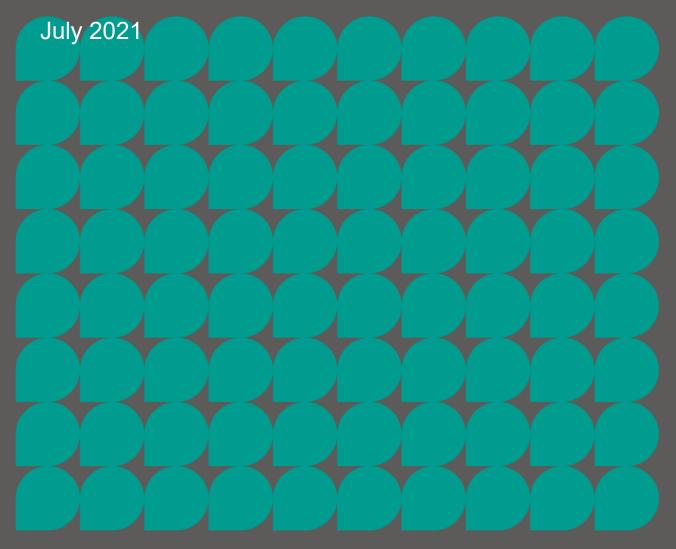


Places for Everyone

Green Belt Topic Paper

and

Case for Exceptional Circumstances to amend the Green Belt Boundary



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1 Introduction

Overview

- 1.1 To help explain the 'Places for Everyone' Plan (PfE), a series of topic papers have been prepared to set out the reasons for the policies in the publication PfE.
- 1.2 Each Topic Paper summarises and cross-references:
 - The relevant evidence and explains how this has informed the PfE;
 - The consultation comments that are relevant to the topic.
 - The recommendations of the Integrated Assessment, that seeks to ensure the PfE is sustainable and promotes equality.
- 1.3 The Topic Papers explain how the PfE policies and allocations have been derived based on the evidence, consultation comments and Integrated Assessment.
- 1.4 The Greater Manchester Combined Authority has chosen to prepare Topic Papers to be transparent in how the PfE has been prepared and to provide a more understandable summary of the background technical information.
- 1.5 This Topic Paper is about the Green Belt and it includes at Appendix 1 our 'Strategic Case for Exceptional Circumstances to amend the Green Belt' and at Appendix 2 our 'Local level case for Exceptional Circumstances to amend the Green Belt'.

What is the PfE?

1.6 The PfE is a joint plan of nine local authorities in Greater Manchester (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan), providing a spatial interpretation of the Greater Manchester Strategy for the majority of the conurbation, which will set out how the joint plan area should be developed over the next two decades up to the year 2037. It will:

- Identify the amount of new development that will come forward across the nine districts, in terms of housing, offices, and industry and warehousing, and the main areas in which this will be focused.
- Ensure we have an appropriate supply of land to meet this need.
- Protect the important environmental assets across the conurbation.
- Allocate sites for employment and housing outside of the urban area.
- Support the delivery of key infrastructure, such as transport and utilities. Define a new Green Belt boundary.

GMSF to Places for Everyone (PfE)

- 1.7 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.
- 1.8 The first draft of the GMSF DPD was published for consultation on 31st October 2016, ending on 16th January 2017. Following substantial redrafting, a further consultation on the Revised Draft GMSF took place between January and March 2019.
- 1.9 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.
- 1.10 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.

- 1.11 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.
- 1.12 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.
- 1.13 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.
- 1.14 In view of this, it follows that PfE should be considered as, in effect, the same Plan as the GMSF, albeit without one of the districts (Stockport). Therefore "the plan" and its proposals are in effect one and the same. Its content has changed over time through the iterative process of plan making, but its purpose has not. Consequently, the Plan is proceeding directly to Publication stage under Regulation 19 of the Town and Country Planning (Local Planning) England Regulations 2012.
- 1.15 Four consultations took place in relation to the GMSF. The first, in November 2014 was on the scope of the plan and the initial evidence base, the second in November 2015, was on the vision, strategy and strategic growth options, and the third, on a Draft Plan in October 2016.

- 1.16 The fourth and most recent consultation on The Greater Manchester Plan for Homes, Jobs and the Environment: the Greater Manchester Spatial Framework Revised Draft 2019 (GMSF 2019) took place in 2019. It received over 17,000 responses. The responses received informed the production of GMSF 2020. The withdrawal of Stockport Council in December 2020 prevented GMSF 2020 proceeding to Regulation 19 Publication stage and instead work was undertaken to prepare PfE 2021.
- 1.17 Where a local planning authority withdraws from a joint plan and that plan continues to have substantially the same effect as the original joint plan on the remaining authorities, s28(7) of the Planning and Compulsory Purchase Act 2004 provides that any step taken in relation to the plan must be treated as a step taken by the remaining authorities for the purposes of the joint plan. On this basis, it is proposed to proceed directly to Publication stage under Regulation 19 of the Town and Country Planning (Local Planning) England Regulations 2012.
- 1.18 A comprehensive evidence base was assembled to support the policies and proposals in the GMSF 2020. Given the basis on which the Plan has been prepared, this evidence base remains the fundamental basis for the PfE 2021and has remained available on the GMCA's website since October 2020. That said, this evidence base has been reviewed and updated in the light of the change from GMSF 2020 to the PfE2021 and, where appropriate, addendum reports have been produced and should be read in conjunction with evidence base made available in October 2020. The evidence documents which have informed the plan are available via the GMCA's website.

2 Policy Context

National Planning Policy Framework (NPPF)

- 2.1 The latest NPPF was published in February 2019. Paragraph 11 tells us that plans should apply a presumption in favour of sustainable development and sets out that a plan's strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless certain criteria are met.
- 2.2 Chapter 13 covers 'Protecting Green Belt land'. Paragraph 134 sets out the five purposes of Green Belt:
 - To check the unrestricted sprawl of large built-up areas;
 - To prevent neighbouring towns merging into one another;
 - To assist in safeguarding the countryside from encroachment;
 - To preserve the setting and special character of historic towns;
 - To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 2.3 Where new Green Belts are proposed, Paragraph 134 notes that these should only be established in exceptional circumstances, for example when planning for larger scale development such as new settlements or major urban extensions, and should satisfy the following:
 - Demonstrate why normal planning and development management policies would not be adequate;
 - Set out whether any major changes in circumstances have made the adoption of this exceptional measure necessary;
 - Show what the consequences of the proposal would be for sustainable development;
 - Demonstrate the necessity for the Green Belt and its consistency with strategic policies for adjoining areas; and
 - Show how the Green Belt would meet the other objectives of the Framework.

- 2.4 With respect to taking a decision to alter Green Belt boundaries already established, Paragraph 136 tells us that boundaries should only be altered where exceptional circumstances are fully evidenced and justified through the preparation or updating of plans, with a view to their intended permanence in the long term and so they can endure beyond the plan period. Detailed amendments may be made through non-strategic policies including neighbourhood plans. Furthermore, the policies below provide more guidance:
 - Before concluding that exceptional circumstances exist to justify changes to Green Belt boundaries, other reasonable options for meeting identified needs should have been examined fully including making full use of suitable brownfield sites, optimising the density of development and having regard to discussions with neighbouring authorities about whether they accommodate some of the identified need (Paragraph 137).
 - Other factors should be taken into account such as the need to promote sustainable patterns of development and the consequences for sustainable development of diverting development inside or outside of the Green Belt boundary (Paragraph 138).
- 2.5 Once concluded that it is necessary to release Green Belt, Paragraph 138 tells us plans should give first consideration to land which has been previously-developed and/or is well-served by public transport and should also set out ways in which release can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land.
- 2.6 When defining Green Belt boundaries, Paragraph 139 gives us six measures to satisfy including the need to ensure land is not included for which it is unnecessary to keep permanently open and the requirement to use boundaries that use physical features that are readily recognisable and likely to be permanent.
- 2.7 Once boundaries have been defined, Paragraph 141 notes that local authorities should plan positively to enhance a Green Belt's beneficial use and

includes examples such as providing opportunities access or for visual amenity and biodiversity.

- 2.8 Elsewhere in the NPPF, Green Belt is referred to within Chapter 5 'Delivering a sufficient supply of homes'. Paragraph 72 tells us that:
 - The supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns;
 - There are a number of caveats such as the need to be well-located and designed, supported by the necessary infrastructure and facilities,
 - Consideration should be given to opportunities presented by planned investment and an area's economic potential and scope for net environmental gains;
 - In selecting locations, it should be considered whether it is appropriate to establish Green Belt around or adjoining developments of significant size.

National Planning Practice Guidance (NPPG)

- 2.9 The guidance section on Green Belt contains three paragraphs, two of which relate to plan making, which were added on 22 July 2019 with no updates at the time of writing.
- 2.10 Paragraph 002 adds further detail to Paragraph 141 of the NPPF, noting the ways in which compensatory improvements can be made to offset the impact of removing land from the Green Belt. Such measures will be informed by supporting evidence and can include new or enhanced green infrastructure, woodland planting, new or enhanced walking routes and improved access to existing recreational provision.
- 2.11 Paragraph 003 then explores the practicalities of how these improvements can be realised and stresses the need to engage early with landowners and interest groups once land has been identified and asks that consideration is given to land ownership, the scope of works required and the implementation

via the appropriate use of conditions. Section 106 obligations or the Community Infrastructure Levy.

3 Summary of evidence

Stage 1 Greater Manchester Green Belt Assessment (2016)

- 3.1 LUC produced a report in July 2016 which included an assessment of the Green Belt within Greater Manchester. The overall aim of the study is to provide an objective, evidence-based and independent assessment of how the Greater Manchester Green Belt contributes to the five purposes of Green Belt, as set out in Paragraph 134 of the NPPF (see policy context).
- 3.2 It includes an assessment against the purposes of:
 - 608 individual 'parcels' of Green Belt land and 23 broad strategic areas that make up the existing Green Belt;
 - 26 Strategic Green Belt Areas which originated from the 'General Areas' listed in the 1981 GM Structure Plan;
 - Potential additional areas of land that currently lie outside the Green Belt, to help understand whether they could be added to the Green Belt.
- 3.3 The report clarifies that a Green Belt Assessment is not a Green Belt Review which looks at the need for areas to be removed or added to the Green Belt and requires an Assessment to inform judgements to be made on the amount and location of land to be added or removed.
- 3.4 The parcels were rated against five policy ratings of 'Strong', 'Moderate', 'Weak', 'No Contribution' and 'Not Applicable'. Purpose 1 (checking the unrestricted sprawl of large built-up areas) was split into 2 categories of 1a (Evidence of existing urban sprawl) and 1b (Protection of open land from potential for urban sprawl). A decision was made to discount Purpose 5 (assisting urban regeneration by encouraging the recycling of derelict and other open land) from the assessment as it was judged to be difficult to

distinguish the extent to which each parcel delivers against the purpose and the results would be unreliable.

- 3.5 The report also assesses the performance of sites that are currently not in the Green Belt against the purposes to ascertain whether they are suitable for inclusion within the Green Belt. This exercise was later expanded to look at more sites in 2018 and was then combined into one final report in Stage 2 (see below).
- 3.6 The parcel ratings are presented in the report on a district-by-district basis with supporting justifications and maps provided in the appendices. It was found that all parcels in the Greater Manchester Green Belt meet at least one purpose. The report concludes that the Green Belt plays an important role in:
 - Restricting unplanned development due to the complex urban form of Greater Manchester resulting from its historical development and growth of a series of industrial towns;
 - Ensuring that cities, towns and smaller settlements retain their identity by preventing further coalescence, particularly the narrow corridors of open land that separate one town from the next;
 - Maintaining the openness of the countryside around and within the conurbation providing an important landscape, recreational and ecological resource;
 - Protecting the setting and character of towns and cities that grew during the Industrial Revolution which, whilst not always recognised as being of historic importance, represent an important era in British history. In many places the Green Belt helps to protect the setting of the historic cores despite continued growth in the 20th and 21st centuries.

Stage 2 Greater Manchester Green Belt Study (2020)

3.7 The following documents prepared by LUC collectively make up a suite of evidence prepared in relation to Stage 2 of the Green Belt assessment process and are presented as separate reports. Together the Stage 2 reports provide a detailed assessment of the 'harm' to the Green Belt purposes that would result from the proposed development allocations in the PfE, the extent to which new Green Belt land could contribute to the Green Belt purposes and the opportunities to enhance the beneficial use of land that is retained in the Green Belt. It should be noted that there is a topic paper for each proposed allocation that sets out the specific evidence to emerge in support of the respective allocation policy, and this includes Green Belt, particularly the outputs of both Stage 1 and Stage 2 Green Belt studies.

Assessment of Proposed 2019 GMSF Allocations (2020)

- 3.8 The assessment of harm covers 47 of the 51 proposed GMSF Allocations (as of January 2019), that lie entirely or partly within the Green Belt. It considers the extent to which the release of land within each proposed site allocation would reduce the contribution to Green Belt purposes, through both the loss of openness of the released land and the resulting impact that this could have on the adjacent Green Belt, bearing in mind factors such as the extent to which adjacent retained Green Belt would become contained by new development and the impact on the strength of remaining Green Belt boundaries.
- 3.9 Some of the allocations propose to retain some Green Belt land within them and so in these instances only land proposed to be released within the allocation has been assessed.
- 3.10 The assessment process was broken down into five key steps:
 - Step 1 Consideration of the relevance of each Green Belt purpose to the area;
 - Step 2 Analysis of how the allocated site relates to the urban edge and/or wider countryside;
 - Step 3 Assessment of the contribution of land within the allocation to the Green Belt purposes;
 - Step 4 Assessment of the impact of release from the Green Belt on adjacent retained Green Belt land;

- Step 5 Identification of variations in harm to the Green Belt within the Allocation i.e. as sub areas where relevant, marking out areas more or less suitable for development with a view to potential for minimising harm.
- 3.11 As such, each allocation and sub-area receives a 'harm' rating of Very High, High, Moderate-High, Moderate, Low-Moderate, Low or Very Low.
- 3.12 It is noted that the assessment does not draw conclusions on what land should be released to accommodate development, but identifies variations in harm to the designation. The report concludes that any changes to the boundaries should be made through the development plan process and that 'exceptional circumstances' should be demonstrated to justify why the changes are needed. When establishing exceptional circumstances, it is advised that there are other important factors to be considered in any decision such as the need for development and wider sustainability, viability and deliverability issues, and that it may be that the most sustainable locations for development will result in high harm. Appendix 2 considers these issues as part of the local case for exceptional circumstances.
- 3.13 Reference is also made to potential opportunities for enhancing beneficial use of the remaining Green Belt and directs readers to the accompanying report on this subject as part of the suite of reports in Stage 2 (see below).

Addendum: Assessment of Proposed 2020 GMSF Allocations (2020)

- 3.14 This report follows up the above 'Assessment of Proposed 2019 GMSF Allocations (2020)' by forming an addendum and recording the changes made to proposed allocation boundaries and areas of Green Belt release together with a revised assessment, where applicable, of the impact this has had on the purposes of Green Belt. In particular, where changes have been made, the report considers the impact on harm ratings in the following cases:
 - The removal of allocations;
 - Changes in areas of Green Belt release;
 - Changes to boundaries of allocations;

• Changes to adjacent Green Belt to be retained or released.

Contribution Assessment of Proposed 2020 GMSF Green Belt Additions (2020)

- 3.15 There are 56 areas of land that do not lie within the Greater Manchester Green Belt but which are proposed for designation as Green Belt in Appendix B of the 2020 GMSF. This report presents the composite findings of assessments of the 56 'Green Belt additions' that in most cases were originally undertaken on separate occasions in 2016 and 2018.
- 3.16 The sites are assessed against the five purposes of Green Belt in Paragraph 134 of the NPPF and the methodology, originally contained within the 2016 Green Belt Assessment, involved a desk based assessment and field visits. It is important to note that this report may not include some sites assessed in 2016 and 2018, that site boundaries may have changed in the intervening period, and that some new areas that were not assessed in 2016 and 2018 now form part of the 2020 assessment.
- 3.17 The report notes that its role is not to comment on the exceptional circumstances that are needed to designate new Green Belt, but instead it is to assess the potential contribution of the sites to Green Belt purposes should they be designated.

Cumulative Assessment of Proposed 2020 GMSF Allocations and Additions (2020)

- 3.18 Following on from previous studies in Stage 2 that have considered harm arising form release of land within the allocations and the contribution to be made by the addition of new Green Belt land, this report sets out an assessment of the combined effect on the strategic functioning of the GM Green Belt of both the proposed releases and designation of new Green Belt.
- 3.19 26 Strategic Green Belt Areas were identified in the Stage 1 Assessment in 2016 and the proposals for releases and additions are assessed for each SGBA against the five purposes of Green Belt to judge whether the overall ability of the remaining Green Belt can continue to function as intended. Major issues

are considered such as whether key strategic gaps between settlements will be lost.

3.20 The findings reveal that there are little or no impacts on the strategic function of some SGBAs, however there are significant changes for SGBA 15 (Heywood/Rochdale/Shaw, Royton, Chadderton/Middleton and M60/M62 corridor) which affect its performance.

Identification of Opportunities to Enhance the Beneficial Use of the Green Belt in the vicinity of Proposed 2019 Allocations (2020)

- 3.21 This report provides evidence to consider whether there are opportunities to offset the loss of Green Belt through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land, to meet Paragraph 141 of the NPPF.
- 3.22 A 2km study area is established for each of the proposed allocations, culminating in a list of potential opportunities to enhance green infrastructure in the vicinity which may be taken forward or discounted by the relevant authority. It is stressed that deliverability has not been taken into account for these suggested measures, and that the list is not exhaustive and so sufficient flexibility is retained for authorities to define and agree the detail of interventions at the appropriate point in the development process.

PfE Addendums to the Stage 2 Greater Manchester Green Belt Study (2021)

- 3.23 The Stage 2 Greater Manchester Green Belt Study, summarised under the previous sub-headings, was updated with:
 - Addendum: Assessment of Proposed 2021 PfE Allocations
 - Addendum: Assessment of Proposed 2021 PfE Green Belt Additions
 - Addendum: Cumulative Assessment of Proposed 2021 PfE Plan
 Allocations and Additions
- 3.24 The updates were made to reflect the changes between the GMSF 2020 and the PfE 2021 that affect the Greater Manchester Green Belt. The changes are:

- The removal of Stockport from the Joint Plan, including the removal of Stockport's GMSF 2020 proposed allocations, amendments to the Green Belt boundary and additions to the Green Belt.
- The reduction in the size of the proposed allocation and the amount of Green Belt that would be lost at Walshaw in Bury.
- The removal of the proposed GMSF 2020 allocation Hanging Chadder and associated loss of Green Belt in Oldham.
- The reduction in the size of the proposed allocation and the amount of Green Belt that would be lost at Chew Brook Vale (Robert Fletchers) in Oldham.
- The reduction in the size of the proposed allocation and the amount of Green Belt that would be lost at Land at Coal Pit Lane in Oldham.
- The reduction in the amount of Green Belt that would be lost in the proposed allocation at Stakehill in Oldham and Rochdale.
- The reduction in the size of the proposed allocation and the amount of Green Belt that would be lost at North of Irlam Station in Salford.
- The minor increase in the proposed allocation boundary and loss of Green Belt at East of Boothstown in Salford.
- The deletion of the proposed allocation at Southwick Park has not been incorporated into the 2021 addendum reports.

4 Summary of consultation

2016 draft comments

4.1 Please refer to the January 2019 version of this topic paper which summarised the comments received on the 2016 Draft with regard to Policy GM13 on Green Belt and also supporting evidence.

2019 draft comments

- 4.2 Policy GM-G 11 on 'The Greater Manchester Green Belt' attracted a significant number of comments, including that:
 - The GMCA should seek and gain from the Government changes to national planning guidance that support a Brownfield First approach before GMSF is submitted for examination
 - All other sources of development land should be utilised, including brownfield land and contaminated land before any land is removed from the Green Belt for development
 - The distribution of the removal of land from the Green Belt and allocation for development is not justified and is higher in some areas than others.
- 4.3 Comments were received that 'exceptional circumstances' had not been demonstrated for either removal of sites from Green Belt or addition of sites as new Green Belt and that development of Green Belt land will have adverse impacts upon biodiversity, heritage assets, water supply and increase traffic congestion, air pollution and flooding.More detailed comments on Policy GM-G 11 include:
 - Decision to release Green Belt conflicts with national policy including the need for permanence and prevention of urban sprawl;
 - Smaller sites have been overlooked in favour of large sites and should be considered;

- Brownfield preference approach will not provide protection for Green Belt;
- Proposed releases will place pressure on transport network and infrastructure, and allocations themselves are not supported by necessary infrastructure;
- Proposed releases should avoid other areas of protection such as agricultural land of high value and existing priority green infrastructure;
- Object to publically accessible land being lost to development;
- The plan does not identify enough safeguarded land to meet longer term development needs.
- Additions to Green Belt not justified if future growth is unclear and therefore safeguarded land is required;
- Additions to the Green Belt will not have any protection, not appropriate to identify existing open space as Green Belt;
- More detail is required in relation to exceptional circumstances, valid alternatives and an explanation of terms such as beneficial use;
- Support in relation to release of Green Belt, and needs to be increased to meet the growth needs of Greater Manchester, and due to over-reliance on brownfield land in Manchester and Salford;
- Support in relation to reduction in the amount of Green Belt proposed for release, and could reduce further if use up to date housing projections;
- Support in relation to the proposed additions to the Green Belt.
- 4.4 The issue of Green Belt release was also raised in response to other policies in the plan. The above points were raised but also included other points of relevance, including:
 - Context of GMSF: The focus on reducing Green Belt release has come at the expense of meeting housing and employment need, opposition to loss of Green Belt, concern at the potential for urban sprawl if too much land is released.
 - Our Vision: Objective 1 on meeting housing need should not be met if it requires Green Belt release.

- Spatial Strategy: A reduced housing need figure and increased estimate of current housing supply has led to a marked decrease in the land to be released from the Green Belt.
- Strategic Locations (GM- Strat policies):
 - City Centre: Support for brownfield development to reduce/prevent development in the Green Belt.
 - The Quays: Good example of brownfield development as alternative to Green Belt proposals.
 - Port Salford: Derelict land along the ship canal is an alternative to release.
 - Northern Areas: Should give support to regeneration opportunities.
 Town centres could suffer from increased urban sprawl.
 - M62 North East Corridor: Will lead to loss of farmland and focus around M62 will negatively affect air quality. Release of land not enough and will risk not transforming this corridor enough to attract businesses jobs and much needed housing.
 - Wigan/Bolton Growth Corridor: West of Gibfield and North of Mosley Common allocations not needed if Wigan can meet its housing need from sites in urban area. A disproportionately large amount of release is to be lost in Westhoughton and Atherton. Too many warehouses along the M6 corridor will lead to cumulative impact on Green Belt.
 - Southern Areas: Unfairly advantaged by having less Green Belt loss, attractiveness of southern areas will be lost by releasing Green Belt.
 - \circ New Carrington: Level of release is disproportionate in Trafford
 - Sustainable and Integrated Transport Network: Sustainable development should be about preventing Green Belt release and building on brownfield sites instead.
- Sustainable and Resilient: More appropriate to phase a proportion of the sites to be released from Green Belt subject to specified level of employment take-up or demand being met during plan period. Need for

employment land underestimated and additional provision for offices and industry/warehousing is required.

- Homes: Housing need has not been assessed prior to considering how much of the overall need can be accommodated outside of Green Belt, need for family housing has been underplayed to avoid releasing more Green Belt, amount of housing needed from Green Belt sites underestimated due to overestimates of deliverability of baseline supply. Large and complicated sites to be released make demonstrating a five year supply of housing land more challenging. Reserve Green Belt sites should be considered in case of under delivery.
- Greener: Commitment to avoid Green Belt release in Uplands welcomed.
- Connected: Release of Green Belt not consistent with plans to make streets more attractive through urban greening.

4.5 The Consultation Summary report, Housing Topic Paper and Employment Topic Paper provides a response on how we have responded to the 2019 consultation comments.

5 Summary of IA

5.1 The table below shows the IA objectives in relation to Policy JP-G 10 The Green Belt. The IA was completed on the GMSF 2020 to assess whether an issue identified requires policy mitigation together with recommendations.

IA	Summary against overall	Mitigation/policy	Summary of
		e . ,	-
objective	objective/ cumulative effects	input	scoring
9 –	Development in the Green	Ensure	No amendments
Promote	Belt will result in development	sustainable	made to policy, as
sustainable	in areas which are less likely	travel is	active travel
modes of	to be near major transport or	promoted in	covered in
transport	employment land areas.	first instance	thematic policies
	However some areas will	through	JP-C 3 and JP-C
	include a mix of employment	provision of	5.
	opportunities near to housing.	public transport	
	Changes in travel patterns	and active	
	likely as public transport will	travel.	
	be main form of transport.		
10		-	
10 –	Linked to potential that	Ensure	No amendments
Improve air	development of Green Belt	sustainable	made to policy, as
quality	may have on distance from	travel is	active travel
	transport and employment,	promoted in	covered in
	this may result in an increase	first instance	thematic policies
	in amount of trips made by	through	JP-C 3 and JP-C
	car.	provision of	5.
	Increased car trips will worsen	public transport	
	·	and active	
	air quality over time.		
16 –	Uncertainty around potential	Detailed	No amendments
Conserve	impact on some areas through	appraisal of	made to policy,
	· · · · · · · · · · · · · · · · · · ·		
and/or	the release of Green Belt, but	openness and	though a Green

IA	Summary against overall	Mitigation/policy	Summary of			
objective	objective/ cumulative effects	input	scoring			
enhance	will be dependent upon the	Green Belt	Belt assessment			
landscape,	site and scheme proposed.	boundaries	has been			
townscape,	Landscape quality and	required.	undertaken and			
heritage	character could be lost.		forms part of			
assets and			evidence base.			
their						
setting and						
the						
character						
of the plan						
area						

Figure 5.1 2020 Integrated Assessment conclusions on Policy J9-G 10

5.2 A 2021 PfE Integrated Appraisal Addendum has been produced and has reviewed the changes made between GMSF 2020 and PfE 2021. As there have been no substantial changes to this specific policy between GMSF 2020 and PfE 2021 and the 2020 IA recommendations which had been incorporated into the GMSF 2020 remain in the PfE Policy, there has been no change to the assessment of this Policy in relation to the IA Framework since 2020.

6 Implications for the PfE Policy and Strategy

- 6.1 This section outlines the proposed Green Belt policies set out in the PfE Publication Plan 2021, taking account of the policies, legislation and guidance in 2 'Policy context', the findings of the evidence base outlined in 3 'Summary of evidence' and the issues raised from the Integrated Assessment and public consultation on the Revised Draft GMSF 2019 in 4 'Summary of consultation' and 5 'Summary of IA'.
- 6.2 In response to issues raised on Policy GM-G 11 from the 2019 Revised Draft GMSF, GMCA made the following statements in the 2021 Consultation Statement in relation to actions that will be taken:
 - A new policy has been included in relation to safeguarded land (Policy JP-G 11).
 - Additional evidence has been prepared in relation to the proposed changes to the Green Belt boundary.
 - The remaining Green Belt will continue to be protected through national policy and the PfE and evidence has been prepared to identify opportunities to enhance the beneficial use of the remaining Green Belt across the plan area.
- 6.3 Also, the IA flagged up an issue with regard to the need for a detailed appraisal of openness and Green Belt boundaries. As has been set out in Chapter 3 of this topic paper, LUC were commissioned to prepare a suite of reports as part of Stage 2 Green Belt Study, encompassing an assessment of harm to remaining Green Belt, an assessment of cumulative harm to the Green Belt, an assessment of additions to the Green Belt and a report on the identification of opportunities to enhance beneficial use of the Green Belt.
- 6.4 It is judged that this substantial part of the evidence base responds to concerns outlined in consultation and the Integrated Assessment and helps to underpin the important decisions made to amend Green Belt boundaries. As such, the evidence from the Stage 2 reports is quoted where relevant as part

of the strategic and local case for exceptional circumstances at Appendix 1 and 2 and also in support of the proposed additions to the Green Belt at Appendix 3.

