

Stage 2 Greater Manchester Green Belt Study

Addendum: Assessment of Proposed 2021 PfE Plan Allocations

Greater Manchester Combined Authority

Final report

Prepared by LUC

June 2021



Version	Status	Prepared	Checked	Approved	Date
1	Final Report	R Swann	S Young	S Young	09.06.21



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Stage 2 Greater Manchester Green Belt Study

PfE 2021 SITE REFERENCES INSERT

The Places for Everyone (PfE) Plan uses allocation policy numbers that are different to those used in the Greater Manchester Spatial Framework (GMSF). The GMSF policy numbers (and in some instances the allocation names) were also different to the allocation references used by LUC in their original assessments. For consistency with those earlier assessment reports, the original LUC allocation codes are used in this addendum, but for ease of reference 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

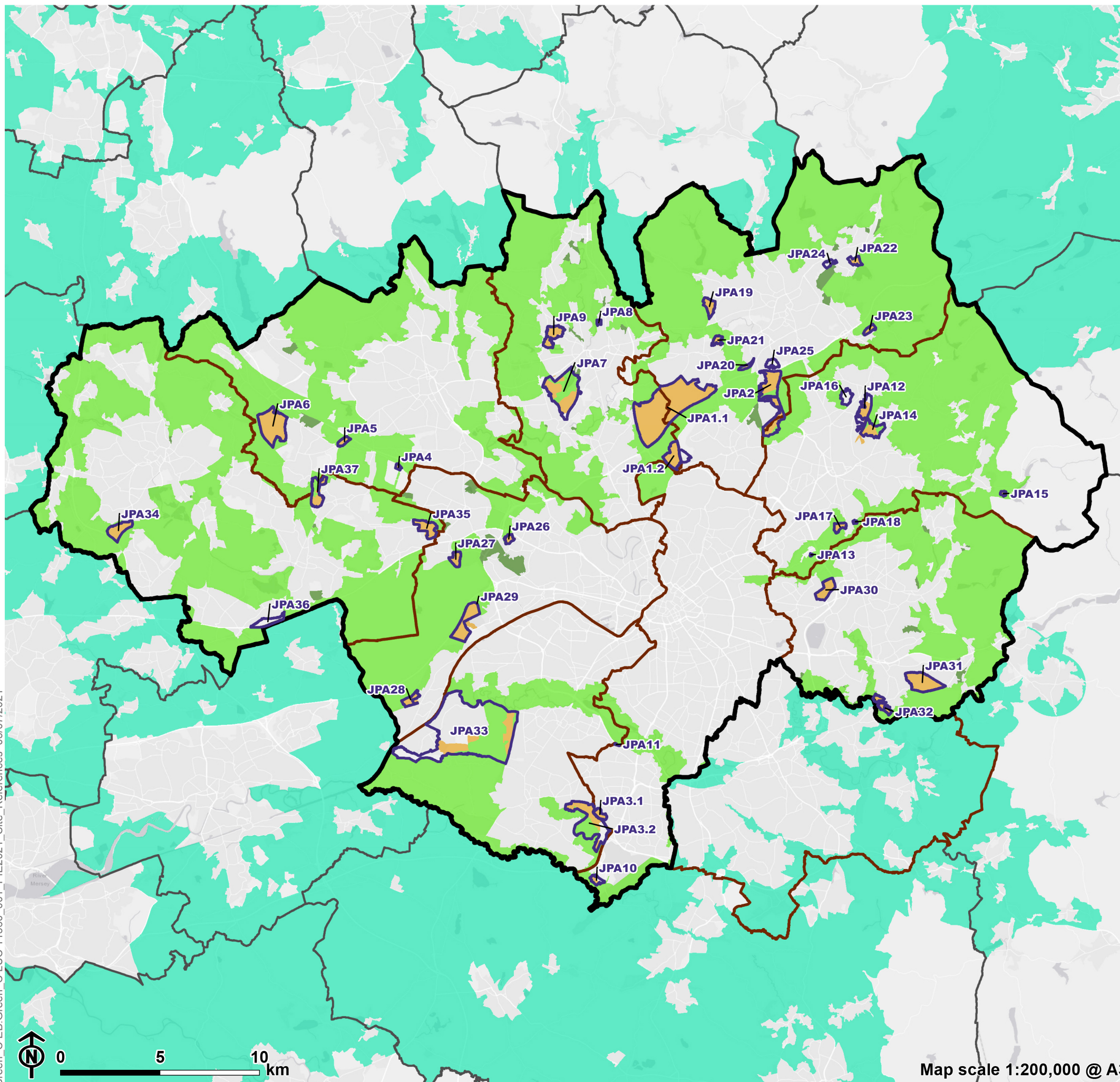
District	LUC Allocation Ref	LUC Allocation Name	GMSF 2020 policy number	2020 GMSF / 2021 PfE Allocation Name	2021 PfE policy number
Manchester	GM10	Global Logistics	GMA10	Global Logistics	JPA10
Manchester	GM12	Southwick Park	GMA11	Southwick Park	JPA11
Oldham	GM14	Beal Valley	GMA12	Beal Valley	JPA12
Oldham	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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Chapter 1

Introduction

Explanation of requirement for addenda to the GMSF 2020 evidence base

1.1 In November 2014, the AGMA Executive Board recommended to the 10 Greater Manchester local authorities that they agree to prepare a joint Development Plan Document (“Joint DPD”), called the Greater Manchester Spatial Framework (“GMSF”) and that AGMA be appointed by the 10 authorities to prepare the GMSF on their behalf.

1.2 The first draft of the GMSF DPD was published for consultation on 31st October 2016, ending on 16th January 2017. Following substantial re-drafting, a further consultation on the Revised Draft GMSF took place between January and March 2019.

1.3 On the 30 October 2020 the AGMA Executive Board unanimously agreed to recommend GMSF 2020 to the 10 Greater Manchester Councils for approval for consultation at their Executives/Cabinets, and approval for submission to the Secretary of State following the period for representations at their Council meetings.

1.4 At its Council meeting on 3 December Stockport Council resolved not to submit the GMSF 2020 following the consultation period and at its Cabinet meeting on 4 December, it resolved not to publish the GMSF 2020 for consultation.

1.5 As a joint DPD of the 10 Greater Manchester authorities, the GMSF 2020 required the approval of all 10 local authorities to proceed. The decisions of

Stockport Council/Cabinet therefore signalled the end of the GMSF as a joint plan of the 10.

1.6 Notwithstanding the decision of Stockport Council, the nine remaining districts considered that the rationale for the preparation of a Joint DPD remained. Consequently, at its meeting on the 11th December 2020, Members of the AGMA Executive Committee agreed in principle to producing a joint DPD of the nine remaining Greater Manchester (GM) districts. Subsequent to this meeting, each district formally approved the establishment of a Joint Committee for the preparation of a joint Development Plan Document of the nine districts.

1.7 Section 28 of the Planning and Compulsory Purchase Act 2004 and Regulation 32 of the Town and Country Planning (Local Planning) (England) Regulations 2012 enable a joint plan to continue to progress in the event of one of the local authorities withdrawing, provided that the plan has ‘substantially the same effect’ on the remaining authorities as the original joint plan. The joint plan of the nine GM districts has been prepared on this basis. Consequently, the Plan is proceeding directly to Publication stage under Regulation 19 of the Town and Country Planning (Local Planning) England Regulations 2012.

1.8 Its content has changed over time through the iterative process of plan making, but its purpose has not. The Stage 2 Greater Manchester Green Belt Study formed part of the evidence base which was assembled to support the policies and proposals in the GMSF 2020. Given the basis on which the PfE has been prepared, the GMSF evidence base remains valid in relation to the PfE 2021. That said the Stage 2 Greater Manchester Green Belt Study has been reviewed and updated in the light of the change from GMSF 2020 to the PfE 2021 and, where appropriate, addendum reports have been produced and should be read in conjunction with the Stage 2 Greater Manchester Green Belt Study documents made available in October 2020.

Previous components of the Stage 2 Greater Manchester Green Belt Study

1.9 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) [See reference 1]. Its intention was to inform the finalisation of the proposed Allocations.

1.10 In September 2020, an addendum to the assessment of allocations proposed in the 2019 GMSF was produced. Entitled 'Addendum: Assessment of Proposed 2020 GMSF Allocations', its purpose was to consider the impact, in terms of harm to the Green Belt purposes from the release of 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.

1.11 These assessments form 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 GMSF [See reference 2] .
- An assessment of the combined effect of proposed releases and proposed new Green Belt on the strategic functioning of the Greater Manchester Green Belt [See reference 3].
- An analysis of the potential to enhance the beneficial use of the remaining Green Belt in the vicinity of the proposed Allocations [See reference 4].

Content of this addendum

1.12 This report forms a second 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 land, of changes to the proposed Allocation boundaries and areas of Green Belt release identified in the 2021 PfE Plan. It should be read in conjunction with the reports and first addendum listed above, and also with addendums that have been prepared to reflect the impact of the PfE Plan changes on:









- The contribution to the Green Belt purposes that would be made by the additional Green Belt as proposed in the 2020 GMSF [\[See reference 5\]](#).
- The combined effect of proposed releases and proposed new Green Belt on the strategic functioning of the Greater Manchester Green Belt [\[See reference 6\]](#).

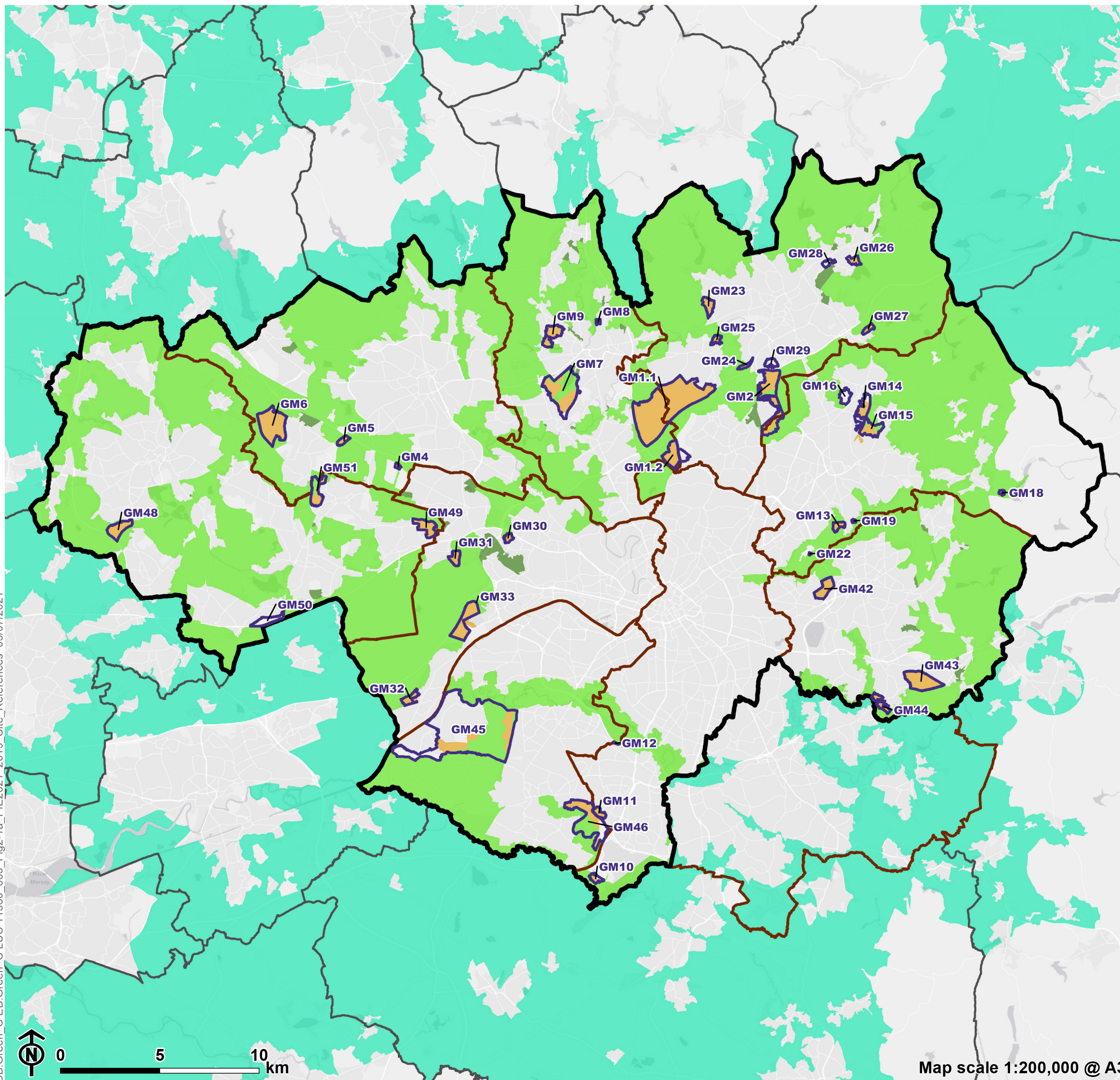
1.13 The allocations and Green Belt additions proposed within the 2021 PfE Plan are shown in Figures 1.1a (with the same allocation references as used in the 2019 and 2020 versions of the GMSF) and 1.1b (with the JPA Allocation references used in the PfE Plan).

1.14 Chapter 2 details the changes made to allocations, and assesses any impact on the 2019 and 2020 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 'Addendum: Assessment of Proposed 2020 GMSF Allocations'.

Figure 1.1a

2021 PfE Site Allocations and Proposed Green Belt (original allocation 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

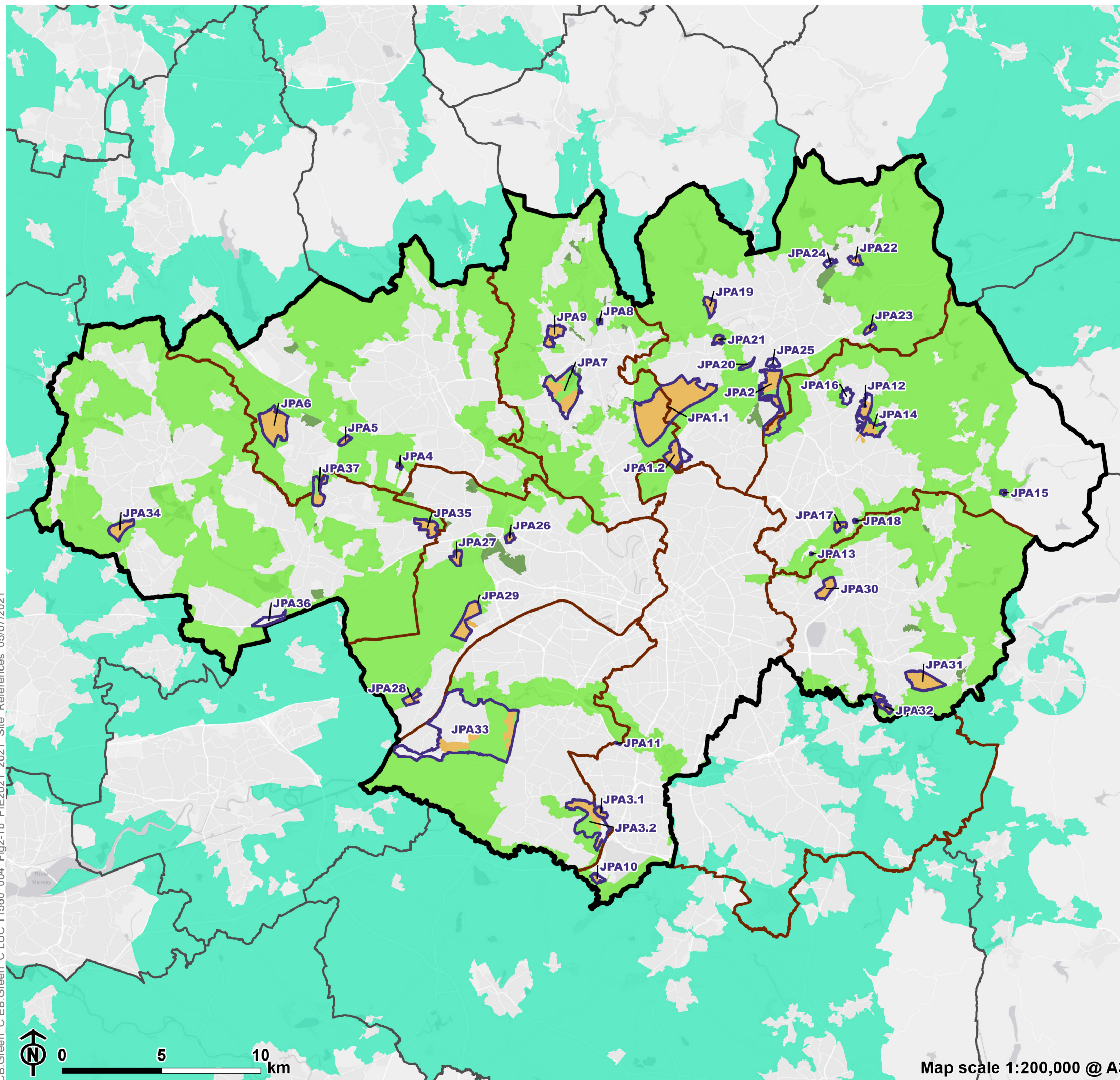


Map scale 1:200,000 @ A3

Figure 1.1b

2021 PfE Site Allocations and Proposed Green Belt (PfE allocation 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



CB:Green_C EB:Green_C LUC 11560_004 Fig2-1b_PfE2021_2021_Site_References 05/07/2021

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 2020 GMSF. 14 of the 47 GMSF 2020 allocations, listed in Table 2.1 below, are affected.

