

Greater Manchester Combined Authority

Stage 2 Greater Manchester Green Belt Study

Addendum: Assessment of Proposed 2020 GMSF Allocations

Final report

Prepared by LUC

September 2020



Greater Manchester Combined Authority

Stage 2 Greater Manchester Green Belt Study Addendum: Assessment of Proposed 2020 GMSF Allocations

Project Number

10713

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

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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

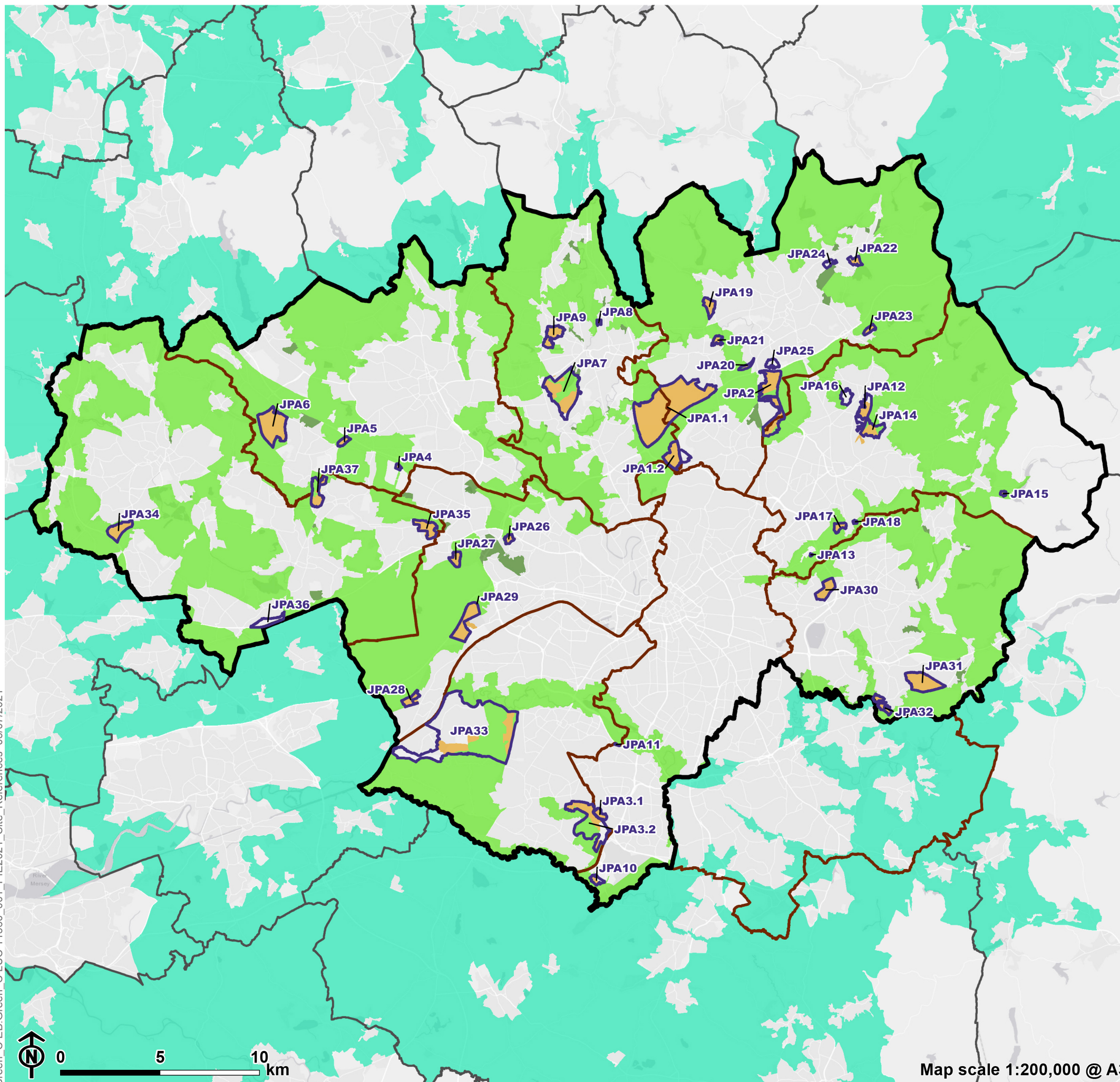
District	LUC Allocation Ref	LUC Allocation Name	GMSF 2020 policy number	2020 GMSF / 2021 PfE Allocation Name	2021 PfE policy number
Manchester	GM10	Global Logistics	GMA10	Global Logistics	JPA10
Manchester	GM12	Southwick Park	GMA11	Southwick Park	JPA11
Oldham	GM14	Beal Valley	GMA12	Beal Valley	JPA12
Oldham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



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GM Allocation 21: Thornham Old Road	53
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GM Allocation 25: Crimble Mill	59
GM Allocation 27: Newhey Quarry	62
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Chapter 1

Introduction

1.1 A Green Belt study was undertaken, assessing the potential harm to the Green Belt that could result from release of land within the development allocations proposed in the Revised Draft (January 2019) of the Greater Manchester Spatial Framework (GMSF)¹. Its intention is to inform the finalisation of the proposed Allocations.

1.2 It forms part of Stage 2 of the Green Belt assessment process. Other elements of Stage 2, which are presented as separate reports, include:

- An assessment of the contribution to the Green Belt purposes that would be made by the addition of new Green Belt land proposed in the 2020 GMSF².
- An assessment of the combined effect of proposed releases and proposed new Green Belt on the strategic functioning of the Greater Manchester Green Belt³.
- An analysis of the potential to enhance the beneficial use of the remaining Green Belt in the vicinity of the proposed Allocations⁴.

1.3 This report forms an addendum to the assessment of allocations proposed in the 2019 GMSF. It considers the impact, in terms of harm to the Green Belt purposes from the release of

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

² Stage 2 Greater Manchester Green Belt Study – Contribution Assessment of Proposed 2020 GMSF Green Belt Additions (LUC, September 2020). This replaces an earlier (December 2018) list of site assessments, reflecting various additions, removals and boundary alterations.

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

⁴ Stage 2 Greater Manchester Green Belt Study – Identification of Opportunities to Enhance the Beneficial Use of the Green Belt in the vicinity of Proposed 2019 GMSF Allocations (LUC, September 2020)

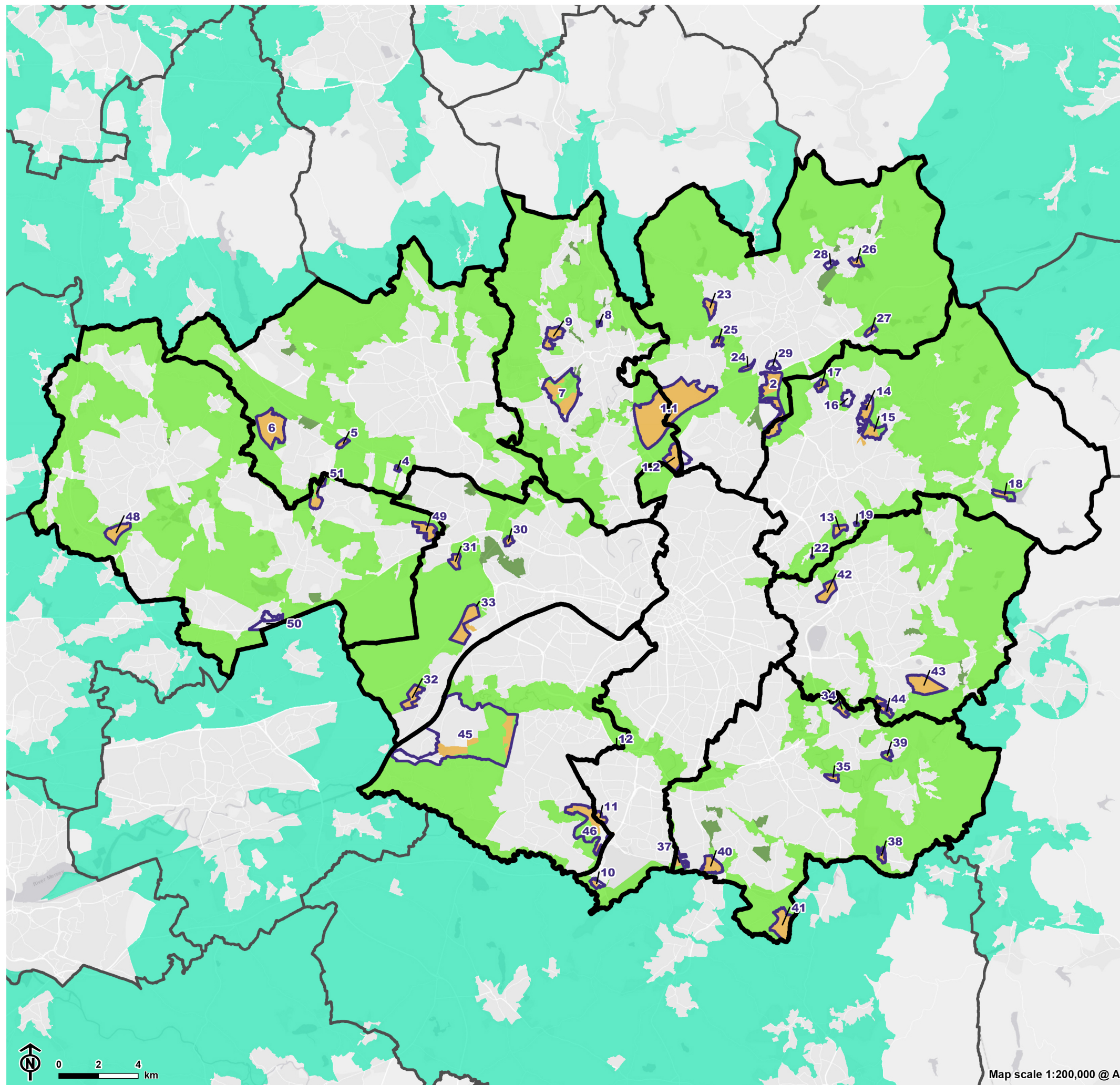
land, of a number of changes to the proposed Allocation boundaries and areas of Green Belt release identified in the updated 2020 version of the GMSF. It should be read in conjunction with the above reports.

1.4 The Allocations and Green Belt additions proposed within the updated 2020 GMSF are shown in **Figure 1.1**.

1.5 Chapter 2 details the changes made to allocations, and assesses any impact on the 2019 GMSF Green Belt harm analysis, and **Chapter 3** provides a summary of the impact of the changes, with maps showing variations in harm rating to update those provided in the assessment of the 2019 GMSF Allocations.

Figure 1.1

2020 GMSF Site Allocations and Proposed Green Belt



- Greater Manchester Local Authority boundary
- Allocations
- 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

Chapter 2

Assessment of changes to potential harm of release

Introduction

2.1 This chapter considers each Allocation where either boundaries, proposed Green Belt release or proposed creation of adjacent new Green Belt have changed from those presented in the 2019 GMSF. 29 of the 51 GMSF 2019 Allocations, listed in **Table 2.1** below, are affected.

Table 2.1: GMSF 2020 changes to GMSF 2019 Allocations

GMSF Allocation Reference	Local Authority	Allocation Name	Allocation removed?	Green Belt release area changed?	Allocation boundary changed?	Changes to adjacent Green Belt retention / release?
1.1	Bury / Rochdale	Northern Gateway: Heywood / Pilsworth				✓
1.2		Northern Gateway: Simister and Bowlee		✓	✓	✓
1.3		Northern Gateway: Whitefield	✓			
2	Oldham / Rochdale	Stakehill			✓	
3	Oldham / Rochdale	Kingsway South	✓			
4	Bolton	Bewshill Farm				

Chapter 2

Assessment of changes to potential harm of release

Stage 2 Greater Manchester Green Belt Study
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GMSF Allocation Reference	Local Authority	Allocation Name	Allocation removed?	Green Belt release area changed?	Allocation boundary changed?	Changes to adjacent Green Belt retention / release?
5	Bolton	Chequerbent North		✓	✓	
6	Bolton	West of Wingates / M61 Junction 6				
7	Bury	Elton Reservoir		✓	✓	
8	Bury	Seedfield				
9	Bury	Walshaw				
10	Manchester	Global Logistics				
11	Manchester	Roundthorn Medipark Extension				
12	Manchester	Southwick Park		✓	✓	
13	Oldham	Ashton Road Corridor		✓	✓	
14	Oldham	Beal Valley				✓
15	Oldham	Broadbent Moss				✓
16	Oldham	Cowlshaw				
17	Oldham	Hanging Chadder				✓
18	Oldham	Robert Fletchers				

Chapter 2

Assessment of changes to potential harm of release

Stage 2 Greater Manchester Green Belt Study
September 2020

GMSF Allocation Reference	Local Authority	Allocation Name	Allocation removed?	Green Belt release area changed?	Allocation boundary changed?	Changes to adjacent Green Belt retention / release?
19	Oldham	South of Rosary Road		✓		
20	Oldham	Spinners Way / Alderney Farm	✓			
21	Oldham	Thornham Old Road	✓			
22	Oldham	Woodhouses		✓	✓	
23	Rochdale	Bamford / Norden				
24	Rochdale	Castleton Sidings				
25	Rochdale	Crimble Mill				✓
26	Rochdale	Land North of Smithy Bridge				
27	Rochdale	Newhey Quarry		✓	✓	
28	Rochdale	Roch Valley				
29	Rochdale	Trows Farm				
30	Salford	Land at Hazelhurst Farm				
31	Salford	East of Boothstown				
32	Salford	North of Irlam Station		✓	✓	

Chapter 2

Assessment of changes to potential harm of release

Stage 2 Greater Manchester Green Belt Study
September 2020

GMSF Allocation Reference	Local Authority	Allocation Name	Allocation removed?	Green Belt release area changed?	Allocation boundary changed?	Changes to adjacent Green Belt retention / release?
33	Salford	Port Salford Extension				
34	Stockport	Bredbury Park Extension		✓		
35	Stockport	Former Offerton High School				
36	Stockport	Gravel Bank Road / Unity Mill	✓			
37	Stockport	Heald Green		✓	✓	
38	Stockport	High Lane		✓	✓	
39	Stockport	Hyde Bank Meadows		✓	✓	
40	Stockport	Griffin Park, Stanley Green		✓	✓	
41	Stockport	Woodford Aerodrome		✓	✓	
42	Tameside	Ashton Moss West				
43	Tameside	Godley Green Garden Village				
44	Tameside	South of Hyde			✓	

GMSF Allocation Reference	Local Authority	Allocation Name	Allocation removed?	Green Belt release area changed?	Allocation boundary changed?	Changes to adjacent Green Belt retention / release?
45	Trafford	New Carrington		✓	✓	
46	Trafford	Timperley Wedge		✓	✓	
47	Wigan	Land South of Pennington	✓			
48	Wigan	M6, Junction 25		✓	✓	
49	Wigan	North of Mosley Common				
50	Wigan	Pocket Nook				
51	Wigan	West of Gibfield		✓	✓	

2.2 For each affected Allocation it provides:

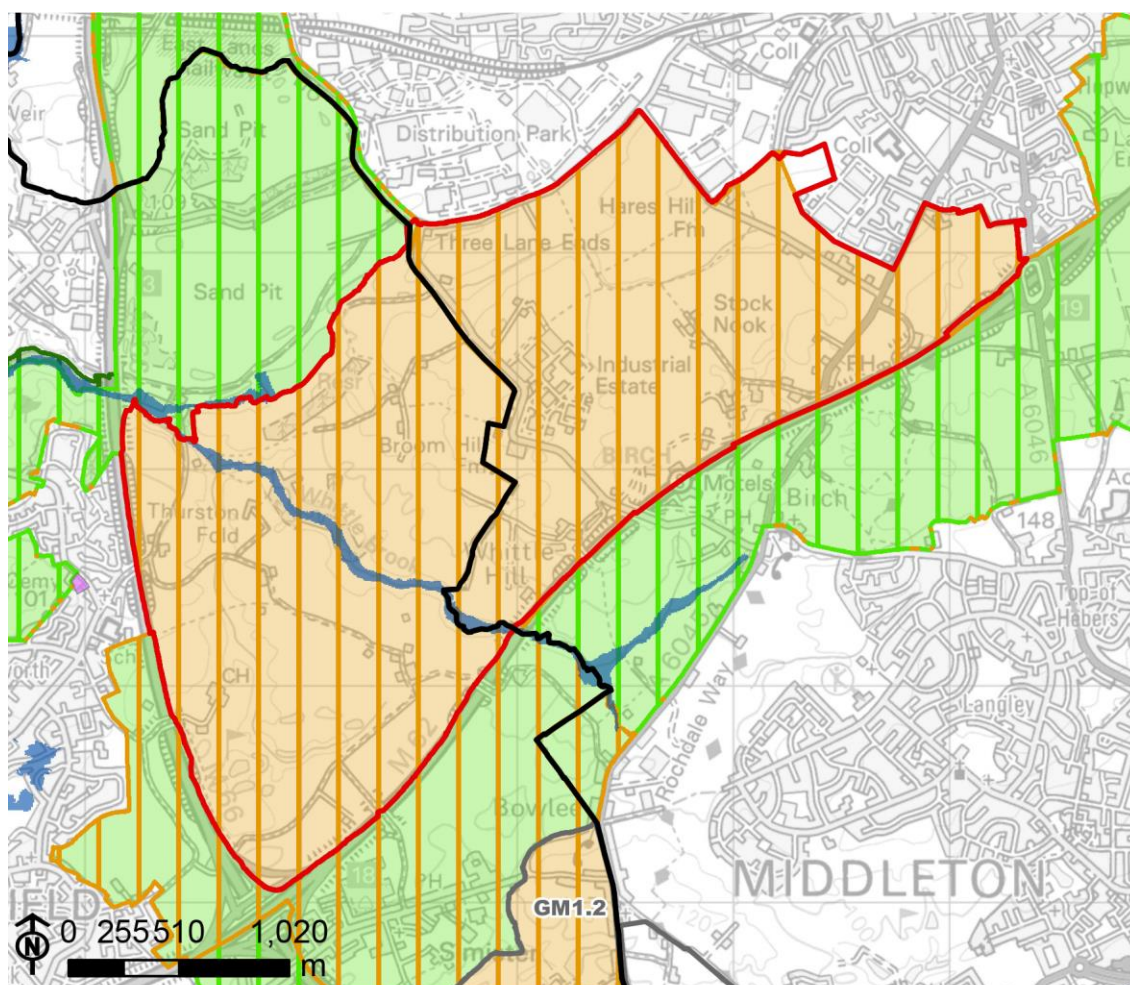
- A map of the changes, showing both the 2019 and 2020 GMSF details for comparison;
- A description of the changes shown on the map;
- An analysis of the impact of the changes, identifying any resultant changes in harm from release of the Allocations from the 2019 to the 2020 GMSF;
- A table to indicate the changes in amount of land being released within the proposed Allocations, and the associated levels of harm to the Green Belt purposes.
- A second map, showing the 2020 GMSF boundaries along with shading to illustrate the assessed levels of harm that will result from the release.

2.3 With regard to the harm area tables noted above, there are minor mapping discrepancies between the 2019 and 2020 GMSF boundaries which mean that there is some minor variance in the calculations provided for sizes of areas being released at different harm levels.

2.4 Reference should be made to the assessment of the proposed 2019 GMSF Allocations for an explanation of the methodology used to assess the harm of releasing Green Belt land within those Allocations.

2.5 This addendum does not consider the impact of changes to proposed areas of additional Green Belt that do not have a direct relationship with allocated sites. These are referenced in the Assessment of Cumulative Harm of Proposed GMSF Allocations.

GM1.1 - Heywood/Pilsworth



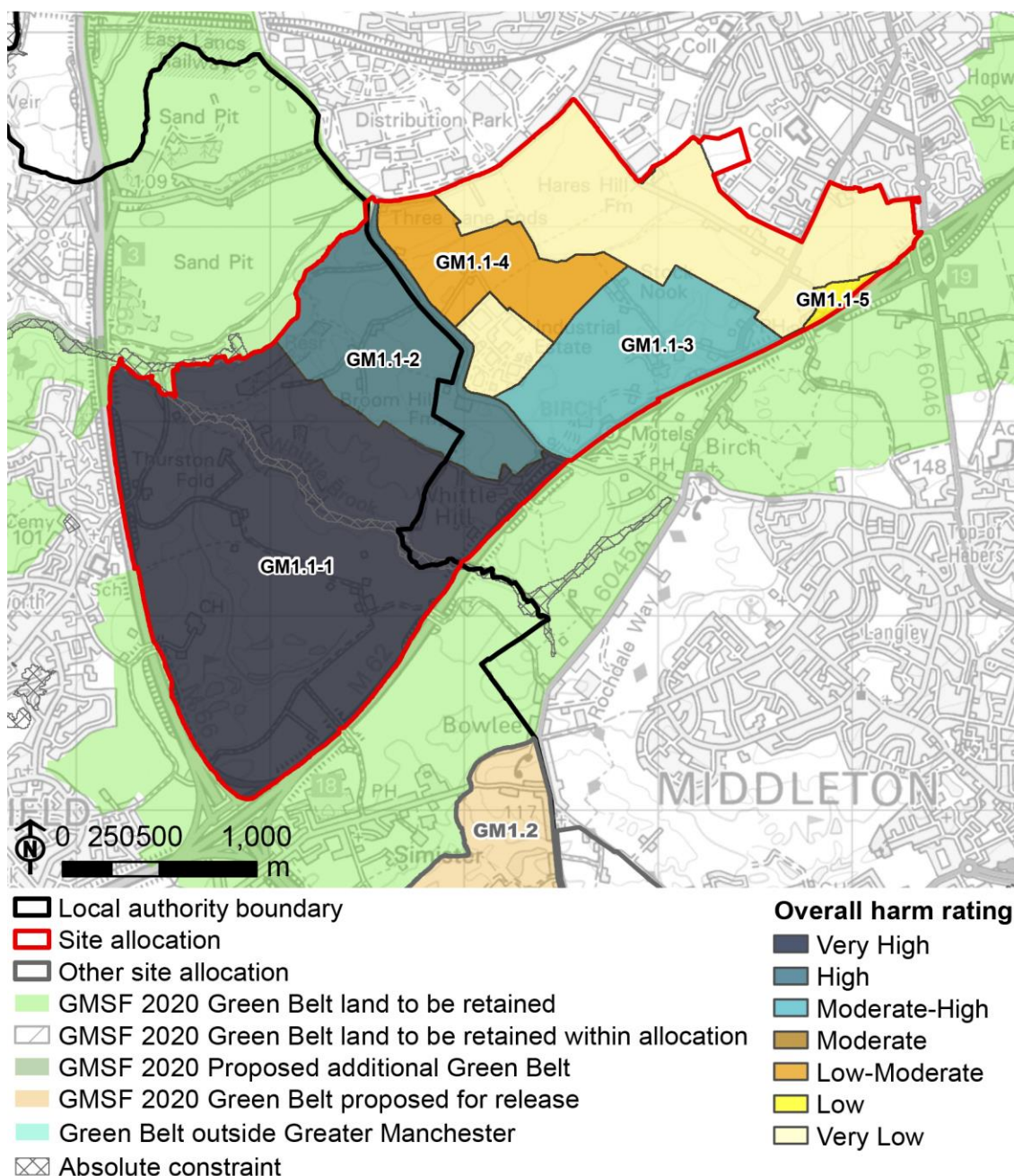
- | | |
|--|--|
| <ul style="list-style-type: none"> Local authority boundary Allocation - 2020 Allocation - 2019 Other site allocation GMSF 2020 Green Belt proposed for release GMSF 2020 Green Belt land to be retained GMSF 2020 Proposed additional Green Belt GMSF 2019 Green Belt proposed for release GMSF 2019 Green Belt land to be retained GMSF 2019 Proposed additional Green Belt | <p>Constraints</p> <ul style="list-style-type: none"> Cemetery Flood zone 3 |
|--|--|

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GM Allocation 1, the Northern Gateway, is split into three sub-Allocations.

GM1.1 Heywood/Pilsworth comprises a large expanse of farmland lying in the gap between Middleton, Whitefield, Bury and Heywood, straddling the Metropolitan Boroughs of Bury and Rochdale.

GM1.1



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Description

There is no change to the Allocation boundary or area that will be released, but land to the southwest and south that was to be released (GM1.3 and part of GM1.2) the 2019 Draft GMSF will now be retained.

GM1.1

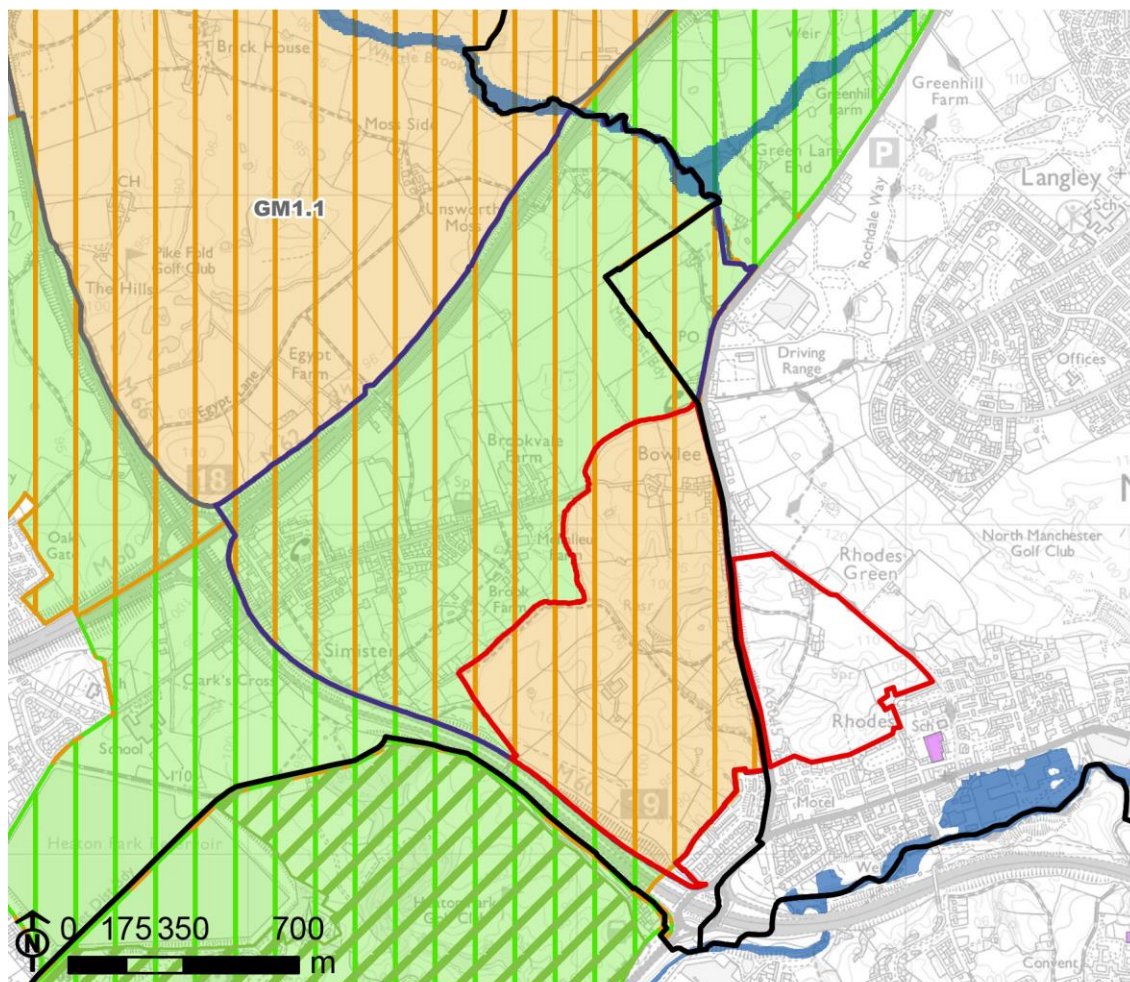
Analysis

Retention of land to the south (part of GM1.2) will maintain connectivity between retained Green Belt to the south and the Green Belt to the north east and northwest, but as that land is mostly constrained (Heaton Park Registered Park and Garden) its containment will not affect harm to the Green Belt purposes. Retention of land to the southwest (GM1.3) will limit the merging of Heywood and Whitefield, but the extent of its containment by urban edges will limit its contribution to the Green Belt purposes. The two settlements will still merge to the north, severing the north-south Green Belt link, so the current assessment of very high harm for the release of GM1.1-1 is unchanged, and there are no changes to the ratings for the sub-areas further to the east.

Harm of release proposed in GMSF 2020

Harm Rating	2019 Area (Ha)	2020 Area (Ha)
Very High	294.7	294.7
High	83.7	83.7
Moderate-High	72.5	72.5
Low-Moderate	46.3	46.3
Low	3.9	3.9
Very Low	135.2	135.2
Total Allocation area	640.4	640.4

GM1.2 - Simister/Bowlee

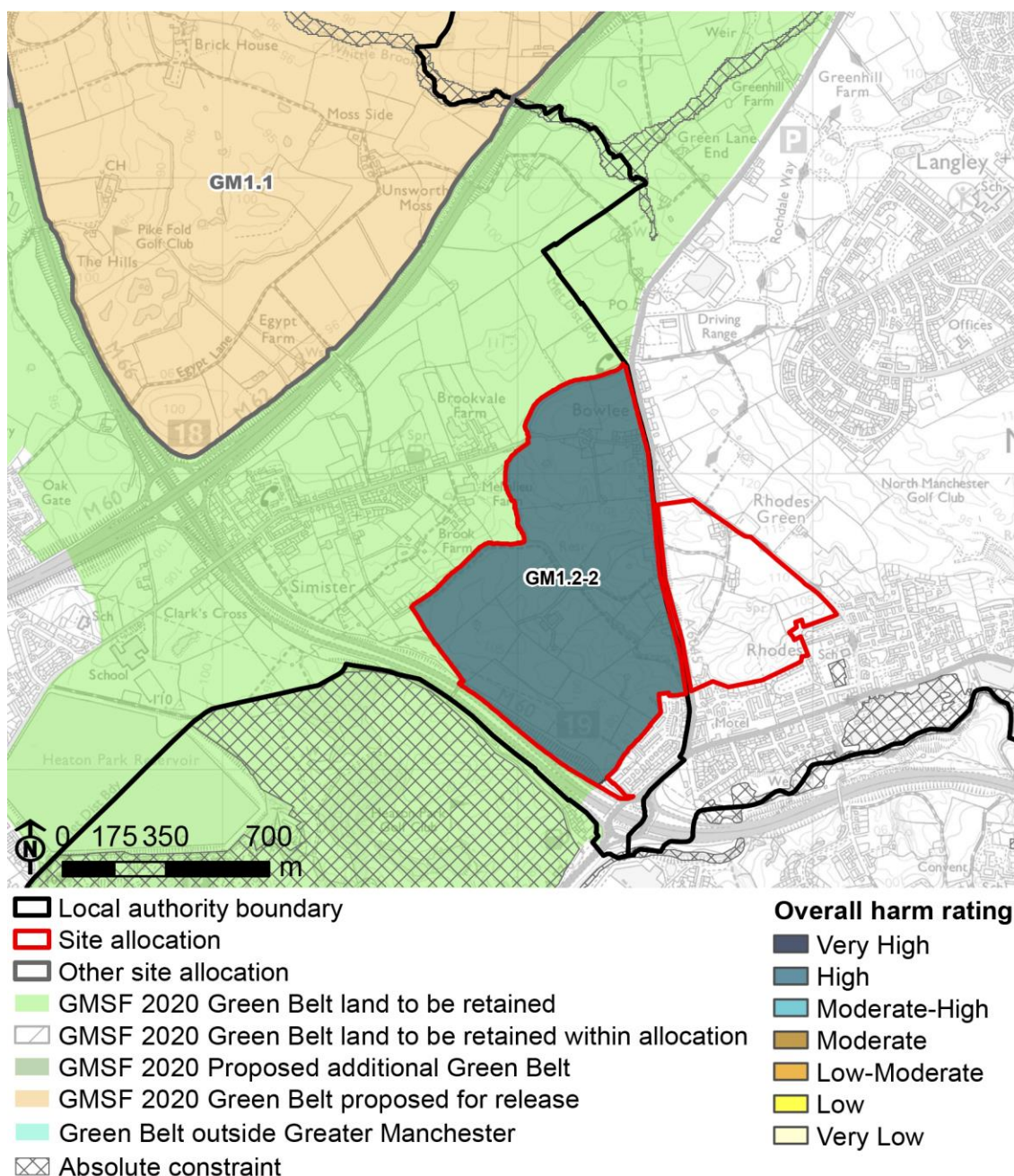


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|--|---|--|------------------------------|
| Local authority boundary | Allocation - 2020 | Allocation - 2019 | Registered parks and gardens |
| Other site allocation | GMSF 2020 Green Belt proposed for release | GMSF 2020 Green Belt land to be retained | Cemetery |
| GMSF 2020 Proposed additional Green Belt | GMSF 2019 Green Belt proposed for release | GMSF 2019 Green Belt land to be retained | Flood zone 3 |
| GMSF 2019 Proposed additional Green Belt | | | |

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GM Allocation 1, the Northern Gateway, is split into three sub-Allocations. GM1.2 Simister/Bowlee comprises farmland and the washed-over village of Simister, to the west of the Middleton suburbs of Langley and Rhodes, contained by the M60 and M62 and straddling the Metropolitan Boroughs of Bury and Rochdale.

GM1.2



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Description

An area of GM1.2-2 to the north of Blueball Lane, together with a small area of GM1.2-2 on its south western edge, will be excluded from the Allocation and retained in the Green Belt. All of GM1.2-1, the area around Simister, will also now be excluded from the Allocation and retained as Green Belt. GM1.2 as a whole was assessed as high harm. Additionally, land outside of the Green Belt that was defined as Allocation GM1 in the 2019 GMSF is now included within GM1.2 (and therefore reflected in the area calculations table below).

GM1.2

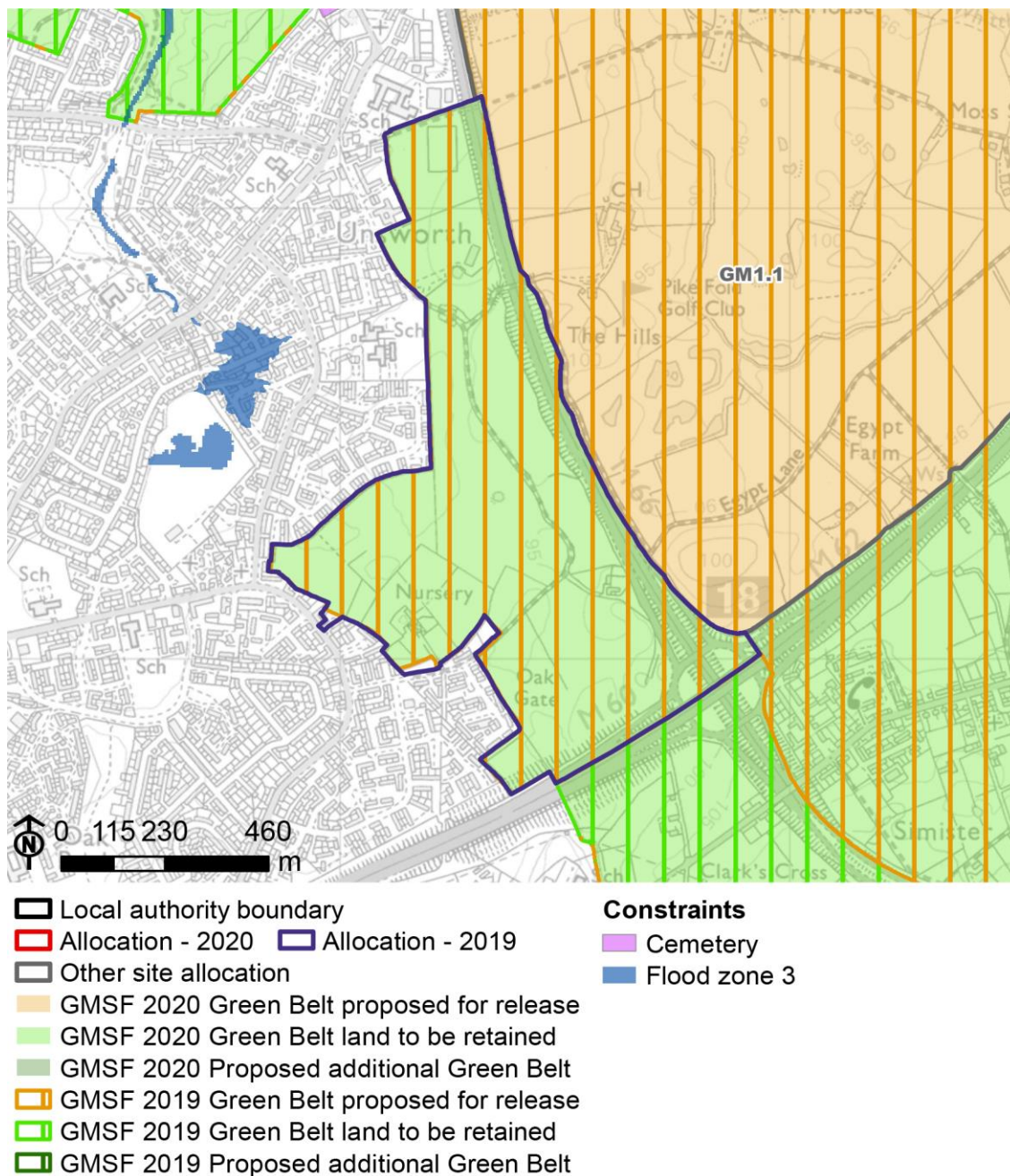
Analysis

The smaller release of land will maintain Green Belt linkage to the south west, but as that land is mostly constrained (Heaton Park Registered Park and Garden) its containment or otherwise will not affect harm to the Green Belt purposes. The retention of Green Belt will leave some separation between Whitefield and Rhodes/Middleton, but that is largely occupied by Simister, which has an urbanising influence on the Green Belt. Remaining open land around Simister, contained between the new inset edge of Rhodes/Middleton, the M60 and the M62, will make a relatively weak contribution to the Green Belt purposes. The reduced release means that there will be less impact on retained Green Belt to the north east, but the impact on east-west settlement separation between Whitefield and Rhodes/Middleton will still mean the impact on adjacent Green Belt is moderate, and the harm of releasing the reduced GM1.2-2 remains high.

Harm of release proposed in GMSF 2020

Harm Rating	2019 Area (Ha)	2020 Area (Ha)
High	148.3	73.4
Moderate-High	69.1	0
Total Allocation area	217.9	96.8

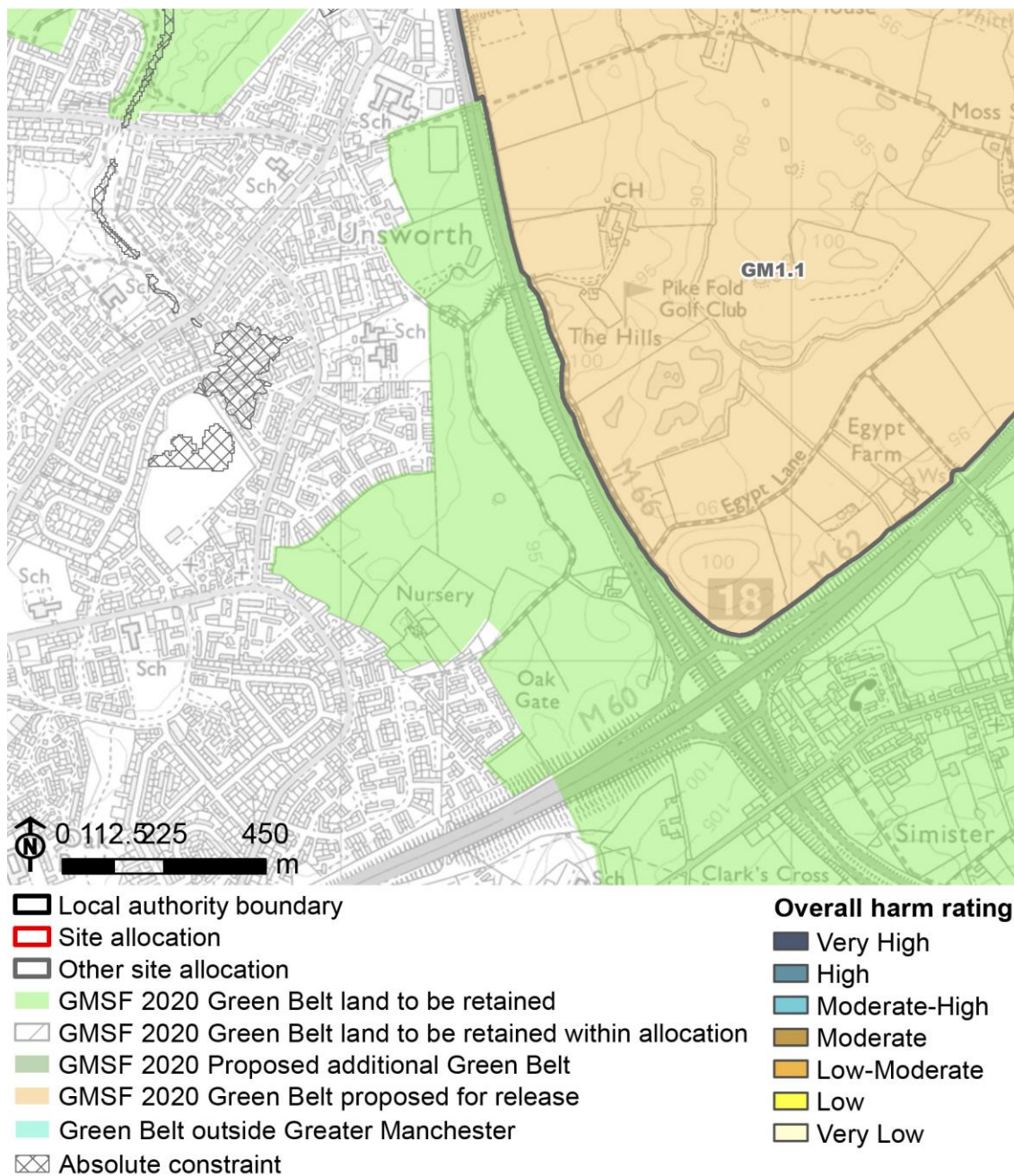
GM1.3 - Whitefield



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GM Allocation 1, the Northern Gateway, is split into three sub-Allocations. GM1.3 Whitefield comprises farmland lying between Whitefield and the M66 motorway corridor, within the Metropolitan Borough of Bury.

GM1.3



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Description

The 2020 GMSF no longer proposes to release this Allocation from the Green Belt.