6.5 With regard to changes to Policy JP-G 10 itself, the policy is largely unaltered from the 2019 version, except for the final paragraph of the reasoned justification, whereby a previous reference to the need to maximise opportunities to make improvements to openness, environmental quality and accessibility of land has been replaced by a firmer commitment to the identification of opportunities through the allocation policies whether via enhancements to green infrastructure or by mitigated harm to retained Green Belt. This new paragraph is again supported by the Stage 2 evidence reports, and the specific suggested interventions are expanded upon in individual allocation topic papers.

Policy JP-G 10: The Green Belt

- 6.6 Policy JP-G 10 continues to protect and maintain a Green Belt across the plan area. Evidence has been prepared which finds that the retained Green Belt will continue to serve at least one of the five purposes of Green Belt set out in national planning policy.
- 6.7 Given the lack of sufficient land to meet the Plan's needs for housing and employment, some Green Belt land will need to be released and it is considered that there is a case for exceptional circumstances (see Appendix 1 and 2) that justifies the amendments that will be required to bring forward sites for development.
- 6.8 A number of measures have been taken to help offset the impact of Green Belt release, and these are expanded upon later in this section and in appendices (further information provided in brackets):
 - Release has been kept to a minimum, with net loss of Green Belt reduced by 59.9% since 2016 (see 'Minimising the release of Green

Belt'), and has been concentrated in locations that will help meet the plan's vision and objectives (see Appendix 2);

- It is recognised that release may cause some harm to remaining Green Belt land and, where feasible, mitigation measures are proposed in allocation policies in response to evidence (see 'Offsetting release' and Appendix 2);
- New land has been added to the Green Belt where it accords with national policy (see 'Offsetting release' and Appendix 3);
- Finally, the policy has a clear emphasis on the need for positive and beneficial use of the Green Belt in response to the drive for this at the national level.
- 6.9 In summary, our approach will:
 - Maintain an extensive area of Green Belt, helping to protect the character and environment of the plan area;
 - Seek considerable improvements in public access, so that it provides a greater public benefit for all residents;
 - Make a small net reduction in the total size of the Green Belt, so that the overall scale of growth can be accommodated and to provide the carefully targeted investment required to address poor economic performance in some parts of the plan area;
 - Phase the release of sites from the Green Belt so that new homes and employment floorspace are accompanied by the necessary supporting infrastructure, and to avoid it displacing potential investment from previously-development sites in existing urban areas.
 - Some areas of land in other locations will be incorporated into the Green Belt, to ensure that their open character is protected.

Policy JP-G11 Safeguarded Land

6.10 National policy indicates that, where necessary, local authorities should identify areas of safeguarded land between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period. Consultation responses to the 2016 and 2019 drafts highlighted that safeguarded land will be required to aid deliverability.

- 6.11 Safeguarded Land helps to protect the Green Belt by providing a reserve of land to meet development needs in the longer term without having to encroach on Green Belt. It is land that sits between a settlement edge and the Green Belt that could be identified in a development plan to meet future development needs if required. Identifying land in this way means that Green Belt boundaries do not need to be altered every time a development plan is reviewed and therefore enables Green Belt boundaries to endure into the future.
- 6.12 The Plan allocates a number of sites for development, both for new homes and employment. A number of these sites have capacity for development beyond the plan period, therefore helping to ensure that the Greater Manchester Green Belt boundaries in this Plan endure into the future.
- 6.13 To supplement the capacity in these sites, Policy JP-G11 identifies land adjacent to the proposed HS2 Manchester Airport Station (11.3 ha) as safeguarded land. This land will help to meet longer term development needs which cannot be met within the urban areas or on previously developed land and will further safeguard the Green Belt boundaries identified in Greater Manchester this plan.
- 6.14 It is important that protected open land is not released for development unless the need to do so can be justified, that the site is in a sustainable location, taking account of the Spatial Strategy, for the intended use and that it does not harm important landscapes, green features or local residential amenity. These safeguards have been built into the criteria of the Policy JP-G11.
- 6.15 The remainder of this section will encompass the following issues which underpin decisions made to alter the boundaries of the Green Belt:
 - History of the Green Belt
 - Current Green Belt
 - Proposed Green Belt

- Minimising the release of Green Belt
- Offsetting release
- Spatial options
- The land supply position
- Consideration of the alternatives to using Green Belt.

History of the Green Belt

- 6.16 The Green Belt in the plan area forms the majority of the Greater Manchester Green Belt which has not been reviewed at the sub-regional scale for over 30 years since the former Greater Manchester Council (GMC) set out to rationalise and bring consistency to the task of establishing a boundary. The Greater Manchester Structure Plan was adopted after approval by Secretary of State in March 1981 and was superseded by a later version in 1986.
- 6.17 The main themes of the Structure Plan were around urban concentration and redirecting development to the inner core, although it included Policies OL1 to OL3 which complemented these efforts to regenerate urban areas. Policy OL1 set out the extent of the Green Belt describing the general areas it would cover but noted that precise boundaries would be determined in Local Plans. Policy OL2 listed the uses that would be appropriate and Policy OL3 set out the approach for settlements within the Green Belt. A schematic, strategic Green Belt was included in the diagram (marked as green triangles) and is shown at Figure 6.1.
- 6.18 Following the adoption of the Structure Plan, GMC produced the Greater Manchester Green Belt Local Plan in the form of a written statement and a 1:10,000 scale proposals map which defined precise boundaries on an ordnance survey map base. The supporting explanatory material to the statement set the detailed criteria used in defining the boundaries and noted that the prime purpose was to protect 'vital yet vulnerable breaks' between urban areas to ensure built-up areas do not merge and that the areas of Green Belt land are contiguous with larger expanses of similar character in

neighbouring counties. Recognisable physical features were followed where possible and decisions were made on the edges of the Green Belt such as the inclusion of parks, playing fields, sports grounds, allotments and ribbon development 'with Green Belt qualities'. Exclusions covered house gardens, primary school buildings and churchyards.

6.19 The Greater Manchester Green Belt Local Plan was adopted in January 1984 after a Public Inquiry. The Written Statement advised local authorities that amendments to the approved GM Green Belt could be made via District Local Plans. Alterations of a significant nature have been made in 7 out of the 9 districts of the plan area and these changes, proposing both additions and removals, are set out at Table 2.2 of the Greater Manchester Green Belt Assessment (2016).

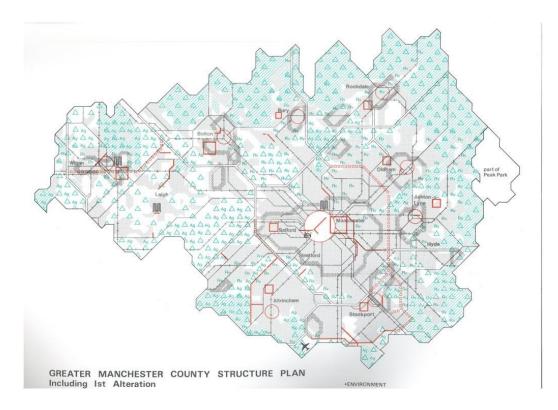


Figure 6.1 GM Structure Plan key diagram

GREATER MANCHESTER	COUNTY STRUCTURE	PLAN
Including Ist Alteration		•ENVIRONMENT
KEY DIAGRAM	•OPEN LAND Green Belt, Policy OL1	A Policies EN 3 & EN 4 Rv Rv
+HOUSING Housing Land Release. Policy H1	Open Land protected by Policy OL4	+ECONOMIC AND SOCIAL PROBLEM AREAS
		Ag areas. Policy G2
Over 15 10-15 7-10 Under 7	Toncy Oct	*ECONOMY
Numbers represent dwellings in thousands	Special Landscape Area. Policy OL8	Major Tourist & Leisure Facility.
•TRANSPORTATION	•SHOPPING	Policy EC22
Highway Schemes. Policy T4	/	GREY BASE SHOWS URBAN AREAS
Trunk Road Schemes of the Dept. of Transport, Policy T3(iii)	Regional Shopping Centre. Policy S2	Motorways
Schemes for Bus Stations.		Other strategic routes
		Rail
Airport, Policy T17	Sub-Regional Shopping Centres. Policy \$3	Manchester ship canal
		THIS PLAN IS DIAGRAMMATIC ONLY

Figure 6.2 GM Structure Plan key

Current Green Belt

6.20 The Green Belt across the plan area is currently <u>53,752 hectares</u> in size and this covers <u>46.7%</u> of the total area of the nine districts that form the plan area. Figure 6.3 sets out the proportion of districts that are covered by Green Belt in both hectares and as a percentage, and reveals that Green Belt is a constraint for some districts in meeting housing and employment needs, with over half of the districts in Bolton, Bury, Rochdale and Wigan designated Green Belt. Figure 6.4 shows a plan of the area of Joint Plan that is currently covered by Green Belt in district Local Plans.

Area	Size of area (Ha.)	Current Green Belt (Ha.)	Size of area that is Green Belt (%)
Bolton	13,990	7,232	51.6
Bury	9,954	5,927	59.5
Manchester	11,574	1,288	11.1
Oldham	14,246	6,264	44.0
Rochdale	15,825	9,937	62.8
Salford	9,727	3,375	34.7
Tameside	10,324	5,075	49.2
Trafford	10,613	3,996	37.7
Wigan	18,831	10,658	56.6
PfE plan area total	115,084	53,752	46.7

Figure 6.3 Current GM Green Belt size compared to total area

Proposed Green Belt

- 6.21 The proposed Green Belt in the 2021 PfE is <u>51,998</u> hectares in size and this covers 45.2% of the total area of the plan. Figure 6.5 shows a plan of the proposed 2021 Green Belt.
- 6.22 In 2016, the proposed Green Belt was <u>49,348</u> hectares and covered 42.8% of the plan area. These figures exclude Stockport so that meaningful comparisons can be made on the loss of Green Belt between the GMSF 2016, GMSF 2019, what would have been the GMSF 2020 and PfE 2021. The following section looks at this change over time between various drafts of the GMSF and the PfE in further detail.

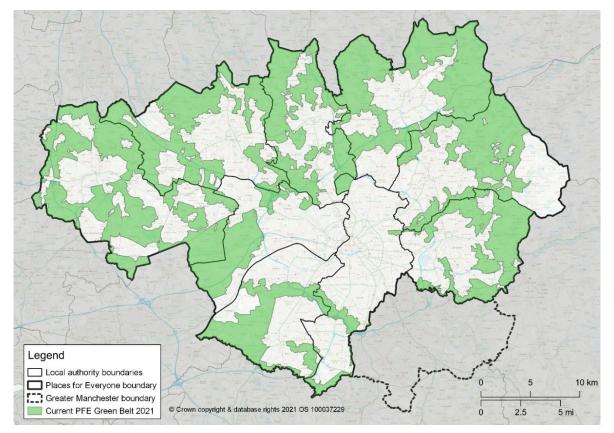


Figure 6.4 Current Green Belt

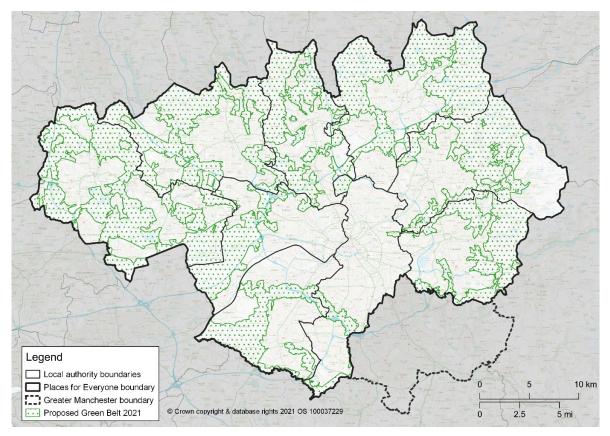


Figure 6.5 Proposed 2021 Green Belt

Minimising the release of Green Belt

- 6.23 Green Belt release is a contentious issue and feedback from the majority of respondents at public consultation has been centred on this topic, with many indicating that the proposed loss was disproportionately large (particularly in response to the 2016 consultation), should be a last resort, and if necessary then should be reduced as much as possible.
- 6.24 Figure 6.6 illustrates how the proportion of Green Belt to be released in various drafts of the GMSF and in the PfE 2021 has decreased markedly over time compared to that in the first draft GMSF in 2016, in response to comments received. This has resulted in a fall in the net loss of Green Belt of 59.9% between 2016 and the current 2021 Publication PfE, whilst at the 2019 draft GMSF stage this stood at 42.8%. These figures exclude Stockport so that meaningful comparisons can be made.
- 6.25 In 2016, 4,371 hectares was proposed to be released (excluding Stockport), and this represented an 8.51% change in size from the current Green Belt.
- 6.26 In 2021, this plan proposes that the Green Belt will be cut by 1,754 hectares and this change means that only 3.27% of the current Green Belt is proposed to be lost.
- 6.27 There are a range of methods by which this reduction has been achieved:
 - The number of proposed allocations has reduced;
 - The loss of Green Belt within sites has been minimised as far as possible, informed by evidence on harm caused to the Green Belt from release (see 'Offsetting release: Enhancing beneficial use and minimising harm');
 - New areas have been proposed to be added to the Green Belt (see 'Offsetting release: Additions to the Green Belt';
 - A drive to ensure that all possible alternatives to releasing Green Belt have been investigated and capitalised to their full potential, incorporating a brownfield-first approach and a prioritisation of town

centres for housing (see 'Exhausting the alternatives to using Green Belt').

Area	Curren t Green Belt (Ha.)	Propose d Green Belt (Ha.) 2016	Propose d Green Belt (Ha.) 2019	Propose d Green Belt (Ha.) 2020	Propose d Green Belt (Ha.) 2021	Net Green Belt loss when compare d to Current Green Belt 2016 (Ha.)*	Net Green Belt loss when compare d to Current Green Belt 2016 (%)*	Net Green Belt loss when compare d to Current Green Belt 2019 (Ha.)*	Net Green Belt loss when compare d to Current Green Belt 2019 (%)*	Net Green Belt loss when compare d to Current Green Belt 2020 (Ha.)*	Net Green Belt loss when compare d to Current Green Belt 2020 (%)*	Net Green Belt loss when compare d to Current Green Belt 2021 (Ha.)*	Net Green Belt loss when compare d to Current Green Belt 2021 (%)*	Differenc e in net loss ¹ of Green Belt from 2016 (%) - Between 2016 and 2019 ⁺	Differenc e in net loss of Green Belt from 2016 (%) - Between 2016 and 2020 ⁺	Differenc e in net loss of Green Belt from 2016 (%) - Between 2016 and 2021 ⁺
Bolton	7,232	6,949	7,062	7,088	7,088	283	3.9	169	2.3	144	2.0	144	2.0	40.1	49.2	49.2
Bury	5,927	4,715	5,192	5,407	5,407	1211	20.4	734	12.4	520	8.8	519	8.8	39.4	57.1	57.1
Mancheste r	1,288	1,235	1,220	1,231	1,232	46	3.6	61	4.8	57	4.4	56	4.3	-31.2	-22.4	-19.8
Oldham	6,264	5,822	5,892	6,057	6,110	436	7	366	5.9	208	3.3	155	2.5	16	52.4	64.5
Rochdale	9,937	9,203	9,434	9,548	9,548	727	7.3	497	5.0	389	3.9	389	3.9	31.7	46.6	46.6
Salford	3,375	3,083	3,391	3,401	3,429	291	8.6	-17	-0.5	-26	-0.8	-54	-1.6	-105.8	-108.9	-118.5
(Stockport)	5,866	5,337	5,721	5,769	-	524	8.9	140	2.4	97	1.7	-	-	73.2	81.5	-
Tameside	5,075	4,652	4,983	4,936	4,936	424	8.3	93	1.8	139	2.7	139	2.7	78.1	67.1	67.1
Trafford	3,996	3,536	3,623	3,729	3,729	454	11.4	367	9.2	268	6.7	268	6.7	19.1	41.1	41.1
Wigan	10,658	10,154	10,421	10,514	10,519	500	4.7	232	2.2	144	1.4	139	1.3	53.5	71.2	72.1
(GMSF total)	59,619	54,685	56,939	57,679	-	4,896	8.2	2,643	4.4	1940	3.3	-	-	46	60.4	-
PfE total	53,753	(49,348)	(51,217)	(51,910)	51,998	(4,371)	(8.51	(2,502)	(4.7)	(1,842)	(3.4)	1,754	3.27	(42.8)	(57.9)	59.9

Figure 6.6 Net change in Green Belt size and proposed loss between 2016 and 2021

^{*} A positive value in these columns indicate Green Belt loss. A negative value indicates an increase in Green Belt.

⁺ A positive value in these columns indicates a reduction in the proportion of Green Belt loss compared to 2016. A negative value indicates an increase in the proportion of Green Belt loss. Therefore Manchester has recorded a net increase in Green Belt loss in 2021. Salford has moved from a position of loss to a position of 19% gain in Green Belt.

Offsetting release: Additions to the Green Belt

- 6.28 The review of the Green Belt as part of previous drafts of the GMSF for the PfE 2021 also enables us to consider whether there are any opportunities to increase the overall extent of Green Belt by adding land that is currently outside of it. Doing so acknowledges the 3.27% loss required to meet housing and employment needs and helps to minimise and compensate for the impact caused.
- 6.29 To help minimise the release of Green Belt, <u>674.6 hectares</u> of land has been identified on 49 sites outside of the Green Belt which are judged to be suitable for inclusion within the Green Belt boundary. This represents 1.3% of the proposed Green Belt. Figure 6.7 shows their location and distribution across 8 of the 9 districts (all except Manchester), whilst plans of each of the proposed Green Belt additions can be found in Appendix A of the 2021 PfE.
- 6.30 The policy context of this topic paper has outlined that LUC were commissioned to carry out a 'Contribution Assessment of Proposed 2020 GMSF Green Belt Additions' as part of their Stage 2 suite of reports (which includes the PfE Green Belt Additions plus Stockport's which have now been deleted from the Joint Plan). A methodology was used to assess each of the proposed sites for their contribution against the purposes of the Green Belt and the assessment findings reveal that all 49 sites to be taken forward meet at least one purpose, should they be designated.
- 6.31 The report does not however set out the exceptional circumstances required where new Green Belts are established, in line with Paragraph 135 of the NPPF. Justifications for each of the proposed additions against all five of the policy requirements are therefore included at Appendix 3 of this topic paper, and make the case for their increased protection under Green Belt.

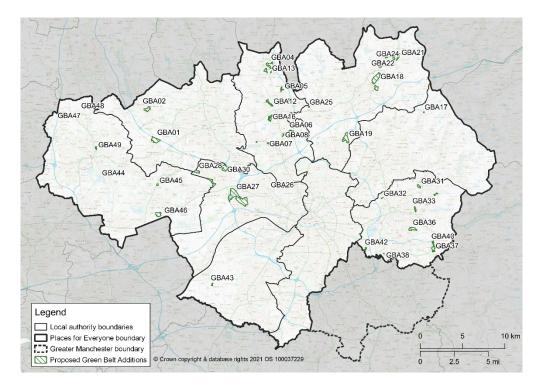


Figure 6.7 Proposed additions to the Green Belt – Location and Distribution

Area	Size of area (Ha.)
Bolton	65
Bury	78
Manchester	0
Oldham	0.6
Rochdale	153
Salford	263
Tameside	75
Trafford	3
Wigan	37
PfE total	674.6

Figure 6.8 Proposed additions to the Green Belt – Size in hectares per area

Offsetting release: Enhancing beneficial use and minimising harm

- 6.32 Policy JP-G 10 notes that positive and beneficial use will be supported and in particular encouraged by enhancing green infrastructure functions. The supporting text also recognises that the proposed releases of Green Belt forming the allocations in the plan provide opportunities to improve and/or enhance green infrastructure and also help to mitigate harm to retained Green Belt caused by the amendment to boundaries.
- 6.33 Chapter 3 of this topic paper summarises the evidence supporting Policy JP-G10 and notes the findings of the Stage 2 reports from LUC. A key aspect of theStage 2 work was to assess:
 - i. The potential for planning positively to improve the beneficial use of remaining Green Belt to meet Paragraph 141 of the NPPF and accompanying advice in the NPPG in 'Identification of Opportunities to Enhance the Beneficial Use of the Green Belt in the vicinity of Proposed 2019 Allocations (2020)' and
 - ii. The harm arising from release of Green Belt, explored through the:
 - o 'Assessment of Proposed 2019 Allocations (2020)',
 - o 'Addendum: Assessment of Proposed 2020 Allocations (2020)',
 - Cumulative Assessment of Proposed 2020 GMSF Allocations and Additions (2020)',
 - 'Addendum: Assessment of Proposed 2021 PfE Allocations (2021)' and
 - 'Addendum: Cumulative Assessment of Proposed 2021 PfE
 Plan Allocations and Additions (2021)'.
- 6.34 The term 'beneficial use' was highlighted in consultation responses as one in need of more explanation. Whilst not defined in national policy, this is about making the Green Belt perform better and work harder to deliver more positive outcomes such as improving access, flood resilience and enhanced ecosystem services. Such gains will be integral in providing a better quality of life for

residents in the proposed new communities, particularly post Covid-19 where the value of greenspace for public and mental health is heightened, and will support other objectives such as establishing the nature recovery network as required by the forthcoming Environment Bill.

- 6.35 Allocation policies include on-site green infrastructure and nature conservation requirements and in some cases these have been informed by evidence in the LUC report on beneficial use (in i above) which outlines potential projects. The reports on harm caused to the Green Belt (in ii above) recognise that boundary changes can reduce the performance of remaining Green Belt include advice on what, if any, mitigation can be incorporated into any potential scheme to reduce harm on remaining Green Belt.
- 6.36 Evidence from the harm reports outlined in ii above have been pivotal in understanding what the direct impact will be on the functioning of Green Belt following the proposed changes to boundaries in the PfE, both on a site level and strategically when considering the Green Belt overall in the joint plan area. As such this information both supports our approach and allows a proper consideration of the case for exceptional circumstances.
- 6.37 The addendum reports in 2020 and 2021 included tables to indicate the changes in the amount of land being released within the proposed GMSF allocations between 2019 and 2020 and between the GMSF 2020 and the PfE 2021. The addendum reports also provided tables giving a commentary on the associated level of harm to Green Belt purposes. These findings are summarised below, in particular:
 - Figure 6.9 shows the allocations that will no longer be released from the Green Belt. It includes the allocations that were proposed to be removed in the GMSF 2020 and the allocations that are proposed to be removed in the PfE 2021 and gives a summary of the report's conclusions.
 - Figure 6.10 shows those allocations where Green Belt release has been reduced and/or where Green Belt has been retained within the allocation boundary to provide an opportunity for development to

enable beneficial use, together with a summary of the report's commentary where this has led to a positive impact on the Green Belt. The 'proposed change category' is as follows:

- A. Where the change would involve a reduction in release of Green Belt
- B. Where the change would involve a reduction in release of GreenBelt and the retention of Green Belt for beneficial use
- 6.38 The cumulative harm reports found there to be significant changes to SGBA 15 (Heywood/Rochdale/Shaw/Royton/Chadderton/Middleton and M60/M62 corridor) resulting from proposed allocations and additions that affect the performance of Green Belt in these areas. This information is considered as part of the strategic case for exceptional circumstances (Appendix 1) and the key findings of the report are summarised in the local case for exceptional circumstances (Appendix 2) where allocations are proposed within these areas.
- 6.39 Appendix 2 gives more detail on the outcomes of the above LUC studies of relevance to each allocation under the column 'Mitigation to address Green Belt harm identified', particularly where allocations include retained Green Belt within their boundaries.

Allocation	2019	2020	2021	Analysis from 2020 addendum
	release	release	release	report
	(Ha.)	(Ha.)	(Ha.)	
GMA1.3	62.7	0	0	Area rated as low-moderate
Whitefield				overall harm will no longer be
				released.
GMA3	200.1	0	0	Area rated as very high harm
Kingsway				overall will no longer be
South				released.
GMA20	2	0	0	Area rated as low-moderate
Spinners Way/				overall harm will no longer be
Alderney Farm				released.
GMA21	34.6	0	0	Area rated as high overall harm
Thornham Old				will no longer be released.
Road				
GMA36 Gravel	6.1	0	0	Area rated as moderate overall
Bank Road /				harm will no longer be released.
Unity Mill				
GMA47 Land	53.1	0	0	Area rated as very high overall
south of				harm will no longer be released.
Pennington				
GMA17	22.66	22.66	0	Area rated as moderate- high
Hanging				harm will no longer be released.
Chadder				
				have allocations are to be

Figure 6.9 Summary of impact on Green Belt where allocations are to be removed

Allocation	Proposed	2019	2020	2021	Retained	Retained	Retained	Analysis from 2020 addendum
	change	release	release	release	Green	Green Belt	Green Belt	report
	category				Belt	within	with	
		(Ha.)	(Ha.)	(Ha.)	within	allocation	allocation	
					allocation	2020(Ha.)	2021	
					2019			
							(Ha.)	
					(Ha.)			
JPA1.2 Simister	A	217.4	73.4	73.5	0	0	0	Will leave separation between
and Bowlee								Whitefield and Rhodes/Middleton.
								Less impact on retained Green
								Belt to the north east.
JPA2 Stakehill	В	177.6	177.6	167.4	24.5	24.5	34.4	N/A – no change in Green Belt
JFAZ Slakerilli	В	177.0	177.0	107.4	24.0	24.0	34.4	release from 2019 to 2020.
								Telease 110111 2019 to 2020.
JPA9 Walshaw	A	61.3	61.3	60.9	0	0	0	N/A – no change in Green Belt
								release from 2019 to 2020.

Analysis from 2021 addendum report

N/A – no change in Green Belt release from 2020 to 2021.

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. The harm rating is, therefore, still high, but the area of land that would result in high harm to the Green Belt purposes if released has reduced from 130.7 to 120.5 ha.

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 [JP9] Allocation therefore has no bearing on the harm assessment findings.