Table 2.1: PfE Plan 2021 changes to GMSF 2020 Allocations

PfE Allocation Reference	LUC Allocation Reference	Local Authority	Allocation Name	Allocation amended since GMSF 2020?
JPA1.1	GM1.1	Bury / Rochdale	Heywood / Pilsworth (Northern Gateway)	No
JPA1.2	GM1.2		Simister and Bowlee (Northern Gateway)	No
JPA2	GM2	Oldham / Rochdale	Stakehill	Green Belt release area and allocation boundary changed
JPA3.1	GM11	Manchester	Medipark	No
JPA3.2	GM46	Trafford	Timperley Wedge	No

PfE Allocation Reference	LUC Allocation Reference	Local Authority	Allocation Name	Allocation amended since GMSF 2020?
JPA4	GM4	Bolton	Bewshill Farm	No
JPA5	GM5	Bolton	Chequerbent North	No
JPA6	GM6	Bolton	West of Wingates / M61 Junction 6	No
JPA7	GM7	Bury	Elton Reservoir	No
JPA8	GM8	Bury	Seedfield	No
JPA9	GM9	Bury	Walshaw	Green Belt release area and allocation boundary changed
JPA10	GM10	Manchester	Global Logistics	No
JPA11	GM12	Manchester	Southwick Park	No
JPA12	GM14	Oldham	Beal Valley	No
JPA13	GM22	Oldham	Bottom Field Farm (Woodhouses)	No
JPA14	GMA15	Oldham	Broadbent Moss	No
JPA15	GM18	Oldham	Chew Brook Vale (Robert Fletchers)	Green Belt release area and allocation boundary changed
JPA16	GM16	Oldham	Cowlishaw	No
N/A	GM17	Oldham	Hanging Chadder	Deleted
JPA17	GM13	Oldham	Land south of Coal Pit Lane (Ashton Road)	Green Belt release area and allocation boundary changed
JPA18	GM19	Oldham	South of Rosary Road	No

PfE Allocation Reference	LUC Allocation Reference	Local Authority	Allocation Name	Allocation amended since GMSF 2020?
JPA19	GM23	Rochdale	Bamford / Norden	No
JPA20	GM24	Rochdale	Castleton Sidings	No
JPA21	GM25	Rochdale	Crimble Mill	No
JPA22	GM26	Rochdale	Land North of Smithy Bridge	No
JPA23	GM27	Rochdale	Newhey Quarry	No
JPA24	GM28	Rochdale	Roch Valley	No
JPA25	GM29	Rochdale	Trows Farm	No
JPA26	GM30	Salford	Land at Hazelhurst Farm	No
JPA27	GM31	Salford	East of Boothstown	Green Belt release area and allocation boundary changed
JPA28	GM32	Salford	North of Irlam Station	Green Belt release area and allocation boundary changed
JPA29	GM33	Salford	Port Salford Extension	No
N/A	GM34	Stockport	Bredbury Park Extension	Deleted
N/A	GM35	Stockport	Former Offerton High School	Deleted
N/A	GM37	Stockport	Heald Green 1 (West)	Deleted
N/A	GM38	Stockport	High Lane	Deleted
N/A	GM39	Stockport	Hyde Bank Meadows	Deleted
N/A	GM40	Stockport	Heald Green 2	Deleted

PfE Allocation Reference	LUC Allocation Reference	Local Authority	Allocation Name	Allocation amended since GMSF 2020?
N/A	GM41	Stockport	Woodford Aerodrome	Deleted
JPA30	GM42	Tameside	Ashton Moss West	No
JPA31	GM43	Tameside	Godley Green Garden Village	No
JPA32	GM44	Tameside	South of Hyde	No
JPA33	GM45	Trafford	New Carrington	No
JPA34	GM48	Wigan	M6 Junction 25	No
JPA35	GM49	Wigan	North of Mosley Common	No, but see paragraph 2.2 below
JPA36	GM50	Wigan	Pocket Nook	No
JPA37	GM51	Wigan	West of Gibfield	No

2.2 GM Allocation 49 (North of Mosley Common) has not been amended since the 2020 GMSF, but it has been noted that a change in the allocation boundary between the 2019 and 2020 versions of the GMSF was not reported in the addendum produced in 2020. It is, therefore, included in the analysis below.

2.3 For each affected allocation within the PfE Plan area, the following are provided:

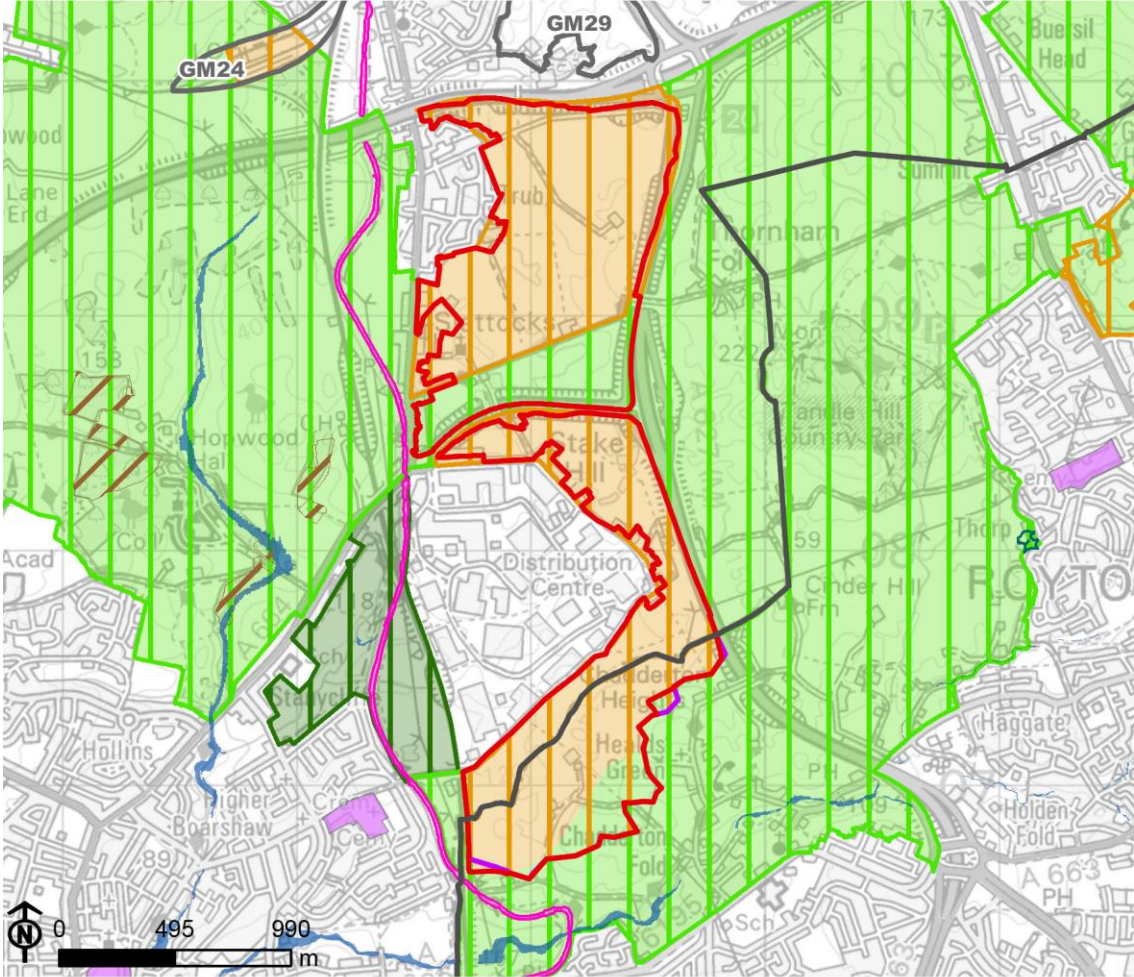
- A map of the changes, showing both the 2020 GMSF and 2021 PfE details for comparison.
- A description of the changes shown on the map.
- An analysis of the impact of the changes, identifying any resultant changes in harm from release of the allocations from that applicable to the 2020 GMSF (as reported in the harm assessment for the 2019 GMSF or the 2020 GMSF addendum).

- 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 2021 PfE boundaries along with shading to illustrate the assessed levels of harm that will result from the release.

2.4 With regard to the harm area tables noted above, there are minor mapping discrepancies between the 2020 GMSF and 2021 PfE Plan boundaries which mean that there is some minor variance in the calculations provided for sizes of areas being released at different harm levels.

2.5 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.

GM2 - Stakehill



- Legend:**

 - Places for Everyone Plan boundary
 - Local Authority boundary
 - Allocation - 2021
 - Allocation - 2020
 - PfE 2021 Green Belt proposed for release
 - PfE 2021 Green Belt land to be retained
 - PfE 2021 Proposed additional Green Belt
 - GMSF 2020 Green Belt proposed for release
 - GMSF 2020 Green Belt land to be retained
 - GMSF 2020 Proposed additional Green Belt

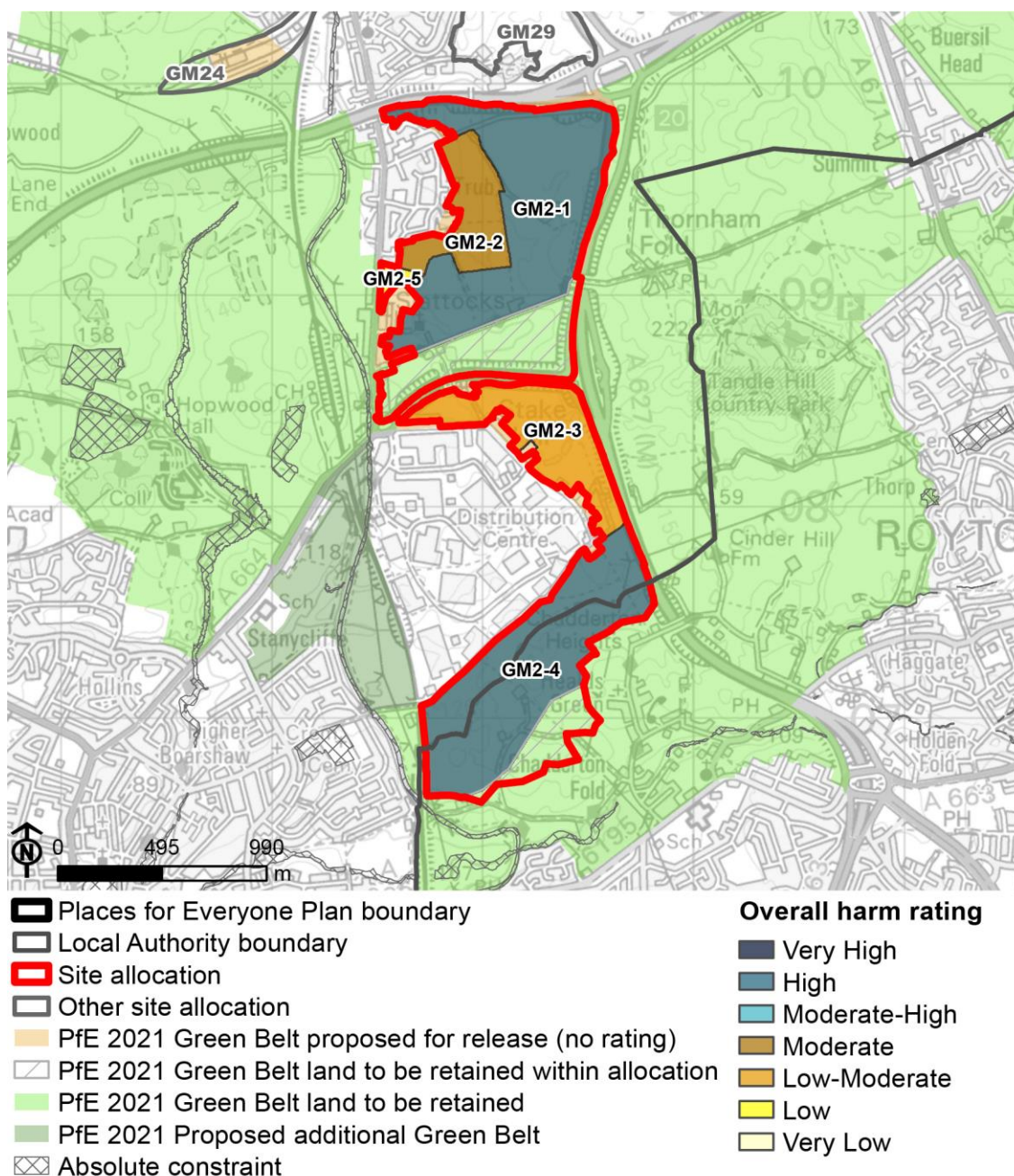
Constraints:

 - SAC
 - Ancient woodland
 - Cemetery
 - Registered common land
 - Flood zone 3
 - SSSI

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

GM2



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Description

The 2021 PfE Plan proposes the retention within the Green Belt of an area of land on the southern edge of the Allocation, the area closest to the settlements of Chadderton Fold and Healds Green.

GM2

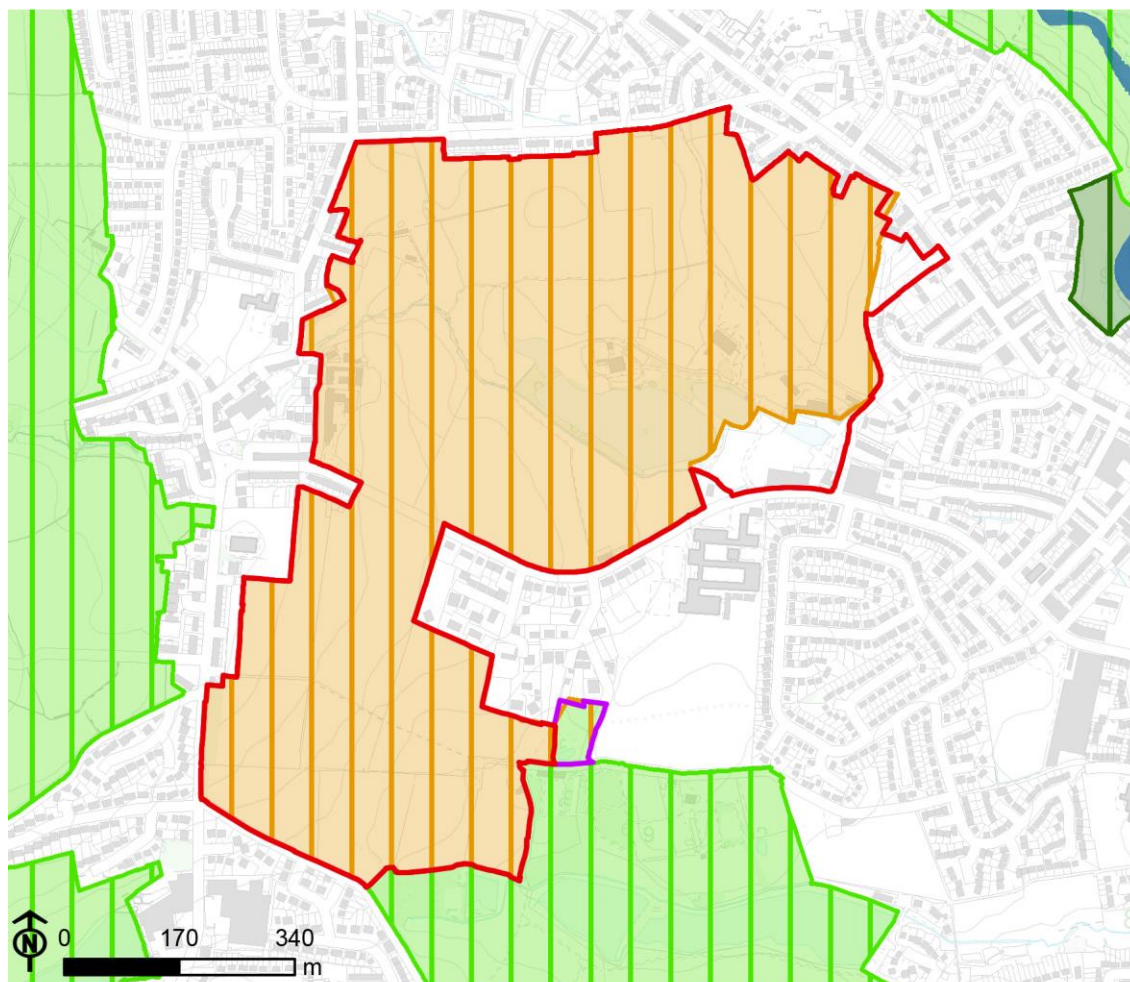
Analysis

The release of any of the land to the south of Stakehill Distribution Park, area GM2-4, was previously assessed as causing high harm to the Green Belt purposes. The land here makes a strong contribution to Green Belt Purpose 1 (checking the sprawl of a large built-up area) and Purpose 3 (safeguarding the countryside from encroachment), with Boarshaw Lane and a tree belt along the edge of the Distribution Park forming a fairly strong boundary to the rising land to the south-east. The retention of a slightly broader belt of land between Stakehill and Chadderton Fold will help to retain distinction between the two urban areas, but the revised release would still constitute a minor impact on the adjacent Green Belt, through containment of remaining land in the settlement gap, so the harm rating is still high.