GM1.3

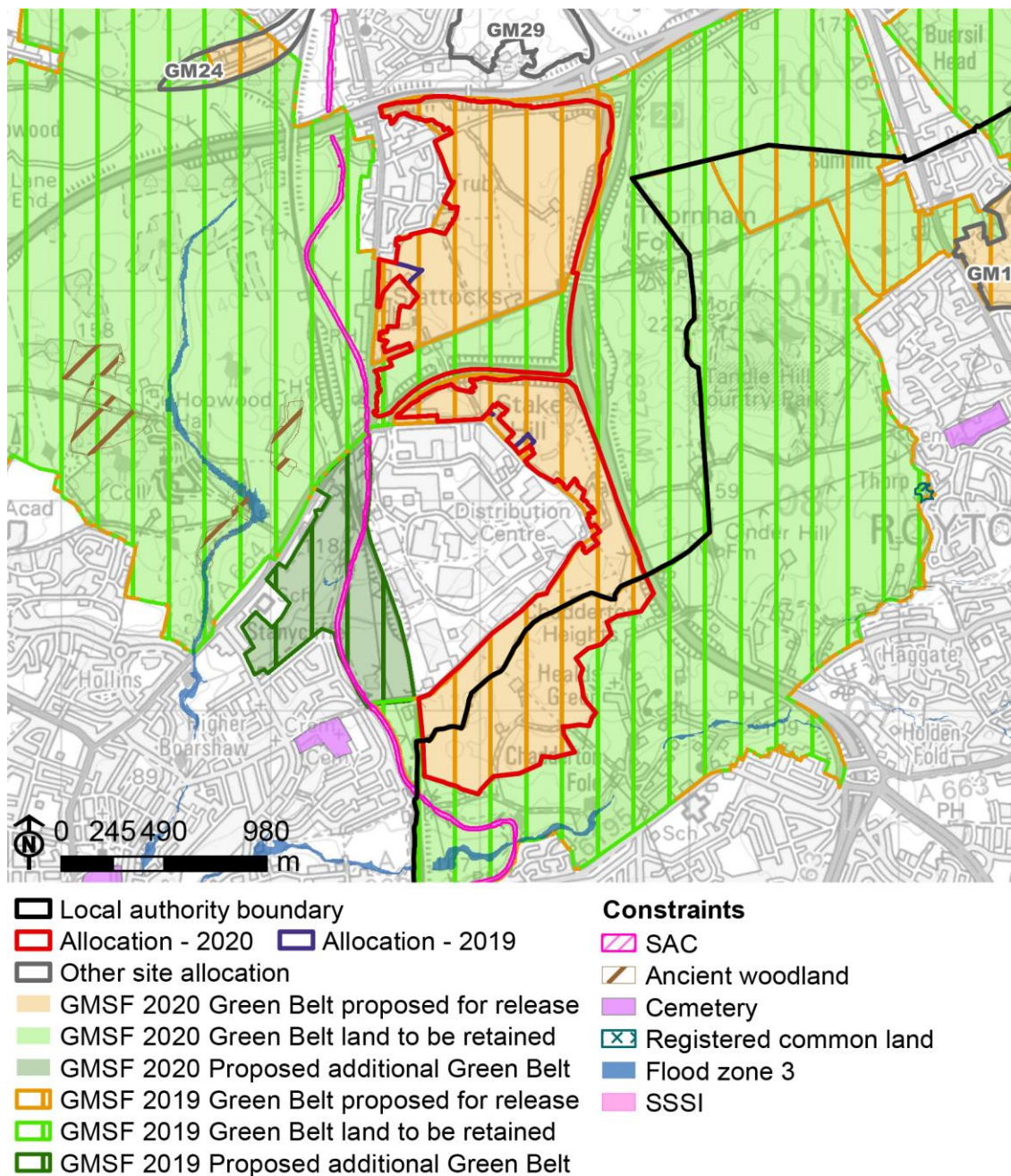
Analysis

The GM Allocation 1.3 as proposed for release within the 2019 GMSF would have resulting resulted in low-moderate overall harm. Its withdrawal means that there will be no harm to the Green Belt purposes.

Harm of release proposed in GMSF 2020

Harm Rating	2019 Area (Ha)	2020 Area (Ha)
Low-Moderate	51.7	0
Low	10.5	0
Total Allocation area	62.7	0

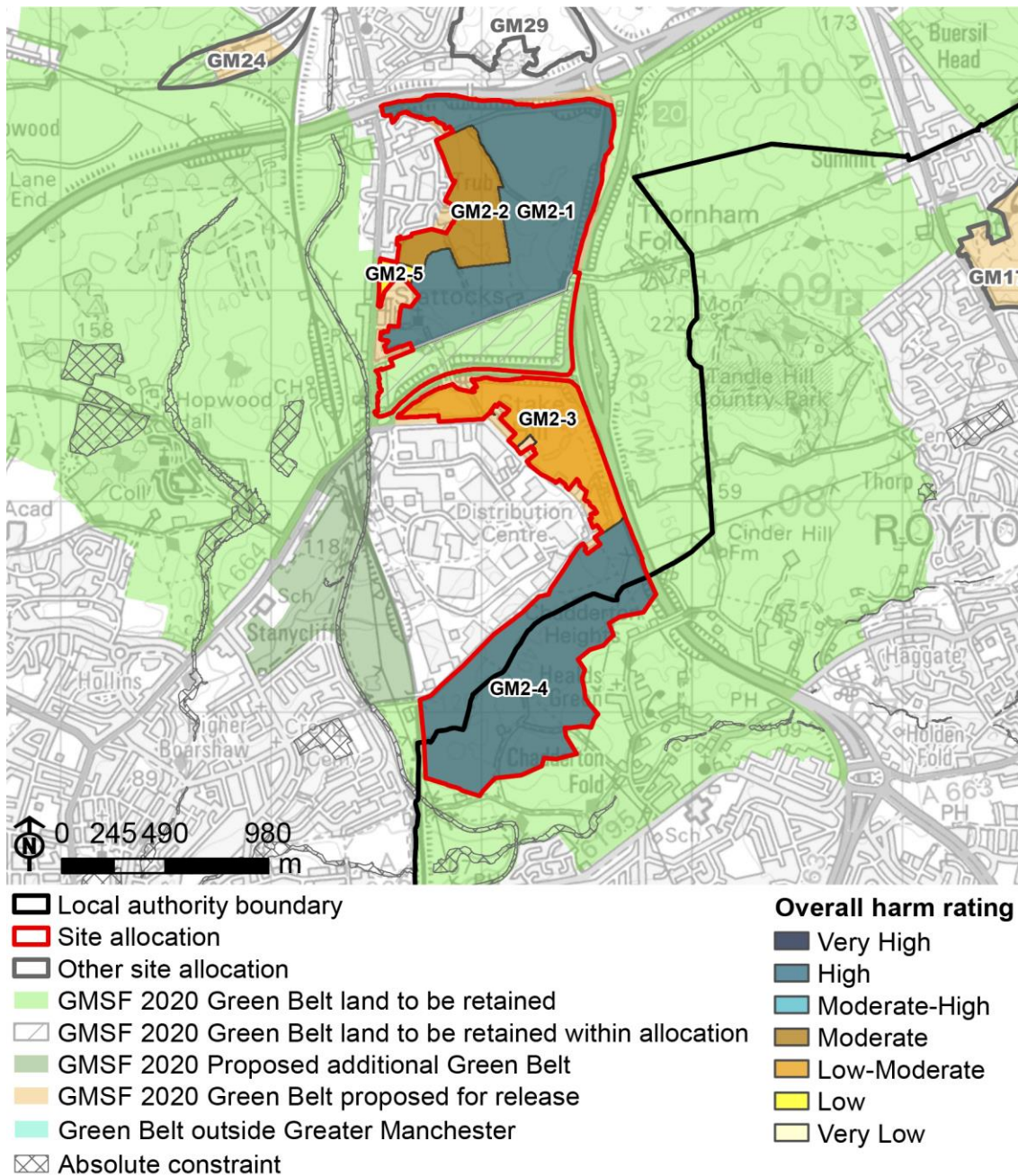
GM2 - Stakehill



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Land east of Stakehill Distribution Park, straddling the Metropolitan Boroughs of Rochdale and Oldham.

GM2



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Description

There are localised changes to the Allocation's boundary including a garden centre at Slattocks, off the A664, and a horticultural nursery to the east of the Stakehill Industrial Park. This creates no change to the area proposed for Green Belt release, which already included elements of existing development outside of the Allocation boundary.

GM2

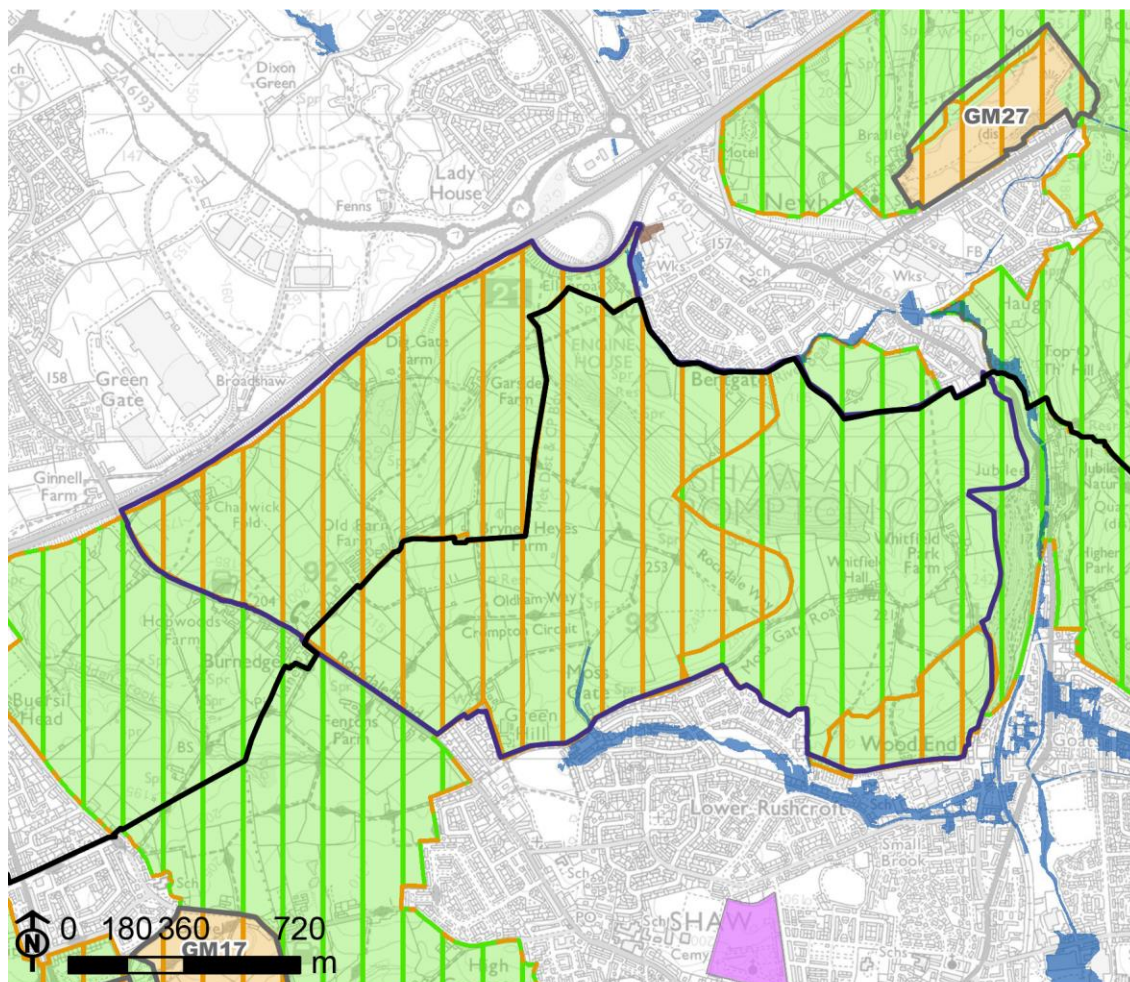
Analysis

GM2 as a whole was assessed as high harm, but the area to the north of the garden centre was assessed as moderate harm. The garden centre has retail uses beyond horticulture which can be considered to affect its Green Belt openness, so it makes a weaker contribution than adjacent open land within the Allocation, and its release will not weaken any retained Green Belt land as this is all to the west of the A664 where there is existing linear roadside development. The harm of releasing this land is low. The area to the east of Stakehill was assessed as low-moderate harm. The addition to the site area constitutes open Green Belt land, as its horticultural use is appropriate development, so the harm of its release will, consistent with the surrounding land, be low-moderate.

Harm of release proposed in GMSF 2020

Harm Rating	2019 Area (Ha)	2020 Area (Ha)
High	130.7	130.7
Moderate	18	18
Low-Moderate	27.1	27.1
Low	0	1.8
Retained Green Belt	24.5	24.5
Total Allocation area	200.2	202.5

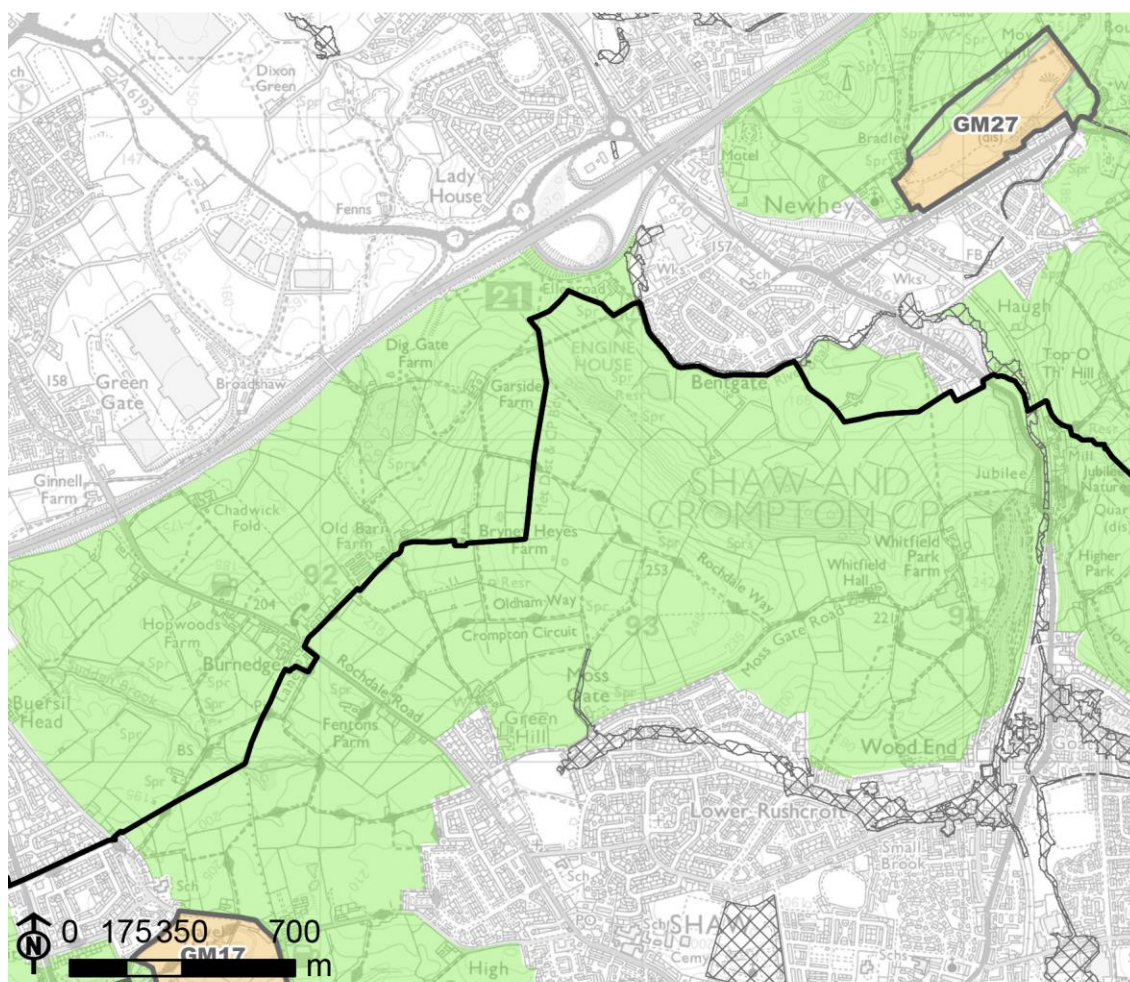
GM3 - Kingsway South



- | | |
|---|---|
| <ul style="list-style-type: none"> Local authority boundary Allocation - 2020 Allocation - 2019 Other site allocation GMSF 2020 Green Belt proposed for release GMSF 2020 Green Belt land to be retained GMSF 2020 Proposed additional Green Belt GMSF 2019 Green Belt proposed for release GMSF 2019 Green Belt land to be retained GMSF 2019 Proposed additional Green Belt | Constraints <ul style="list-style-type: none"> Scheduled monument Cemetery Flood zone 3 |
|---|---|

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Land at Bryney Heys hill, lying between Shaw and Rochdale and straddling the Metropolitan Boroughs of Rochdale and Oldham.



Local authority boundary

Site allocation

Other site allocation

GMSF 2020 Green Belt land to be retained

GMSF 2020 Green Belt land to be retained within allocation

GMSF 2020 Proposed additional Green Belt

GMSF 2020 Green Belt proposed for release

Green Belt outside Greater Manchester

Absolute constraint

Overall harm rating

Very High

High

Moderate-High

Moderate

Low-Moderate

Low

Very Low

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Description

The 2020 GMSF no longer proposes to release this Allocation from the Green Belt.

GM3

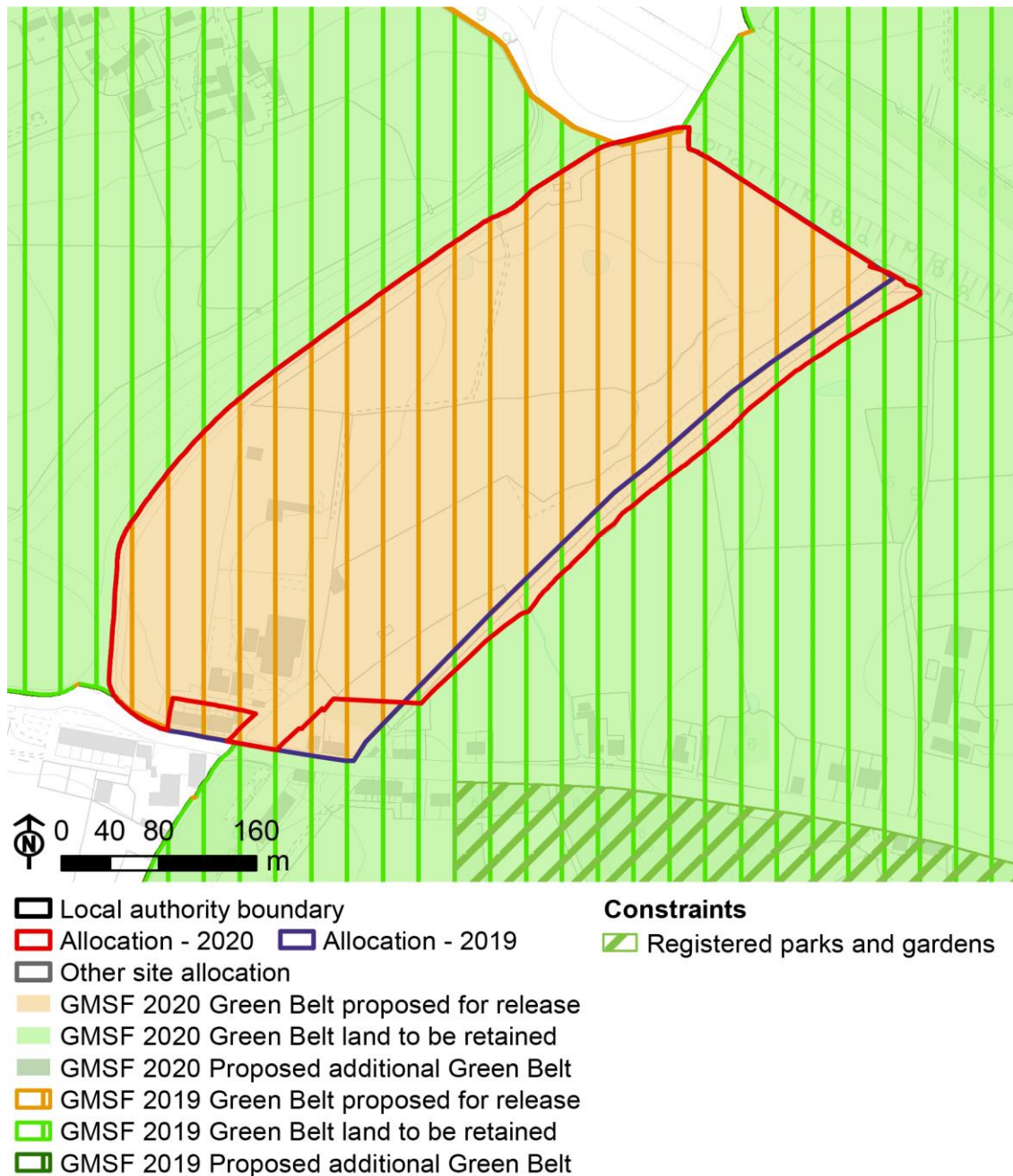
Analysis

The GM Allocation 3 as proposed for release within the 2019 GMSF would have resulted in very high overall harm. Its withdrawal means that there will be no harm to the Green Belt purposes.

Harm of release proposed in GMSF 2020

Harm Rating	2019 Area (Ha)	2020 Area (Ha)
Very High	156.3	0
High	34.9	0
Moderate-High	5.1	0
Moderate	3.8	0
Retained Green Belt	75.8	0
Total Allocation area	278.7	0

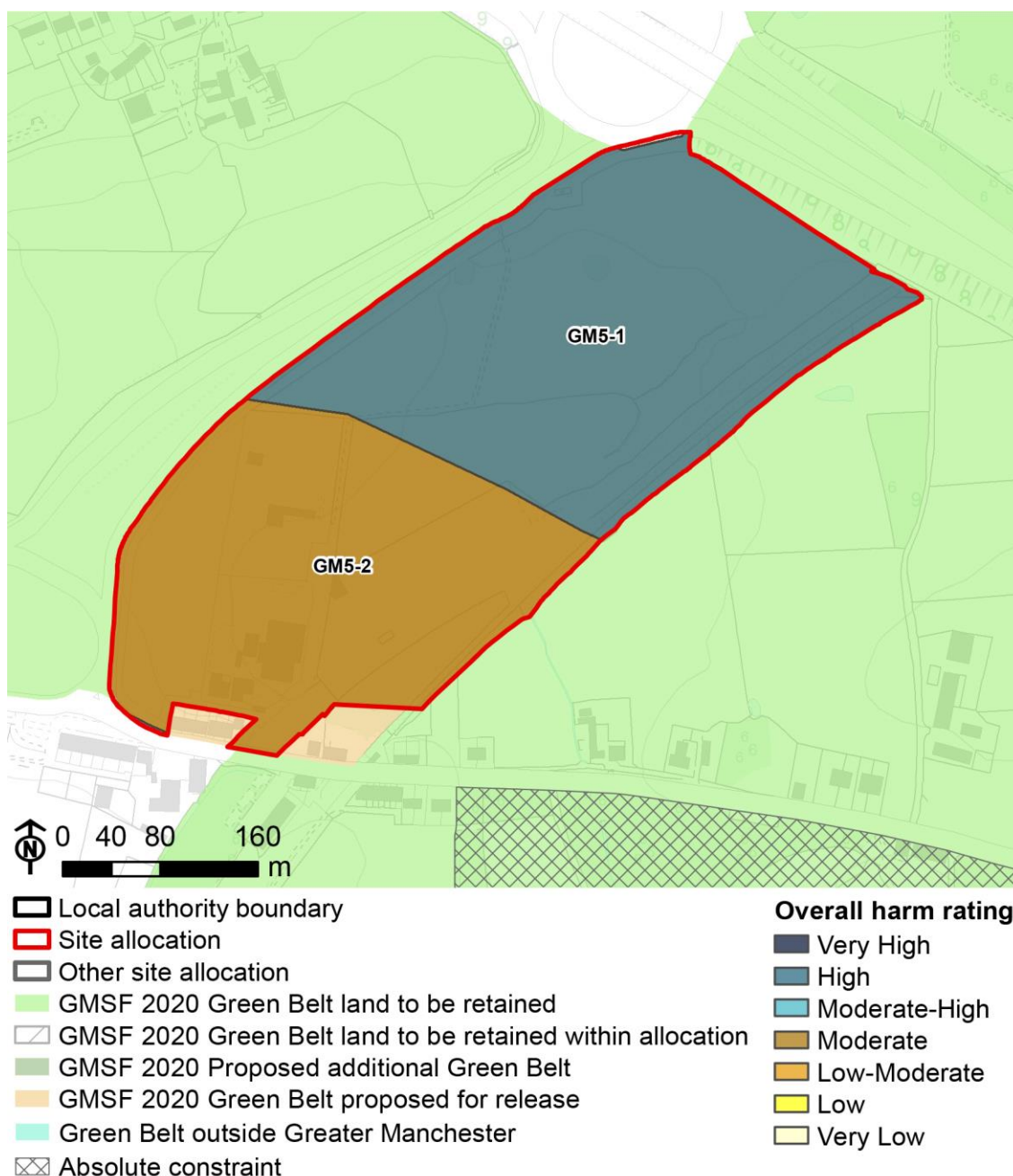
GM5 - Chequerbent North



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Recycling centre and surrounding land, between Chequerbent Roundabout and the M61, within the Metropolitan Borough of Bolton.

GM5



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Description

The 2020 GMSF Allocation proposes a slight change to the Allocation boundary and area of release which will include all of the perimeter woodland belt along former railway line to the east of the Allocation. There is also a change in the Allocation area at its southern end which will exclude existing dwellings along the A6 Manchester Road, although these will still be released from the Green Belt.

GM5

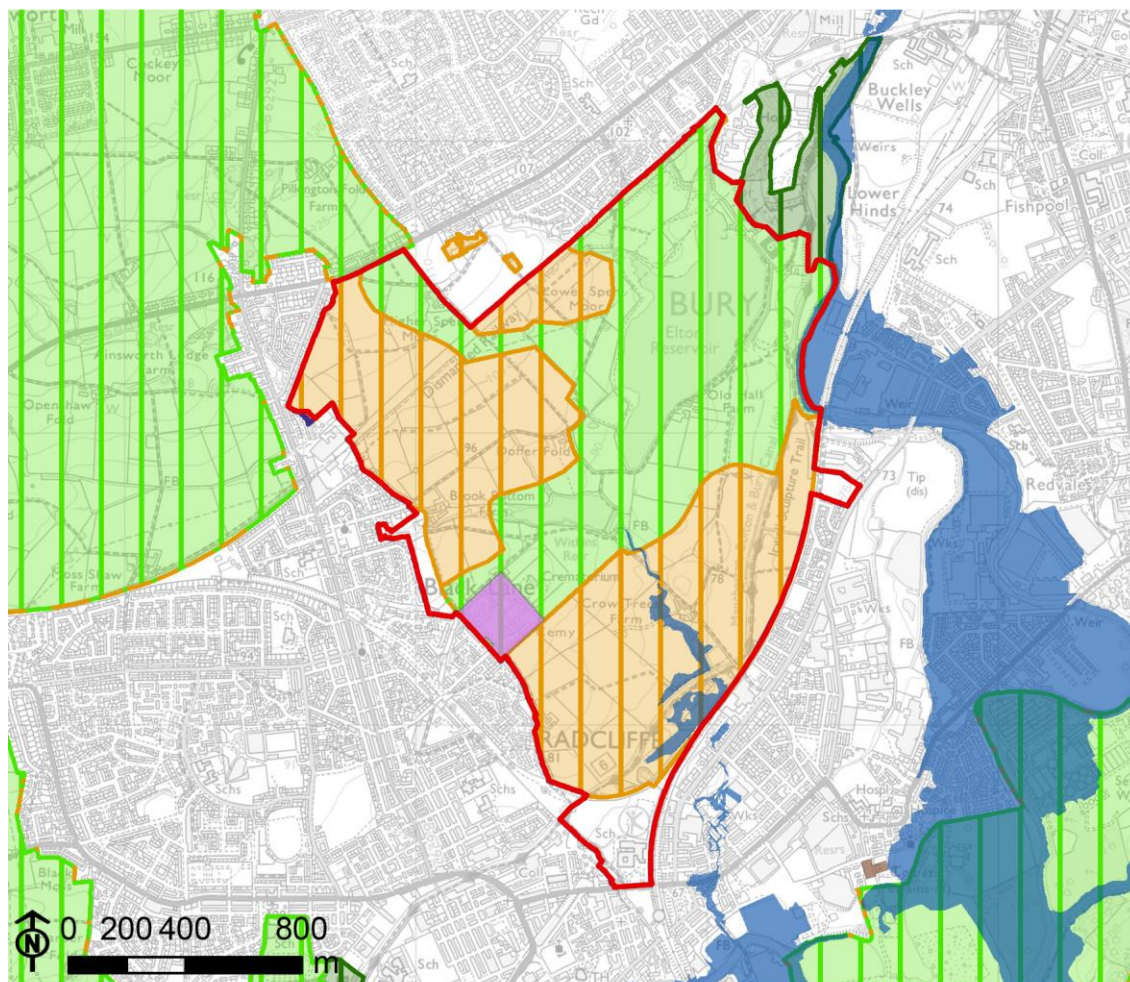
Analysis

GM5 as a whole was assessed as high harm, with a moderate rating for the southern part of the Allocation. The analysis methodology assumes the retention of existing boundary features, which means that the boundary amendments will not affect the harm analysis. Likewise the exclusion of existing residential development from the southern end of the Allocation will not affect the assessment, as the revised GM5-2 parcel is still equally influenced by urban development.

Harm of release proposed in GMSF 2020

Harm Rating	2019 Area (Ha)	2020 Area (Ha)
High	8.3	8.9
Moderate	7.5	7.4
Total Allocation area	15.8	16.3

GM7 - Elton Reservoir

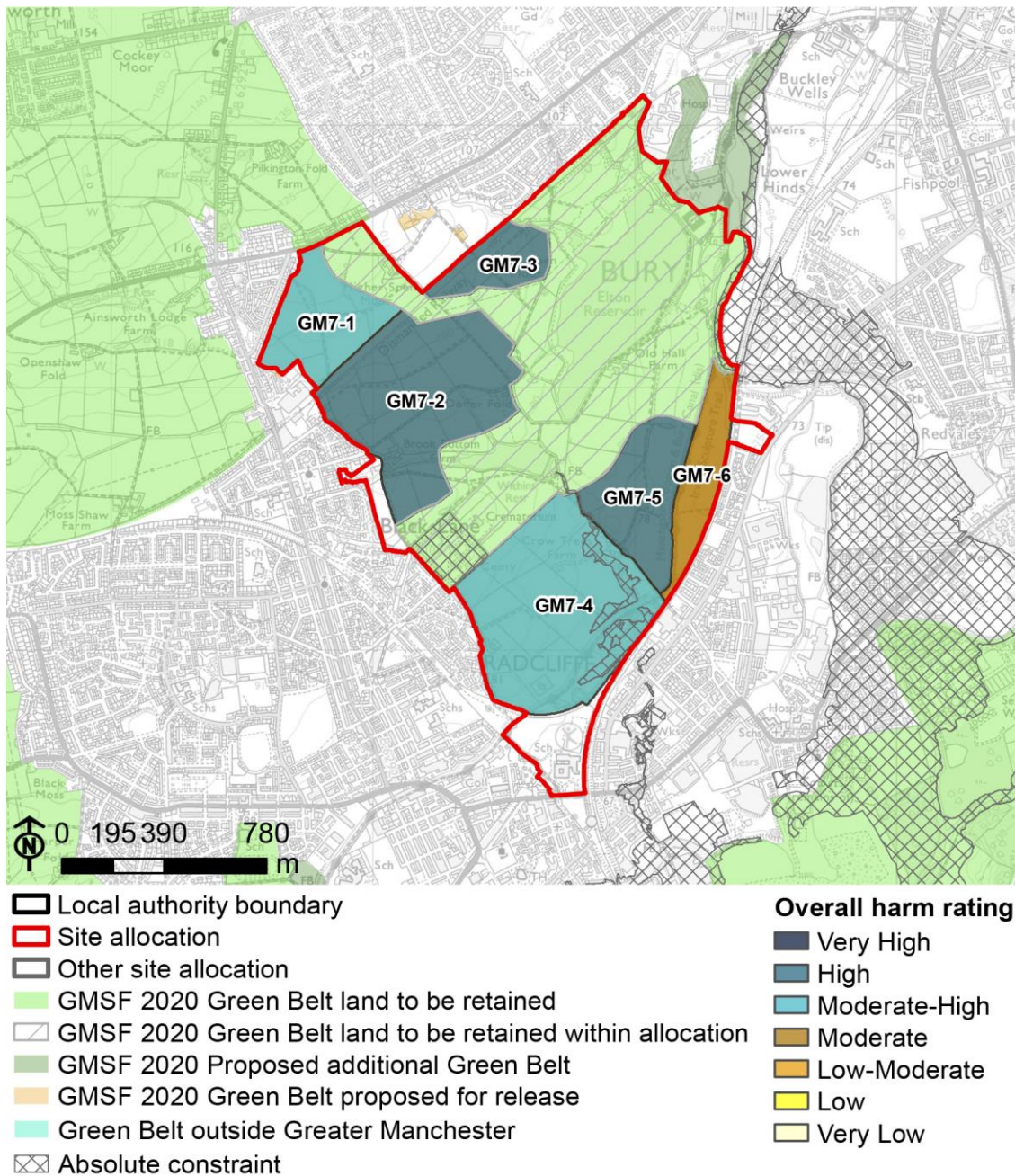


- | | |
|---|---|
| <ul style="list-style-type: none"> Local authority boundary Allocation - 2020 Allocation - 2019 Other site allocation GMSF 2020 Green Belt proposed for release GMSF 2020 Green Belt land to be retained GMSF 2020 Proposed additional Green Belt GMSF 2019 Green Belt proposed for release GMSF 2019 Green Belt land to be retained GMSF 2019 Proposed additional Green Belt | <p>Constraints</p> <ul style="list-style-type: none"> Scheduled monument Cemetery Flood zone 3 |
|---|---|

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Land surrounding Elton Reservoir, located between Bury and Radcliffe and within the Metropolitan Borough of Bury.

GM7



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Description

The 2020 GMSF Allocation proposes a minor amendment to the Allocation boundary and area of release to include a small piece of land adjacent to Burnside Close (off the B6292 Ainsworth Road). The addition of new Green Belt to the north of the Allocation, as proposed in the 2019 GMSF, has also now been withdrawn., together with the withdrawal of the proposed addition of new Green Belt to the north of the allocation.

GM7

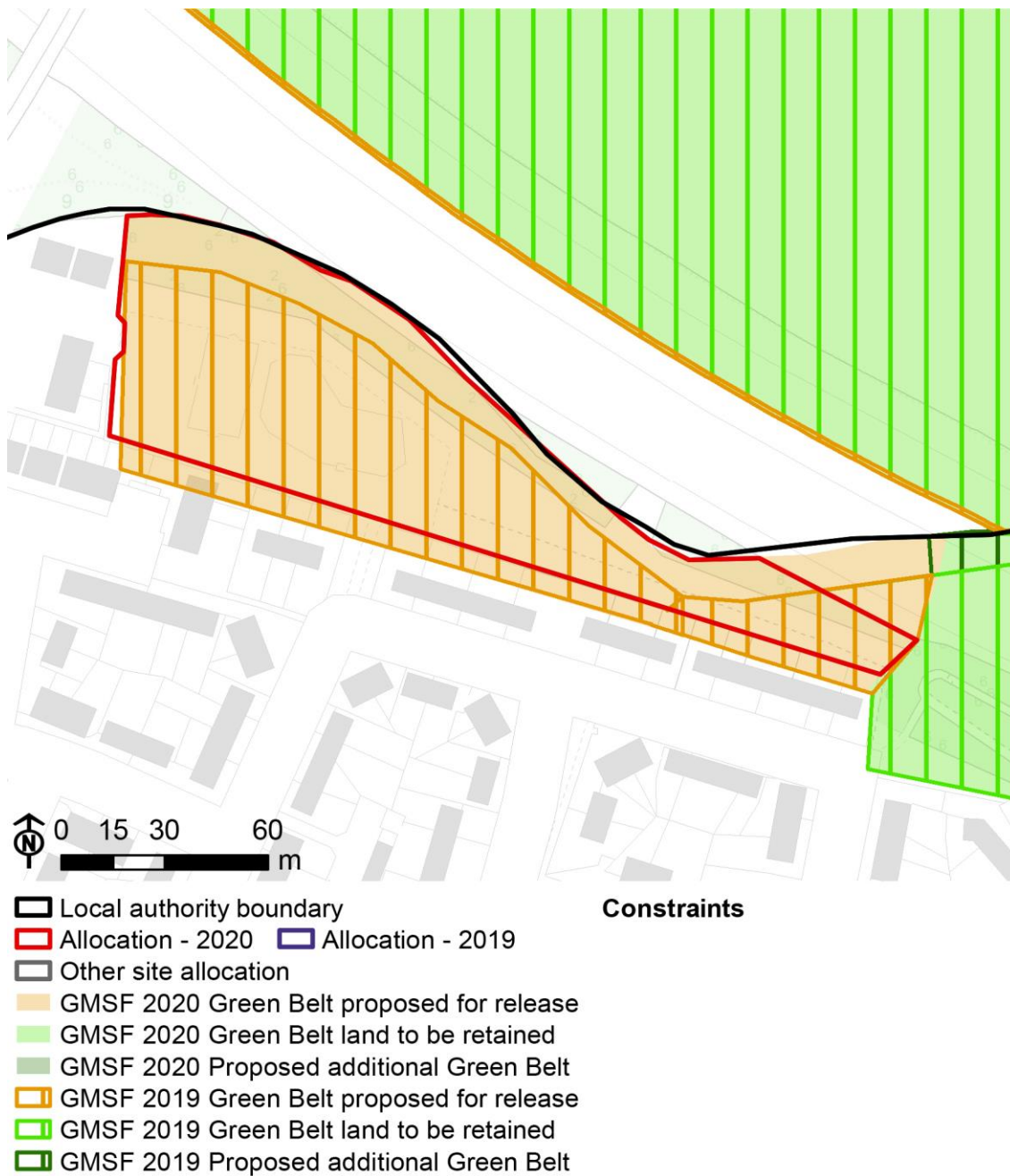
Analysis

The minor amendment adjacent to Burnside Close releases a small piece of land which is entirely contained between the allocated release and the inset settlement edge, and makes no contribution to the Green Belt purposes. As such, this minor boundary amendment will not affect the harm analysis. Harm from the release of GM7 as a whole was assessed as high, with a moderate-high rating for that part of the Allocation which surrounds the additional piece of land to be released, and therefore there is no change to these ratings.

Harm of release proposed in GMSF 2020

Harm Rating	2019 Area (Ha)	2020 Area (Ha)
High	60.3	60.3
Moderate-High	56.2	56.2
Moderate	10.3	10.3
Retained Green Belt	112.7	112.8
Total Allocation area	251.7	251.6

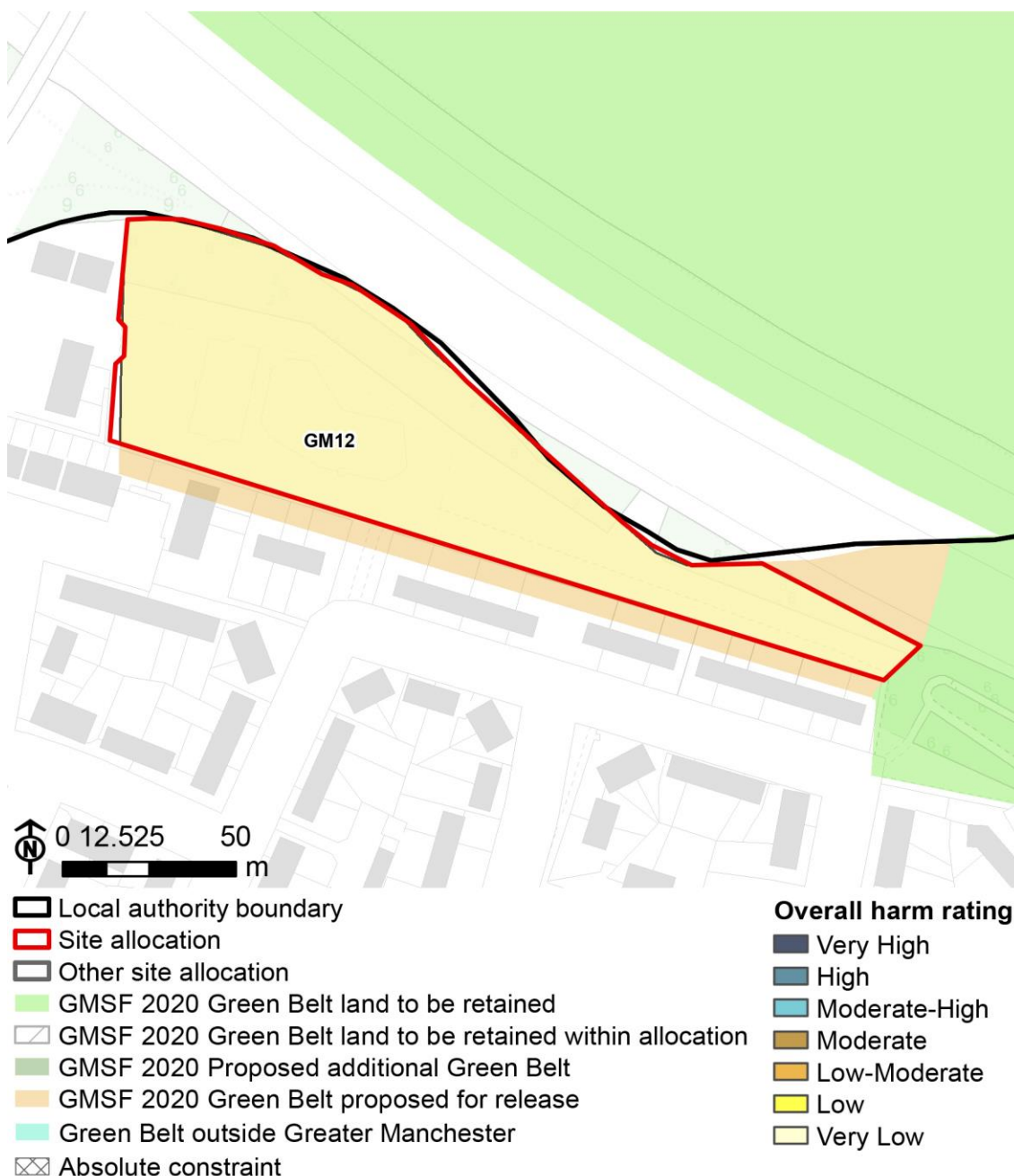
GM12 - Southwick Park



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Southwick park, lying on the northern edge of Wythenshawe, within the City of Manchester.

GM12



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Description

The 2020 GMSF Allocation includes an additional small triangle of land, less than 300m² in area at the eastern end of the site.

GM12

Analysis

GM12 was assessed as very low harm. The additional triangle of land is on the M60, and has been included to join up to the inset settlement boundary in neighbouring Trafford. There is no change to the harm assessment.