Allocation	Proposed change category	2019 release (Ha.)	2020 release (Ha.)	2021 release (Ha.)	Retained Green Belt within allocation 2019 (Ha.)	Retained Green Belt within allocation 2020(Ha.)	Retained Green Belt with allocation 2021 (Ha.)	Analysis from 2020 addendum report
JPA13 Bottom Field Farm (Woodhouses)	A	9.1	1	1	0	0	0	were assessed as high and moderate-high harm.
JPA15 Chew Brook Vale (Robert Fletchers)	A/B	17	17	5.4	15	15	0	release from 2019 to 2020.
JPA17 Land South of Coal Pit Lane (Ashton Road)	A	11.5	26.4	19.9	0	0	0	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

	Analysis from 2021 addendum report
	Harm of release of the Allocation is, therefore, still moderate
ed	N/A – no change in Green Belt release from 2020 to 2021.
elt	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 than at present, but the harm to the Green Belt purposes of the release of the revised GM18 [JPA15] Allocation would still be reduced from moderate to low- moderate. The area released is reduced from 17 to 5.4ha.
r,	The land in GM13-3 [JPA17] still makes a strong contribution to Purposes 1 and 3, so the harm of release of land in this part of the allocation is still high. However, the area of land that would result in high harm to the Green Belt purposes if

Allocation	Proposed	2019	2020	2021	Retained	Retained	Retained	Analysis from 2020 addendum
	change	release	release	release	Green	Green Belt	Green Belt	report
	category	loidadd	1010000	Teredee	Belt	within	with	
	ballogery	(Ha.)	(Ha.)	(Ha.)	within	allocation	allocation	
					allocation	2020(Ha.)	2021	
					2019	2020(110.)	2021	
					2013		(Ha.)	
					(Ha.)			
								constitute a minor impact on
								adjacent Green Belt, and harm
								from the release of GM13-3
								[JPA17] will therefore be high.
JPA23 Newhey	В	13.5	10.9	10.9	0	4.3	4.3	Will form a strong boundary to east
Quarry								with wider Green Belt, but
								otherwise no material change to
								harm.
JPA28 North of	A	64.3	57.9	29.2	0	0	0	No change to harm.
Irlam Station								
JPA33 New	В	240.8	169.5	169.2	306.8	394.5	394.5	Stronger Green Belt boundary to
Carrington								the west, preserves a wider gap
								between Carrington and Sale. For
								parcel to east, the impact on
								adjacent Green Belt has reduced

	Analysis from 2021 addendum report
	released has reduced from 19.8 to
	13.3 ha.
t	N/A – no change in Green Belt
t >	release from 2020 to 2021.
	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 area of land released, however,
	is reduced significantly from 57.9 to
	29.2ha
	N/A – no change in Green Belt
	release from 2020 to 2021.

	change category	release	release	release	Croon			Analysis from 2020 addendum
	category			10100.00	Green	Green Belt	Green Belt	report
					Belt	within	with	
		(Ha.)	(Ha.)	(Ha.)	within	allocation	allocation	
					allocation	2020(Ha.)	2021	
					2019			
					<i>.</i>		(Ha.)	
					(Ha.)			
								from moderate to minor, and harm
								has reduced from very high to
								high.
	D	1111	400.4	400.0	70.0	00.0	00.0	Deduction in one manual them is
JPA3.2 Timperley	В	114.1	100.1	100.2	73.9	88.6	88.6	Reduction in area means there is
Wedge								less impact on gap between Hale
								and Wythenshawe although harm
								will not change.
JPA34 M6 Junction	A	73.7	64.5	62.6	0	0	0	Will reduce area to be released that
25								is 'very high' harm and offer
								potential for beneficial use, though
								it will not reduce harm of rest of
								allocation.
IDA27 West of	D	52.0	1E E	40.0	0	25.4		Potentian of Croon Polt within
	D	55.0	40.0	49.9	0	20.4		
Giblield								•
								Colliery Lane.
	B	73.7	64.5	62.6	0	0 25.4	0	is 'very high' harm and of potential for beneficial use, thou it will not reduce harm of rest allocation. Retention of Green Belt with

Figure 6.10 Summary of impact on Green Belt where changes to allocations result in reduced release and/or beneficial use

	Analysis from 2021 addendum report
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is	N/A – no change in Green Belt
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Growth and Spatial Options

- 6.40 The PfE Growth and Spatial Options paper considers a range of options for meeting the local housing needs and objectively assessed needs for employment, in order to address the requirements of national planning practice guidance in relation to assessing reasonable alternatives.
- 6.41 As part of the preparation of the PfE 2021, consideration was given to whether or not there is any more certainty in relation to the Covid pandemic or the Brexit deal, full details of this can be found in the Covid-19, EU-Exit and the Greater Manchester Economy - Implications for the Places for Everyone Plan. However, in summary the report concludes that as in 2020, there remains a high degree of uncertainty about future events and their implications and consequently there is not sufficient certainty/evidence currently available to inform a robust "reasonable alternative" growth or spatial option for purposes of the PfE 2021. Consequently, similar to the GMSF 2020 work, three reasonable alternatives for growth have been identified for the PfE 2021.
- 6.42 The analysis in the Growth and Spatial Options paper concluded that the option to meet the objectively assessed need performed well against the vision and objectives. Therefore it has been retained as the preferred growth option for the PfE 2021.
- 6.43 Consideration has also been given to the reasonable alternatives for spatial distribution, the Spatial Options. Although the removal of Stockport, in itself, is not considered to have resulted in a unique spatial alternative, two variants of the Hybrid Option have been considered, 4(a) and 4(b). 4(a) proposes the removal of Stockport's allocations alone and 4(b) proposes taking reasonable steps to minimise the loss of Green Belt across the nine districts, whilst still maintaining sufficient supply to meet the identified needs of the nine districts. As part of this option consideration will be given to the wider evidence base, including the Green Belt harm assessment, the need to establish defensible Green Belt boundaries, the impact on the overall land supply. Therefore, in the analysis of the Spatial Options in effect six options were considered against the Plan's Vision and Objectives.

- 6.44 The analysis in the Growth and Spatial Options paper concluded that Option4(b) performed well against the vision and objectives. Therefore it has been chosen as the preferred spatial option for the PfE 2021.
- 6.45 Key elements of the PfE 2021 Spatial Option include:
 - Optimising the baseline supply, to ensure all opportunities to increase densities and identify additional sites have been explored;
 - Concentrating development near to town centres and/or sustainable public transport hubs;
 - Taking advantage of existing and planned global assets; and
 - Delivering inclusive growth across the plan area, seeking opportunities to boost the competitiveness of north Greater Manchester.
- 6.46 Green Belt release is therefore required if the nine joint plan local authorities are to meet their housing and employment needs and to realise the ambitions of the spatial strategy. As such, the Site Selection topic paper gives consideration to sites in the Green Belt and Call for Sites suggestions to arrive at areas of search for allocations.

Land supply position - Housing

- 6.47 The total annual Local Housing Need (LHN) for the nine joint plan local authorities is 10,305 units. Following the Government proposed methodology, and as set out in the Housing topic paper, over the plan period 2021-2037 this translates to a total LHN for the PfE of 164,880 net additional dwellings.
- 6.48 The housing land supply position as of 1 April 2021 is that the total baseline supply over the plan period of 2021-2037 is 163,456 units. The amount of land identified for new homes is therefore very close to that of the combined local housing need of the nine districts, however, it must be noted that evidence prepared in relation to the viability of the land supply indicates that much of it faces challenges which will delay some of the supply from coming forward until funding and/or more confidence in the housing market exists. Therefore enough land needs to be identified to provide sufficient flexibility in the housing land supply to ensure that it represents a deliverable, viable and robust land supply that will deliver balanced and inclusive growth to ensure

deliverability and a degree of choice in delivery, and so that the Green Belt boundary can endure beyond the plan period.

- 6.49 Additional new sites have therefore been identified over and above those in the existing land supply. As detailed above, consideration of the spatial options has led to the conclusion that it is necessary to remove some land from the Green Belt and to allocate this land within the PfE for residential development. With the addition of 20,367 units from potential allocations a total of 190,752 dwellings has been identified, representing an average of 16% over the housing target. This represents a reasonable degree of flexibility in the housing land supply to ensure that we demonstrate we can meet our LHN.
- 6.50 The issues presented by the evidence on housing, on the LHN, on applying the Government's methodology on housing supply and on viability are considered in the Housing topic paper, the Delivery Topic Paper and the viability evidence.

Land supply position - Employment

- 6.51 The need for industry and warehousing land across the joint plan area is around 3,330,000 sqm and the baseline supply is about 1,805,500 sqm, leaving a shortfall of approximately 1,500,000 sqm. The need for office space is 1,910,000 sqm and the existing baseline supply is about 3,129,271 sqm. There is a significant shortfall of land for industry and warehousing, whilst providing an oversupply of office space. As with housing, it is necessary to provide sufficient flexibility against the overall need for industry and warehousing and offices. Consequently, protected open land/safeguarded land or Green Belt must be considered to meet the identified employment land need in Greater Manchester.
- 6.52 In particular for industry and warehousing, the higher level of growth and need for flexibility reflects the need to compete internationally and to allow the relocation and expansion of existing businesses currently based at low quality

and less accessible employment sites that in some cases are also dominated by employment generating uses.

- 6.53 Very limited release of Green Belt is required at Manchester Airport Enterprise Zone and it is judged this key location is required to maximise the competitive advantages of Greater Manchester.
- 6.54 The issues presented by the evidence on industry, warehousing and offices are set out in the Employment topic paper and the Employment Land Demand Note.

Exhausting the alternatives to using Green Belt

- 6.55 National policy in Paragraph 137 makes explicit the steps that local authorities must follow to examine fully all other reasonable options for meeting their identified needs for development before they conclude that exceptional circumstances exist to justify altering Green Belt boundaries. These steps are as follows:
 - Making as much use as possible of suitable brownfield sites and underutilised land;
 - Optimising densities in town and city centres and other locations well served by public transport;
 - Discussions with neighbouring authorities about whether they could accommodate some of the identified need.

Alternative 1 - Maximising the land supply in the urban area

- 6.56 Consultation feedback in 2016 and 2019 has revealed a consensus that more could be done to unlock the potential of previously-developed land across the conurbation whether it be vacant, derelict or stalled with extant planning permission.
- 6.57 There is a strong focus on the efficient use of land resources in the PfE spatial strategy, the maximisation of previously-developed land can address

dereliction and poorly used sites, help to target investment and reduce the amount of greenfield land required.

- 6.68 Sites that have been included in the baseline supply for housing, industry and warehousing are available to view on MappingGM and are also set out within the 2021 PfE under policies in Chapter 6 and 7.
- 6.69 In respect of housing, the nine districts have identified a large number of previously-developed sites suitable for housing in Brownfield Registers, in Strategic Housing Land Availability Assessments (SHLAAs) and in their Local Plans.
- 6.70 The PfE Housing Land Supply Statement 2021 (appended to the Housing topic paper) lists the sources from which sites have been selected and these include extant planning permissions, allocations, lapsed planning permissions and developer proposals. Additionally, the nine districts have conducted a search of additional sources as part of the PfE preparation process to help maximise the housing land supply and minimise the need for Green Belt release, and these include:
 - Main town centres;
 - Sites in close proximity to public transport nodes, such as train stations and Metrolink stops;
 - Employment: existing allocations, unimplemented permissions, and poorly performing employment areas;
 - Existing safeguarded land;
 - Existing protected open land;

Other sources for housing have been explored and addressed as follows:

- Small sites It has been assumed these will come forward at the same rate in each district as has been seen over the last five years.
- Empty properties It has not been assumed that a reduction in vacancies will assist in meeting the housing requirement as significant reductions could make it more difficult to move home. We will however

work with property owners and seek Government funding to address long-term vacancies.

- Existing employment sites Some further sites may become available over the lifetime of the PfE however given the work outlined above it is not considered that this would equate to a large supply of land for housing.
- 6.71 Additionally as referenced in the Housing topic paper and PfE Housing Land Supply Statement significant potential has been identified for residential development which will come forward via the following mechanisms:
 - Town Centres: Where possible, town centre sites have been identified in the baseline housing supply although in many town centres the housing market is yet to be established or sites are not yet available. The Town Centre Challenge initiative launched by the Mayor and GMCA in November 2018 seeks to regenerate town centres across Greater Manchester by identifying the ambition for and barriers to delivering change within them and will aid in supporting the delivery of higher density mixed and affordable housing, helping to create viable housing markets. Six towns at Farnworth, Leigh, Prestwich, Stalybridge, Stretford and Swinton t have been nominated and the approach could be extended to other towns if successful.
 - One Public Estate: Work is ongoing to identify the potential for rationalisation of the public estate and the opportunities this could provide for housing development. Such opportunities would be additional to the baseline supply and could contribute to housing delivery over the plan period, giving an extra degree of flexibility.
- 6.72 With regard to industry and warehousing, the existing supply identified in districts' Strategic Employment Land Availability Assessments (SELAAs) is capable of accommodating around 1,805,500 sqm of floorspace. However this is insufficient to meet the identified need and many of the sites are likely to be attractive primarily to a local market and/or smaller businesses due to their location, size and surroundings, rather than the national and international

investment that the sub region is seeking to attract. As such the flexibility that the supply requires can only be realistically be achieved by removing Green Belt.

6.73 On the subject of offices, a wide range of sites have been identified in SELAAs comprising around 3,129,271 sqm of floorspace. Of this, the vast majority is within the Core Growth area and only approximately 25,000 sq.m being within a PfE allocation.

Alternative 2 - Optimising densities

- 6.74 The spatial strategy highlights the contribution that an increase in densities at town centres and other accessible locations can make, such as in the Core Growth Area. Policy JP-H 4 'Density of New Housing goes further in ensuring appropriate densities in locations where the best use can be made of the land, particularly in areas accessible by a range of transport modes other than the car.
- 6.75 The PfE Housing Land Supply Statement sets out the density assumptions used for housing sites identified in the baseline supply. Whilst it is assumed that the yield for sites with existing permissions will not change unless indicated otherwise, densities have generally been increased for sites without planning permission where they are in highly accessible locations in line with emerging PfE policy JP-H 4 e.g. within or adjoining town centres and around public transport nodes, where consistent with local housing market and site-specific issues.
- 6.76 The approach to housing densities in Policy JP-H 4 directly supports the objectives of the Mayor's Town Centre Challenge, which it is assumed will add more flexibility in the long term as mentioned earlier in 'Maximising the land supply in the urban area'. Increasing densities beyond this level were found to have negative impacts in the Growth and Spatial Options paper.
- 6.77 Such assumptions have again not been sufficient in avoiding the use of Green Belt.

Alternative 3 - Accommodating needs outside of the plan area

- 6.78 This section addresses the third requirement of NPPF Paragraph 137 on Green in respect of exploring alternatives to Green Belt, specifically whether the strategy 'has been informed by discussions with neighbouring authorities about whether they can accommodate some of the identified need for development, as demonstrated through the statement of common ground'.
- 6.79 The nine districts have undertaken collaborative work with their neighbours in line with the Duty to Cooperate. The outcome of this work confirms the following in respect of both (i) need for office, industrial and warehousing and (ii) need for housing:
 - At each stage of the preparation of the PfE, from the draft GMSF 2016 onwards, GMCA contacted each of the neighbouring authorities outside of the plan area responsible for local plan preparation via email to ask if they are able to accommodate any of our needs;
 - Each district has responded on all occasions to confirm they were unable to accommodate any of our growth.
 - Some neighbouring authorities have either released or are proposing Green Belt release to accommodate their own growth requirement.

APPENDIX 1

Strategic level case for exceptional circumstances to amend the Green Belt boundary

- 1.1 Paragraph 136 of the NPPF requires that Green Belt boundaries should only be altered where exceptional circumstances are evidenced and fully justified. This paper sets out the case for exceptional circumstances for seeking the proposed release of Green Belt to bring forward the allocations in the plan.
- 1.2 The exceptional circumstances case will take the form of a:
 - Strategic level case: high level factors that have influenced and framed the decision to alter boundaries (in this appendix); and a
 - Local level case: specific factors relevant to the proposed releases that complement the strategic case (Appendix 2).

Introduction

- 1.3 The exceptional circumstances' case for reviewing Green Belt boundaries at the strategic level includes consideration of the following factors:
 - The need to identify an appropriate growth and spatial option having considered other reasonable alternatives;
 - The need to identify sufficient employment land to meet the overall economic growth strategy for the joint plan area;
 - The need to identify sufficient land to meet the local housing need for the joint plan area;
 - The site selection process for identifying strategic allocations in the PfE;
 - An assessment of the overall harm caused by the releases from the Green Belt;
 - Opportunities to help increase the beneficial use of remaining Green Belt, including interventions that meet green infrastructure and biodiversity net gain objectives.

- 1.4 These factors will now be considered more fully in turn with reference to supporting evidence where appropriate. They should not be considered in isolation.
- 1.5 The key driver for the strategic case is the need to deliver inclusive growth across the city region, with everyone sharing in the benefits of rising prosperity and the need to meet the objectively assessed need for both employment and housing for the joint plan area.

An appropriate growth and spatial option to meet needs

- 1.6 The NPPF requires local plans and spatial development strategies to meet tests of soundness, and one of these relates to the plan being 'justified', and in particular to the extent that it is 'an appropriate strategy, taking into account the reasonable alternatives'.
- 1.7 The 2021 Growth and Spatial Options Paper sets out the options considered and concludes that the Growth Option of planning for the objectively assessed needs of the joint plan area and a variant of the hybrid spatial option of the GMSF 2019 are considered to represent an appropriate strategy for the PfE to achieve its overall vision and objectives.
- 1.8 Given the conclusions of the Growth and Spatial Options Paper, the preferred growth and spatial options are therefore considered to be an appropriate strategy when considered against the PfE Vision and Strategic Objectives and in the light of the outcomes of the Integrated Assessment. The nine joint plan local authorities are committed to this approach and consider that the need for a sound and integrated approach to the planning of the sub region is made all the more imperative given that all ten GM districts have declared a climate emergency, and because pausing the PfE could lead to unplanned growth, thereby harming our recovery.
- 1.9 Finally, the NPPF includes a requirement at Paragraph 137 for the plan to demonstrate that all other reasonable alternatives have been explored for meeting identified needs for development, before concluding that exceptional

circumstances exist. In respect of the options identified in the NPPF, we have undertaken the following steps:

- Maximise opportunities on previously-developed land and underutilised land including that which is currently designated protected open land and safeguarded land;
- Optimised densities on sites at accessible locations within the existing land supply;
- Held discussions with neighbouring authorities as part of the Duty to Co-operate, to establish if any are able to accommodate the plan's outstanding needs.
- 1.10 Despite these steps being taken, insufficient land could be identified either within the urban area or within neighbouring authorities to meet the Objectively Assessed Needs.

Need for increased growth and quality opportunities for employment

- 1.11 The objectively assessed needs for employment are identified in the employment land demand paper. The needs cannot be met by the existing employment supply, therefore the only opportunities to deliver the plan's growth ambitions and address economic disparities is to identify sufficient land within the Green Belt to supplement the existing land supply.
- 1.12 The vision of the Greater Manchester Strategy is 'to make Greater Manchester one of the best places in the world to grow up, get on and grow old'. Through the PfE plan we are committed to supporting the achievement of this vision in our boroughs. Supporting this is a range of 'priorities', with one of them being 'Playing our part in ensuring a thriving and productive economy in all parts of Greater Manchester', and this forms Strategic Objective 3 of the plan. Ambitions key to this in the GMS are the need for the sub region to:
 - Be at the heart of a thriving Northern Powerhouse;

- Have the right employment sites and premises, in the right locations to support economic growth in all parts of Greater Manchester.
- 1.13 The key theme of the spatial strategy in the PfE is to deliver inclusive growth and therefore the focus is placed on:
 - making the most of key locations and assets best placed to support this growth, including the Core Growth Area and Manchester Airport, to help improve prosperity and international competitiveness, and;
 - creating favourable conditions that can provide high quality investment opportunities to address disparities, seeking to significantly boost the competitiveness of north Greater Manchester and enabling more balanced and inclusive growth overall.
- 1.14 Whilst in numerical terms, sufficient land has been broadly identified in the existing land supply to meet the forecast needs for future office growth, insufficient land exists for industry and warehousing. Despite overall productivity of Greater Manchester being around 10% below the national average, it is well-placed to take advantage of new economic opportunities due to its size and diversity and if realised, through the contribution of the PfE, this can increase the prosperity of local residents by making a full contribution to rebalancing the national economy. The existing land supply does not offer these opportunities and a proportion of existing floorspace is of poor quality or is not of the right type. There is a need to provide flexibility of choice to the supply to ensure its continuation after the plan period and that occupier and developer needs are met.
- 1.15 Patterns of growth also need to be balanced and inclusive, becoming less southward focused, so it can correct current disparities where the districts of Manchester, Salford, Stockport and Trafford are collectively home to the highest concentration of key assets and major growth areas in the sub-region and are currently forecast to add the largest proportion of jobs between 2018 and 2038. Policy JP-P 1 supports long term economic growth and a thriving, inclusive and productive economy in all our boroughs with an emphasis on high value clusters in prime sectors such as advanced manufacturing, digital and cyber, and low carbon goods.

1.16 In the absence of reasonable alternatives as confirmed by the Growth and Spatial Options paper, these ambitions can only be achieved with the release of Green Belt.

Need for more housing and appropriate buffer to ensure the supply is fit for purpose in the long-term

- 1.17 Additional land is needed beyond that required in absolute terms to meet our local housing needs in order to meet key requirements for flexibility, deliverability and robustness required by national policy, to offer the balanced and inclusive growth required by the spatial strategy in the PfE, and to ensure the Green Belt boundary can endure beyond the plan period.
- 1.18 As referred to above, through the PfE we are committed to supporting the Vision of the GMS in our boroughs, and in relation to housing the GMS priority is 'safe, decent and affordable housing'. The central ambition with relevance to the PfE is to create 'neighbourhoods of choice' with good quality affordable homes in safe and attractive communities, well served by public transport. The creation of neighbourhoods of choice forms Strategic Objective 2 of the plan and outlines the focus on brownfield land, new homes in the Core Growth Area and town centres, close proximity to public transport hubs, in areas of low flood risk and accessible to sustainable modes of transport. Strategic Objective 1 on meeting housing need is also met and has been calculated using the standard methodology as required by Planning Practice Guidance.
- 1.19 As such, the key theme from the spatial strategy in the PfE is to deliver inclusive growth across our boroughs, with everyone sharing in the benefits of rising prosperity. To support this spatial strategy, the distribution of land outlined in Policy JP-H1 seeks a more balanced pattern of growth and directs higher levels of new housing to central and northern districts to help boost the competitiveness of the north of the sub-region and address inequalities that are blocking them from making a full contribution to future economic success of Greater Manchester.

- 1.20 There is sufficient land within the urban area to meet local housing needs, although the inclusive growth agenda demands a carefully managed approach to phasing that both recognises the uncertainty in the early years of the plan as a result of the Covid-19 pandemic and delivery challenges on larger allocations. It is recognised that we must be realistic when considering delivery rates over the early years of the plan period. In addition, much of the land supply has delivery challenges based on viability evidence, and the allocations are dependent on masterplanning and considerable infrastructure investment to support them, meaning that they may only produce large numbers of new dwellings late into the plan period. The NPPF requires the plan to be robust and capable of meeting unexpected contingencies and so Policy JP-H1 identifies a trajectory that ensures housing is delivered as planned over the life of the plan, with arrangements for regular review.
- 1.21 It is widely recognised that a buffer on the housing supply is needed of at least 10% and is essential to meet the proposed phasing and to enable sufficient flexibility as required by Paragraph 73 of the NPPF. The buffer in the PfE 2021 is considered reasonable based on the wider evidence supporting the plan. The inclusion of such a buffer requires Green Belt release. If there is unbalanced distribution of new housing and the emerging evidence is ignored this will lead to an oversupply in certain parts of the conurbation with much of it identified as having deliverability challenges.
- 1.22 Furthermore, Paragraph 139 of the NPPF requires the plan to be able to demonstrate that Green Belt boundaries will not need to be altered at the end of the plan period. It has been identified that although some of the land supply has capacity for housing beyond the plan period and there is a relatively small amount of safeguarded land it is expected that the buffer will also contribute to ensuring the proposed boundary can endure beyond 2037.

Provision of new sustainable communities with wide-ranging benefits

- 1.23 The selected release of Green Belt land has been informed by a site selection process which identified 7 criteria. As such, the strategic allocations in the Green Belt are, or are capable of being well served by public transport, take advantage of key assets, maximise economic opportunities which have considerable capacity to deliver transformational change, deliver inclusive growth, support town centres and have a significant impact on their regeneration, deliver long-term sustainable travel options and enable wider community benefits that transcend district boundaries.
- 1.24 Two of the priorities in the Greater Manchester Strategy relate to creating neighbourhoods of choice and making an age-friendly city region. Promoting inclusion is a key theme of the spatial strategy in the PfE and so both priorities feed into Policy JP-J1 on Sustainable Places, which requires new developments to contribute to successful places with a clear identity rather than functioning in isolation, to help Greater Manchester become one of the most liveable city-regions in the world.
- 1.25 The sections above have made the case that the release of Green Belt is required to meet needs for housing and employment including the need to provide necessary flexibility and to support the spatial strategy in the PfE. Green Belt release also offers the opportunity to fully respond to its inclusion agenda and emphasis on rebalancing of growth to increase the competitiveness of the north and to deliver large-scale economic opportunities, by way of bringing forward new, sizeable sustainable communities with supporting infrastructure. National planning policy at Paragraph 72 of the NPPF recognises the potential this can have for the supply of large numbers of new homes, provided they are well located and designed and supported by necessary infrastructure, whether existing or planned, and facilities, whilst considering the scope for net environmental gains.

- 1.26 Policy JP Strat-6 on Northern Areas seeks to boost economic opportunities and diversify housing provision by the selective release of Green Belt. The scale of development planned at strategic locations is transformational in nature as the sites have the potential to deliver significant benefits over a wider area. Interventions such as the rapid transit corridors will connect existing communities with planned new communities via provision of high quality housing developments and help to address extensive deprivation and relatively low levels of growth. In turn, such development and interventions will increase the attractiveness of the north and help to increase business creation and local economic activity.
- 1.27 The planned release of Green Belt, informed by the site selection process, brings forward sites in sustainable locations or those which can be made sustainable and will contribute to accommodating our housing and employment needs whilst at the same time meeting their own infrastructure needs including contributing towards transport improvements that have wider benefits and provision of schools and health facilities where required.
- 1.28 The site selection process informed the sites proposed for allocation in the PfE by assessing potential sites against the following criteria to ensure the sites meet the strategic objectives of the plan. The local case for exceptional circumstances, later in this paper, complements this strategic case and shows how each proposed allocation will meet one or more of these criteria.
 - <u>Criterion 1</u> Land which has been previously developed and/or land which is well served by public transport;
 - <u>Criterion 2</u> Land that is able to take advantage of the key assets and opportunities that genuinely distinguish Greater Manchester from its competitors;
 - <u>Criterion 3</u> Land that can maximise existing economic opportunities which have significant capacity to deliver transformational change and / or boost the competitiveness and connectivity of Greater Manchester and genuinely deliver inclusive growth;

- <u>Criterion 4</u> Land within 800 metres of a main town centre boundary or 800 metres from the other town centres' centroids;
- <u>Criterion 5</u> Land which would have a direct significant impact on delivering urban regeneration;
- <u>Criterion 6</u> Land where transport investment (by the developer) and the creation of significant new demand (through appropriate development densities), would support the delivery of long-term viable sustainable travel options and deliver significant wider community benefits;
- <u>Criterion 7</u> Land that would deliver significant local benefits by addressing a major local problem/issue.