Harm of release proposed in PfE 2021

Harm Rating	2020 Area (Ha)	2021 Area (Ha)
High	130.7	120.5
Moderate	18	18
Low-Moderate	27.1	27.1
Low	1.8	1.8
Retained Green Belt	24.5	34.4
Total Allocation area	202.5	202.1

GM9 - Walshaw



Places for Everyone Plan boundary

Local Authority boundary

Allocation - 2021

Allocation - 2020

PfE 2021 Green Belt proposed for release

PfE 2021 Green Belt land to be retained

PfE 2021 Proposed additional Green Belt

GMSF 2020 Green Belt proposed for release

GMSF 2020 Green Belt land to be retained

GMSF 2020 Proposed additional Green Belt

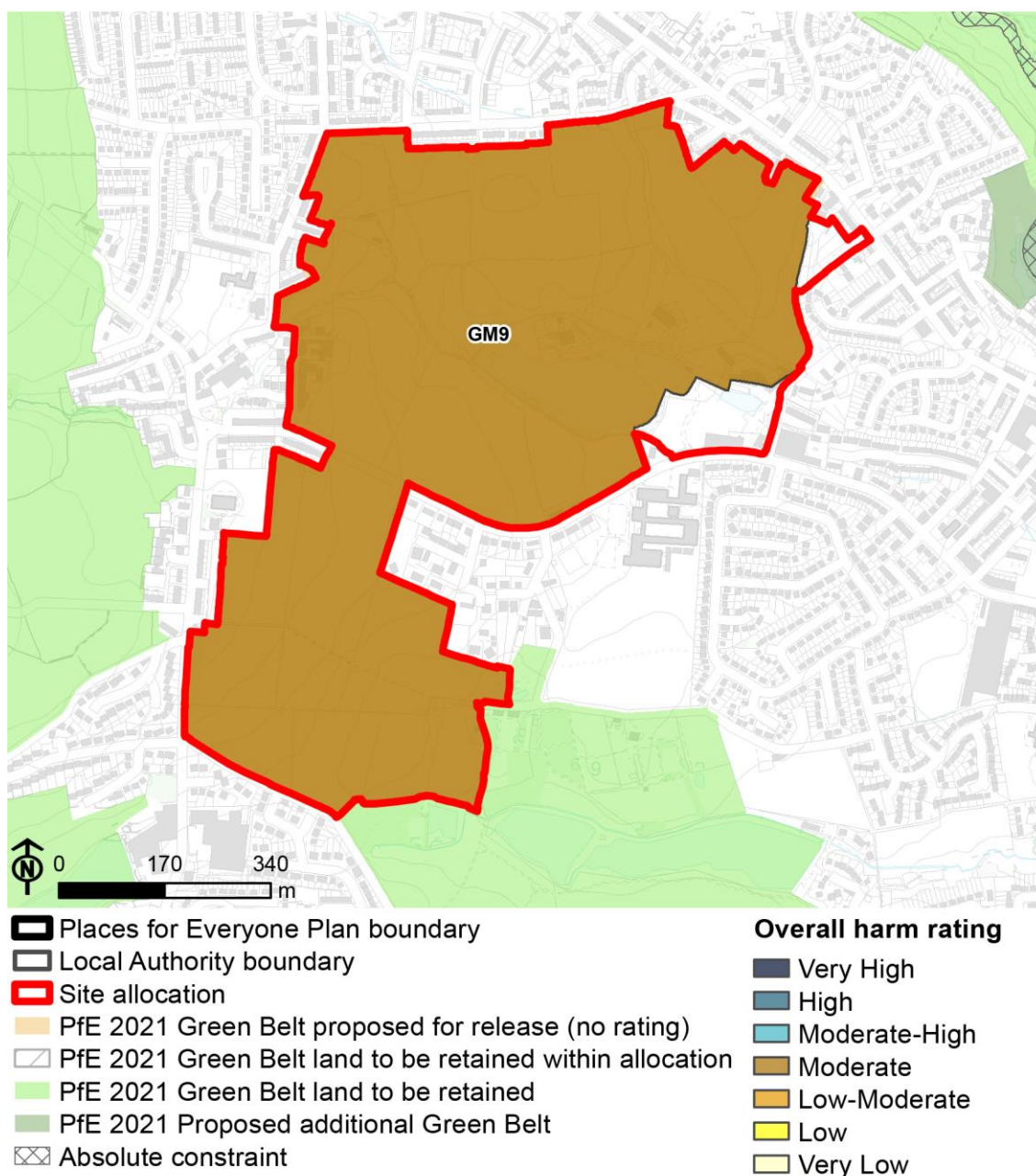
Constraints

Flood zone 3

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Open land at Walshaw, enclosed by the inset edge and lying between Bury and Tottington, within the Metropolitan Borough of Bury.

GM9



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Description

The 2021 PfE Plan Allocation boundary has been revised very slightly in order to exclude a small field and hedgerow on the south-eastern edge of the Allocation, adjacent to The Elton High School (an area of approximately 0.4ha).

GM9

Analysis

The area affected by the original Allocation boundary was too small to assess as a distinct area, given the strategic nature of the assessment. It's exclusion from the GM9 Allocation therefore has no bearing on the harm assessment findings. Harm of release of the Allocation is, therefore, still moderate.

Harm of release proposed in PfE 2021

Harm Rating	2020 Area (Ha)	2021 Area (Ha)
Moderate	61.3	60.8
Total Allocation area	64.1	63.6

GM13 - Ashton Road Corridor



Places for Everyone Plan boundary

Local Authority boundary

Allocation - 2021

Allocation - 2020

PfE 2021 Green Belt proposed for release

PfE 2021 Green Belt land to be retained

PfE 2021 Proposed additional Green Belt

GMSF 2020 Green Belt proposed for release

GMSF 2020 Green Belt land to be retained

GMSF 2020 Proposed additional Green Belt

Constraints

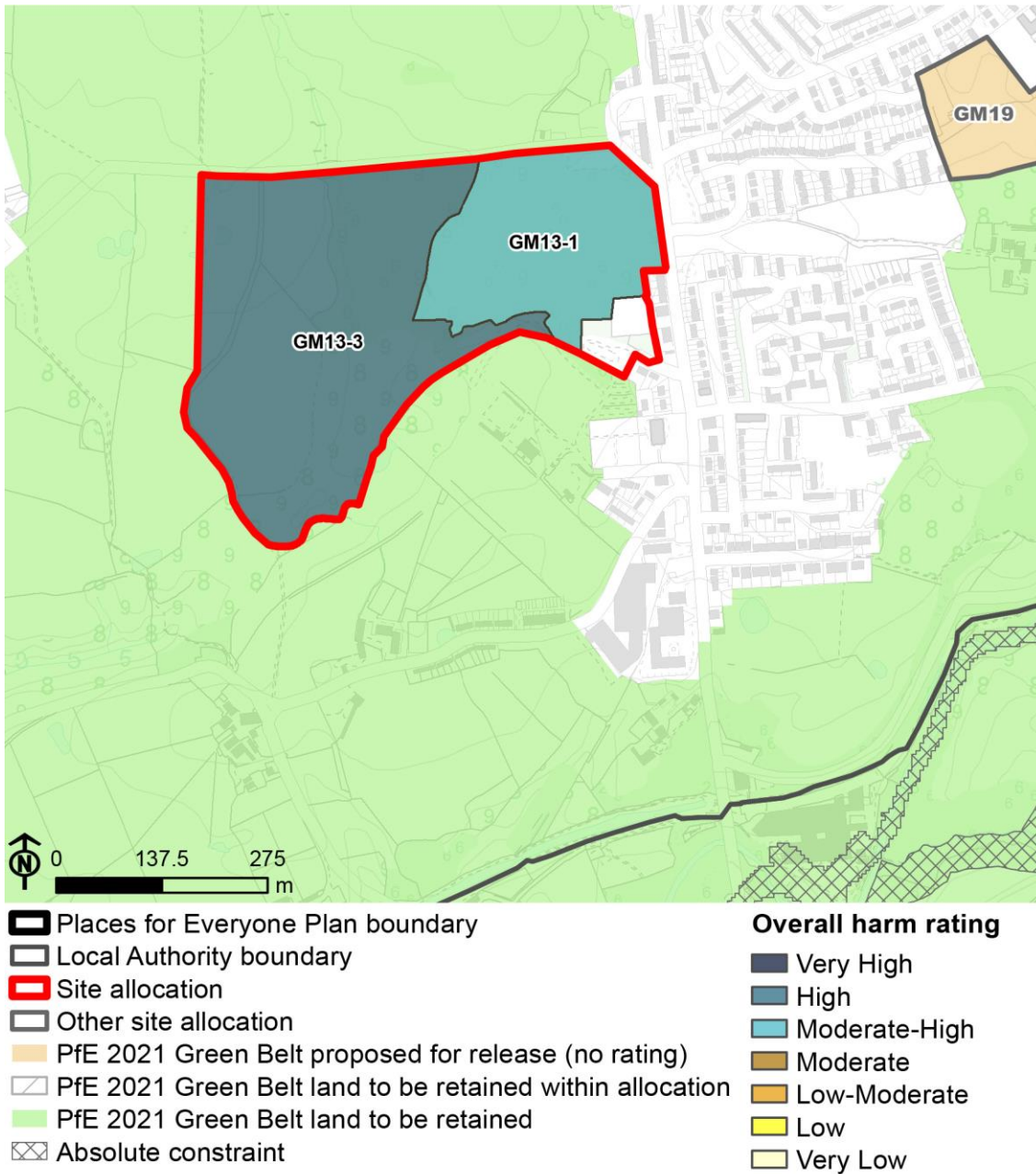
Ancient woodland

Flood zone 3

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Land to the west of Ashton Road, adjacent to Bardsley and within the Metropolitan Borough of Oldham.

GM13



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Description

The 2021 PfE Plan proposes a reduced Allocation that excludes land to the west of the farm track that runs south from Coal Pit Lane.

GM13

Analysis

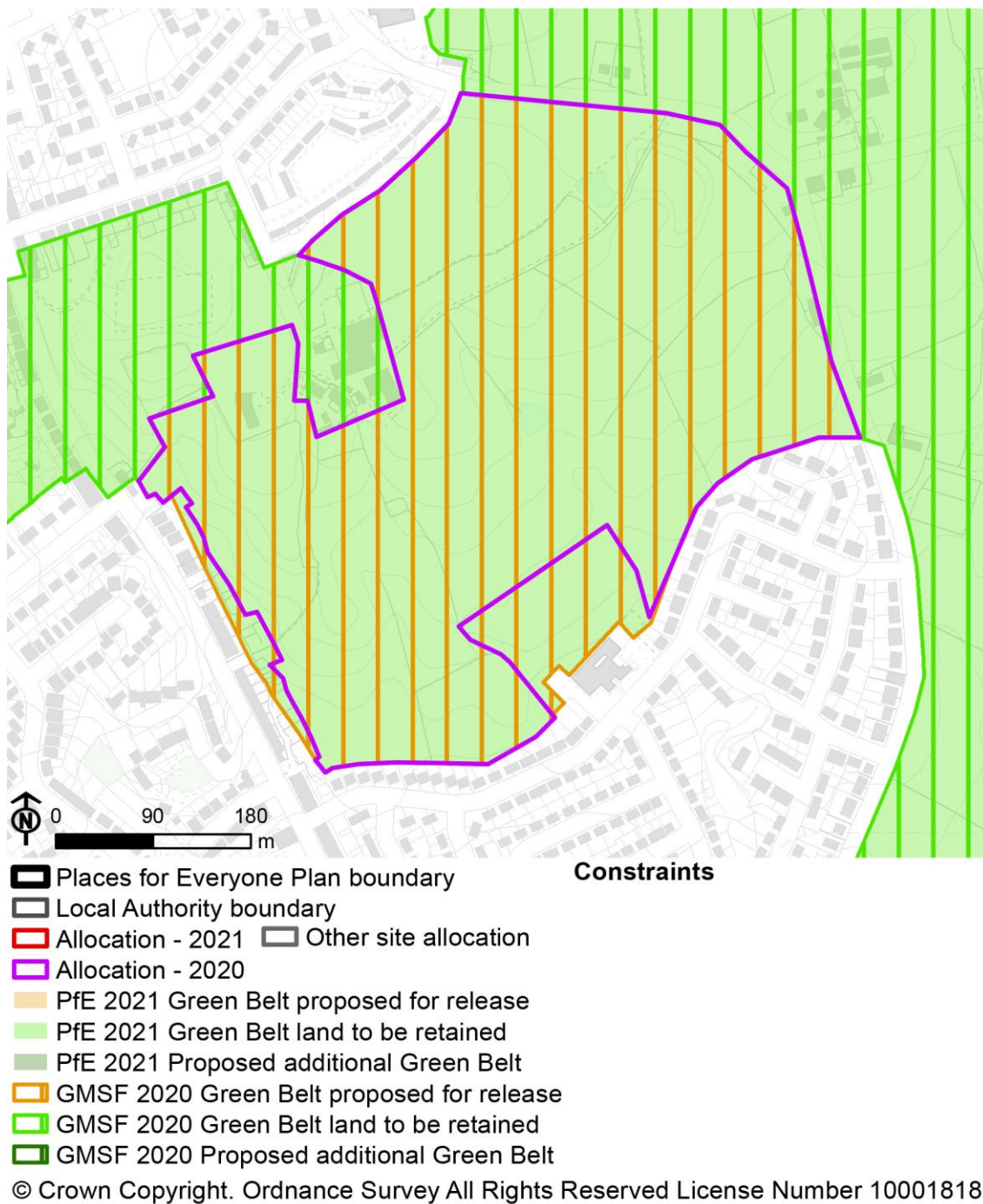
The land now proposed for retention in the Green Belt lies within an area that was added in the 2020 GMSF to the original 2019 GMSF Allocation. The addendum which assessed the proposed 2020 GMSF Allocations assigned a high harm rating to all of the land west of the former Wood Park Colliery (GM13-3), citing a strong contribution to Green Belt Purpose 1 (checking the sprawl of a large built-up area) and Purpose 3 (safeguarding the countryside from encroachment). The revised Green Belt boundary, formed by field edges, was judged to be weaker than the wooded edge of the former colliery.

Although the farm track that forms the edge of the amended Allocation can be considered a marginally stronger boundary than the poorly defined field edges to the west, it is nonetheless still a weaker boundary than the wooded edge of the colliery site. The land in GM13-3 still makes a strong contribution to Purposes 1 and 3, so the harm of release of this part of the allocation is still high. The harm of releasing the former colliery, GM13-1, is still moderate-high.

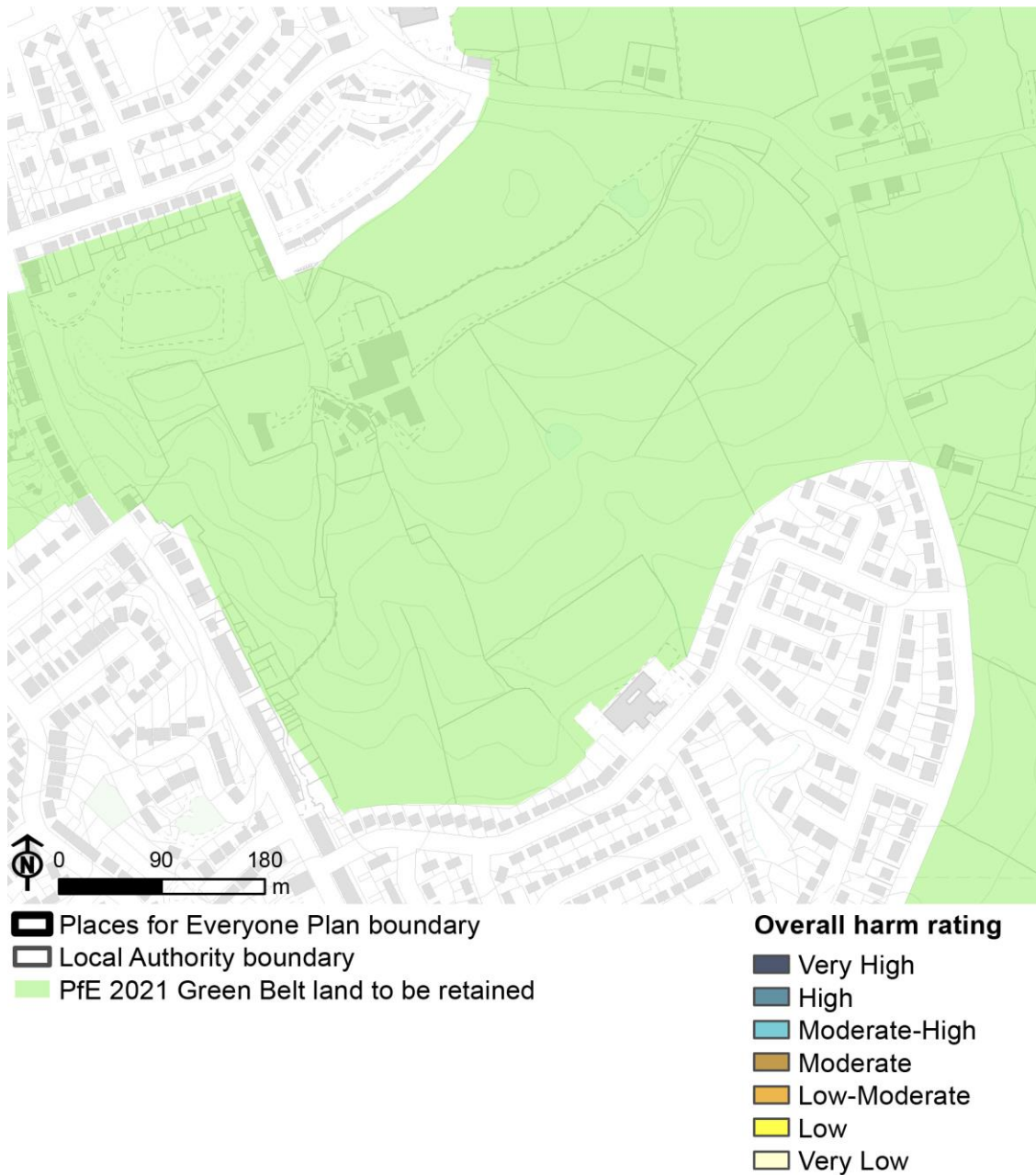
Harm of release proposed in PfE 2021

Harm Rating	2020 Area (Ha)	2021 Area (Ha)
High	19.8	13.3
Moderate-High	5.9	5.9
Total Allocation area	26.4	19.9

GM17 - Hanging Chadder



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



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Description

The 2021 PfE Plan no longer proposes to release this Allocation from the Green Belt.

