

Stage 2 Greater Manchester Green Belt Study

Addendum: Assessment of Proposed 2021 PfE Plan Green Belt Additions

Greater Manchester Combined Authority

Final report

Prepared by LUC

June 2021



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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

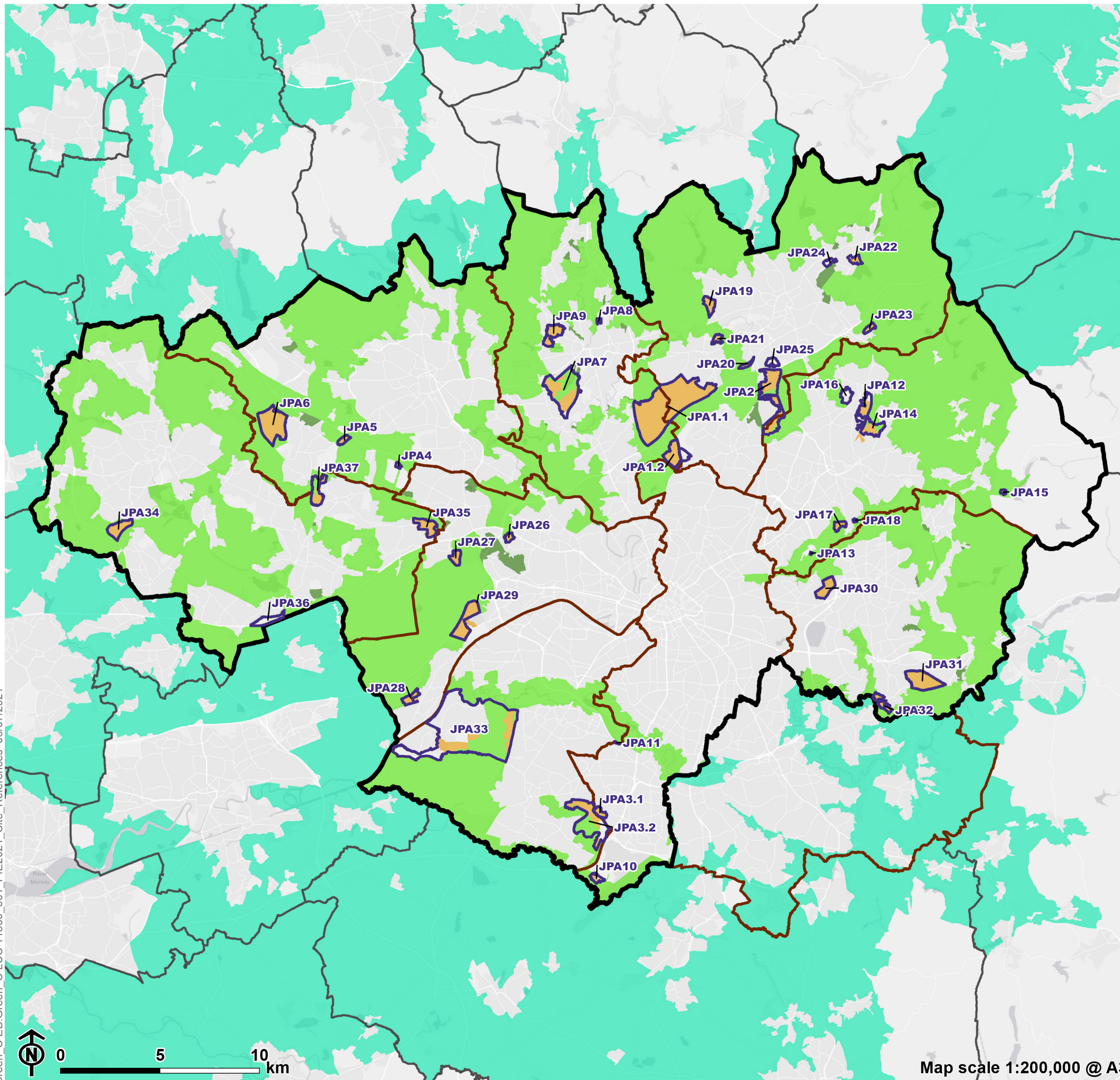
District	LUC Allocation Ref	LUC Allocation Name	GMSF 2020 policy number	2020 GMSF / 2021 PfE Allocation Name	2021 PfE policy number
Manchester	GM10	Global Logistics	GMA10	Global Logistics	JPA10
Manchester	GM12	Southwick Park	GMA11	Southwick Park	JPA11
Oldham	GM14	Beal Valley	GMA12	Beal Valley	JPA12
Oldham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