Harm to the strategic functioning of the Green Belt can be justified and net loss has been minimised

- 1.29 The evidence in the Stage 1 Green Belt Assessment in 2016 concluded that all parcels in the proposed Green Belt met at least one of the five purposes of the Green Belt as set out in NPPF Paragraph 134. As noted in these reports, national policy does not require all the purposes of Green Belt to be met simultaneously and a strong rating against any purpose on its own could be sufficient on its own to indicate an important contribution.
- 1.30 The Stage 2 GM Green Belt Study on the Cumulative Assessment of the Proposed 2020 GMSF Allocations and the addendum to it to assess the proposed 2021 PfE Plan Allocations sets out an assessment of the combined effect of the release of proposed allocations and designation of new Green Belt on the strategic functioning of the Greater Manchester Green Belt. This report helps to understand whether the remaining Green Belt as proposed will function as intended by the Green Belt purposes in the NPPF and splits the designation into 26 Strategic Green Belt Areas (SGBAs) which originate from the 1981 Greater Manchester Structure Plan. The findings note that:

- Within some SGBAs there will be little or no impacts on the strategic function of the Green Belt
- There will be significant changes that will affect the performance of the Green Belt in:
 - SGBA 15 (between Heywood, Rochdale, Shaw, Royton, Chadderton and Middleton, including Heaton Park and generally following the line of the M60/M62).
- 1.31 The significant impacts for SGBA 15 are in an area where strategic releases are deemed necessary to deliver key strategic housing and employment opportunities with supporting transport infrastructure of significance, through allocations GMA1 Northern Gateway, GMA2 Stakehill in SGBA 15. All these proposed allocations are critical in responding to the spatial strategy in the PfE and its key themes of 'Inclusive Growth', 'Making the Most of Key Locations and Assets' and 'Addressing Disparities' It also directly addresses the aspirations set by Policy JP P 1 'Supporting Long-Term Economic Growth', Policy JP –P 1 'Sustainable Places', Policy JP H1 'Scale, Distribution and Phasing of New Housing Development' and Policy JP C1 'Our Integrated Network'. The local level case for exceptional circumstances sets out what other factors should be taken into account alongside the harm caused, and the essential site selection criteria they meet.
- 1.32 It should be noted that if a high degree of harm is identified from release of the Green Belt, the NPPF does not suggest a review of its boundaries would not be appropriate, if 'exceptional circumstances' are justified. To this end, evidence on Green Belt is just one consideration alongside environmental and sustainability considerations in the list of evidence base findings that influence any decision.
- 1.33 In response to consultation, steps have been taken to minimise the net loss of Green Belt over the course of the preparation of the PfE towards publication.In particular:

- Some sites are no longer considered appropriate for inclusion in the PfE and have therefore been removed, thereby reducing the overall Green Belt loss;
- A number of site boundaries have been amended to reduce the size of the allocation or to retain more Green Belt within allocations, thereby reducing overall Green Belt loss.
- 1.34 The 2021 PfE proposes a 3.27% net loss of Green Belt, compared with 4.7% in 2019 and 8.51% in 2016. Compared with the first draft GMSF in 2016, there is now around 59.9% less Green Belt to be released in the PfE 2021²

Provision of opportunities for beneficial use of remaining Green Belt

- 1.35 National policy at Paragraph 138 encourages local authorities to explore whether compensatory improvements can be made to the environmental quality and accessibility of remaining Green Belt land once it has been decided to release Green Belt. Paragraph 141 also requires us to plan positively to enhance the beneficial use of Green Belts once they have been defined. Policy JP-G10 'The Greater Manchester Green Belt' notes that the PfE will capitalise on opportunities from development to enhance green infrastructure functions that deliver environmental and social benefits for residents and provide high quality green spaces to support economic growth.
- 1.36 A number of the allocations retain a proportion of Green Belt within their boundaries and seek to provide new or enhanced recreation and leisure facilities and/or make substantial improvements to environmental quality and public access. Separately, some sites also offer opportunities for biodiversity net gain and so have the potential to respond to the emerging statutory measures under the Environment Bill, an area in which Greater Manchester

² Stockport has been removed of these Green Belt figures so that a comparison can be made on the loss of Green Belt between the stages of preparation of the GMSF in 2016, 2019, 2020 and the PfE in 2021.

already has a track record of success with regard to trialling its implementation in collaboration with Natural England.

1.37 The Stage 1 GM Green Belt Study report on the 'Identification of Opportunities to Enhance the Beneficial Use of the Green Belt' (2020) considers the question of where there are Green Infrastructure projects that could be pursued to help offset the loss of Green Belt through compensatory measures on land that remains Green Belt within 2km of all the allocation boundaries. The list of schemes is not exhaustive and will require consultation with key stakeholders and may require further surveys and viability testing to establish costings. However the enhancement opportunities nonetheless demonstrate that opportunities exist and will be used by the nine local authorities in the preparation of their Local Plans, thereby having a potential positive effect on the beneficial use of the Green Belt moving forward.

Summary of our case for strategic exceptional circumstances

- 1.38 The strategic case for exceptional circumstances to justify the altering of Green Belt boundaries can therefore be summarised as follows:
 - This is an appropriate growth and spatial option having considered other reasonable alternatives;
 - In relation to employment, the need to identify sufficient land to meet the overall economic growth strategy of the plan;
 - In relation to housing, additional land beyond that required in absolute terms is necessary to meet local housing needs due to the need for flexibility, balanced and inclusive growth required by the spatial strategy in the PfE, robustness in the face of contingencies, and a Green Belt boundary that will endure beyond the plan period;
 - The releases bring forward a set of strategic allocations in the Green Belt in sustainable locations that accord with a rigorous site selection process and the PfE spatial strategy focus on inclusive growth, delivering much –needed infrastructure to meet a wide range of needs across the conurbation;

- Harm caused by releases can be justified against the PfE spatial strategy and steps have been taken to minimise net loss;
- A range of opportunities have been identified to help increase the beneficial use of remaining Green Belt, including interventions that meet green infrastructure and biodiversity net gain objectives.

APPENDIX 2

Local level case for exceptional circumstances to amend the Green Belt boundary

- 1.1 Alongside the strategic case is a set of local exceptional circumstances specific to the each proposed allocation to be released from the Green Belt. The table that follows sets out specific headline issues that make up the exceptional circumstances case for changes to the Green Belt boundary, and as such, does not list all the allocations proposed in the PfE, only those proposed for Green Belt release. Sites currently designated as Protected Open Land are therefore excluded.
- 1.2 It should be noted that **the evidence on Green Belt is only one part of the evidence base**. Consequently where studies have found that high harm is to be caused by release of the Green Belt, this finding should be balanced against other important factors that could make up exceptional circumstances such as sustainability, viability and deliverability. Each allocation has many benefits arising from the infrastructure requirements that will be placed on them through the proposed site allocation policies in the Framework. In addition, there is a large supporting evidence base behind each site which respond to objections made following the 2019 consultation as appropriate, and this is to be summarised in the corresponding topic paper for the relevant site allocation.
- 1.3 The following table is split into five columns:
 - Column 1 Justification for inclusion Highlights the specific criterion that each allocation meets from the Site Selection criteria. The list of criteria and their descriptions of what is covered is set out at Section 1.6 of the strategic case earlier in this paper.
 - Column 2 Harm impact from allocation on Green Belt purposes – Lists the findings from the 'Stage 2 GM Green Belt Study – Assessment of Proposed 2019 GMSF Allocations' in relation to the contribution the individual allocation makes to Green

Belt purposes. This column also includes information from the 2020 addendum report and 2021 addendum report where relevant e.g. a boundary change has been made.

 Column 3 - Harm impact to the Green Belt from release of allocation – Includes the findings from the 'Stage 2 GM Green Belt Study – Assessment of Proposed 2019 GMSF Allocations' in relation to the harm that would result from release of the allocation, not just in terms of what contribution the land itself makes to Green Belt purposes but also the potential impact on the integrity of adjacent Green Belt land. Information from the 2020 addendum report and 2021 addendum report is noted where relevant.

Also set out are the outcomes of the 'Stage 2 GM Green Belt Study – Cumulative Assessment of Proposed 2020 GMSF Allocations' and the 2021 addendum in relation to effect of the proposed release on the strategic functioning of the Greater Manchester Green Belt.

- Column 4 Allocation boundaries Notes any information from the 'Stage 2 GM Green Belt Study – Assessment of Proposed 2019 GMSF Allocations' and information from the 2020 and 2021 addendum reports in relation to the nature of any boundary features from that proposed or of stronger alternatives.
- Column 5 Mitigation to address Green Belt harm identified -Notes any information from the Stage 2 GM Green Belt Study – Assessment of Proposed 2019 GMSF Allocations and information form the 2020 and 2021 addendum reports in relation to any comments on the impact of proposed retention of Green Belt within the allocation and opportunities to minimise harm of remaining Green Belt through mitigation measures.

Also of relevance is the Stage 1 GM Green Belt Study report on the 'Identification of Opportunities to Enhance the Beneficial Use of the Green Belt' (2020) which lists a number of possible enhancement opportunities in the vicinity of the allocation.

PfE2021 Allocation	1. Justification for inclusion	2. Harm impact from allocation on Green Belt purposes	3. Harm impact to the Green Belt from release of allocation	4. Allocation boundaries	5. Mitigation to address Green Belt harm identified
JPA1.1 Heywood/ Pilsworth (Northern Gateway)	 The Northern Gateway allocation meets the following Site Selection criteria: Criterion 1 - as the allocation is of a scale that means high quality public transport could be delivered to serve the site sustainably and this is reflected in the policy requirements. Criterion 3 - as the allocation is identified as a strategically important location in the GMSF which has the capacity to deliver transformational change. Criterion 5 - as the allocation will contribute towards the regeneration of adjacent areas of deprivation. Criterion 6 - as the scale of the allocation will bring new public transport links (including Bus Rapid Transit corridors linking the expanded Heywood 	 The GM GB Harm assessment identifies that the existing Birch Industrial Park and committed Junction 19 development are/will be wholly developed and therefore make no contribution to Green Belt purposes. As such, they can be released from the Green Belt with very low harm. The remainder of the Allocation makes a significant contribution to checking sprawl of large built up areas (Purpose 1) the merger of towns (Purpose 2), and preventing encroachment on the countryside (Purpose 3) whilst land in the east makes a lesser contribution. 	 The 2019 harm report noted that release of the allocation would cause 'Very High' harm to the Green Belt purposes associated with the weakening of settlement gaps, and release of the Allocation in conjunction with release of the adjoining Allocations GM1.2 and GM1.3 would entirely remove Green Belt separation between Whitefield, Heywood and Middleton, leading to a 'major' impact on adjacent Green Belt to the west. The addendum to the harm report noted that whilst there is no change to the Allocation boundary or area that will be released, the land to the southwest and south that was to be released (GM1.3 and part of GM1.2) in the 2019 Draft GMSF will now be retained in the Green Belt, although the harm ratings are still unchanged. In terms of cumulative harm on Strategic Green Belt Area 15 (SGBA15), release would reduce the contribution made to checking unrestricted sprawl leading to 	 Release of land in the Allocation would contribute to the containment of surrounding retained Green Belt land and would impact the connectivity of the Green Belt. In addition, release of land in the west of the Allocation would negate the role of the M66 as a boundary to sprawl. The strengthening of the northern boundary of the Allocation could potentially increase the future distinction between the inset edge and retained Green Belt land. This could therefore help to limit the harm from the weakening of the Green Belt boundary caused by the breach of the M66 motorway corridor to the west, and could help to limit the perception of 	 Additional woodland planting, could potentially increase the future distinction between the inset edge and retained Green Belt land. This could therefore help to limit the harm from the weakening of the Green Belt boundary caused by the breach of the M66 motorway corridor to the west, and could help to limit the perception of containment of retained Green Belt land to the north.

PfE2021 Allocation	1. Justification for inclusion	2. Harm impact from allocation on Green Belt purposes	3. Harm impact to the Gre from release of allocati		5. Mitigation to address Green Belt harm identified
	employment area with surrounding neighbourhoods). • Criterion 7 – as the allocation will contribute to addressing existing issues of deprivation in a nearby area.		areas of the SGBA becomore contained and lead fragmentation and weake connectivity (Purpose 1), completely remove the sigap between Whitefield a Heywood and weaken the contribution to preventing from merging (Purpose 2) would increase containmed Green Belt to the north a of the allocation, and as reduce the contribution the areas make to safeguard countryside from encroad	I to Green Belt land to the north. would ignificant and e g towns 2), and hent of nd west a result hese ling the ling the set to the north.	
JPA1.2 Simister and Bowlee (Northern Gateway)	 The Northern Gateway allocation meets the following Site Selection criteria: Criterion 1 - as the allocation is of a scale that means high quality public transport could be delivered to serve the site sustainably and this is reflected in the policy requirements. Criterion 3 – as the allocation is identified as a 	• The GM GB Harm assessment identifies that the Allocation makes a significant contribution to checking the sprawl of large built up areas (Purpose 1) and preventing encroachment on the countryside (Purpose 3) and a relatively significant contribution to	 (Purpose 3). The 2019 harm report norrelease of the allocation cause 'High' harm to Gree purposes owing to its conrelease with Allocations 1.3, and would have 'Mo impact on adjacent Gree The addendum to the har notes the reduced release result of proposed 2020 boundaries means that the be less impact on retained Belt to the north east, but the north east to the north east. 	wouldIand will maintain Greeneen BeltBelt linkage to the southmbinedwest, but as that land is1.1 andmostly constrainedderate'(Heaton Park Registeredn Belt.Park and Garden) itsrm reportcontainment or otherwisese as awill not affect harm to theGreen Belt purposes.The retention of Greenbed GreenBelt will leave some	The principal cause of harm from release of this Allocation would be from the loss of the Green Belt land within the Allocation itself and the impact of this on the containment of adjacent retained Green Belt land and the settlement gap between Rhodes/Middleton and Whitefield and Prestwich. As such, mitigation measures would

PfE2021 Allocation	1. Justification for inclusion	2. Harm impact from allocation on Green	3. Harm impact to the Green Belt from release of allocation	4. Allocation boundaries	5. Mitigation to address Green Belt harm identified
	inclusion	Belt purposes	nom release of anocation		Green Beit narm identined
	strategically important	preventing the merger of	impact on east-west settlement	Whitefield and	not reduce the harm of
	location in the GMSF	towns (Purpose 2).	separation between Whitefield	Rhodes/Middleton, but	release of this Allocation.
	which has the capacity to		and Rhodes/ Middleton will still	that is largely occupied	
	deliver transformational		mean the harm of releasing the	by Simister, which has	
	change.		reduced sub area of GM1.2-2	an urbanising influence	
	• Criterion 5 - as the		remains high.	on the Green Belt.	
	allocation will contribute		In terms of cumulative harm on	• The boundary changes	
	towards the regeneration		Strategic Green Belt Area 15	in Rochdale result in no	
	of adjacent areas of		(SGBA15), release would reduce	greenbelt release.	
	deprivation.		the contribution made to checking		
	• Criterion 6 – as the scale		unrestricted sprawl leading to		
	of the allocation will bring		areas of the SGBA becoming		
	new public transport links		more contained and lead to		
	(including Bus Rapid		fragmentation and weakened		
	Transit corridors linking		connectivity (Purpose 1), would		
	the expanded Heywood		completely remove the significant		
	employment area with		gap between Whitefield and		
	surrounding		Heywood and weaken the		
	neighbourhoods).		contribution to preventing towns		
	• Criterion 7 – as the		from merging (Purpose 2), would		
	allocation has		increase containment of Green		
	transformational potential		Belt to the north and west of the		
	in enabling new housing,		allocation, and as a result reduce		
	community facilities and		the contribution these areas make	•	
	new transport		to safeguarding the countryside		
	infrastructure to come		from encroachment (Purpose 3).		
	forward in what is currently				
	an area with significant				
	pockets of high				

PfE2021 Allocation	1. Justification for inclusion	2. Harm impact from allocation on Green Belt purposes	3. Harm impact to the Green Belt from release of allocation	4. Allocation boundaries	5. Mitigation to address Green Belt harm identified
	deprivation, low skills and worklessness.				
JPA2 Stakehill	 The site meets Criterion 3 of the Site Selection criteria, as the proposed site is of a scale that can assist in boosting the competitiveness of the north of GM. The site meets Criterion 5 of the Site Selection criteria, as the scale of housing will contribute significantly to meeting housing needs and will provide a housing offer that supports the economic growth in the north of GM. The provision of around 150,000 square metres of employment floorspace will make a large contribution to employment supply in Oldham and Rochdale. The development will also deliver an expansion to an existing primary school to 	 The GM GB Harm Assessment identifies that the majority of the allocation makes a significant contribution to checking the sprawl of Greater Manchester (Purpose 1) and preventing encroachment on the countryside (Purpose 3), as well as a moderate or relatively significant contribution to preventing the merger of Castleton, Middleton and Chadderton (Purpose 2). A Stage 2 Green Belt second addendum (2021) has been prepared, which assesses the changes that have taken place since the last assessment to allocations and the level 	 Release of the allocation would cause 'high' harm to Green Belt purposes, but would only have a 'minor' or 'no/negligible impact on adjacent Green Belt. In terms of cumulative harm, the release of this land would reduce the contribution that SGBA 15 makes to checking unrestricted sprawl (Purpose 1), significantly weaken the role it plays in preventing merging of towns (Purpose 2) and would reduce the contribution these areas make to safeguarding the countryside from encroachment (Purpose 3). However, the size of the areas remaining means that they would continue to safeguard the countryside from encroachment. A Stage 2 Green Belt second addendum (2021) to proposed allocations and addendum to the cumulative assessment has been prepared (2021), which assesses 	 The A627(M) forms a clear boundary to the east of the Allocation, leaving sufficient separation from Royton for there to be negligible weakening of Green Belt land in between as a result of release of the Allocation. Release would however increase the containment of retained Green Belt land to the south and would result in a weaker Green Belt boundary in this location. Release would also weaken the fragile north-south separation between Castleton and Middleton. The allocation policy makes specific reference to the need to create a strong defensible boundary on the 	 Evidence finds that the proposed addition of Green Belt between Stakehill Distribution Centre and Middleton to the west will contribute to preserving a degree of distinction between towns, but the extent of its containment by urban edges will limit its contribution to the Green Belt purposes. It is proposed to retain an east-west strip of Green Belt within the Allocation area to the north of the Stakehill Distribution Centre, which will have the benefit of maintaining a gap between Middleton and Castleton, but this strip will be largely contained without any significant distinction from the urban edges. It should also be noted that since the assessment a proportion of the allocation

PfE2021 Allocation	1. Justification for	2. Harm impact from	3. Harm impact to the Green Belt	4. Allocation boundaries	5. Mitigation to address
	inclusion	allocation on Green	from release of allocation		Green Belt harm identified
		Belt purposes			
	serve the needs of the	of harm to the Green	the changes that have taken	southern edge of the	to south is now to be
	development and the	Belt purposes.	place since the last assessment	allocation.	retained as Green Belt
	wider area.	The 2021 PfE Plan	to allocations. The retention of a	It should also be noted	within the allocation.
		proposes the retention	slightly broader belt of land	that since the	
		within the Green Belt of	between Stakehill and	assessment a proportion	
		an area of land on the	Chadderton Fold will help to retain	of the allocation to south	
		southern edge of the	distinction between the two urban	is now to be retained as	
		Allocation, the area	areas, but the revised release	Green Belt within the	
		closest to the	would still constitute a minor	allocation.	
		settlements of	impact on the adjacent Green		
		Chadderton Fold and	Belt, through containment of		
		Healds Green.	remaining land in the settlement		
		• The land here makes a	gap.		
		strong contribution to	• The harm rating is, therefore, still		
		Green Belt Purpose 1	high, but the area of land that		
		(checking the sprawl of	would result in high harm to the		
		a large built-up area)	Green Belt purposes if released		
		and Purpose	has reduced from 130.7 to 120.5		
		(safeguarding the	ha.		
		countryside from	 In terms of cumulative impact the 		
		encroachment.	allocation changes do not affect		
			the analysis provided in the		
			GMSF 2020 cumulative		
			assessment. There would be		
			marginally less containment of the		
			remaining Green Belt land		
			between Stakehill and		
			Chadderton Fold, but not enough		

PfE2021 Allocation	1. Justification for inclusion	2. Harm impact from allocation on Green Belt purposes	3. Harm impact to the Green Belt from release of allocation	4. Allocation boundaries	5. Mitigation to address Green Belt harm identified
			to reduce the assessed level of harm. • Likewise the small reduction in settlement separation at the south-western corner of the Allocation does not alter the original assessment's acknowledgement that the release of GM2 would result in the merger of Middleton and Rochdale.		
JPA3.1 Medipark	 The site meets Criterion 2 of the Site Selection criteria, as it is located near to Manchester Airport and will benefit from the proposed HS2 line and station to be built near the airport. The site meets Criterion 5 of the Site Selection criteria as the site will deliver knowledge based industries that complement the existing science/medical strengths of the University Hospital South. 	 The GM GB Harm assessment identifies that the allocation site plays a relatively significant role in respect of checking the unrestricted sprawl of the large built-up area (Purpose 1); a moderate contribution for preventing neighbouring towns from merging (Purpose 2); and a relatively significant role in preventing encroachment on the countryside (Purpose 3). 	 Release of the allocation would cause 'moderate' harm to Green Belt purposes, and as a result of its own containment, release of this Allocation would not increase the containment of any retained Green Belt land, recording a negligible impact. In terms of cumulative harm on Strategic Green Belt Area 24, release would itself constitute sprawl, but as the site is identified as contained, by absolute constraints and the existing inset edge respectively, strategically their release would have little impact on the contribution the 	• The release would have a negligible bearing on the strength of retained Green Belt land to the south and west, as Fairywell Brook and intervening lanes and field boundaries create some distinction between the Allocation and retained Green Belt land within and adjacent to GM46.	 Evidence finds that mitigation measures would not reduce the harm of this allocation.

PfE2021 Allocation	1. Justification for	2. Harm impact from	3.	Harm impact to the Green Belt	4.	Allocation boundaries	5. Mitigation to address
	inclusion	allocation on Green		from release of allocation			Green Belt harm identified
		Belt purposes					
	• The site meets Criterion 6			SGBA makes to preventing			
	of the Site Selection			sprawl (Purpose 1).			
	criteria, as the site will be		•	The site is contained by the			
	located in close proximity			existing inset edge and			
	to the proposed Metrolink			strategically the release of this			
	Western Leg (Airport line).			allocation would have little impact			
	• The site is a significant			on the contribution the SGBA			
	opportunity that is based			makes to Purpose 2.			
	on its particular location		•	The release of the site would itself			
	due to its proximity to			constitute encroachment on the			
	University Hospital South			countryside (Purpose 3), but as			
	Manchester and the wider			the site is contained by the			
	Roundthorn Medipark			existing inset edge, strategically			
	Enterprise Zone. By			its release would have little impact			
	attracting investment from			on the contribution the SGBA			
	knowledge-based			makes to preventing			
	industries to a high quality			encroachment.			
	development, this area						
	can provide a major boost						
	to the economy of the city						
	and the wider region.						
JPA3.2 Timperley	• The site meets Criterion 2	The GM GB Harm	•	Release of the allocation would	٠	Release of the allocation	• A sizeable area of land
Wedge	of the Site Selection	assessment shows		cause 'Very High' harm to Green		would result in some	within the west is proposed
	criteria, as the area is	makes a relatively		Belt purposes, and would cause		weakening of the Green	to be retained, maintaining
	close to Manchester	significant or significant		'negligible' to 'moderate' impact		Belt boundaries.	a gap between
	Airport and the proposed	contribution to preventing		on adjacent Green Belt.	٠	There are existing	Wythenshawe/ Timperley
	HS2 Manchester Airport	sprawl of	•	The addendum harm report notes		features that make	and Hale, but release of
	Station which have been	Manchester (Purpose 1),		that the retention of a small area		strong, defensible	land within the allocation
	identified as key assets in	maintaining the separation of		between Wellfield Lane and Clay		boundaries in this area	would nonetheless increase

PfE2021 Allocation	1. Justification for	2. Harm impact from	3. Harm impact to the Green Belt	4. Allocation boundaries	5. Mitigation to address
	inclusion	allocation on Green	from release of allocation		Green Belt harm identified
		Belt purposes			
	Greater Manchester.	Wythenshawe/Timperley and	Lane in 2020 will result in a	along Timperley Brook,	containment of and weaken
	Employment development	Hale (Purpose 2), and	slightly stronger Green Belt	Wellfield Lane and Clay	this retained Green Belt
	at this location is also	protecting the countryside from	boundary in this location but no	Lane which will form new	land at narrower points.
	adjacent to Medipark and	encroachment (Purpose 3).	change to harm ratings.	Green Belt boundaries	Strengthening the
	University Hospital South		Furthermore, the area north of	and retain a gap	boundaries of the retained
	Manchester giving the		Shay Lane and east of Roaring	between Timperley and	Green Belt land within the
	location significant		Gate Lane has a high harm rating,	Hale.	Allocation, such as by
	economic opportunities		and although the area released	Creation of new Green	additional woodland
	• The site meets Criterion 5		from the Green Belt has been	Belt boundaries with	planting, could potentially
	of the Site Selection		reduced and there is a well-treed	significant new	increase the future
	criteria, as development at		boundary to the south, it will still	landscaped buffers along	distinction between inset
	this location could have a		have a weaker boundary to the	established historic	land and retained Green
	regenerative impact on		west and the harm of releasing	hedgerows in the centre	Belt land. This could help to
	deprived communities		this sub-area will still be high.	of the site will provide	limit the weakening of the
	located to the east in		In terms of cumulative harm on	new defensible	boundary between inset
	South Manchester.		Strategic Green Belt Area 24,	boundaries and help to	land and retained Green
	• The site meets Criterion 6		release would result in a	mitigate harm.	Belt and as such limit the
	of the Site Selection		narrowing of retained Green Belt		weakening of the strength of
	criteria, as the site would		within and adjoining the		this land in maintaining
	take advantage of the		allocation, weakening the strength		separation between
	planned Metrolink Western		of land (Purpose 1), would		Wythenshawe/ Timperley
	Leg extension, as well as		increase containment of and		and Hale.
	helping to facilitate wider		weaken retained Green Belt and		The retained Green Belt
	east/west improvements to		the gap between		corridor will provide an
	Altrincham, the Airport and		Wythenshawe/Broomwood and		accessible rural park
	Stockport with the creation		Hale despite the sizeable area to		including walking and
	of the spine road and bus		kept (Purpose 2), would narrow		cycling routes, SuDS
	rapid transit.		retained Green Belt land within		schemes and new and
			and adjoining, weaken the		enhanced habitats.

PfE2021 Allocation	1. Justification for inclusion	2. Harm impact from allocation on Green Belt purposes	3. Harm impact to the Green Belt from release of allocation	4. Allocation boundaries	5. Mitigation to address Green Belt harm identified
	The site meets Criterion 7		strength of land in the location		
	of the Site Selection		and weaken connectivity of		
	criteria, as the large		surrounding Green Belt in the		
	number of new homes that		SGBA (Purpose 3), and would		
	can be supplied alongside		detract from wider setting of		
	office employment allows		historic settlements of Hale and		
	the creation of a new		Northenden but would not		
	sustainable community		diminish components important to		
	creating jobs and new		their historic character (Purpose		
	homes together in a strong		4).		
	and desirable market area				
	to meet local needs.				
	This allocation can viably				
	provide 45% of all new				
	homes as affordable				
	housing. There is a				
	significant need for				
	affordable housing in the				
	south of Trafford and this				
	site will make a valuable				
	contribution to meeting				
	this need.				
JPA4 Bewshill Farm	The site meets Criterion 3	• The GM GB Harm	Release of the allocation would	Release would result in a	Evidence finds that the
	of the Site Selection	assessment identifies	cause 'low' harm to Green Belt	distinct and consistent	principal cause of harm from
	criteria, as it provides	that the allocation	purposes and a 'negligible' impact	boundary between the	release would be from loss
	employment opportunities	makes a relatively	on adjacent Green Belt land.	inset settlement and the	of the Green Belt within the
	and is within the defined	limited contribution to	 In terms of cumulative harm on 	Green Belt which would	allocation itself rather than
	Wigan-Bolton growth	checking sprawl	Strategic Green Belt Area (SGBA)	be defined to the north	its impact on retained Green
	corridor.	(Purpose 1).	8, release would not affect sprawl	and east by the A6	Belt land, and harm is

PfE2021 Allocation	1. Justification for	2. Harm impact from	3. Harm impact to the Green Belt	4. Allocation boundaries	5. Mitigation to address
	inclusion	allocation on Green	from release of allocation		Green Belt harm identified
		Belt purposes			
	The site meets Criterion 5		due size and containment	Salford Road and the	already low. Mitigation
	of the Site Selection		(Purpose 1), would not affect	associated tree buffer.	would therefore not reduce
	criteria, as it provides		merging of towns (Purpose 2),		the harm of this allocation.
	employment in close		and does not play a key role in		
	proximity to areas of		preventing encroachment on		
	deprivation and		countryside again due to its		
	unemployment.		containment (Purpose 3).		
	The removal of adjacent				
	land from the Green Belt				
	in 2014 to allow the				
	construction of Logistics				
	North, has resulted in				
	Bewshill Farm being				
	relatively isolated from				
	other Green Belt land.				
	Since 2014, the only				
	adjacent Green Belt land				
	is on the opposite side of a				
	significant main road, the				
	A6, and a very narrow				
	strip of green belt running				
	through the middle of the				
	Logistics North site.				
	• The site is accessible to				
	M61 Junction 5.				
	There are no restrictive				
	designations.				
JPA5 Chequerbent	The site meets Criterion 3	• The GM GB Harm	Release of the allocation would	The Allocation has	Evidence finds that the principal
North	of the Site Selection	assessment identifies	cause 'high' harm to Green Belt	clearly defined boundary	cause of harm from release of this

PfE2021 Allocation	1. Justification for	2. Harm impact from	3. Harm impact to the Green Belt	4. Allocation boundaries	5. Mitigation to address
	inclusion	allocation on Green	from release of allocation		Green Belt harm identified
		Belt purposes			
	criteria, as it provides	that the open farmland	purposes and a 'minor' to	features, including the	allocation would be from the loss
	employment opportunities	in the northeast of the	'moderate' impact on adjacent	former railway line, but	of the Green Belt land within the
	and is within the defined	allocation makes a	Green Belt land.	its release would	allocation itself, which will reduce
	Wigan-Bolton growth	relatively significant	• The addendum to the harm report	significantly reduce the	wider Green Belt connectivity and
	corridor.	contribution to	notes that changes to the	connectivity of adjacent	impact the separation between
	The allocation is partly	preventing sprawl	boundary have not affected these	retained Green Belt land	settlements. As such, mitigation
	brownfield and provides	(Purpose 1) and the	findings.	to the east and west,	measures would not reduce the
	opportunities for recycling	merger of Westhoughton	In terms of cumulative harm on	weakening the	harm of release of this allocation.
	land.	and Hunger Hill, and	Strategic Green Belt Area (SGBA)	settlement gap between	
	• The site is accessible to	Bolton beyond (Purpose	4, release would in itself	Westhoughton and	
	M61 Junction 5.	2), and a moderate	constitute urban sprawl and would	Bolton.	
	There are no restrictive	contribution to	reduce connectivity of adjacent		
	designations.	preventing	retained Green Belt (Purpose 1),		
		encroachment on the	would significantly narrow the gap		
		countryside (Purpose 3).	between Westhoughton and		
		• The land at the recycling	Hunger Hill, and consequently		
		centre makes a lesser	Bolton, though the M61 provides		
		contribution.	a separating feature (Purpose 2).		
			Release would itself encroach on		
			the countryside and increase		
			containment of the Green Belt to		
			the north west, though this		
			remains a sizeable and open area		
			and the presence of existing		
			development in the allocation and		
			boundary features limits the		
			impact (Purpose 3).		