GM17

Analysis

The GM Allocation 17 as proposed for release within the 2020 GMSF would have resulted in moderate-high overall harm. Its withdrawal means that there will be no harm to the Green Belt purposes.

Harm of release proposed in PfE 2021

Harm Rating	2020 Area (Ha)	2021 Area (Ha)
Moderate-High	22.7	0
Total Allocation area	22.7	0

GM18 - Robert Fletchers



▬ Places for Everyone Plan boundary

▬ Local Authority boundary

▬ Allocation - 2021 ▬ Other site allocation

▬ Allocation - 2020

▬ PfE 2021 Green Belt proposed for release

▬ PfE 2021 Green Belt land to be retained

▬ PfE 2021 Proposed additional Green Belt

▬ GMSF 2020 Green Belt proposed for release

▬ GMSF 2020 Green Belt land to be retained

▬ GMSF 2020 Proposed additional Green Belt

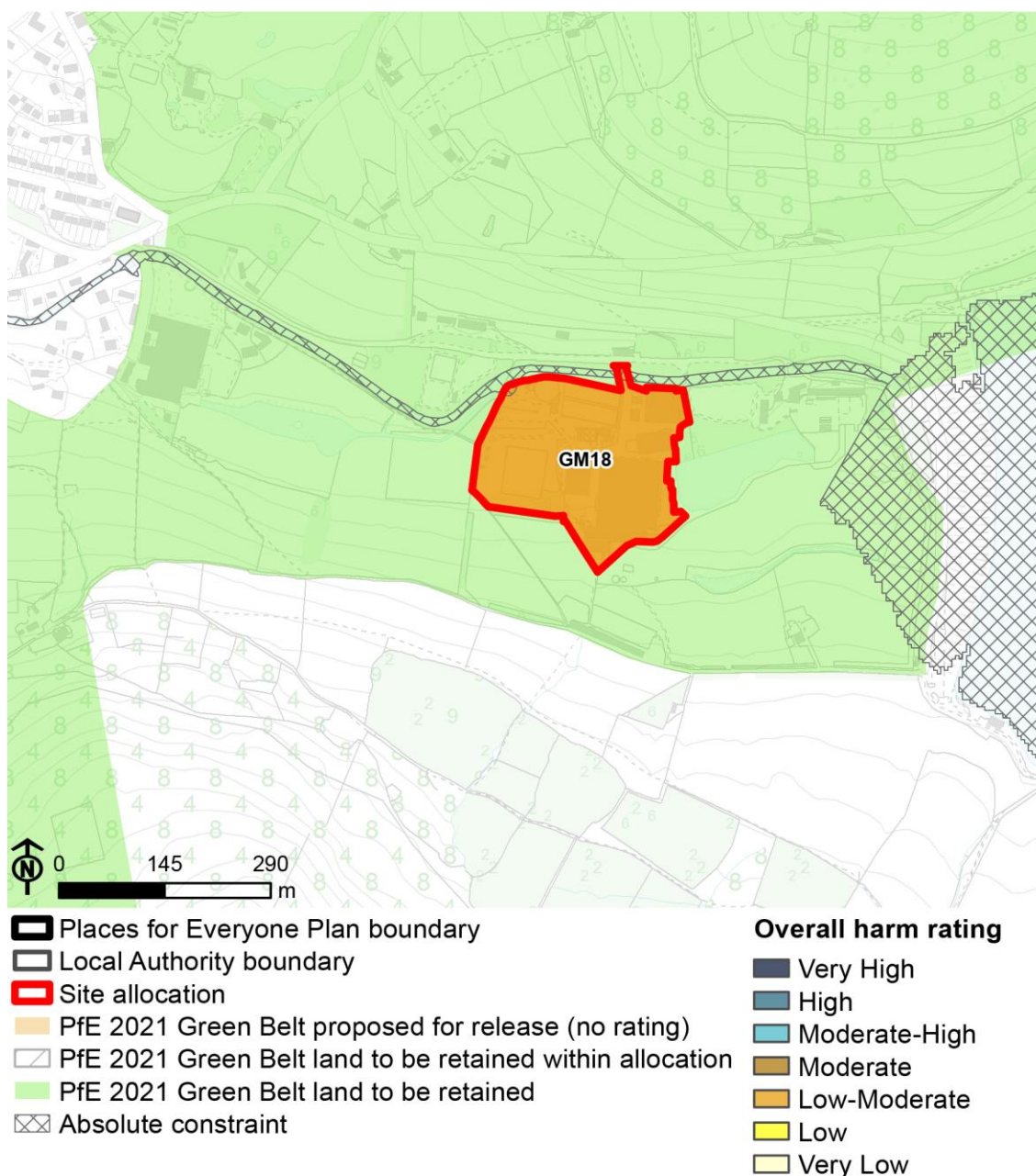
Constraints

▬ Flood zone 3

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Former mill site and surrounding open land east of Greenfield and adjacent to the Peak District National Park, within the Metropolitan Borough of Oldham.

GM18



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Description

The 2021 PfE Plan Allocation boundary is now limited to the area occupied by the former Robert Fletcher and Son's paper mill. The land between the mill site and the edge of Greenfield is now to remain in the Green Belt.

GM18

Analysis

The harm of releasing the 2019 Allocation was assessed as being moderate. This was chiefly associated with the loss of contribution to Green Belt Purpose 3 (safeguarding the countryside from encroachment) that would have resulted from the release of open countryside in between the mill buildings and the edge of Greenfield. Impact on the remaining Green Belt was considered to be negligible, given the degree of constraint associated with the proximity of the Peak District National Park to the south and east of the site, and with the wooded valley side forming a strong boundary to the north. Much of the area now proposed for release is occupied by built development that diminishes Green Belt openness, and the remainder of the site, although it contains some tree cover and some storage areas (including a former water body), is significantly influenced by that built development. The revised Allocation therefore makes only a relatively limited contribution to Purpose 3, and its degree of separation from the urban edge, relative to its size, together the extent of development on the site, means that it does not contribute to preventing the sprawl of the large built-up area of Greater Manchester. There is no change to the 2019 ratings for contribution to other Green Belt purposes. However, whereas the impact on adjacent Green Belt of the proposed 2019 release was considered to be negligible, the now-retained Green Belt land between the Allocation and the edge of Greenfield would be subject to a slightly greater degree of urbanising containment, which would constitute a minor impact on its strength. The release of the revised GM18 Allocation would therefore cause low-moderate harm to the Green Belt purposes.

Harm of release proposed in PfE 2021

Harm Rating	2020 Area (Ha)	2021 Area (Ha)
Moderate	17	0
Low-Moderate	0	5.4
Retained Green Belt	15.2	0
Total Allocation area	32.3	5.4

GM31 - East of Boothstown



Places for Everyone Plan boundary

Local Authority boundary

Allocation - 2021

Allocation - 2020

PfE 2021 Green Belt proposed for release

PfE 2021 Green Belt land to be retained

PfE 2021 Proposed additional Green Belt

GMSF 2020 Green Belt proposed for release

GMSF 2020 Green Belt land to be retained

GMSF 2020 Proposed additional Green Belt

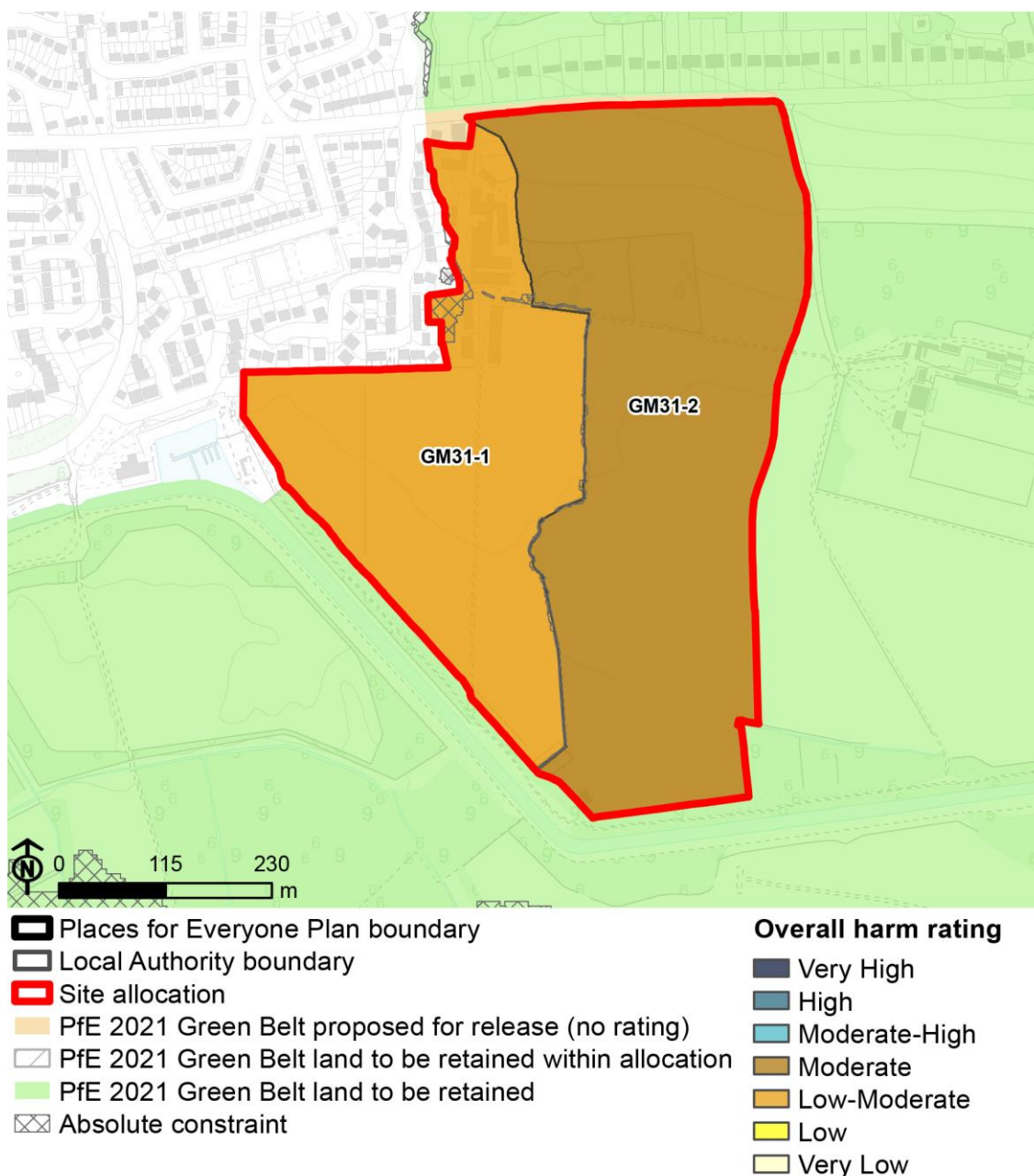
Constraints

Flood zone 3

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Farmland to the east of Boothstown and adjacent to the Bridgewater Canal, within the City of Salford.

GM31



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Description

The 2021 PfE Plan Allocation boundary has been revised slightly in order to align with a new road created at the boundary of the RHS Bridgewater site, and to exclude the edge of a woodland block at its south-eastern corner.

GM31

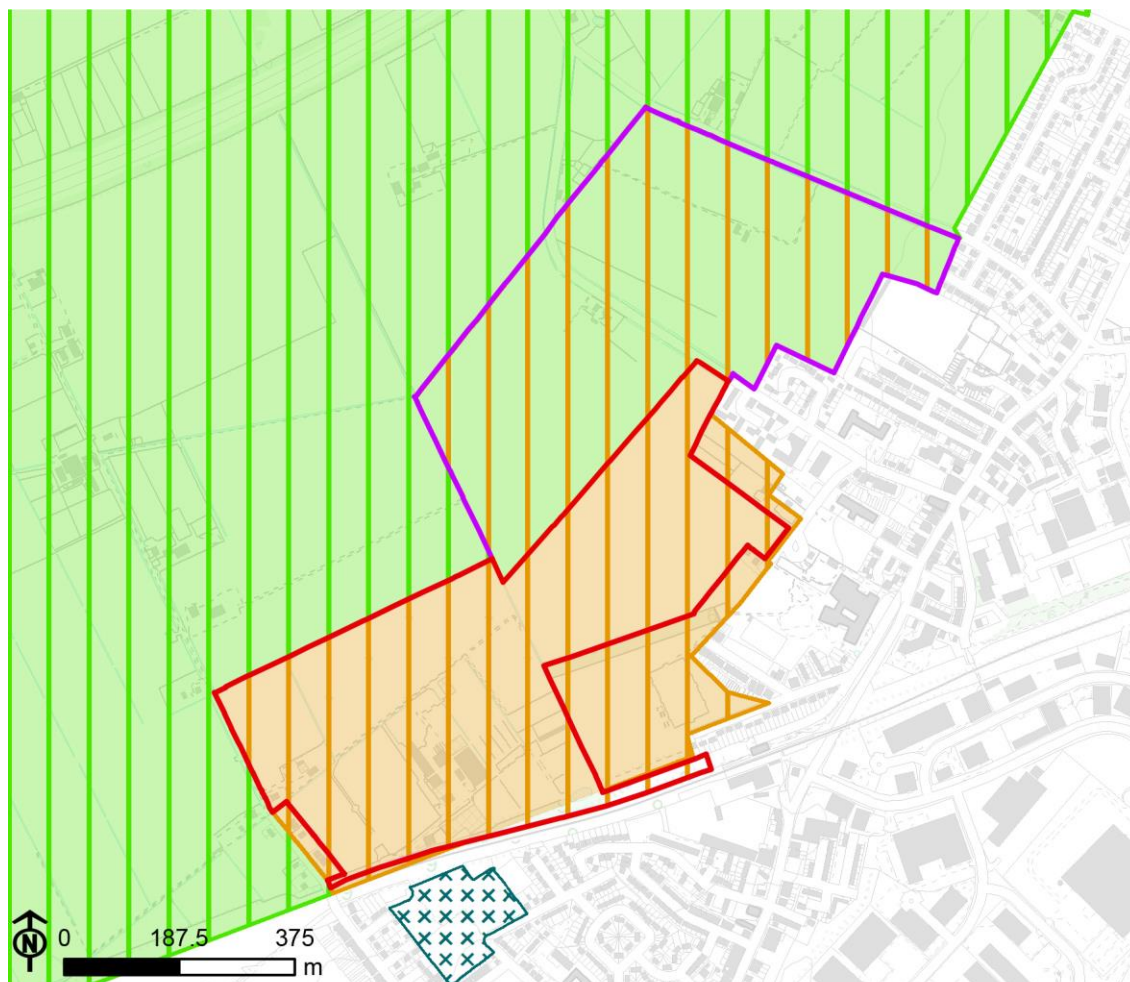
Analysis

The slight expansion of the Allocation out to the new road makes little difference to the area of land released, and creates a logical Green Belt boundary following a defined physical feature. The area of woodland affected by the original Allocation boundary was too small to assess as a distinct area, given the strategic nature of the assessment. It's exclusion from the GM31 Allocation therefore has no bearing on the harm assessment findings. Harm of release of sub-area GM31-2 within the Allocation is, therefore, still moderate.