Changes to Green Belt Additions Assessment

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 study was undertaken in 2020 to assess the contribution to the Green Belt purposes that would be made by the addition of new Green Belt land proposed in the 2020 Greater Manchester Spatial Framework (GMSF) [\[See reference 1\]](#). Its intention was to inform the finalisation of the proposed Green Belt changes.

1.10 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 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) [\[See reference 2\]](#) .
- An addendum to the assessment of allocations proposed in the 2019 GMSF. This considers 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 [\[See reference 3\]](#)
- An assessment of the combined effect of proposed releases and proposed new Green Belt on the strategic functioning of the Greater Manchester Green Belt [\[See reference 4\]](#).
- An analysis of the potential to enhance the beneficial use of the remaining Green Belt in the vicinity of the proposed Allocations [\[See reference 5\]](#).

1.11 This report forms an addendum to the Contribution Assessment of Proposed 2020 GMSF Green Belt Additions. It provides an updated version of the Figure 1 map from the original report, amended to reflect the absence of any alterations to the Green Belt boundary outside of the PfE Plan area, and also several amendments to proposed allocation boundaries within the PfE Plan area. It should be read in conjunction with the above reports.

Content of this addendum

1.12 There are no changes in the PfE Plan to the Green Belt additions proposed in the 2020 GMSF. Therefore, the change to the boundary of the plan area has no impact on the contribution assessments provided in the original report for this area.

1.13 However, the reference codes for Green Belt additions within Tameside and Wigan have changed as follows:

Table 1.1: PfE Plan 2021 Green Belt additions reference changes








GMSF 2020 Addition Reference	PfE 2021 Addition Reference	Site name
GBA38	GBA31	Fox Platt, Mossley
GBA39	GBA32	Manor Farm Close, Waterloo, Ashton
GBA40	GBA33	Ridge Hill Lane, Ridge Hill, Stalybridge
GBA41	GBA34	Long Row, Carrbrook, Stalybridge
GBA42	GBA35	South View, Carrbrook, Stalybridge
GBA43	GBA36	Yew Tree Lane, Dukinfield
GBA44	GBA37	Broadbottom Road, Broadbottom
GBA45	GBA38	Ardenfield, Haughton Green, Denton
GBA46	GBA39	Cemetery Road, Denton
GBA47	GBA40	Hyde Road, Mottram
GBA48	GBA41	Ashworth Lane, Mottram
GBA49	GBA42	Horses Field, Danebank, Denton