PfE2021 Allocation	1. Justification for inclusion	2. Harm impact from allocation on Green Belt purposes	3. Harm impact to the Green Belt from release of allocation	4. Allocation boundaries	5. Mitigation to address Green Belt harm identified
JPA6 West of	• The site meets Criterion 3	• The GM GB Harm	Release of the allocation would	Release would not	Evidence finds that it is the
Wingates/ M61	of the Site Selection	assessment identifies	cause 'high' harm to Green Belt	weaken the Green Belt	loss of settlement gap
Junction 6	criteria, as it provides	that the allocation	purposes and a 'minor' impact on	boundary and not result	distance, and the presence
	employment opportunities	makes a significant	adjacent Green Belt land.	in containment of	of existing linear
	and is within the defined	contribution to	 In terms of cumulative harm on 	retained Green Belt land	development along the
	Wigan-Bolton growth	preventing sprawl	Strategic Green Belt Area (SGBA)	that makes a stronger	connecting route between
	corridor.	(Purpose 1) and	1, release would in itself	role to Green Belt	the two settlements, that
	• The provision of 440,000	encroachment on the	constitute significant urban sprawl	purposes.	would weaken separation
	sq m of employment	countryside (Purpose 3)	but would not weaken the	As the sub-area adjoins	between Aspull and
	floorspace would give a	and, with the exception	contribution to preventing sprawl	washed-over but urbanising	Westhoughton, rather than
	significant boost to the	of the land located	in the wider SGBA (Purpose 1),	linear development at Four	an absence of intervening
	growth of the north of	closer to the settlement	would narrow the gap in between	Gates (just beyond the edge of	landscape features.
	Greater Manchester.	edge, makes a relatively	Westhoughton, and Aspull and	Westhoughton), there would be	Strengthening the
	• The site is suitable for	significant contribution to	Westhoughton and Wigan, though	no justification for retaining the	boundary, which is already
	logistics and advance	maintaining the	the size of the gap and remaining	settlement's washed-over	defined by a tree-lined
	manufacturing because of	separation of Wigan,	separating features would ensure	status, and its release would	former railway, would not
	its size and accessibility to	Horwich and Aspull	the Green Belt would continue to	not increase harm.	therefore have much
	the motorway network	(Purpose 2). In addition,	contribute to preventing the		potential to mitigate harm.
	from M61 Junction 6.	the land makes a	settlements from merging, and no		
	Its scale would allow it to	relatively significant	other settlement gaps would be		
	become as significant for	contribution to the	compromised (Purpose 2).		
	job creation as the	setting of Westhoughton	Release would itself encroach on		
	Logistics North	(Purpose 4).	the countryside however, the		
	employment development		remainder of the strategic area		
	which is almost complete.		would continue to safeguard from		
	There are no restrictive		encroachment and no wider		
	designations. There are		containment of the SGBA would		
	rights of way across the		be caused (Purpose 3).		
	site, but these are capable				

PfE2021 Allocation	1. Justification for inclusion	2. Harm impact from allocation on Green Belt purposes	3. Harm impact to the Green Belt from release of allocation	4. Allocation boundaries	5. Mitigation to address Green Belt harm identified
	of being retained within				
	the development.				
	The allocation would				
	provide a route across it,				
	that could in the future be				
	extended to provide a				
	bypass on the western				
	side of Westhoughton, as				
	specified in the reasoned				
	justification to the policy.				
JPA7 Elton Reservoir	• The site meets Criterion 6	The GM GB Harm	Release of the Allocation would	It is proposed to retain	Evidence finds that
	of the Site Selection	assessment identifies	constitute 'High' harm to Green	some Green Belt land	strengthening the boundary
	criteria, as additional	that the Allocation	Belt purposes, and would have a	within the Allocation in	of the retained Green Belt
	public transport	makes a moderate to	'minor' impact on adjacent Green	the north, a block to the	land within the Allocation
	investment will be	significant contribution to	Belt.	west, and a narrow strip	could potentially increase
	delivered through the	preventing the sprawl of	• The addendum to the harm report	connecting to the wider	the future distinction
	creation of a new	large built up areas	notes that changes to the	Green Belt to the	between inset land and
	Metrolink stop and	(Purpose 1) and	boundary have not affected these	northwest. This would	retained Green Belt land.
	associated park and ride.	encroachment of the	findings.	maintain some localised	This could help to preserve
	• The site meets Criterion 7	countryside (Purpose 3),	In terms of cumulative harm on	separation between Bury	its role in maintaining some
	of the Site Selection	and a relatively limited to	Strategic Green Belt Area 10, the	and Radcliffe but its	separation between Bury
	criteria, as the allocation	relatively significant	release would in itself constitute	contribution of would be	and Radcliffe.
	will bring forward one of	contribution to	urban sprawl and the retained	diminished as a result of	The retained Green Belt
	the GMSF's largest	maintaining the	Green Belt in the centre of the	some weakening of the	corridor will provide a new
	contributions to future	separation of Bury and	allocation would become more	Green Belt boundary,	country park for public use
	housing supply and	Radcliffe (Purpose 2).	contained reducing connectivity	increased urbanising	including walking and
	provide a diverse mix of		with the surrounding Green Belt,	containment and a	cycling routes and other
	house types, affordable		further reducing the contribution	reduction in connectivity	green infrastructure
	housing provision and		this area makes to restricting	with the wider Green	enhancements.

PfE2021 Allocation	1. Justification for	2. Harm impact from	3. Harm impact to the Green Belt	4. Allocation boundaries	5. Mitigation to address
	inclusion	allocation on Green	from release of allocation		Green Belt harm identified
		Belt purposes			
	housing for older people		sprawl. The release would not	Belt. However, due to the	
	for Bury and Radcliffe		affect wider Green Belt in	extent of containment of	
	areas.		SGBA10 due to the extent of	the Allocation by inset	
	Fundamental to the		existing containment of the	settlement, its release	
	delivery of residential		allocation by inset settlements,	would not impact the	
	development within the		(Purpose 1).	wider Green Belt outside	
	allocation will be the		Release would weaken the	of the Allocation.	
	provision of major		contribution the remaining Green		
	highways infrastructure		Belt makes to prevent Bury and		
	and significant investment		Radcliffe from merging (Purpose		
	in the local road network		2).		
	and public transport. This		Release would weaken the		
	will include the need to		contribution the remaining Green		
	incorporate a strategic		Belt makes to safeguarding the		
	north-south spine road		countryside from encroachment		
	through the allocation and		due to increased containment		
	will provide an essential		(Purpose 3).		
	alternative to Bury Bridge				
	for traffic travelling south				
	towards Manchester from				
	the west Bury area.				
	• Two new primary schools				
	and a secondary school				
	will be provided within the				
	allocation.				
JPA8 Seedfield	The site meets Criterion 1	The GM GB Harm	Release of the Allocation would	Releasing this Allocation	Evidence finds that release
	• The site meets Chienon T	assessment identifies		• Releasing this Allocation would not lead to the	• Evidence must that release of the Allocation would
			constitute 'Very Low' harm to		
L	criteria, as around 50% of	that the allocation plays	Green Belt purposes and a		cause very low harm to

PfE2021 Allocation	1. Justification for inclusion	2. Harm impact from allocation on Green Belt purposes	3. Harm impact to the Green Belt from release of allocation	4. Allocation boundaries	5. Mitigation to address Green Belt harm identified
	 the allocation is brownfield including the former school building and large areas of car parking. The site lies within the urban area and there are no restrictive designations. 	Belt purposes a limited/no contribution to checking the unrestricted sprawl of large built up areas (Purpose 1), to preventing neighbouring towns merging (Purpose 2), and to preventing encroachment on the countryside (Purpose 3).	 'negligible' impact on adjacent Green Belt. In terms of cumulative harm on Strategic Green Belt Area 11, release would have limited to no effect on preventing unrestricted sprawl at the local level and no effect at the strategic level (Purpose 1), would not affect settlement gaps (Purpose 2) and is contained and contains urban development so is not considered countryside (Purpose 3). Release would not have an effect on preserving the setting and special 	containment of any retained Green Belt land. • Given The extent of its own containment, the boundary would result in a strong and consistent Green Belt boundary to the west of the allocation, which would be defined by a woodland edge and bolstered by the railway line and the River Irwell.	Green Belt purposes, and as such no mitigation is proposed.
JPA9 Walshaw	The site meets Criterion 7 of the Site Selection criteria, as it has the potential to deliver a diverse mix of house types, affordable housing provision for the local area and housing for older people. The ellocation will also	• The GM GB Harm assessment identifies that the allocation plays a moderate contribution in checking the unrestricted sprawl of large built-up areas (Purpose 1) and preventing	 character any historic towns including Ramsbottom (Purpose 4). Release of this Allocation would cause 'Moderate' harm to Green Belt purposes. In terms of cumulative harm on Strategic Green Belt Area 10, release would limit the contribution to sprawl due to its containment by urban development and would further 	 Releasing this Allocation would increase the containment of retained Green Belt land to the southeast, further isolating this land from the wider Green Belt. However, this plays a similar role in relation to 	Evidence finds that the principal cause of harm from release would be from loss of the Green Belt within the allocation itself rather than its impact on retained Green Belt land. Mitigation would therefore not reduce the harm of this allocation.
	The allocation will also deliver a new primary	encroachment on the countryside (Purpose 3),	contain isolated Green Belt to the south, though the remainder of	Green Belt purposes and it could also be released	The retained Green Belt corridor will provide an

PfE2021 Allocation	1. Justification for	2. Harm impact from	3. Harm impact to the Green Belt	4. Allocation boundaries	5. Mitigation to address
	inclusion	allocation on Green	from release of allocation		Green Belt harm identified
	school and enable	Belt purposes and makes a relatively	SGBA10 would be unaffected	without increasing harm.	enhanced network of
	improvements to local	limited contribution to	(Purpose 1), would remove the	The release would also	walking and cycling routes
	transport infrastructure				
	including a strategic	maintaining a separation between Bury and	existing gap between Bury and Tottington which still contributes	result in no significant change in strength of	and other green infrastructure
	through route to enable an	Tottington which are	-	distinction between the	enhancements.
	alternative to Church	J J	to some retention of separate	inset settlement and the	ennancements.
		already merged to a	settlement identities despite		
	Street, Bank Street and	significant degree	already being merged elsewhere	retained Green Belt to	
	High Street.	(Purpose 2).	(Purpose 2), would encroach on	the south, which would	
	The allocation will lead to		countryside though it is already	be formed by the	
	major investment in public		contained and would contain land	wooded edge of this	
	transport in order to		in Green Belt to south thereby	Allocation.	
	encourage more		limiting its role (Purpose 3).	The revised Green Belt	
	sustainable travel choices			boundary would result in	
	and a network of safe			the Allocation not having	
	cycling and walking routes			an outer boundary with	
	through the allocation and			the wider Green Belt	
	linking in with key			surrounding Greater	
	destinations and			Manchester. A	
	neighbouring			woodland block marks	
	communities.			the boundary with	
				retained Green Belt land	
				to the south east, with	
				the latter also enclosed	
				by inset urbanising	
				development.	
				Nevertheless, the slightly	
				elevated nature of the	
				land and the presence of	
				surrounding hills to the	

PfE2021 Allocation	1. Justification for	2. Harm impact from	3. Harm impact to the Green Belt	4. Allocation boundaries	5. Mitigation to address
	inclusion	allocation on Green Belt purposes	from release of allocation		Green Belt harm identified
				north and west, create	
				some intervisibility	
				between the Allocation	
				and surrounding retained	
				Green Belt land.	
JPA10 Global Logistics	• The site meets Criterion 2	The GM GB Harm	Release of the allocation would	The release would result	Evidence finds that
	of the Site Selection	assessment identifies	cause 'moderate' harm to Green	in a strong and distinct	mitigation measures would
	criteria, as it is located	that the allocation site	Belt purposes, and its release	revised Green Belt	not reduce the harm of this
	adjacent to Manchester	plays a relatively	would not increase the	boundary, defined mostly	allocation.
	Airport.	significant role in respect	containment of any retained	by the edge of Sunbank	
	The opportunity that	of checking the	Green Belt land, recording a	Woods.	
	Manchester Airport and	unrestricted sprawl of	negligible impact.		
	the associated Enterprise	the large built-up area	 In terms of cumulative harm on 		
	Zone provides for the	(Purpose 1); a relatively	Strategic Green Belt Area 24,		
	growth of the Greater	limited contribution for	release would itself constitute		
	Manchester economy is	preventing neighbouring	sprawl, as the site is identified as		
	significant, and the	towns from merging	contained, by absolute constraints		
	allocation aims to support	(Purpose 2); and a	and the existing inset edge		
	this. By attracting	relatively significant role	respectively, strategically their		
	investment from globally	in preventing	release would have little impact		
	mobile industries to an	encroachment on the	on the contribution the SGBA		
	exemplar development at	countryside (Purpose 3).	makes to preventing sprawl		
	Global Logistics,		(Purpose 1).		
	significant economic		The site is contained by absolute		
	growth for the north of		constraints and more closely		
	England can be captured.		related to Wythenshawe than to		
	• This is a singular location		Hale Bares and strategically the		
	close to a major		release of this allocation would		
	international airport, and		have little impact on the		

PfE2021 Allocation	1. Justification for	2. Harm impact from	3. Harm impact to the Green Belt	4. Allocation boundaries	5. Mitigation to address
	inclusion	allocation on Green	from release of allocation		Green Belt harm identified
		Belt purposes			
	with improvements to local		contribution the SGBA makes to		
	transport infrastructure,		preventing the merging of towns		
	the allocation can play its		(Purpose 2).		
	full part in maximising		• The release of the site would itself		
	future economic growth.		constitute encroachment on the		
			countryside (Purpose 3), but as		
			the site is contained by absolute		
			constraints, strategically its		
			release would have little impact		
			on the contribution the SGBA		
			makes to preventing		
			encroachment.		
JPA12 Beal Valley	The site meets Criterion 1	The GM GB harm	Release of the allocation would	Release of the allocation	Evidence finds that
	of the Site Selection	assessment identifies	constitute high harm to Green Belt	would not weaken the	strengthening the boundary
	criteria, as part of the site	that the majority of the	purposes, and would have a	Green Belt boundary, but	of the retained Green Belt
	is within the 800m buffer	allocation makes a	'minor' impact on adjacent Green	would increase the	land to the east of the
	of the Shaw and Crompton	significant contribution to	Belt. Very small adjustments have	containment of retained	allocation, such as by
	Metrolink Stop.	checking the sprawl of	been made to the GMSF2020	Green Belt land to the	planting woodland on land
	• The site meets Criterion 5	Greater Manchester	allocation boundary and the	east, narrowing the gap	sloping down to the east to
	of the Site Selection	(Purpose 1) and	addendum harm report confirms	between Shaw &	help screen views across
	criteria, as the north part	preventing	that they do not affect the	Crompton and the	the railway line, could
	of the site falls within a	encroachment on the	findings.	Sholver / Moorside	potentially increase the
	most deprived area.	countryside (Purpose 3),	In terms of cumulative harm on	suburb of Oldham	future distinction between
	The site meets Criterion 6	and a relatively	Strategic Green Belt Area (SGBA)		inset land and retained
	of the Site Selection	significant contribution to	17, release would constitute		Green Belt land. This could
	criteria, as it will contribute	maintaining separation	significant sprawl and would lead		help to limit the weakening
	to the delivery of a new	between Shaw &	to the further fragmentation and		of this land and its role in
	Metrolink stop and Park &	Crompton and the	containment of the SGBA which		maintaining separation

PfE2021 Allocation	1. Justification for inclusion	2. Harm impact from allocation on Green	3. Harm impact to the Green Belt from release of allocation	4. Allocation boundaries	5. Mitigation to address Green Belt harm identified
	inclusion	Belt purposes	nom release of anocation		Green Beit nann identined
	Ride facility which will	Sholver / Moorside	lies between Royton and Sholver,		between Shaw & Crompton
	provide sustainable	suburb of Oldham	(Purpose 1), would reduce the		and the Sholver / Moorside
	transport provision for the	(Purpose 2). Much of the	existing gap between Shaw &		suburb of Oldham.
	wider community.	allocation also makes a	Crompton and Sholver and		
	The site meets Criterion 7	moderate contribution to	remove the major separating		
	of the Site Selection	preserving the setting of	feature of Shaw Side Hill, and		
	criteria, as the proposed	the historic settlement	also reduce the contribution the		
	spine road, running north	areas located within	remaining Green Belt here makes		
	to south, and the proposed	Shaw (Purpose 4).	to preventing the towns from		
	new Metrolink stop and		merging (Purpose 2). Release		
	Park & Ride facility, has		would encroach on land that is		
	the potential to address		perceived as countryside and		
	existing traffic congestion		would further contain the		
	issues in the area and		surrounding SGBA between		
	improve public transport		Royton and Sholver (Purpose 3),		
	connectivity.		and would also detract from the		
	The site provides the		setting of Shaw but would not		
	opportunity to develop a		affect key elements of its historic		
	wetland catchment area,		character and setting (Purpose 4).		
	which as well as being an				
	attractive feature of the				
	site, will allow for the site				
	to take a strategic				
	approach to flood risk				
	management and provide				
	opportunities for upstream				
	flood storage.				
PA13 Bottom Field	The site meets Criterion 5	• The GB GM harm	Release of the allocation would	• The 2019 harm	Evidence finds that
arm (Woodhouses)	of the Site Selection	assessment identifies	cause 'moderate' harm to Green	assessment noted that	strengthening the boundary

PfE2021 Allocation	1. Justification for	2. Harm impact from	3. Harm impact to the Green Belt	4. Allocation boundaries	5. Mitigation to address
	inclusion	allocation on Green	from release of allocation		Green Belt harm identified
		Belt purposes			
	criteria, as the site	that the allocation (as	Belt purposes but would only	the release of this site	of the allocation with
	provides an opportunity to	proposed in 2019)	have 'minor' impact on adjacent	would not significantly	surrounding retained Green
	deliver high-quality homes	comprises of three	Green Belt.	increase the containment	Belt land could potentially
	on previously-developed	distinct parcels and	 In terms of cumulative harm on 	of any retained Green	increase the future
	land whilst making a	concludes that the land	Strategic Green Belt Area	Belt land but would	distinction between inset
	positive contribution to	collectively makes a	(SGBA) 18, release would have	however result in a	land and retained Green
	boosting the	relatively limited to	no impact on preventing urban	significantly more	Belt land, limiting the
	competitiveness of the	moderate contribution to	sprawl (Purpose 1), would still	convoluted boundary	weakening of the Green
	north of Greater	checking sprawl	leave a significant gap remaining	between the inset	Belt boundary as a result of
	Manchester.	(Purpose 1), a moderate	between Woodhouses, Ashton-	settlement and retained	release of the allocation.
	• The site meets Criterion 7	to relatively significant	under-Lyne and Droylsden with	Green Belt land.	• The addendum, which
	of the Site Selection	contribution to protecting	significant separating features	• The addendum states	reflects on fewer
	criteria, as the site	the countryside form	(Purpose 2), would not increase	that the line of trees was	development parcels and a
	provides an opportunity to	encroachment (Purpose	the containment of any land	not considered a	tighter parcel boundary at
	deliver high-quality family	3). The northern parcels	(Purpose 3), and would make a	significant factor in the	Bottom Field farm does not
	housing, including	make a relatively	limited impact on the setting of	previous assessment, as	include updated text on
	affordable housing, to	significant contribution to	Woodhouses due to size and	the other boundaries of	mitigation measures.
	diversify the local housing	maintaining the	intervening modern development	the allocation have no	
	stock and contribute	separation of	(Purpose 4).	features to create	
	towards meeting local	Woodhouses and		distinction between	
	needs.	Failsworth & Hollinwood,		settlement and	
		and the northwestern		countryside. As a	
		parcel makes a		boundary feature it was	
		significant contribution to		assumed that the tree	
		preserving the setting of		line would be retained.	
		the historic settlement of		The analysis suggested	
		Woodhouses (Purpose		a minor level of impact	
		4).		on adjacent Green Belt	
				as a result of the	

PfE2021 Allocation	1. Justification for	2. Harm impact from	3	. Harm impact to the Green Belt	4. Allocation boundaries	5. Mitigation to address
	inclusion	allocation on Green		from release of allocation		Green Belt harm identified
		Belt purposes				
		The addendum			introduction of a more	
		addresses the change to			complex inset boundary,	
		propose one site rather			and this will still be the	
		than three with an added			case.	
		boundary change. The				
		parcel in question				
		scored as 'moderate'				
		and will remain so.				
JPA14 Broadbent	The site meets Criterion 5	The GM GB harm	•	Release of the majority of the	Release of the allocation	Evidence finds that that
Moss	of the Site Selection	assessment identifies		allocation to the centre would	would result in a	strengthening the boundary
	criteria, as the area is	that the majority of the		cause 'Moderate-high' harm to	weakening of the Green	of the retained Green Belt
	close to an existing area of	allocation makes a		Green Belt purposes but would	Belt boundary and	land to the northeast and
	deprivation in Sholver and	relatively significant		only have a 'minor' impact on	although release would	west of land to be released
	development could have a	contribution to checking		adjacent Green Belt.	also increase	within the allocation, such
	wider regenerative impact.	the sprawl of Greater	٠	Release of the west of the	containment of retained	as by planting additional
	• The site meets Criterion 6	Manchester (Purpose 1)		allocation would cause 'Moderate'	Green Belt land to the	woodland, could potentially
	of the Site Selection	and preventing		harm to Green Belt purposes and	northeast, both within	increase the future
	criteria, as the site will	encroachment on the		would have 'no/negligible' impact	and adjoining the	distinction between inset
	contribute to the delivery	countryside (Purpose 3),		on adjacent Green Belt.	allocation, the steeply	land and retained Green
	of a new Metrolink stop	and a relatively	•	Release of the eastern part of the	sloping landform in this	Belt land. This could help to
	and Park & Ride to the	significant contribution to		allocation would cause 'Moderate'	area, in part wooded,	limit the weakening of this
	south of Cop Road, which	maintaining separation		harm to Green Belt purposes and	would preserve strong	land and its role in
	will provide sustainable	between Royton and the		would have 'minor' impact on	distinction from Sholver	maintaining separation
	transport provision for the	Sholver / Moorside		adjacent Green Belt.	and Moorside. The	between Shaw & Crompton
	wider community.	suburb of Oldham	•	In terms of cumulative harm on	contribution of the	and the Sholver / Moorside
	The site meets Criterion 7	(Purpose 2). In addition,		Strategic Green Belt Area (SGBA)	narrow retained strip of	suburb of Oldham.
	of the Site Selection	the majority of the land		17, release would constitute	open land in the west of	The allocation includes
	criteria, as the proposed	makes a relatively		significant sprawl (Purpose 1),	the allocation would be	retained Green Belt land to
	spine road, running north	limited contribution to		would reduce the existing gap and	more significantly	

PfE2021 Allocation	1. Justification for	2. Harm impact from	3. Harm impact to the Green Belt	4. Allocation boundaries	5. Mitigation to address
	inclusion	allocation on Green	from release of allocation		Green Belt harm identified
		Belt purposes			
	to south, has the potential	maintaining the setting	remove the major separating	weakened by increased	the east and west of the
	to address existing traffic	of the historic settlement	feature of Shaw Side Hill and	containment and a	development area.
	congestion issues in the	areas located within	would reduce the contribution the	weakened boundary, but	
	area and improve public	Shaw (Purpose 4).	remaining Green Belt here makes	as this area does not	
	transport connectivity.		to preventing the towns from	make a stronger	
	The site will provide		merging (Purpose 2) and would	contribution to the Green	
	around 21,000 square		encroach on land that is	Belt purposes, the	
	metres of employment		perceived as countryside and	overall harm of release is	
	floorspace extending		further contain the surrounding	not increased.	
	employment opportunities		SGBA between Royton and		
	at Higginshaw Business		Sholver (Purpose 3). Release		
	Employment Area (BEA).		would detract from the setting of		
	The site will make		Shaw but would not affect key		
	provision for a local		elements of its historic character		
	centre.		and setting (Purpose 4).		
	• The site has opportunities				
	to enhance the green				
	infrastructure and				
	biodiversity value through				
	creating a wetland				
	catchment area, which as				
	well as being an attractive				
	feature would help				
	alleviate flooding issues				
	elsewhere along the Beal				
	Valley corridor.				
JPA15 Chew Brook	The site meets Criterion 1	The GM GB harm	Release of the allocation would	Release of the allocation	Evidence finds that the
Vale (Robert	of the Site Selection	assessment identifies	cause 'moderate' harm to Green	would not weaken the	principal cause of harm from
Fletchers)	criteria, as the site is	that the allocation	Belt purposes but would have	Green Belt boundary and	release of this allocation

PfE2021 Allocation	1. Justification for	2.	Harm impact from	3	Harm impact to the Green Belt	4. Allocation boundaries	5.	Mitigation to address
	inclusion		allocation on Green		from release of allocation			Green Belt harm identified
			Belt purposes					
	100% previously		makes a relatively		'no/negligible' impact on adjacent	although only narrow		would be from the loss of
	developed land as it		significant contribution to		Green Belt.	strip of Green Belt would		the Green Belt land within
	consists of a disused		preventing	•	In terms of cumulative harm on	remain to the east, it		the allocation itself, as
	paper mill.		encroachment on the		Strategic Green Belt Area (SGBA)	borders the Peak District		opposed to its impact on
	• The site meets Criterion 7		countryside (Purpose 3),		17, release would cause limited	National Park		retained Green Belt land. As
	of the Site Selection		a relatively limited		harm in terms of impact on sprawl	designation, which		such, mitigation measures
	criteria, as it would provide		contribution to checking		as Greenfield is not part of the	provides sufficient		would not reduce the harm
	a deliverable site for		the sprawl of Greater		Greater Manchester large built-up	protection from		of release of this allocation.
	housing in the north of		Manchester (Purpose 1),		area and would not diminish	development to prevent	•	The allocation now only
	Greater Manchester (GM)		and a relatively limited		Greenfield's separation from the	any potential urbanising		includes the mill complex
	where there is an		contribution to		urban area (Purpose 1), would	containment.		site, which is 100%
	opportunity to capitalise on		preserving the setting of		have no impact on the			previously developed land.
	an existing high end		the historic town of		contribution to preventing merging			There is an area of Green
	housing market area and /		Greenfield (Purpose 4).		of towns (Purpose 2), would			Belt outside of the allocation
	or provide an opportunity	•	A Stage 2 Green Belt		contain land in the countryside to			to the east, which will
	to diversify the housing		second addendum		the south (Purpose 3), and would			maintain separation
	market, contributing to the		(2021) has been		have a limited impact on the			between the development
	competitiveness of the		prepared, which		setting of Greenfield, but would			area and Dove Stone
	north.		assesses the changes		not affect key elements of its			Reservoir and the Peak
	• The site offers a unique		that have taken place		historic character and setting			District National Park.
	opportunity to create an		since the last		(Purpose 4).			
	exemplar visitor		assessment to	•	A Stage 2 Green Belt addendum			
	destination at the gateway		allocations and the level		to the cumulative assessment has			
	to the Peak District		of harm to the Green		been prepared (2021), which			
	National Park providing a		Belt purposes.		assesses the changes that have			
	range of commercial,	•	The 2021 PfE Plan		taken place since the last			
	leisure and retail facilities		Allocation boundary is		assessment to allocations.			
	of up to 6,000sqm on a		now limited to the area	•	Now the boundary is limited to the			
	previously developed site,		occupied by the former		area occupied by the former			

PfE2021 Allocation	1. Justification for inclusion	2. Harm impact from allocation on Green Belt purposes	3. Harm impact to the Green Belt from release of allocation	4. Allocation boundaries	5. Mitigation to address Green Belt harm identified
	 contributing to employment opportunities. Development of the site would enable the development of the former Robert Fletchers Mill site which is currently derelict and vacant. The scenic location of the site offers an attractive location for larger and bespoke housing, providing a distinctive offer to the borough's housing market and also to satisfy the need for affordable homes across the Saddleworth villages. 	Beit purposesRobert 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.The revised allocation now makes only a relatively limited contribution to Purpose 3.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 (it previously made a relatively weak contribution to Purpose 1).There is no change to	 paper mill release of the allocation would cause 'low-moderate' harm to Green Belt purposes In terms of cumulative harm on Strategic Green Belt Area (SGBA) 17, the addendum notes that the allocation was previously assessed as having a limited impact on the contribution of SGBA to checking the sprawl of the Greater Manchester large built-up area (Purpose 1). This impact is further reduced by the retention of Green Belt land between Greenfield and the Allocation. The retention of that part of the 2020 allocation that is open and undeveloped countryside reduces encroachment on the countryside (Purpose 3), even though there will be a slight weakening of its Green Belt contribution as a result of containment between the edge of Greenfield and the Allocation. 		

