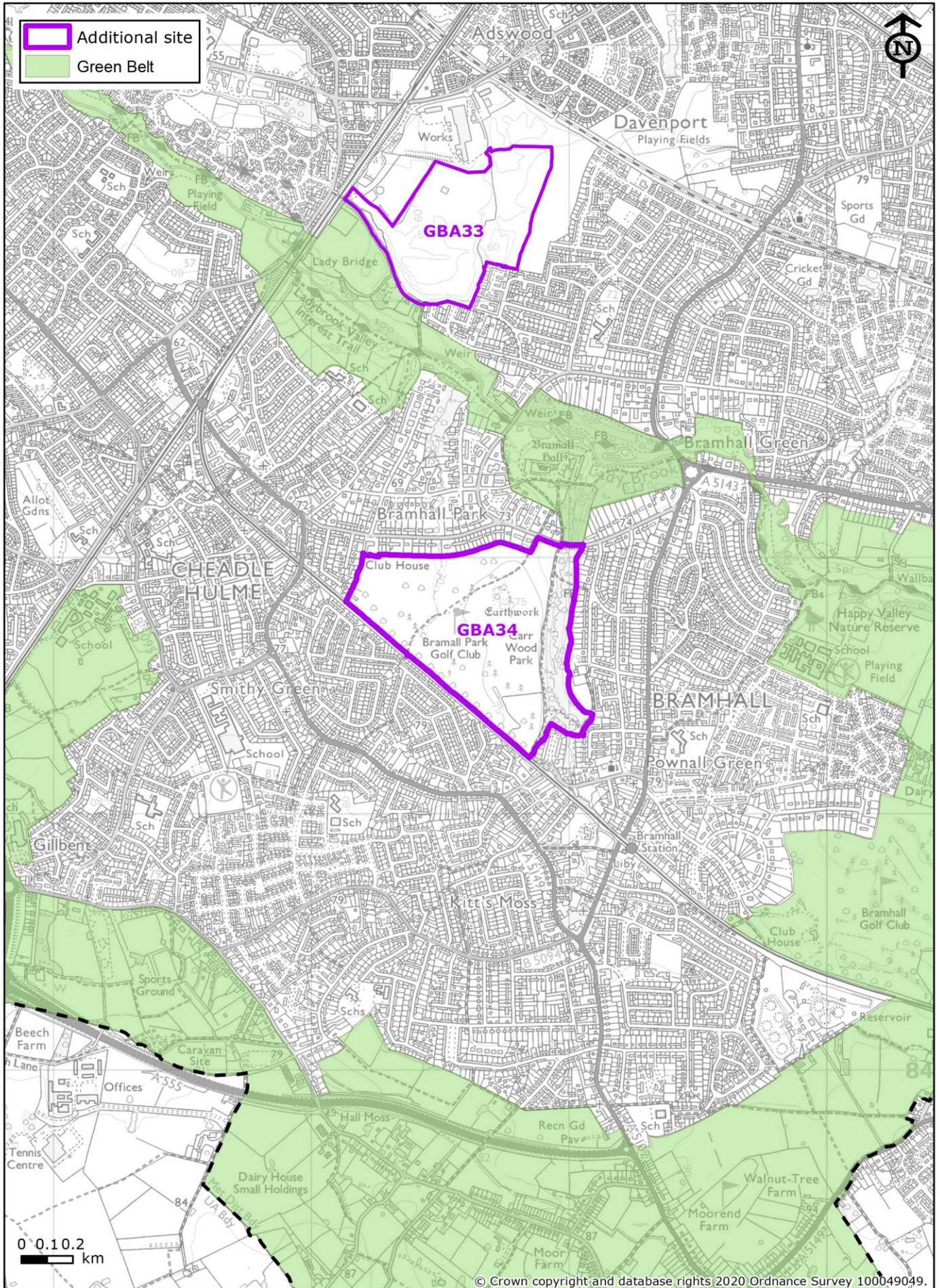
Rating: No Contribution

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Bramhall, Cheadle, Cheadle Hulme & Bramhall Green, Davenport & Heaviley (Stockport), Didsbury, Edgeley (Stockport), Heaton Moor (Stockport), Sharston (Gatley) and Stockport (Town Centre). In practice, the parcel has a very limited or no relationship (visual or physical) with any of the historic settlements and does not play a role in their setting or significance. This is largely due to the location of the parcel and the visual screening provided by intervening blocks of urban development, roads, and trees.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcel delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.

Land Parcel Ref: GBA34



Land Parcel Ref: GBA34

Local Authority: Stockport

Parcel Description

The parcel is located in the north of Bramhall. Land within the parcel is predominantly flat, sloping down to the east along the stream running through Carr Wood Park. The parcel predominantly consists of Bramall Park Golf Course and contains buildings and a car parking associated with this use in the southwest of the parcel. The parcel is crossed by footpaths and is enclosed on all sides by residential development, as well as a railway line that bounds the south western edge of the parcel. This parcel is not Green Belt land.

Purpose 1 - Check the unrestricted sprawl of large built up areas

1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?

Rating: Moderate

The parcel is located within Bramhall. This parcel contains Bramall Park Golf Course buildings and car parks. These features do not have a significant urbanising influence on the parcel. There is a sense of openness within the parcel as it predominantly comprises the Bramall Park Golf Course and woodland in the east. The parcel is however enclosed on all sides by residential development, as well as a railway line that bounds the south western edge of the parcel.

1b - Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: Moderate

The parcel is adjacent to the urban edge of Bramhall. The railway line along the south west of the parcel is a strong boundary feature that could potentially prevent urban sprawl from occurring from the south west but there are no strong boundaries on the remaining edges. There is a sense of encroachment within the parcel as it is surrounded on all sides by existing development and

Land Parcel Ref: GBA34

therefore any loss of openness may not be perceived as sprawl. There is also very limited potential for sprawl to occur beyond the parcel itself, as it is only linked to open land in the very far north east of the parcel.

Purpose 2 - To prevent neighbouring towns merging into one another

2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: No Contribution

The parcel is located on the edge of Bramhall and Cheadle Hulme but these settlements have already merged so the parcel makes no contribution to preventing the merging of neighbouring settlements.

Purpose 3 - To assist in safeguarding the countryside from encroachment

3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Rating: Moderate

There is some sense of encroachment within the parcel as a result of the surrounding urban area and its urban fringe recreational uses. The parcel is open and predominantly comprises a golf course, however it lacks a strong rural character and is not considered to form part of the wider countryside.

Land Parcel Ref: GBA34

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

4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?

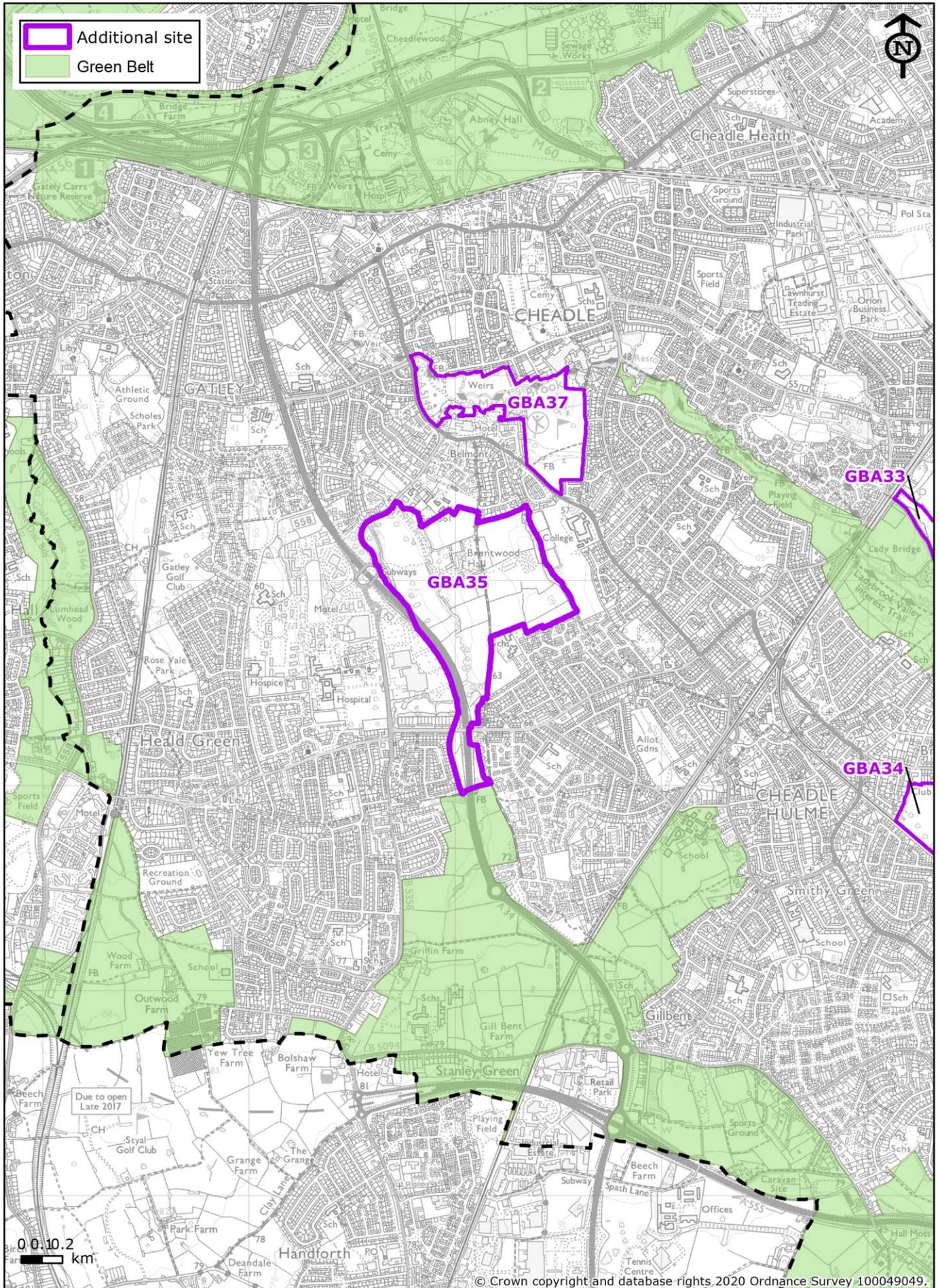
Rating: Weak

The parcel is adjacent to the historic settlement of Cheadle Hulme & Bramhall Green. Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from this settlement, as well as the historic settlements of Bramhall, Cheadle, Davenport & Heaviley (Stockport), Edgeley (Stockport), Heaton Moor (Stockport), Sharston (Gatley) and Stockport (Town Centre). In practice, the parcel plays a minor role in the setting of the adjacent historic settlement of Cheadle Hulme & Bramhall Green, but this is limited due to visual screening provided by intervening blocks of urban development, roads, and trees.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcel delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.

Land Parcel Ref: GBA35



Land Parcel Ref: GBA35

Local Authority: Stockport

Parcel Description

The parcel is located to the south of Cheadle, west of Cheadle Hume and east of Heald Green. Land within the parcel slopes down to the north and predominantly comprises Bruntwood Park. The Oddfellows hotel with associated buildings, car parking and playground are located in the centre of the parcel and a golf course with an associated building and car park are located in the north of the parcel. A single dwelling is located to the south of the hotel complex in the centre of the parcel and a BMX track and associated car park are also located in the east of the parcel. The parcel is contained to the north and south by residential development and schools, and to the west by an A road with a large shopping centre and floodlit car park beyond. The south of the parcel also contains part of this A road. This parcel is not Green Belt land.

Purpose 1 - Check the unrestricted sprawl of large built up areas

1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?

Rating: Moderate

The parcel is located adjacent to Cheadle, Cheadle Hume and Heald Green. The parcel contains features that have some urbanising influence within the parcel, including a manor house hotel, associated buildings, car parks and part of the A34. Nonetheless, the parcel is predominantly open, principally comprising parkland. The parcel is however nearly completely enclosed by existing development, as well as the A34 road that bounds the west of the parcel and occupies the far south of the parcel.

1b - Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: Moderate

Land Parcel Ref: GBA35

The parcel adjoins the urban edges of Cheadle, Cheadle Hume and Heald Green. The A34 bounding the west of the parcel and occupying the southernmost part of the parcel represents a strong boundary feature that could prevent urban sprawl from occurring from the west however there are no other strong boundaries preventing sprawl from occurring within the parcel. There is some sense of encroachment within the parcel, as it is nearly completely surrounded by existing development, and therefore any loss of openness may not be perceived as sprawl. There is also limited potential for sprawl to occur beyond the parcel itself, due to its urban containment although it does connect with the existing Green Belt via a narrow corridor to the south.

Purpose 2 - To prevent neighbouring towns merging into one another

2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: Moderate

The parcel forms part of the gap between the settlements of Cheadle, Cheadle Hume and Heald Green. These settlements are in close proximity (within 1km directly across the parcel) and have already partially merged in places. However, the parcel nonetheless plays a role in the separation of these settlements, and any loss of openness would lead to the last remaining sizeable area of open space between the settlements being lost, resulting in their total merger.

Land Parcel Ref: GBA35

Purpose 3 - To assist in safeguarding the countryside from encroachment

3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Rating: Moderate

There is some sense of encroachment within the parcel as a result of the limited development within the parcel, the surrounding urban area and its urban fringe recreational uses. The parcel is open, although it lacks a strong rural character and is not considered to form part of the wider countryside.

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

4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?

Rating: No Contribution

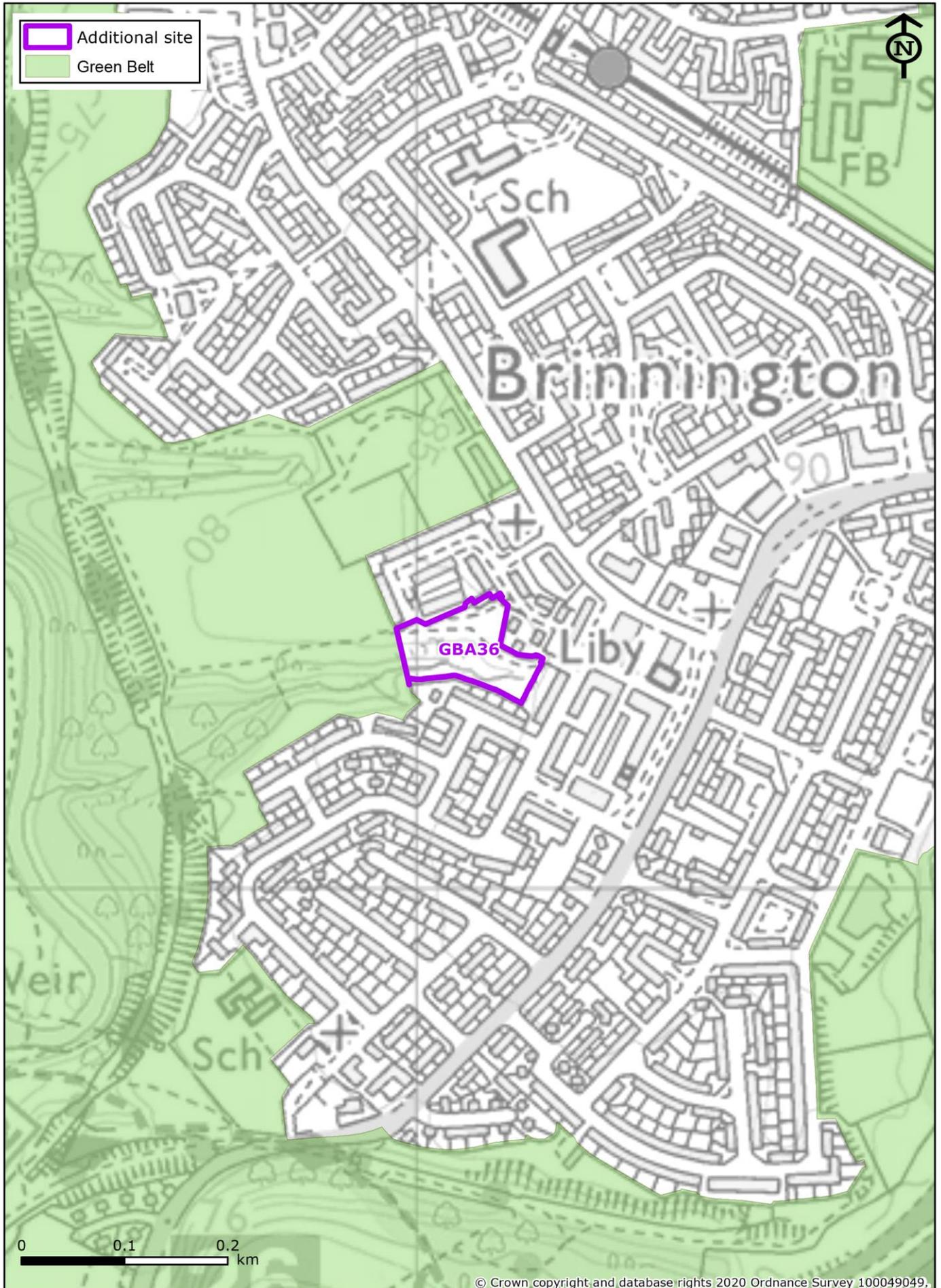
Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Bramhall, Cheadle, Cheadle Hulme & Bramhall Green, Davenport & Heaviley (Stockport), Didsbury, Edgeley (Stockport), Heaton Moor (Stockport), Northenden, Sharston (Gatley) and Stockport (Town Centre). In practice, the parcel has a very limited or no relationship (visual or physical) with any of the historic settlements and does not play a role in their setting or significance. This is largely due to the location of the parcel and the visual screening provided by intervening blocks of urban development, roads, and trees.