Harm of release proposed in GMSF 2020

Harm Rating	2019 Area (Ha)	2020 Area (Ha)
Very Low	0.7	1
Total Allocation area	1	1

GM13 - Ashton Road Corridor



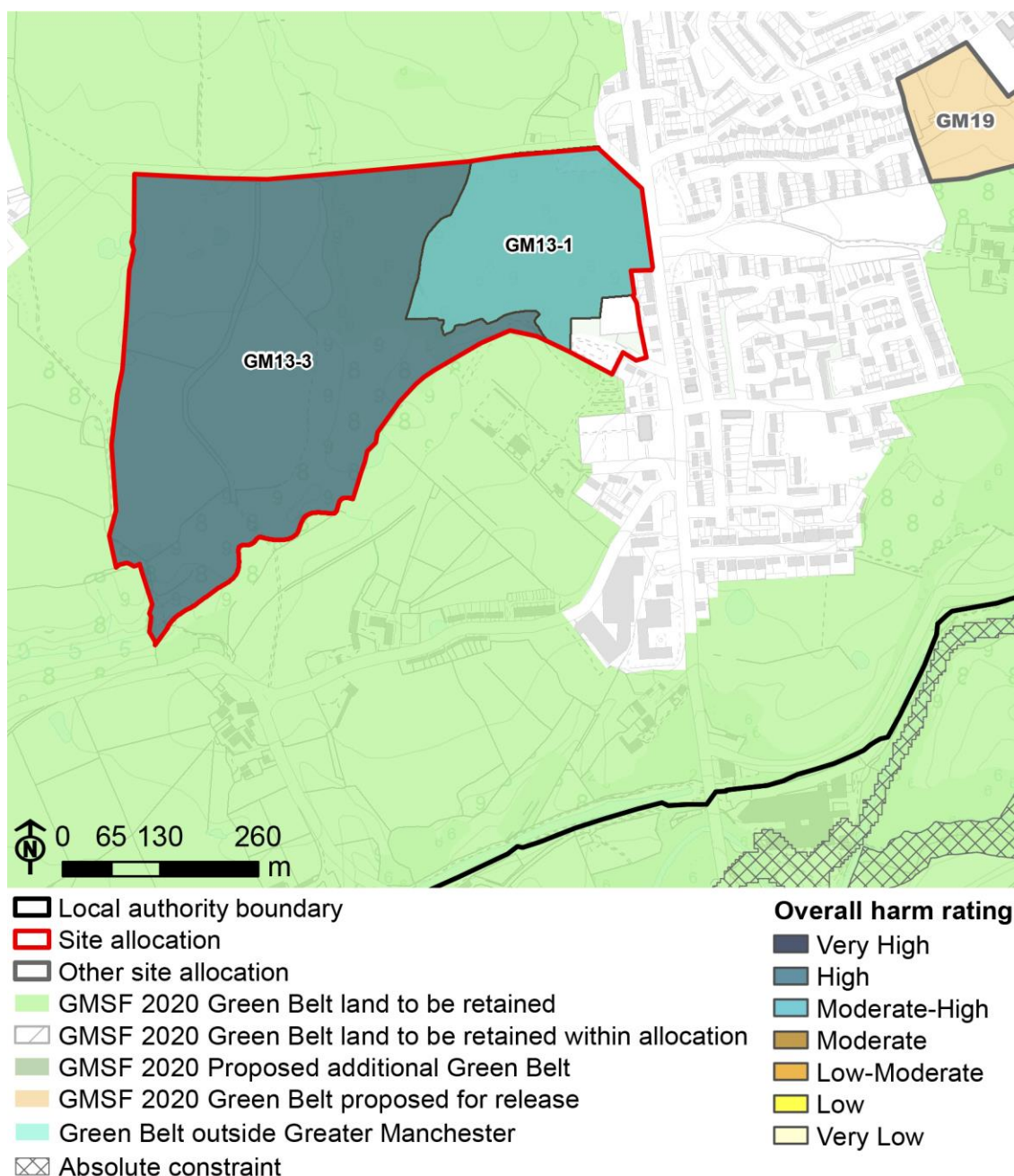
- Local authority boundary
- Allocation - 2020
- Allocation - 2019
- Other site allocation
- GMSF 2020 Green Belt proposed for release
- GMSF 2020 Green Belt land to be retained
- GMSF 2020 Proposed additional Green Belt
- GMSF 2019 Green Belt proposed for release
- GMSF 2019 Green Belt land to be retained
- GMSF 2019 Proposed additional Green Belt

- Constraints**
- Ancient woodland
 - Flood zone 3

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Two distinct areas of land to the east and west of Ashton Road, adjacent to Bardsley and within the Metropolitan Borough of Oldham.

GM13



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Description

GM13 was split into two geographically separate areas, of which the southernmost, GM13-2, is no longer proposed for release. GM13-1, however, will be significantly expanded westwards and south westwards to incorporate open fields to the south of Werneth Golf Club. This additional release is assessed as GM13-3.

GM13

Analysis

Both GM13-1 and GM13-2 were assessed as moderate-high harm. Land in GM13-1 was assessed as making a significant contribution to both Purpose 1 and Purpose 3, and a moderate contribution to Purpose 2. Land in GM13-3 is likewise open and uncontained, and therefore also makes a strong contribution to Purposes 1 and 3. The gap between Oldham and Failsworth/Hollinwood is relatively narrow but is compromised by the extent to which the settlements have already merged to the north. GM13-3, as with GM13-1, makes a moderate contribution to Purpose 2.

Release of GM13-1 will leave only a narrow gap (only 150m wide at its narrowest point) between Bardsley and the Limeside suburb of Oldham, but neither are considered to constitute separate towns with regard to Green Belt Purpose 2. Release will not diminish the gap to the south between Oldham and Ashton-under-Lyne. Although the golf course to the north will be largely contained by the inset settlement, this area is already to a degree contained by inset settlement edges and so makes a weaker contribution to the Green Belt purposes. A further weakening of its contribution will not, therefore, increase the harm associated with release of the Allocation.

However, whereas the 2019 Allocation area was contained by a wooded perimeter, the extended Allocation has only weak field boundaries, which will constitute a weakening in comparison to the existing inset edge along the A627. This will constitute a minor impact on adjacent Green Belt, and harm from the release of GM13-3 will therefore be high.

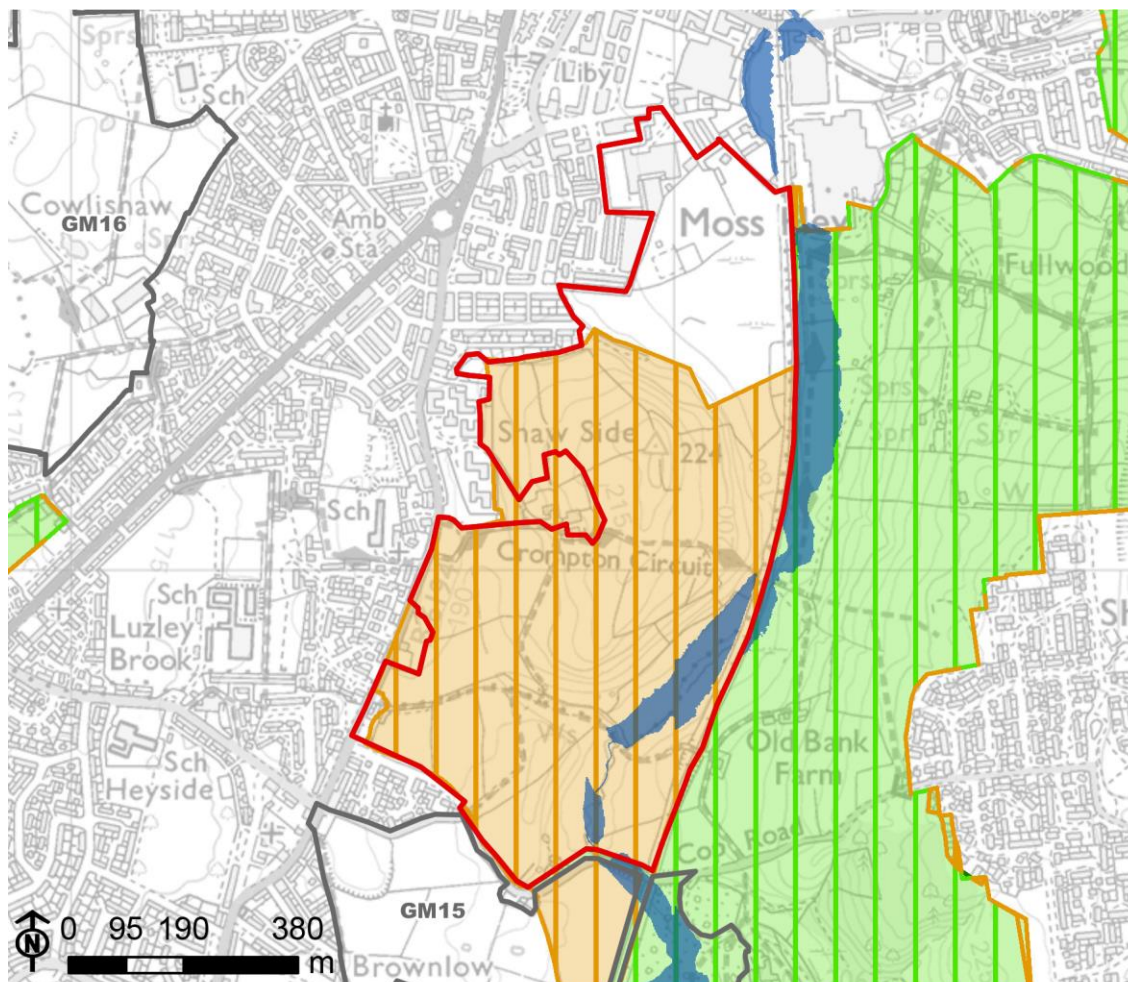
Coal Pit Lane currently marks a consistent Green Belt boundary to the south of Limeside, so any release and development to the south of this will have some impact on the integrity of adjacent Green Belt land. However, the creation of stronger visual boundaries than those provided by the weakly defined field edges which mark the western and southern edges of GM13-3 would help to minimise harm to the Green Belt purposes.

GM13

Harm of release proposed in GMSF 2020

Harm Rating	2019 Area (Ha)	2020 Area (Ha)
High	0	19.8
Moderate-High	11.5	5.9
Total Allocation area	12.3	26.4

GM14 - Beal Valley

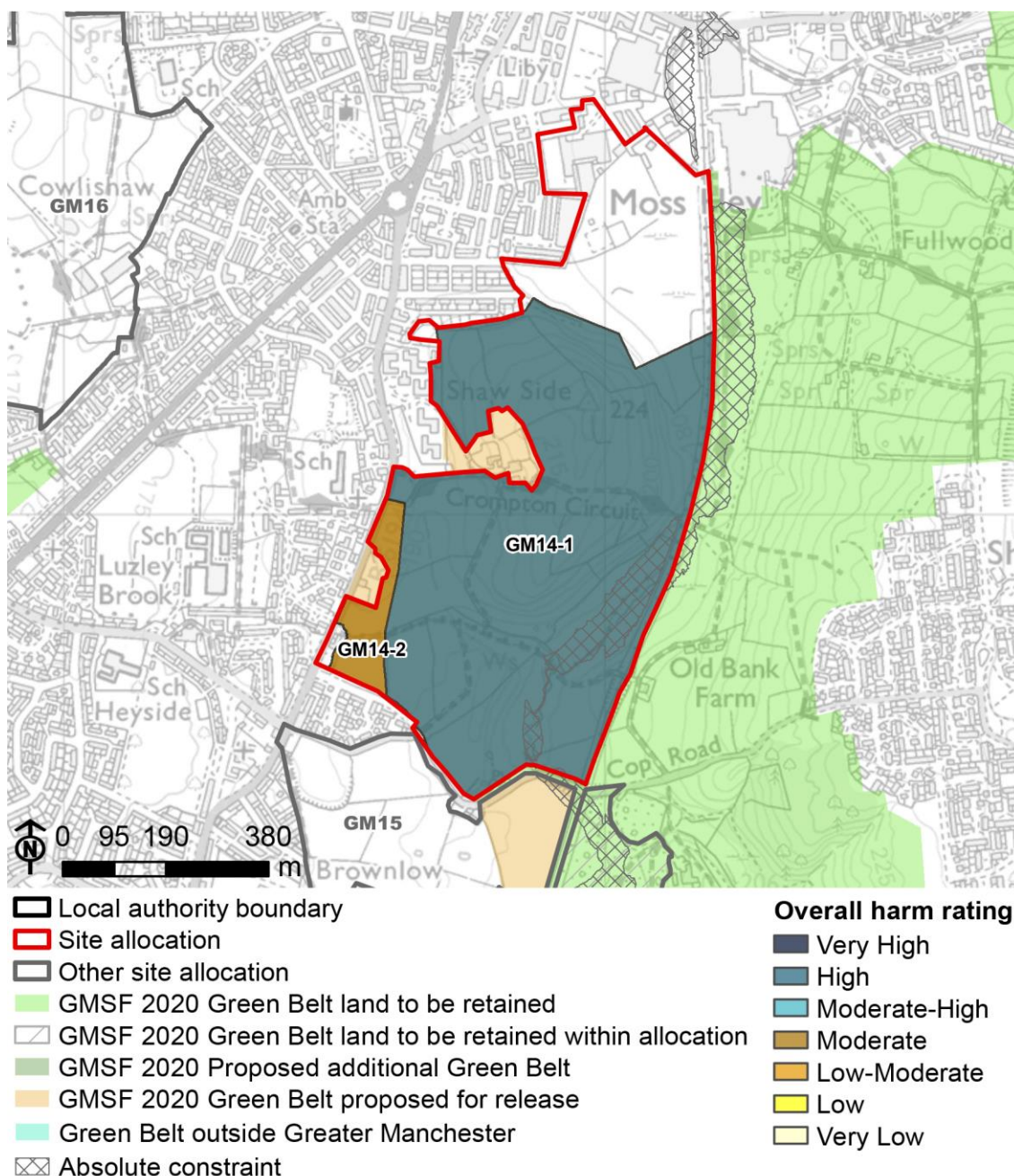


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| <ul style="list-style-type: none"> Local authority boundary Allocation - 2020 Allocation - 2019 Other site allocation GMSF 2020 Green Belt proposed for release GMSF 2020 Green Belt land to be retained GMSF 2020 Proposed additional Green Belt GMSF 2019 Green Belt proposed for release GMSF 2019 Green Belt land to be retained GMSF 2019 Proposed additional Green Belt | <p>Constraints</p> <ul style="list-style-type: none"> Flood zone 3 |
|--|--|

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Elevated farmland at Shaw Side Hill, within the Metropolitan Borough of Oldham.

GM14



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Description

Very small adjustments are proposed outside of, but adjacent to, the Allocation, to retain small strips of Green Belt land along i) Bullcote Lane to the west of the railway line, and ii) to the east of the railway line adjacent to land in the northern part of the Allocation (which is already part of the inset area).

GM14

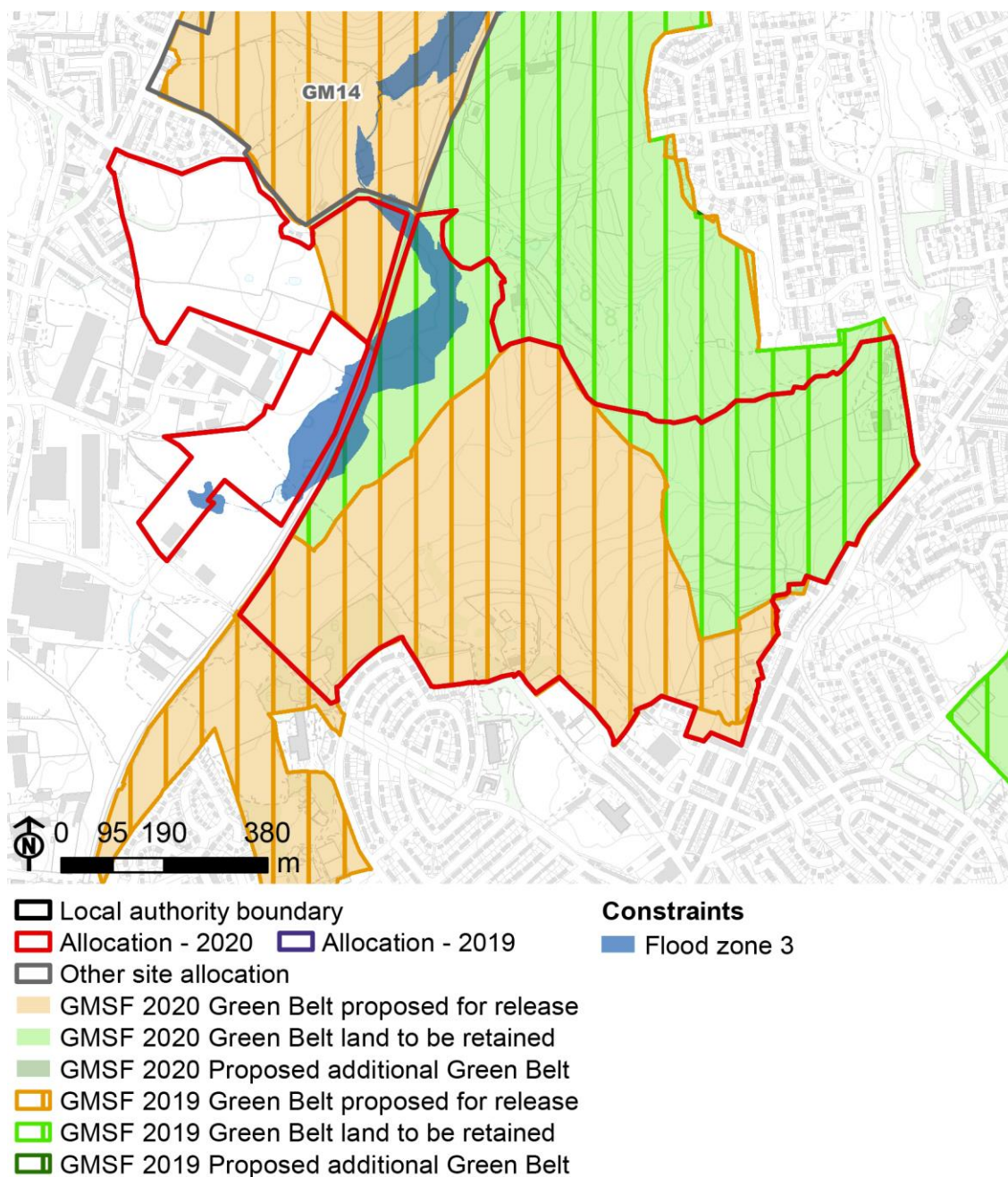
Analysis

These minor alterations do not affect the assessment findings of high harm for the majority of the Allocation (sub-area GM14-1). The strip of Green Belt along Bullcote Lane is too narrow and contained by inset land (GM15 lies immediately to the south) to serve any Green Belt function, and the northern part of the Allocation, to which the other strip of retained Green belt lies adjacent, is already inset and therefore unaffected by the change.

Harm of release proposed in GMSF 2020

Harm Rating	2019 Area (Ha)	2020 Area (Ha)
High	37.5	37.5
Moderate	2	2
Total Allocation area	51.2	51.2

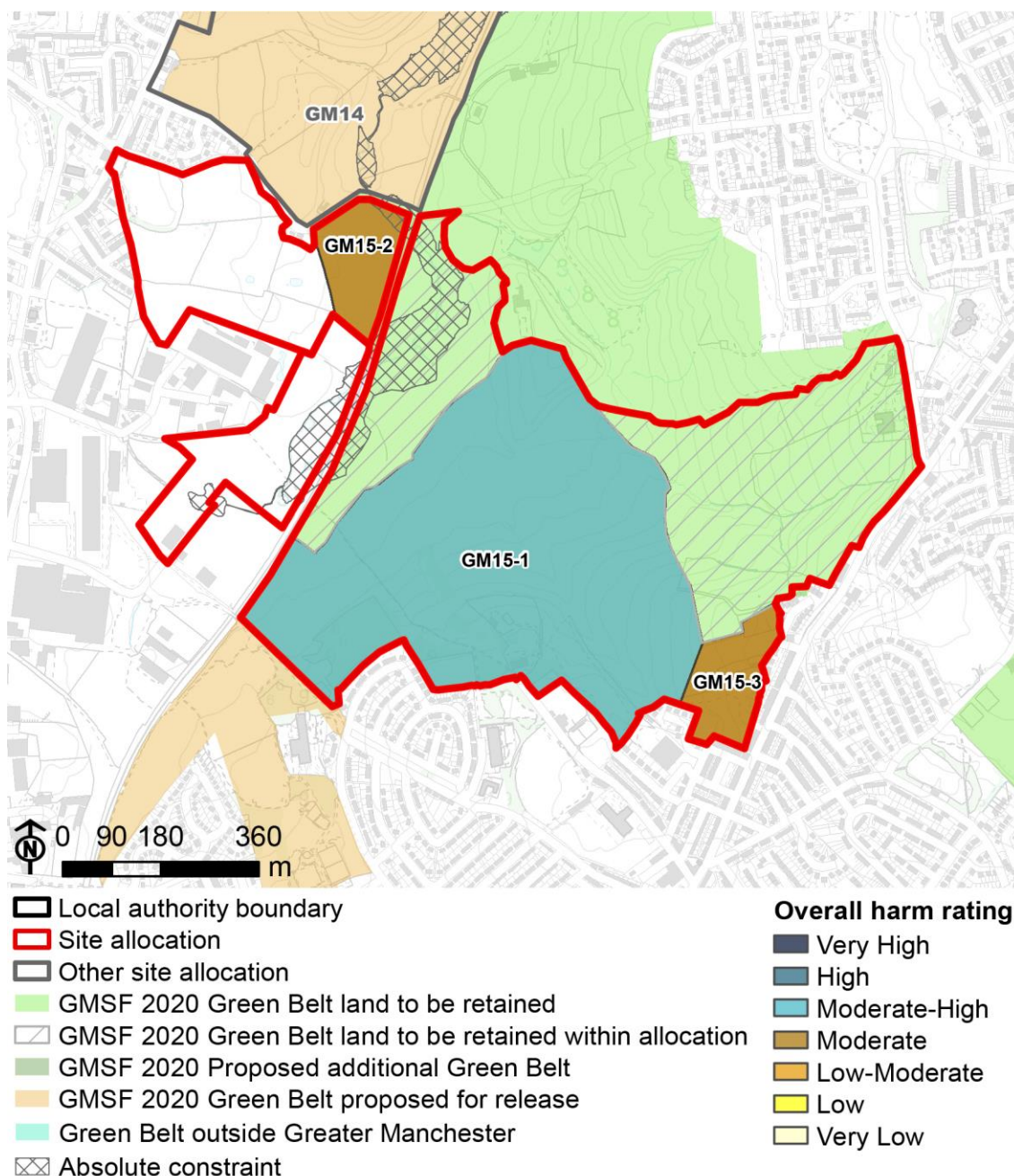
GM15 - Broadbent Moss



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Three distinct parcels of land comprising a former landfill site and open fields lying between Royton and Oldham, within the Metropolitan Borough of Oldham.

GM15



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Description

No changes are proposed within the Allocation but two strips of land adjacent to it – along the railway line where parcel GM15-2 faces onto retained land within the Allocation area to the east, and along Bullcote Lane between GM15-2 and Allocation GM14 will be retained in the Green Belt.

GM15

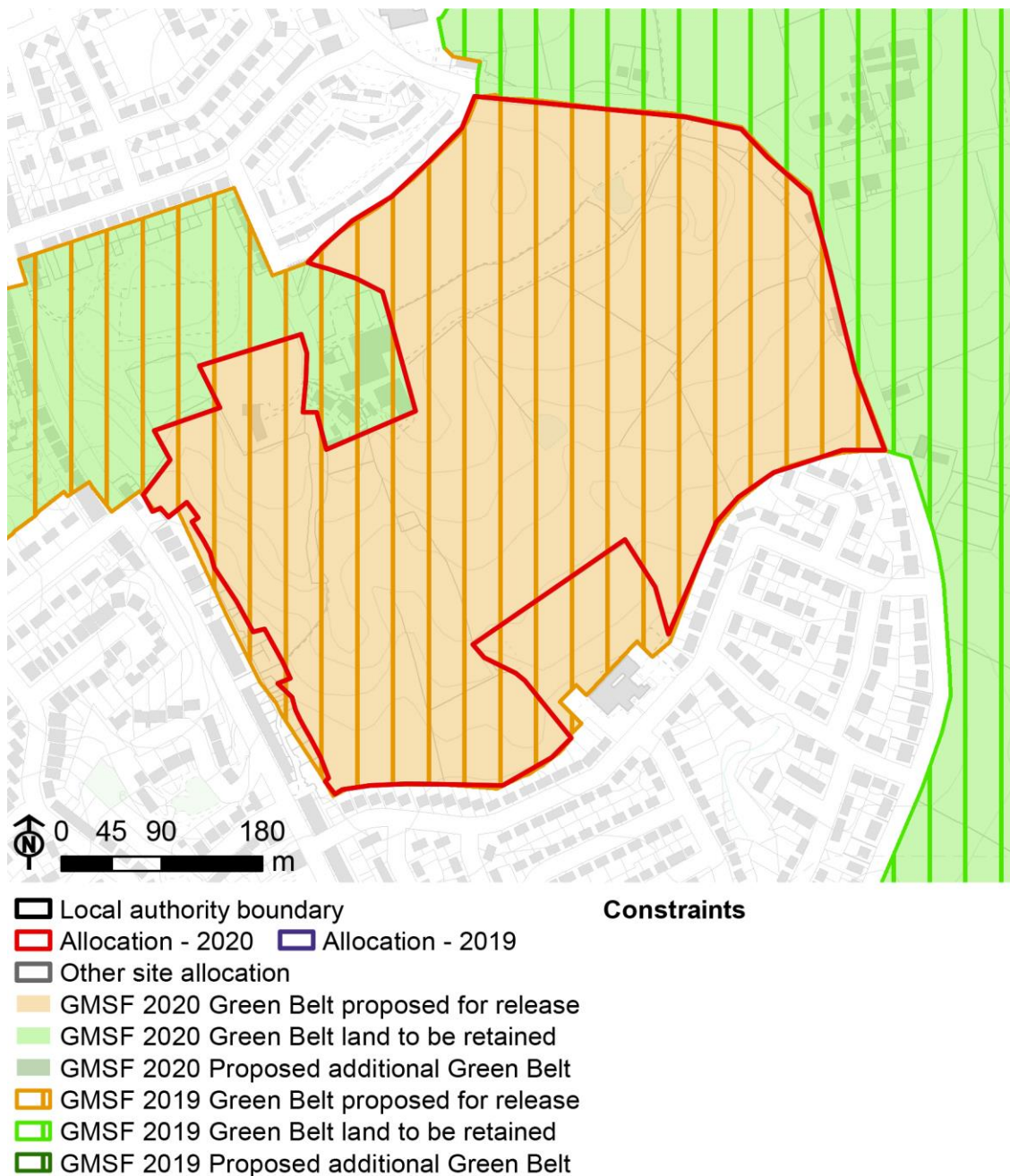
Analysis

The retention of these strips of land will have no impact on the assessment findings. The assessment of moderate harm for GM15-2 assumed retention of the railway line as a separating feature between towns, and the strip of Green Belt along Bullcote Lane is too narrow and contained by inset land (GM14 lies immediately to the north) to serve any Green Belt function.

Harm of release proposed in GMSF 2020

Harm Rating	2019 Area (Ha)	2020 Area (Ha)
Moderate-High	34.6	34.6
Moderate	5.1	5.6
Retained Green Belt	25	25
Total Allocation area	81.6	81.6

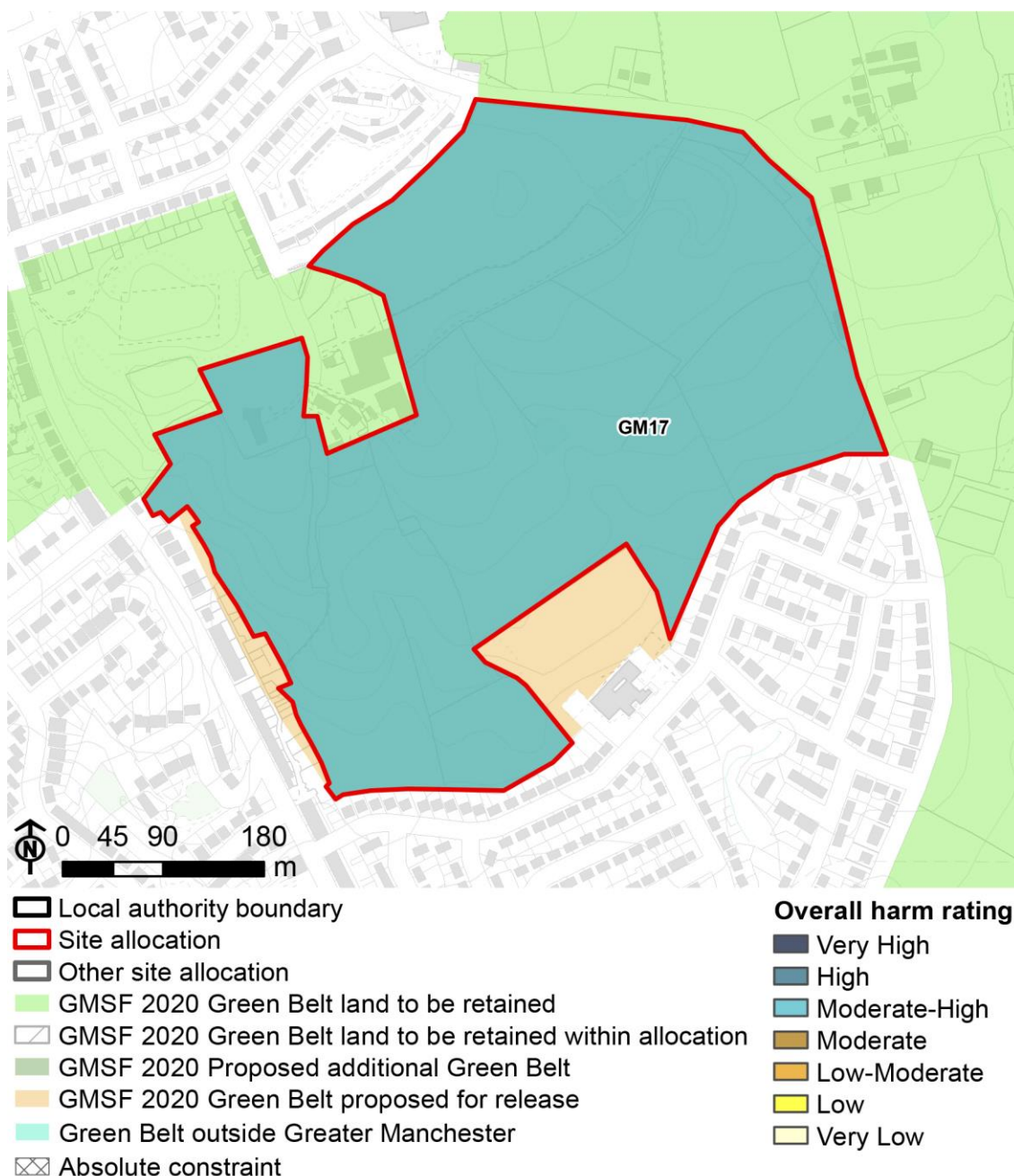
GM17 - Hanging Chadder



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Fields north of Royton, within the Metropolitan Borough of Oldham.

GM17



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Description

There is no change to the Allocation area, but land to the west of it which was proposed to be released (as it would have been entirely contained between Allocations GM17 and GM21), will be retained in the Green Belt as Allocation GM21 is no longer proposed.

GM17

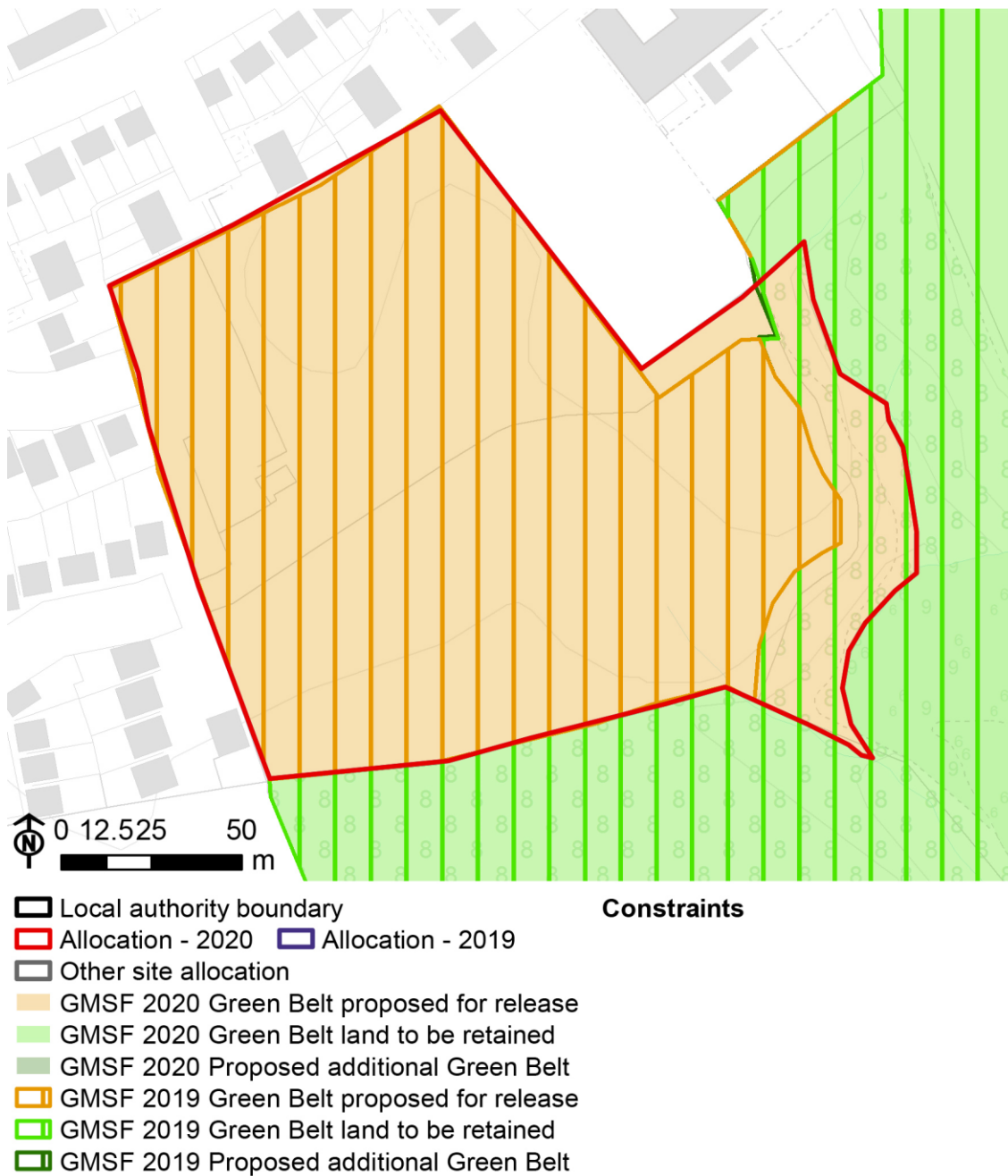
Analysis

The assessment of the GMSF 2019 Allocation concluded that there would be a minor impact on adjacent Green Belt associated with loss of separation between Royton and Buersil Head, but the GM17 Allocation will connect the two settlements anyway, regardless of retention of the land to the west of the Allocation as Green Belt. The harm to the Green Belt purposes will therefore remain unchanged at moderate-high, but the retention of Green Belt land offers potential for beneficial uses which could help to preserve some sense of settlement separation, particularly if development proposals in GM17 preserve some open boundary space.

Harm of release proposed in GMSF 2020

Harm Rating	2019 Area (Ha)	2020 Area (Ha)
Moderate-High	22.7	22.7
Total Allocation area	22.7	22.7

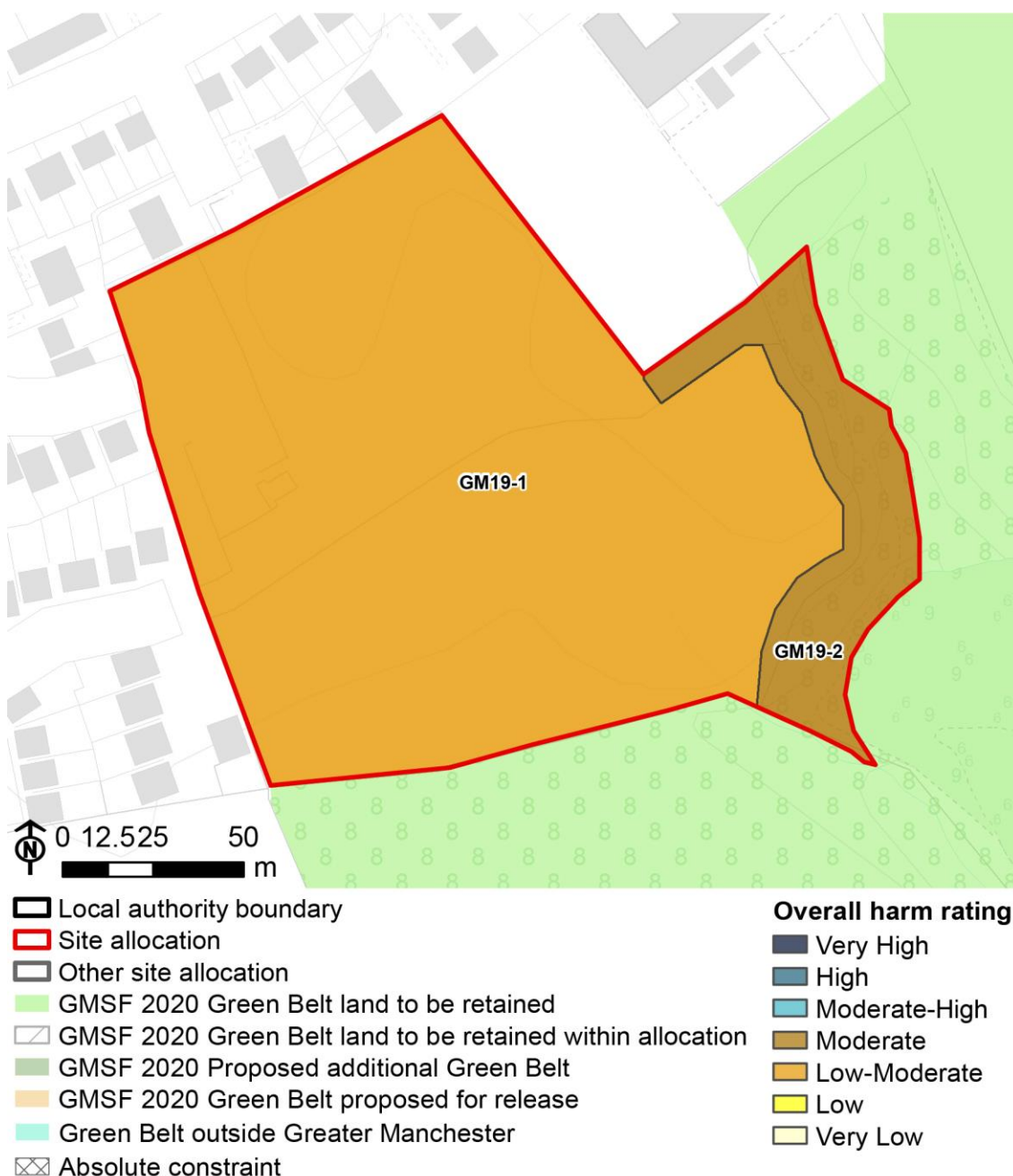
GM19 - South of Rosary Road



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Grassland south of the Fitton Hill Estate, within the Metropolitan Borough of Oldham.

GM19



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Description

The 2020 GMSF Allocation now includes an additional strip of a woodland belt, that runs alongside a tributary of the River Medlock within the area to be released. This is assessed as sub-parcel GM19-2.

GM19

Analysis

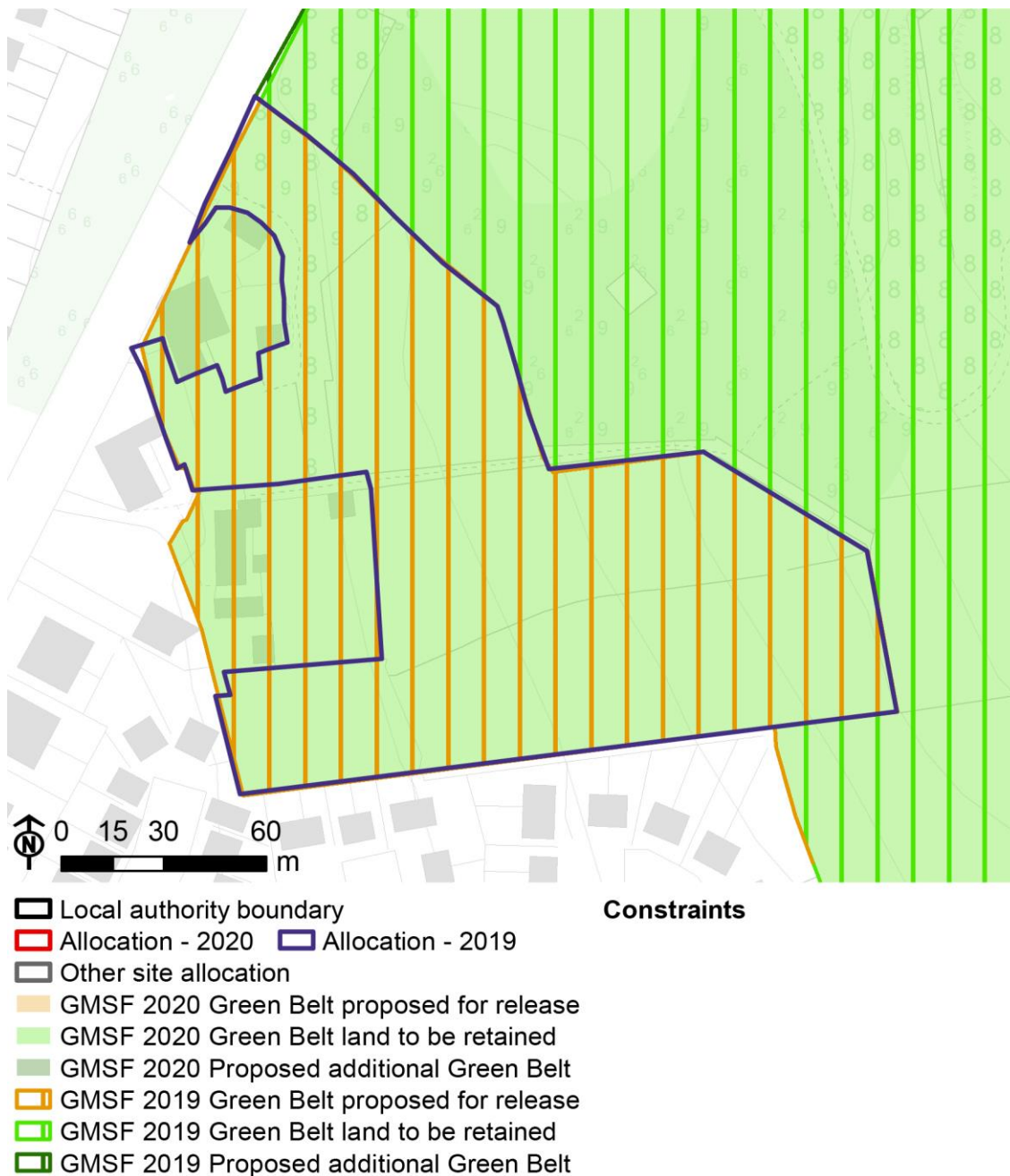
There is no additional impact on adjacent Green Belt as a result of including this strip in the release, as the stream and woodland to the east of it still form a strong boundary. However, if the additional land is developed, rather than retained as a boundary, then there will be greater harm associated with its release, as the tree cover means that there is stronger distinction from the inset settlement than in the field to the west, and therefore it makes a stronger contribution to preventing the sprawl of the large built-up area (Purpose 1) and preventing encroachment on the countryside (Purpose 3). Contribution to both Purposes 1 and 3 will be relatively strong. However, there will still be a negligible impact on the adjacent Green Belt.