Harm of release proposed in PfE 2021

Harm Rating	2020 Area (Ha)	2021 Area (Ha)
Moderate	17.4	18.2
Low-Moderate	11.6	11.6
Total Allocation area	29.1	29.8

GM32 - North of Irlam Station



Places for Everyone Plan boundary

Local Authority boundary

Allocation - 2021

Allocation - 2020

PfE 2021 Green Belt proposed for release

PfE 2021 Green Belt land to be retained

PfE 2021 Proposed additional Green Belt

GMSF 2020 Green Belt proposed for release

GMSF 2020 Green Belt land to be retained

GMSF 2020 Proposed additional Green Belt

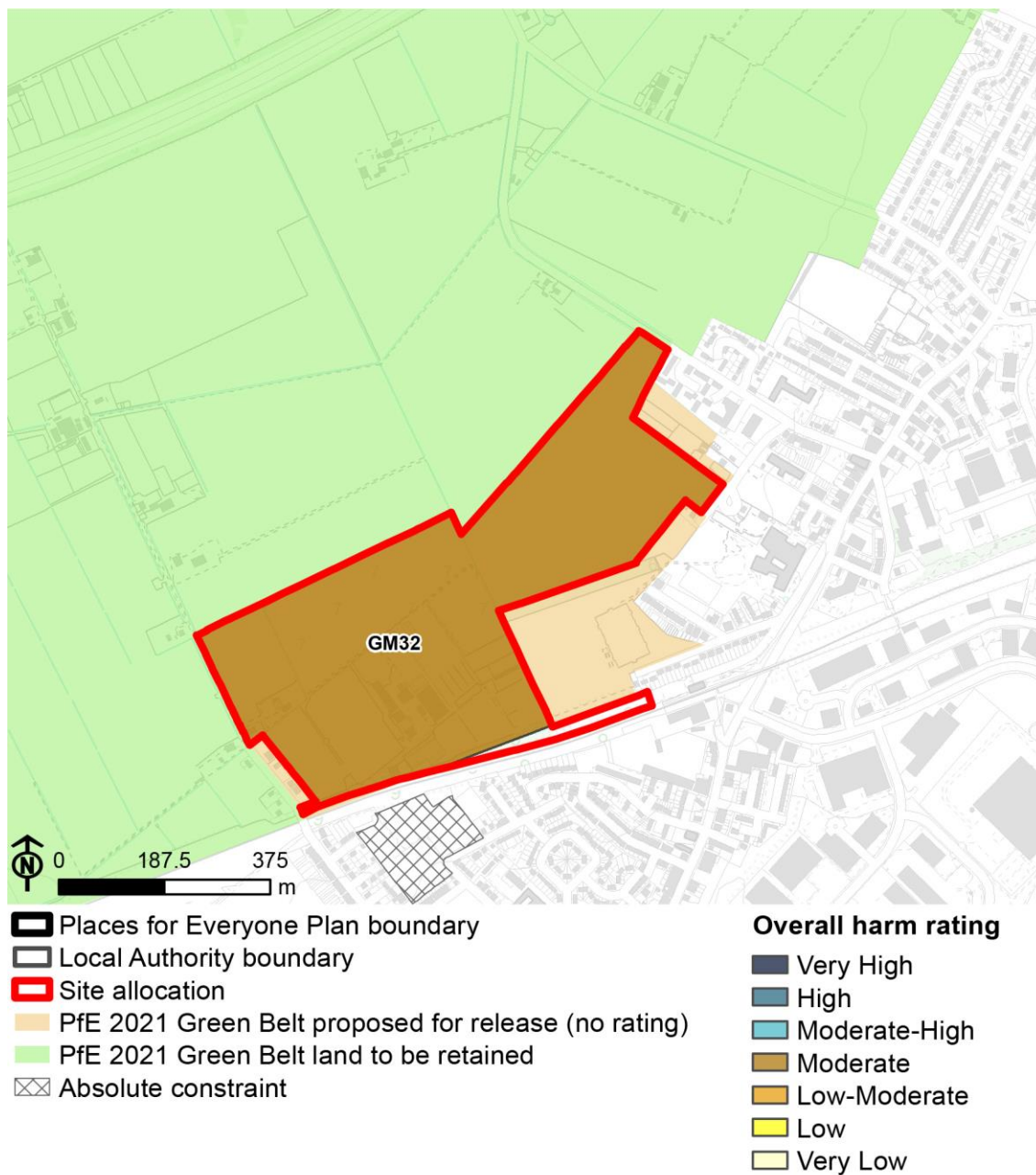
Constraints

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

The 2021 PfE Plan excludes a large field adjacent to Astley Road from the Allocation boundary.

GM32

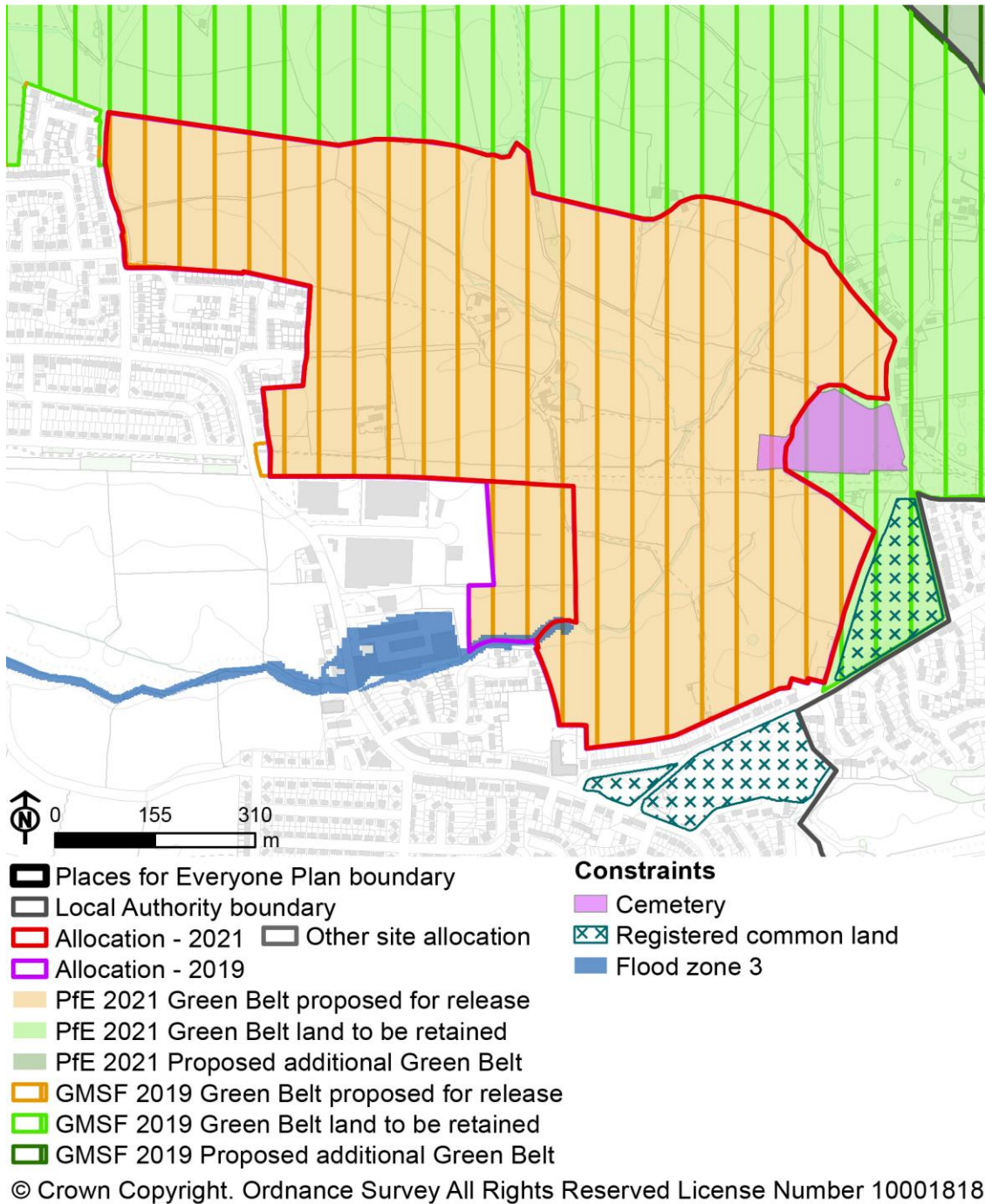
Analysis

Although it constitutes a significant reduction in the size of the Allocation, the retention of the northernmost field does not alter the moderate harm rating given to the original 2019 GMSF Allocation, and to the slightly reduced 2020 GMSF Allocation. The field that will be retained in the Green Belt does not make a significantly 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 only by a shallow ditch and several trees; neither constitutes a strong boundary, but the existing inset settlement edge to the east is also weakly defined.

Harm of release proposed in PfE 2021

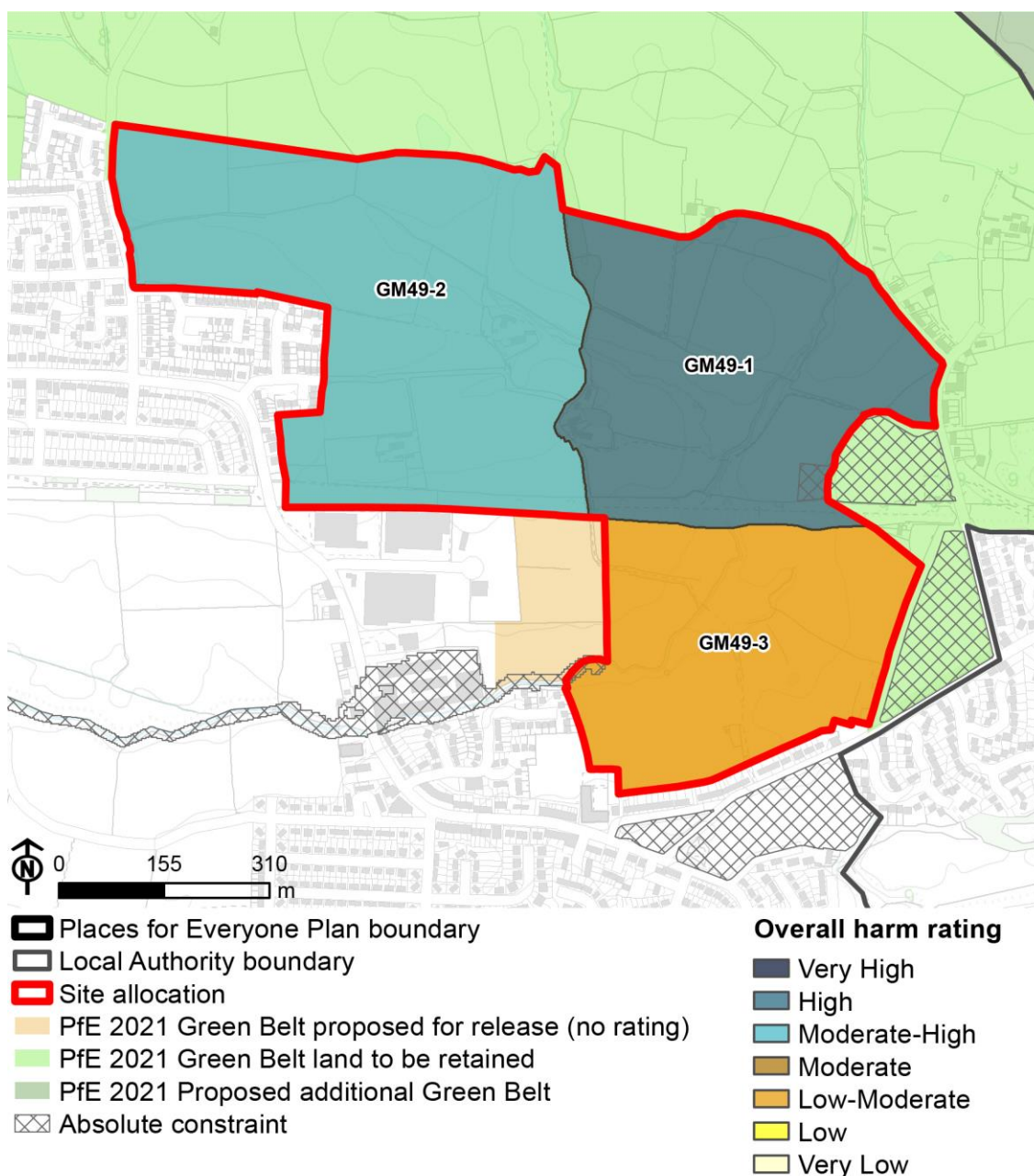
Harm Rating	2020 Area (Ha)	2021 Area (Ha)
Moderate	57.9	29.2
Total Allocation area	58.8	30

GM49 - North of Mosley Common



Farmland at Mosley Common, lying between Tyldesley & Astley and Boothstown & Ellenbrook, within the Metropolitan Borough of Wigan.

GM49



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Description

An amendment was made in the 2020 GMSF to the allocation boundary shown in the 2019 GMSF, to exclude land at Parr Brow which is currently a scrap metal recycling centre but which has planning permission for residential development. This amendment should have been reported in the 2020 GMSF but was inadvertently omitted. There has been no subsequent change to the allocation in the 2021 PfE Plan.

GM49

Analysis

There is no change in the area to be released from the Green Belt, only in the extent of that area which is included within the allocation boundary. The area now to be excluded from the allocation forms part of a larger area that was rated at low-moderate harm in the original Green Belt harm assessment, and the boundary alteration makes no difference to the harm assessment for the area remaining within the allocation.

Harm of release proposed in PfE 2021

Harm Rating	2019 Area (Ha)	2021 Area (Ha)
High	19.4	19.4
Moderate-High	26.5	26.5
Low-Moderate	15.2	15.2
Total Allocation area	61.3	61.3









Chapter 3

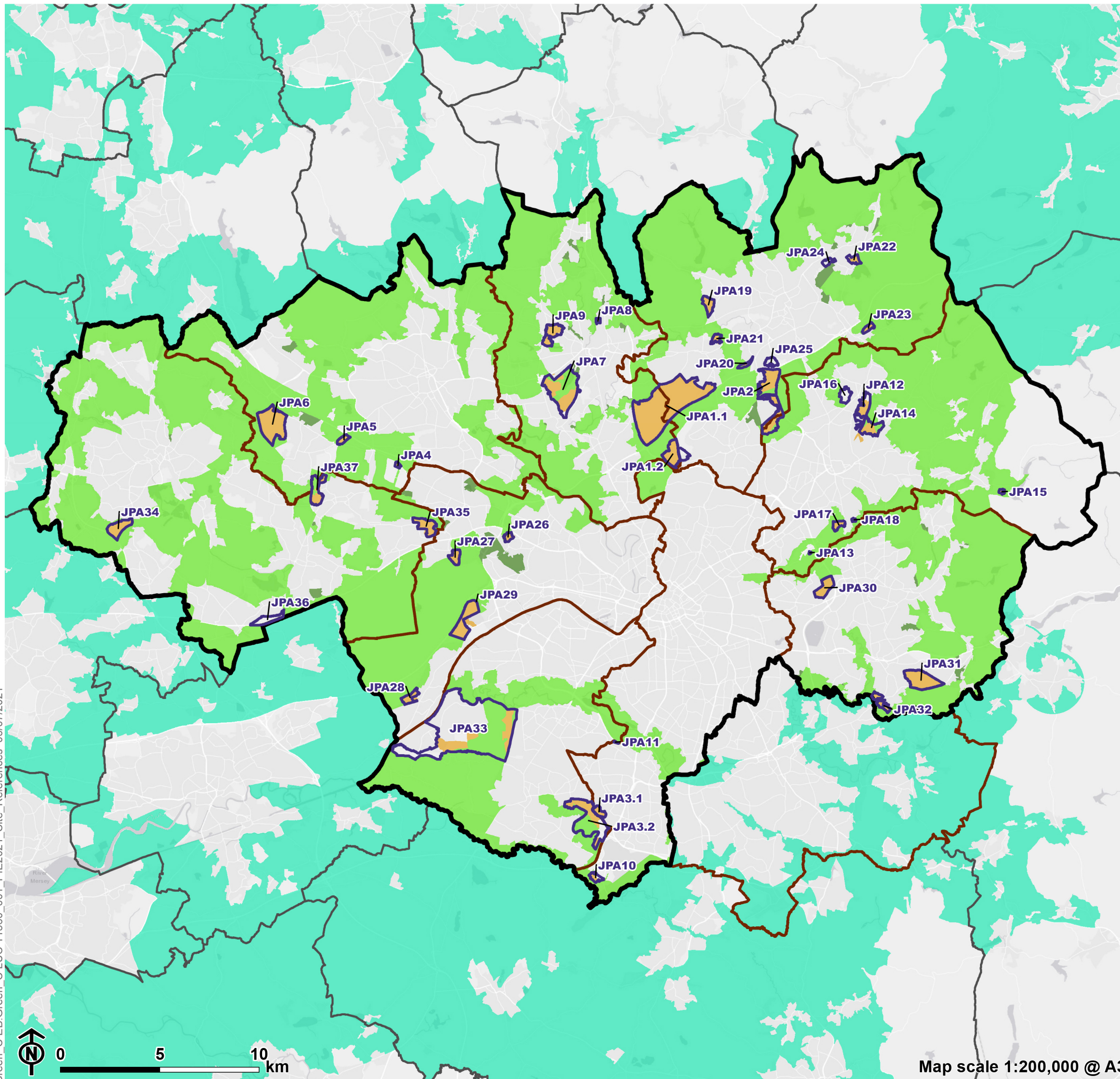
Summary

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 2020 (taken from the assessments of proposed 2019 GMSF allocations and the addendum of 2020 GMSF changes), to provide comparative totals. It only takes into consideration the allocations within the current PfE Plan area. The following Figures 3.1a to 3.1j illustrate the harm ratings across the PfE Plan area as a whole, and across each constituent Metropolitan Borough, for the 2021 PfE Plan allocations, replacing the maps provided in Figures 3.1a to 3.1k of the assessment of 2020 addendum.