Land Parcel Ref: GBA35

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcel delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.

Land Parcel Ref: GBA36



Land Parcel Ref: GBA36

Local Authority: Stockport

Parcel Description

The parcel is located in the west of Brinnington. Land within the parcel slopes down towards the centre and west of the parcel along the stream running through the parcel, and comprises woodland crossed by a footpath. The parcel is surrounded by existing residential development and forms an area of open space between rows of existing residential development. This parcel is not Green Belt land.

Purpose 1 - Check the unrestricted sprawl of large built up areas

1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?

Rating: Moderate

The parcel is located in the west of Brinnington. The parcel contains no urbanising features, comprises woodland and is open. The parcel is however enclosed by existing development to the north east and south.

1b - Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: Moderate

The parcel is adjacent to the urban edge of Brinnington. There are no strong boundary features within the parcel or along the outer edge that would prevent urban sprawl from occurring within the parcel. There is a sense of encroachment within the parcel as it is surrounded by development and therefore any loss of openness may not be perceived as sprawl. It does however connect to the wooded valley to the east.

Land Parcel Ref: GBA36

Purpose 2 - To prevent neighbouring towns merging into one another

2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: Weak

The parcel is located in the west of Brinnington, which is located in close proximity (<1km) to the settlement of Reddish to the west. However, the parcel does not extend beyond the existing urban edge of Brinnington. Blocks of woodland, a railway line and the River Thame provide separation between these settlements. The parcel plays a very limited role in the separation of these settlements.

Purpose 3 - To assist in safeguarding the countryside from encroachment

3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Rating: Weak

There is a sense of encroachment within the parcel as a result of the surrounding urban area. Although, the topography of the parcel and extent of existing woodland does limit visibility of the surrounding residential estates within some parts of the parcel, the adjacent residential properties remain visible across the majority of the parcel. The parcel is open but lacks a strong rural character and is not considered to form part of the wider countryside.

Land Parcel Ref: GBA36

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

4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?

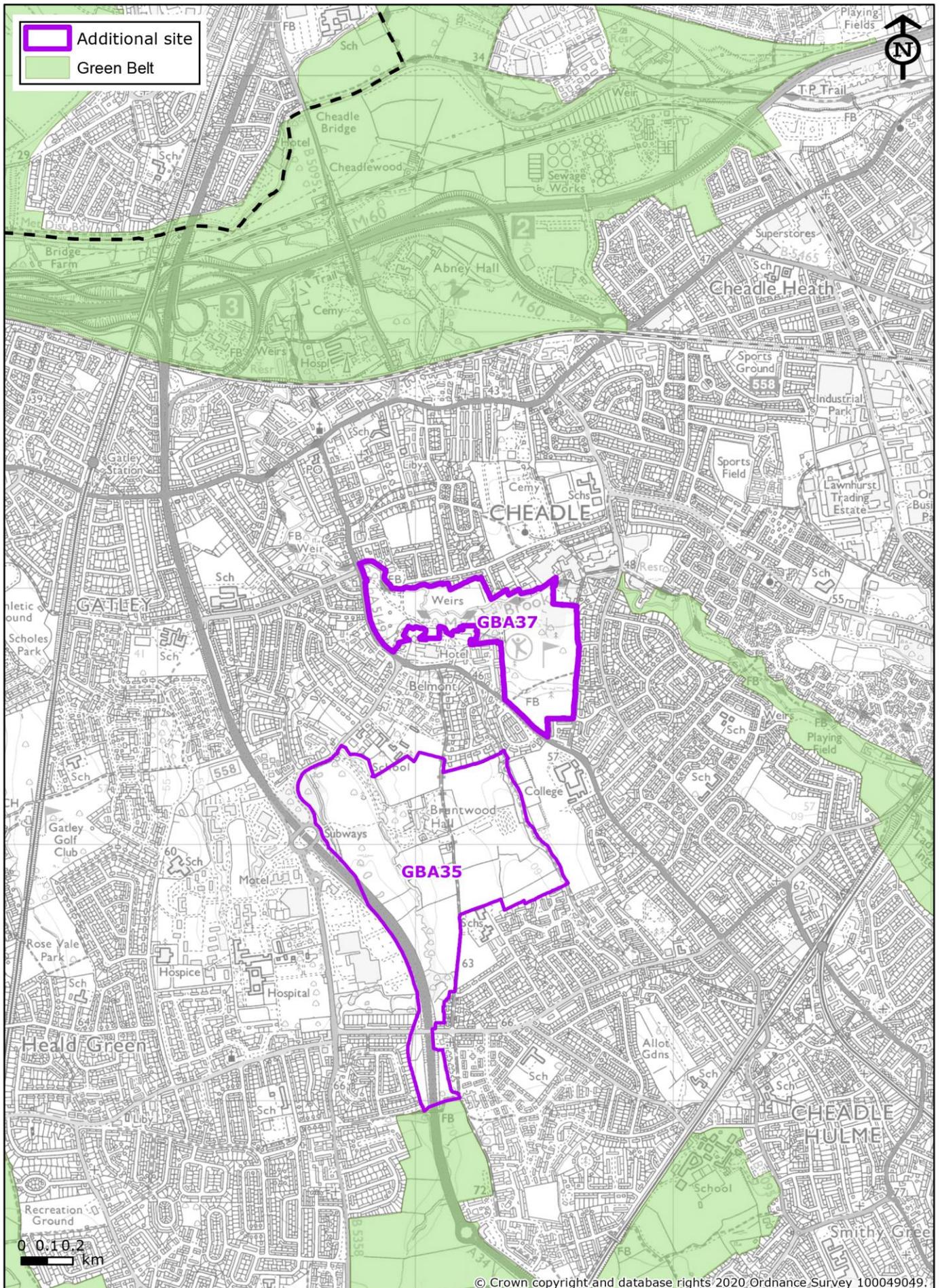
Rating: No Contribution

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Davenport & Heaviley (Stockport), Edgeley (Stockport), Gorton, Heaton Moor (Stockport), Mid Reddish and Stockport (Town Centre). In practice, the parcel has a very limited or no relationship (visual or physical) with any of the historic settlements and does not play a role in their setting or significance. This is largely due to the location of the parcel; its small size; and the visual screening provided by intervening blocks of urban development, roads, and trees.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcel delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.

Land Parcel Ref: GBA37



Land Parcel Ref: GBA37

Local Authority: Stockport

Parcel Description

The parcel is located in the south of Cheadle, to the north of Cheadle Hume. Land within the parcel is predominantly flat and comprises Cheadle Golf Club in the east and Brookfields Park in the west. The park comprises multiple pockets of grassland enclosed by trees. Golf club buildings and a car park are located in the centre of the parcel. Micker Brook and multiple footpaths cross the parcel. The parcel is completely surrounded by residential and commercial development, and an A road bounds parts of the western and southern edges of the parcel. This parcel is not Green Belt land.

Purpose 1 - Check the unrestricted sprawl of large built up areas

1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?

Rating: Moderate

The parcel is located within and on the south of Cheadle. This parcel contains a car park and buildings associated with Cheadle Golf Club. These features have a limited urbanising influence on the parcel. There is a sense of openness within the parcel as it predominantly comprises Cheadle Golf Club and Brookfields Park. The parcel is however enclosed on all sides by residential and commercial development.

1b - Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: Weak

The parcel is adjacent to the urban edges of Cheadle and Cheadle Hume. The parcel plays a role in inhibiting ribbon development along the western edge of Old Wool Lane and the northern edge of the A road to the south. However, there is a sense of encroachment within the parcel as it is surrounded by existing development on all sides and therefore any loss of openness will not

Land Parcel Ref: GBA37

be perceived as sprawl. There is also no potential for sprawl to occur beyond the parcel itself, due to its total urban containment.

Purpose 2 - To prevent neighbouring towns merging into one another

2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: Weak

The parcel is located within the south of Cheadle and on the north western edge of Cheadle Hume. Although these settlements are effectively merged to the south of the parcel along the A5149, and to the northeast of the parcel at Demmings Industrial Estate, there is still some openness between them, including within the parcel and at Bruntwood Park to the southeast. Therefore, the parcel still plays a limited role in the separation of the settlements, particularly when travelling along the A5149 and Old Wool Lane. Any loss of openness would lead to a slightly greater perception of the settlements merging.

Purpose 3 - To assist in safeguarding the countryside from encroachment

3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Rating: Moderate

There is a sense of encroachment within the parcel as a result of the surrounding urban area and its urban fringe recreational uses. The parcel is open and predominantly comprises a golf course and park, however it lacks a strong rural character and does not form part of the wider countryside.

Land Parcel Ref: GBA37

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

4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?

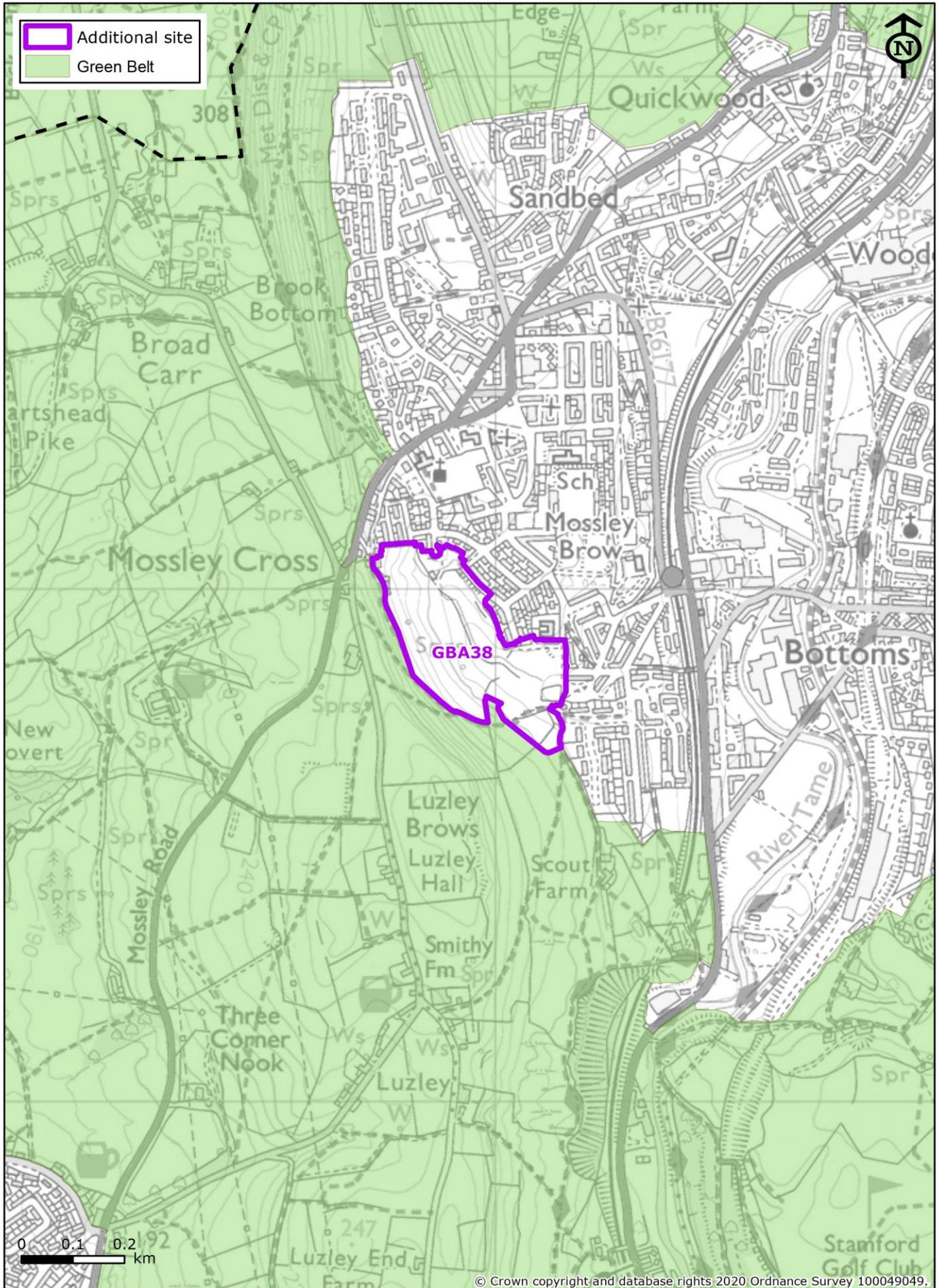
Rating: No Contribution

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Bramhall, Cheadle, Cheadle Hulme & Bramhall Green, Davenport & Heaviley (Stockport), Didsbury, Edgeley (Stockport), Heaton Moor (Stockport), Northenden, Sharston (Gatley) and Stockport (Town Centre). In practice, the parcel has a very limited or no relationship (visual or physical) with any of the historic settlements and does not play a role in their setting or significance. This is largely due to the location of the parcel and the visual screening provided by intervening blocks of urban development, roads, and trees.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcel delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.

Land Parcel Ref: GBA38



Land Parcel Ref: GBA38

Local Authority: Tameside

Parcel Description

This parcel is located beside the urban edge of Mossley. Landform slopes down from west to east. Land use comprises of allotments to the east and rough grassland with areas of shrub and woodland vegetation to the west. There are no major roads adjacent to or passing through the parcel. This parcel is not Green Belt land.

Purpose 1 - Check the unrestricted sprawl of large built up areas

1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?

Rating: Strong

The parcel is adjacent to Mossley. There are few urbanising features within the parcel; development includes allotments to the north and a number of small informal buildings to the south-east. There is a strong sense of openness within the parcel comprising of elevated landform, rough grassland, and patches of woodland and shrub vegetation. The parcel contributes towards checking the unrestricted sprawl of Mossley.

1b - Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: Strong

The parcel is adjacent to Mossley. There are no strong barrier features on the outer edge (or close to the outer edge) of the parcel that could prevent urban sprawl from taking place within or beyond the parcel. The parcel plays a role in inhibiting ribbon development from a number of roads abutting the parcel, including Barngate Drive and The Vale.

Land Parcel Ref: GBA38

Purpose 2 - To prevent neighbouring towns merging into one another

2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: Weak

The parcel lies on the edge of the settlement of Mossley to the north and Ashton-under-Lyne to the south-west. Mossley is in relatively close proximity of Ashton-under-Lyne being within approximately 1.4km. The parcel however does not play a significant role in preventing the merging or erosion of the visual and physical gap between Mossley given that parcels TS5, TS11 and TS18 (See 2016 Green Belt Study) form the majority of the settlement gaps.