Overall harm to the Green Belt purposes on the basis of GMSF 2019 was low-moderate. This will change to moderate, but the additional harm would be negated if GM19-2 is maintained as an undeveloped, wooded buffer strip

Harm of release proposed in GMSF 2020

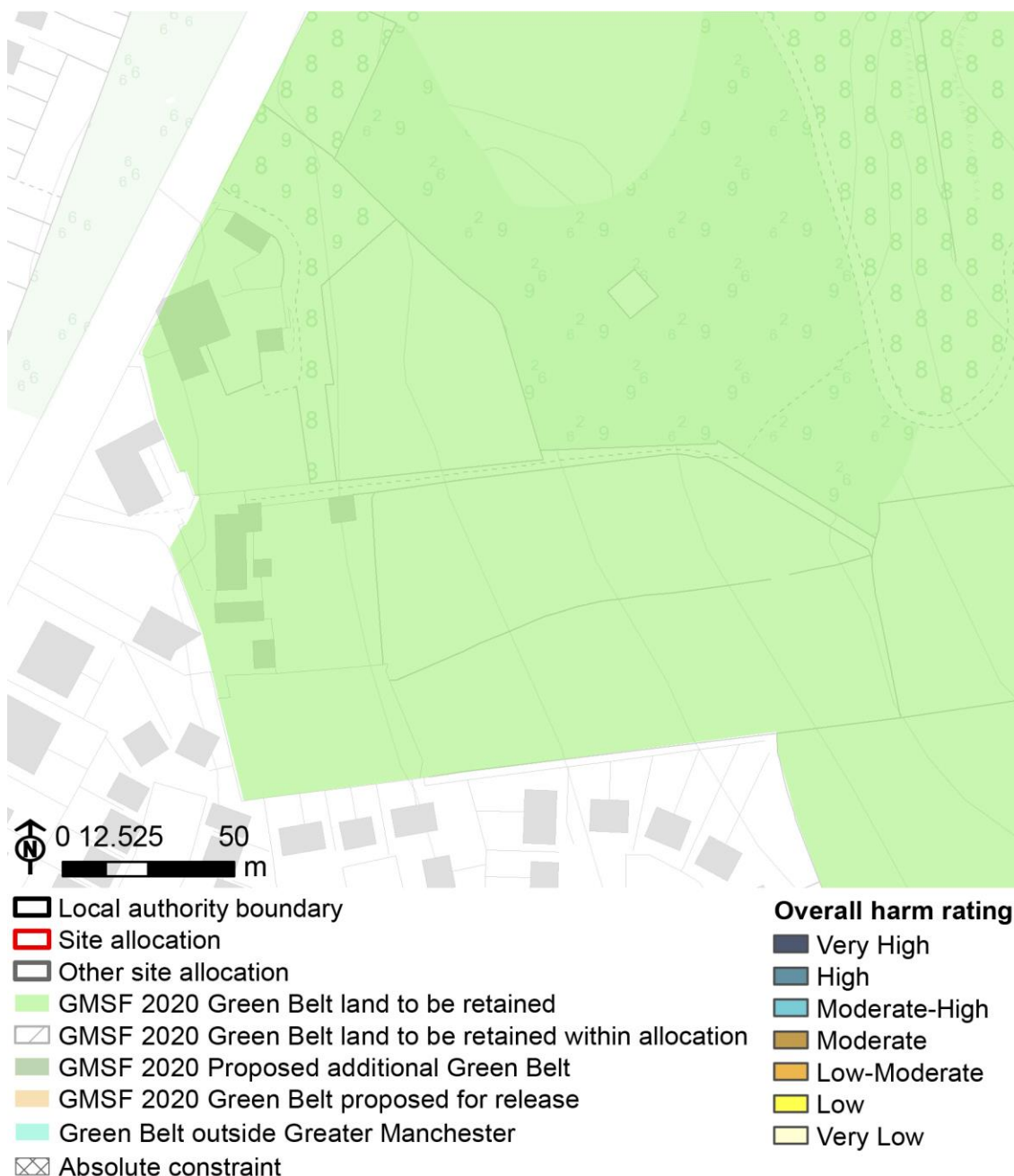
Harm Rating	2019 Area (Ha)	2020 Area (Ha)
Moderate	0	0.3
Low-Moderate	2.3	2.3
Retained Green Belt	0.3	0
Total Allocation area	2.7	2.7

GM20 - Spinners Way / Alderney Farm



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Farmland east of Sholver, within the Metropolitan Borough of Oldham.



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Description

The 2020 GMSF no longer proposes to release this Allocation from the Green Belt.

GM20

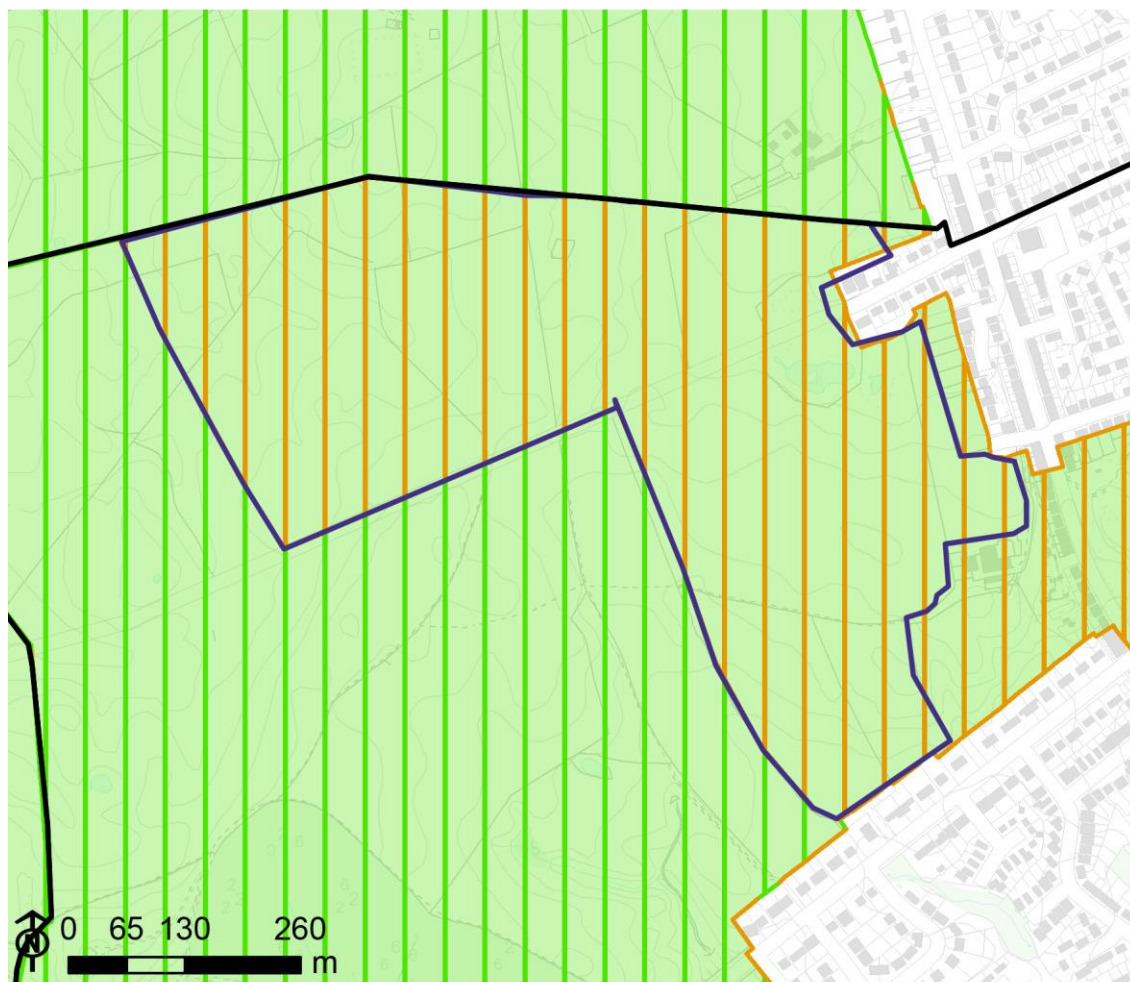
Analysis

The GM Allocation 20 as proposed for release within the 2019 GMSF would have resulted in low-moderate harm. Its withdrawal means that there will be no harm to the Green Belt purposes.

Harm of release proposed in GMSF 2020

Harm Rating	2019 Area (Ha)	2020 Area (Ha)
Low-Moderate	2	0
Total Allocation area	2	0

GM21 - Thornham Old Road

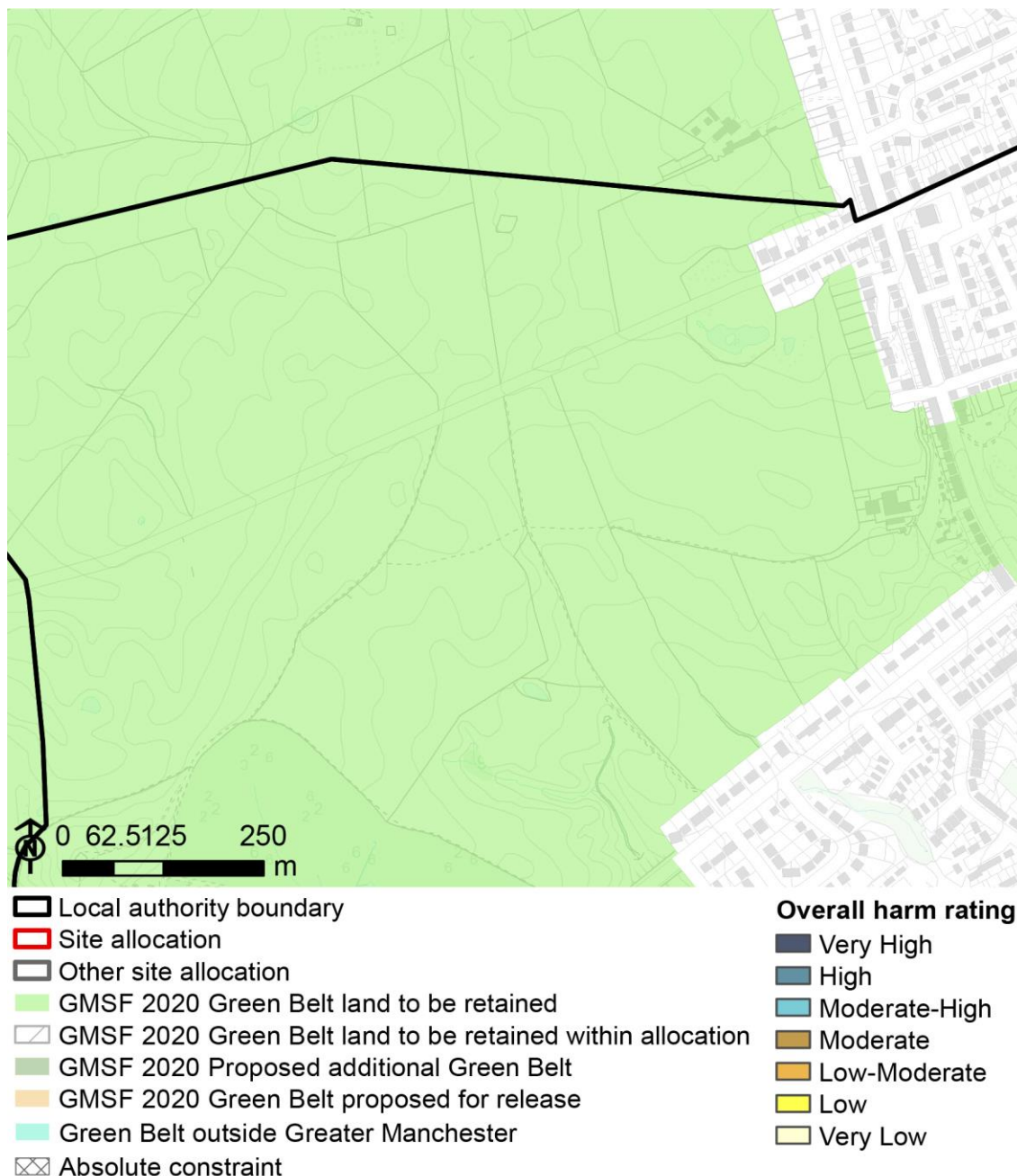


- Local authority boundary
- Allocation - 2020
- Allocation - 2019
- Other site allocation
- GMSF 2020 Green Belt proposed for release
- GMSF 2020 Green Belt land to be retained
- GMSF 2020 Proposed additional Green Belt
- GMSF 2019 Green Belt proposed for release
- GMSF 2019 Green Belt land to be retained
- GMSF 2019 Proposed additional Green Belt

Constraints

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Farmland north of Royton, within the Metropolitan Borough of Oldham.



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Description

The 2020 GMSF no longer proposes to release this Allocation from the Green Belt.

GM21

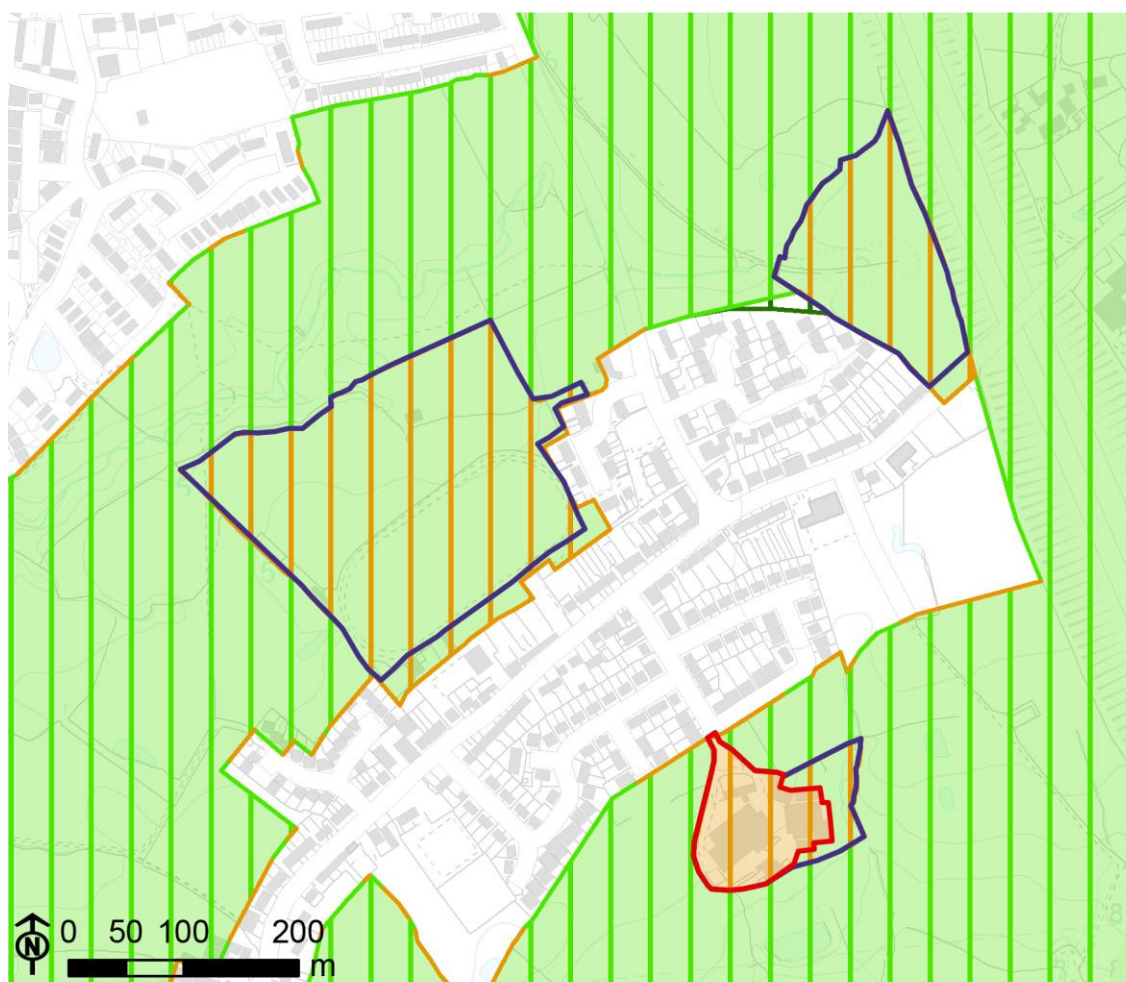
Analysis

The GM Allocation 21 as proposed for release within the 2019 GMSF would have resulted in high overall harm. Its withdrawal means that there will be no harm to the Green Belt purposes.

Harm of release proposed in GMSF 2020

Harm Rating	2019 Area (Ha)	2020 Area (Ha)
High	20.3	0
Moderate-High	14.3	0
Total Allocation area	34.7	0

GM22 - Woodhouses

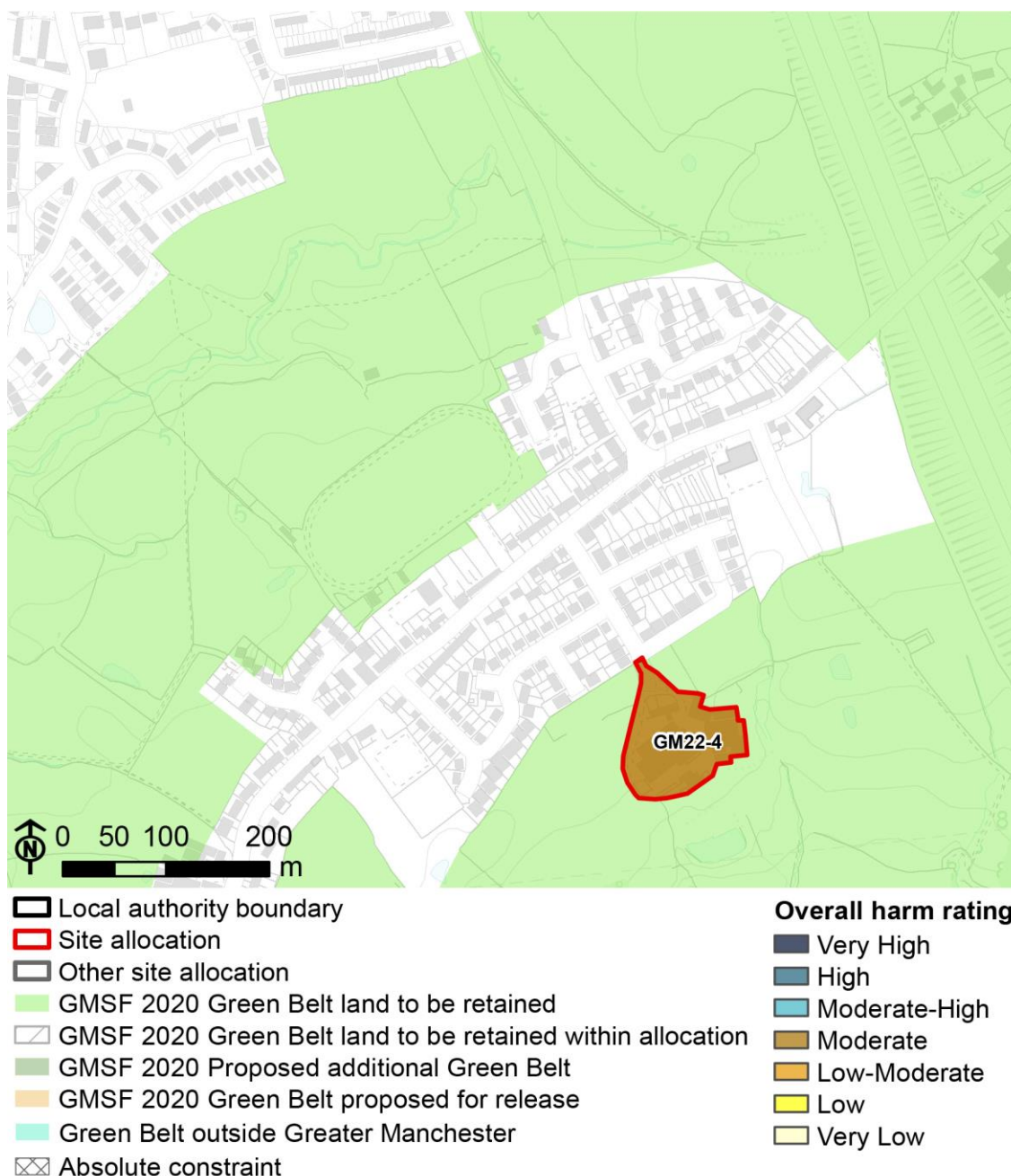


- Local authority boundary
- Allocation - 2020
- Allocation - 2019
- Other site allocation
- GMSF 2020 Green Belt proposed for release
- GMSF 2020 Green Belt land to be retained
- GMSF 2020 Proposed additional Green Belt
- GMSF 2019 Green Belt proposed for release
- GMSF 2019 Green Belt land to be retained
- GMSF 2019 Proposed additional Green Belt

Constraints

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Three distinct areas of land surrounding the settlement of Woodhouses, within the Metropolitan Borough of Oldham.



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Description

Three separate parcels of land were proposed for release in the 2019 GMSF. Only one of these areas – assessed as GM22-4 – is proposed for release in the 2020 GMSF, and its area has been reduced to exclude a streamside line of trees along its eastern boundary.

GM22

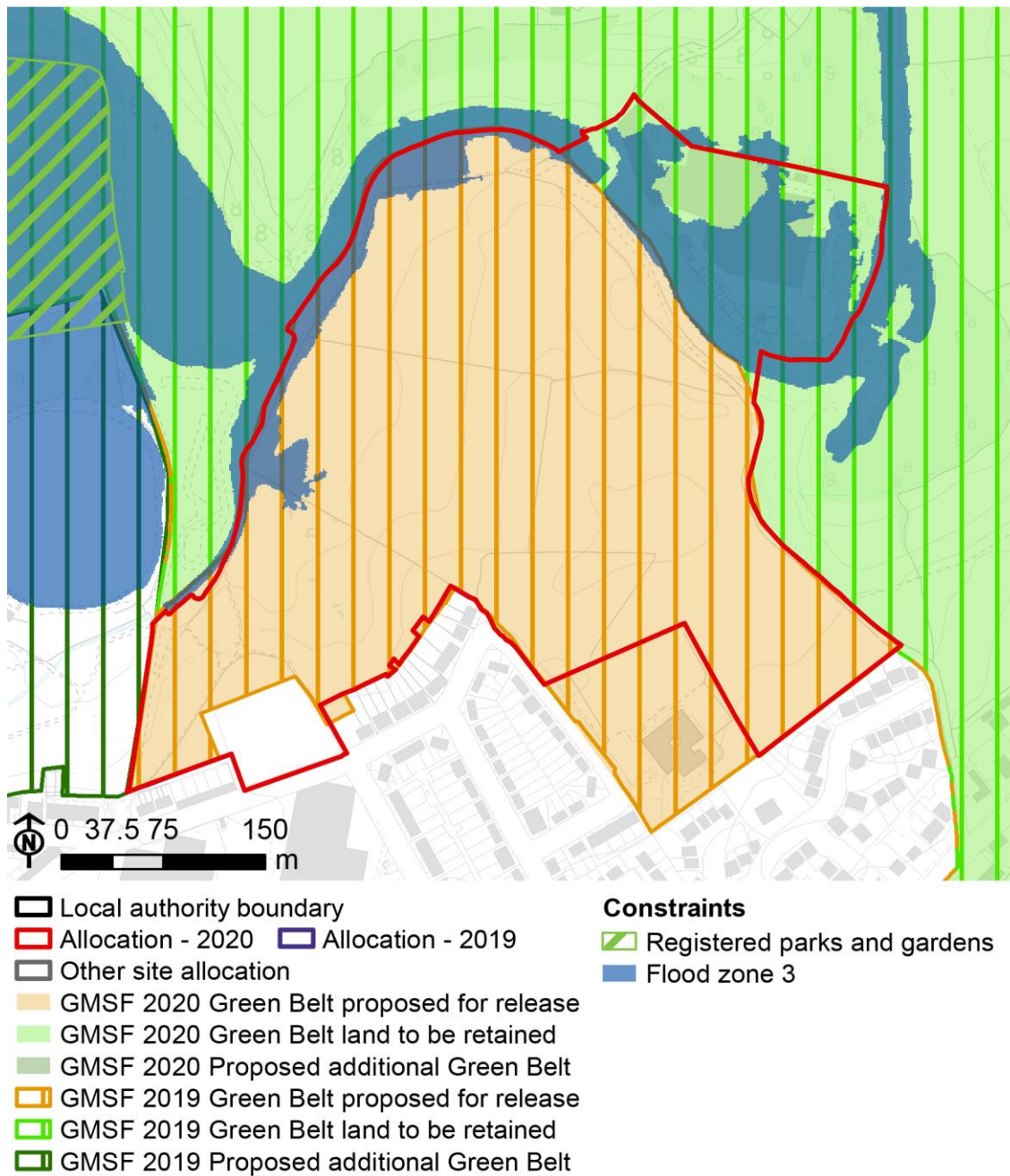
Analysis

The parcels now that will now be retained were assessed as high and moderate-high harm. The harm of releasing GM22-4 was assessed as moderate: the line of trees was not considered a significant factor in the previous assessment, as the other boundaries of the Allocation have no features to create distinction between settlement and countryside. As a boundary feature it was assumed that the tree line would be retained. The analysis suggested a minor level of impact on adjacent Green Belt as a result of the introduction of a more complex inset boundary, and this will still be the case. Overall, the harm to the Green Belt purposes will therefore still be moderate.

Harm of release proposed in GMSF 2020

Harm Rating	2019 Area (Ha)	2020 Area (Ha)
High	5.7	0
Moderate-High	2	0
Moderate	1.3	1
Total Allocation area	9	1

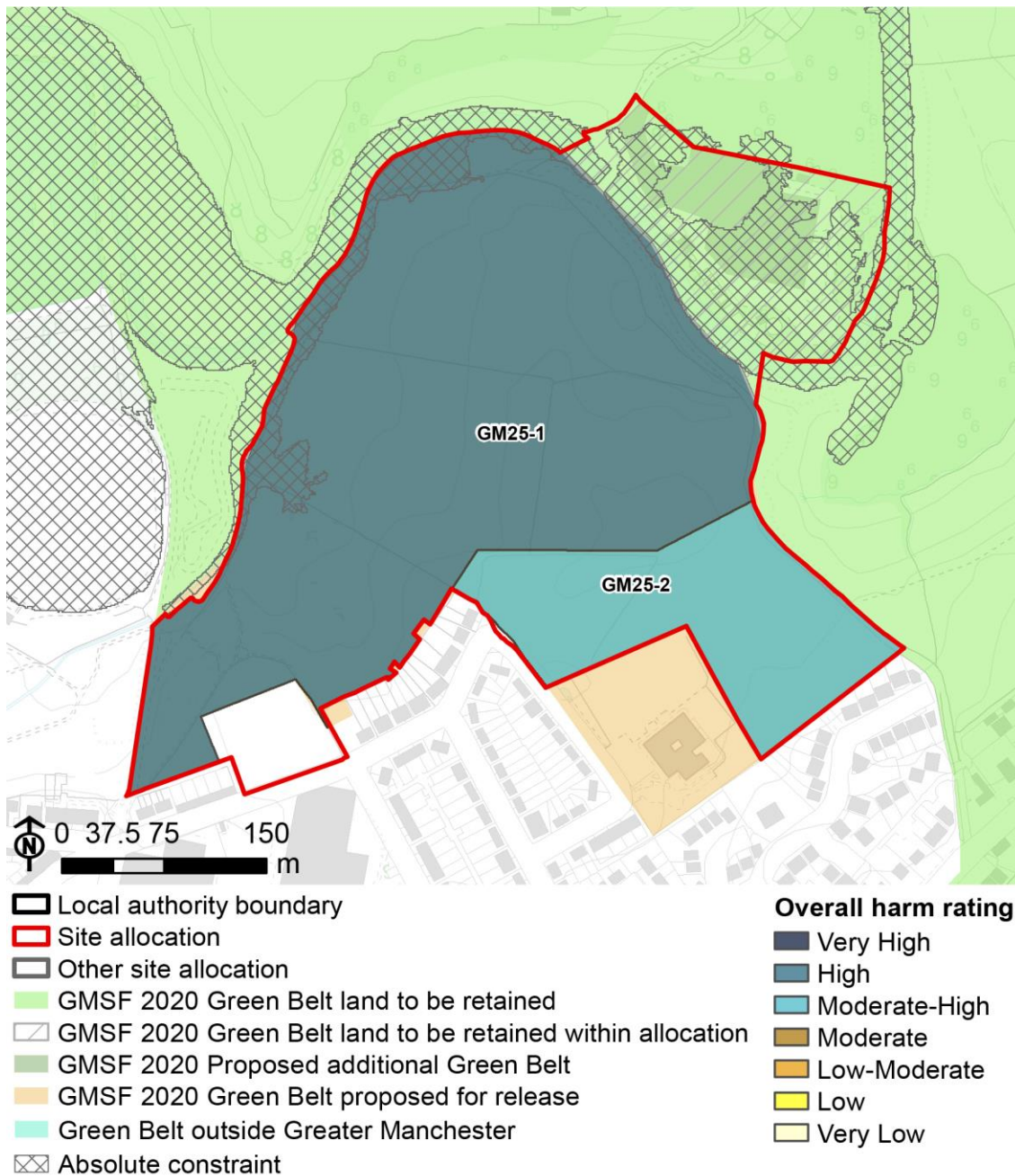
GM25 - Crimble Mill



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Farmland and woodland blocks lying between Heywood and the River Roch, within the Metropolitan Borough of Rochdale.

GM25



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Description

No change is proposed to the Allocation, the release of which was given a high overall harm rating, but there will no longer be an addition to the Green Belt of inset land to the west. This area is occupied mostly by Queen's Park, but it only abuts the Allocation to the south of The Crimble Cricket Ground, where land is mostly public open space in informal recreational use.

GM25

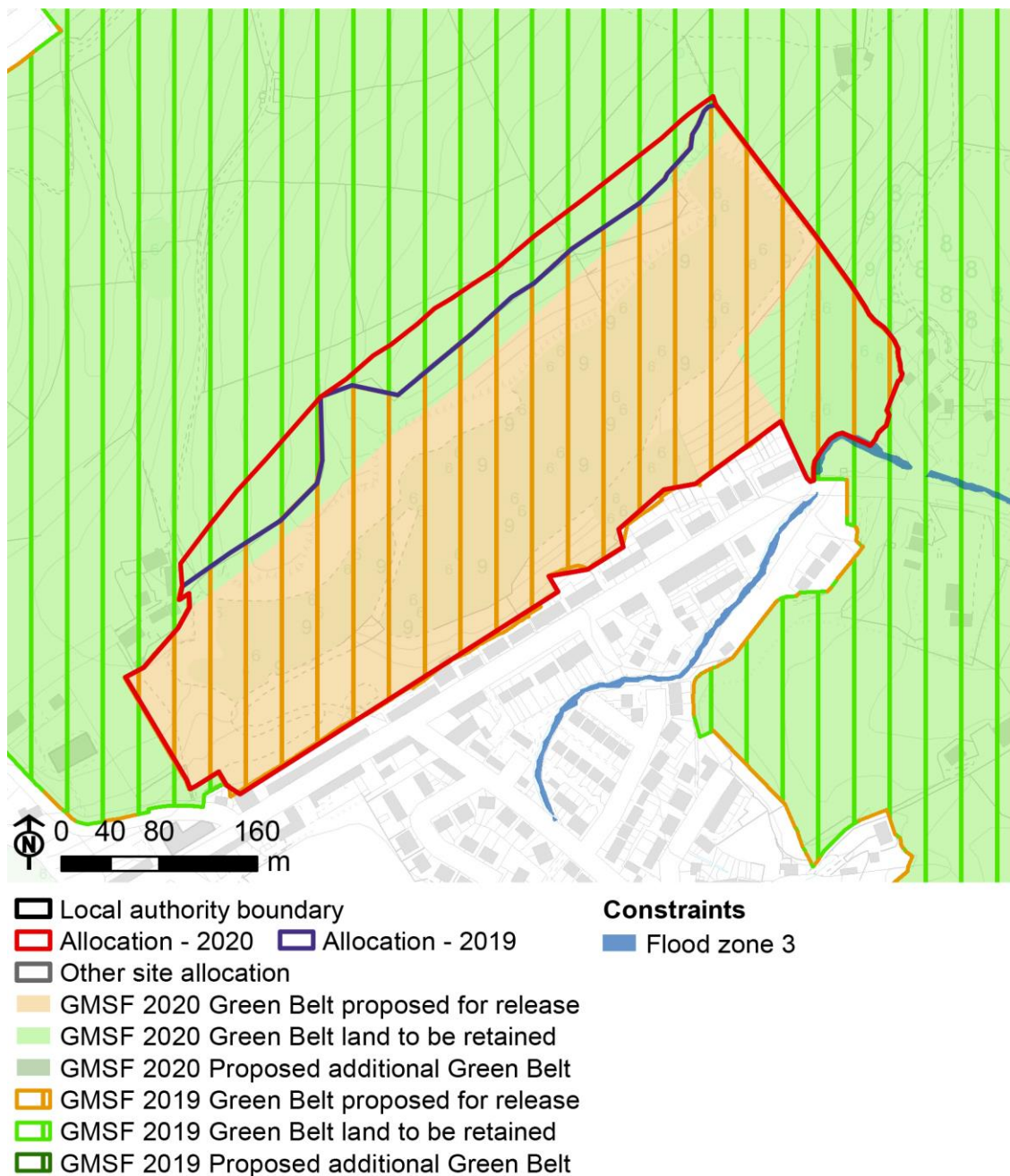
Analysis

Tree cover forms a relatively strong boundary along the western edge of the Allocation, so the area which is no longer to be added to the Green Belt was not considered to have any significant influence on the Allocation's contribution to the Green Belt purposes. Leaving it inset does not, therefore, have any potential to increase the harm to the Green Belt purposes that would result from its release. It is noted that the northern half of the area is subject to absolute constraints – in part a Registered Park and Garden (Queen's Park) and in part flood zone 3 – which will prevent development. There is no change to the assessment rating of high harm for release of the Allocation as a whole.

Harm of release proposed in GMSF 2020

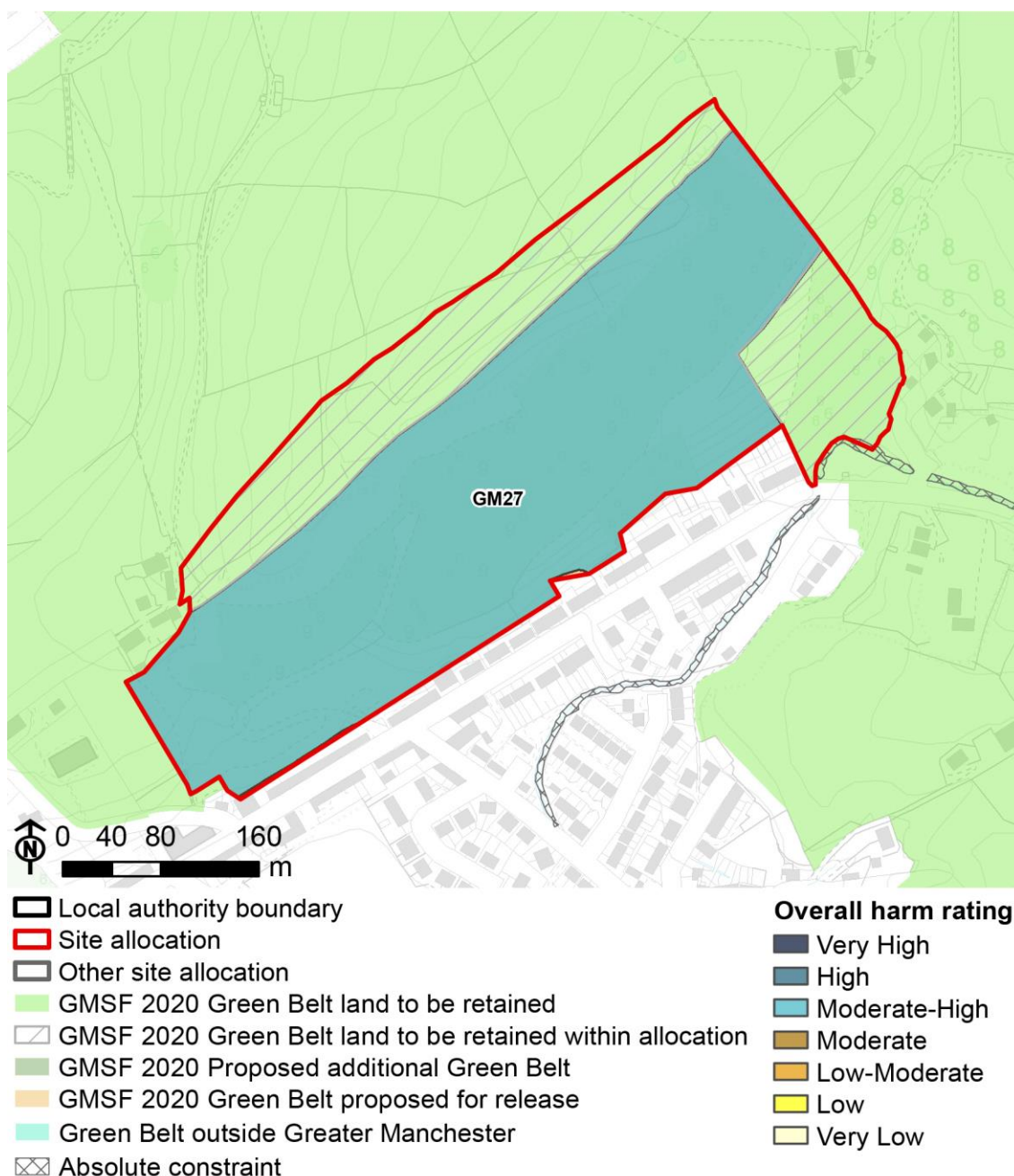
Harm Rating	2019 Area (Ha)	2020 Area (Ha)
High	10.9	10.9
Moderate-High	2.8	2.8
Retained Green Belt	2.6	2.6
Total Allocation area	16.8	16.8

GM27 - Newhey Quarry



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Disused quarry north of Newhey, within the Metropolitan Borough of Rochdale.



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Description

The Allocation area has been extended slightly, to go up to the site boundary rather than the edge of the quarry face. However, the area that will be released from the Green Belt has been reduced slightly along this northern edge, and also at the eastern end of the Allocation where land is largely wooded.

GM27

Analysis

The harm resulting from release of the GMSF 2019 Allocation was assessed as moderate-high, as the area's landform and tree cover create strong distinction from the inset settlement, which is currently confined to the valley floor. The small change to the release area along the northern edge of the Allocation makes no material difference, and although retention of woodland at the eastern end of the site will retain a strong boundary with the wider Green Belt, the impact on adjacent Green Belt was already assessed as being negligible because of the containment provided by the quarry slopes. As a result there is no change to the assessed level of harm which will remain moderate-high.

Harm of release proposed in GMSF 2020

Harm Rating	2019 Area (Ha)	2020 Area (Ha)
Moderate-High	13.5	10.9
Retained Green Belt	0	4.3
Total Allocation area	13.6	15.2

GM32 - North of Irlam Station

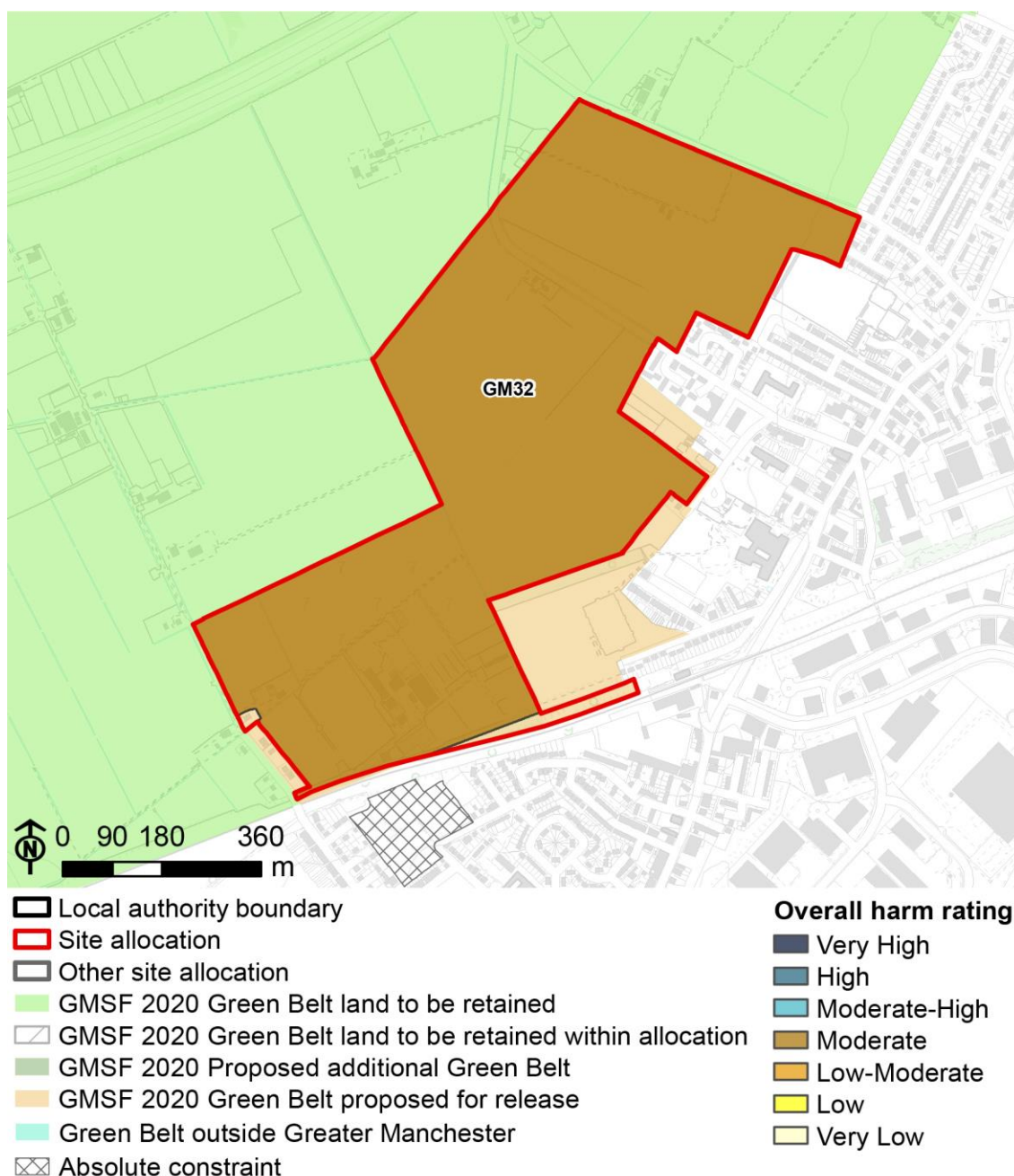


- | | |
|---|---|
| <ul style="list-style-type: none"> Local authority boundary Allocation - 2020 Allocation - 2019 Other site allocation GMSF 2020 Green Belt proposed for release GMSF 2020 Green Belt land to be retained GMSF 2020 Proposed additional Green Belt GMSF 2019 Green Belt proposed for release GMSF 2019 Green Belt land to be retained GMSF 2019 Proposed additional Green Belt | <p>Constraints</p> <ul style="list-style-type: none"> x x x x x Registered common land |
|---|---|

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Farmland lying to the north of Irlam station, within the City of Salford.