PfE2021 Allocation	1. Justification for inclusion	 Harm impact from allocation on Green Belt purposes contribution to other Green Belt purposes. 	3. Harm impact to the Green Belt from release of allocation	4. Allocation boundaries	5. Mitigation to address Green Belt harm identified
JPA17 Land south of Coal Pit Lane (Ashton Road)	 The site meets Criterion 7 of the Site Selection criteria, as the site is capable of providing a range of house types and sizes, including affordable housing so as to meet local needs. The site is in a sustainable and accessible location, with good access to public transport and a range of local services, with access to a number of bus routes along Ashton Road. The site is adjacent to the A627/A671 corridor, which has been identified by TFGM has having the potential for sustainable transport options. Development of the site 	 Following changes to the allocation, the site was assessed in the Stage 2 harm addendum report. Release of the eastern area will leave only a narrow gap between Bardsley and the Limeside suburb of Oldham, but neither are considered to constitute separate towns with regard to Purpose 2. Release will not diminish the gap to the south between Oldham and Ashton-under-Lyne, and Oldham and Failsworth/ Hollinwood are already largely contiguous urban areas. 	 Release of the eastern part of the site would cause 'Moderate-High' harm to Green Belt purposes but would have 'no/negligible' impact on adjacent Green Belt. The extended parcel to the west would cause 'High' harm to Green Belt purposes but would only have a 'minor' impact on adjacent Green Belt. In terms of cumulative harm on Strategic Green Belt Area (SGBA) 18, release would constitute urban sprawl (Purpose 1) within the western part of the SGBA. Release will not diminish the gap to the south between Oldham and Ashton-under-Lyne, and Oldham and Failsworth / Hollinwood are already largely contiguous urban areas (Purpose 2). Release of allocation GM13 would contain 	 Release of the eastern part would not weaken the Green Belt boundary. However, whereas the 2019 allocation area was contained by a wooded perimeter, the extended allocation (GMSF, 2020) to the west has only weak field boundaries, which will constitute a weakening of the existing inset edge along the A627. The Stage 2 Green Belt second addendum (2021) to proposed allocations notes that although the farm track that forms the edge of the amended allocation (PfE, 2021) can be 	• Evidence finds that 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 JPA13-3 help to minimise harm to the Green Belt purposes.
	would be required to provide highway improvements to minimise	second addendum (2021) has been prepared, which	the Green Belt land to the north (Purpose 3). Release would not impact the setting or special	considered a marginally stronger boundary than the poorly defined field	

PfE2021 Allocation	1. Justification for	2. Harm impact from	3. Harm impact to the Green Belt	4. Allocation
	inclusion	allocation on Green	from release of allocation	
		Belt purposes		
	the impact of associated	assesses the changes	character of any other historic	edges to the
	traffic.	that have taken place	towns in the SGBA (Purpose 4).	nonetheless
		since the last	A Stage 2 Green Belt second	weaker bou
		assessment to	addendum to allocations (2021)	the wooded
		allocations and the level	and addendum to the cumulative	colliery site.
		of harm to Green Belt	assessment (2021) has been	
		purposes.	prepared, which assesses the	
		The 2021 PfE Plan	changes that have taken place	
		proposes a reduced	since the last assessment to	
		allocation that excludes	allocations.	
		land to the west of the	• As the land in JPA27-3 still makes	
		farm track that runs	a strong contribution to Purposes	
		south from Coal Pit	1 and 3 the harm of release of	
		Lane.	land in this part of the allocation is	
		• The land in JPA17-3 still	still high. However, the area of	
		makes a strong	land that would result in high	
		contribution to Purposes	harm to the Green Belt purposes	
		1 and 3.	if released has reduced from 19.8	
			to 13.3 ha.	
			• The reduction in the westward	
			extent of the allocation represents	
			a slight reduction in the	
			containment of land to the north	
			and west that would result from	
			the release. This has some minor	
			benefit in terms of reduced harm	
			to Green Belt Purposes 1 and 3	
			but has little impact strategically.	
	1			

n boundaries	5.	Mitigation to address
		Green Belt harm identified
he west, it is		
ss still a		
oundary than		
ed edge of the		
e.		

PfE2021 Allocation	1. Justification for inclusion	2. Harm impact from allocation on Green Belt purposes	3. Harm impact to the Green Belt from release of allocation	4. Allocation boundaries	5. Mitigation to address Green Belt harm identified
JPA18 South of	The site meets Criterion 5	The GM GB harm	Release of the majority of the	Release of the allocation	The principal cause of harm
Rosary Road	of the Site Selection	assessment identifies	allocation would cause 'low-	would not significantly	from release of this
	criteria, as it lies in the	that the allocation	moderate' harm to Green Belt	increase the containment	allocation would be from the
	10% most deprived area	makes a moderate	purposes and would have	of any retained Green	loss of the Green Belt land
	of Greater Manchester	contribution to checking	'no/negligible' impact on adjacent	Belt land.	within the allocation itself,
	and could deliver	the sprawl of Greater	Green Belt.	 In addition, it is proposed 	as opposed to its impact on
	significant local benefits by	Manchester (Purpose 1)	 The woodland strip (19-2) would 	to retain the band of	retained Green Belt land. As
	addressing the issue of a	and a limited	have a 'moderate' harm to the	woodland on the eastern	such, mitigation measures
	lack of large family homes	contribution to	Green Belt purposes if developed.	edge of the allocation as	would not reduce the harm
	which are needed in	preventing	However, the plan policy intention	Green Belt, which would	of release of this allocation.
	Oldham and thus aid	encroachment of the	is not to develop this buffer as it	provide a strong	Nevertheless, strengthening
	regeneration of the area.	countryside (Purpose 3).	contains an SBI.	alternative boundary	the boundary of the retained
	The site is well positioned	• The addendum to the	In terms of cumulative harm on	between the inset	Green Belt land to the south
	in a sustainable and	Green Belt Harm	Strategic Green Belt Area (SGBA)	settlement and the	of the allocation could
	accessible location that	Assessment considered	18, release would constitute	Green Belt. Although	potentially increase the
	has good connectivity to	the woodland strip	urban sprawl however the site's	there is no existing	future distinction between
	the wider highway	originally being retained	containment limits the extent of	boundary feature to the	inset land and retained
	network. The site has	as Green Belt and now	the impact on the wider SGBA	south, the allocation	Green Belt land.
	good access to public	being released from	(Purpose 1), would leave a	edge would provide a	 In addition, it is proposed to
	transport and a range of	Green Belt although still	significant gap remaining between	consistent alignment with	retain the band of woodland
	local services with access	intended to be a buffer.	Oldham and Ashton-under-Lyne	existing residential	on the eastern edge of the
	to bus routes along Ashton	 If the additional land is 	with significant separating	development to the west	allocation as Green Belt,
	Road between Tameside	developed, rather than	features (Purpose 2), would	and would not be any	which would provide a
	and Oldham. TfGM have	retained as a boundary,	constitute encroachment into the	weaker than the present	strong alternative boundary.
	also identified the	then there will be greater	countryside to some extent but	Green Belt boundary.	
	A627/A671 corridor as	harm associated with its	would not increase the	• The addendum notes in	
	having the potential for	release, as the tree	containment of any land within the	relation that there is no	
		cover means that there	SGBA (Purpose 3), and would not	additional impact on	

PfE2021 Allocation	1. Justification for	2. Harm impact from	3. Harm impact to the Green Belt	4. Allocation boundaries	5. Mitigation to address
	inclusion	allocation on Green	from release of allocation		Green Belt harm identified
		Belt purposes			
	sustainable transport	is stronger distinction	impact the setting or special	adjacent Green Belt as a	
	options.	from the inset settlement	character of any other historic	result of including this	
		than in the field to the	towns in the SGBA (Purpose 4).	strip in the release, as	
		west, and therefore it		the stream and woodland	
		makes a stronger		to the east of it still form	
		contribution to		a strong boundary.	
		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.			
JPA19Bamford/Norden	• The site meets Criterion 7	The GM GB Harm	Release of the allocation would	Release of the Allocation	Evidence finds that
	of the Site Selection	assessment identifies	constitute moderate harm to	would not weaken the	strengthening the boundary
	criteria, as the site is in an	that the allocation site	Green Belt purposes, would not	Green Belt boundary.	between the Allocation and
	area of the borough which	plays a moderate to	increase containment of any	• Jowkin Lane runs around	retained Green Belt land to
	contains the largest,	relatively significant role	retained Green Belt and would	the western edge of the	the west could potentially
	highest value properties	in respect of checking	have 'no/negligible' impact on	site forming a defensible	increase the future
	and it offers an excellent	the unrestricted sprawl	adjacent Green Belt.	and permanent	distinction between inset
	opportunity to expand on	of the large built-up area	 In terms of cumulative harm on 	boundary.	land and retained Green
	this area to deliver a type	(Purpose 1) and	Strategic Green Belt Area 12,		Belt land.
	of housing which is in	preventing	release would constitute sprawl		Jowkin Lane does provide a
	short supply across the	encroachment on the	but impact would be limited. The		strong boundary down the
	borough and the	countryside (Purpose 3)	release of the site would not have		western edge of the site.
	conurbation as a whole	and limited/no	a significant impact on the		The policy makes specific
	and therefore make a	contribution for	merging of towns given the wide		reference to the relationship

PfE2021 Allocation	1. Justification for inclusion	2. Harm impact from allocation on Green Belt purposes	3. Harm impact to the Green Belt from release of allocation	4. Allocation boundaries	5. Mitigation to address Green Belt harm identified
	 positive contribution to boosting the competitiveness of the north of GM. The proposed development would deliver significant improvements to existing sports and recreational facilities in the site creating a high quality 'hub' serving the wider 	preventing neighbouring towns from merging (Purpose 2).	gap and therefore would not affect its role (Purpose 2). There would be encroachment into the countryside (Purpose 3) but again this would have a limited impact given the wider area.		of this boundary to the land to west, notably Ashworth Valley.
JPA20 Castleton Sidings	 area. The site meets Criterion 1 of the Site Selection criteria, as it relates to a vacant, previously developed site and some of which is in the existing urban area with the remainder in the Green Belt and is located adjacent to the centre of Castleton and is in close proximity to a train station, high frequency bus corridor and existing and planned cycling routes. The site meets Criterion 7 of the Site Selection 	• The GM GB Harm assessment identifies that the Allocation make a moderate contribution to checking the sprawl of Greater Manchester (Purpose 1) and preventing the merging of Castleton and Heywood (Purpose 2), and a relatively limited contribution to preventing encroachment on the countryside (Purpose 3).	 Release of the Allocation would constitute moderate harm to Green Belt purposes, would increase the containment by inset development of retained Green Belt land to the north but would only have a minor impact on adjacent Green Belt. In terms of cumulative harm on Strategic Green Belt Area 15, given the small size of the allocation there is no specific reference to it in the cumulative harm assessment report. 	• The GM GB Harm assessment makes reference to the fact that there is no clearly defined Green Belt boundary between the land proposed to be retained within the west of the Allocation and the land proposed to be released in the east of the Allocation. This would weaken the strength of this land proposed to be retained.	 Evidence finds that strengthening the boundary of land proposed to be released within the Allocation and land proposed to be retained within the Allocation could potentially increase the future distinction between inset land and retained Green Belt land, limiting the weakening of this retained Green Belt land. The policy makes specific reference to boundary treatment on this part of the site to address this issue.

PfE2021 Allocation	1. Justification for inclusion	2. Harm impact from allocation on Green Belt purposes	3. Harm impact to the Green Belt from release of allocation	4. Allocation boundaries	5. Mitigation to address Green Belt harm identified
	criteria, as it will facilitate				
	the delivery of the East				
	Lancashire Railway (ELR)				
	extension from Heywood				
	into Castleton.				
	There are also proposals				
	for tram/train operations				
	between Rochdale and				
	Bury that would utilise this				
	route and associated				
	infrastructure.				
JPA21 Crimble Mill	The site meets Criterion 5	• The GM GB Harm	Release of the Allocation would	Release of the Allocation	Evidence finds that the
	of the Site Selection	assessment identifies	constitute high harm to Green Belt	would not weaken the	principal cause of harm from
	criteria, as it provides an	that land within the	purposes and would increase the	Green Belt boundary, but	release of this Allocation
	opportunity to deliver a	majority of the Allocation	containment of adjacent retained	would increase the	would be from the loss of
	high quality development	makes a significant	and proposed additional Green	containment of adjacent	the Green Belt land within
	providing a type of	contribution to checking	Belt land to the north and east.	retained and proposed	the Allocation itself, which
	housing which is in short	the sprawl of Greater	However, the release of the land	additional Green Belt	would increase the
	supply in Heywood, across	Manchester (Purpose 1)	would only have a minor impact	land to the north and	containment of land
	the borough and the	and preventing	on adjacent Green Belt, mainly as	east.	between Heywood and
	conurbation as a whole	encroachment of the	a result of the River Roch which	• The River Roch does	Rochdale. As such,
	and therefore make a	countryside (Purpose 3),	provide a strong boundary to the	provide a strong	mitigation measures would
	positive contribution to	as well as a relatively	north of the site.	boundary to the north of	not reduce the harm of
	boosting the	significant contribution to	In terms of cumulative harm on	the site. This along with	release of this Allocation.
	competitiveness of the	the separation of	Strategic Green Belt Area 12,	Crimble Lane to the east	Subject to assessments,
	north of GM.	Heywood and Rochdale	release would constitute sprawl,	provide strong and	some of the buildings
	• The site meets Criterion 7	(Purpose 2), with the	weakening the contribution this	permanent defensible	around the listed mill could
	of the Site Selection	more contained and less	area of land makes to restricting	boundaries to the	be removed which would
	criteria, as the	distinct land in the	sprawl. However, the release of	proposed allocation.	increase openness of the

PfE2021 Allocation	1. Justification for	2. Harm impact from	3. Harm impact to the Green Belt	4. Allocation boundaries	5. Mitigation to address
	inclusion	allocation on Green	from release of allocation		Green Belt harm identified
		Belt purposes			
	development would deliver	southeast making a	the site would not have a		Green Belt in this part of the
	the restoration of a Grade	lesser contribution.	significant impact on the merging		allocation.
	II* listed mill which is		of towns given the wide gap and		
	currently in a very poor		therefore would not affect its role		
	condition. This restoration		(Purpose 2). There would be		
	will deliver high quality		encroachment into the		
	homes and secure the		countryside (Purpose 3) but again		
	future of the mill.		this would have a limited impact		
			given the wider area.		
JPA22 Land north of	The site meets Criterion 1	• The GM GB Harm	Release of the allocation would	Release of the Allocation	Evidence finds that the
Smithy Bridge	of the Site Selection	Assessment identifies	constitute low-moderate harm to	would not increase the	principal cause of harm from
	criteria, as the site is	that the allocation	Green Belt purposes and would	containment of retained	release of this Allocation
	located between Smithy	makes a moderate	only have a no/negligible impact	Green Belt land and	would be from the loss of
	Bridge and Littleborough	contribution to checking	on adjacent Green Belt.	would not weaken the	the Green Belt land within
	railway stations, is within	the sprawl of Greater	In terms of cumulative harm on	strength of the Green	the Allocation itself, as
	walking distance of	Manchester (Purpose 1)	Strategic Green Belt Area 16, the	Belt boundary.	opposed to its impact on
	Littleborough town centre	and preventing	release of this land would only	The allocation has strong	retained Green Belt land. As
	and is adjacent to the	encroachment of the	have no/limited impact on	defensible boundary to	such, mitigation measures
	Rochdale Canal which	countryside (Purpose 3),	contribution made to checking	the Green Belt to the	would not reduce the harm
	provide active travel	as well as a relatively	unrestricted sprawl (Purpose 1)	south and east in the	of release of this Allocation.
	opportunities	limited contribution to	and separation of towns (Purpose	form of Lake Bank and	
	• The site meets Criterion 7	maintaining separation	2) due to its containment and the	Hollingworth Road.	
	of the Site Selection	between Smithy Bridge	existence of physical boundaries.		
	criteria, as it provides an	and Littleborough	The allocation itself would		
	opportunity to deliver a	(Purpose 2). The	encroach into the countryside but		
	high quality development	Allocation also makes a	would have little impact on the		
	providing a type of	relatively limited	contribution the SGBA makes to		
	housing which is in short	contribution to	the purposes of the Green Belt.		
	supply across the borough	preserving the	Release could detract from the		

PfE2021 Allocation	1. Justification for	2. Harm impact from	3. Harm impact to the Green Belt	4. Allocation boundaries	5. Mitigation to address
	inclusion	allocation on Green	from release of allocation		Green Belt harm identified
		Belt purposes			
	and the conurbation as a	settlement of	setting of Littleborough to a		
	whole and therefore make	Littleborough (Purpose	limited extent (Purpose 4).		
	a positive contribution to	4).			
	boosting the				
	competitiveness of the				
	north of GM.				
	The development will				
	facilitate the delivery of a				
	new primary school which				
	will provide much needed				
	places locally to serve the				
	needs of the wider area				
	as well as those arising				
	from the new				
	development.				
JPA23 Newhey Quarry	• The site meets Criterion 1	The GM GB Harm	Release of the Allocation would	Release of the Allocation	Evidence finds that further
	of the Site Selection	assessment identifies	constitute moderate-high harm to	would not weaken the	strengthening the boundary
	criteria, as it is a quarry	that the land within the	Green Belt purposes. Release of	Green Belt boundary.	of the retained Green Belt
	with an active permission	Allocation makes a	the Allocation would increase the	 The re-profiled quarry 	land to the southwest of the
	for mineral extraction and	significant contribution to	containment of retained Green	face will provide a	Allocation, such as by
	would be considered as a	checking the sprawl of	Belt land to the southwest at the	distinctive natural	further tree planting, could
	brownfield site having	Greater Manchester	churchyard and adjoining	boundary between the	potentially increase the
	regard to the NPPF	(Purpose 1) and	grassland, however this land	development and the	future distinction between
	definition.	preventing	makes a lesser contribution to	surrounding retained	inset land and retained
	• The allocation is located	encroachment of the	Green Belt purposes and as such	Green Belt.	Green Belt land and limit
	adjacent to the centre of	countryside (Purpose 3).	its containment would not		the perception of urbanising
	Newhey and is in close	The Allocation also	increase the harm of release. Its		containment.
	proximity to a Metrolink	makes a relatively	release would have 'no/negligible'		• The policy for this allocation
	stop. This line connects	limited contribution to	impact on adjacent Green Belt.		includes provisions for high

PfE2021 Allocation	1. Justification for inclusion	2. Harm impact from allocation on Green	3. Harm impact to the Green Belt from release of allocation	4. Allocation boundaries	5. Mitigation to address Green Belt harm identified
		Belt purposes			
	Rochdale to Manchester	maintaining the	In terms of cumulative harm on		quality green and blue
	via Oldham.	separation of Newhey	Strategic Green Belt Area 16,		infrastructure and therefore
	The proposed	and Milnrow (Purpose	release would in itself constitute		it is considered that the
	development would also	2).	urban sprawl and would lead to		issue of this boundary
	provide publicly available		greater containment of the		treatments can be
	car parking to serve the		remaining Green Belt to the north		addressed through the
	Metrolink stop in Newhey		and west between the allocation		masterplanning of the site.
	and the residents on		and urban edge of Milnrow.		
	Huddersfield Road to		However, the SGBA would		
	alleviate on street parking		continue to play a role checking		
	issues.		unrestricted sprawl (Purpose 1).		
			The release of this land would		
			have a limited impact on the		
			separation of towns (Purpose 2)		
			and encroachment into the		
			countryside (Purpose 3).		
JPA26 Land at	The site meets Criterion 1	The GM GB Harm	The GM GB Harm Assessment of	The revised Green Belt	Evidence finds that the
Hazelhurst Farm	of the Site Selection	assessment of the	the proposed 2019 GMSF	boundary would be	principal harm from the
	criteria, due to the high-	proposed 2019 GMSF	allocations identifies that the	defined by the edge of	release of this allocation
	quality public transport	allocations identifies that	release of the allocation would	the Worsley Woods SBI	would be from the loss of
	connections available via	the release of the	cause 'low-moderate' harm to	to the west of the	Green Belt within the
	the Bus Rapid Transit	allocation would have a	Green Belt purposes and	allocation. To the north	allocation itself As such,
	Vantage Service which, at	moderate impact in	'no/negligible' harm to adjacent	of the allocation the	mitigation measures would
	this point, runs along the	respect of checking the	Green Belt.	boundary does not follow	not reduce the harm of this
	A580 to the north of the	unrestricted sprawl of	In terms of cumulative harm on	features on the ground	allocation.
	allocation.	the large built-up area	Strategic Green Belt Area 14, it is	but reflects the position	
	Residential allocations	(Purpose 1) and	identified that the release would	of a priority habitat. An	
	within Salford will all	safeguarding the	lead to the further containment of	appropriate boundary	
	contribute to a wider mix	countryside from	land to the west and north and	treatment to the north	

PfE2021 Allocation	1. Justification for	2. Harm impact from	3. Harm impact to the Green Belt	4. Allocation boundaries	5. Mitigation to address
	inclusion	allocation on Green	from release of allocation		Green Belt harm identified
		Belt purposes			
	of dwellings coming	encroachment (Purpose	that this weakens the contribution	could be determined	
	forward in the city	3). A limited/ no impact	of those areas in respect of	through site	
	(particularly in Salford	is identified in respect of	preventing urban sprawl (Purpose	masterplanning.	
	West) with the existing	preventing neighbouring	1) and safeguarding the	• The GM GB Harm	
	pipeline heavily weighted	towns from merging into	countryside from encroachment	assessment of the	
	towards apartment	one another (Purpose 2)	(Purpose 3).	proposed 2019 GMSF	
	development reflecting the	and preserving the	 It is identified however that the 	allocations describes that	
	city's location at the heart	setting and special	site's containment prevents any	the release of the	
	of the GM conurbation and	character of historic	wider impacts for the strategic	allocation would not	
	forming part of the City	towns (Purpose 4).	area. The allocation is identified	weaken the Green Belt	
	Centre.	• The allocation boundary	as falling between Worsley and	boundary, and although	
		is unchanged in PfE and	Swinton but its role in limiting their	it would increase the	
		as such these	merger is limited as these towns	containment of the	
		conclusions remain	are already linked to a significant	retained Green Belt to	
		valid.	degree (Purpose 2).	the west the wooded	
			The allocation boundary remains	nature of this area	
			unchanged in PfE and, as the	means that its distinction	
			only allocation within Strategic	from the urban area	
			Area 14, these conclusions	would not be significantly	
			remain valid.	weakened.	
				The allocation boundary	
				is unchanged in PfE and	
				as such these	
				conclusions remain valid.	
JPA27 Land East of	The site meets Criterion 7	• The GM GB Harm	The GM GB Harm Assessment of	The revised Green Belt	• Evidence finds that the
Boothstown	of the Site Selection	assessment of the	the proposed 2019 GMSF	boundary would be	principal cause of harm from
	criteria, as it provides one	proposed 2019 GMSF	allocations identifies that the	defined by the A572 to	release of this Allocation
	of only a few opportunities	allocations considered	release of the allocation would	the north of the	would be from the loss of
	across Greater	the allocation in two	cause 'moderate' harm to Green	allocation, to the east by	the Green Belt land within

PfE2021 Allocation	1. Justification for inclusion	2. Harm impact from allocation on Green Belt purposes		arm impact to the Green Belt om release of allocation	4. Allocation boundaries	5.	Mitigation to address Green Belt harm identified
	Manchester to provide	parts, dividing it into	Be	elt purposes and 'no/negligible'	the access road into		the Allocation itself, as
	very high value homes in	western and eastern	ha	arm on to adjacent Green Belt.	RHS Garden		opposed to its impact on
	an extremely attractive	portions.	• Si	ubsequent to the 2019	Bridgewater, and to the		retained Green Belt land. As
	environment.	• In respect of the western	as	ssessment an amendment has	south and west by the		such, mitigation measures
	Residential allocations	area, which lies	be	een made to the allocation's	Bridgewater Canal.		would not reduce the harm
	within Salford will all	immediately adjacent to	ea	astern boundary. The eastern	Release of the allocation		of its.
	contribute to a wider mix	the urban area of	bo	oundary proposed in PfE follows	would not weaken the		
	of dwellings coming	Boothstown and	th	e recently constructed access	Green Belt boundary but		
	forward in the city	Ellenbrook, the	ro	ad in to RHS Garden	would lead to increased		
	(particularly in Salford	assessment identifies	Ві	ridgewater. The June 2021	containment of retained		
	West) with the existing	that its release would	ac	ddendum assessment of	Green Belt land to the		
	pipeline heavily weighted	have moderate impact in	pr	oposed PfE allocations	north of Leigh Road,		
	towards apartment	respect of checking the	cc	onfirmed that this change does	comprising of a golf		
	development reflecting the	unrestricted sprawl of	nc	ot affect the harm ratings	course and washed-over		
	city's location at the heart	the large built-up area	pr	eviously identified.	development. However,		
	of the GM conurbation and	(Purpose 1) and	• In	terms of cumulative harm on	the urbanising influence		
	forming part of the City	safeguarding the	St	trategic Green Belt Area 17, the	of that development		
	Centre.	countryside from	20	020 cumulative harm	means that release of		
	• There are no restrictive	encroachment (Purpose	as	ssessment identifies that the	the allocation would not		
	designations covering the	3). A Relatively Limited	re	lease would constitute urban	cause additional impact.		
	site.	impact is identified in	sp	prawl though the wider area			
		respect of preventing	W	ould continue to play a role in			
		neighbouring towns from	ch	necking sprawl (Purpose 1). That			
		merging into one	it	"would narrow the gap between			
		another (Purpose 2) and	В	oothstown and Ellenbrook and			
		preserving the setting	W	orsley" and notes thatalthough			
		and special character of		ignificant separating features			
		historic towns (Purpose		ean that the wider Green Belt			
		4).		ere would continue to contribute			