Purpose 3 - To assist in safeguarding the countryside from encroachment

3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Rating: Strong

There is no sense of encroachment within the parcel, with the parcel being generally free of urbanised built development. The landscape within this parcel remains largely unspoilt by urbanising influences located outside its boundaries. It has an intact and rural character and displays characteristics of the countryside.

Land Parcel Ref: GBA38

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

4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?

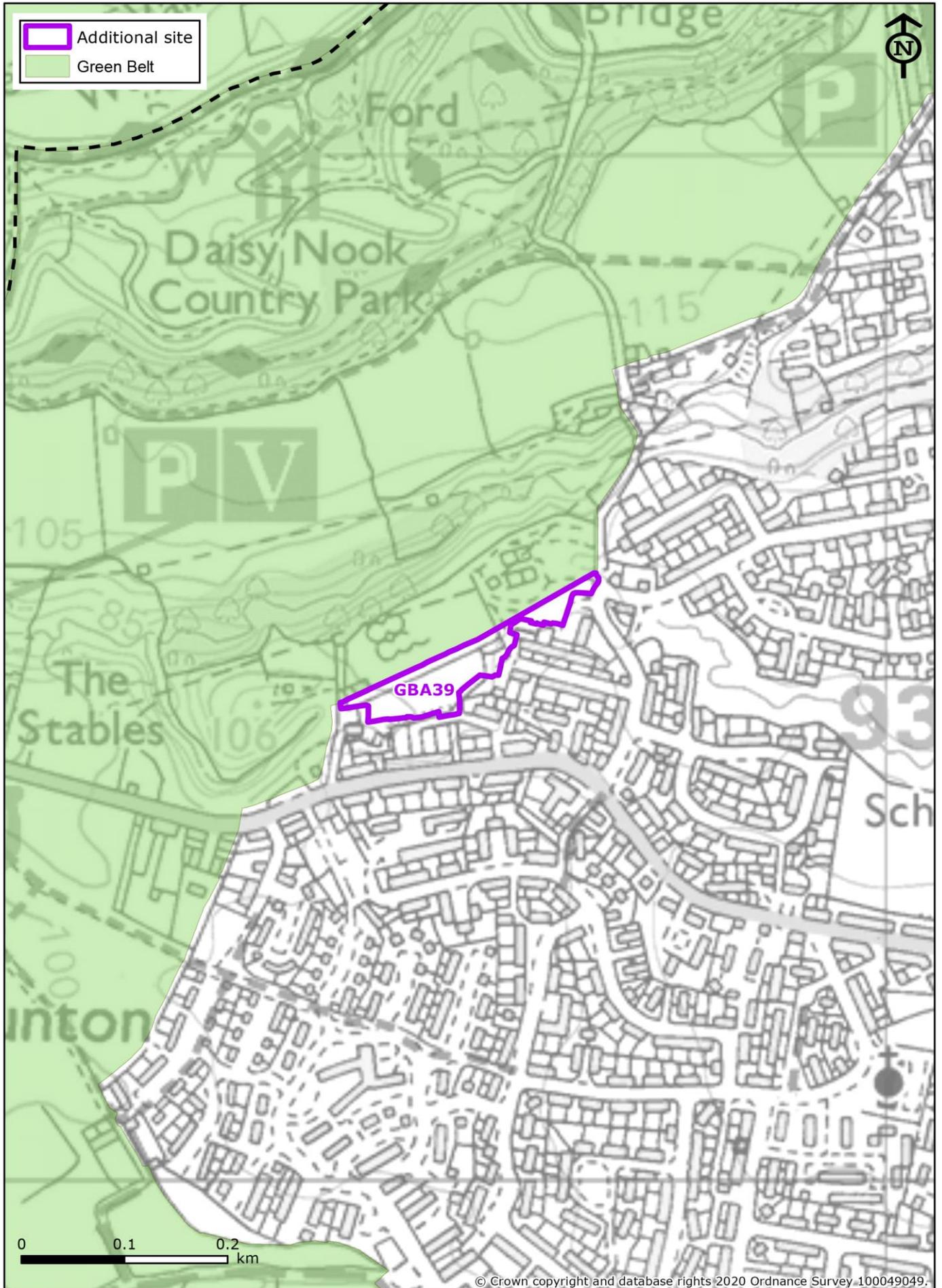
Rating: Weak

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Carrbrook, Millbrook, Uppermill and Wood Brook. In practice, the parcel has a limited visual or physical relationship with any of the historic settlements and is considered unlikely to be important to their setting or significance. This is largely due to the location of the parcel and the visual screening provided by blocks of urban development, large roads, and trees etc.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcel delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.

Land Parcel Ref: GBA39



Land Parcel Ref: GBA39

Local Authority: Tameside

Parcel Description

This is a very small parcel north of the urban edge of Taunton, part of the larger urban area of Ashton-under-Lyne. Land use includes an area of broadleaf woodland to the east and grassland and a small building to the west. This parcel is not Green Belt land.

Purpose 1 - Check the unrestricted sprawl of large built up areas

1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?

Rating: Strong

The parcel is adjacent to Ashton-under-Lyne. There are few urbanising features within the parcel. The parcel is mostly comprised of broadleaf woodland land cover, with no existing urban sprawl within the parcel. The southern boundary to the parcel is formed by urban gardens and a limited number of structures.

1b - Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: Strong

The parcel is adjacent to Ashton-under-Lyne. There are no strong barrier features on the outer edge (or close to the outer edge) of the parcel that could prevent urban sprawl from taking place within the parcel. The parcel is contained by existing development to the south and has an association with the urban area particularly to the west but is also connected to the wider Green Belt and would prevent sprawl from the urban area.

Land Parcel Ref: GBA39

Purpose 2 - To prevent neighbouring towns merging into one another

2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: Weak

Other land parcels (TS17, OH46 and OH48 – see the 2016 Green Belt Study) provide separation between the settlements of Ashley-under Lyne and Woodhouses which are 1.4km apart and Ashton-under-Lyne and Failsworth and Hollinwood which are 1.5km apart.

Purpose 3 - To assist in safeguarding the countryside from encroachment

3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Rating: Strong

The parcel contains very little built development. There are influences of urban development visible from within the parcel as a result of the neighbouring urban edge of Taunton. The parcel is overlooked by housing and a small utilities facility bound by wire fencing. The parcel still displays some of the characteristics of the countryside despite these urbanising influences on the boundary edges.

Land Parcel Ref: GBA39

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

4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?

Rating: Weak

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Fairfield, Manchester (Newton Heath), Oldham (Alexandra Park), Oldham (Moss Grove) and Woodhouses. In practice, the parcel has a very limited or no relationship (visual or physical) with any of the historic settlements and does not play a role in their setting or significance. This is largely due to visual screening provided by buildings, roads, and trees etc.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcel delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.

Land Parcel Ref: GBA40

Local Authority: Tameside

Parcel Description

This parcel is situated on the eastern edge of Ridge Hill a neighbourhood of Stalybridge. Landform is elevated sloping down to the south and east with an approximate high point of 208 m AOD. The parcel contains a redundant quarry. Land cover comprises of a mix of tree and shrub vegetation with a more open amenity grassland area with public right of way running through the centre of the parcel from the north- west to the south-east. The parcel is not accessed by any major roads and is bound to the west by the urban edge of Ridge Hill. This parcel is not Green Belt land.

Purpose 1 - Check the unrestricted sprawl of large built up areas

1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?

Rating: Strong

The parcel is adjacent to Ridge Hill, Stalybridge. There is a strong sense of openness within the parcel with elevated landform and a recreational land use of grassland and woodland. The parcel plays a strong role towards checking the unrestricted sprawl of Stalybridge.

1b - Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: Moderate

The parcel is adjacent to Ridge Hill, Stalybridge. There are no strong barrier features on the outer edge (or close to the outer edge) of the parcel that could prevent urban sprawl from taking place within or beyond the parcel. There are steep changes in topography within the parcel which would play some role in inhibiting urban sprawl. The parcel is also contained to the west, north and south by existing development.

Land Parcel Ref: GBA40

Purpose 2 - To prevent neighbouring towns merging into one another

2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: Weak

The parcel lies between the settlements of Stalybridge and Heyrod to the north-east. These settlements are in very close proximity (within approximately 900m) of each other across the parcel. The parcel however does not play a significant role in preventing the merging or erosion of the visual and physical gap between these settlements given that the parcels TS18 and TS25 (see 2016 Green Belt Study) form the majority of this gap.

Purpose 3 - To assist in safeguarding the countryside from encroachment

3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Rating: Moderate

The parcel is open but it is contained by existing urban development to the north, south and west. It is however well connected to the wider countryside to the east.

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

4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?

Rating: Strong

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Ashton-under-Lyne, Carrbrook, Copley (Stalybridge), Millbrook and Stalybridge (Town Centre). In

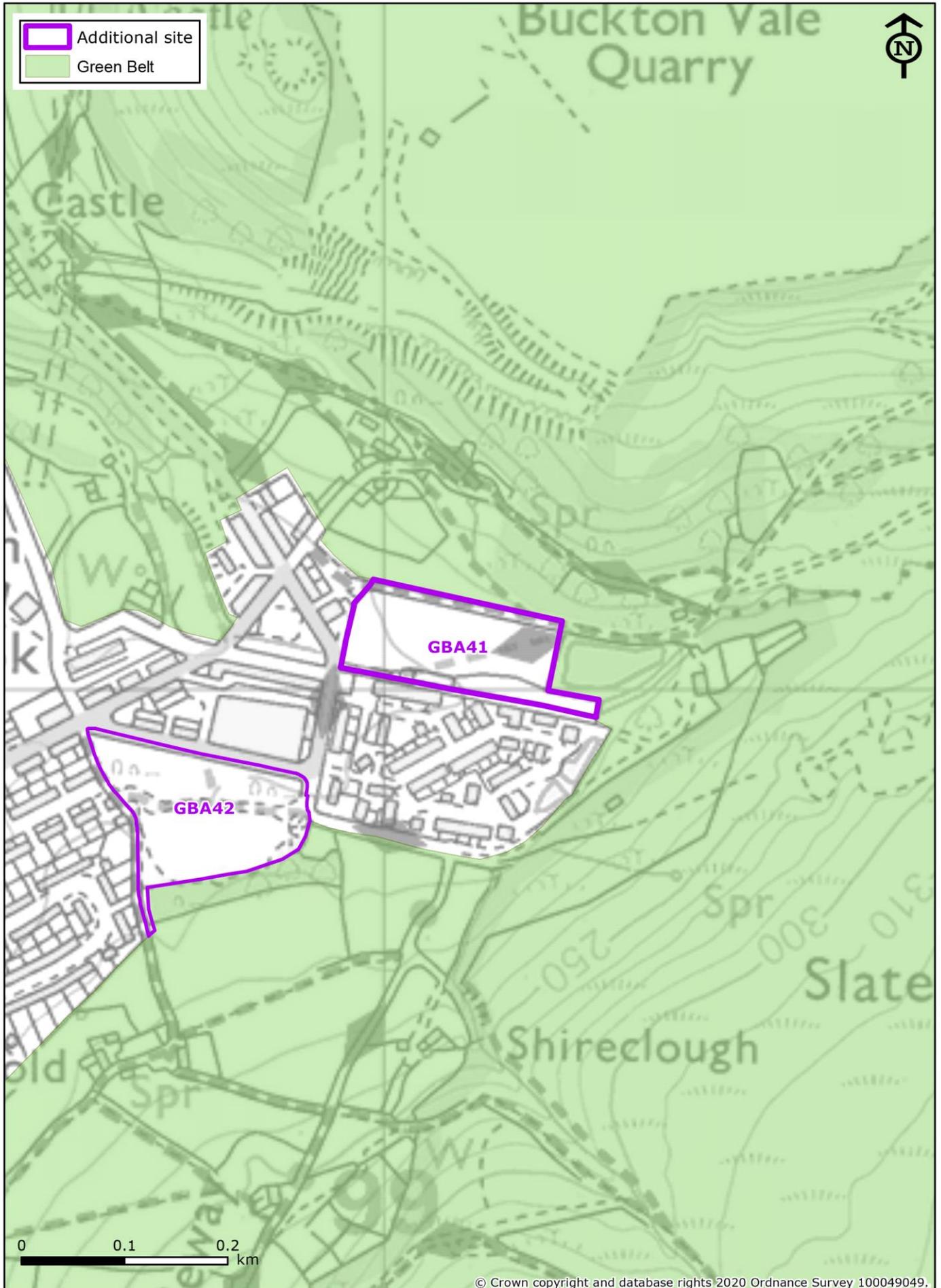
Land Parcel Ref: GBA40

practice, the steep slopes of Ridge Hill, located within this parcel have very good intervisibility with the historic settlement of Stalybridge and play a key role in its setting. This parcel is located adjacent to the Stalybridge Town Centre Conservation Area.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcel delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.

Land Parcel Ref: GBA41



Land Parcel Ref: GBA41

Local Authority: Tameside

Parcel Description

This is a small parcel located to the north-east of the urban area of Carrbrook part of the larger urban area of Stalybridge. Land cover consists of an open area of grassland with public right of way bound by woodland and shrub vegetation. Built features include a slate roofed building to the south-west. The parcel is bound to the south by the access road Long Row and to the north by a public right of way. The parcel lies within the Carrbrook Conservation Area. The Tameside Trail also passes through this parcel. This parcel is not Green Belt land.

Purpose 1 - Check the unrestricted sprawl of large built up areas

1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?

Rating: Strong

The parcel is adjacent to Carrbrook, Stalybridge. There are few urbanising features within the parcel; development includes a small building to the west. There is a strong sense of openness within the parcel and comprises of open ground and bordering woodland and shrub vegetation. The sense of openness experienced within the parcel is not restricted by the boundary wall to the north. The parcel contributes towards the checking of unrestricted sprawl of Carrbrook.

1b - Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: Strong

The parcel is adjacent to Carrbrook, Stalybridge. There are no strong barrier features on the outer edge (or close to the outer edge) of the parcel that could prevent urban sprawl from taking place within or beyond the parcel. The parcel plays some role in inhibiting ribbon development north of Long Row.

Land Parcel Ref: GBA41

Purpose 2 - To prevent neighbouring towns merging into one another

2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: Weak

There is limited physical or visual relationship between the settlements of Stalybridge and Greenfield (2.9km apart) as other land parcels (TS13, TS_BA1 and TS2 – see the 2016 assessment) provide the separation between these settlements.

Purpose 3 - To assist in safeguarding the countryside from encroachment

3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Rating: Moderate

The parcel contains no built development. There are influences of urban development visible from within the parcel as a result of neighbouring modern housing development to the south with some filtered screening provided by the existing tree line. The parcel still displays some of the characteristics of the countryside despite these urbanising influences.

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

4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?