Harm Rating	2020 GMSF (hectares) [See reference 7]	2021 PfE Plan (hectares) [See reference 7]	Change in Area (hectares)
Very High	418.1	418.1	0
High	777.0	760.2	- 16.8
Moderate-High	359.3	336.5	- 22.8
Moderate	534.6	489.1	- 45.5
Low-Moderate	175.1	180.5	+ 5.4
Low	11.3	11.3	0
Very Low	143.3	143.3	0
Total Released Green Belt (within allocations)	2422.1	2339.0	- 83.1
Total Retained Green Belt (within Allocations)	696.6	691.3	- 5.3
Total Allocation	3966.6	3856.9	- 109.7

PfE 2021 Site References

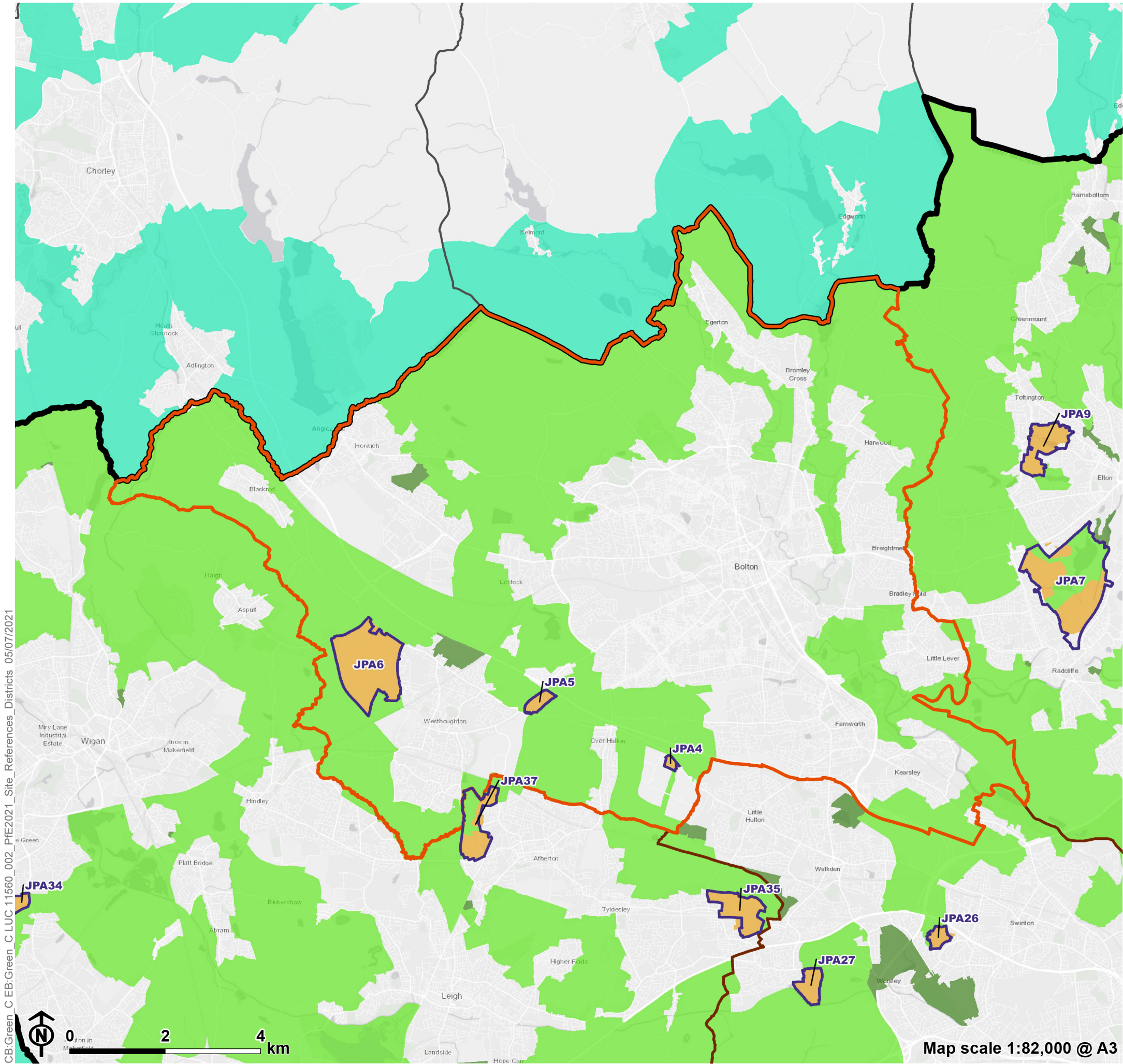
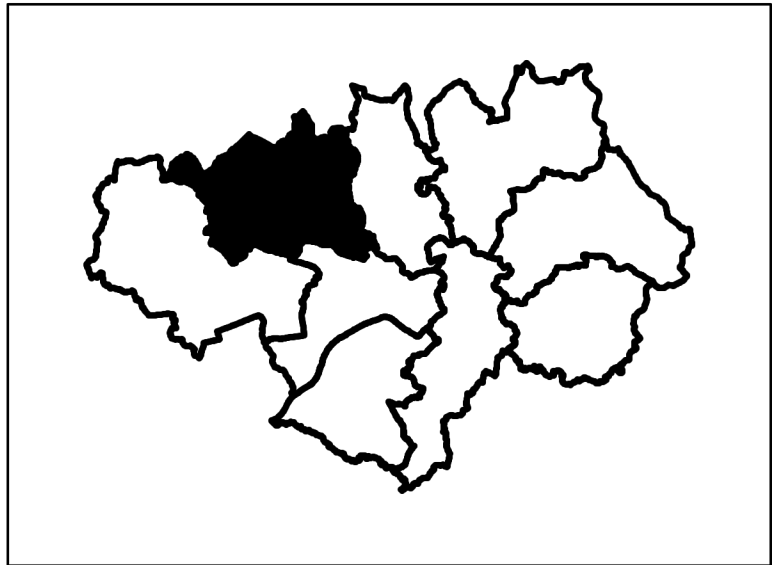
-  Places for Everyone Plan boundary
-  Greater Manchester Local Authority boundary
-  Other Local Authority boundary
-  Site allocation
-  PfE 2021 Green Belt proposed for release
-  PfE 2021 Green Belt land to be retained
-  PfE 2021 Proposed additional Green Belt
-  Green Belt outside PfE boundary



Map scale 1:200,000 @ A3










PfE 2021 Site References:
Bolton Metropolitan Borough Council

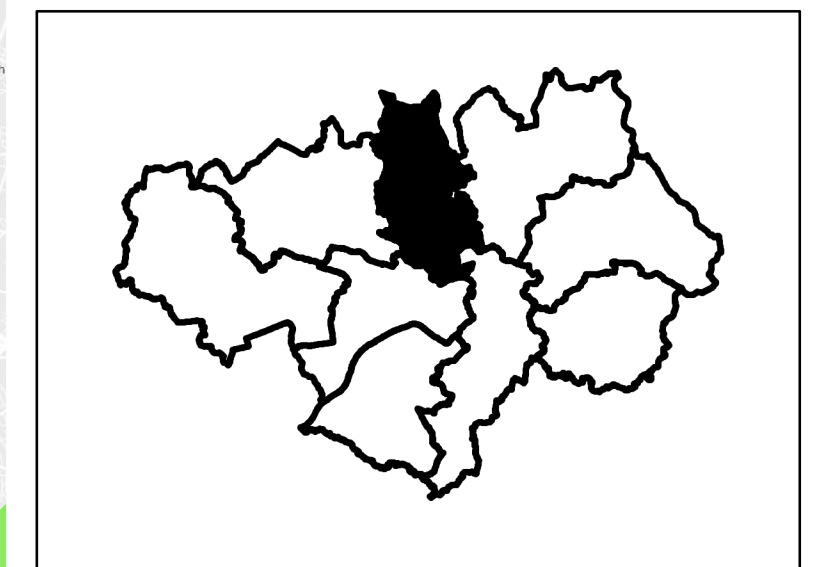
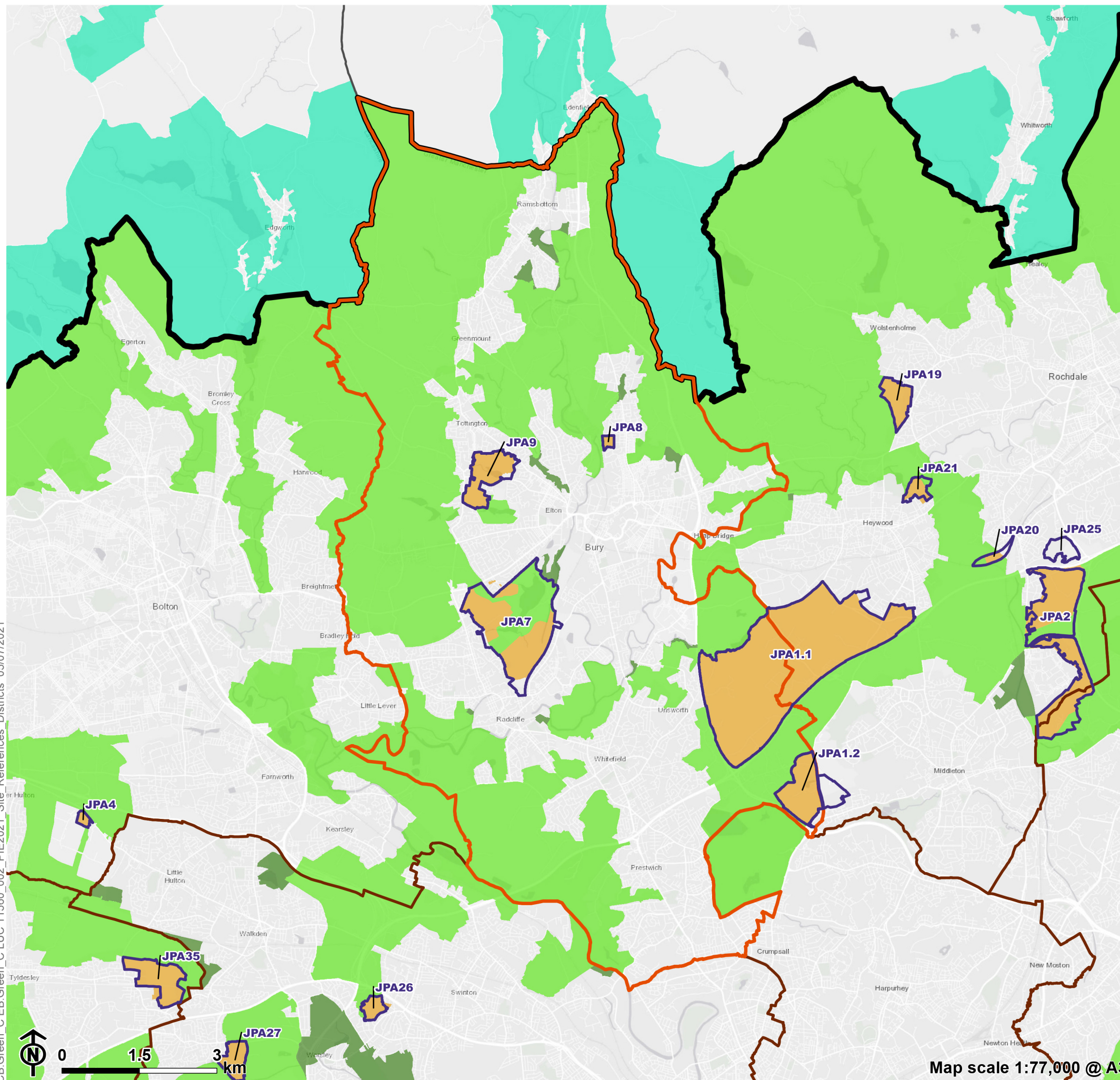
- Places for Everyone Plan boundary
- Bolton Borough boundary
- Greater Manchester Local Authority boundary
- Other Local Authority boundary
- Site allocation
- PfE 2021 Green Belt proposed for release
- PfE 2021 Green Belt land to be retained
- PfE 2021 Proposed additional Green Belt
- Green Belt outside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



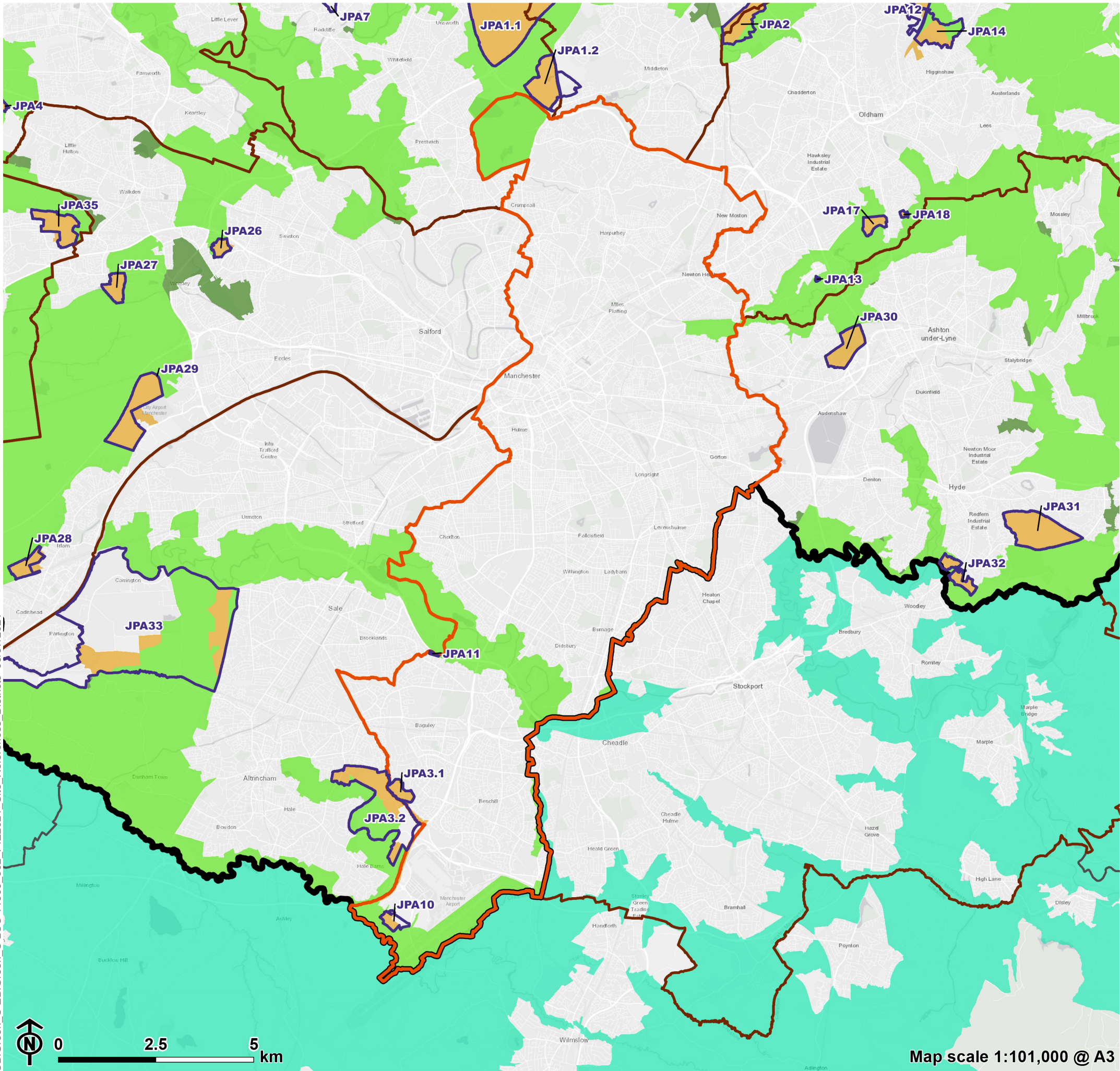
CB:Green_CEB:Green_C LUC 11560_002_PfE2021_Site_References_Districts_05/07/2021

PfE 2021 Site References: Bury Metropolitan Borough Council

-  Places for Everyone Plan boundary
-  Bury Borough 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

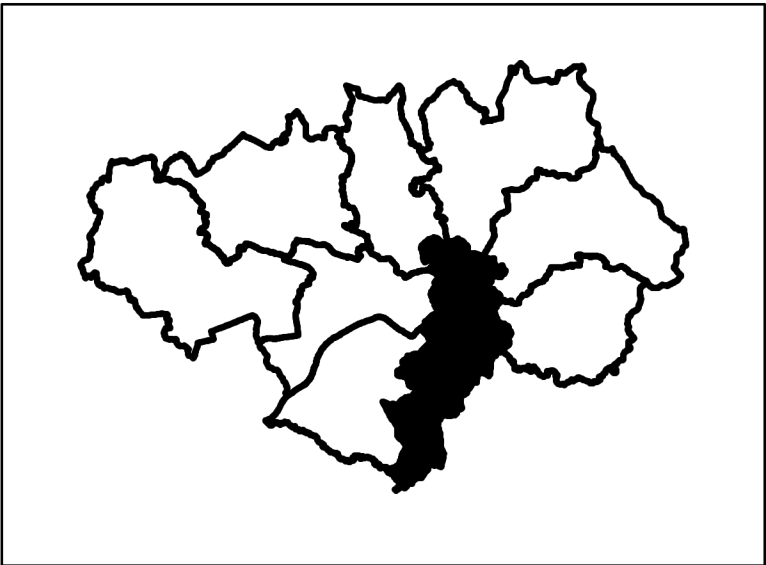


CB:Green_C EB:Green_C LUC 11560_002_PfE2021 Site References Districts 05/07/2021



PfE 2021 Site References:
Manchester City Council

- Places for Everyone Plan boundary
- Manchester City 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