PfE2021 Allocation	1. Justification for	2. Harm impact from	3.	Harm impact to the Green Belt	4. Allo	cation boundaries	5.	Mitigation to address
	inclusion	allocation on Green		from release of allocation				Green Belt harm identified
		Belt purposes						
		In respect of the eastern		to preventing the settlements from				
		area, a moderate impact		merging." (Purpose 2). That it				
		was identified for		would encroach on to the				
		purposes 1 to 3 and a		countryside but the wider area				
		relatively limited impact		would continue to prevent				
		in respect of Purpose 4.		encroachment (Purpose 3), and In				
		Whilst there have been		respect of Purpose 4, it is				
		changes to the		described that the allocation that it				
		allocation boundary, as		"could detract from the setting and				
		identified in the following		special character of Worsley to a				
		column, the overall harm		relatively limited extent.", although				
		identified from its		the Worsley Greenway plays an				
		release remains		important role in the setting of				
		unchanged.		Worsley and its designation as				
				Green Belt could help preserve				
				this (Purpose 4).				
			•	The 2021 Addendum cumulative				
				harm assessment, reflecting the				
				most recent allocation boundaries				
				as proposed in PfE, finds that				
				changes to allocations within				
				Strategic Area 7 have not affected				
				this analysis.				
JPA28 North of Irlam	• The site meets Criterion 1	• The GM GB Harm	•	The GM GB Harm Assessment of	• The	revised Green Belt	•	Evidence finds that the
Station	of the Site Selection	assessment of the		the proposed 2019 GMSF	bour	ndary would be		principal cause of harm from
	criteria, as it is in close	proposed 2019 GMSF		allocations identifies that the	defir	ned by Moss Road to		release of this Allocation
	proximity to Irlam rail	allocations describes		release of the allocation proposed	the v	west of the		would be from the loss of
	station and therefore	that the release of the		at that time would cause	alloc	ation. To the north it		the Green Belt land within
		allocation would have a		'moderate' harm to Green Belt	wou	ld follow the northern		the Allocation itself, as

PfE2021 Allocation	1. Justification for inclusion	2. Harm impact from allocation on Green	3.	Harm impact to the Green Belt from release of allocation	4.	Allocation boundaries	5.	Mitigation to address Green Belt harm identified
		Belt purposes						
	offers public transport	relatively significant		purposes and 'no/negligible' harm		edge of the allocation,		opposed to its impact on
	opportunities.	impact in respect of		on to adjacent Green Belt.		which itself follows field		retained Green Belt land. As
	Residential allocations	checking the	٠	The Addendum reports from 2020		lines. To the east the		such, mitigation measures
	within Salford will all	unrestricted sprawl of		and most recently in 2021		boundary would follow		would not reduce the harm
	contribute to a wider mix	the large built-up area		(reflecting the significant reduction		Astley Road southwards		of the release of this
	of dwellings coming	(Purpose 1) and		in the area allocated through PfE)		to the edge of the		Allocation.
	forward in the city	safeguarding the		notes that boundary changes to		existing urban area.	•	Strengthening the boundary
	(particularly in Salford	countryside from		the boundaries have not affected	٠	Evidence notes that the		between the Allocation and
	West) with the existing	encroachment (Purpose		these overall harm ratings.		PfE proposed allocation		surrounding retained Green
	pipeline heavily weighted	3). A Relatively Limited/	•	In terms of cumulative harm on		boundary will for the		Belt land could potentially
	towards apartment	no impact is identified in		Strategic Area 7, the 2020		most part be defined by		increase the future
	development reflecting the	respect of preventing		cumulative harm assessment		a hedgerow, whereas the		distinction between inset
	city's location at the heart	neighbouring towns from		identifies that the release would in		field that was formerly to		land and retained Green
	of the GM conurbation and	merging into one		itself constitute urban sprawl		be released is bordered		Belt land. This issue could
	forming part of the City	another (Purpose 2) and		though the wider area would		by only a small ditch and		be considered further
	Centre.	preserving the setting		continue to play a role in checking		several trees; neither		through the masterplanning
		and special character of		sprawl (Purpose 1). It is identified		constitutes a strong		of the site as required by
		historic towns (Purpose		that the allocation does not lie in a		boundary, but the		the GMSF policy.
		4).		narrow gap between towns ,		existing inset settlement	٠	Relevant to the mitigation of
		Whilst there has been a		would narrow the gap between		edge to the east is also		potential Green Belt Harm,
		significant reduction in		Boothstown and Ellenbrook, and		weakly defined.		policy requirements for this
		the size of the allocation		Worsley, although significant				allocation include the
		since the time of this		separating features mean that the				integration of high levels of
		assessment, as		wider Green Belt would continue				green infrastructure and
		identified in the following		to serve its purpose (Purpose 2)				provision of a network of
		column, the overall harm		and that whilst it, would encroach				public routes throughout the
		to the Green Belt		on to the countryside but the				site providing access to
		identified from its		wider area would continue to				areas of retained Green Belt
				safeguard the countryside				to the west and north.

PfE2021 Allocation	1. Justification for	2. Harm impact from	3. Harm impact to the Green Belt	4. Allocation boundaries	5. Mitigation to address
	inclusion	allocation on Green	from release of allocation		Green Belt harm identified
		Belt purposes			
		release remains	fromprevent encroachment		
		unchanged.	(Purpose 3). , and could detract		
			from the setting and special		
			character of Worsley to a		
			relatively limited extent, although		
			the designation of Worsley		
			Greenway as Green Belt could		
			help preserve this (Purpose 4).		
			The 2021 Addendum cumulative		
			harm assessment, reflecting the		
			most recent allocation boundaries		
			as proposed in PfE, finds that		
			changes to allocations within		
			Strategic Area 7 have not affected		
			this analysis.		
JPA29 Port Salford	The site meets Criterion 2	• The GM GB Harm	• The GM GB Harm Assessment of	The revised Green Belt	• Evidence finds that the
Extension	of the Site Selection	assessment of the	the proposed 2019 GMSF	boundary would be	principal cause of harm from
	criteria, as its proximity to	proposed 2019 GMSF	allocations identifies that the	defined by the M62 to	release of this Allocation
	the tri-modal connections	allocations splits the	release of the allocation would	the north west of the	would be from the loss of
	to be provided as part of	allocation into northern	cause 'moderate' harm to Green	allocation. To the north	the Green Belt land within
	the first phase of Port	and southern portions	Belt purposes and 'no/negligible'	east the boundary	the Allocation itself, as
	Salford to the south of the	however its conclusions	harm to adjacent Green Belt.	between the allocation	opposed to its impact on
	A57 are identified as a	in respect of the impact	 In terms of cumulative harm on 	and the Green Belt	retained Green Belt land. As
	particular opportunity in	on Green Belt purposes	Strategic Green Belt Area 7, the	would be marked by the	such, mitigation measures
	this regard.	are the same. It	2020 cumulative harm	proposed rail spur into	would not reduce the harm
	• The site meets Criterion 5	describes that the	assessment identifies that the	the permitted Port	of its release.
	of the Site Selection	release of the allocation	release would lead to greater	Salford south of the A57.	• Relevant to the mitigation of
	criteria, as it would provide	would have a relatively	containment of the remaining	To the south west the	potential Green Belt Harm,
	employment opportunities	significant role in respect	Green Belt to the south and north	boundary between the	policy requirements for this

PfE2021 Allocation	1. Justification for	2. Harm impact from	3. Harm impact to the Green Belt	4. Allocation boundaries	5. Mitigation to address
	inclusion	allocation on Green	from release of allocation		Green Belt harm identified
		Belt purposes			
	in proximity to relatively	of checking the	east (Purposes 1 and 3). The	allocation and retained	allocation include the
	deprived communities.	unrestricted sprawl of	allocation is identified as lying	Green Belt follows an	integration of high levels of
	• The site meets Criterion 6	the large built-up area	between Urmston and Eccles, as	indicative line for an	landscaping to help
	of the Site Selection	(Purpose 1) and	well as between Irlam and Eccles,	A57/M62 link road. The	minimise the visual impact
	criteria, as it potentially	safeguarding the	but it is described that these	link road will be	on the wider landscape
	contributes to the business	countryside from	settlements are already linked to	considered further	including on remaining
	case to extend the	encroachment (Purpose	a significant degree (Purpose 2).	through ongoing	Green Belt separating the
	Trafford Park Metrolink	3). A Relatively Limited/	The 2021 Addendum cumulative	transport assessment	site from Irlam.
	line over the Manchester	no impact is identified in	harm assessment, reflecting the	work and an appropriate	
	Ship Canal into Salford.	respect of preventing	most recent allocation boundaries	boundary treatment	
	• The provision of 320,000	neighbouring towns from	as proposed in PfE, finds that	could be considered	
	square metres of logistics	merging into one	changes to allocations within	through site	
	based floorspace will	another (Purpose 2) and	Strategic Area 7 have not affected	masterplanning.	
	make a significant	limited/no impact in	this analysis.	• The GM GB Harm	
	contribution to the	respect of preserving the		assessment of the	
	employment supply across	setting and special		proposed 2019 GMSF	
	Greater Manchester and	character of historic		allocations identifies that	
	support the delivery of a	towns (Purpose 4).		the release of the	
	larger and more	Only minor changes		Allocation would not	
	sustainable logistics	have been made to the		weaken the Green Belt	
	sector.	allocation boundary		boundary. In addition,	
		since the time of this		although its release	
		assessment and as such		would increase the	
		the conclusions remain		containment of retained	
		valid.		Green Belt land to the	
				south and to the north	
				east, this retained land	
				does not make a greater	
				contribution to the Green	

PfE2021 Allocation	1. Justification for	2. Harm impact from	3. Harm impact to the Green Belt	4. Allocation boundaries	5. Mitigation to address
	inclusion	allocation on Green	from release of allocation		Green Belt harm identified
		Belt purposes			
				Belt purposes and as	
				such its containment	
				would not increase harm.	
JPA30 Ashton Moss	The site meets Criterion 1	• The GM GB Harm	Release of the allocation would	Release of the allocation	• The principal cause of harm
West	of the Site Selection	assessment shows the	cause 'moderate' harm to Green	would result in a distinct	from release of this
	criteria, as much of the	allocation would have a	Belt purposes and would only have	and consistent Green	Allocation would be from the
	site has been previously	moderate contribution to	a 'negligible' impact on adjacent	Belt boundary along the	loss of the Green Belt land
	worked with a volume of	checking urban sprawl	Green Belt.	railway line to the north	within the Allocation itself,
	placed material known to	(Purpose 1), preventing	In terms of cumulative harm on	and would not increase	as opposed to its impact on
	be present. In addition, it	encroachment on the	Strategic Green Belt Area (SGBA)	the containment of any	retained Green Belt land. As
	is well served by public	countryside (Purpose 3),	18, release of the allocation would in	retained Green Belt land.	such, mitigation measures
	transport, as Metrolink	with land in the south	itself constitute urban sprawl,		would not reduce the harm
	skirts the site's southern	making a lesser	however the containment of the		of release of this Allocation.
	edge and stops are	contribution.	allocation by the railway and		
	present within the		motorway limits the impact of its		
	immediate vicinity.		release on the wider SGBA		
	• The site meets Criterion 4		(Purpose 1). The release of the		
	of the Site Selection		allocation would remove the		
	criteria, as it is within		remaining gap between Droylsden		
	proximity of Ashton-under-		and Ashton under Lyne however		
	Lyne, to which direct links		their coalescence to the south		
	exist along Lord Sheldon		already limits the impact of this		
	Way.		(Purpose 2). Release of the		
	The site is in close		allocation would not increase the		
	proximity to junction 23 of		containment of any land within the		
	the M60 motorway and		SGBA though would in itself		
	train stations at Ashton-		constitute encroachment into the		
	under-Lyne and Guide		countryside (Purpose 3).		
	Bridge. Potential also				

PfE2021 Allocation	1. Justification for inclusion	2. Harm impact from allocation on Green Belt purposes	3. Harm impact to the Green Belt from release of allocation	4. Allocation boundaries	5. Mitigation to address Green Belt harm identified
	exists to the site's northern				
	edge for the creation of a				
	new rail station.				
	• The provision or around				
	160,000 square metres of				
	employment floorspace				
	will make a significant				
	contribution toward the				
	borough's employment				
	land supply and provide				
	opportunity for grow-on				
	space to existing business				
	and inward investment				
	enquiries, for which there				
	is demand but limited land				
	supply to support.				
	• The site is not known to be				
	subject to constraints so				
	restrictive, which would				
	prohibit it being brought				
	forward.				
JPA31 Godley Green	The site meets Criterion 1	The GM GB Harm	Release of the allocation would	Releasing of the	Strengthening the boundary
Village	of the Site Selection	assessment shows the	cause 'High' harm to Green Belt	allocation would not	between the Allocation and
	criteria, as the site is	allocation would make a	purposes but would have only a	increase the containment	retained Green Belt land to
	considered to be well	significant contribution to	minor impact on adjacent Green	of any retained Green	the south, such as by
	served by public transport,	checking urban sprawl	Belt.	Belt land. However, it	woodland planting along the
	with train stations at both	(Purpose 1) and	 In terms of cumulative harm on 	would result in a slight	A560, could potentially
	Godley and Hattersley	safeguarding the	Strategic Green Belt Area 21, the	weakening of the	increase the future

PfE2021 Allocation	1. Justification for	2. Harm impact from	3. Harm impact to the Green Belt	4. Allocation boundaries	5. Mitigation to address
	inclusion	allocation on Green	from release of allocation		Green Belt harm identified
		Belt purposes			
	able to serve the	countryside from	allocation makes a significant	boundary between the	distinction between inset
	development, with	encroachment (Purpose	contribution within the SGBA to	inset settlement and	land and retained Green
	services running to	3). However, the	checking the sprawl of Greater	retained Green Belt land	Belt land. This could help to
	Manchester and Glossop.	allocation makes	Manchester and its release would	- while the resulting	limit the weakening of the
	• The site meets Criterion 5	limited/no contribution to	in itself constitute sprawl (Purpose	boundary would be more	boundary between inset
	of the Site Selection	preventing neighbouring	1) and significant encroachment	consistent, the A560	land and retained Green
	criteria, as it is adjacent to	towns merging (Purpose	(Purpose 3). However, the	would provide slightly	Belt land to the south.
	lower super output areas	2) and preserving the	allocation does not directly lie in a	less distinction than the	
	identified to be within the	character of historic	gap between neighbouring towns	existing features of the	
	10% most deprived	towns (Purpose 4).	and therefore does contribute to	railway lines and wooded	
	nationally.		the prevention of neighbouring	brook.	
	• The site meets Criterion 6		towns merging (Purpose 2).		
	of the Site Selection				
	criteria, as the policy				
	requires the provision of a				
	multi user bridge to				
	connect to the community				
	of Hattersley and the train				
	station, seeking to exploit				
	opportunity to connect				
	integrated transport and				
	land use planning. The				
	provision of 2,350 new				
	homes will generate				
	further demand for service				
	provision.				
	The Greater Manchester				
	Transport Strategy				
	Delivery Plan identifies the				

PfE2021 Allocation	1. Justification for inclusion	2. Harm impact from allocation on Green Belt purposes	3. Harm impact to the Green Belt from release of allocation	4. Allocation boundaries	5. Mitigation to address Green Belt harm identified
	 option to deliver Metrolink, tram-train services on the Glossop line with potential to increase capacity and connectivity. The site is not known to be subject to constraints so restrictive, which would prohibit it being brought forward. 				
JPA32 South of Hyde	The site meets Criterion 7 of the Site Selection criteria, as, in addition to the site's contribution toward the strategic residential requirements of the GMSF, it provides the opportunity to secure the long term future of a nationally recognised grade II* listed building at Apethorn Farmhouse which is currently unoccupied and is identified on Historic England's Heritage at Risk Register.	 The GM GB Harm assessment shows that the housing estate within the Green Belt located along the A560 is wholly developed and therefore makes no contribution to Green Belt purposes. As such, it can be released from the Green Belt with very low harm. The uncontained outer area makes a relatively significant contribution to checking sprawl (Purpose 1) and preventing encroachment on the 	 Release of the western parcel would cause 'moderate' harm to Green Belt purposes but would have 'no/negligible' impact on adjacent Green Belt due to the presence of woodland surrounding the parcel and existing development along the A560. Release of the outer eastern parcel would cause 'moderate-high' harm to Green Belt purposes and have a 'minor' impact on adjacent Green Belt. This harm lessens from 'moderate' to 'low-moderate 'for the remainder of the eastern 	 Release of the western parcel of land would not weaken the Green Belt boundary; its strong woodland containment means that its release would have little overall containing impact. The release would also result in a distinct boundary between the inset settlement and retained Green Belt land that would be defined by belts of woodland. Release of the eastern parcel of land would result in no significant 	• Strengthening the boundary between the eastern part of the Allocation and adjoining retained Green Belt land to the south, such as by additional woodland planting, could potentially increase the future distinction between inset land and retained Green Belt land. This could help to limit the perception of containment of, and as such weakening of, retained Green Belt land to the south.

PfE2021 Allocation	1. Justification for inclusion	2. Harm impact from allocation on Green Belt purposes	3. Harm impact to the Green Belt from release of allocation	4. Allocation boundaries	5. Mitigation to address Green Belt harm identified
	 The site also provides the opportunity to deliver housing in advance of the larger more complex sites within the GMSF. The site is accessible as it is located on a high frequency bus route, operational between Ashton-under-Lyne and Stockport, and Woodley train station is also within close proximity. The Greater Manchester Transport Strategy Delivery Plan identifies the option to deliver Metrolink, tram-train services on the Marple line with potential to increase capacity and connectivity. The site is not known to be subject to constraints so restrictive, which would prohibit it being brought forward. 	 countryside (Purpose 3), and a moderate contribution to maintaining the gap between Hyde, Denton and Woodley (Purpose 2). More contained land closer to the urban edge makes a lesser contribution. 	 parcel, with 'no/negligible' impact on adjacent Green Belt. The Green Belt harm addendum report notes that changes to the boundary in 2020 have not affected the above findings, as additional land within the red edge is not Green Belt. In terms of cumulative harm on Strategic Green Belt Area 21, release would increase containment of retained Green Belt land and would weaken the strength of the remaining Green Belt in preventing further sprawl (Purpose 1) and preventing encroachment (Purpose 3). In respect of preventing neighbouring towns merging, release would weaken the gap between Woodley and Hyde (Purpose 2). 	change in strength of the Green Belt Boundary, but would however weaken the gap between the settlement edges of Hyde and Woodley by extending development south along a broad frontage, and would therefore cause some limited containment of retained Green Belt land lying within the gap.	
JPA33	The site meets Criterion 2 of the Site Selection	The GM GB Harm assessment shows that	 Release of the allocation would cause 'Very High' harm to Green 	A large proportion of the proposed Green Belt	 A north-south band of Green Belt is proposed to

PfE2021 Allocation	1. Justification for	2. Harm impact from	3. Harm impact to the Green Belt	4. Allocation boundaries	5. Mitigation to address
	inclusion	allocation on Green	from release of allocation		Green Belt harm identified
		Belt purposes			
New Carrington	criteria, as the area is	the majority of the land	Belt purposes, and would cause	boundaries have used	be retained to maintain the
	close to Port Salford which	makes either a relatively	'negligible' to 'moderate' impact	natural, recognisable	gap between Carrington
	has been identified as a	significant or significant	on adjacent Green Belt.	features such as existing	and Sale. However, the
	key asset in Greater	contribution to checking		field boundaries,	Green Belt gap would be
	Manchester.	urban sprawl (Purpose	 A large number of changes have 	Sinderland Brook and	weakened as a result of its
	• The site meets Criterion 3	1) and safeguarding the	been made to the boundaries	the disused railway line	increased containment by
	of the Site Selection	countryside from	adjacent Green Belt which have	to create defensible	released land and
	criteria, as the Carrington	encroachment (Purpose	been commented on in the 2020	boundaries.	weakening of the Green
	site is identified as a	3). Land in the east also	addendum report as follows:	Creation of new Green	Belt boundary due to the
	strategically important	makes either a relatively	- Land removed will constitute	Belt boundaries through	breach of woodland to the
	location in the GMSF	significant or significant	moderate and moderate high	planting significant new landscaped buffers,	east.
	which has the capacity to	contribution in terms of			Strengthening the
	deliver transformational	maintaining a gap		alongside protection of	boundaries of the retained
	change.	between Carrington and	allocation will be retained in	existing woodland will	Green Belt land adjoining
	• The site meets Criterion 5	Sale, with land in the	the Green Belt compared to	provide new boundaries	and within the Allocation,
	of the Site Selection	west making a lesser	the Draft GMSF 2019, which	where it is not possible to	such as by woodland
	criteria, as residential and	contribution (Purpose 2).	will create a stronger Green	use existing boundaries.	planting, could potentially
	employment development		belt boundary to the west and		increase the future
	will have a significant		will preserve a wider gap		distinction between inset
	regenerative impact on		between Carrington and Sale.		land and retained Green
	existing communities in		- On the eastern side of the allocation the reduction in the		Belt land. This could help to
	Partington, Carrington and				limit the weakening of the
	Sale West.		size of the area removed from		boundary between inset
	• The site meets Criterion 6		the Green Belt preserves		land and retained Green
	of the Site Selection		some land which was rated as		Belt and as such limit
	criteria, as the scale of the		being of moderate-high harm to Green Belt in 2019. With		weakening of the strength of
	development potential in				this land in maintaining
	this area will bring new		less land removed the impact		separation between
	public transport links and				Carrington and Sale.

PfE2021 Allocation 1	. Justification for inclusion	2. Harm impact from allocation on Green Belt purposes	3. Harm impact to the Green Belt from release of allocation	4. Allocation boundaries	5. Mitigation to address Green Belt harm identified
	inclusion improve the viability of community services and facilities in the area. The site meets Criterion 7 of the Site Selection, as the large number of new homes that can be supplied allows the creation of a new sustainable community that has the space to meet the range of family housing needs identified locally.		from release of allocation on adjacent Green Belt will reduce from very high to high. - The release of area to the north western part of the allocation will be expanded, and 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 and the settlement gap and boundary strength will be		Green Belt harm identified • The retained Green Belt corridor will provide accessible walking/cycling routes, new recreation areas, new and enhanced habitats and SuDs schemes.
•	The allocation seeks to build upon the existing Carrington strategic location identified in the Trafford Core Strategy. A		reduced, so the overall impact of the Allocation here will still be very high. In relation to cumulative harm on		
	significant proportion of the area is brownfield land, outside of the Green Belt, which was previously in an industrial use. An opportunity to create employment opportunities close to significant residential uses in an area otherwise constrained by a		Strategic Green Belt Area 25: • Release would itself constitute significant sprawl and would lead to greater containment of land proposed to be retained and therefore limiting its role, though the wider SGBA would be unaffected (Purpose 1), would reduce perceived settlement separation at Carrington/Sale and		

PfE2021 Allocation	1. Justification for	2. Harm impact from	3. Harm impact to the Green Belt	4. Allocation boundaries	5. Mitigation to address
	inclusion	allocation on Green	from release of allocation		Green Belt harm identified
		Belt purposes			
	number of COMAH zones		would weaken boundary strength		
	relating to existing		at Sale and further contain		
	industrial uses.		retained land, though settlement		
			gaps in the wider SGBA would be		
			unaffected (Purpose 2), would		
			retain land that would maintain		
			connectivity of the wider SGBA		
			but would increase urbanising		
			containment and weaken the		
			contribution to preventing		
			encroachment (Purpose 3).		
JPA34 M6 Junction 25	• The site meets Criterion 3	The GB Harm Assessment	The GB Harm Assessment finds	The GB Harm	The GB Harm Assessment
	of the Site Selection	identifies that the site makes a	that the overall harm to Green	Assessment finds that	states that mitigation
	criteria, as the M6 is a	significant contribution to	Belt purposes from the release of	the release of the	measures would not reduce
	major business asset with	checking the unrestricted	this allocation is 'very high'. The	allocation would not	the harm of the release of
	a high demand for logistics	sprawl of the large built-up area	impact on adjacent Green Belt	weaken the Green Belt	this allocation. However, it
	and advanced	(Purpose 1), preventing the	would be 'moderate'. The	boundary. However, it	suggests that strengthening
	manufacturing activity,	neighbouring towns of Wigan	Addendum report notes that	would further narrow	the boundary between the
	which are key growth	and Ashton-in-Makerfield	changes to the boundary have not	what is already a	allocation and surrounding
	sectors in the North West.	merging into one another	affected these findings.	relatively narrow gap	retained Green Belt land,
	Wigan is the only district in	(Purpose 2), and safeguarding	 In terms of cumulative harm on 	between Wigan and	such as by woodland
	Greater Manchester that	the countryside from	Strategic Green Belt Area 3	Ashton-in-Makerfield	planting along the A49,
	the M6 runs through and	encroachment (Purpose 3).	(SGBA 3), release would	and, in doing so, would	could potentially increase
	this site is large, relatively		constitute significant urban sprawl	significantly reduce the	the future distinction
	unconstrained and directly		and would reduce the contribution	connectivity of adjacent	between inset land and
	accessible to the		that the area south of the	retained Green Belt land.	retained Green Belt land,
	motorway, which makes it		allocation would make to	The Addendum report	and help to limit the
			restricting sprawl from Ashton in	notes that the retention	perception of the narrowing

PfE2021 Allocation	1. Justification for	2. Harm impact from	3. Harm impact to the Green Belt	4. Allocation boundaries	5. Mitigation to address
	inclusion	allocation on Green	from release of allocation		Green Belt harm identified
		Belt purposes			
	highly attractive to the		Makerfield (Purpose 1). It would	of fields to the south of	of the gap between Wigan
	market.		significantly reduce the gap	Winstanley reduces the	and Ashton-in-Makerfield.
	The provision of around		between Wigan and Ashton in	area of released Green	The proposed allocation
	140,000 square metres of		Makerfield (Purpose 2). Release	Belt and offers potential	policy includes a clause that
	B8/B2 floorspace will		would in itself encroach on the	for beneficial use, but	requires development of this
	make a large contribution		countryside and would lead to the	that the retained strip,	site to incorporate high
	to employment supply.		containment and weakening of	which is 80-150m wide,	quality landscaping within
	• The site will deliver the		land to the south, limiting the	will become contained by	the site and along sensitive
	land to provide the scale		contribution this area makes to	inset development	site boundaries to minimise
	and type of floorspace		Purpose 3. However, it would not	meaning that its current	its visual impact on the
	generally not found in		lead to any significant	Green Belt boundary	wider area, including the
	Wigan to meet an		containment of the remaining	function, and therefore	A49 road frontage, and the
	identified market need for		Green Belt land within SGBA 3.	its contribution to the	remaining Green Belt to the
	new B2 and B8 floorspace			Green Belt purposes, will	north, and around each
	for sectors including			be diminished.	building within the site;
	logistics, helping to retain				The proposed allocation
	investment in the Borough				policy also includes a
	This site will generate new				clause that requires
	investment and				development to incorporate
	employment in the local				a robust landscaped green
	economy and is				infrastructure corridor, with
	anticipated to generate in				walking and cycling links,
	the region of 1,600 new				between the proposed
	full-time equivalent jobs.				employment development
	The site is located				and residential development
	alongside the M6 which is				at Winstanley connecting
	a key growth location for				the A49 to the remaining
	logistics. It will have				area of Green Belt to the
	excellent access to the				north.