GM32



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Description

Land on the eastern side of the Allocation, adjacent to Astley Road Farm, and a field on the western side, off Moss Road, have been removed from the Allocation. The former will still be removed from the Green Belt, but the latter will be retained.

GM32

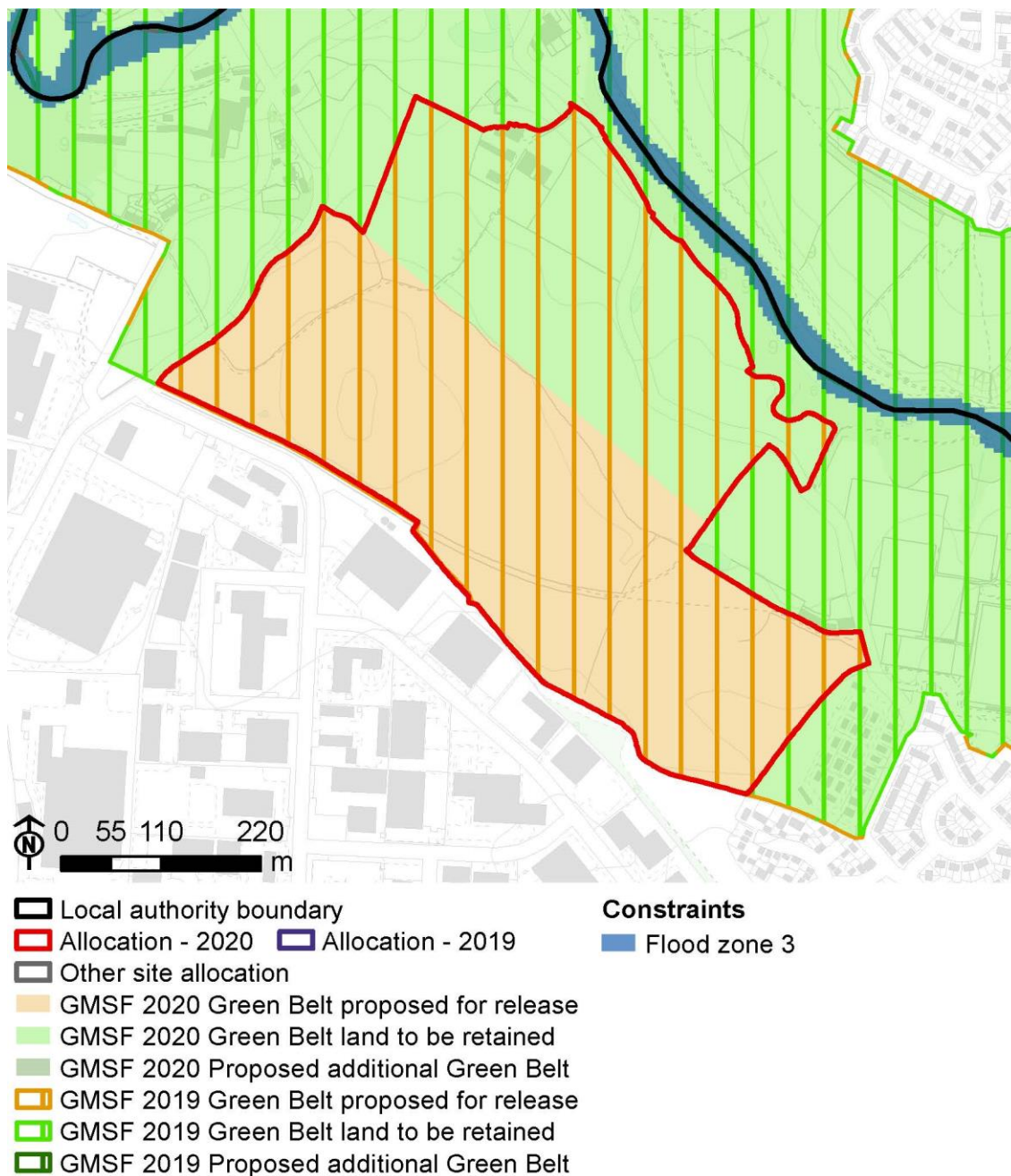
Analysis

The field that will be retained in the Green Belt does not make a stronger contribution to the Green Belt purposes than other land in the Allocation, and its release or retention does not significantly alter the impact of the Allocation on the adjacent Green Belt, which was assessed as negligible. The new boundary will for the most part be defined by a hedgerow, whereas the field that was formerly to be released is bordered by a farm track; neither constitutes a strong boundary, but the existing inset settlement edge to the east is also weakly defined. Overall harm of release will therefore be moderate, as it was with the 2019 GMSF boundaries.

Harm of release proposed in GMSF 2020

Harm Rating	2019 Area (Ha)	2020 Area (Ha)
Moderate	64.3	57.9
Total Allocation area	65.1	58.8

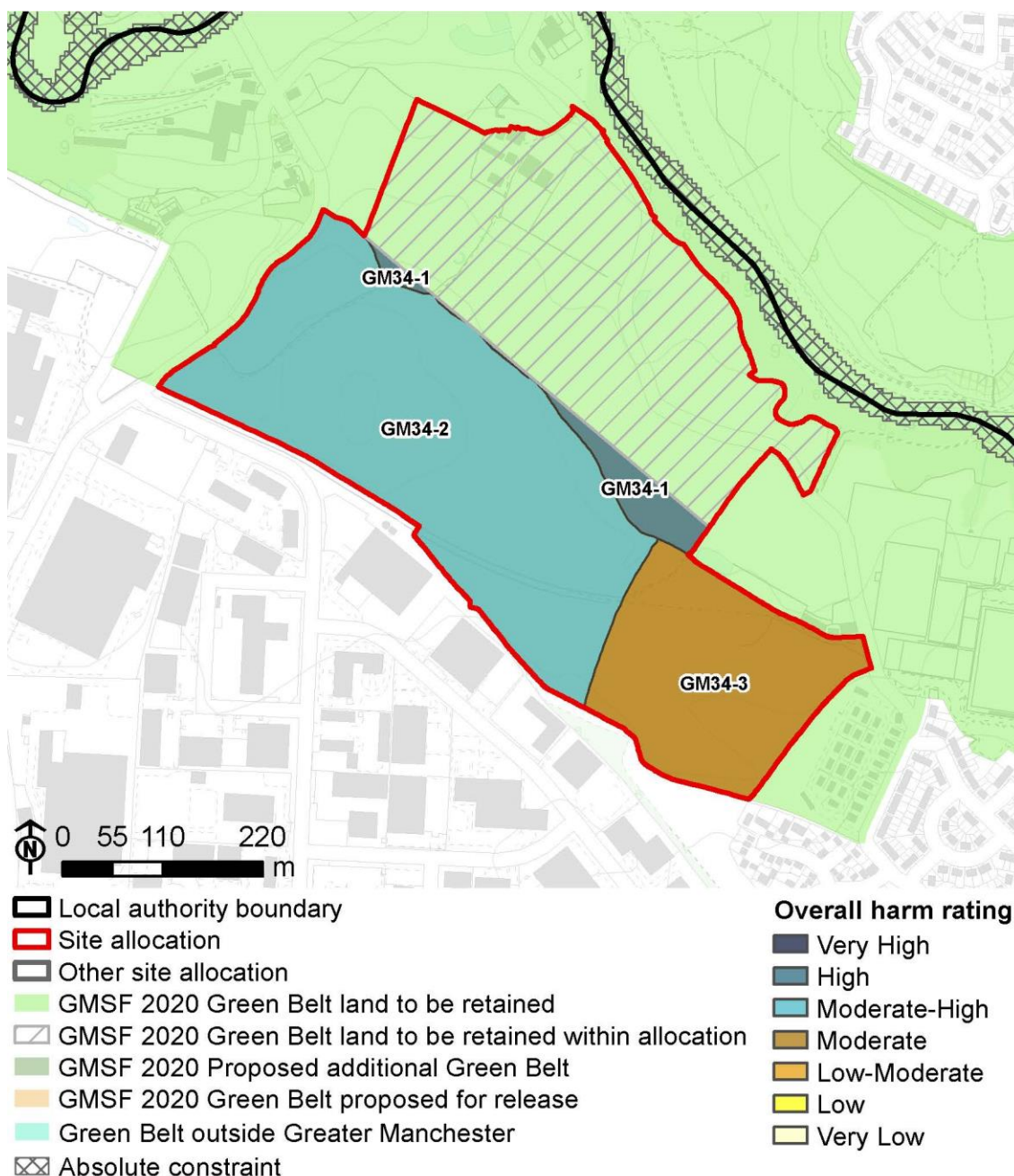
GM34 - Bredbury Park Extension



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Land to the east of Bredbury Park Industrial Estate, within the Metropolitan Borough of Stockport.

GM34



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Description

The 2020 GMSF proposes no change to the Allocation boundary, however it no longer proposes to release land in the north eastern part of the Allocation from the Green Belt.

GM34

Analysis

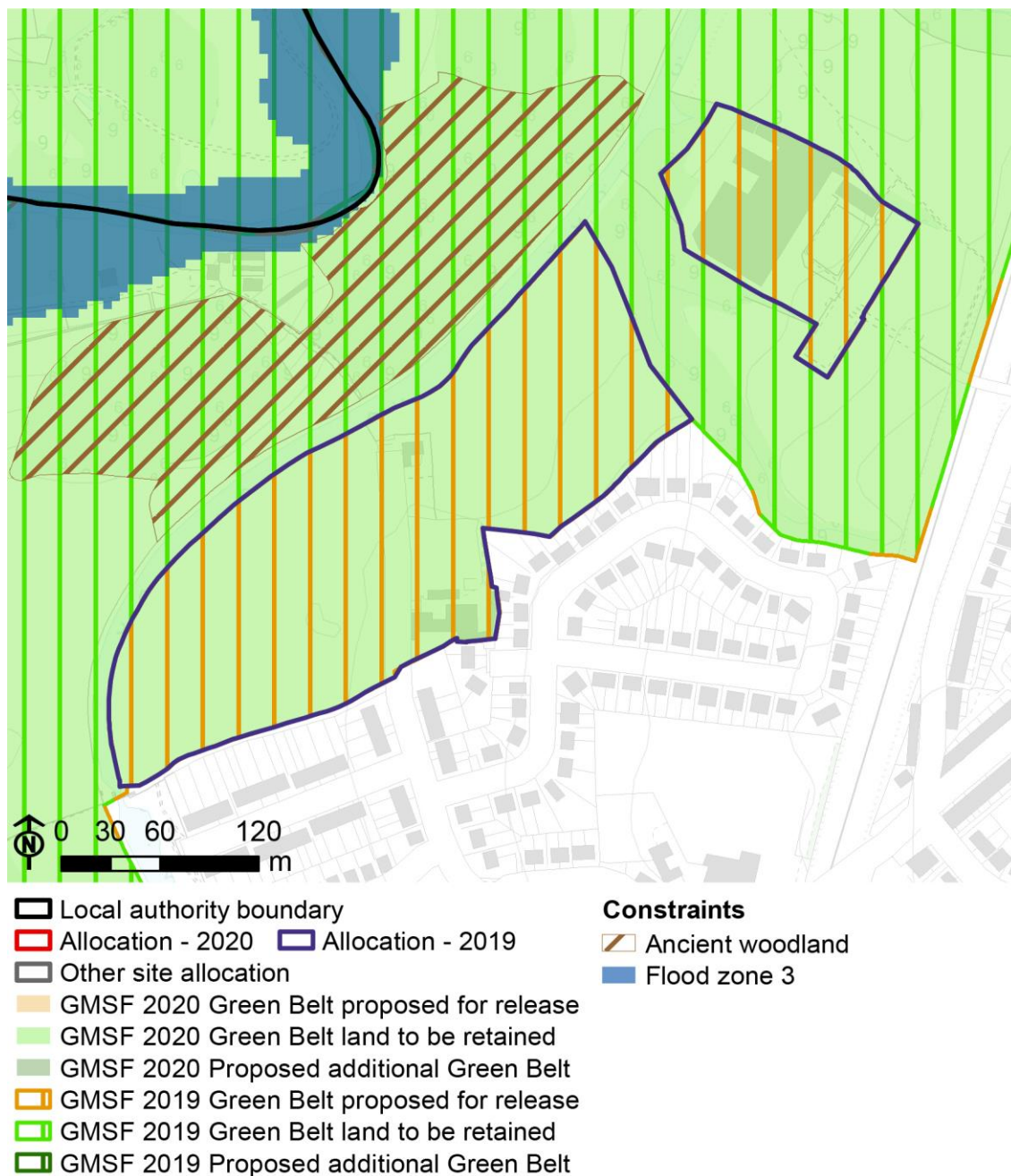
The harm resulting from release of the GMSF 2019 Allocation was assessed as high, as land in the northeast of the allocation makes a significant contribution to checking the sprawl of Greater Manchester and preventing encroachment on the countryside, and a relatively significant contribution to maintaining the separation of Bredbury and Denton. Its release would also reduce the connectivity of retained Green Belt land, as well as reducing the gap between Bredbury and Denton.

The reduced release corresponds approximately with the hedgerow that marks the boundary between moderate-high and high harm, and so will help to preserve Green Belt connectivity along the valley of the River Tame. A small area beyond the hedgerow is still proposed for release, but the creation of new boundary landscaping would help to minimise harm.

Harm of release proposed in GMSF 2020

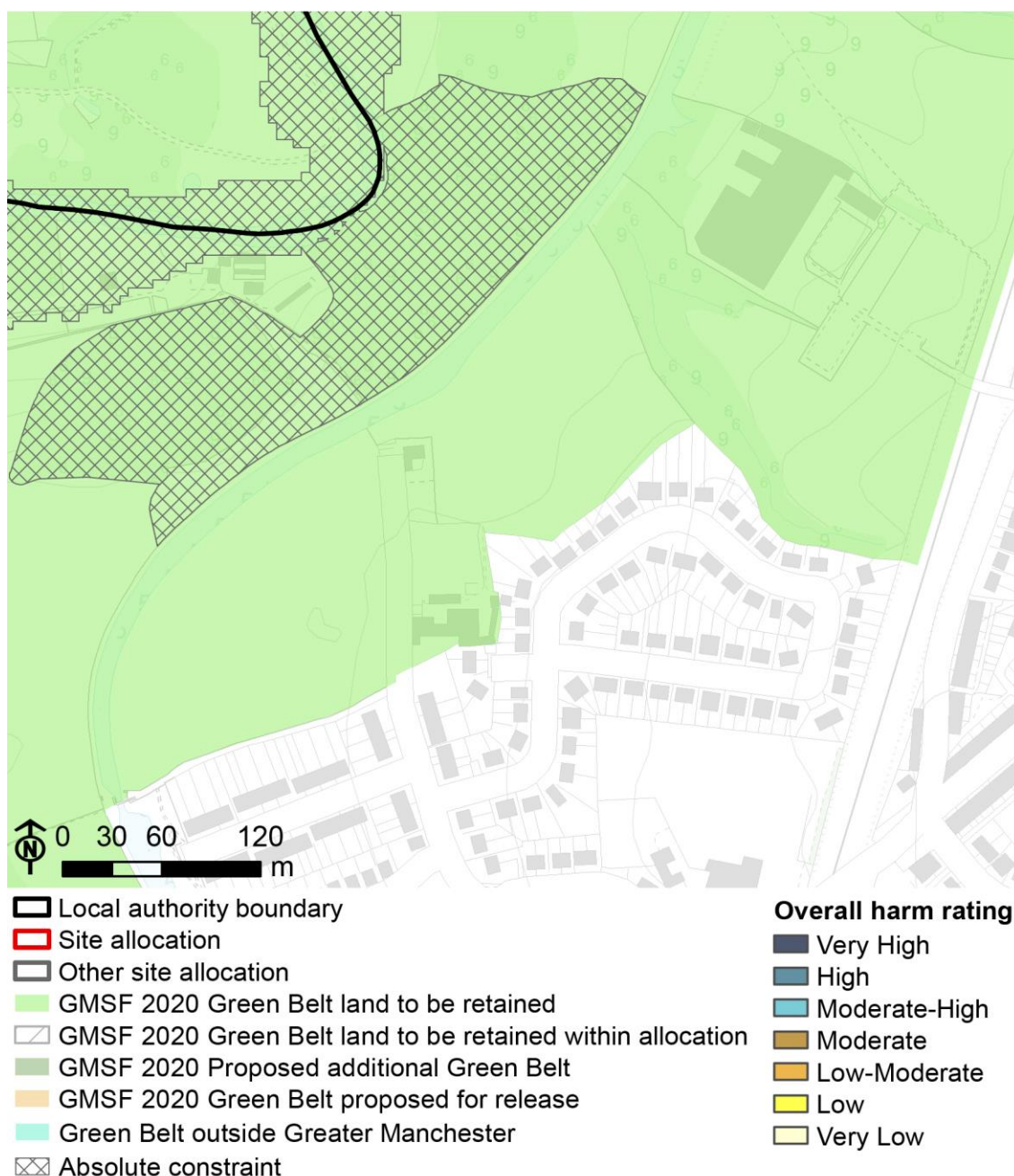
Harm Rating	2019 Area (Ha)	2020 Area (Ha)
High	11.8	0.9
Moderate-High	11.6	11.6
Moderate	5	5
Retained Green Belt	0	10.9
Total Allocation area	28.5	28.5

GM36 - Gravel Bank Road / Unity Mill



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Land lying between Woodley/Denton and the Peak Forest Canal, along with the (separate) site of the former Unity Mill, within the Metropolitan Borough of Stockport.



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Description

The 2020 GMSF no longer proposes to release this Allocation from the Green Belt.

GM36

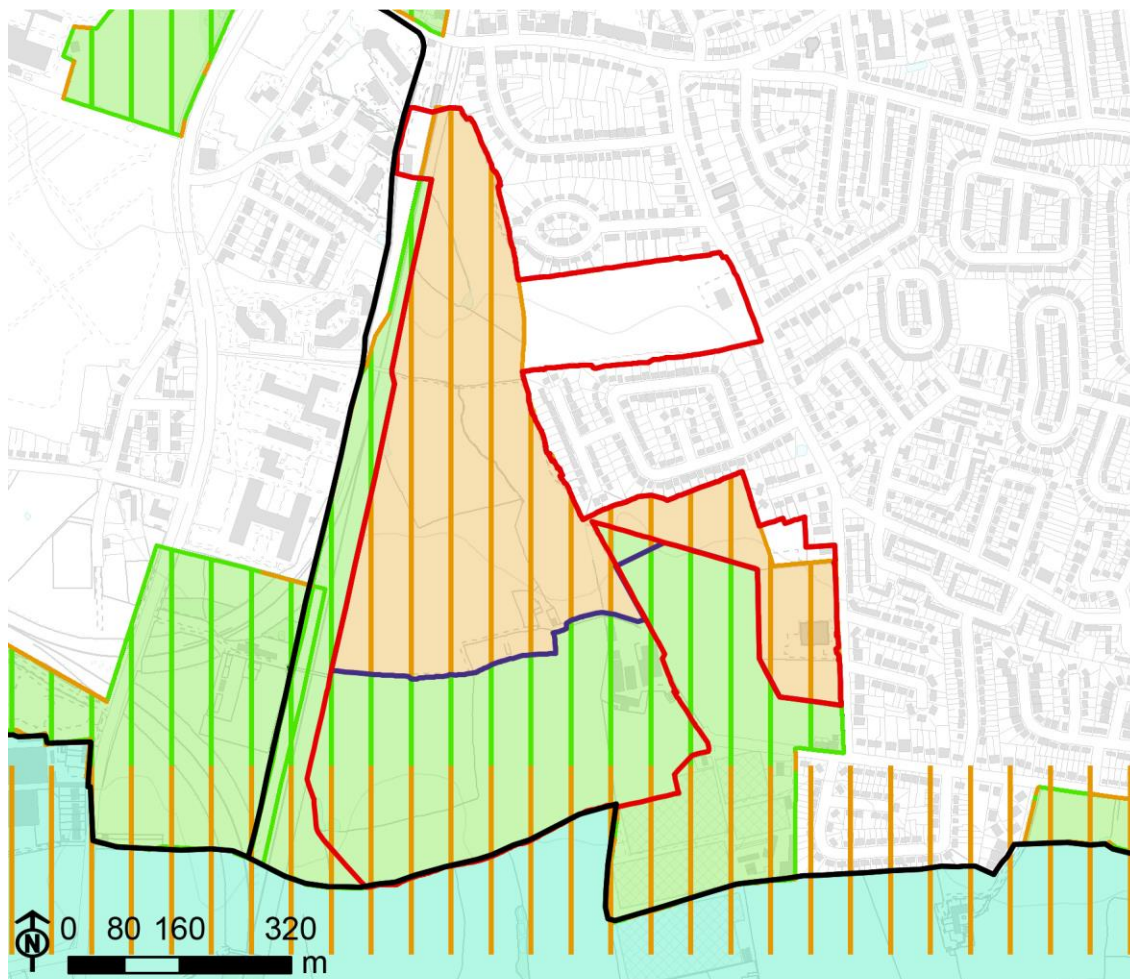
Analysis

The GM Allocation 36 as proposed for release within the 2019 GMSF would have resulted in moderate overall harm. Its withdrawal means that there will be no harm to the Green Belt purposes.

Harm of release proposed in GMSF 2020

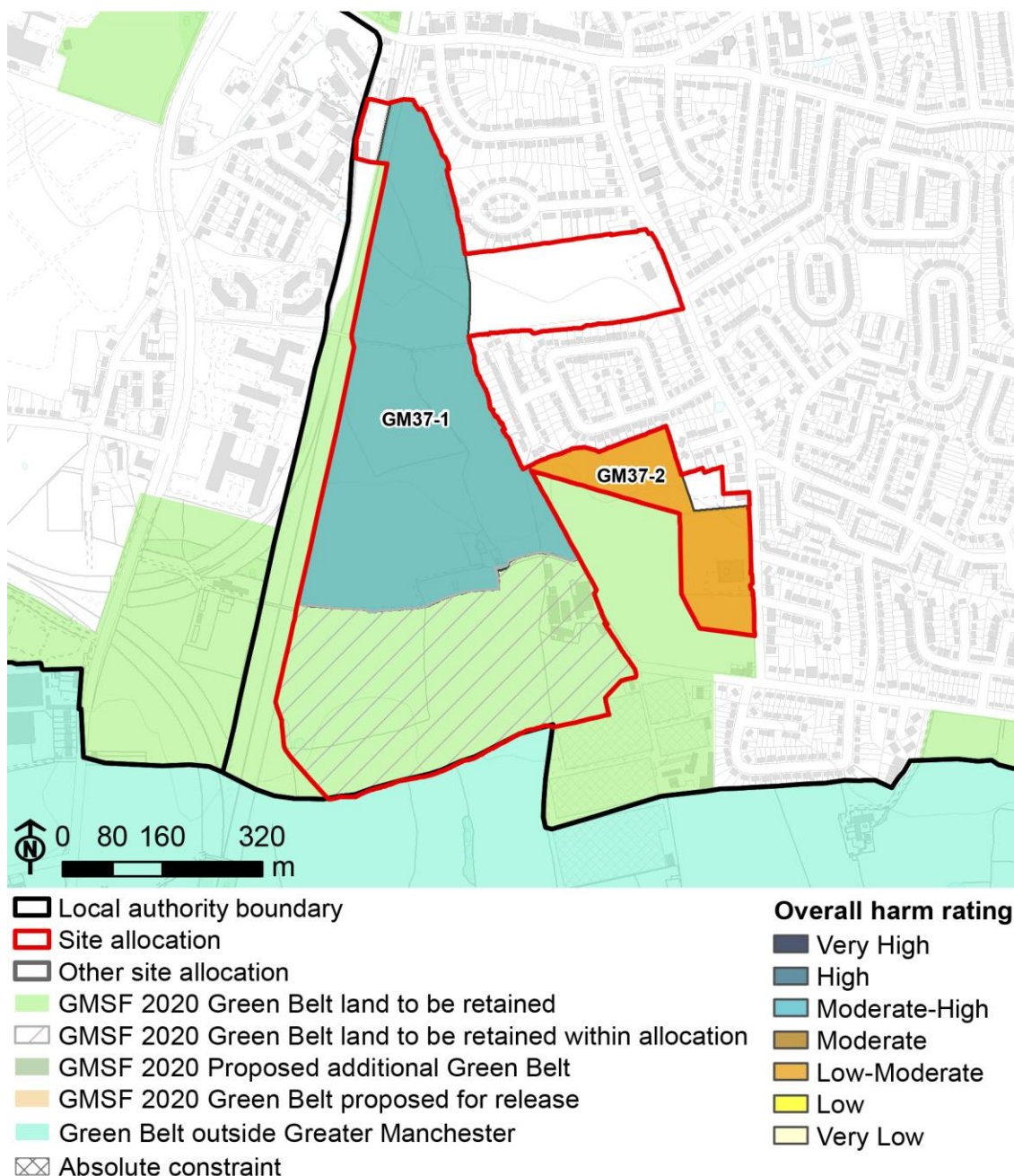
Harm Rating	2019 Area (Ha)	2020 Area (Ha)
Moderate	4.8	0
Very Low	1.3	0
Total Allocation area	6.1	0

GM37 - Heald Green



- Constraints**
- Local authority boundary
 - Allocation - 2020
 - Allocation - 2019
 - Other site allocation
 - Green Belt outside Greater Manchester
 - GMSF 2020 Green Belt proposed for release
 - GMSF 2020 Green Belt land to be retained
 - GMSF 2020 Proposed additional Green Belt
 - GMSF 2019 Green Belt proposed for release
 - GMSF 2019 Green Belt land to be retained
 - GMSF 2019 Proposed additional Green Belt
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Farmland lying in the gap between Heald Green and Moss Nook, within the Metropolitan Borough of Stockport.



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Description

The Allocation has been extended southwards to the footpath between Bolshaw Road and Hollin Lane, but there is no extension of the proposed Green Belt release. To the north of the northernmost of the large glasshouses at Yew Tree Farm, a small triangle of land has been removed from the Allocation, and will stay as Green Belt.

GM37

Analysis

As there is very little change to the proposed area of Green Belt release, there is no change to the assessed levels of harm for parcels GM37-1 or GM37-2: moderate-high and low-moderate respectively. Strengthening of the Green Belt boundary to the south of GM37-1, potentially utilising the newly added area of retained Green Belt, could strengthen this boundary and reduce harm in the longer term.

Harm of release proposed in GMSF 2020

Harm Rating	2019 Area (Ha)	2020 Area (Ha)
Moderate-High	17.8	17.8
Low-Moderate	4.3	4
Retained Green Belt	0	14.2
Total Allocation area	27.3	41.3

GM38 - High Lane



Local authority boundary

Allocation - 2020 Allocation - 2019

Other site allocation

Green Belt outside Greater Manchester

GMSF 2020 Green Belt proposed for release

GMSF 2020 Green Belt land to be retained

GMSF 2020 Proposed additional Green Belt

GMSF 2019 Green Belt proposed for release

GMSF 2019 Green Belt land to be retained

GMSF 2019 Proposed additional Green Belt

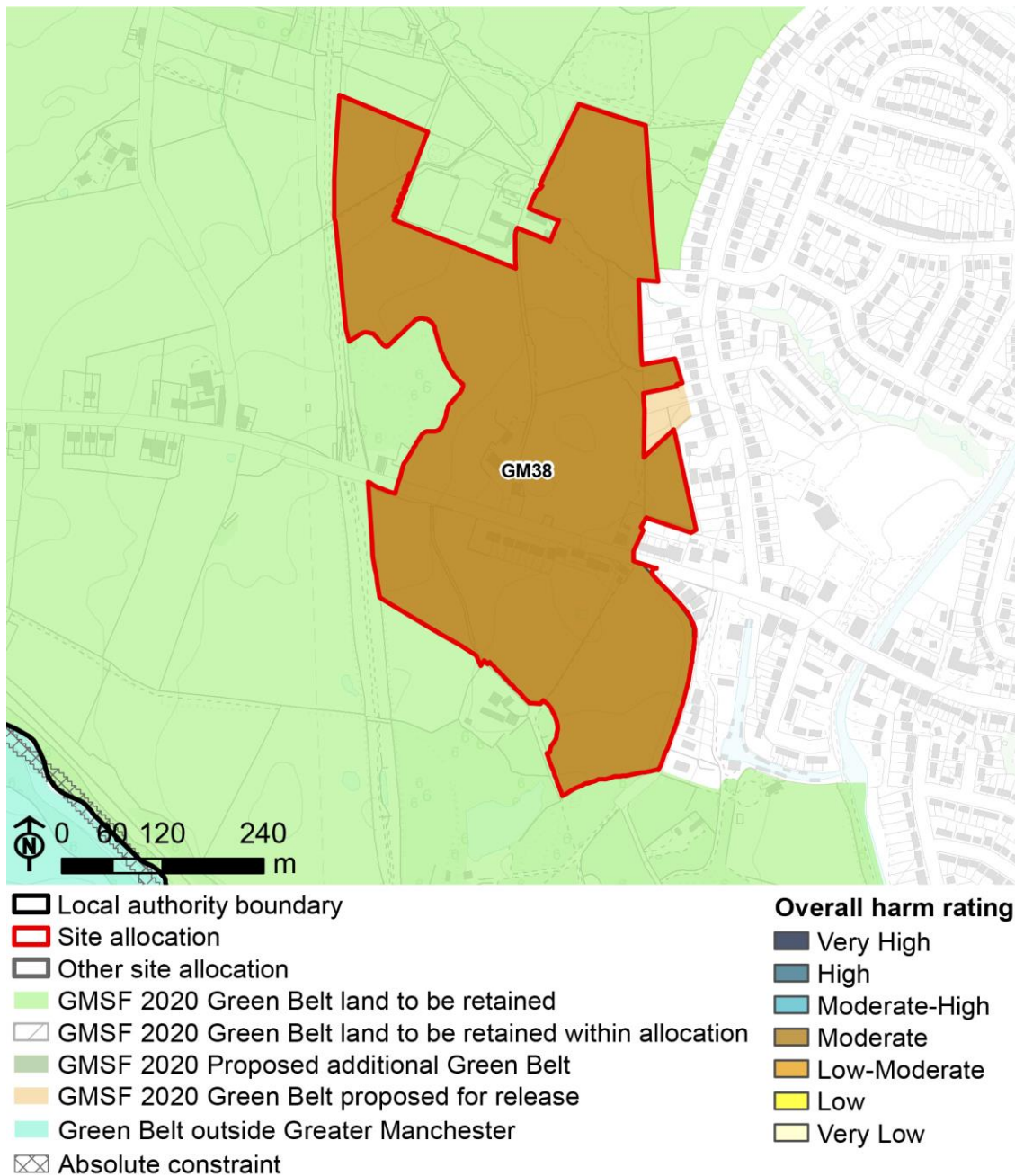
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Constraints

Flood zone 3

Two distinct areas of farmland either side of the A6 Buxton Road, west of High Lane, within the Metropolitan Borough of Stockport.

GM38



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Description

In the 2019 GMSF Allocation GM38 was shown as two distinct areas separated only by the A6 Buxton Road and existing washed-over residential development lining part of it. The road and washed-over development are now included within the Allocation. A small area of paddocks backing onto four houses along Windlehurst Road, lying outside of the Allocation boundary, will also be released from the Green Belt, as will Middlewood Road, a gravelled track providing access to dwellings on the inset settlement edge.

GM38

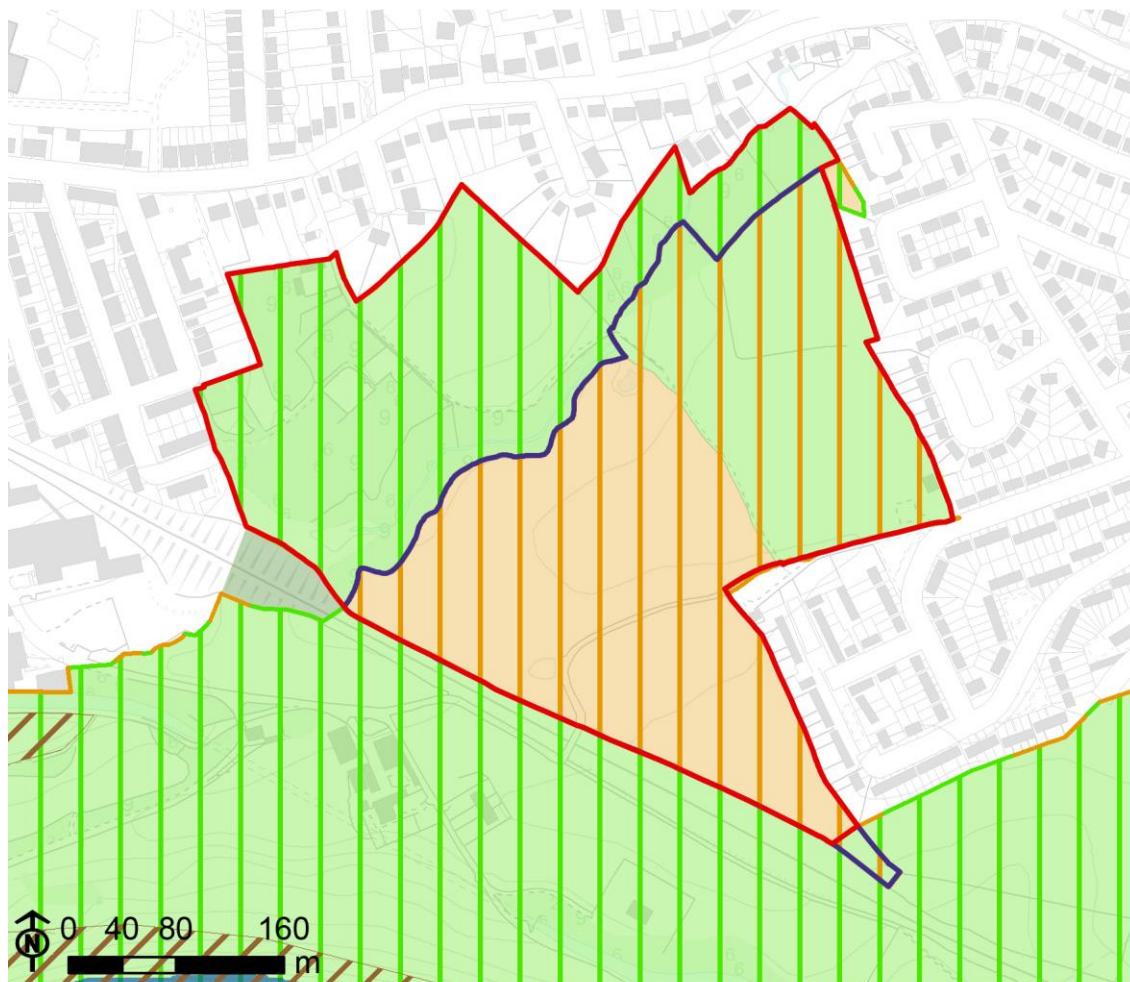
Analysis

The Allocation as defined in the 2019 GMSF was assessed as a single parcel, with no Green Belt value being attributed to the A6 and adjacent housing. The inclusion of this land within the Allocation therefore makes no difference to the assessment's conclusion that harm to the Green Belt purposes from release would be moderate. The inclusion of the small area of land backing onto houses on Windlehurst Road, and likewise the inclusion of Middlewood Road, also do not change the harm assessment: both are contained between the existing inset settlement and land that will be released by the Allocation, and neither makes a stronger contribution to the Green Belt purposes.

Harm of release proposed in GMSF 2020

Harm Rating	2019 Area (Ha)	2020 Area (Ha)
Moderate	19.9	21.2
Total Allocation area	19.9	21.2

GM39 - Hyde Bank Meadows

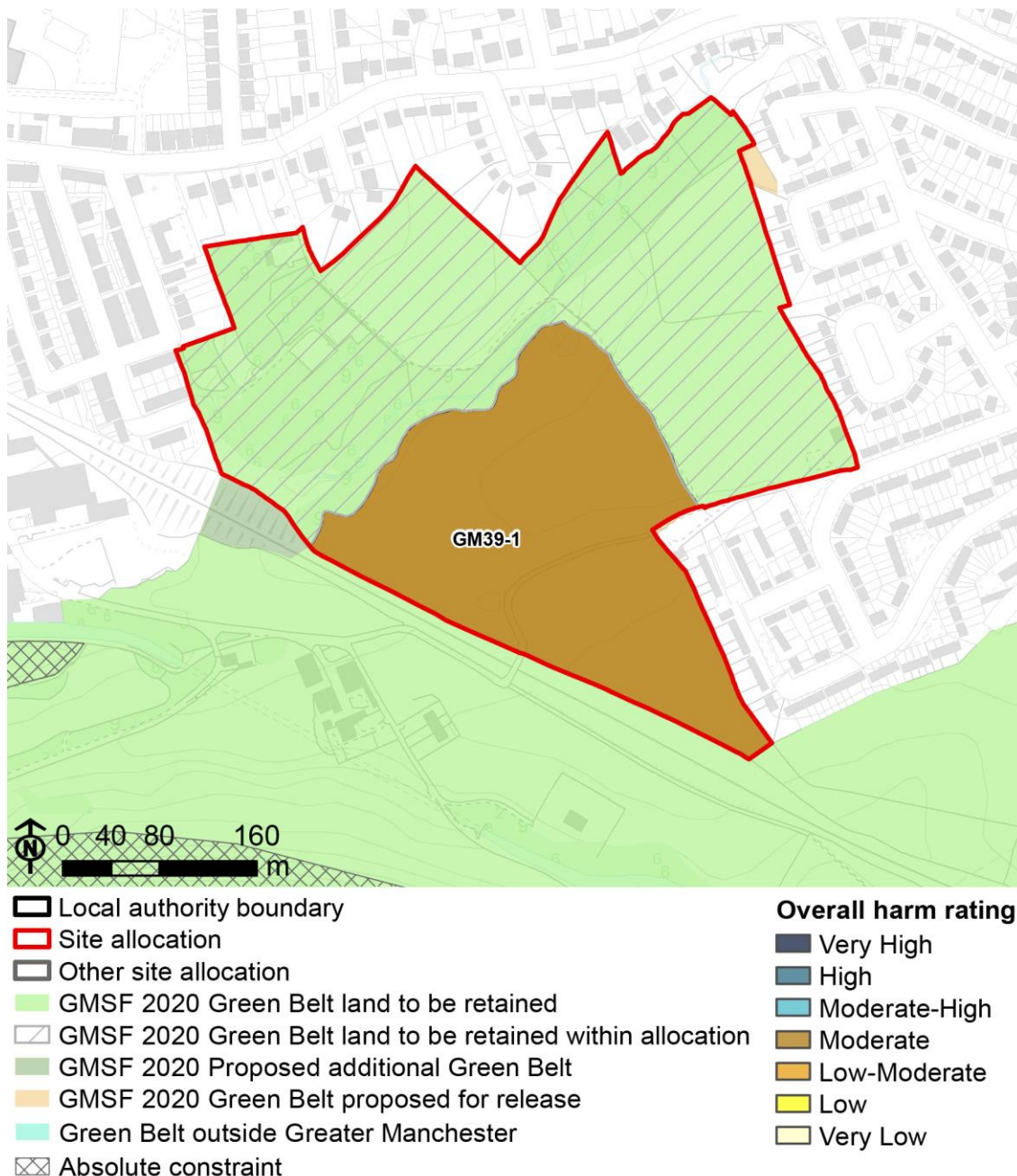


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|--|--|
| <ul style="list-style-type: none"> Local authority boundary Allocation - 2020 Allocation - 2019 Other site allocation GMSF 2020 Green Belt proposed for release GMSF 2020 Green Belt land to be retained GMSF 2020 Proposed additional Green Belt GMSF 2019 Green Belt proposed for release GMSF 2019 Green Belt land to be retained GMSF 2019 Proposed additional Green Belt | <p>Constraints</p> <ul style="list-style-type: none"> Ancient woodland Flood zone 3 |
|--|--|

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Hyde Bank Meadows, lying to the west of the Cherry Tree Estate in Romiley, within the Metropolitan Borough of Stockport.

GM39



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Description

The Allocation boundary has been extended to the west/north to include a belt of woodland alongside a watercourse, together with allotments and a field; however, this land will be retained as Green Belt. The Tangshutt Fields Recreation Ground is now to remain in the Green Belt, although it still falls within the Allocation. The south eastern tip of the 2019 Allocation has now been removed and will remain in the Green Belt. Additionally, a small area of inset land outside of the Allocation but adjacent to its south western edge, comprising a short section of railway line and its wooded cutting, will be added to the Green Belt.

GM39

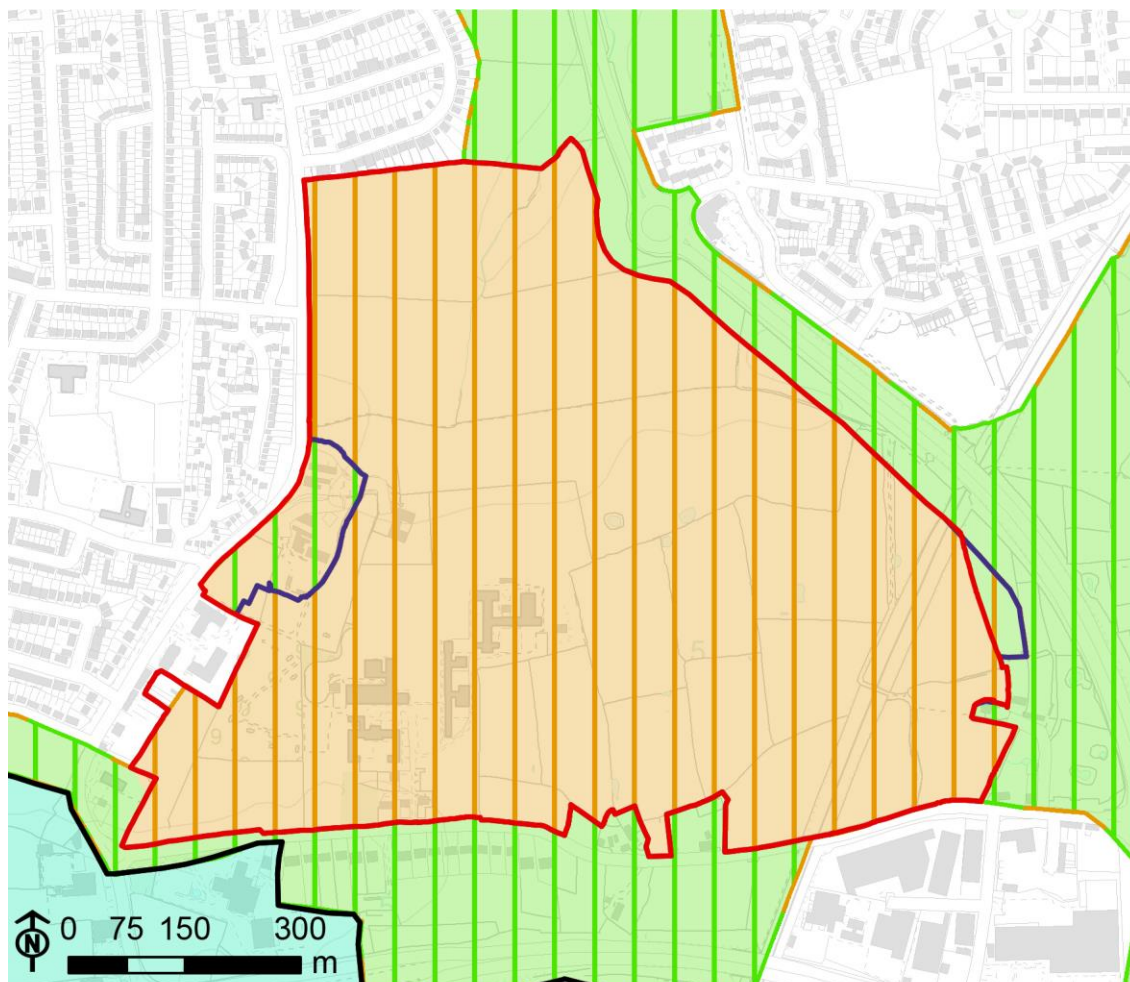
Analysis

All of the recreation ground area, that was assessed as low-moderate harm, is now to be retained as Green Belt. This will not alter the assessed harm rating for the rest of the Allocation. The addition of the small area of Green Belt to the west of the Allocation means that the retained Green Belt land to the north west will no longer be entirely isolated from the rest of the Green Belt, and although this does not in practice affect the moderate harm assessment rating for GM39-1, or strengthen the contribution of that retained area to the Green Belt purposes, it does help to justify the retention of its Green Belt status.