Rating: Strong

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement of Carrbrook. In practice, this small parcel has good intervisibility with the historic settlement of Carrbrook

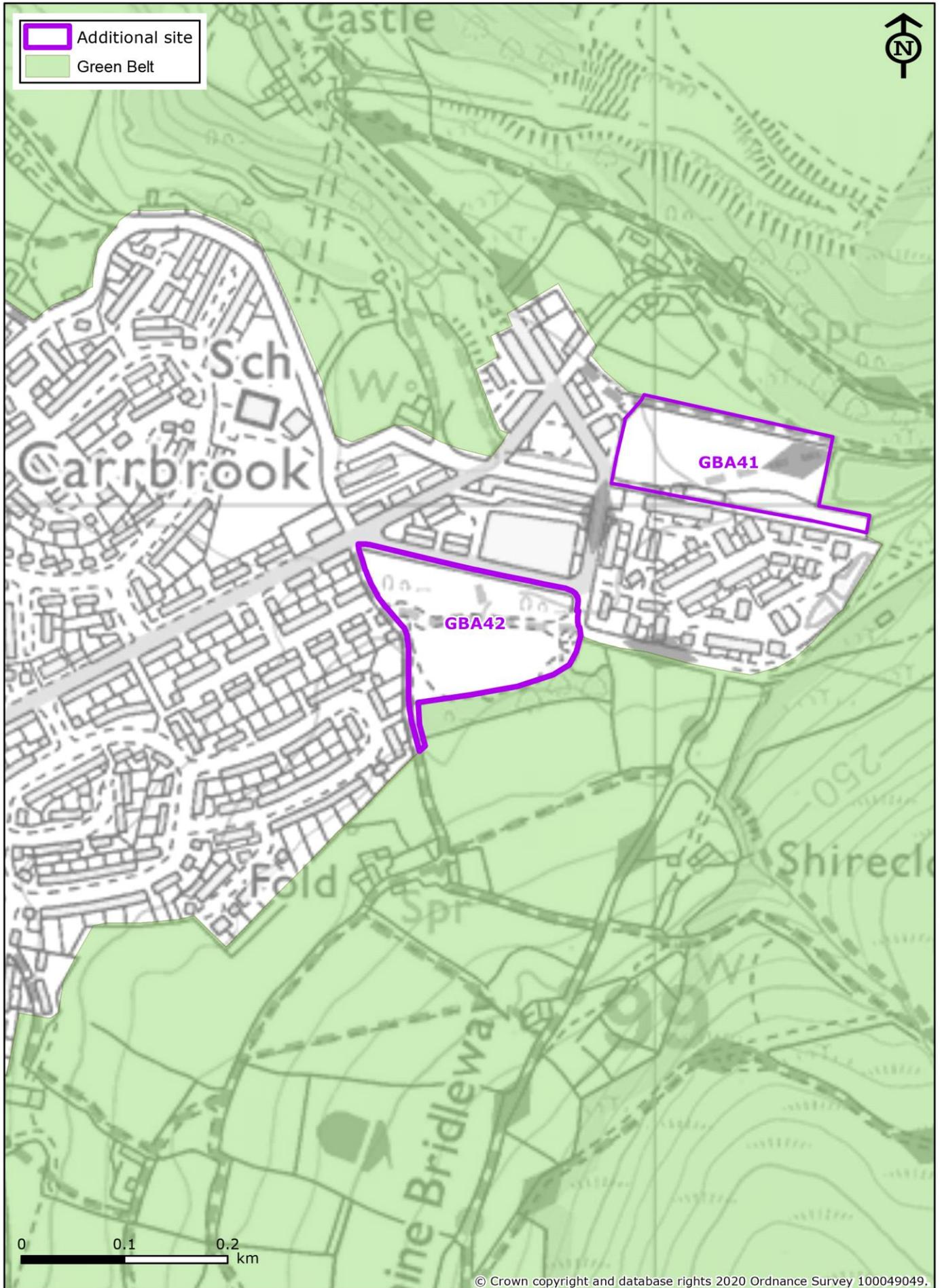
Land Parcel Ref: GBA41

and plays a role in its setting. This parcel is located entirely within the Carrbrook Conservation Area.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcel delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.

Land Parcel Ref: GBA42



Land Parcel Ref: GBA42

Local Authority: Tameside

Parcel Description

This parcel is located to the north-east of the urban area of Carrbrook, part of the larger urban area of Stalybridge. Land cover consists of an open area of grassland with a public right of way and recreational ground bound by woodland and shrub vegetation. There are no significant built features within the parcel. The parcel is bound to the north by residential road South View. The parcel lies within the Carrbrook Conservation Area. This parcel is not Green Belt land.

Purpose 1 - Check the unrestricted sprawl of large built up areas

1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?

Rating: Strong

The parcel is adjacent to Carrbrook, Stalybridge. There are no urbanising features within the parcel. There is a strong sense of openness within the parcel comprises of open ground and bordering woodland and shrub vegetation. The parcel contributes towards checking the unrestricted sprawl of Carrbrook.

1b - Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: Strong

The parcel is adjacent to Carrbrook, Stalybridge. There are no strong barrier features on the outer edge (or close to the outer edge) of the parcel that could prevent urban sprawl from taking place within or beyond the parcel. The parcel plays some role in inhibiting ribbon development south of South View.

Land Parcel Ref: GBA42

Purpose 2 - To prevent neighbouring towns merging into one another

2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: No Contribution

The parcel is not located directly between settlements being considered under Purpose 2.

Purpose 3 - To assist in safeguarding the countryside from encroachment

3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Rating: Moderate

The parcel contains no built development. There are influences of urban development visible from within the parcel as a result of neighbouring modern housing development. Although intervisibility with surrounding housing is limited by screening from vegetation, taking account of seasonal change screening will become increasingly filtered in the winter. The parcel still displays some of the characteristics of the countryside despite these urbanising influences.

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

4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?

Rating: Strong

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement of Carrbrook. In practice, this small parcel has good intervisibility with the historic settlement of Carrbrook

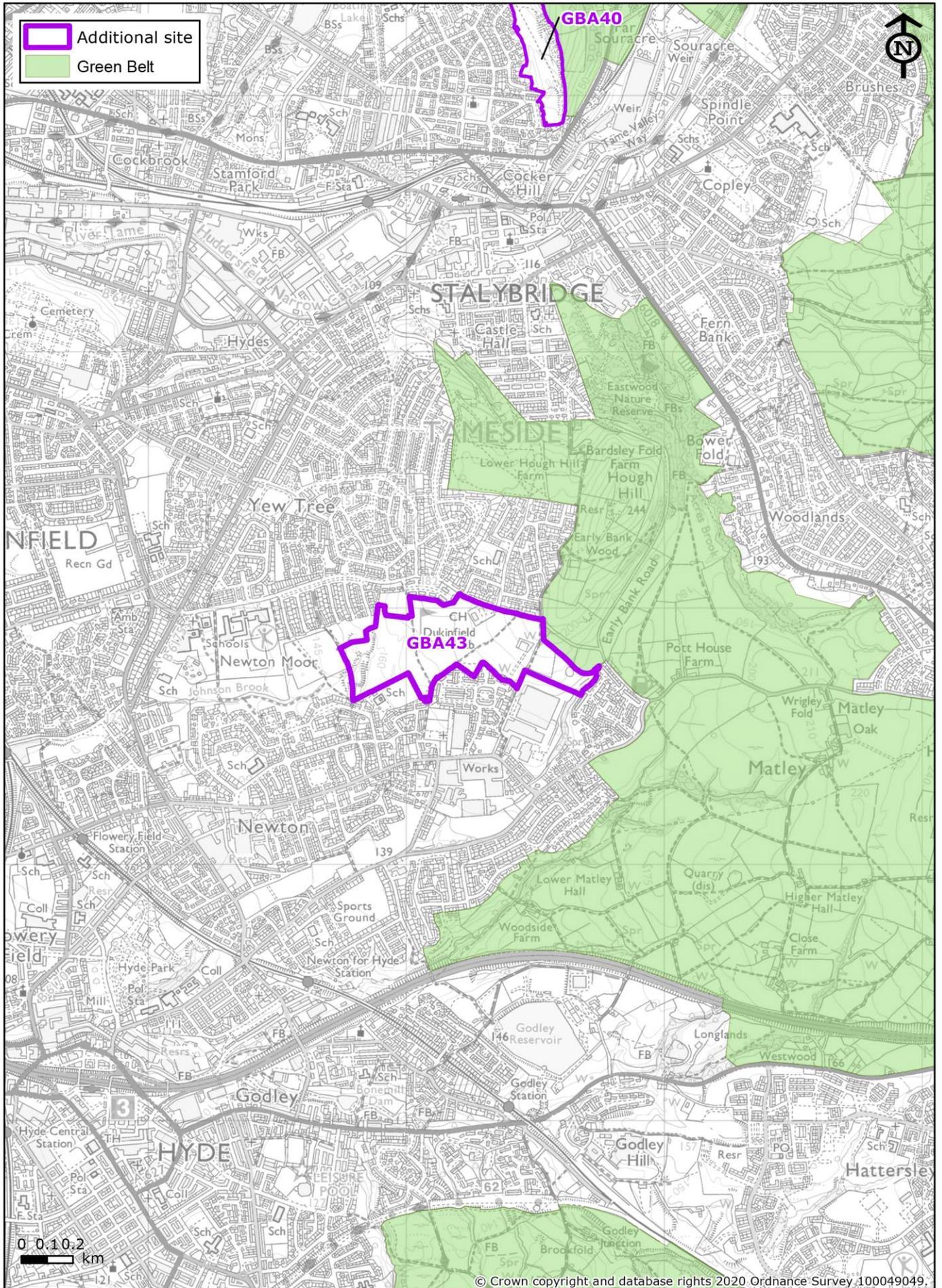
Land Parcel Ref: GBA42

and plays an important role in its setting. This parcel is located entirely within the Carrbrook Conservation Area.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcel delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.

Land Parcel Ref: GBA43



Land Parcel Ref: GBA43

Local Authority: Tameside

Parcel Description

This parcel is adjacent to Dukinfield. Landform rises gently to the north and predominately comprises of Dukinfield Golf Club. The parcel is bound to the north and south by the urban edge of Dukinfield. There are no major roads providing access within the parcel. This parcel is not Green Belt land.

Purpose 1 - Check the unrestricted sprawl of large built up areas

1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?

Rating: Strong

The parcel is adjacent to Dukinfield. There are few urbanising features within the parcel. The parcel contains the Dukinfield Golf Course clubhouse, access and parking to the north. However, the recreational land use of the managed golf course provides a strong sense of openness within the parcel. The parcel plays a strong role towards checking the unrestricted sprawl of Dukinfield.

1b - Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: Moderate

The parcel is adjacent to Dukinfield. There are no strong barrier features on the outer edge (or close to the outer edge) of the parcel that could prevent urban sprawl from taking place within or beyond the parcel. However, the containment of the parcel by urbanising development to the north and south could limit the extent to which development within the parcel would be perceived as sprawl. The parcel does play a strong role in inhibiting ribbon development south of Yew Tree Lane.

Land Parcel Ref: GBA43

Purpose 2 - To prevent neighbouring towns merging into one another

2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: Moderate

This parcel forms a critical gap between the settlements of Dunkinfield/Stalybridge and Hyde as it plays an essential role in preventing the further merging or erosion of the physical and visual gap between these settlements. It also prevents the physical coalescence or a clearly recognisable perception of merging as only 220m separates them at the centre of the land parcel.

Purpose 3 - To assist in safeguarding the countryside from encroachment

3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Rating: Moderate

There is a limited sense of urban encroachment within the parcel as a result of Dukinfield Golf Course, with associated buildings, access and parking. However, the parcel still displays some of the characteristics of the countryside despite these urbanising influences. Neighbouring urban development (detached and terraced housing) has a limited visual influence on the rural character of the parcel.

Land Parcel Ref: GBA43

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

4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?

Rating: No Contribution

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Ashton-under-Lyne and Stalybridge (Town Centre). In practice, the parcel has a very limited or no relationship (visual or physical) with any of the historic settlements and does not play a role in their setting or significance. This is largely due to visual screening provided by buildings, roads, and trees etc.; and the slope of the land.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcel delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.

Land Parcel Ref: GBA44

Local Authority: Tameside

Parcel Description

This parcel lies between Hattersley to the west and Mottram in Longdendale to the east. Landform is characterised by Hurstclough Brook with landform sloping gradually down towards the watercourse from the urban edges to the west and east. Built features include a small number of buildings. Land cover is predominately woodland with areas of open rough grassland. The Trans Pennine Trail runs through the north of the parcel. This parcel is not Green Belt land.

Purpose 1 - Check the unrestricted sprawl of large built up areas

1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?

Rating: Strong

The parcel lies between Mottram in Longdendale and Hattersley, Hyde. There are few urbanising features within the parcel. There is a strong sense of openness within the parcel because of a lack of urbanising features with an undulating landscape of woodland and small areas of open grassland. The parcel contributes towards checking the unrestricted sprawl between Mottram in Longdendale and Hattersley, Hyde.

1b - Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: Strong

The parcel lies between Mottram in Longdendale and Hattersley, Hyde. There are no strong barrier features on the outer edge (or close to the outer edge) of the parcel that could prevent urban sprawl from taking place within or beyond the parcel. Internal features include the watercourse Hurstclough Brook and a steep change in topography but these do not prevent urban sprawl from occurring within the parcel. The parcel plays a strong role in inhibiting ribbon development west of Broadbottom Road and east of Stockport Road.

Land Parcel Ref: GBA44

Purpose 2 - To prevent neighbouring towns merging into one another

2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: Strong

The parcel plays an essential role in preventing the merging and erosion of the physical gap between the settlements of Broadbottom and Hyde. In addition, this parcel along with parcels GBA47 and GBA48 form a critical gap between Mottram in Longdendale in the east and Hyde in the west.

Purpose 3 - To assist in safeguarding the countryside from encroachment

3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Rating: Moderate

The parcel contains very little built development. There are influences of urban development visible from within the parcel as a result of the neighbouring urban edge of Mottram in Longdendale. The parcel still displays some of the characteristics of the countryside despite these urbanising influences.

Land Parcel Ref: GBA44

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

4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?

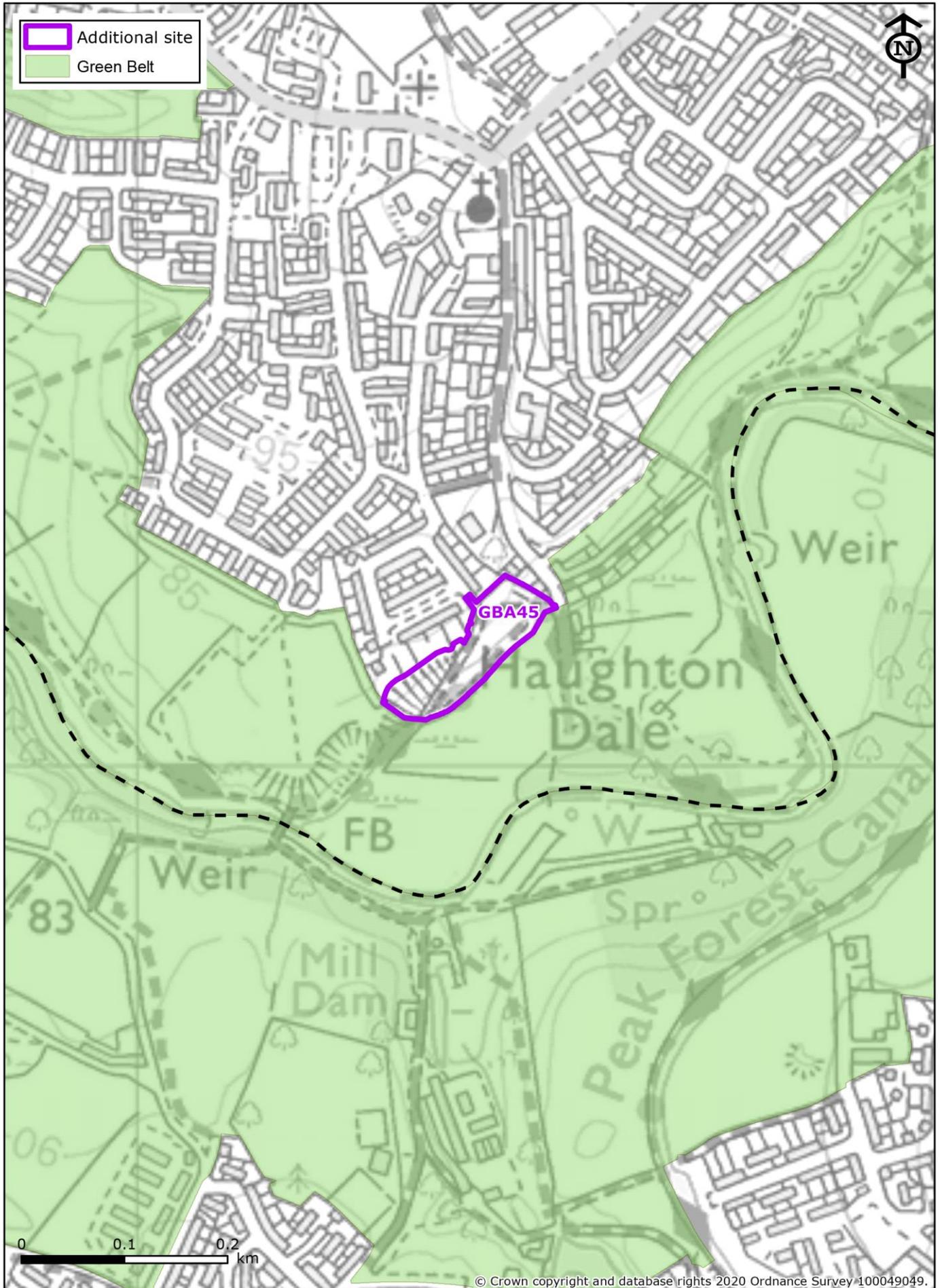
Rating: Weak

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement of Mottram In Longdendale and Marple Bridge. In practice, the parcel has a limited visual or physical relationship with any of the historic settlements and is considered unlikely to be important to their setting or significance. This is largely due to the location of the parcel and the visual screening provided by blocks of urban development, large roads, and trees etc.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcel delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.