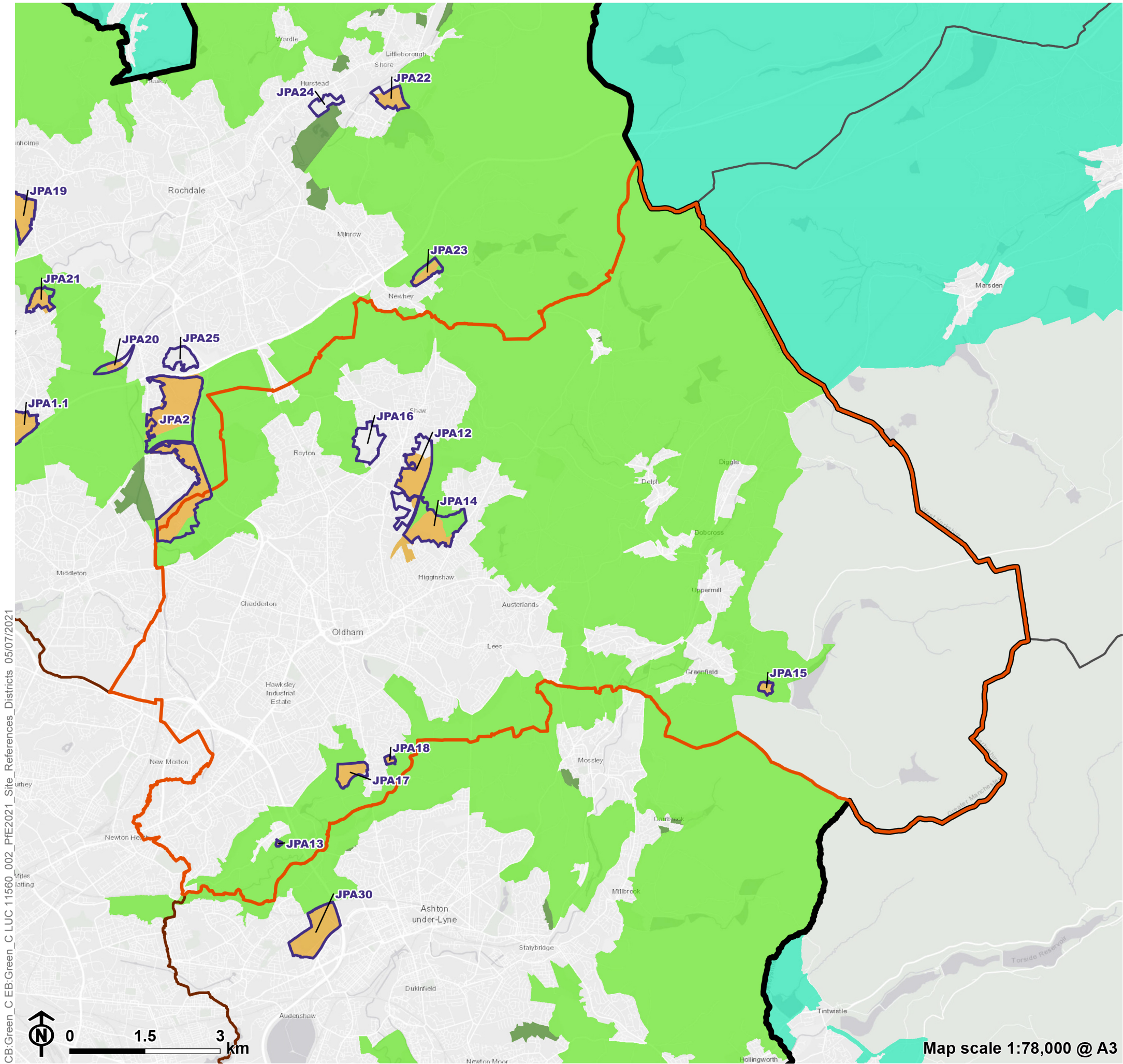
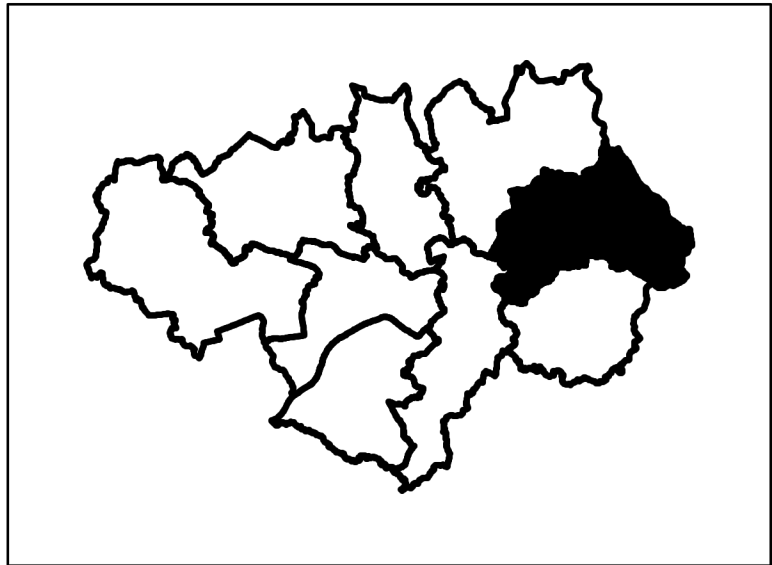


CB:Green_CEB:Green_C LUC 11560_002 PfE2021 Site References Districts 05/07/2021



**PfE 2021 Site References:
Oldham Metropolitan Borough Council**

- Places for Everyone Plan boundary
- Oldham Borough 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

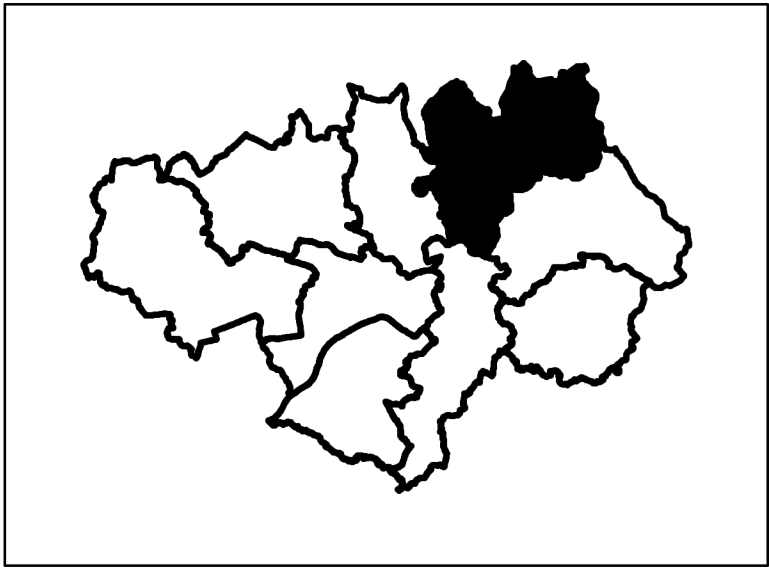
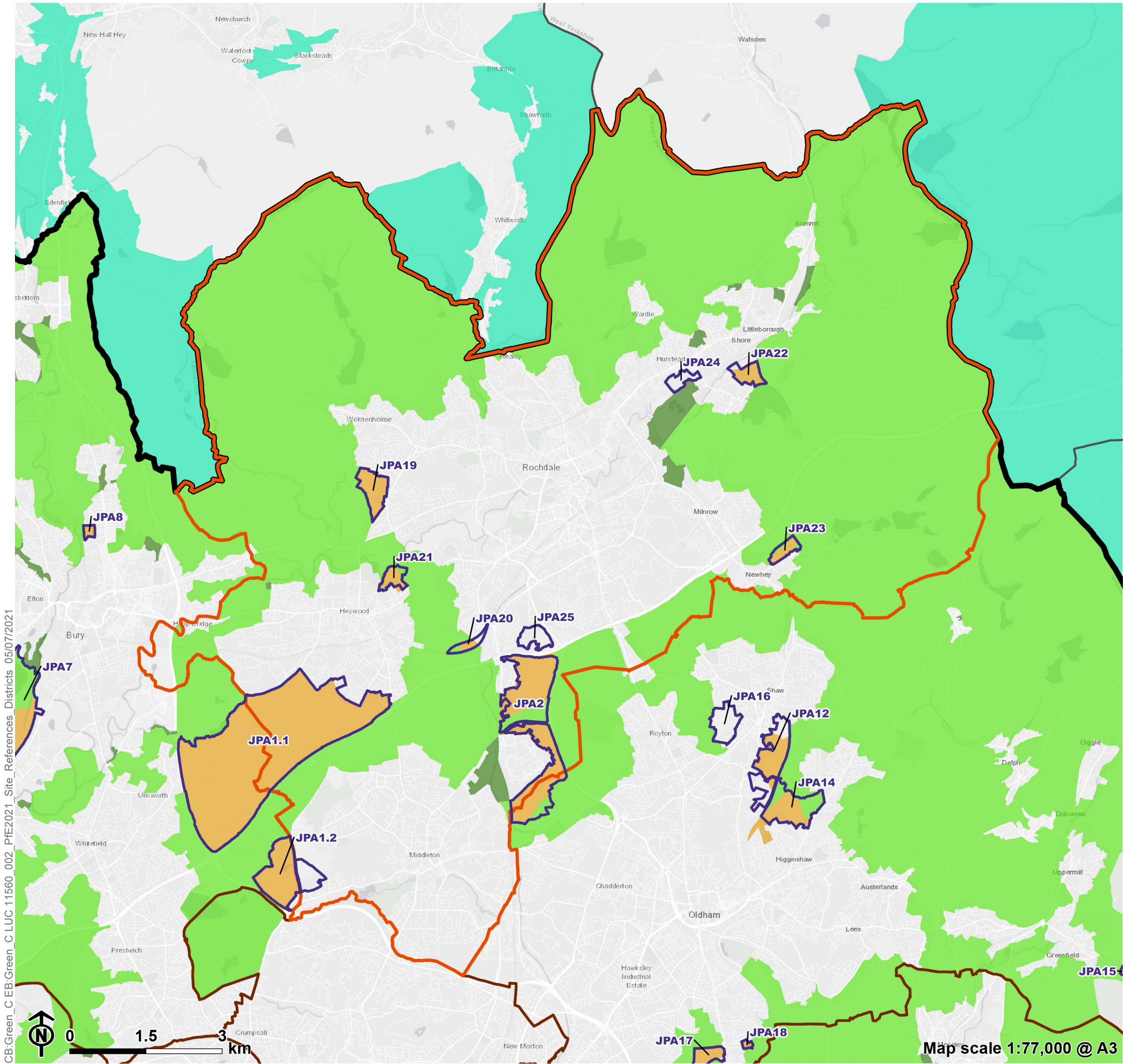


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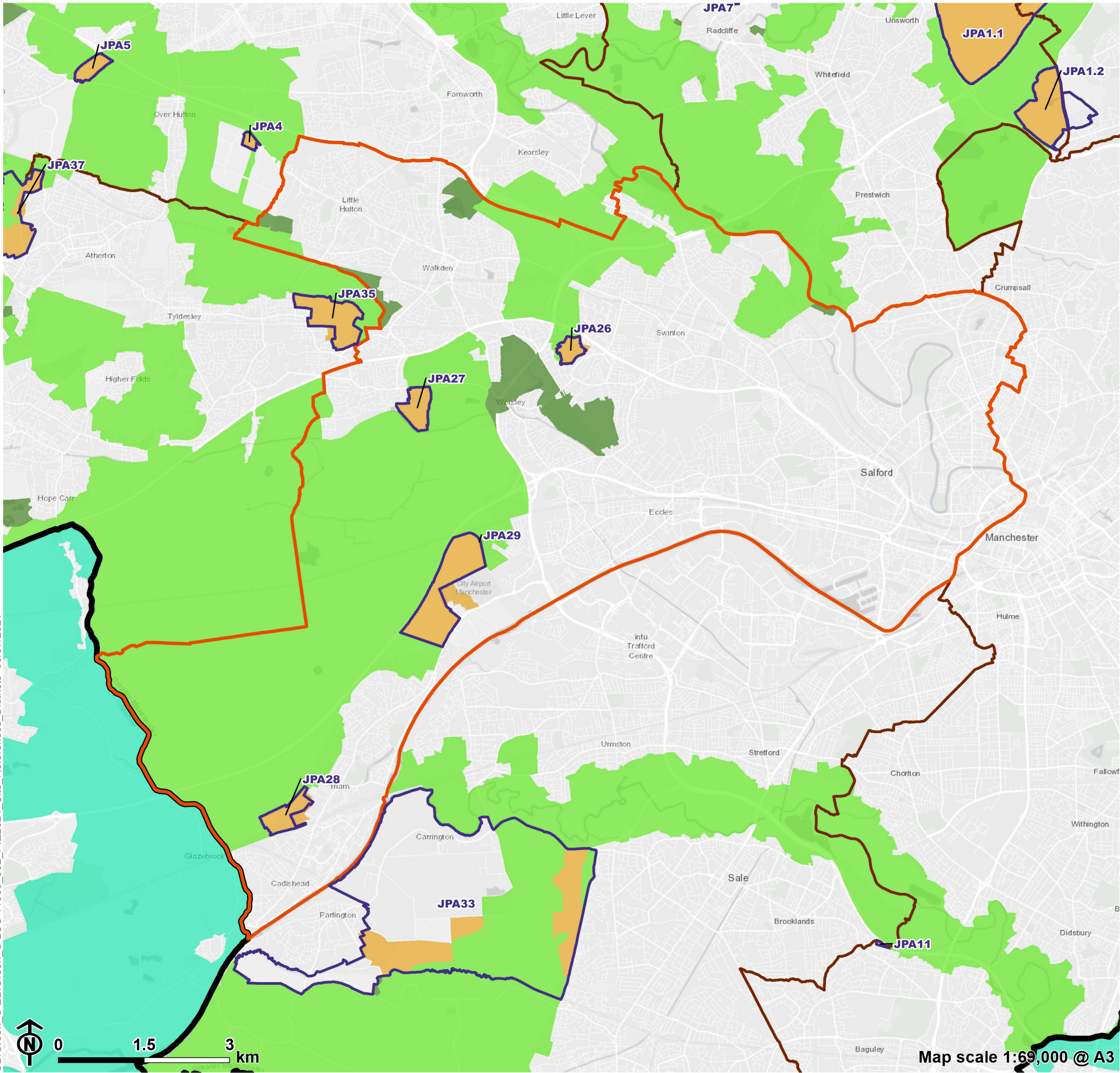


**PfE 2021 Site References:
Rochdale Metropolitan Borough Council**










- Places for Everyone Plan boundary
- Rochdale Borough 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

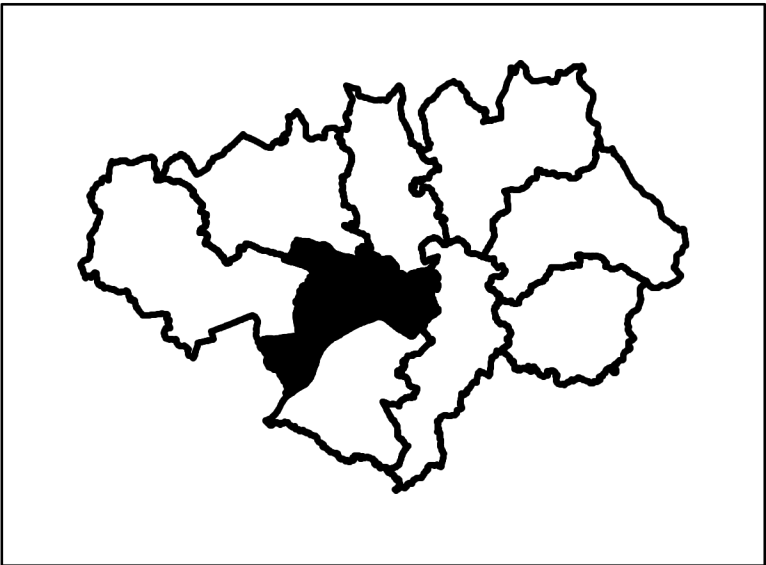


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**PfE 2021 Site References:
Salford City Council**