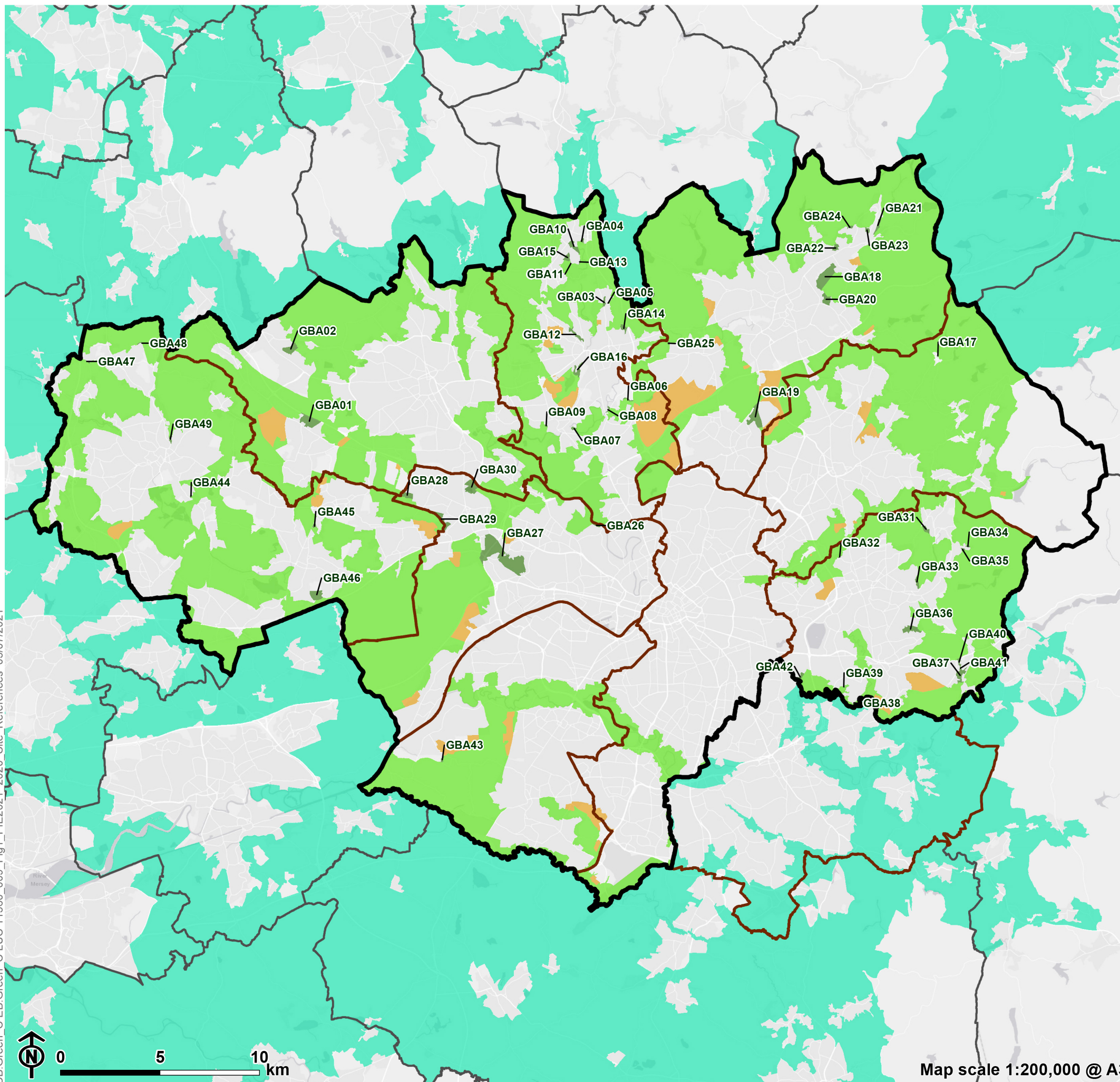
GMSF 2020 Addition Reference	PfE 2021 Addition Reference	Site name
GBA50	GBA43	Midlands Farm, Moss Lane
GBA51	GBA44	Land off Fir Tree Street, Ince
GBA52	GBA45	Pennington FC Pitches, Howe Bridge, Atherton
GBA53	GBA46	Hope Carr Nature Reserve, Leigh
GBA54	GBA47	Crow Orchard Road, Standish
GBA55	GBA48	North Bradley Lane, Standish
GBA56	GBA49	Coppull Lane, Wigan

1.14 The allocations and Green Belt additions proposed within the 2021 PfE Plan are shown in Figure 1.

Figure 1

**Green Belt Assessment:
Location of Green Belt Additions**

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



CB:Green_C EB:Green_C LUC 11560_009 Fig1_PfE2021_2020 Site References 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 – Addendum: Assessment of Proposed 2020 GMSF Allocations (LUC, September 2020)
- 4** Stage 2 Greater Manchester Green Belt Study – Cumulative Assessment of Proposed 2020 GMSF Allocations and Additions (LUC, September 2020)
- 5** 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)

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