Land Parcel Ref: GBA45



Land Parcel Ref: GBA45

Local Authority: Tameside

Parcel Description

This parcel is situated to the south of Denton. Landform slopes down to the south with a woodland land cover. There are no notable features within the parcel and it is not bound or accessed by any major roads. This parcel is not Green Belt land.

Purpose 1 - Check the unrestricted sprawl of large built up areas

1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?

Rating: Strong

The parcel is adjacent to Haughton Green, Denton. There is a strong sense of openness within the parcel which comprises of river valley landform and an extensive area of woodland. The parcel contributes towards checking the unrestricted sprawl of Denton.

1b - Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: Moderate

The parcel is adjacent to Haughton Green, Denton. There are no strong barrier features on the outer edge (or close to the outer edge) of the parcel that could prevent urban sprawl from taking place within or beyond the parcel. The slope from north to south within the parcel is relatively steep. It is however contained on two sides by existing development which could limit the extent to which development would be perceived as sprawl.

Land Parcel Ref: GBA45

Purpose 2 - To prevent neighbouring towns merging into one another

2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: Weak

The parcel does not play a role in preventing the merging or erosion of the visual and physical gap between the settlements of Denton and Woodley.

Purpose 3 - To assist in safeguarding the countryside from encroachment

3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Rating: Strong

The parcel is free of urbanising built development and comprises of woodland that connects to the wider Green Belt. It has an intact and rural character and displays characteristics of the countryside.

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

4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?

Rating: No Contribution

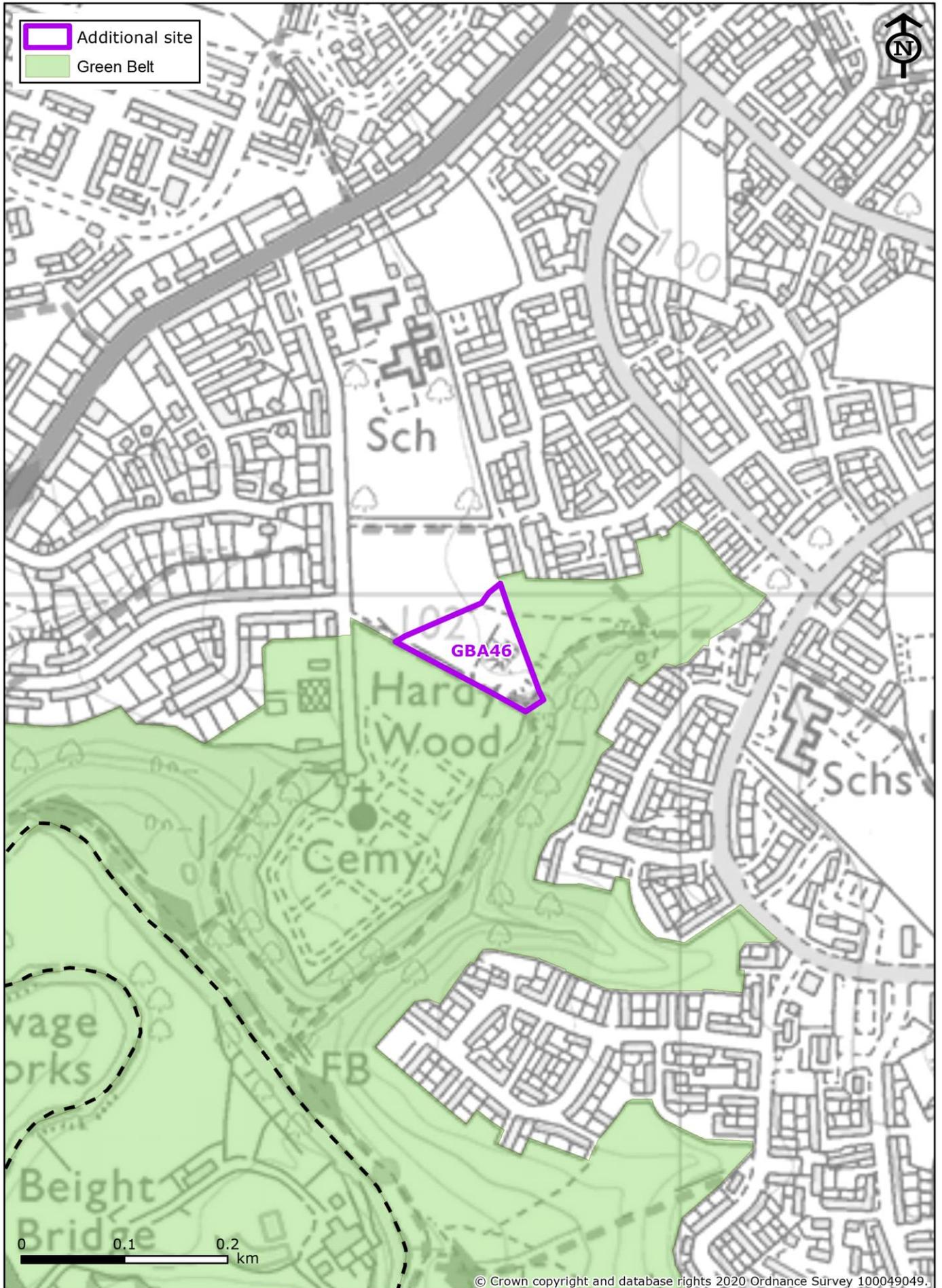
Digital analysis, based on bare earth height data, indicates that this parcel is not theoretically visible from any of the historic settlements.

Land Parcel Ref: GBA45

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcel delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.

Land Parcel Ref: GBA46



Land Parcel Ref: GBA46

Local Authority: Tameside

Parcel Description

This small parcel is situated adjacent to Denton. Landform is relatively flat and comprises woodland. The parcel is bound by a cemetery to the south and west, a field to the north and woodland to the east. This parcel is not Green Belt land.

Purpose 1 - Check the unrestricted sprawl of large built up areas

1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?

Rating: Strong

The parcel is adjacent to Denton. The woodland is undeveloped and there is a strong sense of openness. The parcel contributes towards checking the unrestricted sprawl of Denton.

1b - Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: Moderate

The parcel is adjacent to Denton. There are no strong barrier features on the outer edge (or close to the outer edge) of the parcel that could prevent urban sprawl from taking place within the parcel. Due to the presence of the surrounding urban areas, development within the parcel may not be perceived as sprawl.

Land Parcel Ref: GBA46

Purpose 2 - To prevent neighbouring towns merging into one another

2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: Weak

The parcel lies between Haughton Green in Denton and Bredbury although there is other intervening development which is in closer proximity than the parcel. The parcel does not therefore play a notable role in preventing the settlements from merging.

Purpose 3 - To assist in safeguarding the countryside from encroachment

3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Rating: Moderate

The parcel contains no built development. There are influences of urban development (housing) visible from within the parcel as a result of the surrounding urban edge of Haughton Green. The parcel still displays some of the characteristics of the countryside despite these urbanising influences.

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

4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?

Rating: No Contribution

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Ashton-under-Lyne, Fairfield, Gorton, Heaton Moor (Stockport), Mid Reddish and Stockport (Town Centre). In practice, the parcel has a very limited or no relationship (visual or

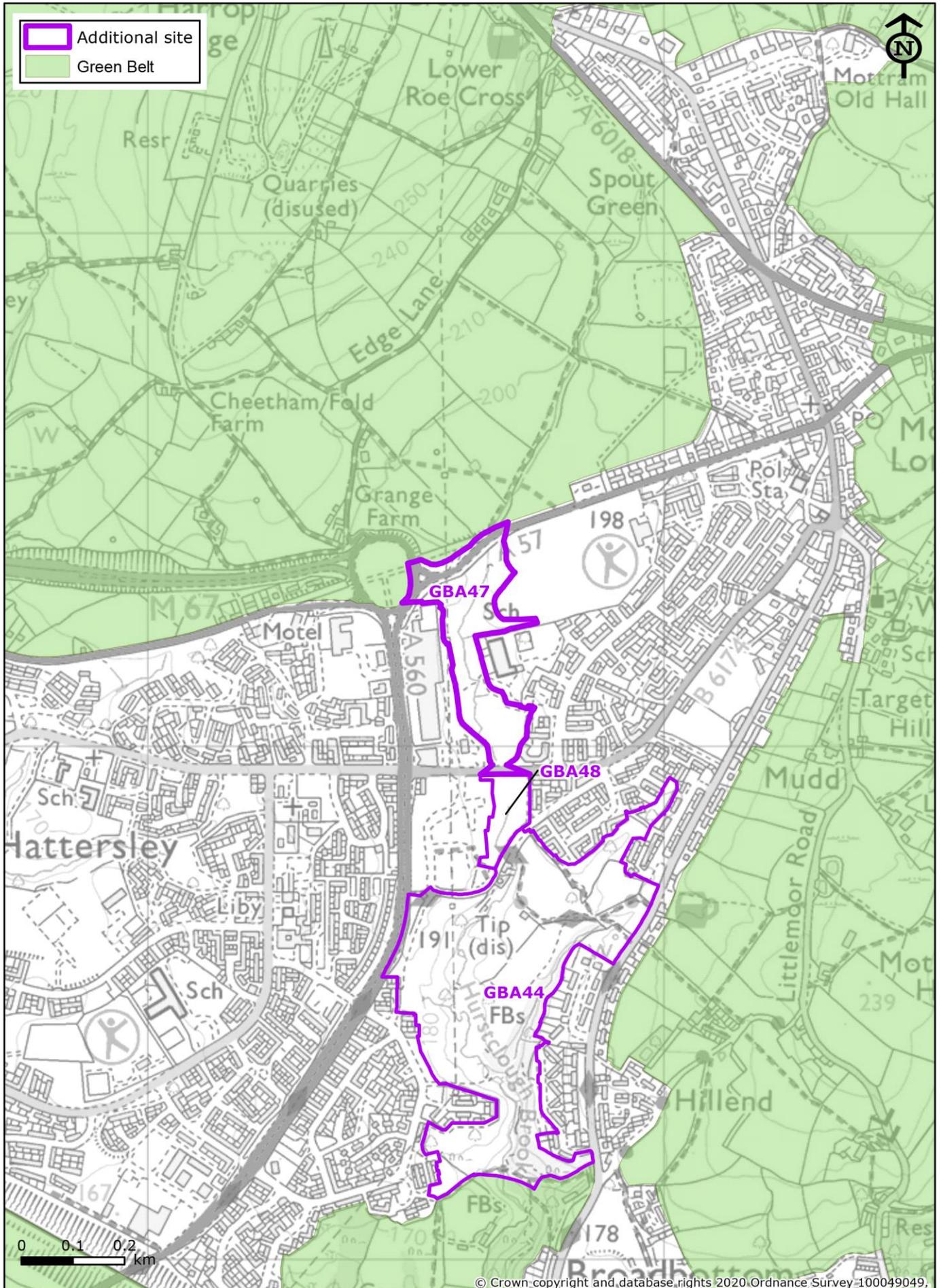
Land Parcel Ref: GBA46

physical) with any of the historic settlements and does not play a role in their setting or significance. This is largely due to visual screening provided by buildings, roads, and trees etc.; the parcel's flat/gently undulating topography; and the relatively large distance between the parcel and the nearest historic settlement (Mid Reddish 2.6km away).

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcel delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.

Land Parcel Ref: GBA47



Land Parcel Ref: GBA47

Local Authority: Tameside

Parcel Description

This parcel lies between Mottram in Longdendale in the east and Hattersley, Hyde in the west. Landform is relatively flat and the parcel comprises of tree and shrub vegetation. Built features are limited to part of the Hattersley roundabout and roads connecting to this in the north of the parcel. The parcel is bound to the north by Hyde Road, to the east by sports fields and the urban edge of Mottram in Longdendale, to the south by Ashworth Lane and to the east by the urban edge of Hattersley. There are no roads providing access within the parcel. This parcel is not Green Belt land.

Purpose 1 - Check the unrestricted sprawl of large built up areas

1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?

Rating: Strong

The parcel lies between Mottram in Longdendale and Hattersley, Hyde. The part of the Hattersley roundabout and roads connecting to this in the north of the parcel do not have a significant urbanising influence within the parcel. The woodland and scrub vegetation within the parcel has a strong sense of openness. The parcel contributes towards checking the unrestricted sprawl between Mottram in Longdendale and Hattersley.

1b - Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: Moderate

The parcel lies between Mottram in Longdendale and Hattersley, Hyde. The parcel is open with few urbanising features. Due to the surrounding urbanising development that contains the parcel, development within the parcel may not be perceived as sprawl. There are no strong boundary features that would prevent sprawl within or beyond the parcel.

Land Parcel Ref: GBA47

Purpose 2 - To prevent neighbouring towns merging into one another

2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: Strong

The settlements of Hattersley (Hyde) and Mottram in Longdendale are in very close proximity (less than 1km). The parcel forms part of a critical gap between the settlements.

Purpose 3 - To assist in safeguarding the countryside from encroachment

3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Rating: Moderate

There is some sense of urban encroachment within the parcel as a result of development visible from within parts of the parcel in the neighbouring urban edge of Mottram in Longdendale and Hattersley. The parcel is open space, but due to its containment, lacks some of the characteristics of the countryside.

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

4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?

Rating: Weak

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement of Mottram In Longdendale. In practice, the parcel has a limited visual or physical relationship with any historic settlement and is considered unlikely to be important to their setting or significance. This is largely due to the location of the parcel and the visual screening provided by blocks of urban development, large roads, and trees etc.

Land Parcel Ref: GBA47

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcel delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.

Land Parcel Ref: GBA48

Local Authority: Tameside

Parcel Description

This small parcel is located between Hattersley in the west and Mottram in Longdendale in the east. Landform is relatively flat sloping gradually down to the south-east. Built development is limited to utilities on the western border. Land cover consists predominantly of open amenity grassland in the north and a clump of mature tree in the south. The parcel is bound to the north by Ashworth Land and to the south by Chain Bar Lane. This parcel is not Green Belt land.

Purpose 1 - Check the unrestricted sprawl of large built up areas

1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?

Rating: Strong

The parcel lies between Mottram in Longdendale and Hattersley, Hyde. The land is undeveloped containing recreational grassland. There is a strong sense of openness within the parcel because of a lack of urbanising features. The parcel contributes towards checking the unrestricted sprawl between Mottram in Longdendale and Hattersley.

1b - Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: Strong

The parcel is located between Mottram in Longdendale and Hattersley, Hyde. There are no strong barrier features on the outer edge (or close to the outer edge) of the parcel that could prevent urban sprawl from taking place within or beyond the parcel. The parcel plays a strong role in inhibiting ribbon development south of Ashworth Lane and north of Chain Bar Lane.

Land Parcel Ref: GBA48

Purpose 2 - To prevent neighbouring towns merging into one another

2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: Strong

The settlements of Hyde and Mottram in Longdendale are in very close proximity (less than 1km). The parcel forms part of a critical gap between the settlements. This parcel along with parcels GBA44 and GBA47 forms a critical gap between Mottram in Longdendale in the east and Hyde in the west.