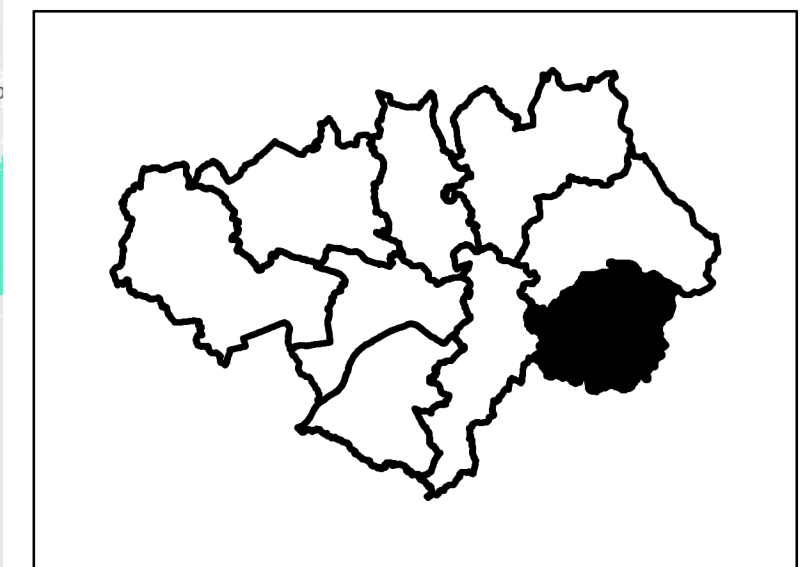
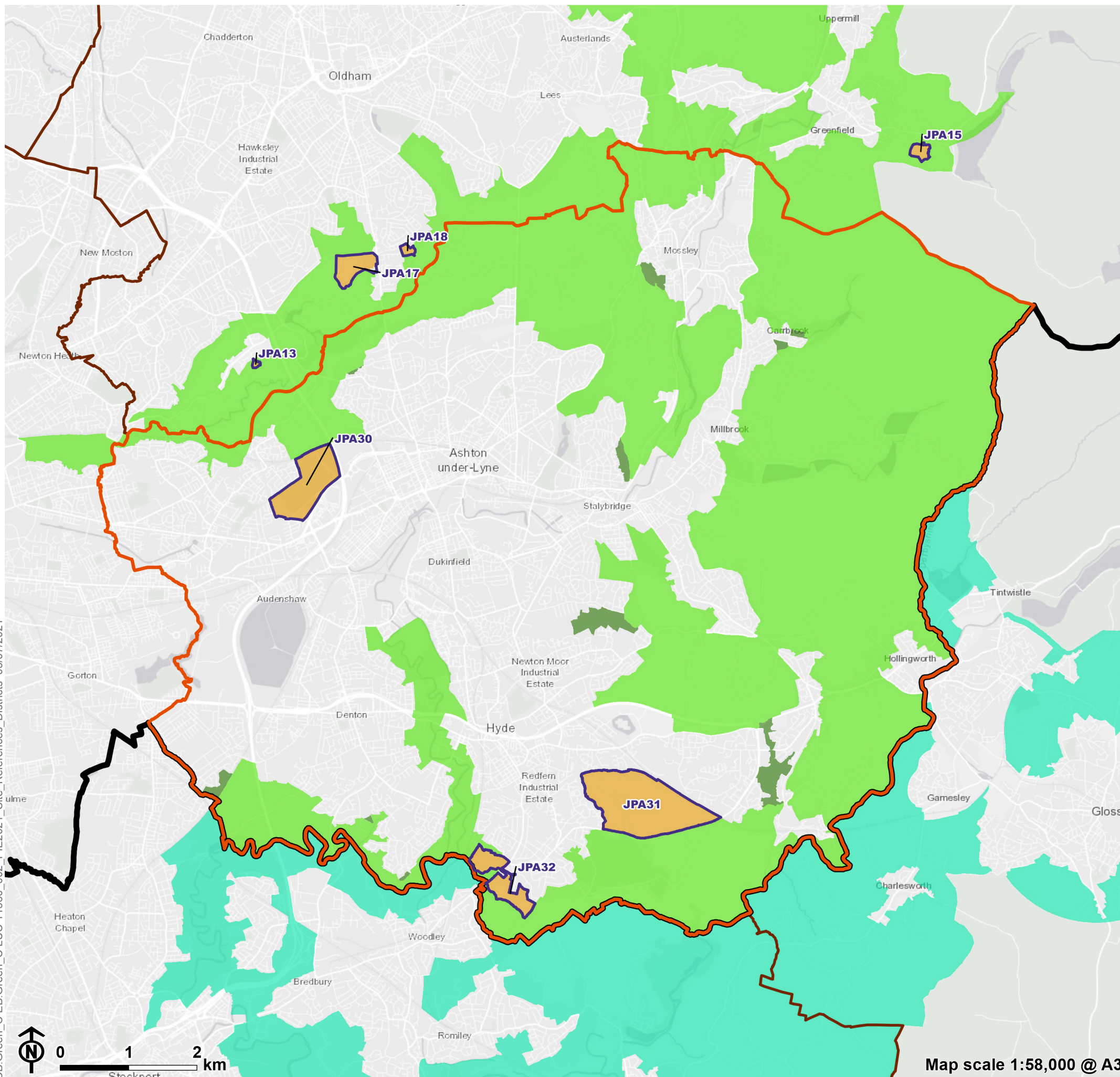
-  Places for Everyone Plan boundary
-  Salford City boundary
-  Greater Manchester Local Authority boundary
-  Other Local Authority boundary
-  Site allocation
-  PfE 2021 Green Belt proposed for release
-  PfE 2021 Green Belt land to be retained
-  PfE 2021 Proposed additional Green Belt
-  Green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



CB:Green_CEB:Green_C LUC 11560_002_PfE2021 Site References_Districts 05/07/2021

PfE 2021 Site References: Tameside Metropolitan Borough Council

-  Places for Everyone Plan boundary
-  Tameside Borough 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



CB:Green_C EB:Green_C LUC 11560_002 PfE2021 Site References_Districts 05/07/2021

PfE 2021 Site References:
Trafford Metropolitan Borough Council

- Places for Everyone Plan boundary

Trafford Borough boundary

Greater Manchester Local Authority boundary

Other Local Authority boundary

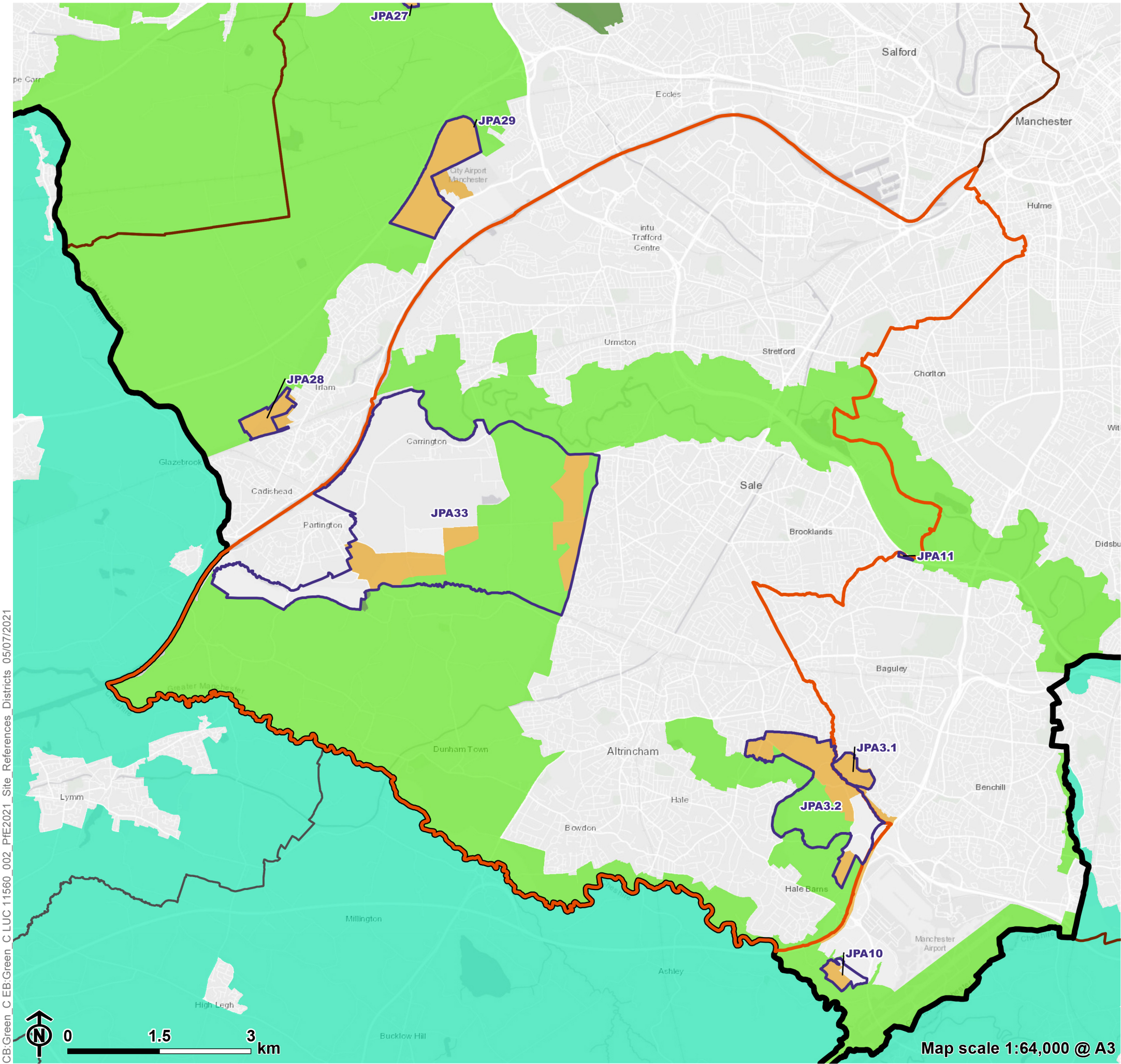
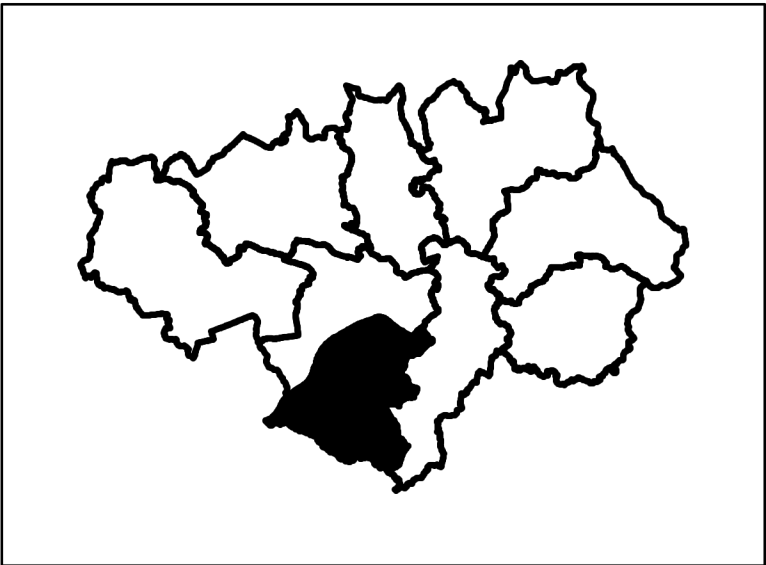
Site allocation

PfE 2021 Green Belt proposed for release

PfE 2021 Green Belt land to be retained










PfE 2021 Proposed additional Green Belt

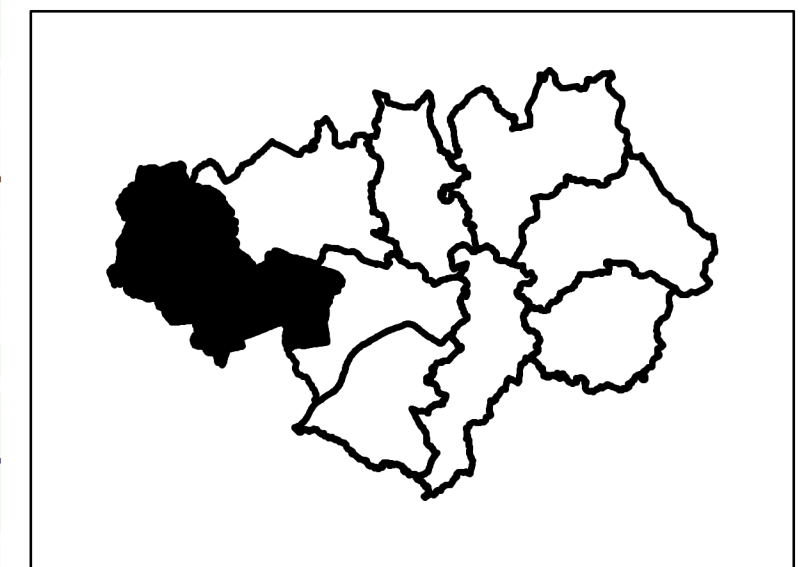
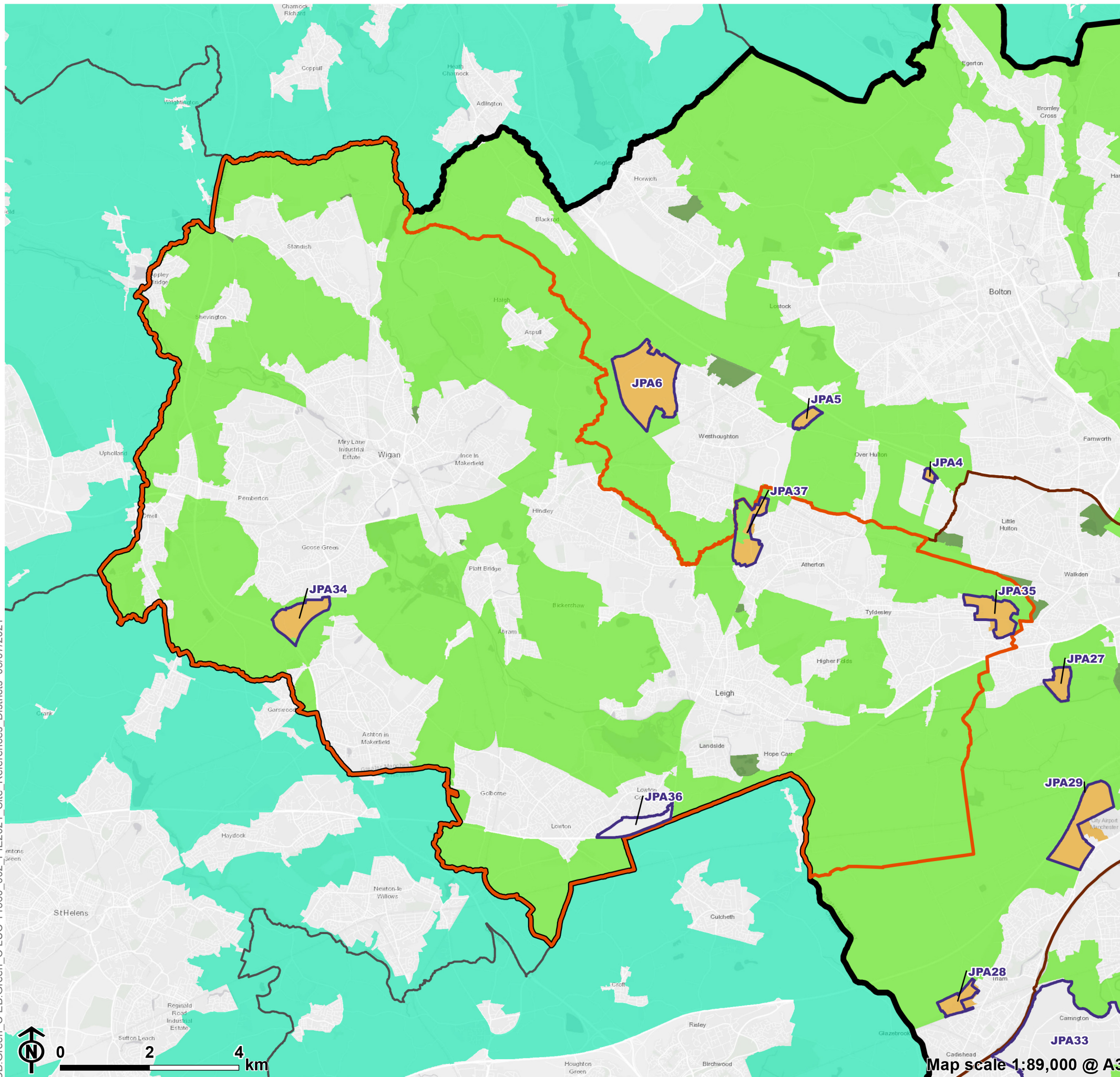
Green Belt outside PfE boundary



CB:Green_C EB:Green_C LUC 11560_002 PfE2021 Site References Districts 05/07/2021

PfE 2021 Site References: Wigan Metropolitan Borough Council

-  Places for Everyone Plan boundary
-  Wigan Borough 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



CB:Green_CEB:Green_C LUC 11560_002_PfE2021 Site References Districts 05/07/2021

References

- 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).
- 5 Stage 2 Greater Manchester Green Belt Study – Addendum: Contribution Assessment of Proposed 2021 PfE Green Belt Additions (LUC, June 2021).
- 6 Stage 2 Greater Manchester Green Belt Study – Addendum: Cumulative Assessment of Proposed 2021 PfE Allocations and Additions (LUC, June 2021).
- 7 The 2020 figures exclude former GMSF 2020 allocations that are now outside of the PfE Plan area. They also exclude the area within GM Allocation 49 (North of Mosley Common) that is included in the analysis of changes in this report but which reflects a change between GMSF 2019 and GMSF 2020, rather than a change between GMSF 2020 and PfE 2021. 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.

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Report produced by LUC

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