Harm of release proposed in GMSF 2020

Harm Rating	2019 Area (Ha)	2020 Area (Ha)
Moderate	7	6.2
Low-Moderate	3.2	0
Retained Green Belt	0	10.1
Total Allocation area	10.2	16.3

GM40 - Griffin Farm, Stanley Green



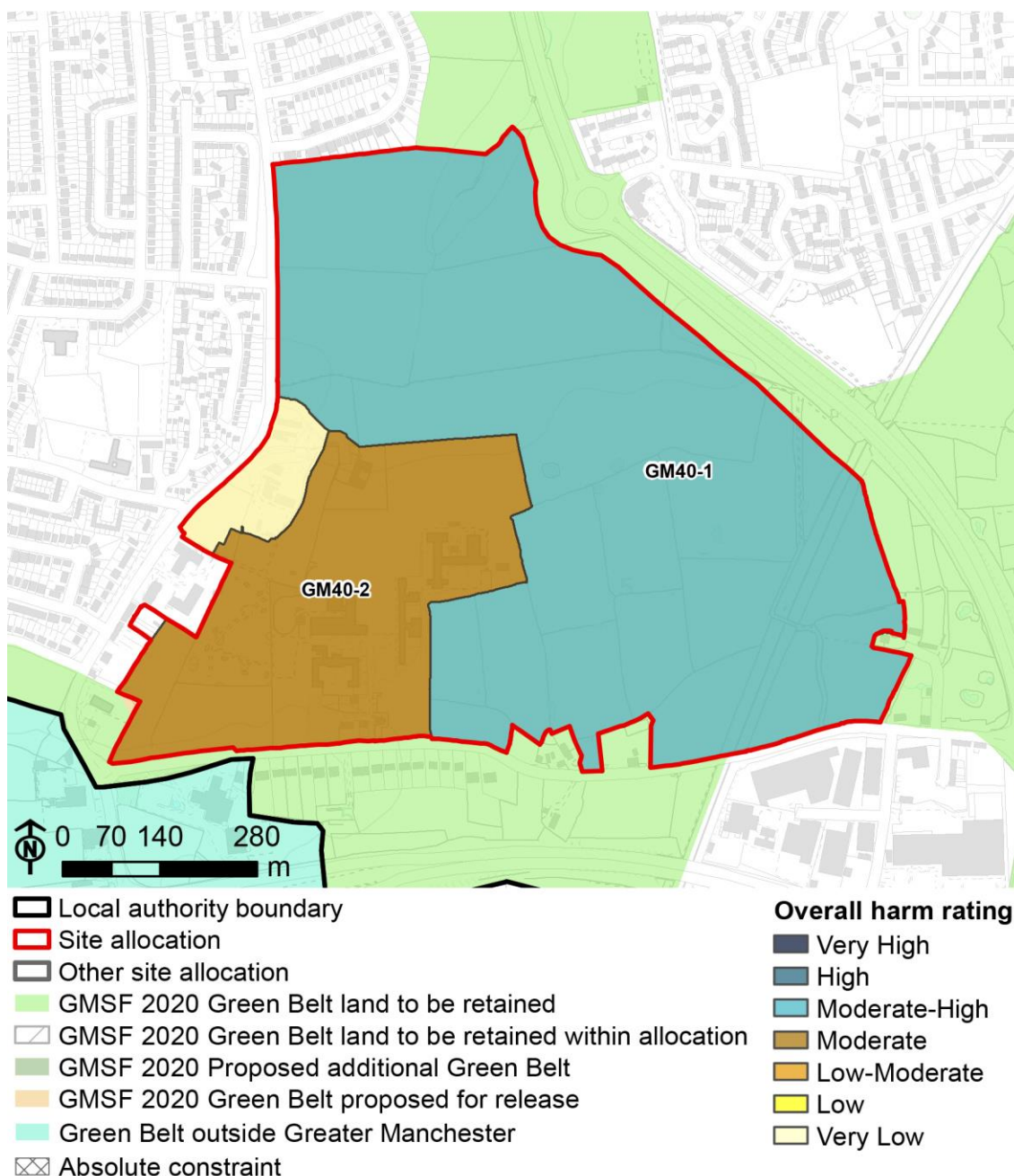
- Local authority boundary
- Allocation - 2020
- Allocation - 2019
- Other site allocation
- Green Belt outside Greater Manchester
- GMSF 2020 Green Belt proposed for release
- GMSF 2020 Green Belt land to be retained
- GMSF 2020 Proposed additional Green Belt
- GMSF 2019 Green Belt proposed for release
- GMSF 2019 Green Belt land to be retained
- GMSF 2019 Proposed additional Green Belt

Constraints

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Development including a disability services centre, assisted living, and the Royal College Manchester, and adjacent open fields lying between Heald Green, Handforth and Cheadle Hulme, within the Metropolitan Borough of Stockport.

GM40



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Description

There is a small reduction in the Allocation area on its eastern edge, where a field adjacent to the A34 that was in part to be released will now be retained as Green Belt. Adjacent to the western edge of the Allocation, dwellings on Griffin Farm Drive and a small woodland block are will be removed from the Green Belt.

GM40

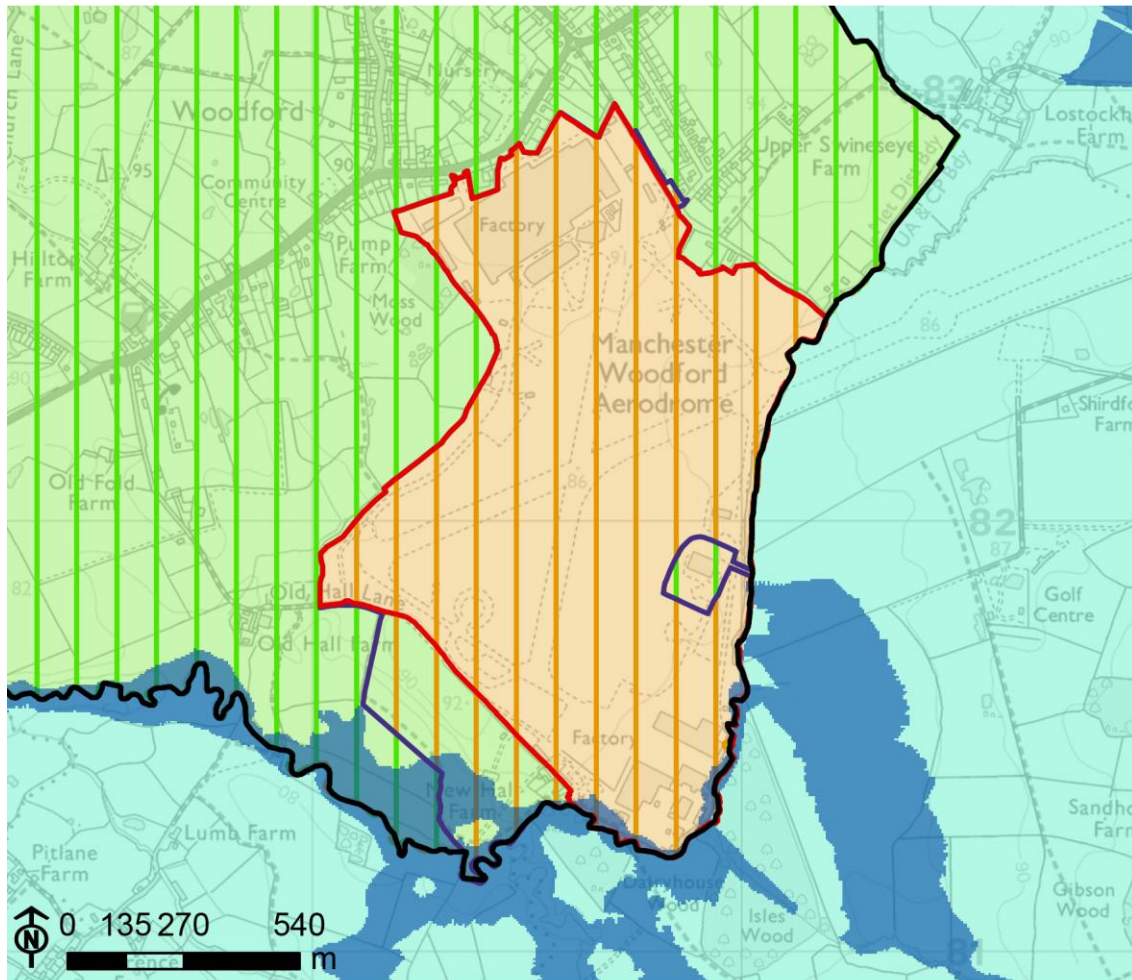
Analysis

The small reduction in Allocation area has negligible impact on the harm associated with the release of Green Belt land across the Allocation as a whole, which is moderate-high. The residential properties and woodland now included in the release are entirely contained between the allocated area and the inset settlement of Heald Green. They make little contribution to the Green Belt purposes, so their containment did not affect the harm ratings given on the basis of the 2019 GMSF Allocation – moderate for the land to the east and moderate-high for the land to the north – and their release will not therefore change the assessment.

Harm of release proposed in GMSF 2020

Harm Rating	2019 Area (Ha)	2020 Area (Ha)
Moderate-High	47.7	47.2
Moderate	16.9	16.9
Very Low	0	2.2
Total Allocation area	64.7	66.3

GM41 - Woodford Aerodrome



Local authority boundary

Allocation - 2020 Allocation - 2019

Other site allocation

Green Belt outside Greater Manchester

GMSF 2020 Green Belt proposed for release

GMSF 2020 Green Belt land to be retained

GMSF 2020 Proposed additional Green Belt

GMSF 2019 Green Belt proposed for release

GMSF 2019 Green Belt land to be retained

GMSF 2019 Proposed additional Green Belt

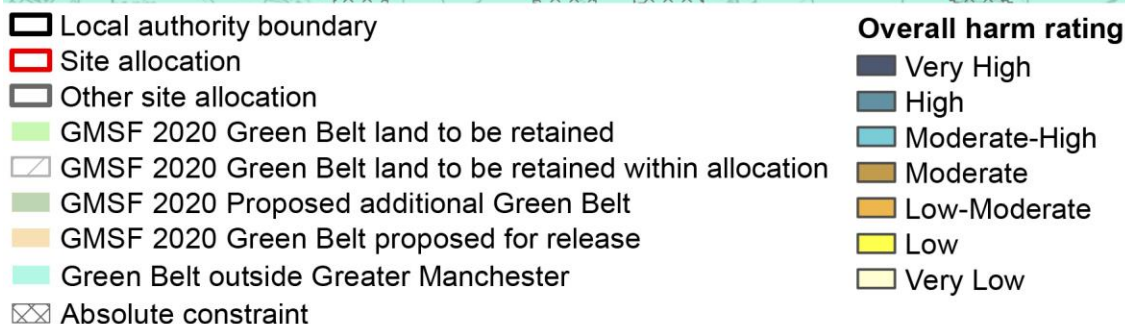
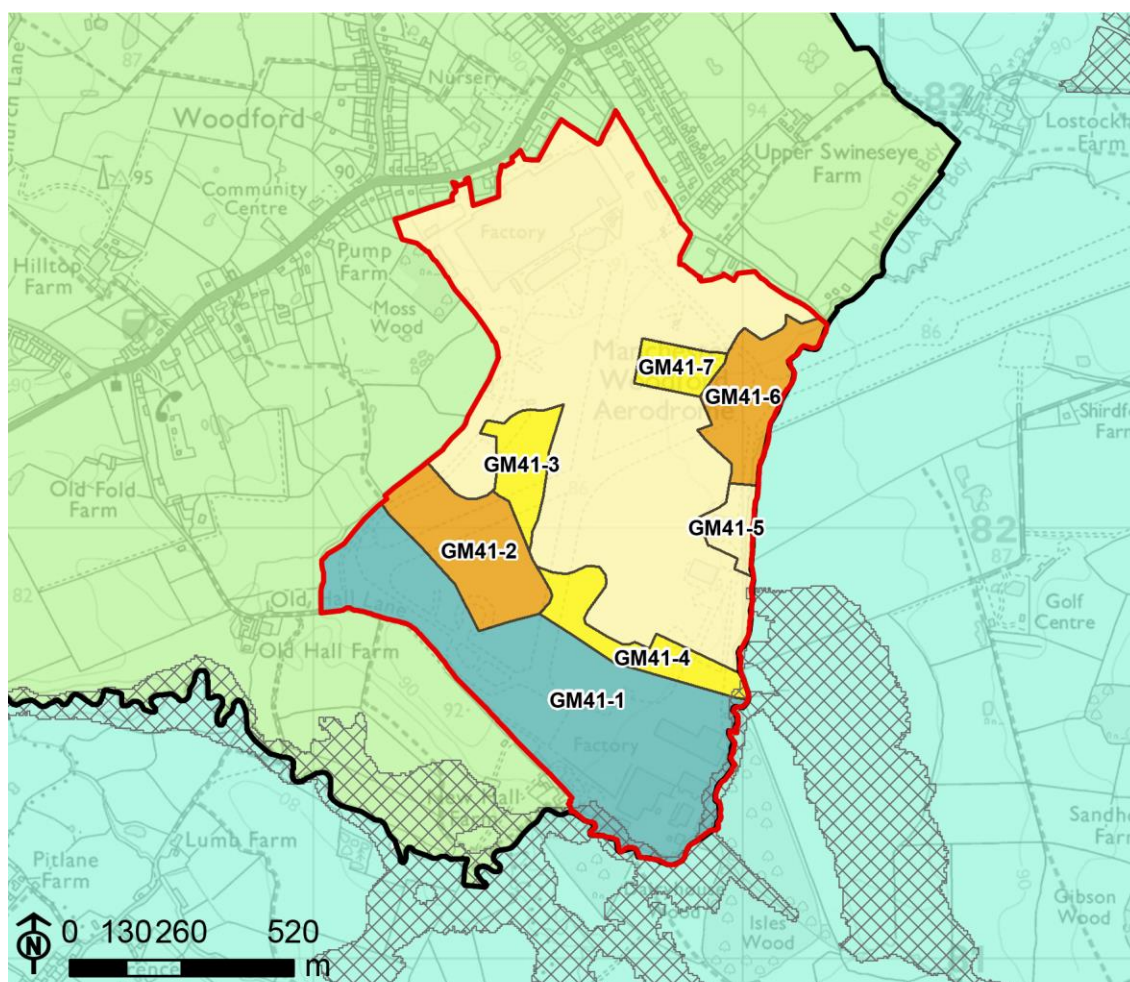
Constraints

Flood zone 3

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Parkland, recreational fields and reinstated fields that will adjoin Woodford Garden Village, in the Metropolitan Borough of Stockport.

GM41



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Description

A small plot of land with existing commercial buildings (formerly occupied by CAE), which was entirely contained by the 2019 allocated area, has now been included within it and will also be released. At the southern end of the Allocation, the 9-hole Avro Golf Club will now be excluded from the Allocation and retained in the Green Belt. There is also a very minor boundary change at the northern end of the Allocation, where a narrow strip of land will now remain in the Green Belt.

GM41

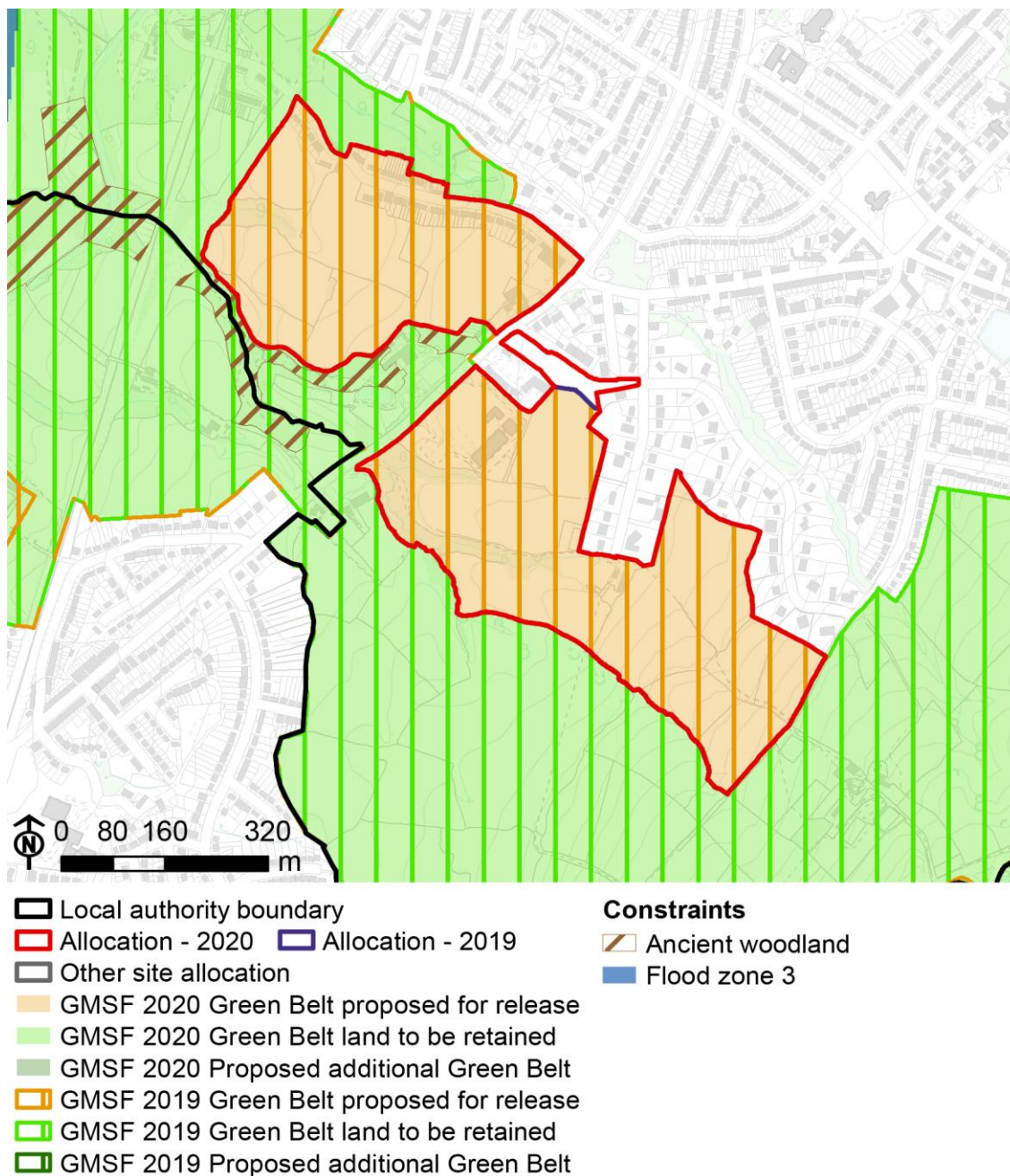
Analysis

As developed land contained within the part of the Allocation that has planning permission for built development, the inclusion of the commercial premises within the release tidies up what would have been an anomaly had the land remained as Green Belt. Neither this, or the minor boundary adjustment on the northern edge of the Allocation have any impact on the current harm assessment. The exclusion of the golf course from the Allocation means the retention of land within sub-area GM41-1 which would have resulted in moderate-high harm to the Green Belt purposes had it been released. This does not diminish the moderate-high harm associated with the release of adjacent land within the former airfield to the north, also within GM41-1, which is also open land outside of the committed development area.

Harm of release proposed in GMSF 2020

Harm Rating	2019 Area (Ha)	2020 Area (Ha)
Moderate-High	40.6	28.1
Low-Moderate	13.1	13.1
Low	9.2	9.2
Very Low	57	58.7
Total Allocation area	120	109.2

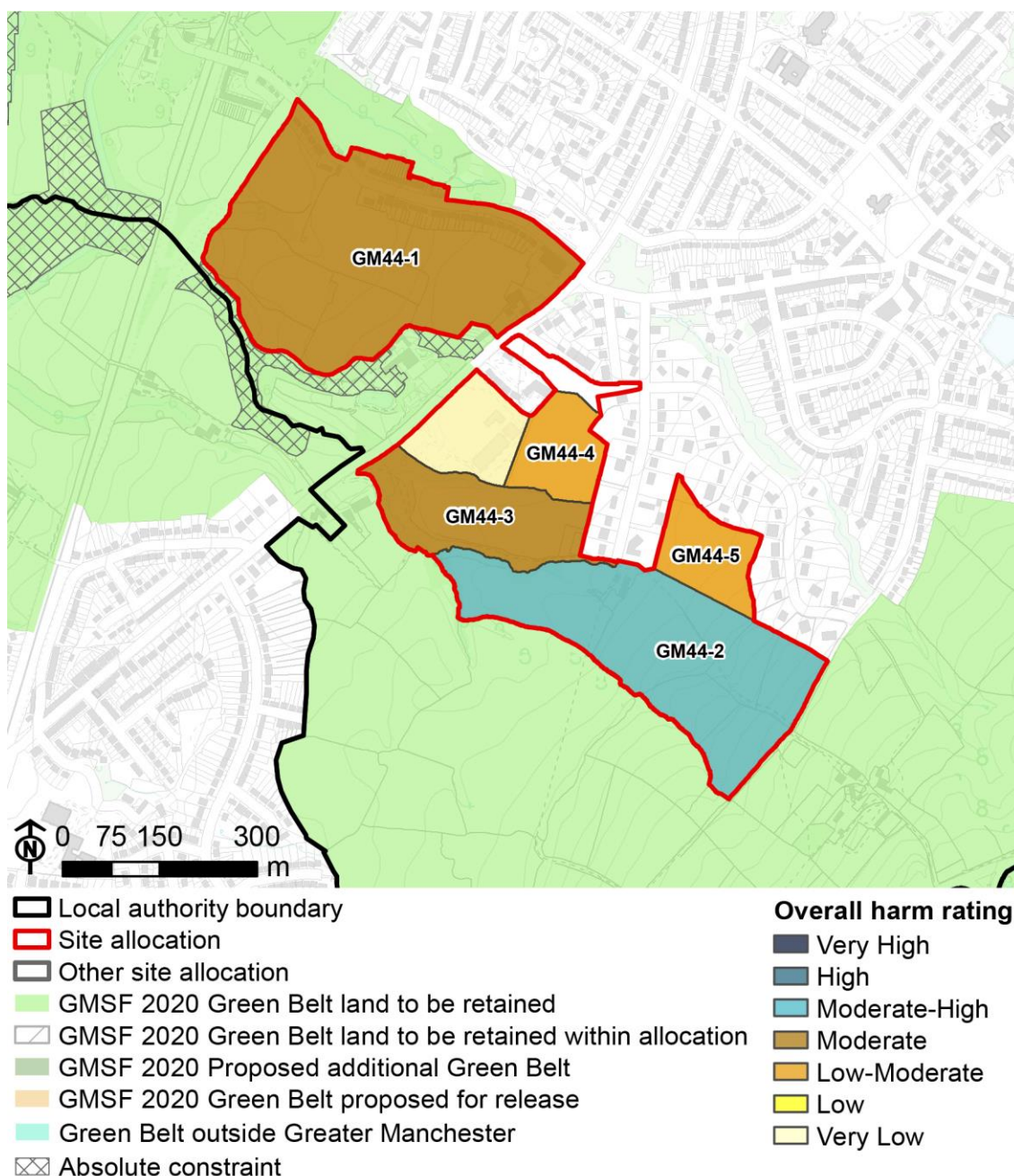
GM44 - South of Hyde



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Two distinct areas of farmland either side of the A560 Hyde Road to the south of Hyde, in the Metropolitan Borough of Tameside.

GM44



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Description

The Allocation has been amended to include a strip of grassland running parallel and to the south of Hilda Road, off the A627 Stockport Road, linking to Bowlacre Road to the east. This land is already inset from the Green Belt.

GM44

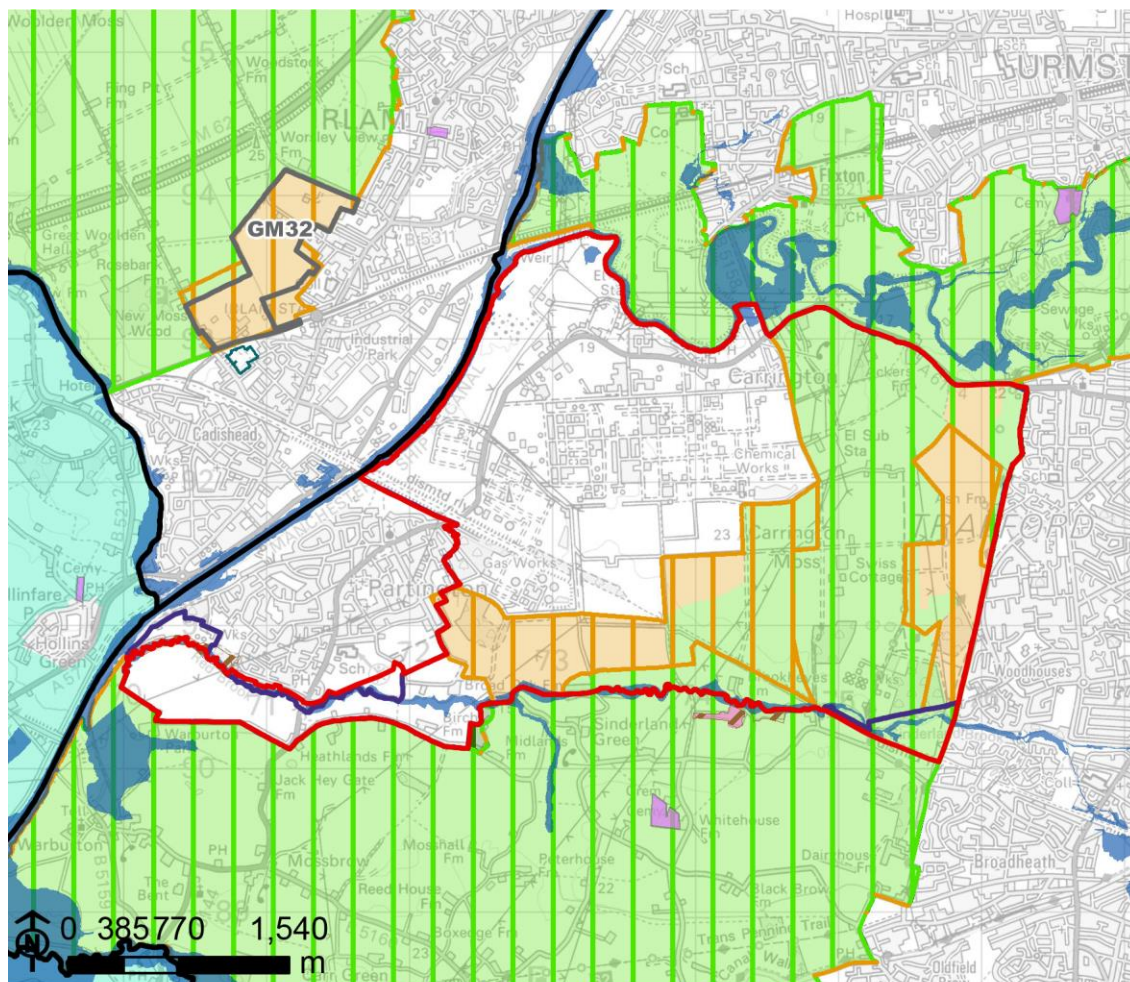
Analysis

Any impact of Green Belt release on land which is already inset has no bearing when considering harm to the Green Belt purposes. Therefore there is no change to the current assessment of low-moderate harm for the adjacent parcel of land, and moderate-high harm for Allocation GM44 as a whole.

Harm of release proposed in GMSF 2020

Harm Rating	2019 Area (Ha)	2020 Area (Ha)
Moderate-High	9.4	9.4
Moderate	17.3	17.3
Low-Moderate	3.7	3.7
Very Low	2	2
Total Allocation area	32.4	33

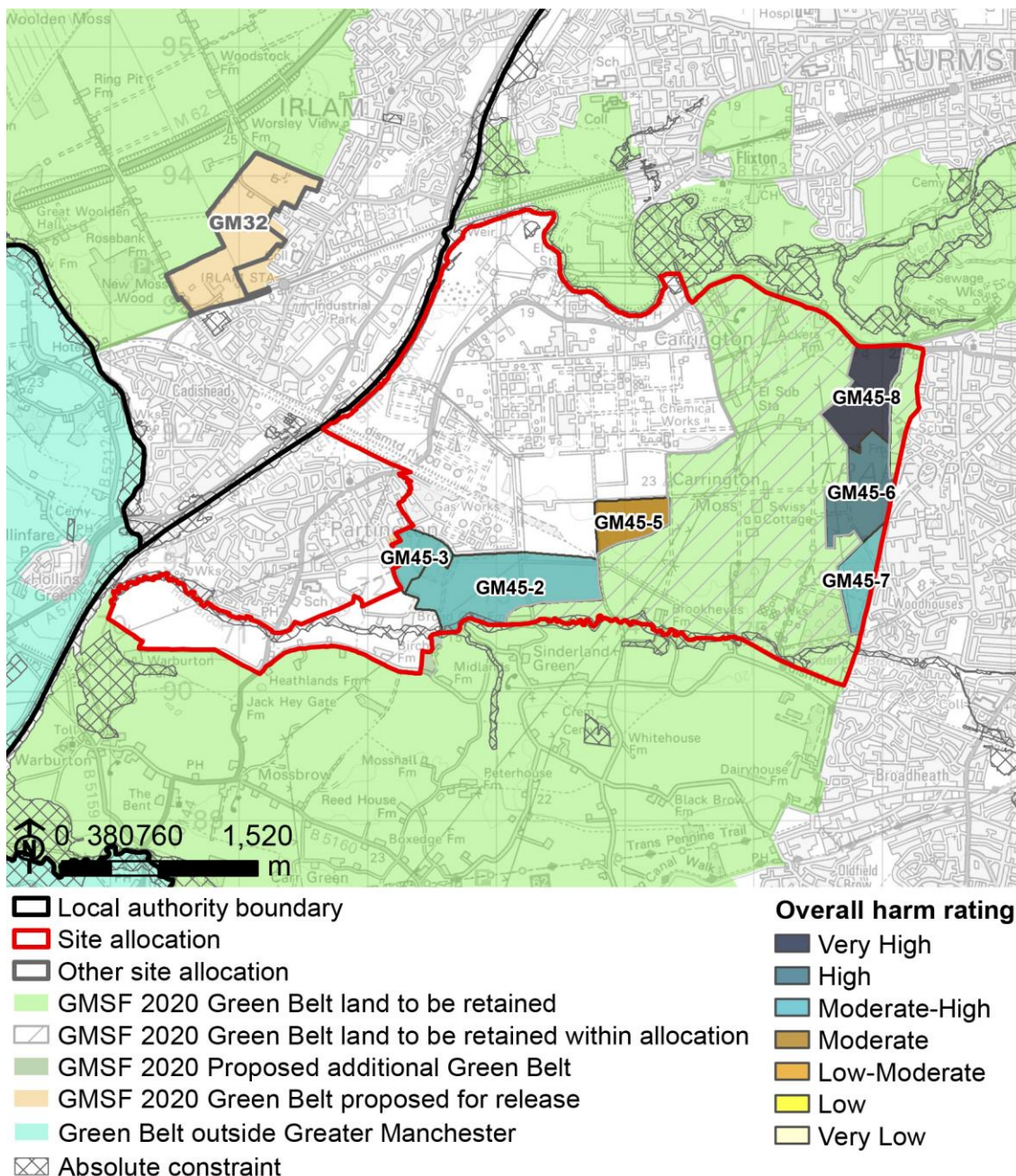
GM45 - New Carrington



- | | |
|---|--|
| <ul style="list-style-type: none"> Local authority boundary Allocation - 2020 Allocation - 2019 Other site allocation Green Belt outside Greater Manchester GMSF 2020 Green Belt proposed for release GMSF 2020 Green Belt land to be retained GMSF 2020 Proposed additional Green Belt GMSF 2019 Green Belt proposed for release GMSF 2019 Green Belt land to be retained GMSF 2019 Proposed additional Green Belt | <p>Constraints</p> <ul style="list-style-type: none"> Ancient woodland Scheduled monument Cemetery Registered common land Flood zone 3 SSSI |
|---|--|
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Large area of farmland lying between Carrington Industrial Estate and Sale, in the Metropolitan Borough of Trafford.

GM45



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Description

Although there are no changes to the Allocation boundary, all of the land in 2019 sub-parcels GM45-1 and GM45-4, and approximately half of GM45-5, will now remain in the Green Belt. On the eastern edge of the Allocation, the southern part of GM45-7 will also be retained as Green Belt, but the area of release will be extended northwards from GM45-6 to the A6144 Carrington Lane. There are also two small amendments to the Green Belt outside of the Allocation boundary: the release of the Moss View Centre (south of Moss View Lane, Partington) and the addition of two fields at the southern edge of the Allocation, between Moss Lane and Sinderland Brook.

GM45

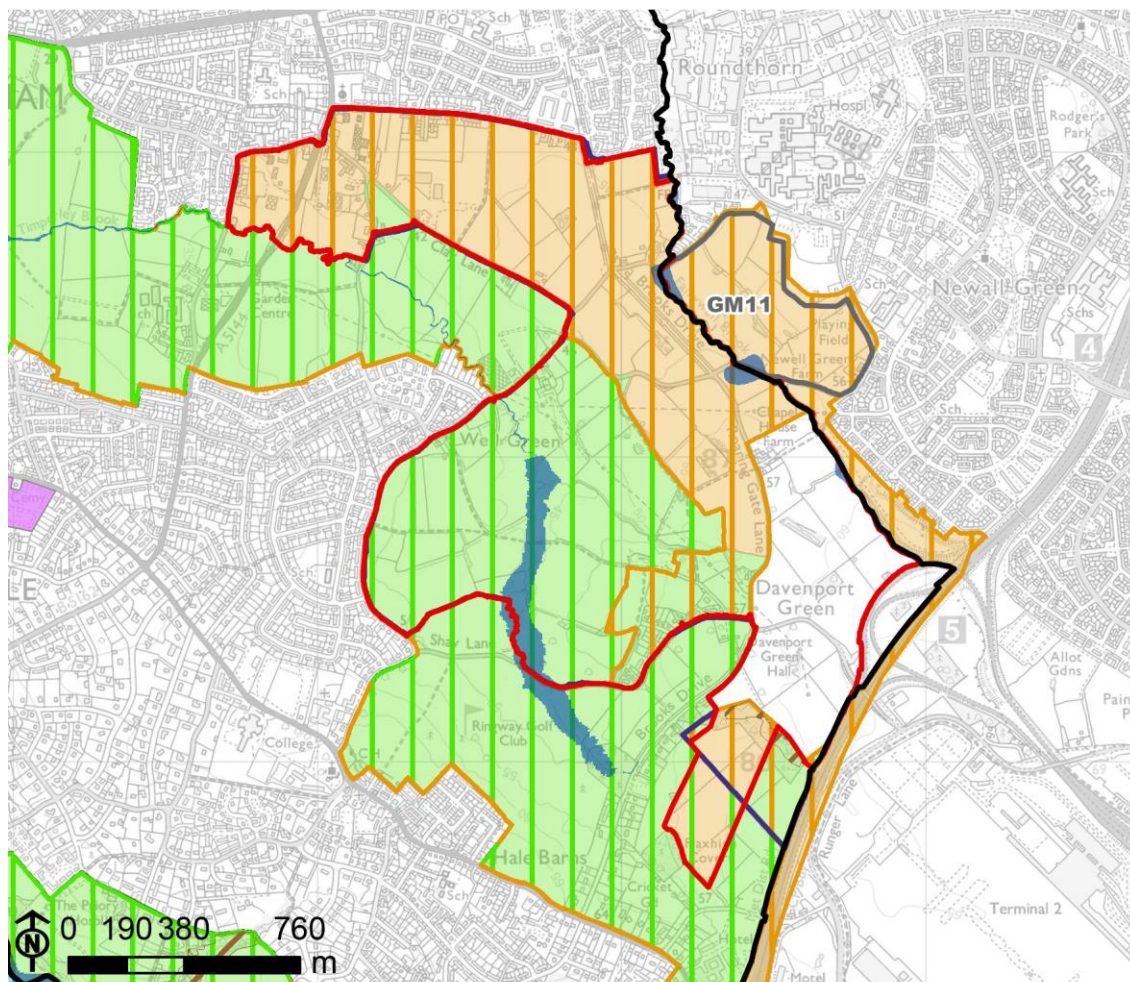
Analysis

The retention of GM45-1, which was assessed as causing high harm, will create a stronger Green belt boundary to the west. The retention of GM45-4, which was assessed as causing moderate-high harm, will preserve a wider gap between Carrington and Sale. There is no change to the moderate level of harm associated with the release of MG45-5, as the revised Green Belt boundary will be newly formed, across what is currently an open field, but the area of land being released is reduced. The reduction in the size of sub-area GM45-7 preserves some land which would cause moderate-high harm if released. The westward extent of the southern end of GM45-6 has been reduced a little, and in combination with the retention GM45-4, GM45-1 and part of GM45-5, a stronger gap will be preserved here. Therefore, the impact on adjacent Green Belt will be minor rather than moderate, and harm will consequently reduce from very high to high. The area to the north of GM45-6, into which the release will be expanded, makes the same significant contribution to Green Belt Purposes 1, 2 and 3 as GM46, and proximity to the A6144, which connects Carrington and Sale, will also reduce perceived settlement separation. Although the woodland belt to the east of this area will be retained as Green Belt, its function in marking a strong edge to Sale will be lost. Both the settlement gap and boundary strength will be reduced, so the overall impact of the Allocation here will still be very high.

Harm of release proposed in GMSF 2020

Harm Rating	2019 Area (Ha)	2020 Area (Ha)
Very High	55	30
High	4.6	30.7
Moderate-High	146.5	90.9
Moderate	34.7	17.9
Retained Green Belt	306.8	394.5
Total Allocation area	1137.7	1153.1

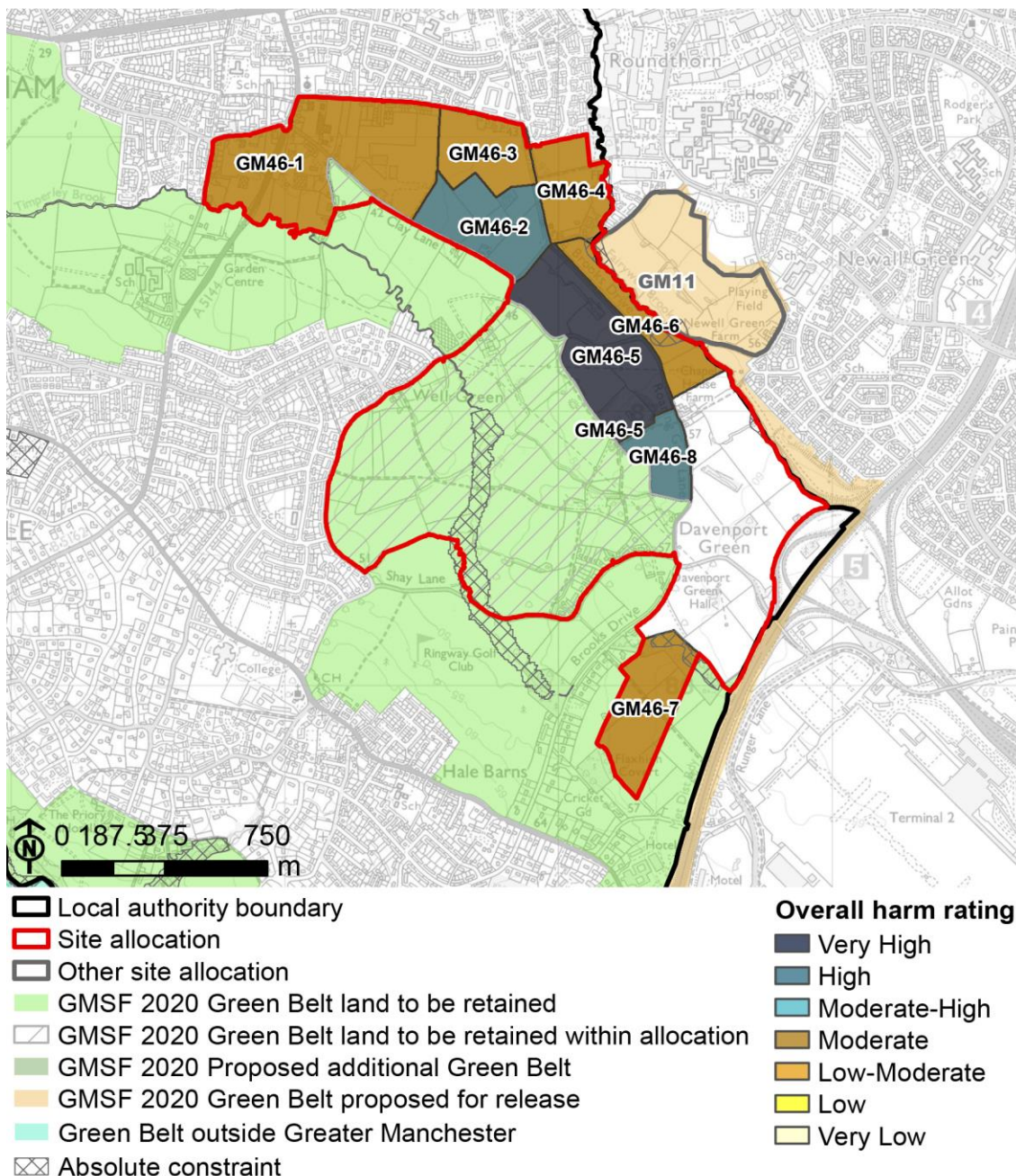
GM46 - Timperley Wedge



- | | |
|--|--|
| <ul style="list-style-type: none"> Local authority boundary Allocation - 2020 Allocation - 2019 Other site allocation Green Belt outside Greater Manchester GMSF 2020 Green Belt proposed for release GMSF 2020 Green Belt land to be retained GMSF 2020 Proposed additional Green Belt GMSF 2019 Green Belt proposed for release GMSF 2019 Green Belt land to be retained GMSF 2019 Proposed additional Green Belt | <p>Constraints</p> <ul style="list-style-type: none"> Ancient woodland Cemetery Flood zone 3 |
|--|--|
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Farmland lying between Timperley, Newall Green and Hale, within the Metropolitan Borough of Trafford.