Purpose 3 - To assist in safeguarding the countryside from encroachment

3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Rating: Moderate

The contains no built development. There are influences of urban development visible from within the parcel as a result of the neighbouring urban edge of Mottram in Longdendale, including housing and commercial development. The parcel still displays some of the characteristics of the countryside despite these urbanising influences. It adjoins other open land to the north and south that is proposed to be allocated but it is not currently connected to the wider Green Belt.

Land Parcel Ref: GBA48

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

4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?

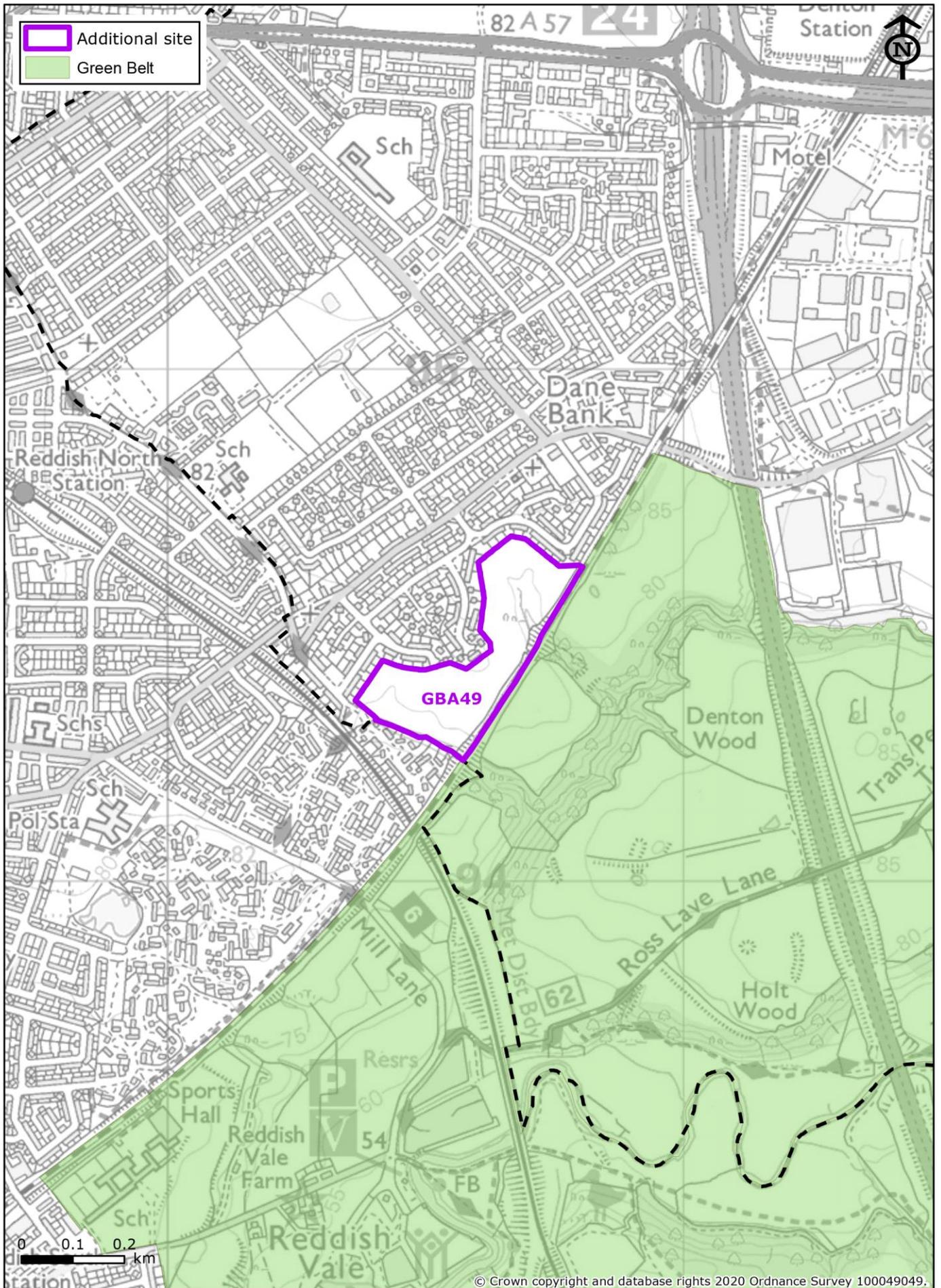
Rating: Weak

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement of Mottram In Longdendale. In practice, the parcel has a limited visual or physical relationship with any of historic settlement and is considered unlikely to be important to their setting or significance. This is largely due to the location of the parcel and the visual screening provided by blocks of urban development, large roads, and trees etc.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcel delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.

Land Parcel Ref: GBA49



Land Parcel Ref: GBA49

Local Authority: Tameside

Parcel Description

The parcel is located in the west of Denton. Land within the parcel gently slopes down to the east and comprises amenity grassland fields and a wooded copse. The parcel is enclosed by residential development within Denton to the north and west and a railway line bounds the east of the parcel. This is not Green Belt land.

Purpose 1 - Check the unrestricted sprawl of large built up areas

1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?

Rating: Strong

The parcel lies adjacent to the urban edge of Denton. There is no built development present within the parcel which has an urbanising influence. The parcel is open and comprises grassland and woodland. The parcel is however enclosed to the north and west by existing urban development.

1b - Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: Moderate

The parcel lies adjacent to the urban edge of Denton. There are no strong boundary features to prevent sprawl from the urban area into the parcel, however the railway line bounding the east of the parcel limits the potential for sprawl to occur beyond the parcel.

Land Parcel Ref: GBA49

Purpose 2 - To prevent neighbouring towns merging into one another

2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: No Contribution

The parcel lies between Denton and North Reddish but there is no discernible boundary between these settlements as they have already merged. The parcel therefore makes no contribution to preventing the merging of neighbouring settlements.

Purpose 3 - To assist in safeguarding the countryside from encroachment

3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Rating: Moderate

There is some sense of encroachment within the parcel as a result of its containment by the surrounding urban area. The parcel is free of built development and displays the characteristics of the countryside, but is separated from the wider countryside to the east by the railway line.

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

4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?

Rating: No Contribution

Digital analysis, based on bare earth height data, indicates that the parcel or parts of the parcel are theoretically visible from the historic settlements of Ashton-under-Lyne, Davenport & Heaviley (Stockport), Edgeley (Stockport), Fairfield, Gorton, Heaton Moor (Stockport), Levenshulme, Longsight, Mid

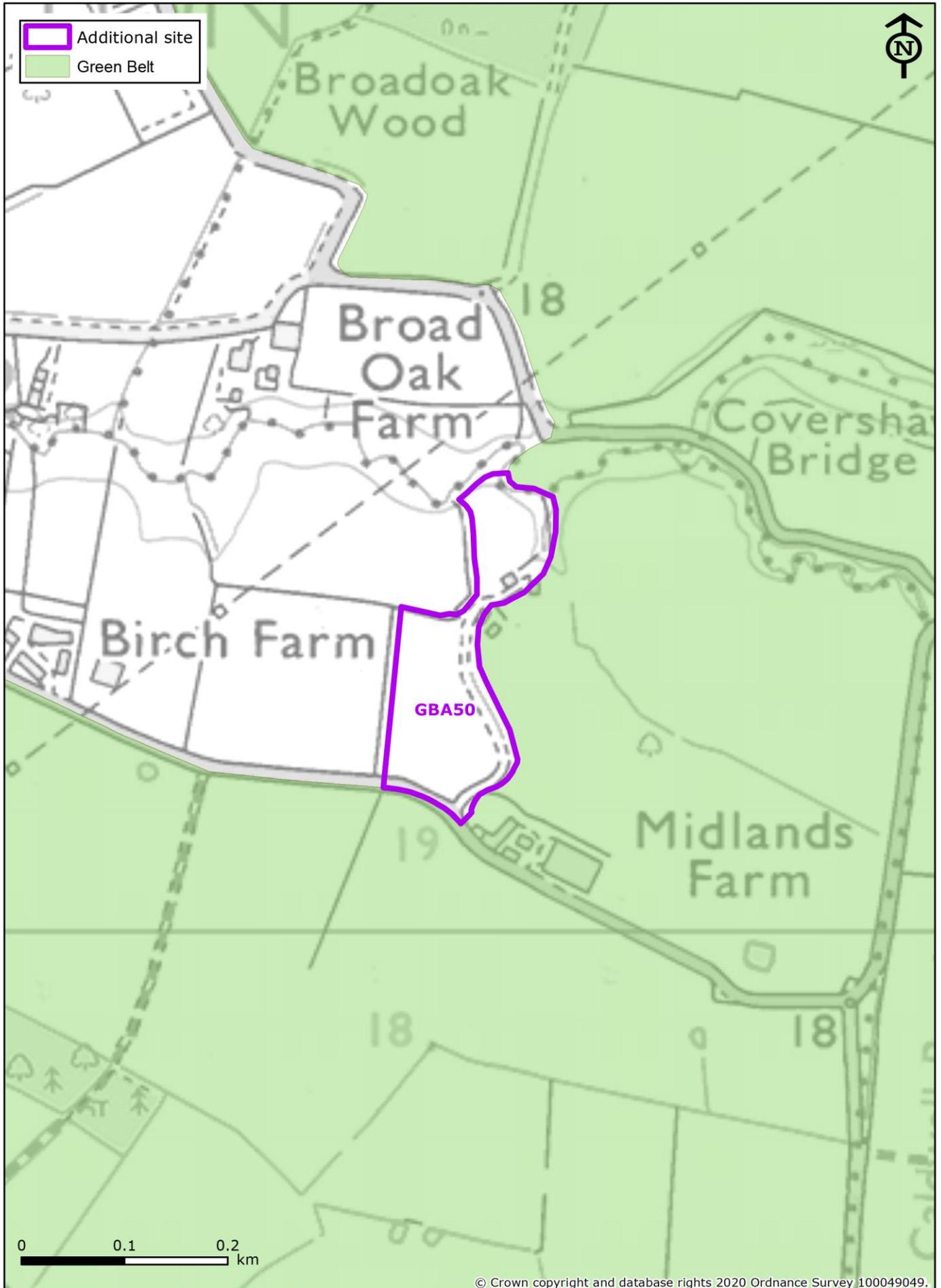
Land Parcel Ref: GBA49

Reddish and Stockport (Town Centre). In practice, the parcel has a very limited or no relationship (visual or physical) with any of the historic settlements and does not play a role in their setting or significance. This is largely due to the location of the parcel and the visual screening provided by intervening blocks of urban development, roads, and trees.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcel delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.

Land Parcel Ref: GBA50



Land Parcel Ref: GBA50

Local Authority: Trafford

Parcel Description

This parcel is located close to the suburban edge of Partington, in the west of the Trafford Borough area. The parcel contains flat grassland and a field, lined by some tree cover, as well as a farmstead. This parcel is not Green Belt land.

Purpose 1 - Check the unrestricted sprawl of large built up areas

1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?

Rating: Strong

The parcel is adjacent to the inset land at Partington. The parcel is largely undeveloped and the farmstead within it does not have an urbanising influence, therefore there is a strong sense of openness. The parcel contributes towards checking the unrestricted sprawl of Partington.

1b - Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: Strong

The parcel is adjacent to the inset land at Partington. There are no strong barrier features on the outer edge (or close to the outer edge) of the parcel that could prevent urban sprawl from taking place within or beyond the parcel. The parcel is open and development within it would be perceived as sprawl.

Purpose 2 - To prevent neighbouring towns merging into one another

2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: Weak

The parcel lies between the settlements of Partington to the northwest and

Land Parcel Ref: GBA50

Altrincham to the east. However, there is limited physical or visual relationship between the settlements given that they are located approximately 4km from each other. Other land to the east of the parcel provides the majority of the separation between these settlements and as such the parcel does not play a significant role in preventing the merging or erosion of the visual and physical gap.

Purpose 3 - To assist in safeguarding the countryside from encroachment

3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Rating: Strong

There is no sense of encroachment with the parcel being generally free of urbanising built development. The parcel displays strong characteristics of the countryside and has a rural character.

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

4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?

Rating: No Contribution

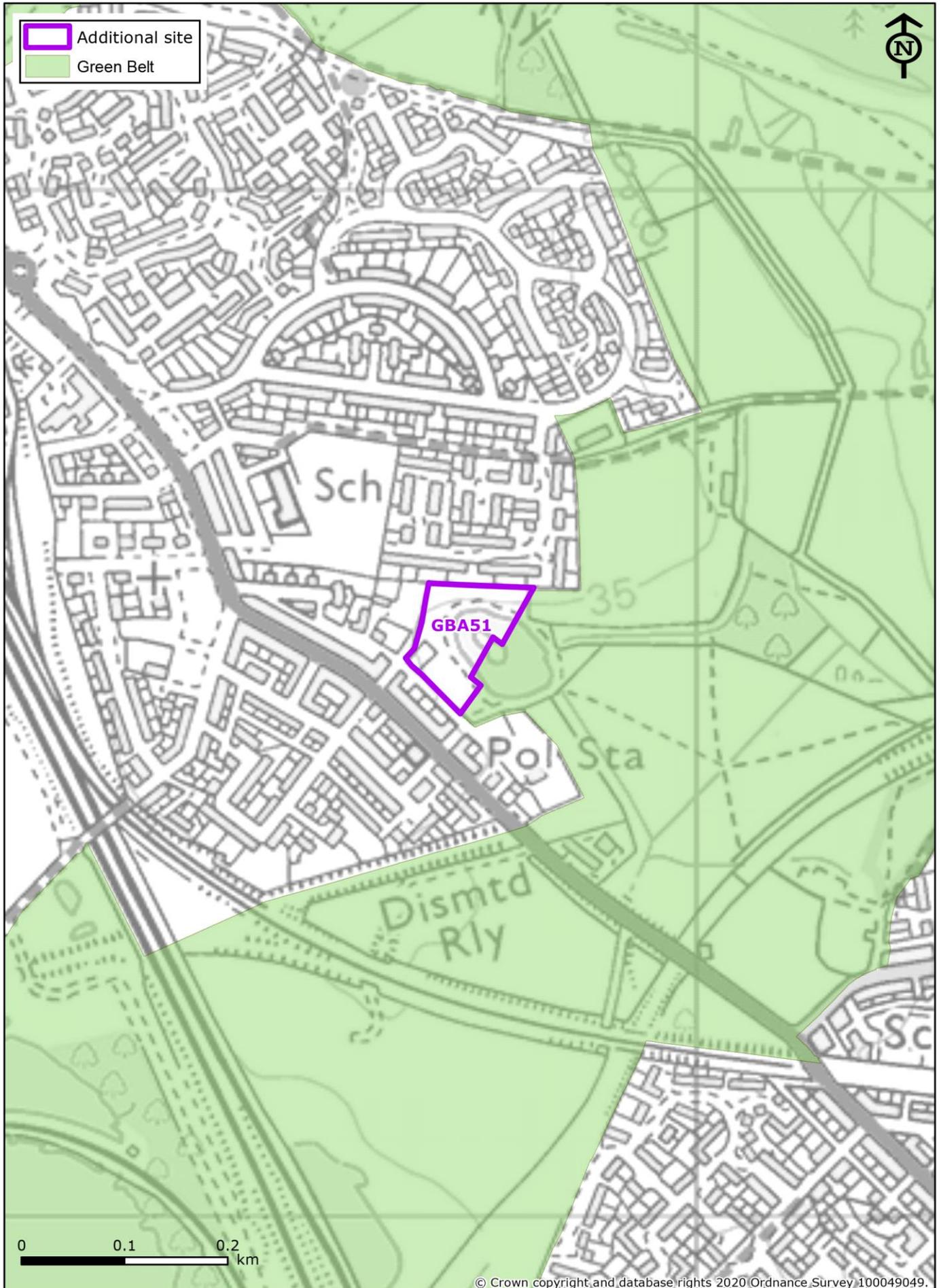
Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Dunham Town and Hale. In practice, the parcel has a very limited or no relationship (visual or physical) with any of the historic settlements and does not play a role in their setting or significance. This is largely due to visual screening provided by buildings, roads, and trees etc.; the parcel's flat and low-lying topography; and the relatively large distance between the parcel and nearest historic settlement (2.4km away).

Land Parcel Ref: GBA50

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcel delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.

Land Parcel Ref: GBA51



Land Parcel Ref: GBA51

Local Authority: Wigan

Parcel Description

The parcel is located on the southern edge of Wigan and comprises of part of Widows Fishery. Land within the parcel is relatively flat, comprising of a fishing pond with a wooded island in the centre, and surrounded by woodland. The parcel is bound by woodland to the north, south and west and adjoins the remainder of the Widows Fishery site and woodland to the east. This is not Green Belt land.

Purpose 1 - Check the unrestricted sprawl of large built up areas

1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?

Rating: Strong

The parcel is adjacent to Wigan. The parcel largely comprises of woodland and a pond and there is no built development within it. As such the parcel has a strong sense of openness.

1b - Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: Moderate

The parcel is adjacent to Wigan. There is potential for sprawl within the parcel and the proposed Green Belt edge would create a more consistent Green Belt boundary. The parcel is contained by existing development to the north, west and south.

Land Parcel Ref: GBA51

Purpose 2 - To prevent neighbouring towns merging into one another

2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: Moderate

The parcel forms part of the gap between the settlements of Wigan and Platt Bridge, which are in very close proximity (approx. 550m across the parcel), but it is not of critical importance to the separation of the two settlements.

Purpose 3 - To assist in safeguarding the countryside from encroachment

3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Rating: Strong

There is little sense of encroachment due to the parcel being entirely free of development. It retains a strong, unspoilt landscape, which is largely intact and rural in character. The parcel clearly displays the characteristics of the countryside. Due to the woodland surrounding the parcel, the surrounding urban area does not influence the parcel.

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

4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?

Rating: No Contribution

Digital analysis, based on bare earth height data, indicates that the parcel or parts of the parcel are theoretically visible from the historic settlements of Ashton in Makerfield, Golborne, Hindley and Wigan (Historic Core). In practice, the parcel has a very limited or no relationship (visual or physical) with any of

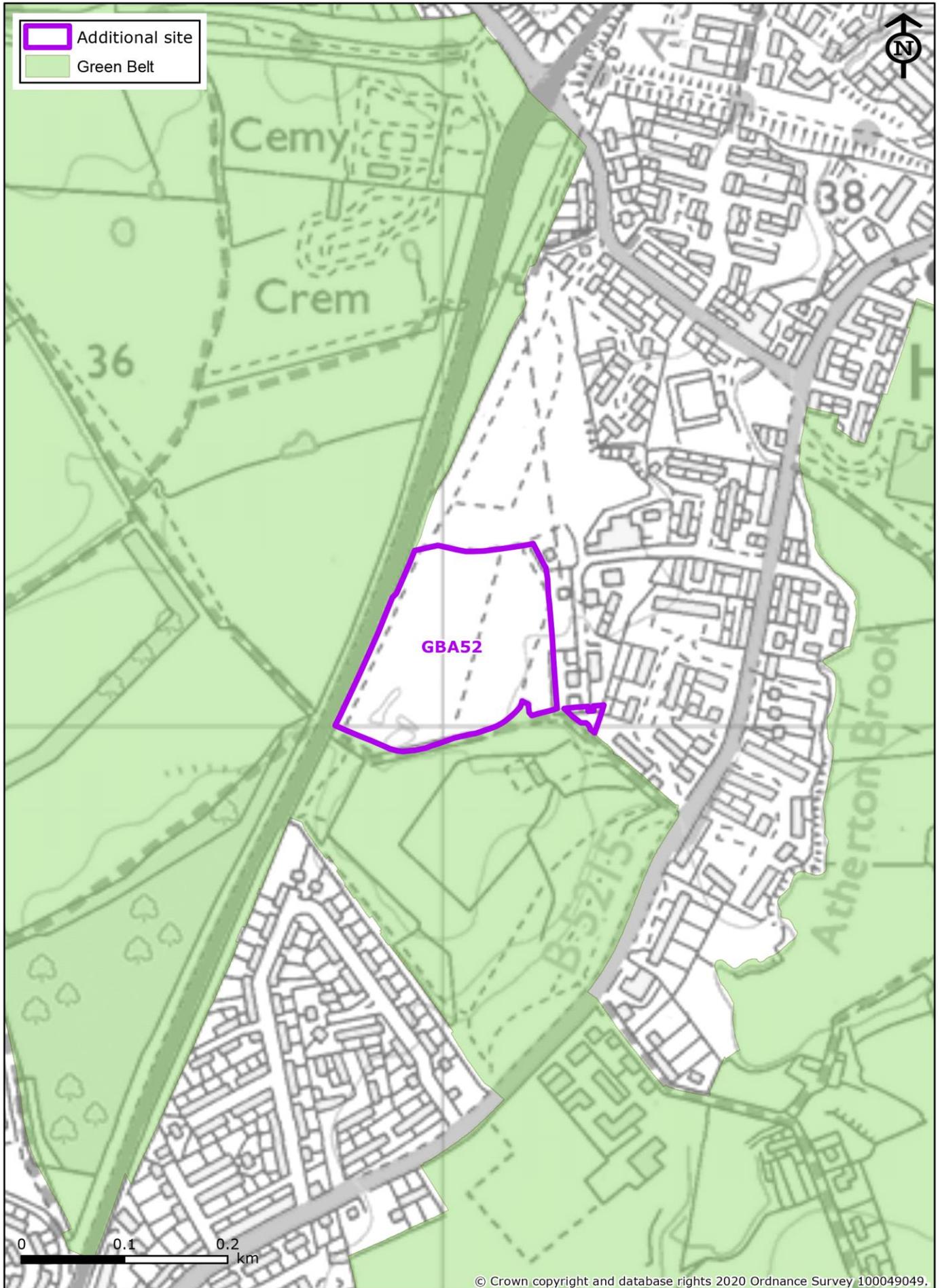
Land Parcel Ref: GBA51

the historic settlements and does not play a role in their setting or significance. This is largely due to the location of the parcel and the visual screening provided by intervening blocks of urban development, roads, and trees.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcel delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.

Land Parcel Ref: GBA52



Land Parcel Ref: GBA52

Local Authority: Wigan

Parcel Description

The parcel is located at southern edge of Atherton and comprises mostly Pennington Football Club playing fields at Jubilee Park as well as smaller areas of sparse tree cover at the edges. The A579 runs along the western border of the parcel with an electricity substation present beyond the eastern boundary. This parcel is not Green Belt land.

Purpose 1 - Check the unrestricted sprawl of large built up areas

1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?

Rating: Strong

The parcel is located to the south of Atherton adjacent to the settlement edge. The urban edge is highly visible from within the parcel, but it contains no built development and there is a sense of openness within the parcel.

1b - Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: Strong

The parcel lies to the south of Atherton which it is adjacent to. While the western border of the parcel is formed by the A579, this would not act as a barrier to potential sprawl beyond the parcel. In addition, the parcel plays a role in preventing further development along the eastern edge of the A579.

Land Parcel Ref: GBA52

Purpose 2 - To prevent neighbouring towns merging into one another

2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: Strong

The parcel lies between the settlements of Leigh to the south and Atherton to the north, which are within very close proximity. While there are other points at which the settlements are in closer proximity of each other, the parcel forms part of a critical gap between the settlements and acts to prevent coalescence.

Purpose 3 - To assist in safeguarding the countryside from encroachment

3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Rating: Moderate

The parcel has no built development within its boundaries. The playing pitches while not floodlit take up the majority of the land within the parcel. There are some influences of urban development visible from within the parcel as a result of the electricity substation and residential development to the east. The parcel is open and is connected to Green Belt land to the south and west but lacks a strong rural character due to the presence of adjacent urban development.

Land Parcel Ref: GBA52

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

4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?

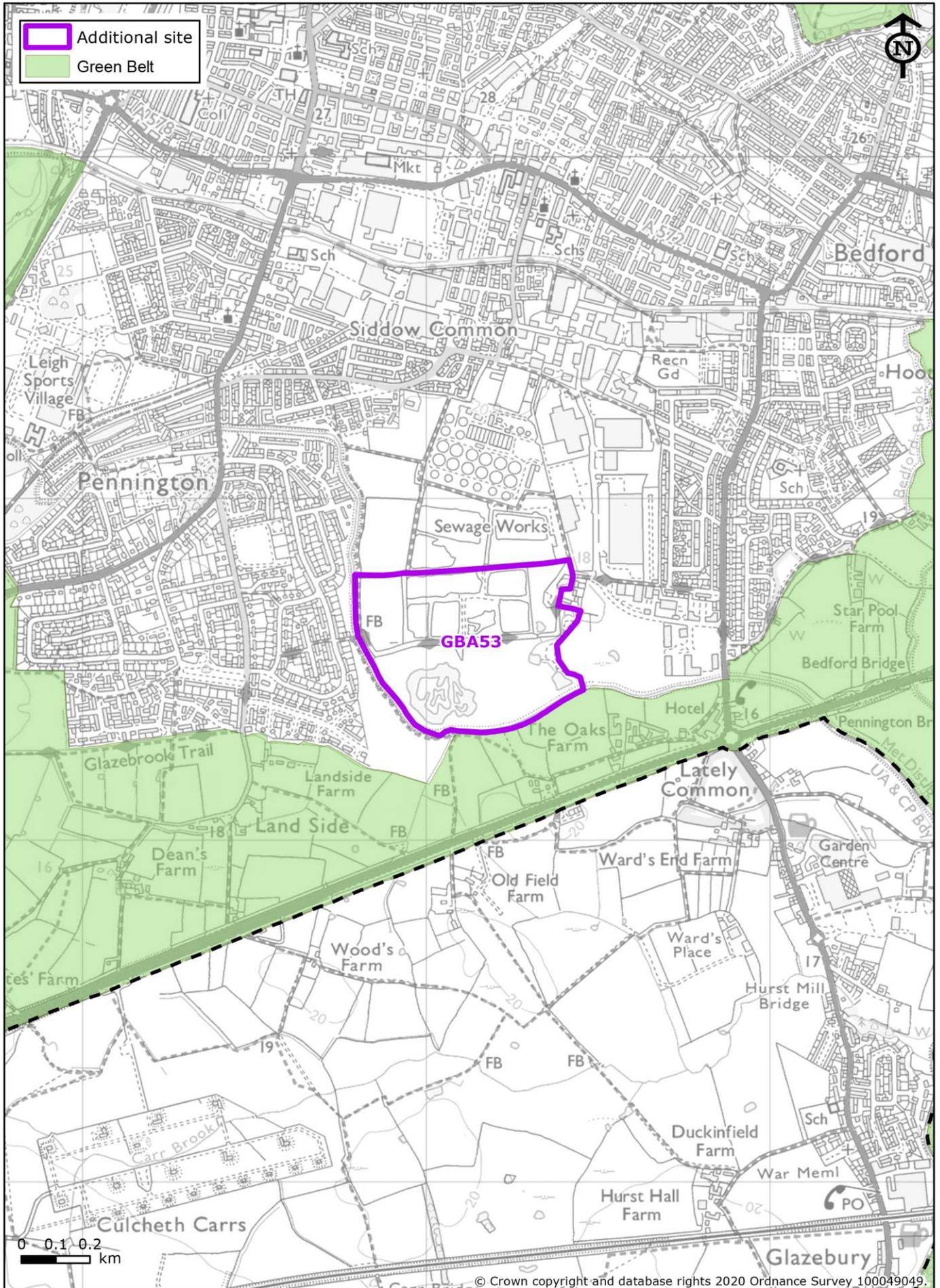
Rating: Weak

The parcel is in close proximity to the Howe Bridge & Atherton historic settlement area. Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from Howe Bridge & Atherton as well as the historic settlements of Astley, Hindley, Leigh (Bridgewater Canal), Leigh (Town Centre), Pennington, Tyldesley and Westhoughton. In practice, the parcel has limited visual or physical relationship with any of the historic settlements and is considered unlikely to be important to their setting or significance. This is largely due to the location of the parcel; its low-lying setting; and the visual screening provided by intervening blocks of urban development, roads, and trees.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcel delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.

Land Parcel Ref: GBA53



Land Parcel Ref: GBA53

Local Authority: Wigan

Parcel Description

The parcel lies in close proximity to the southern edge of Leigh and comprises the land at the Hope Carr Nature Reserve. It is bounded by the Pennington Brook to the south and west, by sludge beds of a former sewage works to the north and by industrial land to the east. The parcel consists of ponds and sludge beds of a former sewage works set within a mix of regenerating woodland, scrub, and reed beds. There are a number of raised paths running across the parcel and no public roads. This parcel is not Green Belt land.

Purpose 1 - Check the unrestricted sprawl of large built up areas

1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?

Rating: Strong

The parcel lies adjacent to Leigh which is to the north. There is no built development within the parcel apart from the remains of settling ponds, the influence of which on the openness of the parcel is limited.

1b - Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: Moderate

The parcel lies adjacent to Leigh which is to the north. Pennington Brook is located at the south and west of the parcel and could play a limited role in preventing further urban sprawl from occurring within and beyond the parcel.

Land Parcel Ref: GBA53

Purpose 2 - To prevent neighbouring towns merging into one another

2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: Weak

The parcel lies between Leigh to the north and Culcheth to the south. The settlements lie within approximately 2.8km of each other across the parcel. The parcel forms only part of the gap between the settlements and the existing urban edge of Leigh already extends to the south of the parcel to the west. The A580 also acts as a separating feature between the settlements.

Purpose 3 - To assist in safeguarding the countryside from encroachment

3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Rating: Moderate

There is limited sense of encroachment with the parcel being generally free of urbanised built development. The adjoining residential and industrial edge is visible from within the parcel and exerts an urban influence. The parcel displays some of the characteristics of the countryside but is enclosed by urban development and is heavily influenced by its former use as a sewage works and does not have a strong rural character.

Land Parcel Ref: GBA53

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

4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?