GM46



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Description

In sub-area GM46-1, a triangle of land to the south of the junction of Clay Lane and Wellfield Lane, although still within the Allocation area, will remain in the Green Belt. The washed-over settlement of Davenport Green, in the southern part of sub-area GM46-8, and a well-treed area of land to the north of this, surrounding the dwelling called Davenport Green, will now remain in the Green Belt. At the southern end of the Allocation, the shape of the proposed expansion south from the inset, but as yet undeveloped, area between Davenport Green and the M56 has been changed. It will now extend further south, to the edge of Flaxhigh Covert, but with retention of more Green Belt land alongside the M56.

GM46

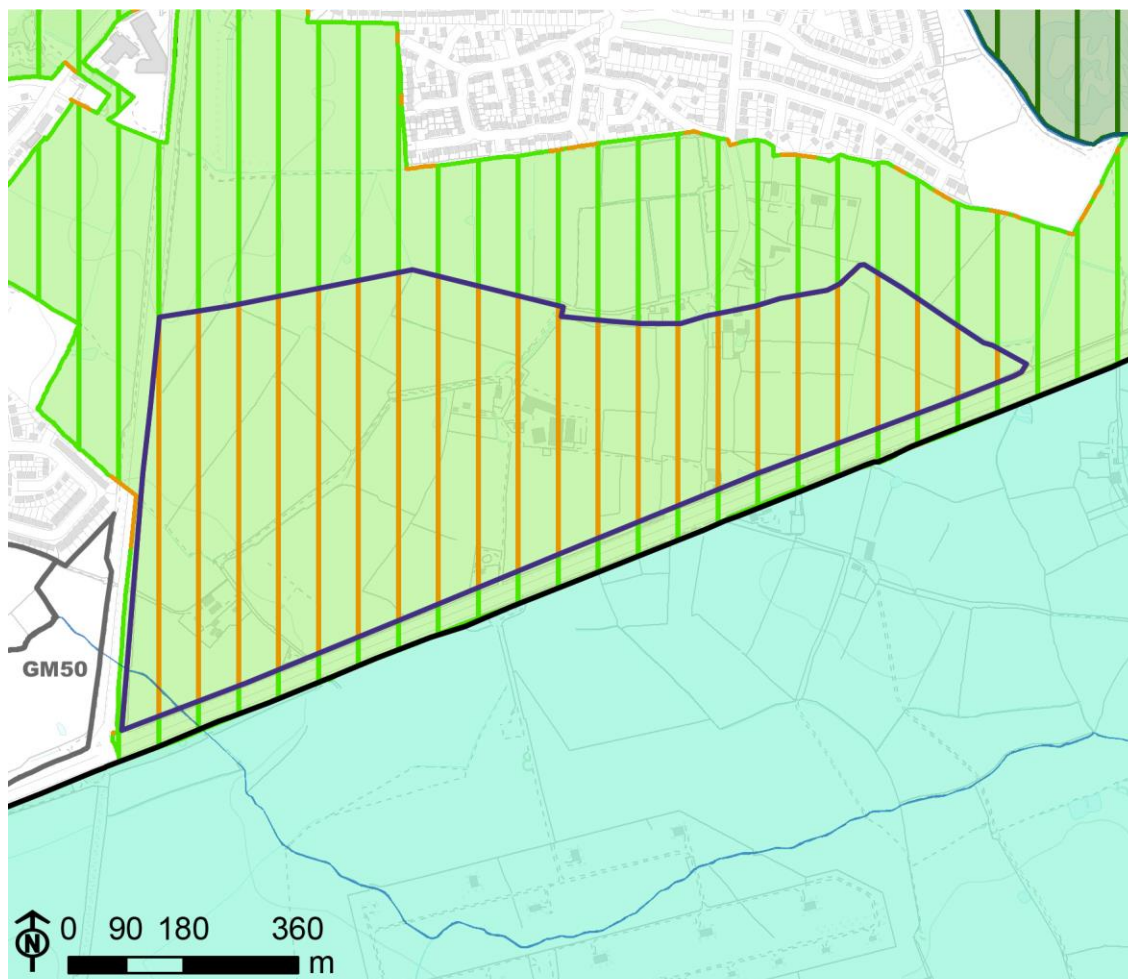
Analysis

The retention of a small area of GM46-1 will result in a slightly stronger Green Belt boundary in this location, formed by Clay Lane and Wellfield Lane rather than a footpath, but this is too localised to have any bearing on the harm of releasing the rest of this sub-area, which was assessed as moderate on the basis of the 2019 GMSF Allocation boundaries. The extent to which GM46-7 is contained by inset areas and urbanising washed-over development (along Brooks Drive) limits the harm caused by any release of land in this area. Although the proposed amendment will take the inset area closer to Hale Barns, the extent of existing washed-over development along Brooks Drive limits and resulting impact on the adjacent Green Belt to minor, and therefore the harm from release of this altered sub-area will still be moderate overall. Although it will have a well-treed boundary to the south, the reduced GM46-8 will still have a weaker boundary to the west. The reduction in area means that there will be less impact on the settlement gap between Hale and Wythenshawe, but there will still be a minor impact on adjacent Green Belt land, and harm of releasing this sub-area will still be high.

Harm of release proposed in GMSF 2020

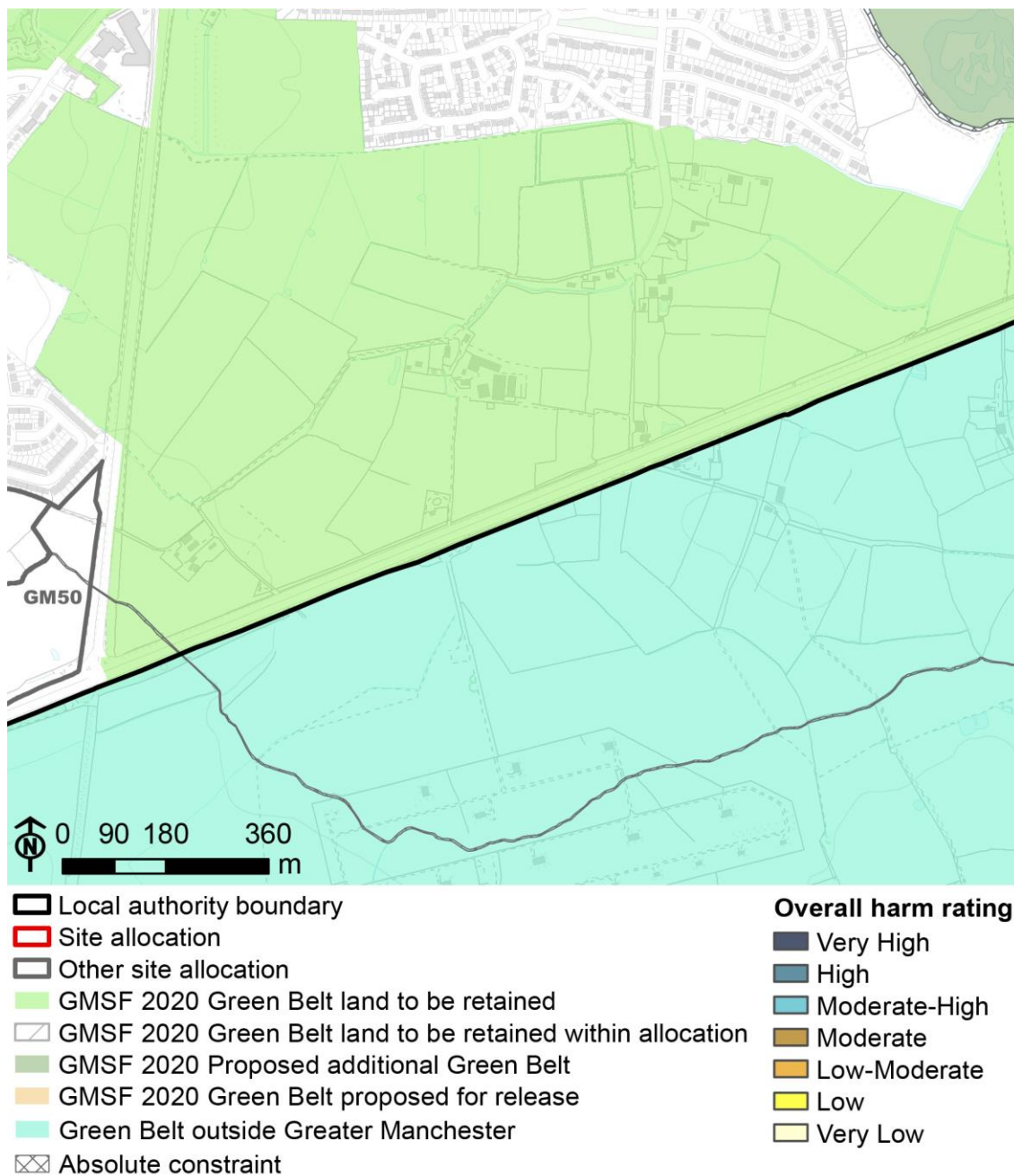
Harm Rating	2019 Area (Ha)	2020 Area (Ha)
Very High	19.6	19
High	28.7	16.6
Moderate	65.9	64.5
Retained Green Belt	73.9	88.6
Total Allocation area	225	225.9

GM47 - Land South of Pennington



- | | |
|--|---|
| <ul style="list-style-type: none"> Local authority boundary Allocation - 2020 Allocation - 2019 Other site allocation Green Belt outside Greater Manchester GMSF 2020 Green Belt proposed for release GMSF 2020 Green Belt land to be retained GMSF 2020 Proposed additional Green Belt GMSF 2019 Green Belt proposed for release GMSF 2019 Green Belt land to be retained GMSF 2019 Proposed additional Green Belt | <p>Constraints</p> <ul style="list-style-type: none"> Flood zone 3 |
|--|---|
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Farmland lying between Lowton and Leigh, on the outer boundary of the Metropolitan Borough of Wigan.



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Description

The 2020 GMSF no longer proposes to release this Allocation from the Green Belt.

GM47

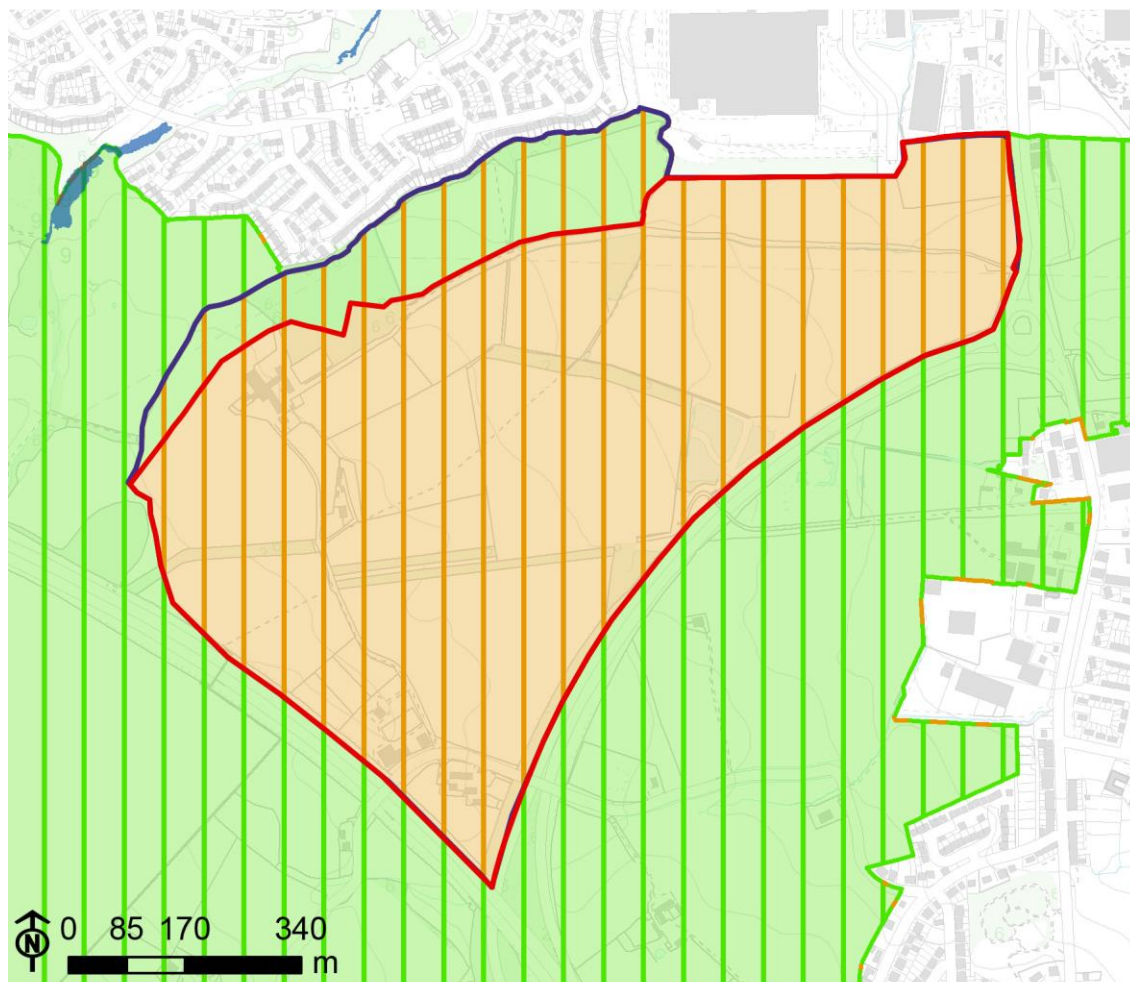
Analysis

The GM Allocation 47 as proposed for release within the 2019 GMSF would have resulted in very high harm. Its withdrawal means that there will be no harm to the Green Belt purposes.

Harm of release proposed in GMSF 2020

Harm Rating	2019 Area (Ha)	2020 Area (Ha)
Very High	53.1	0
Total Allocation area	53.1	0

GM48 - M6, Junction 25

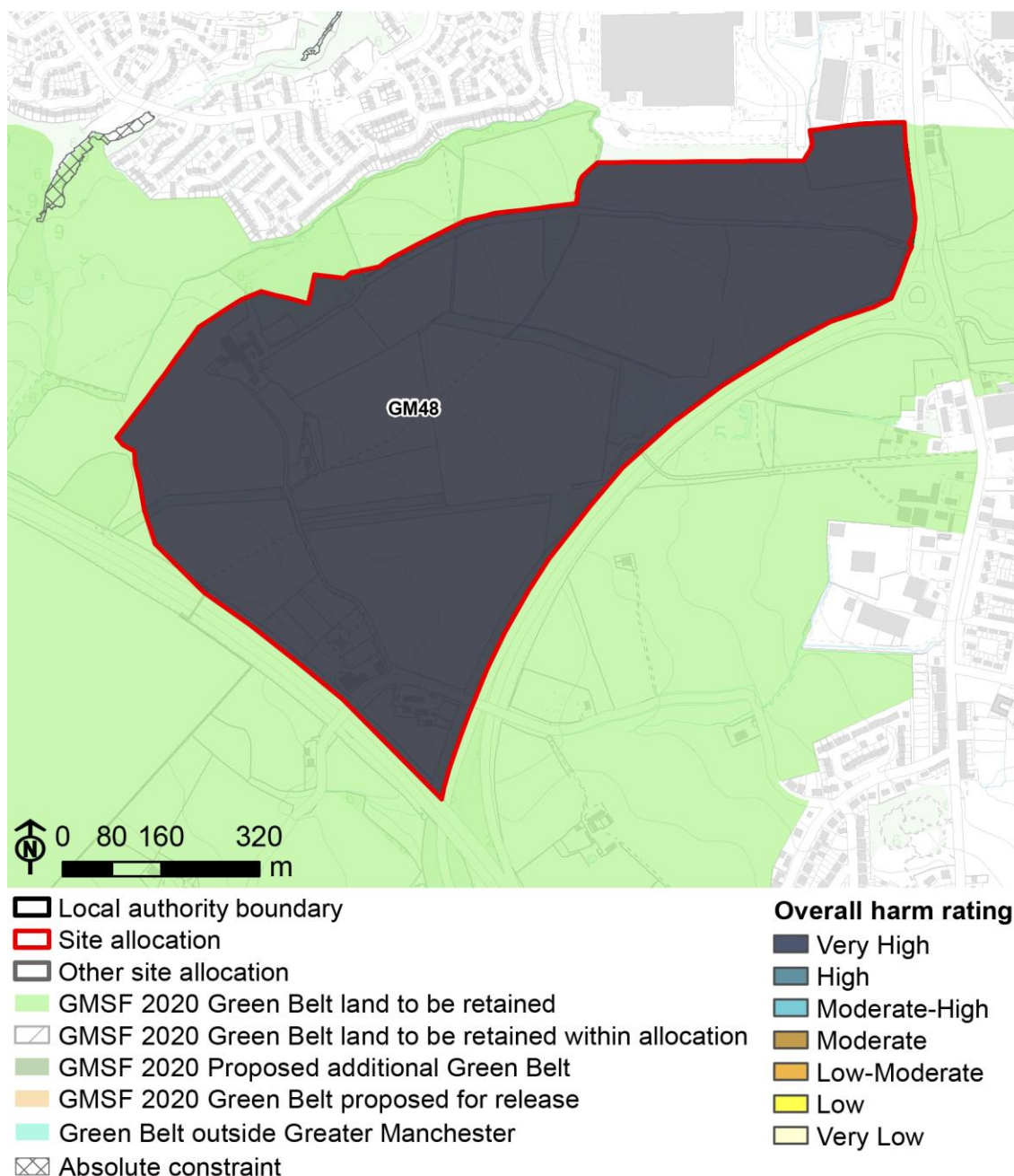


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|--|---|
| <ul style="list-style-type: none"> Local authority boundary Allocation - 2020 Allocation - 2019 Other site allocation GMSF 2020 Green Belt proposed for release GMSF 2020 Green Belt land to be retained GMSF 2020 Proposed additional Green Belt GMSF 2019 Green Belt proposed for release GMSF 2019 Green Belt land to be retained GMSF 2019 Proposed additional Green Belt | <p>Constraints</p> <ul style="list-style-type: none"> Flood zone 3 |
|--|---|

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Farmland and woodland block south of Winstanley, within the Metropolitan Borough of Wigan.

GM48



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Description

Much of the land between the edge of Winstanley and the entrance road to Cranbury Ley Farm will now be retained as Green Belt.

GM48

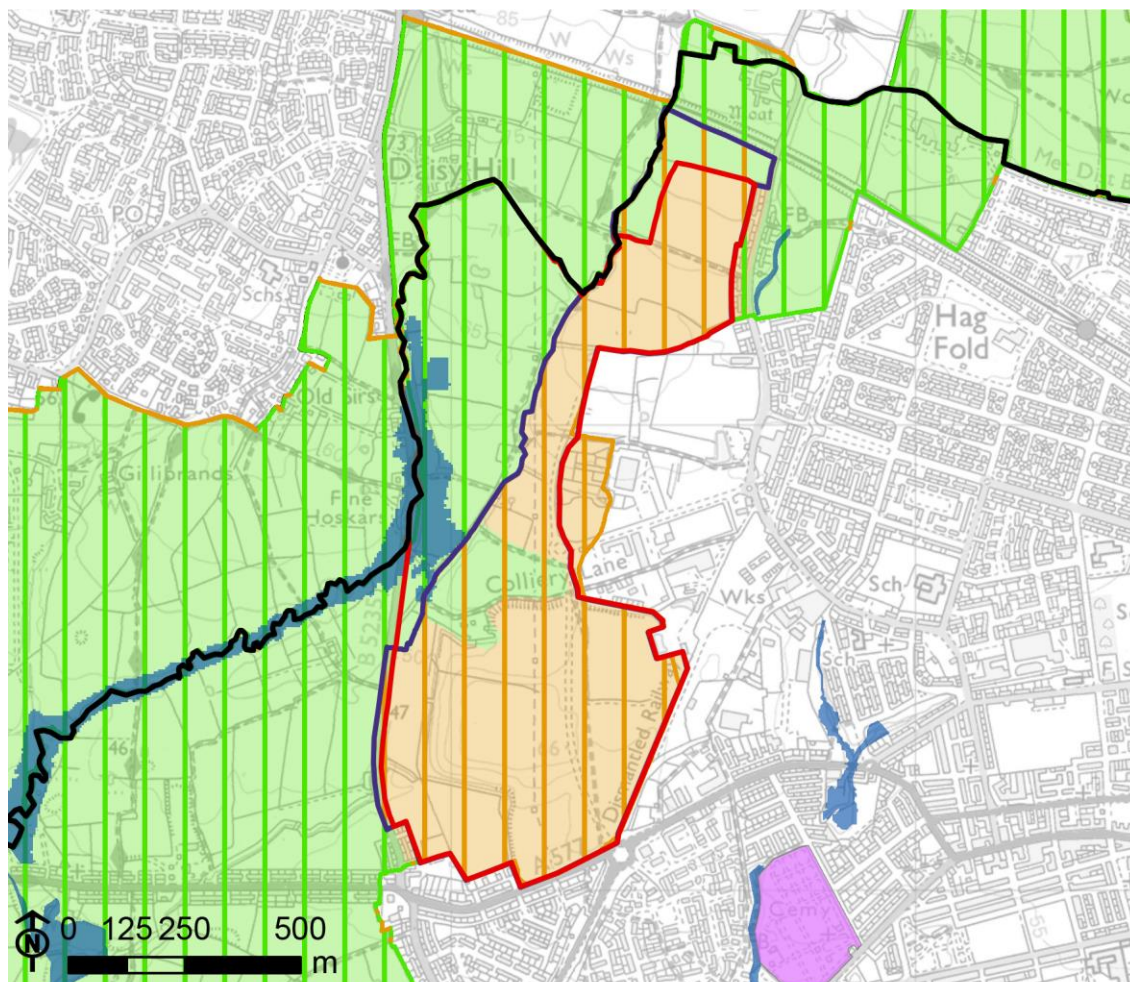
Analysis

Winstanley has a strong inset settlement edge, formed by a stream and associated tree belt, which creates distinction between the settlement and the open Green belt beyond. The retention of this feature and fields to the south of it as Green Belt will reduce the area of released Green Belt assessed at very high harm, and will offer potential for beneficial use, but it will not reduce the level of harm associated with release of the rest of the Allocation. The extent to which the retained strip, which is 80-150m wide, will become contained by inset development means that its current Green Belt boundary function, and therefore its contribution to the Green Belt purposes, will be diminished.

Harm of release proposed in GMSF 2020

Harm Rating	2019 Area (Ha)	2020 Area (Ha)
Very High	73.7	64.5
Total Allocation area	73.7	64.5

GM51 - West of Gibfield

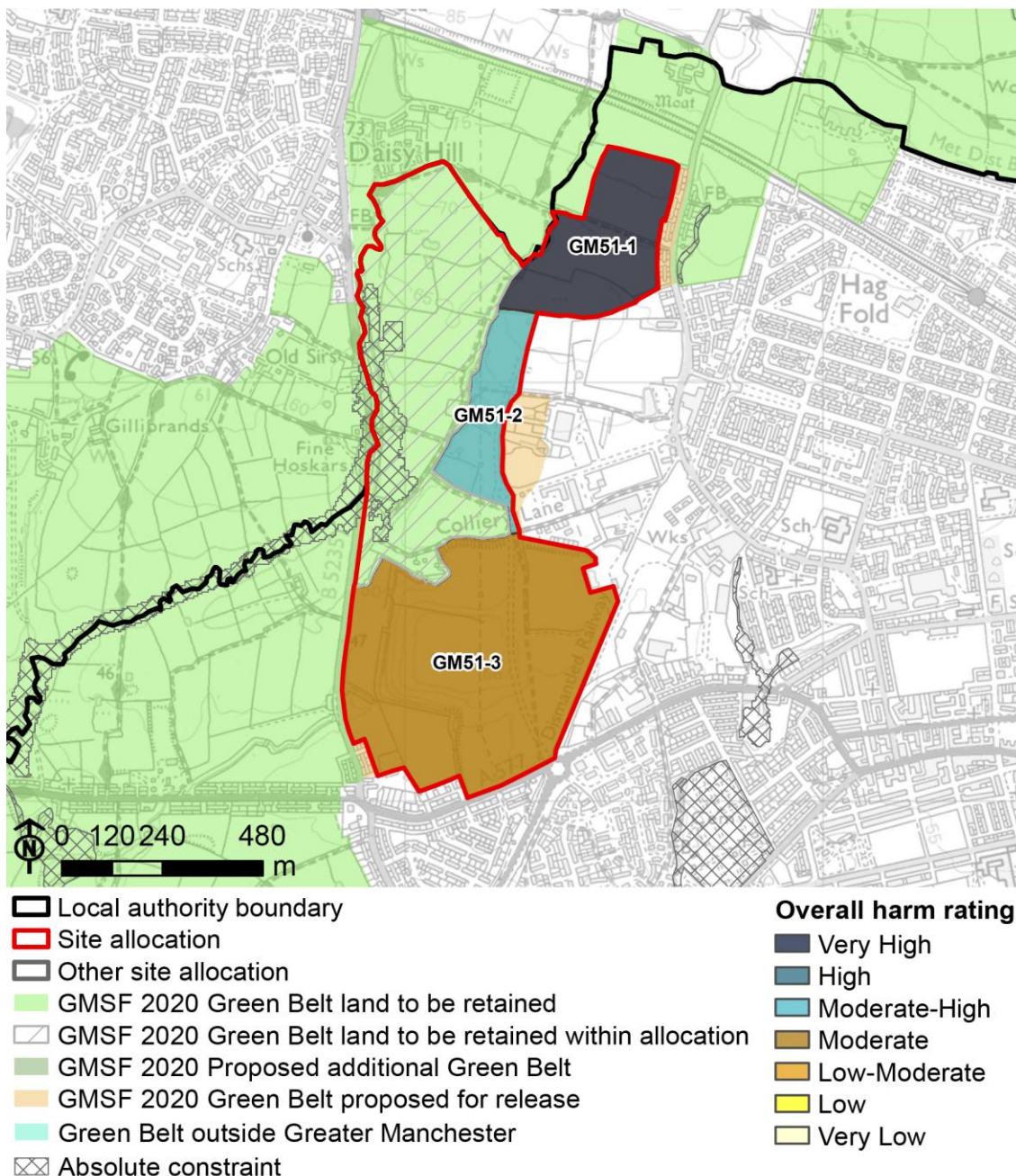


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|---|--|
| <ul style="list-style-type: none"> Local authority boundary Allocation - 2020 Allocation - 2019 Other site allocation GMSF 2020 Green Belt proposed for release GMSF 2020 Green Belt land to be retained GMSF 2020 Proposed additional Green Belt GMSF 2019 Green Belt proposed for release GMSF 2019 Green Belt land to be retained GMSF 2019 Proposed additional Green Belt | <p>Constraints</p> <ul style="list-style-type: none"> Registered parks and gardens Cemetery Flood zone 3 |
|---|--|

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Grassland and scrubland on the western edge of Atherton, within the Metropolitan Borough of Wigan.

GM51



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Description

The allocation boundary has been amended to i) remove from the Allocation, and retain in the Green Belt, almost a third of the land between the northern edge of Atherton and the inset, but as yet undeveloped, land on the edge of Westhoughton to the north of the railway line; and ii) include in the Allocation, but retain in the Green Belt, the remainder of the land within Wigan Borough between the western edge of the GMSF 2019 Allocation and Daisy Hill. Within the Allocation boundary an area of young woodland alongside Colliery Lane, to

GM51

the west of Atherleigh Business Park, is also to be retained as Green Belt. Outside of the Allocation boundary, two small areas of existing residential development, one near the southern end of Schofield Lane, Atherton, and the other on the west side of North Road, Hag Fold, are also to be removed from the Green Belt.

GM51

Analysis

The release, as described above, of the two areas of land which are already developed does not affect the currently assessed levels of harm.

The retention of a strip of land between the northern edge of the Allocation (sub-area GM51-1) and Protected Open Land adjacent to Westhoughton, preserves some settlement separation, but at less than 150m wide, without any existing boundary feature to define the new inset edge to the south, the Green Belt element of the settlement gap will be very weak. Harm of the release of the reduced GM51-1 will therefore still be very high.

The retention of the wooded area around Colliery Lane, contiguous with the flood plain along Lee Hall Brook, helps to strengthen the settlement gap in this area. There will be no change to the harm of releasing sub-areas GM51-2 and GM51-3, but both are reduced in size by the Green Belt retention

Harm of release proposed in GMSF 2020

Harm Rating	2019 Area (Ha)	2020 Area (Ha)
Very High	13.3	10
Moderate-High	9.2	5.4
Moderate	31.3	30.1
Retained Green Belt	0	25.4
Total Allocation area	53.9	70.9

Chapter 3

Summary

3.1 The table below combines the area figures from the tables provided for each altered Allocation (as detailed in **Chapter 2** above), with the figures for those Allocations which have not changed since 2019 (taken from the assessment of proposed 2019 GMSF Allocations), to provide comparative totals. The following **Figures 3.1a to 3.1k** illustrate the harm ratings across Greater Manchester as a whole, and across each Metropolitan Borough, for the 2020 GMSF Allocations, replacing the maps provided in **Figures 4.1a to 4.1k** of the assessment of 2019 Allocations.

Harm Rating	2019 GMSF Area (ha) ⁵	2020 GMSF Area (ha) ⁵	Change in Area (ha)
Very High	665.7	418.1	-247.6
High	890.2	777.9	-112.3
Moderate-High	635	463.9	-171.1
Moderate	615	583.8	-31.2
Low-Moderate	252.7	195.5	-57.2
Low	45.9	37.2	-8.7
Very Low	201.4	204.1	+2.7
Total Released Green Belt	3305.9	2680.6	-625.3
Total Retained Green Belt (within Allocations)	640	732.1	+92.7
Total Allocation	4792.2	4269.7	-522.5

⁵ Due to minor digitisation variations the Allocation area totals may not exactly equal the sum of the component areas, and the Total Allocation figures also include land which lies outside of the Green Belt, and which is therefore not assessed for harm to the Green Belt purposes.

Figure 3.1a
Harm Assessment: Greater Manchester Allocations

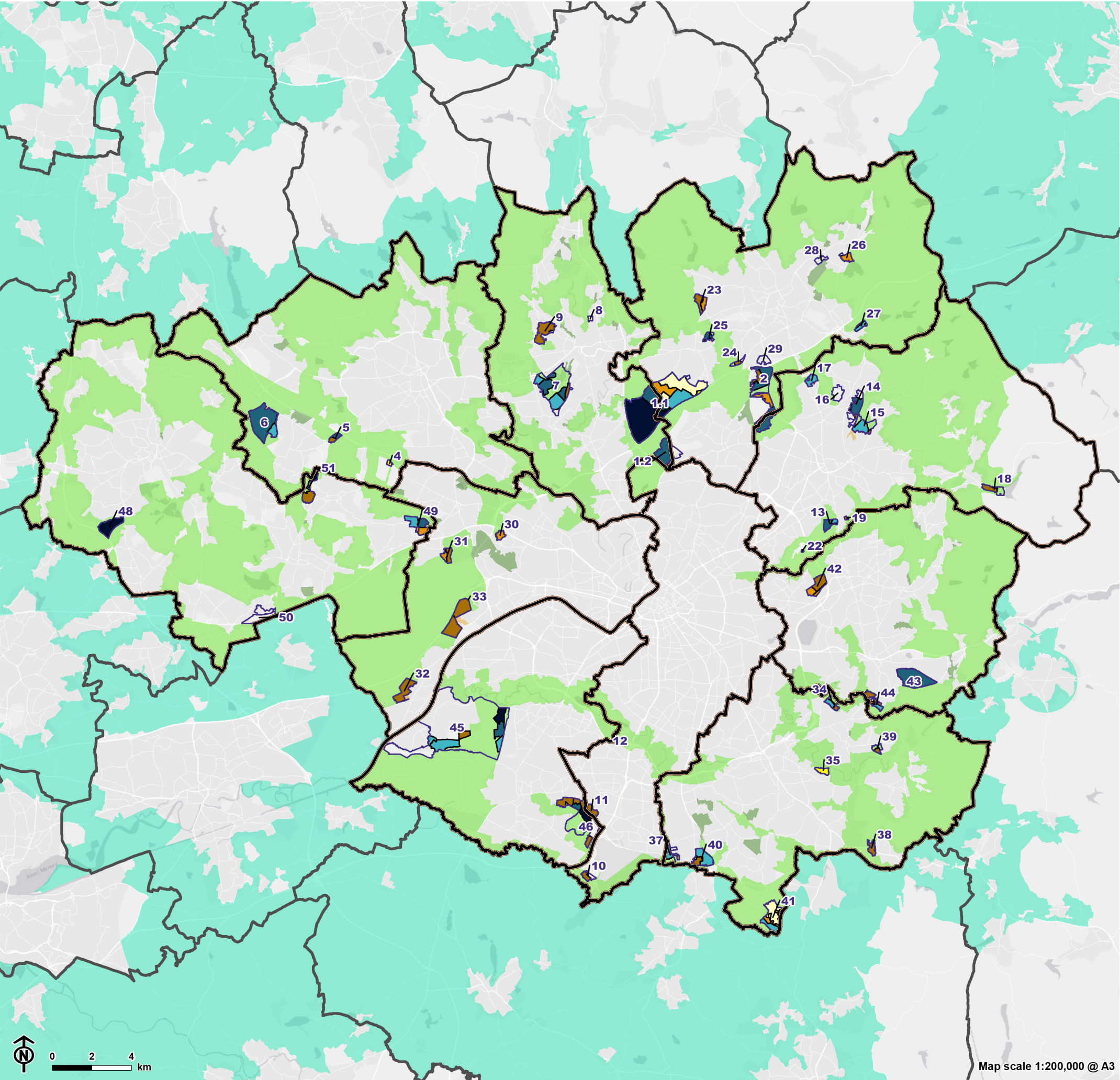


Figure 3.1b

Harm Assessment: Greater Manchester Allocations
Bolton Metropolitan Borough Council

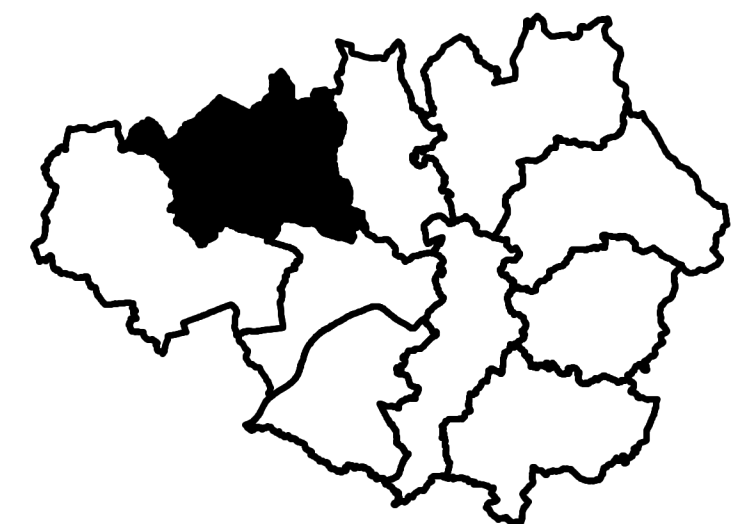
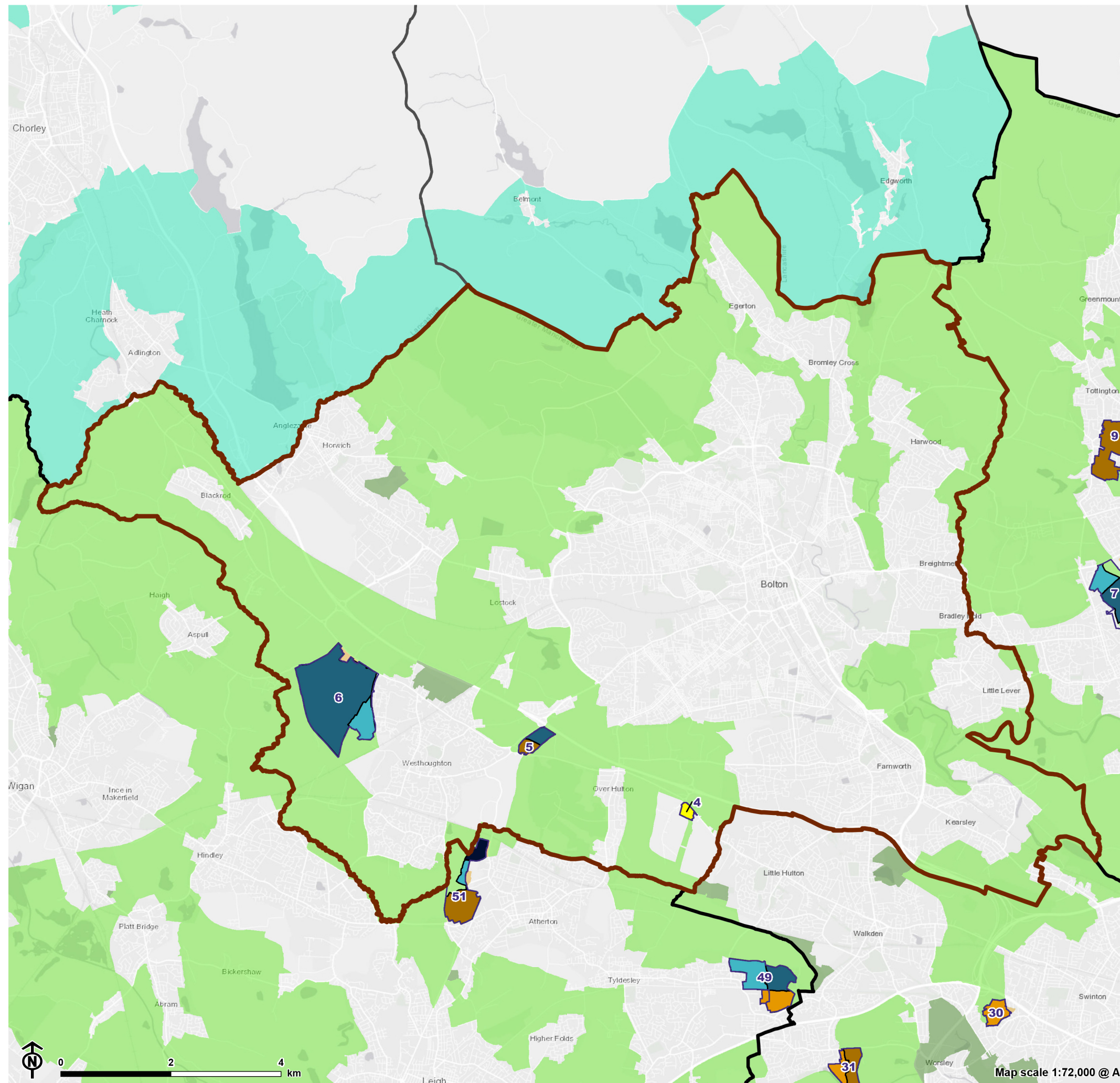
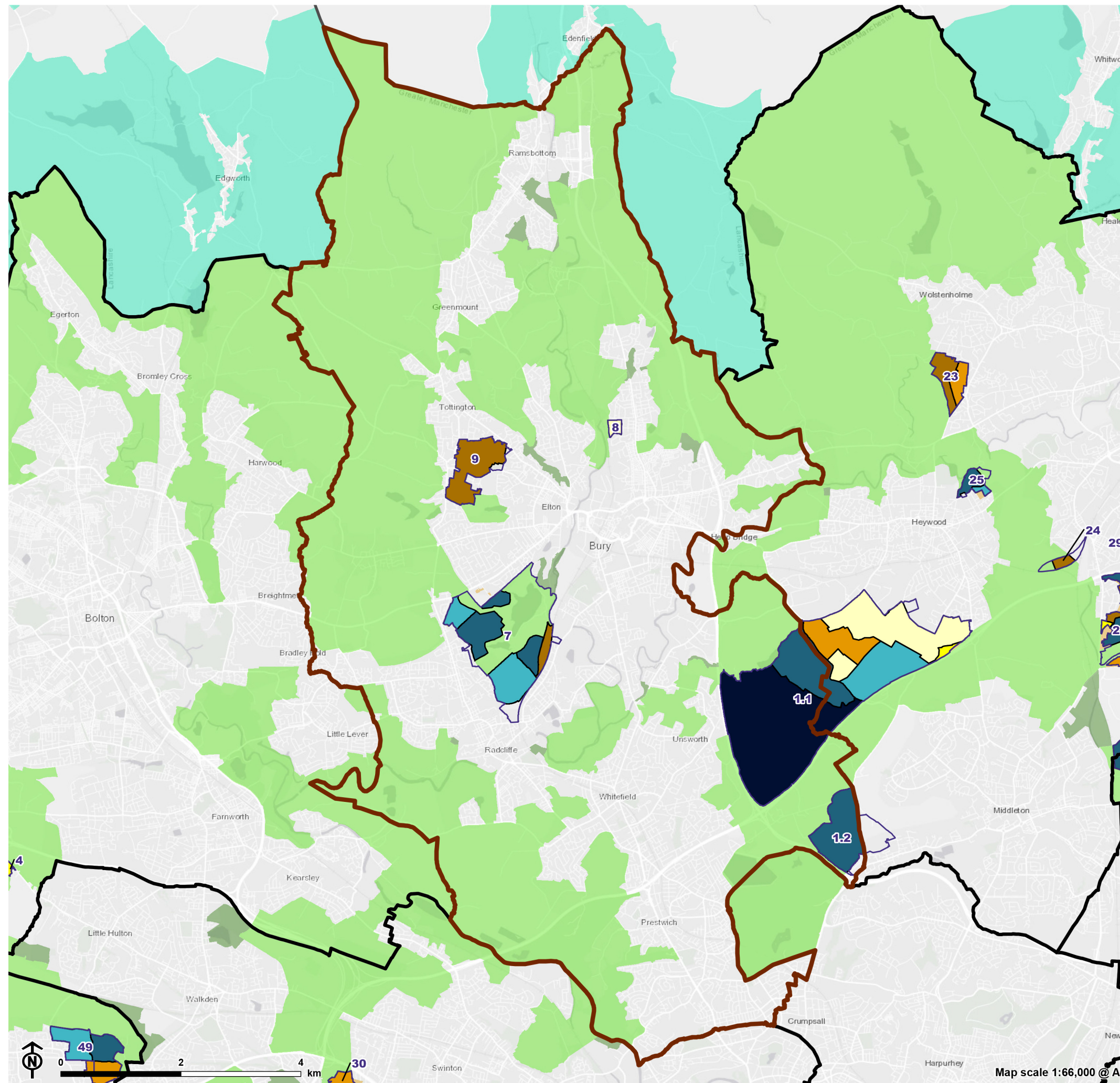
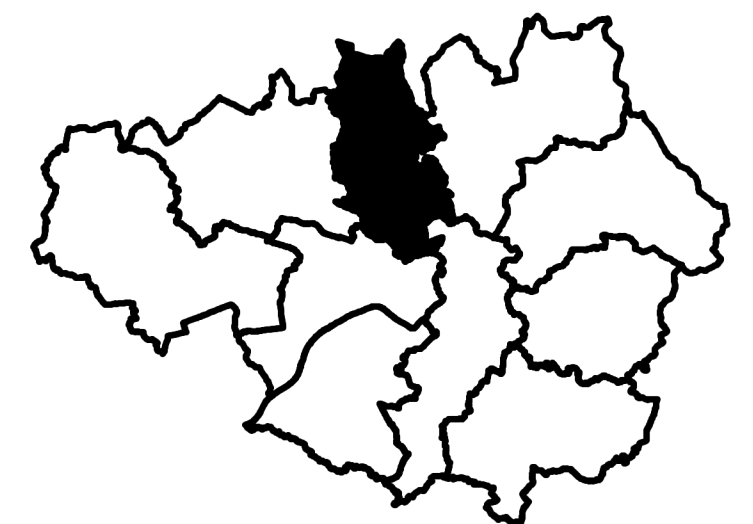