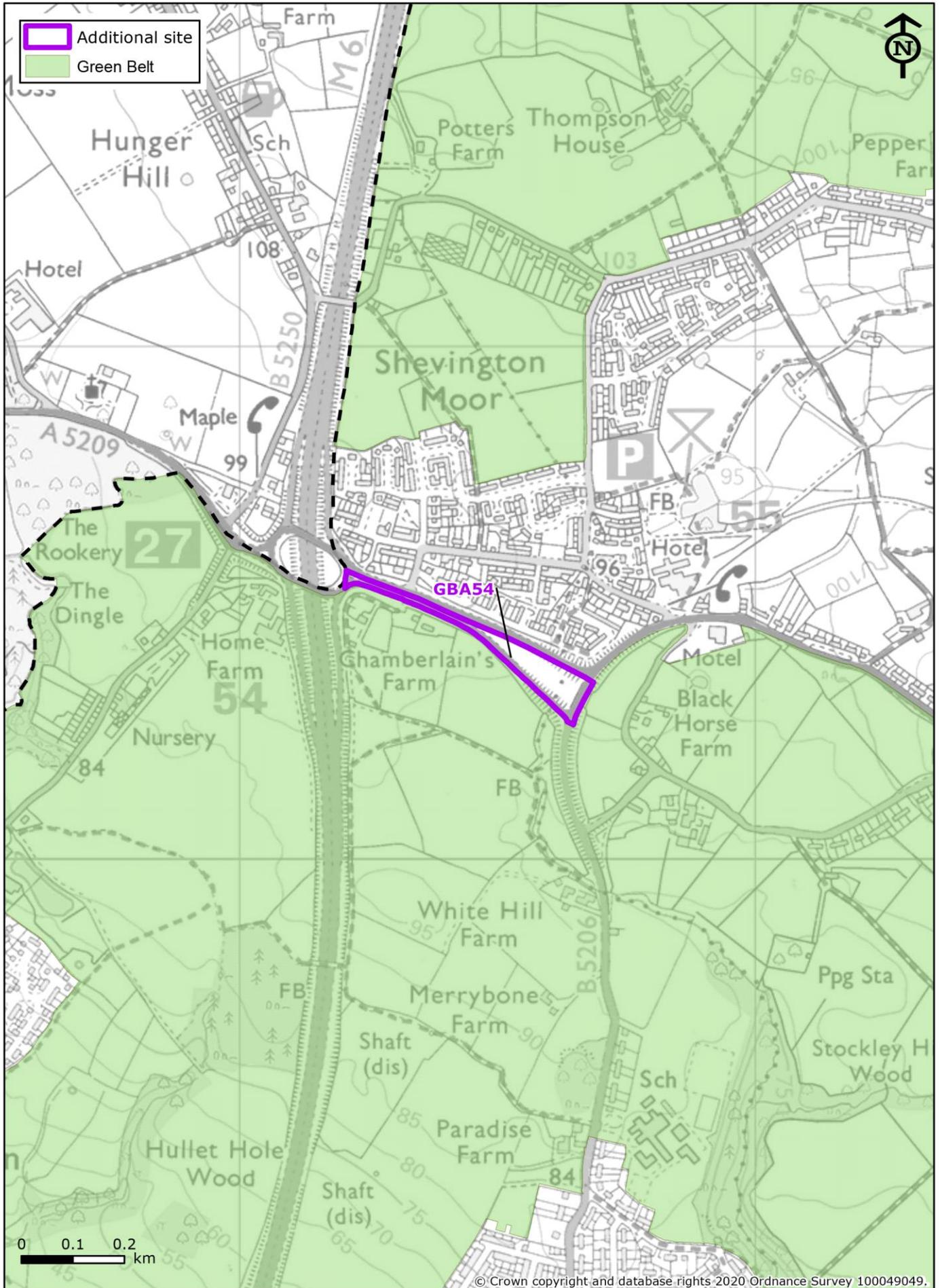
Rating: Weak

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Astley, Golborne, Howe Bridge & Atherton, Leigh (Bridgewater Canal), Leigh (Town Centre), Pennington and Tyldesley. In practice, the parcel has a limited visual or physical relationship with any of these historic settlements and is considered unlikely to be important to their setting or significance. This is largely due to the location of the parcel; the low-lying post-industrial character of land; and the visual screening provided by intervening blocks of urban development, roads, and trees.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcel delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.

Land Parcel Ref: GBA54



Land Parcel Ref: GBA54

Local Authority: Wigan

Parcel Description

The parcel comprises a narrow strip of land on the southern side of the A5209 to the east of the M6 at the southern edge of Shevington Moor. To the east of the M6 where the A5209 splits into two separate routes, the boundaries of the parcel include all of the land between these roads. Much of the parcel consists of grass verge with some limited tree cover to the east where the land is sloped towards the B5206. This parcel is not Green Belt land.

Purpose 1 - Check the unrestricted sprawl of large built up areas

1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?

Rating: Weak

The parcel is adjacent to the southern edge of Shevington Moor. The southern side of the A5209 occupies much of the parcel and whilst the parcel is open, the land relates strongly to the urban settlement as opposed to the wider countryside.

1b - Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: Weak

The parcel is adjacent to the southern edge of Shevington Moor. The parcel has significant and durable barrier features (the A5209, A5206, Crow Orchard Road) which play a strong role inhibiting urban sprawl occurring within the parcel. The M6 also runs through the western portion of the parcel.

Land Parcel Ref: GBA54

Purpose 2 - To prevent neighbouring towns merging into one another

2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: Weak

The parcel lies between Shevington Moor and Shevington to the south. Other land beyond the parcel provides the majority of separation between these settlements which are approximately 1.1km from each other.

Purpose 3 - To assist in safeguarding the countryside from encroachment

3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Rating: Weak

There is already a sense of extensive urban encroachment into the parcel due to the presence of the roads within and adjoining the parcel. The parcel is not rural and does not have the characteristics of the countryside.

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

4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?

Rating: No Contribution

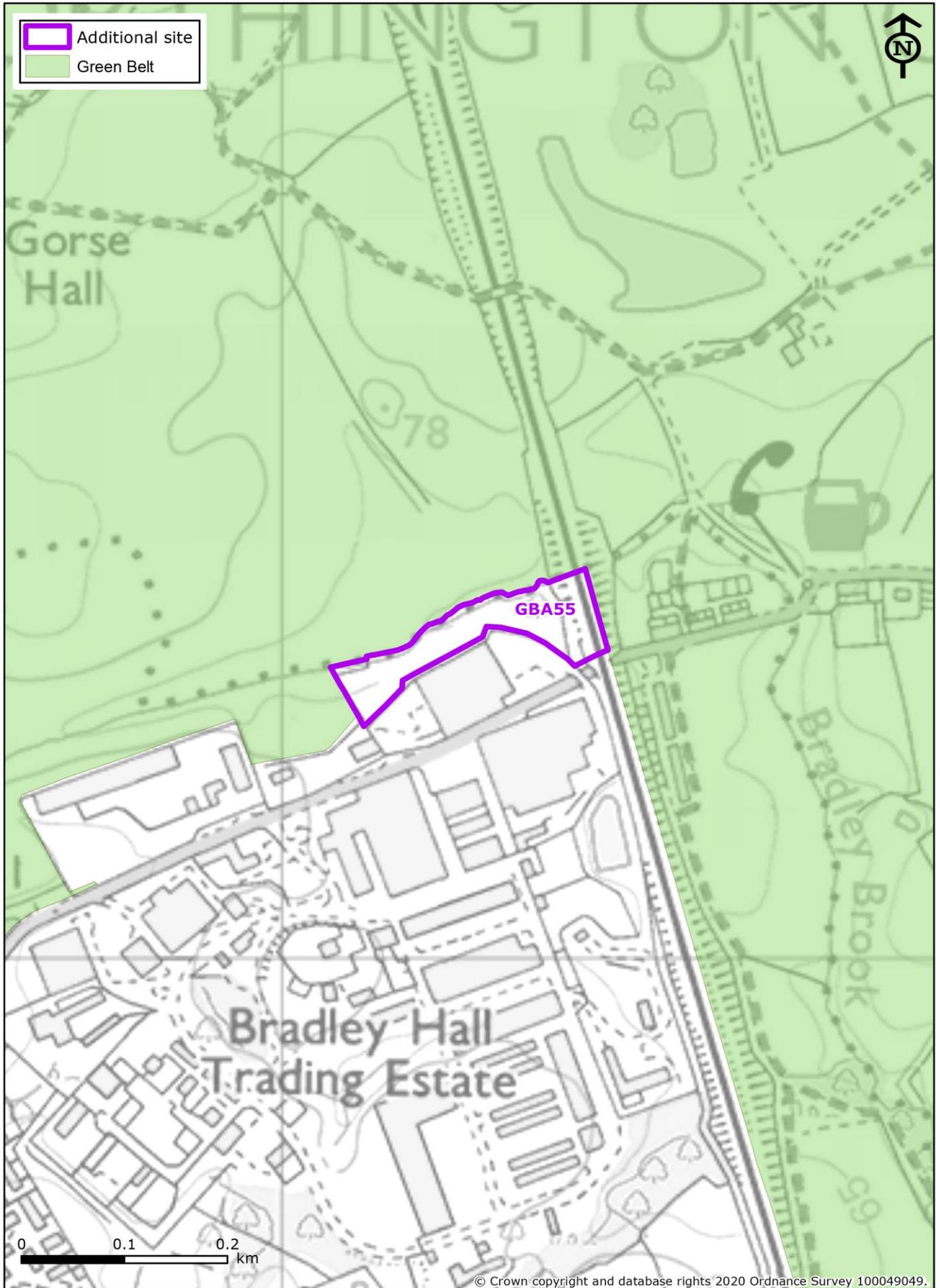
Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Shevington (Town Centre), Standish and Wigan (Historic Core). In practice the parcel has no relationship (visual or physical) with any of the historic settlements and does not play a role in their setting or significance.

Land Parcel Ref: GBA54

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcel delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.

Land Parcel Ref: GBA55



Land Parcel Ref: GBA55

Local Authority: Wigan

Parcel Description

The parcel comprises a relatively narrow strip of land to the rear of industrial units at the north eastern edge of Standish. Much of the parcel is covered by trees. The northern and western borders of the parcel are formed by field boundaries and metal security fencing and the eastern border is formed by the railway line. The area to the north of the parcel comprises open countryside in the form of pastoral and arable fields. This parcel is not Green Belt land.

Purpose 1 - Check the unrestricted sprawl of large built up areas

1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?

Rating: Strong

The parcel is adjacent to the north eastern edge of Standish. There is no built development and there are few urbanising features within the parcel. The urbanising features consist mainly of metal fencing which crosses the parcel from north to south. In addition, there is a strong sense of openness within the parcel because of clear views to the open fields towards the north of the parcel.

1b - Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: Moderate

The parcel is adjacent to the north eastern edge of Standish. The railway is a strong barrier feature at the outer edge of the parcel to the east which is preventing urban sprawl from occurring beyond the parcel eastwards. There are no strong boundary features preventing outward sprawl from the parcel to the open countryside beyond.

Land Parcel Ref: GBA55

Purpose 2 - To prevent neighbouring towns merging into one another

2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: Weak

The parcel lies on the north eastern edge of Standish with the settlement of Adlington located to the northeast. Other land provides the majority of separation between these settlements, which are located approximately 2.3km from each other across the parcel. There are also areas of existing intervening development between the settlements at the A5106, which limits intervisibility between the settlements across the parcel.

Purpose 3 - To assist in safeguarding the countryside from encroachment

3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Rating: Strong

The parcel is almost entirely free of development and contains primarily woodland. The urban edge to the south has a strong influence on its character, however the parcel forms part of a wider area of open countryside stretching north from the urban edge of Standish.

Land Parcel Ref: GBA55

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

4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?

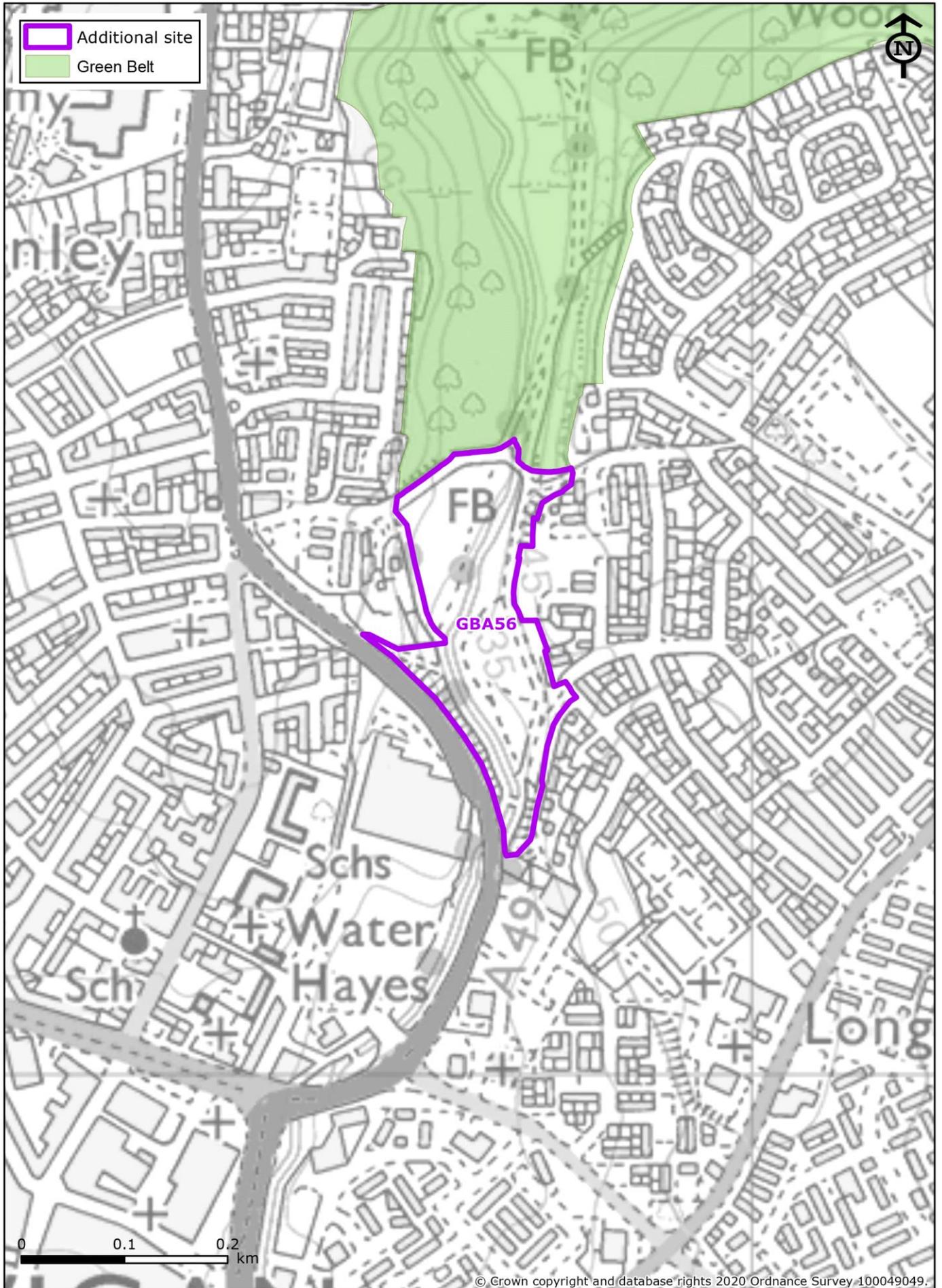
Rating: No Contribution

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Mayflower and Standish. In practice, the parcel has no intervisibility with either of these historic settlements due to screening provided by intervening urban development. The parcel does not play a role in the setting or significance of the historic settlements.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcel delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.

Land Parcel Ref: GBA56



Land Parcel Ref: GBA56

Local Authority: Wigan

Parcel Description

The parcel lies at the northern edge of Wigan. It consists of the sloped land around the valley of the River Douglas. Much of the land has tree cover around the river itself which sits lower than the surrounding residential uses to the east and commercial uses and A49 to the west. A series of public rights of way pass through the parcel from south to north where it rises slightly towards Coppull Lane and the flood storage area formed by a dam. This parcel is not Green Belt land.

Purpose 1 - Check the unrestricted sprawl of large built up areas

1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?

Rating: Moderate

The parcel lies to the north of Wigan which it is adjacent to. Most of the public rights of way which pass through the parcel are tarmacked and lined by metal fencing. Whilst predominately open, the parcel has a closer association with the urban area, than the countryside to the north.

1b - Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: Moderate

The parcel forms a narrow wedge of land to the north of Wigan which it is adjacent to. The River Douglas runs through the parcel from north to south but this would not prevent sprawl from occurring within the parcel. The parcel is however contained by development on two sides and the River Douglas. Development within the parcel may not therefore be perceived as sprawl.

Land Parcel Ref: GBA56

Purpose 2 - To prevent neighbouring towns merging into one another

2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: No Contribution

The parcel does not lie directly between two settlements that are being considered under Purpose 2 for this assessment.

Purpose 3 - To assist in safeguarding the countryside from encroachment

3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Rating: Weak

There has already been some urban encroachment into the parcel because of the tarmacked footpaths and associated features including street lighting. Furthermore the neighbouring urban development has a relatively strong visual influence on the parcel particularly where tree cover is sparser and the elevated residential development to the west clearly overlooks land within the parcel. The A49 is also prominent in views from the parcel to the south where it crosses over the River Douglas. The parcel therefore does not display the characteristics of countryside and does not have a rural character.

Land Parcel Ref: GBA56

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

4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?

Rating: Moderate

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Standish, Wigan (Historic Core) and Wigan (Wigan Pier). In practice, the parcel has intervisibility with the historic settlement of Wigan (Historic Core) and plays a role in its setting, albeit to a relatively limited degree. The parcel is located within a small valley which falls away from the historic settlement of Wigan (Historic Core) towards the east. The topography of the parcel and intervening buildings and roads limit the influence it has in relation to the setting of the historic settlement area despite its close proximity.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcel delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.