Figure 3.1c

**Harm Assessment: Greater Manchester Allocations
Bury Metropolitan Borough Council**



- Greater Manchester Local Authority boundary
 - Bury Borough boundary
 - Site allocation
 - GMSF 2020 Green Belt proposed for release
 - GMSF 2020 Green Belt land to be retained
 - GMSF 2020 Proposed additional Green Belt
 - Green Belt outside Greater Manchester
- Overall harm rating**
- Very High
 - High
 - Moderate-High
 - Moderate
 - Low-Moderate
 - Low
 - Very Low



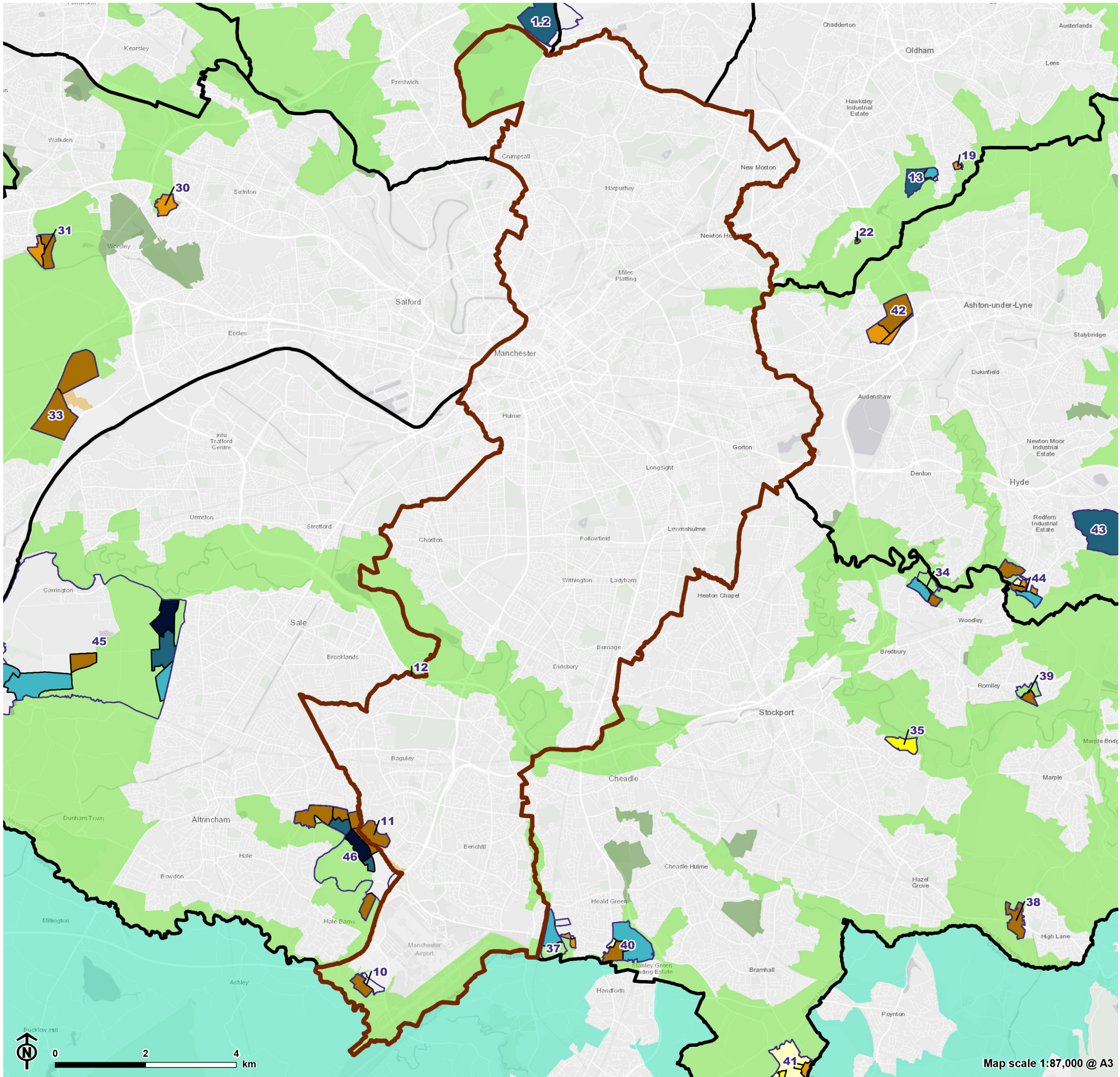


Figure 3.1d

**Harm Assessment: Greater Manchester Allocations
Manchester City Council**

- Greater Manchester Local Authority boundary
 - Manchester City boundary
 - Site allocation
 - GMSF 2020 Green Belt proposed for release
 - GMSF 2020 Green Belt land to be retained
 - GMSF 2020 Proposed additional Green Belt
 - Green Belt outside Greater Manchester
- Overall harm rating**
- Very High
 - High
 - Moderate-High
 - Moderate
 - Low-Moderate
 - Low
 - Very Low

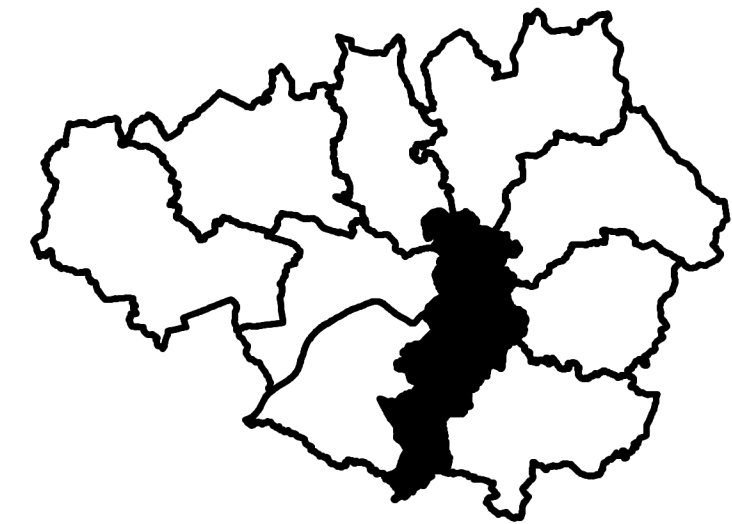
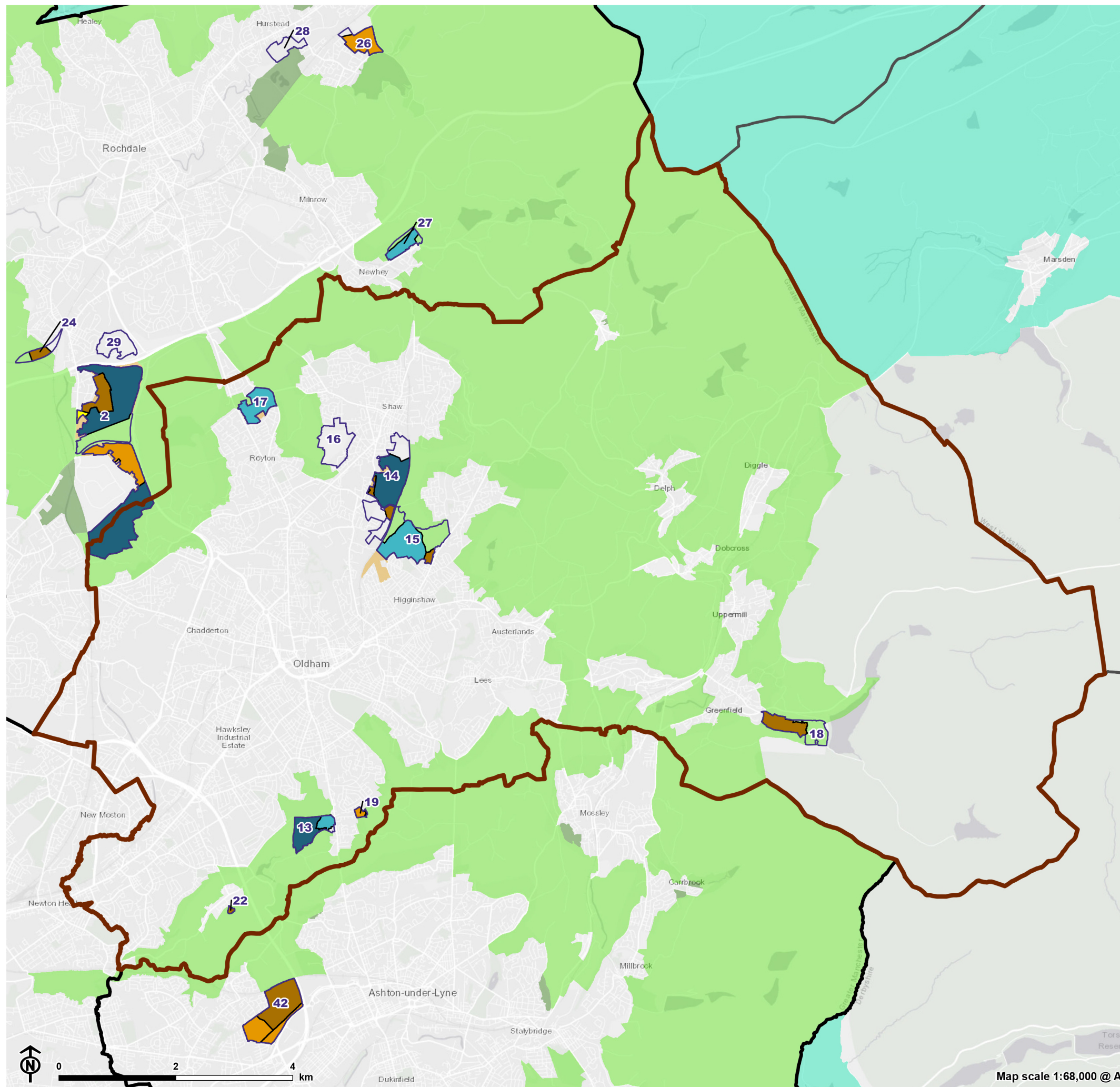


Figure 3.1e

**Harm Assessment: Greater Manchester Allocations
Oldham Metropolitan Borough Council**



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

Overall harm rating

- Very High
- High
- Moderate-High
- Moderate
- Low-Moderate
- Low
- Very Low

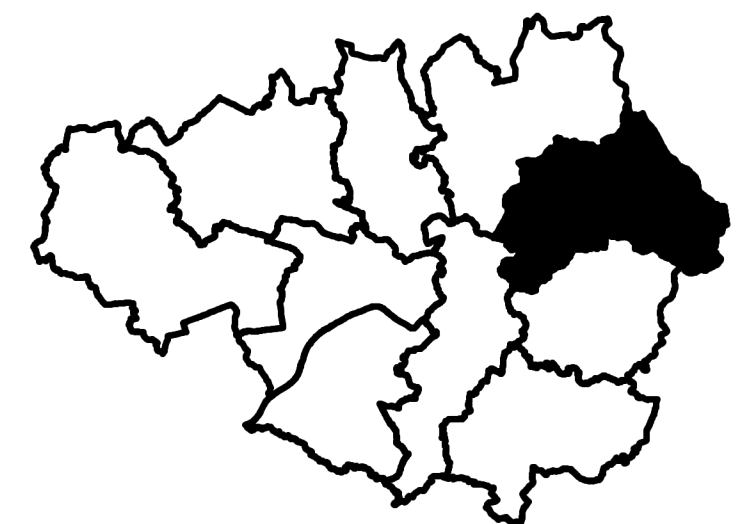
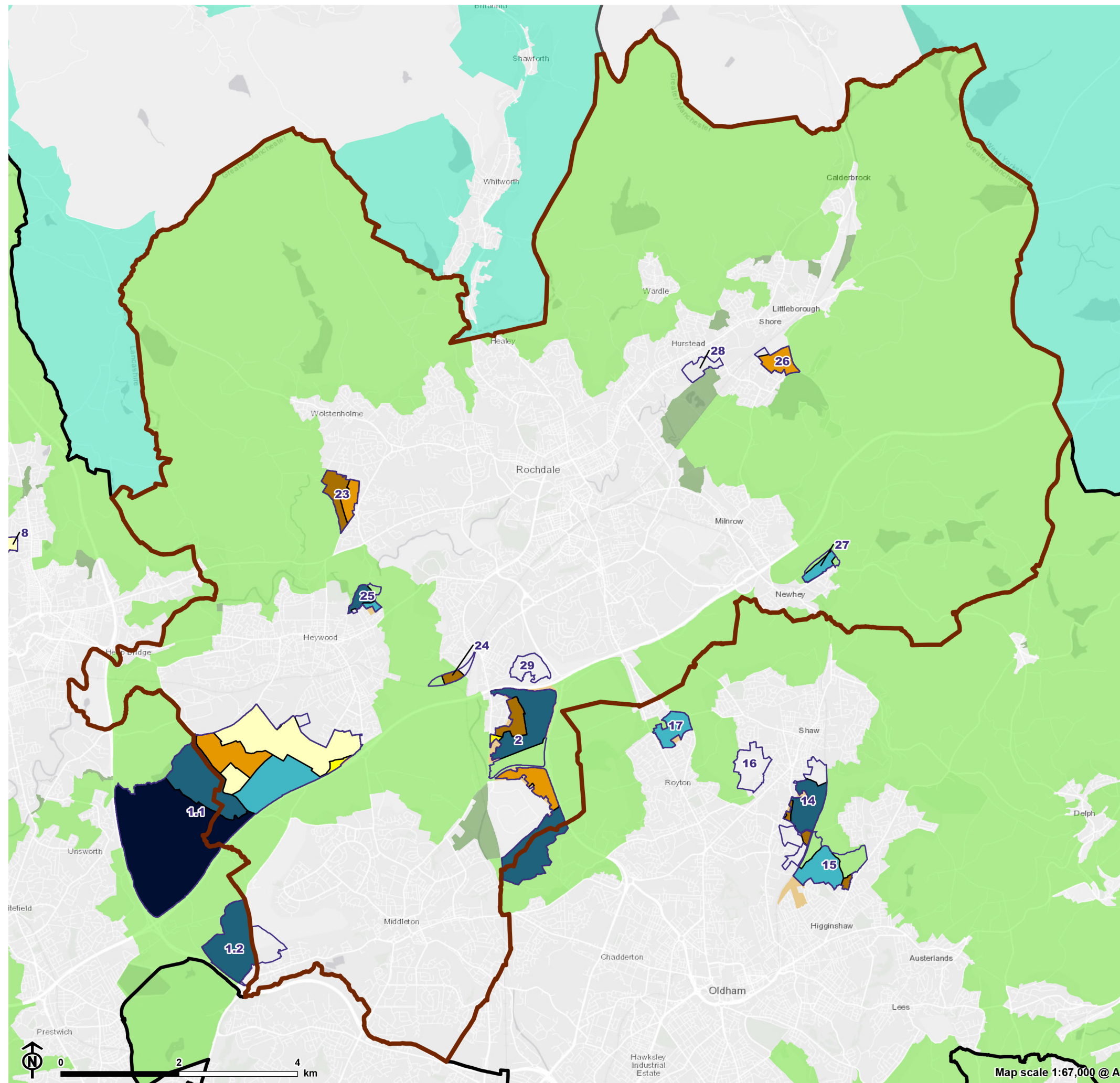


Figure 3.1f

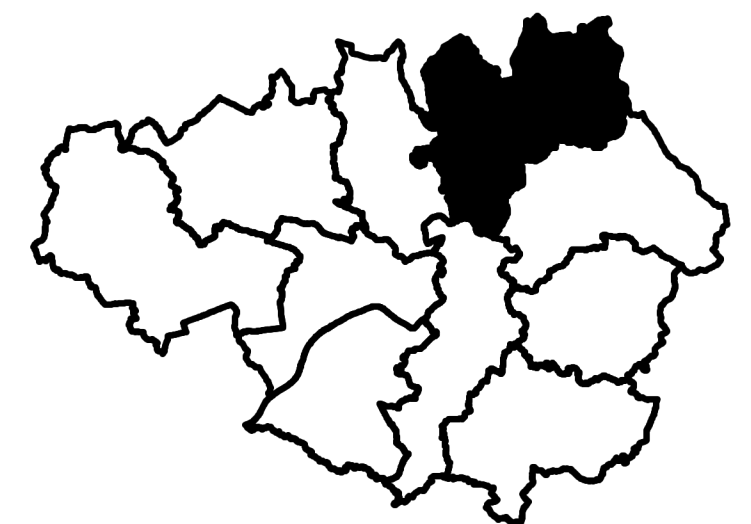
**Harm Assessment: Greater Manchester Allocations
Rochdale Metropolitan Borough Council**



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

Overall harm rating

- Very High
- High
- Moderate-High
- Moderate
- Low-Moderate
- Low
- Very Low



Map scale 1:67,000 @ A3

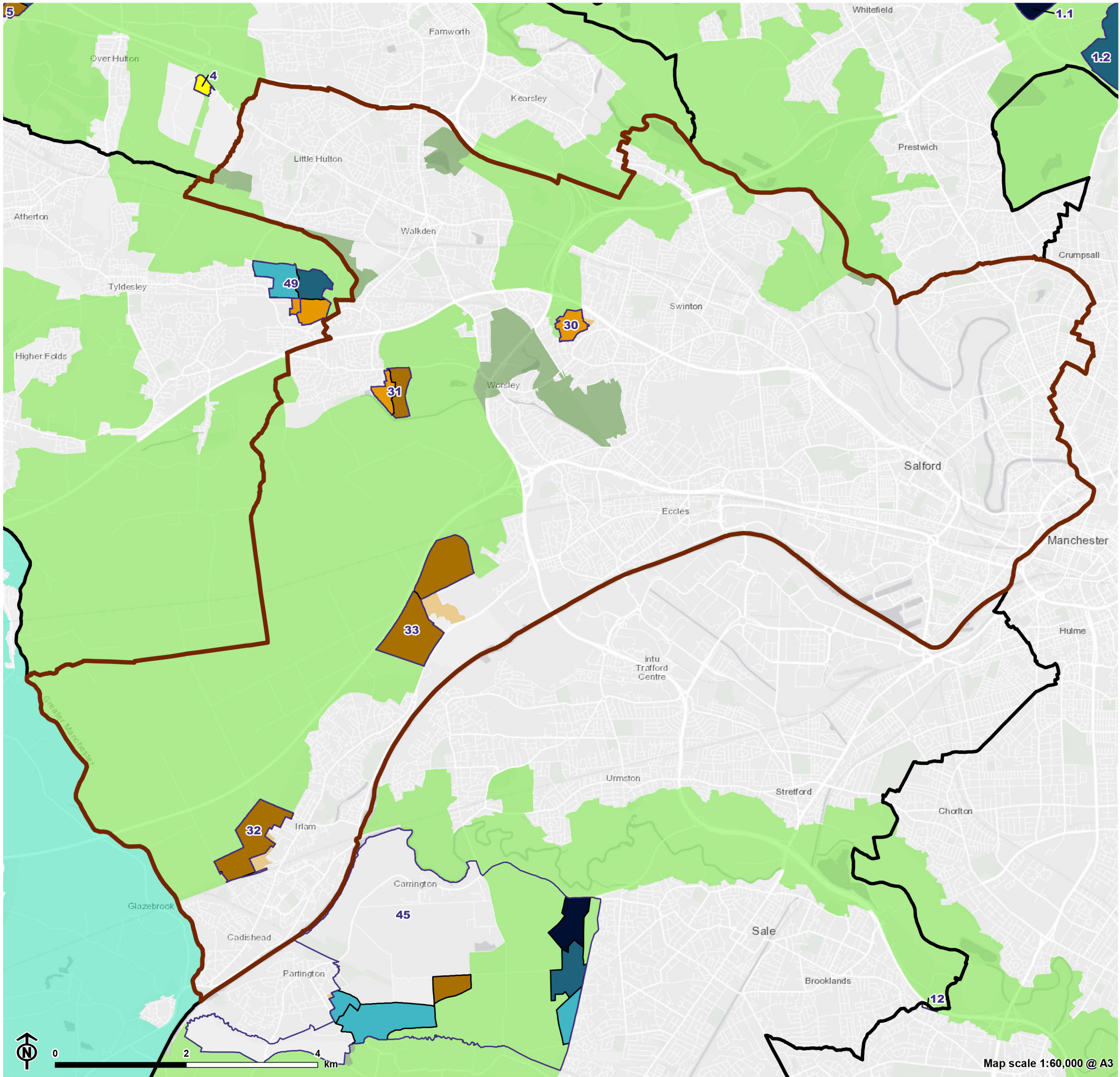
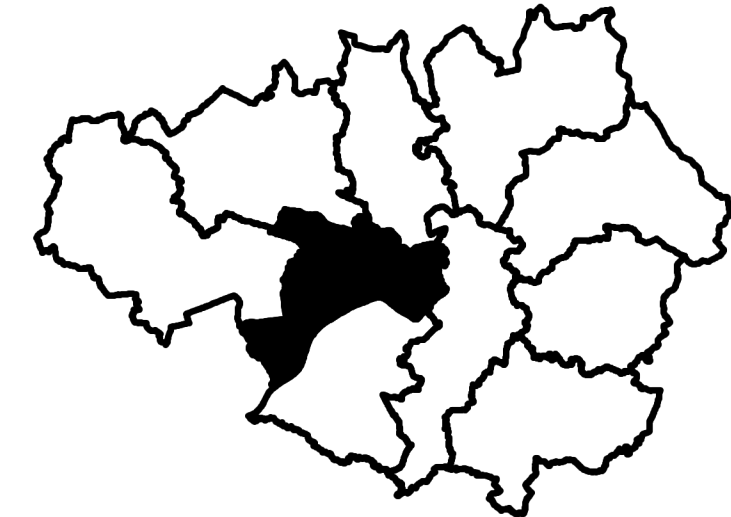


Figure 3.1g

Harm Assessment: Greater Manchester Allocations
Salford City Council



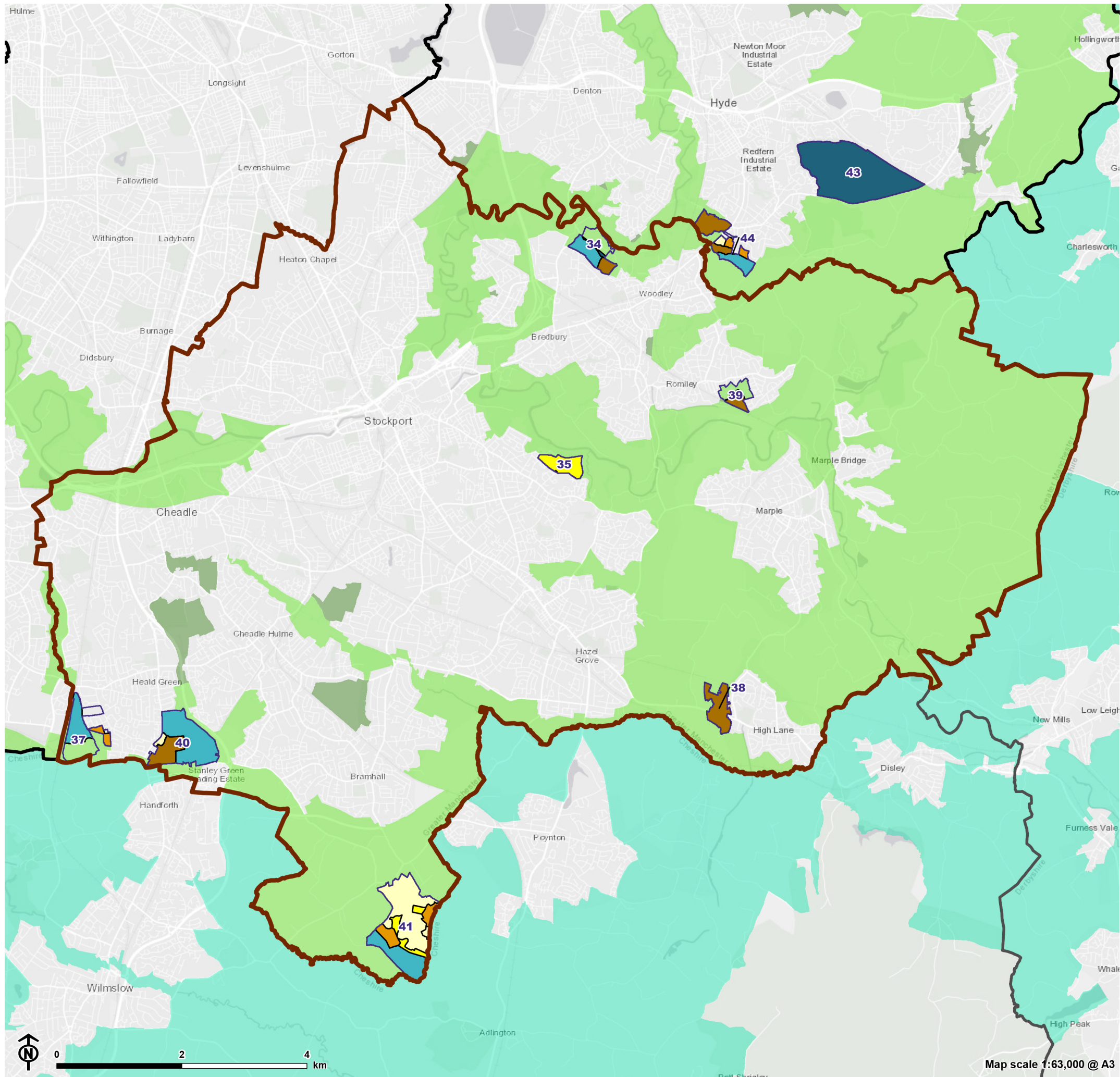


Figure 3.1h

Harm Assessment: Greater Manchester Allocations
Stockport Metropolitan Borough Council

- Greater Manchester Local Authority boundary
 - Stockport Borough boundary
 - Site allocation
 - GMSF 2020 Green Belt proposed for release
 - GMSF 2020 Green Belt land to be retained
 - GMSF 2020 Proposed additional Green Belt
 - Green Belt outside Greater Manchester
- Overall harm rating**
- Very High
 - High
 - Moderate-High
 - Moderate
 - Low-Moderate
 - Low
 - Very Low

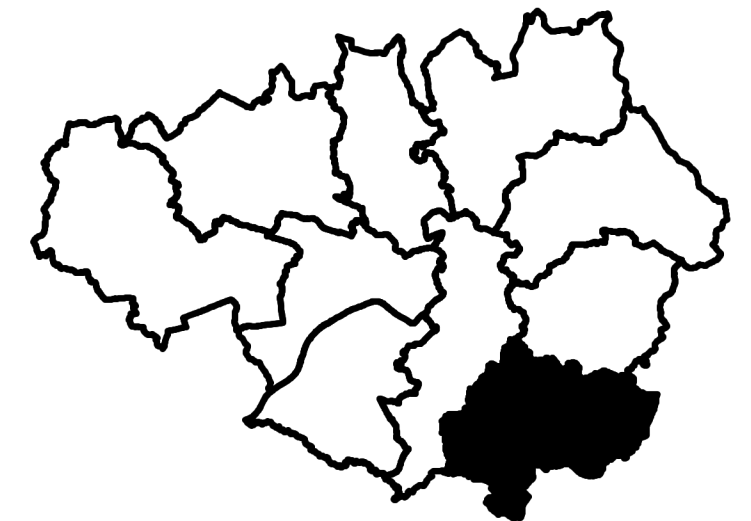


Figure 3.1i

Harm Assessment: Greater Manchester Allocations
Tameside Metropolitan Borough Council

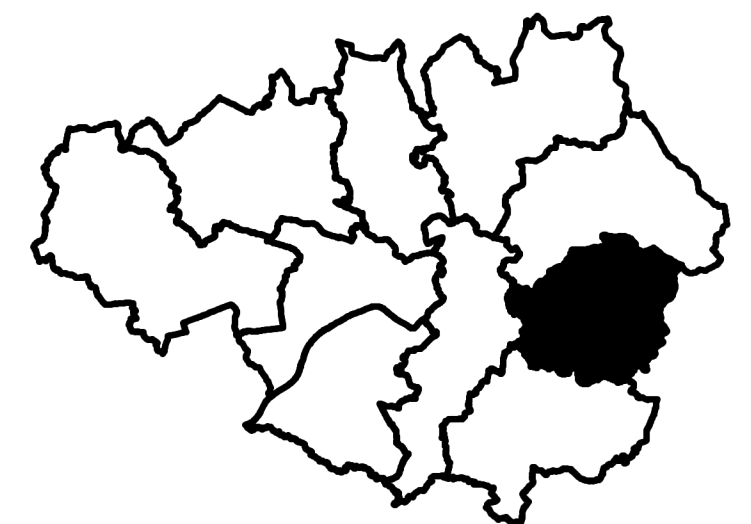
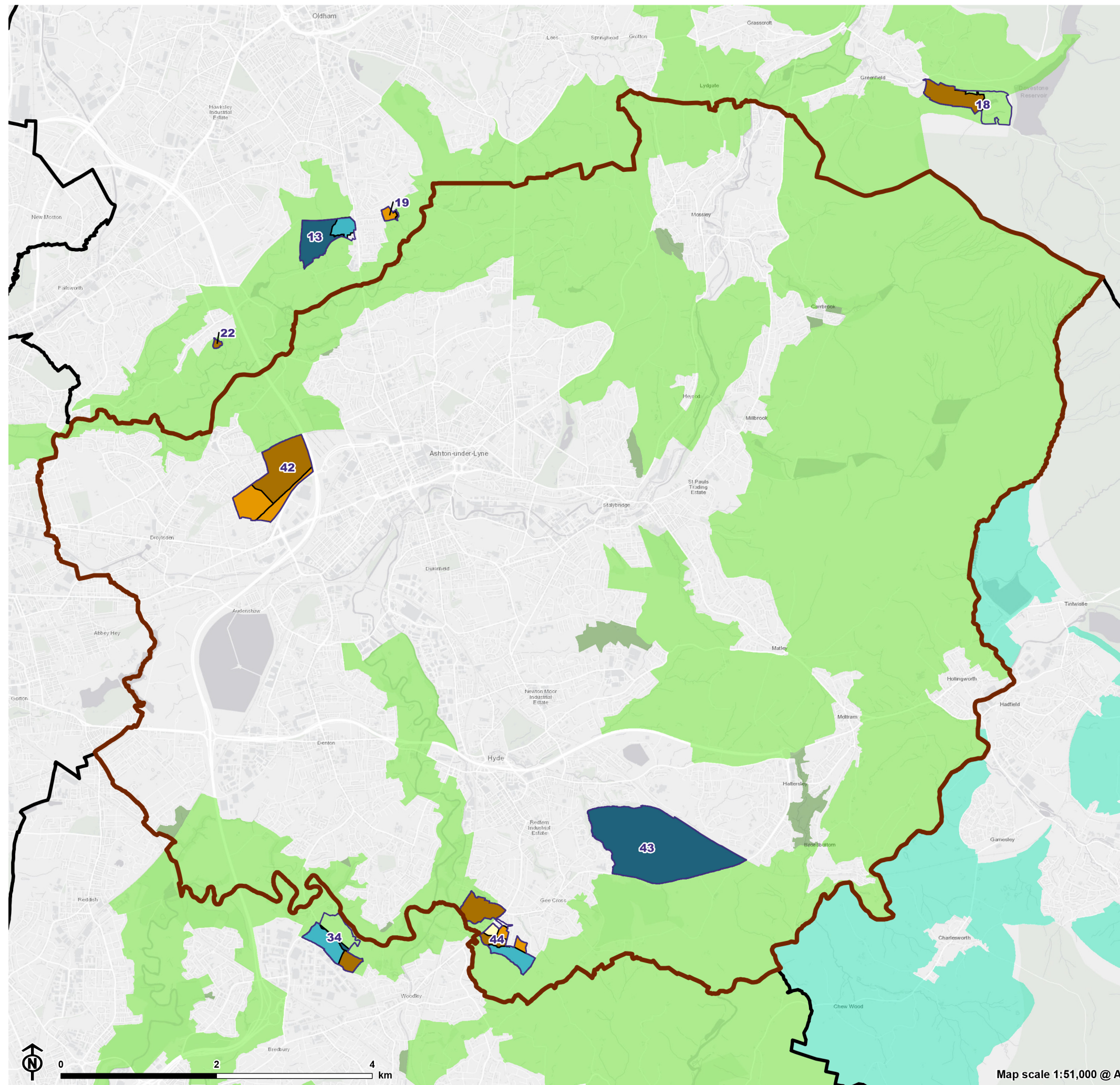
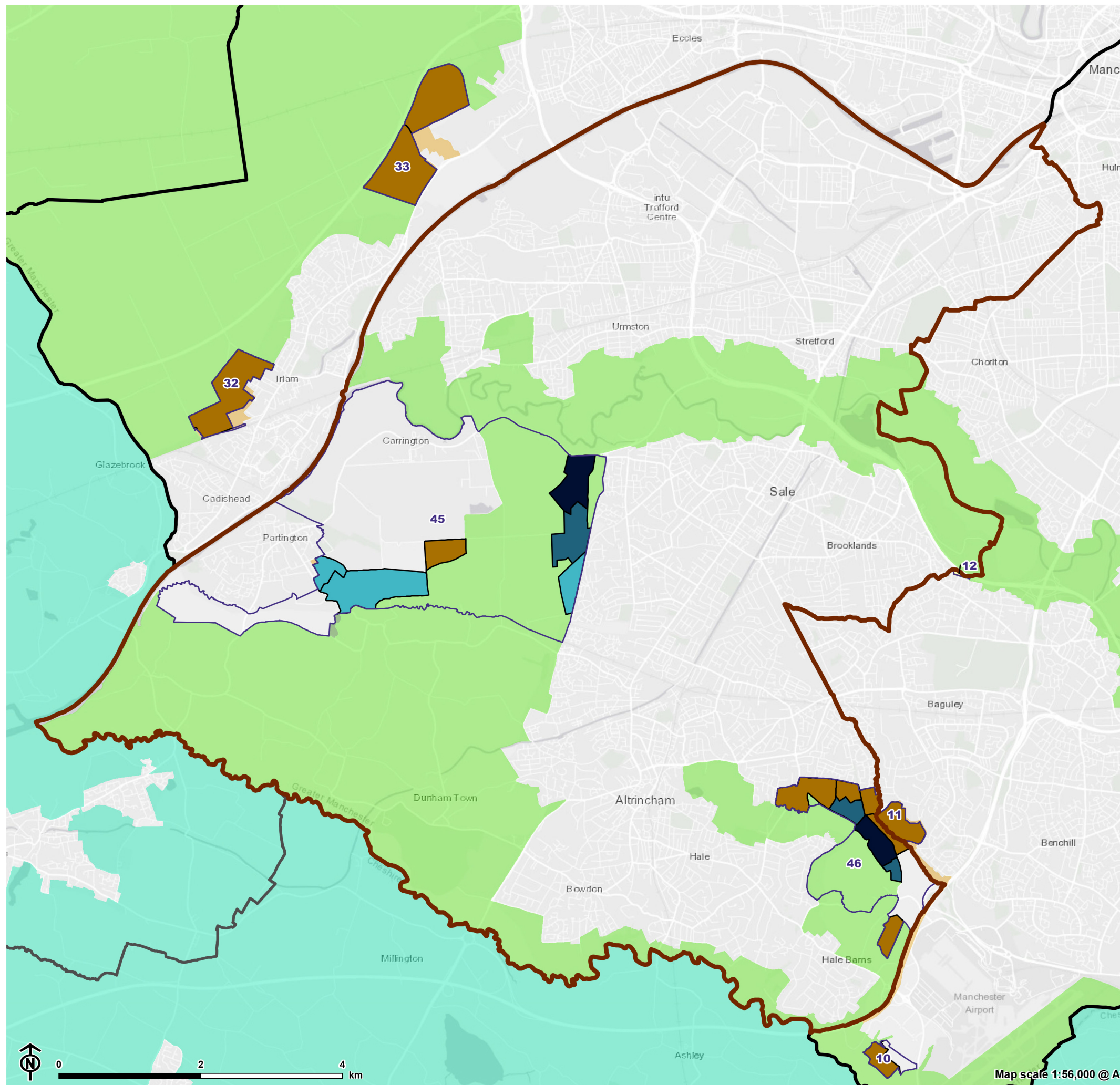


Figure 3.1j

**Harm Assessment: Greater Manchester Allocations
Trafford Metropolitan Borough Council**



- Greater Manchester Local Authority boundary
 - Trafford Borough boundary
 - Site allocation
 - GMSF 2020 Green Belt proposed for release
 - GMSF 2020 Green Belt land to be retained
 - GMSF 2020 Proposed additional Green Belt
 - Green Belt outside Greater Manchester
- Overall harm rating**
- Very High
 - High
 - Moderate-High
 - Moderate
 - Low-Moderate
 - Low
 - Very Low

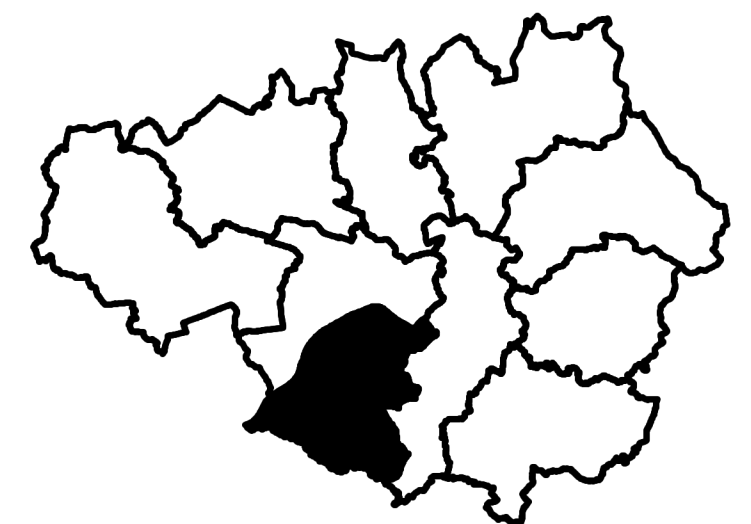
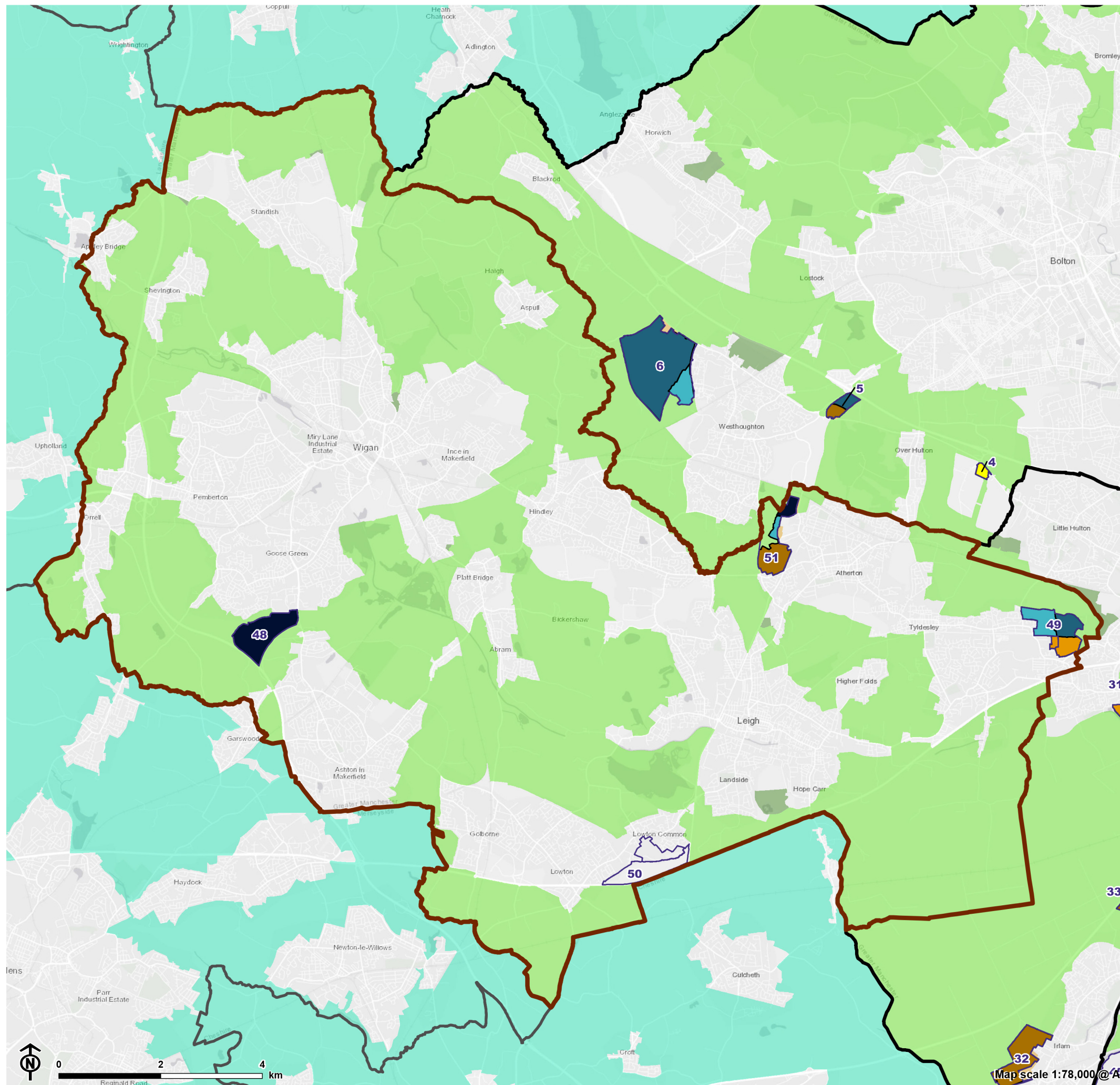


Figure 3.1k

Harm Assessment: Greater Manchester Allocations
Wigan Metropolitan Borough Council



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

Overall harm rating

- Very High
- High
- Moderate-High
- Moderate
- Low-Moderate
- Low
- Very Low