PfE2021 Allocation	1. Justification for inclusion	2. Harm impact from allocation on Green Belt purposes	3. Harm impact to the Green Belt from release of allocation	4. Allocation boundaries	5. Mitigation to address Green Belt harm identified
	motorway from an additional arm on the existing A49/M6 roundabout (Bryn interchange). As the only district in Greater Manchester with direct access to the M6, this site provides a unique opportunity for both Wigan and Greater Manchester to capture and meet the commercial demand within this growth corridor.				
JPA35 North of Mosley Common	 The site meets Criterion 1 of the Site Selection criteria, as the Leigh Guided Busway runs through the site providing fast direct links to Manchester, Leigh and other locations along its route, and with two stops in close proximity. The site meets Criterion 6 of the Site Selection criteria, as there is potential to provide an 	 The GB Harm Assessment identifies that the allocation makes a significant contribution to checking sprawl (Purpose 1), preventing encroachment on the countryside (Purpose 3), and a relatively significant contribution to maintaining the separation of Tyldesley and Astley and Walkden 	 The GB Harm assessment finds that the overall harm to Green Belt purposes from the release of this allocation varies from 'low-moderate' on the land south of the Busway, 'moderate-high' on the north-western part of the site to 'high' on the north-eastern part of the site. The impact on adjacent Green Belt varies from 'minor' to 'no/negligible'. In terms of cumulative harm on Strategic Green Belt Area 8 (SGBA 8), release would 	The GB Harm Assessment finds that the release of the allocation would weaken the Green Belt boundary and there would be some narrowing of the gap between Tyldesley & Astley and Walkden, but the proposed addition of Green Belt along the edge of Walkden would largely offset this.	 The GB Harm Assessment states that the proposed re- designation of Green Belt land along the edge of Walkden, an area with substantial tree cover, will help to maintain separation between Tyldesley & Astley and Walkden. Strengthening the boundary between the allocation and retained Green Belt land to the north and east could potentially further increase

PfE2021 Allocation	1. Justification for inclusion	2. Harm impact from allocation on Green	3. Harm impact to the Green Belt 4. Allocation bou from release of allocation	undaries 5. Mitigation to address Green Belt harm identified
		Belt purposes		
	additional stop on the	(Purpose 2), with less	constitute significant urban sprawl	the future distinction
	Busway to serve the site	distinct land in the west	(Purpose 1), reduce the gap	between inset land and
	and for contributions to be	of the allocation making	between settlements (Purpose 2)	retained Green Belt land.
	made towards increasing	a lesser contribution and	and encroach on the countryside	The proposed allocation
	the capacity on the	more contained land in	(Purpose 3). However, the	policy includes a clause that
	busway. Higher residential	the south of the	proposed additions of Green Belt	requires development of this
	densities are proposed	allocation making an	in Salford at Logistics North	site to provide a robust
	close to stops on the	even lesser contribution.	Country Park and at West of	landscaped boundary with
	busway to exploit the		Burgess Farm would help to	open countryside in the
	opportunities that it		prevent the potential for urban	Green Belt to the north.
	provides.		sprawl, help to offset the	
	• The provision of 1,100		reduction in the gap between	
	homes will make a		settlements and help to prevent	
	significant contribution to		countryside encroachment.	
	housing supply in Wigan			
	and the northern part of			
	Greater Manchester.			
	A mix of housing will be			
	developed on the site to			
	meet local needs,			
	including market and			
	affordable housing.			
	• The scale of this site			
	means that it will be able			
	to offer a range of			
	infrastructure benefits,			
	some of which could serve			
	the wider local area,			
	including the provision of			

PfE2021 Allocation	1. Justification for inclusion	2. Harm impact from allocation on Green Belt purposes	3. Harm impact to the Green Belt from release of allocation	4. Allocation boundaries	5. Mitigation to address Green Belt harm identified
	new community and health				
	facilities on site, potentially				
	as part of a new local				
	centre, and new or				
	expanded primary				
	education facilities.				
JPA37 West of Gibfield	The site meets Criterion 3	The GB Harm	• The GB Harm Assessment finds	Release of the allocation	Evidence finds that
	of the Site Selection	Assessment identifies	that the overall harm to Green	would weaken the Green	mitigation measures would
	criteria, as the site is	that the majority of the	Belt purposes from the release of	Belt boundary and would	not reduce the harm from
	located within and forms a	allocation makes a	this allocation varies from	significantly reduce the	release of this allocation.
	key component of the	relatively significant	'moderate' on the southern part of	connectivity of adjacent	However, it suggests that
	Wigan-Bolton Growth	contribution to checking	the site, 'moderate-high' on the	retained Green Belt land	strengthening the boundary
	Corridor which will deliver	sprawl (Purpose 1) and	central part of the site' to 'very	by reducing the Green	between the allocation and
	a regionally significant	preventing	high' on the northern part of the	Belt gap between the	surrounding retained Green
	area of economic and	encroachment on the	site. The impact on adjacent	settlements of Atherton	Belt land, such as by
	residential development in	countryside (Purpose 3),	Green Belt varies from 'moderate'	and Westhoughton,	woodland planting along the
	the north west of Greater	with land in the north	to 'no/negligible'. The Addendum	particularly to the north	railway line, could
	Manchester. It forms a key	making a lesser	report notes that changes to the	of the allocation.	potentially increase the
	component of this growth	contribution, although	boundary have not affected these	The Addendum report	future distinction between
	corridor, with the delivery	land in the north makes	findings.	notes that the retention	inset land and retained
	of high quality residential	a significant contribution	In terms of cumulative harm on	of a strip of land between	Green Belt land, and help to
	and economic	to maintaining the	Strategic Green Belt Area 4	the northern edge of the	limit the perception of the
	development, strategic	narrow separation	(SGBA 4) the Cumulative Harm	allocation (sub-area	merging of Atherton and
	green infrastructure, and	between inset land at	Assessment states that release	GM51-1) and	Westhoughton.
	effective contributions	Atherton and	would narrow the gap between	Westhoughton preserves	A substantial area of Green
	towards highway	Westhoughton.	Westhoughton and Atherton and	some settlement	Belt land is proposed to be
	improvement measures to		that the area of Green Belt left	separation but at less	retained within the revised
	enhance the borough's		would make a weaker contribution	than 150m wide, without	site allocation boundary.

PfE2021 Allocation	1. Justification for	2. Harm impact from	3. Harm impact to the Green Belt	4. Allocation boundaries	5. Mitigation to address
	inclusion	allocation on Green	from release of allocation		Green Belt harm identified
		Belt purposes			
	connections with the A6		to preventing urban sprawl	any existing boundary	The proposed allocation
	and M61 motorway.		(Purposes 1 & 2). Its release	feature to define the new	policy includes a clause that
	• The site meets Criterion 6		would increase containment of the	inset edge to the south,	requires development of this
	of the Site Selection		remaining strip of Green Belt to	the gap will be very	site to provide a substantive
	criteria, as it will be		the east, although this area is	weak. Remaining Green	accessible green
	required to improve		already well contained (Purpose	Belt land to the north	infrastructure corridor and
	sustainable access to		3).	west of the Allocation will	country park on this
	nearby Daisy Hill and Hag			be mostly contained be	retained land.
	Fold stations and			inset edges, and its	
	contribute to improved			contribution to the Green	
	passenger facilities at			Belt purposes	
	those rail stations.			consequently weakened.	
	Increased use of the rail				
	line would contribute to the				
	case for further service				
	and capacity				
	improvements on the line.				
	• The site meets Criterion 7				
	of the Site Selection				
	criteria, as the delivery of				
	a high quality housing				
	offer in this relatively				
	deprived part of the sub-				
	region would deliver				
	significant local benefits by				
	diversifying the local				
	housing market,				
	contributing to the				

PfE2021 Allocation	1. Justification for	2. Harm impact from	3. Harm impact to the Green Belt	4. Allocation boundaries	5. Mitigation to address
	inclusion	allocation on Green	from release of allocation		Green Belt harm identified
		Belt purposes			
	competitiveness of the				
	north.				
	The site will make a				
	valuable contribution				
	towards housing and				
	employment land provision				
	in the area through the				
	provision of around 500				
	homes and around 45,500				
	sqm of B1, B2 and/or B8				
	employment floorspace.				
	A mix of housing will be				
	developed on the site				
	including high quality				
	market housing and				
	affordable housing to meet				
	local needs.				
	The proposed employment				
	development will form a				
	logical extension to the				
	existing Gibfield Park				
	Industrial Area, which will				
	also benefit economically				
	from improved connectivity				
	to the A6 and Junction 5 of				
	the M61.				
	A new link road from				
	Gibfield Park Way to				
	Junction 5 of the M61 is a				

PfE2021 Allocation	1. Justification for	2. Harm impact from	3. Harm impact to the Green Belt	4. Allocation boundaries	5. Mitigation to address
	inclusion	allocation on Green	from release of allocation		Green Belt harm identified
		Belt purposes			
	firm aspiration of both				
	Wigan and Bolton				
	Councils and is identified				
	in Transport for Greater				
	Manchester's 2040				
	Delivery Plan, helping to				
	safeguard the route for its				
	further continuation				
	northwards to potential				
	future road infrastructure				
	to be provided in Bolton.				
	The site's allocation and				
	removal from the Green				
	Belt will strengthen the				
	viability and deliverability				
	of this strategic route.				

APPENDIX 3

Justifications for proposed additions to the Green Belt

- 1.1 As set out in the Policy context of this topic paper, Paragraph 135 includes five requirements for local authorities that are establishing new Green Belts and states that these should only be established in exceptional circumstances such as when planning for larger scale development.
- The table included in this appendix provides justifications for each of the proposed additions against the requirements in Paragraph 135 a to e. It is important to note that there are a number of shorthand 1.2 references to supporting evidence under column d, and the following list can be used as a glossary of terms. Further background on the evidence documents can be found in Chapter 3 of this topic paper.
 - Assessment of Green Belt Additions (2020) refers to 'LUC/ GMCA (September 2020) Greater Manchester Green Belt Study: Contribution Assessment of Proposed 2020 GMSF Green Belt Additions'
 - GMGB Cumulative Harm Assessment refers to 'LUC/ GMCA (September 2020) Stage 2 Greater Manchester Green Belt Study: Cumulative Assessment of Proposed 2020 GMSF Allocations and Additions'
 - Addendum Assessment of Harm (2020) refers to 'LUC/GMCA (September 2020) Stage 2 Greater Manchester Green Belt Study: Addendum: Assessment of Proposed 2020 GMSF Allocations'

Site	a. Demonstrate why normal planning and DM policies would not be adequate.	b. Set out whether any major changes in circumstances	c. Show what the consequences of the	d. Demonstrate the necessity for the Green Belt and its consistency with strategic	e. Show how the Green Belt would meet the other objectives of the
		have made the adoption of	proposal would be for	policies for adjoining areas.	NPPF.
		this exceptional measure	sustainable		
		necessary.	development.		
BOLTON					
GBA01	The land meets the primary purposes of the Green	There are currently three	The protection of the land	The land is contiguous with a much wider area of	Designation as Green Belt will ensure that
	Belt and it needs to remain open permanently in	significant areas of protected	as Green Belt can make a	Green Belt to the north, which lies between the	land in this location will remain open and
Ditchers	order to achieve those purposes. The current	open land adjoining the built up	strategic contribution to	settlements of Westhoughton, Bolton and	will perform well against the primary
Farm,	protected open land policies that apply to this land,	area of Westhoughton; Ditchers	urban regeneration by	Horwich, and it would be an extension of this	purposes in national policy. The other
Westhoughton	would not achieve this permanent protection.	Farm to the north, Bowlands Hey	directing development	wider area.	objectives of the NPPF will be supported as
		to the west and Lee Hall to the	towards derelict and		follows:
		east. Land to the south of	underused sites in the	Evidence in the Assessment of Green Belt	Contribute to protecting and enhancing
		Westhoughton town centre, to	urban areas. It will also	Additions shows that the site is strong in meeting	our natural environment (Para 8)
		the south of the railway line	direct development to sites	the Green Belt primary purpose preventing urban	 Enable and support healthy lifestyles
		through Daisy Hill, was mainly	that are identified for	sprawl because it has little current evidence of	through safe and accessible green
		developed in the period from the	development in other parts	urban sprawl and is open (Purpose 1). It would	infrastructure (Para 91)
		1970s to the 1990s and prior to	of Westhoughton in the PfE.	make a moderate contribution to the other	 Encourage multiple benefits from both
		that was also predominantly open	This will enable those sites	primary purposes.	urban and rural land, including

Site	a. Demonstrate why normal planning and DM	b. Set out whether any major	c. Show what the	d. Demonstrate the necessity for the Green	e. Show how the Green Belt would
	policies would not be adequate.	changes in circumstances	consequences of the	Belt and its consistency with strategic	meet the other objectives of the
		have made the adoption of	proposal would be for	policies for adjoining areas.	NPPF.
		this exceptional measure	sustainable		
		necessary.	development.		
		land. The 1972 Westhoughton	to be served by a		throughtaking opportunities to achieve
		Masterplan identified Bowlands	comprehensive approach to	Evidence in the GM Cumulative Harm	net environmental gains, such as
		Hey, Lee Hall and the Daisy Hill	infrastructure. This will	Assessment finds that the addition would make a	developments that would enable new
		area for housing development	achieve economic and	sizeable contribution to checking sprawl	habitat creation or improve public access
		with associated infrastructure.	social objectives.	(Purpose 1), would contribute to preserving the	to the countryside (Para 118)
			Environmental objectives	gap between settlements (Purpose 2) and would	
		Since the adoption of the Greater	will be achieved by keeping	contribute to safeguarding the countryside from	
		Manchester Green Belt Local	the land open.	encroachment despite a sense of urban	
		Plan in 1984, significant		containment (Purpose 3).	
		development, especially for			
		housing, has taken place in			
		Westhoughton. This is			
		concentrated in the Daisy Hill			
		area to the south of the			
		Manchester to Wigan via			
		Atherton railway line. Some			
		development has also taken			
		place on Bowlands Hey, with an			
		outstanding planning permission			
		for further housing on an			
		adjacent site within the protected			
		open land there. There is			
		planning permission for 300			
		homes on part of the land at Lee			
		Hall, to the east of			
		Westhoughton.			
	1	1		1	

Site	a. Demonstrate why normal planning and DM	b. Set out whether any major	c. Show what the	d. Demonstrate the necessity for the Green	e. Show how the Green Belt would
	policies would not be adequate.	changes in circumstances	consequences of the	Belt and its consistency with strategic	meet the other objectives of the
		have made the adoption of	proposal would be for	policies for adjoining areas.	NPPF.
		this exceptional measure	sustainable		
		necessary.	development.		
		The development of substantial			
		areas of land to the south of			
		Westhoughton has already			
		resulted in some change to the			
		character of Westhoughton. The			
		more limited development to the			
		east and west that has planning			
		permission or is under			
		construction, will result in further			
		changes to its character. In			
		order to retain the character of			
		Westhoughton it is vital to retain			
		some open countryside areas			
		close to the town centre in the			
		longer term. The identification of			
		Ditchers Farm as Green Belt will			
		achieve this.			
GBA02	The land meets the primary purposes of the Green	Horwich is a free-standing town	The site's contribution as	The land is contiguous with a much wider area of	Designation as Green Belt will ensure that
	Belt and it needs to remain open permanently in	within the Borough of Bolton, on	potential Green Belt would	Green Belt separating the towns of Horwich and	land in this location will remain open and
Horwich Golf	order to achieve those purposes. The current	the southern edge of the West	assist in focussing built	Bolton, and extending north to higher ground on	will perform well against the primary
Club and	protected open land policies that apply to this land,	Pennine Moors. It is	development within the built	the West Pennine Moors.	purposes in national policy. The other
Knowles Farm	would not achieve this permanent protection.	characterised by its setting of	up area of Horwich, where		objectives of the NPPF will be supported as
		open, rising ground to the north	infrastructure provision	Evidence in the Assessment of Green Belt	follows:
		and east, and the land in	exists or is proposed, which	additions show that the site is strong in meeting	 Contribute to protecting and enhancing
		question is on the lower slopes of	supports a sustainable	the green belt primary purpose preventing urban	our natural environment (Para 8)
		that rising ground. It is the only	pattern of development.	sprawl because it has little current evidence of	

Site	a. Demonstrate why normal planning and DM	b. Set out whether any major	c. Show what the	d. Demonstrate the necessity for the Green	e. Show how the Green Belt would
	policies would not be adequate.	changes in circumstances	consequences of the	Belt and its consistency with strategic	meet the other objectives of the
		have made the adoption of	proposal would be for	policies for adjoining areas.	NPPF.
		this exceptional measure	sustainable		
		necessary.	development.		
		part of the open rising ground not	Economic and social	urban sprawl and is open (Purpose 1). It is also	Enable and support healthy lifestyles
		in the Green Belt and warrants	objectives would be	strong in meeting the primary purposes of	through safe and accessible green
		protection from development on	achieved by directing	preventing the merging of neighbouring	infrastructure (Para 91)
		that ground.	development elsewhere	settlements and contributing to the setting and	Encourage multiple benefits from both
			within Horwich and	special character of historic towns. It is	urban and rural land, including
		Horwich already has a significant	environmental objectives	moderate in meeting the other primary purposes.	throughtaking opportunities to achieve
		amount of housing development	would be achieved by		net environmental gains, such as
		allocated in Bolton's Local Plan.	keeping the site open	Evidence in the GM Cumulative Harm	developments that would enable new
		The former Horwich Loco Works		Assessment finds that the addition would have	habitat creation or improve public access
		is identified for a mixed use		little impact strategically although it would play a	to the countryside (Para 118)
		development, including 1700		role locally in preventing sprawl from Horwich	
		dwellings. Other brownfield sites		(Purpose 1), preserving the gap between	
		within the urban area are		Horwich and Bottom O Th' Moor (Purpose 2) and	
		identified for development, most		preserving the setting and special character of	
		notably on the former Horwich		Horwich (Purpose 4).	
		College site adjacent to the golf			
		club land; this site is currently			
		being developed for a total of 129			
		dwellings. Although brownfield,			
		both of those sites have			
		substantial open areas within			
		them.			
		These urban developments will			
		result in a change in the			
		character of Horwich towards a			
		more densely built up urban form.			

Site	a. Demonstrate why normal planning and DM	b. Set out whether any major	c. Show what the	d. Demonstrate the necessity for the Green	e. Show how the Green Belt would
	policies would not be adequate.	changes in circumstances	consequences of the	Belt and its consistency with strategic	meet the other objectives of the
		have made the adoption of	proposal would be for	policies for adjoining areas.	NPPF.
		this exceptional measure	sustainable		
		necessary.	development.		
		In order to retain Horwich's sense			
		of place and to be sympathetic to			
		its local character, it is vital that			
		its characteristic setting is			
		maintained. This requires the			
		permanent protection from			
		development of this land.			
BURY					
GBA03	The site comprises land at the northern edge of	The site is currently	The protection of the land	Green Belt designation is recognised as	Designation as Green Belt will ensure that
Digo Loo	Bury. Land within the site includes mostly wooded	undevelopable due to its	as Green Belt can make a	affording the highest level of protection, thereby	land in this location will remain open and
Pigs Lea	river banks. The A56 runs through the southwest	topography.	strategic contribution to	giving the greatest level of certainty to the many	will perform well against the primary
Brook 1	of the parcel forming part of the parcel boundary.		urban regeneration by	who value this asset.	purposes in national policy. The other
	Walmersley Old Road forms much of the north	The River Valley boundary of the	directing development		objectives of the NPPF will be supported as
	western boundary of the site and much of the	site will be reviewed as part of	towards derelict and	Pigs Lea Brook is a tributary of the River Irwell	follows:
	southern boundary is formed by Mather Road.	the Local Plan. Until this work is	underused sites in Bury.	and its valley is a continuous finger of open land	Contribute to protecting and enhancing
		completed there is no guarantee		connected to this.	our natural environment (Para 8)
	This site is currently designated as River Valley.	that the site will be protected.			Help to improve biodiversity (Para 8)
				Evidence in the Assessment of Additions to the	Enable and support healthy lifestyles
	River Valley sites will be reviewed against latest	It is viewed that this is an		Green Belt considers its performance against	through safe and accessible green
	evidence to consider whether they will be	opportunity to give the land		purposes. Under Purpose 1a (evidence of	infrastructure (Para 91)
	continued to be protected under a new Green	greater protection given that the		existing urban sprawl) the report gives the site a	Providing access to a network of high
	Infrastructure designation in the Local Plan.	land is likely to remain open for		'strong' rating stating that with the exception of	quality open spaces (Para 96)
		an extended period of time.		the A56 crossing the southwest of the site, the	Encourage multiple benefits from both
				site is open and undeveloped, predominantly	urban and rural land, including
				comprising of woodland.	throughtaking opportunities to achieve
					net environmental gains, such as
					developments that would enable new
			1		

Site	a. Demonstrate why normal planning and DM	b. Set out whether any major	c. Show what the	d. Demonstrate the necessity for the Green	e. Show how the Green Belt would
	policies would not be adequate.	changes in circumstances	consequences of the	Belt and its consistency with strategic	meet the other objectives of the
		have made the adoption of	proposal would be for	policies for adjoining areas.	NPPF.
		this exceptional measure	sustainable		
		necessary.	development.		
				Evidence in the GM Cumulative Harm	habitat creation or improve public access
				Assessment finds that the addition makes a	to the countryside (Para 118)
				limited strategic contribution to purposes as it is	Promote the conservation, restoration
				relatively contained (Purpose 1), influenced by	and enhancement of priority habitats and
				the urban area (Purpose 3) and does not lie	ecological networks (Para 174)
				between neighbouring towns (Purpose 2).	Set a positive strategy for the
					conservation and enjoyment of the
				The site is not contiguous with Green Belt that is	historic environment, taking into
				of a strategic nature to affect adjoining districts	accountopportunities to draw on the
				and therefore it is judged that there would be no	contribution made by the historic
				impact on strategic policies of adjoining districts.	environment to the character of a place
					(Para 185).
GBA04	The site comprises of woodland to the east of	The site is currently	The protection of the land	Green Belt designation is recognised as	Designation as Green Belt will ensure that
North of	Ramsbottom. The edges of the parcel with the	undevelopable due to dense tree	as Green Belt can make a	affording the highest level of protection, thereby	land in this location will remain open and
North of Nuttall Park	adjoining inset edge are defined by the River	cover.	strategic contribution to	giving the greatest level of certainty to the many	will perform well against the primary
	Irwell, Nuttall Hall Road and woodland, whilst a		urban regeneration by	who value this asset.	purposes in national policy. The other
	footpath marks the edge of the parcel with the	The River Valley boundary of the	directing development		objectives of the NPPF will be supported as
	wider Green Belt within Nuttall Park to the south.	site will be reviewed as part of	towards derelict and	Evidence in the Assessment of Additions to the	follows:
		the Local Plan. Until this work is	underused sites in	Green Belt considers its performance against	Contribute to protecting and enhancing
	This site is currently designated as River Valley	completed there is no guarantee	Ramsbottom.	purposes. Under Purpose 1b (protect open land	our natural environment (Para 8)
	and protected recreation land.	that these sites will be protected.		from the potential for urban sprawl to occur) the	Help to improve biodiversity (Para 8)
				assessment highlights the role which the site	Enable and support healthy lifestyles
	River Valley sites will be reviewed against latest	It is viewed that this is an		plays in inhibiting further ribbon development	through safe and accessible green
	evidence to consider whether they will be	opportunity to give the land		along the southern side of Peel Brow and Bury	infrastructure (Para 91)
	continued to be protected under a new Green	greater protection given that the		New Road.	 Providing access to a network of high
	Infrastructure designation in the Local Plan.	land is likely to remain open for			quality open spaces (Para 96)
		an extended period of time.			

een e. Show how the Green Belt would
meet the other objectives of the
NPPF.
Encourage multiple benefits from both
urban and rural land, including
throughtaking opportunities to achieve
have net environmental gains, such as
n developments that would enable new
). habitat creation or improve public access
to the countryside (Para 118)
ent • Promote the conservation, restoration
ted and enhancement of priority habitats and
nt ecological networks (Para 174)
 Set a positive strategy for the
conservation and enjoyment of the historic
environment, taking into
nat is accountopportunities to draw on the
cts contribution made by the historic
e no environment to the character of a place
ricts. (Para 185).
Designation as Green Belt will ensure that
eby land in this location will remain open and
nany will perform well against the primary
purposes in national policy. The other
objectives of the NPPF will be supported as
ell follows:
land
Contribute to protecting and enhancing
our natural environment (Para 8)
 Help to improve biodiversity (Para 8)
Irw en l

Site	a. Demonstrate why normal planning and DM	b. Set out whether any major	c. Show what the	d. Demonstrate the necessity for the Green	e. Show how the Green Belt would
	policies would not be adequate.	changes in circumstances	consequences of the	Belt and its consistency with strategic	meet the other objectives of the
		have made the adoption of	proposal would be for	policies for adjoining areas.	NPPF.
		this exceptional measure	sustainable		
		necessary.	development.		
	much of the southern boundary is formed by	It is viewed that this is an		Evidence in the Assessment of Additions to the	Enable and support healthy lifestyles
	Mather Road. Humber Drive also runs through the	opportunity to give the land		Green Belt considers its performance against	through safe and accessible green
	southern portion of the parcel.	greater protection given that the		purposes. Under Purpose 1a (evidence of	infrastructure (Para 91)
		land is likely to remain open for		existing urban sprawl) the report gives the site a	Providing access to a network of high
	This site is currently designated as River Valley.	an extended period of time.		'moderate' rating stating whilst the small site is	quality open spaces (Para 96)
				open and undeveloped it is closely contained by	Encourage multiple benefits from both
	River Valley sites will be reviewed against latest			the inset edge to the north, south and west	urban and rural land, including
	evidence to consider whether they will be				throughtaking opportunities to achieve
	continued to be protected under a new Green			Evidence in the GM Cumulative Harm	net environmental gains, such as
	Infrastructure designation in the Local Plan.			Assessment finds that the addition is too small to	developments that would enable new
				have a strategic impact on preventing sprawl, on	habitat creation or improve public access
				preventing towns merging or on safeguarding	to the countryside (Para 118)
				from encroachment (Purpose 1, 2 and 3).	 Promote the conservation, restoration
					and enhancement of priority habitats and
				The site is not contiguous with Green Belt that is	ecological networks (Para 174)
				of a strategic nature to affect adjoining districts	 Set a positive strategy for the
				and therefore it is judged that there would be no	conservation and enjoyment of the
				impact on strategic policies of adjoining districts.	historic environment, taking into
					accountopportunities to draw on the
					contribution made by the historic
					environment to the character of a place
					(Para 185).
GBA06	The parcel is located on the south eastern edge of	The site is currently	The protection of the land	Green Belt designation is recognised as	Designation as Green Belt will ensure that
	Hollins, part of Bury. Land within the parcel is	undevelopable due to flood risk,	as Green Belt can make a	affording the highest level of protection, thereby	land in this location will remain open and
Hollins Brook	relatively flat, comprising grassland and scrub.	poor accessibility and ecological	strategic contribution to	giving the greatest level of certainty to the many	will perform well against the primary
	The parcel is bound to the south by Hollins Brook,	interests.	urban regeneration by	who value this asset.	purposes in national policy. The other
			directing development		

Site	a. Demonstrate why normal planning and DM	b. Set out whether any major	c. Show what the	d. Demonstrate the necessity for the Green	e. Show how the Green Belt would
	policies would not be adequate.	changes in circumstances	consequences of the	Belt and its consistency with strategic	meet the other objectives of the
		have made the adoption of	proposal would be for	policies for adjoining areas.	NPPF.
		this exceptional measure	sustainable		
		necessary.	development.		
	to the east by the M66, to the north by a reservoir	The River Valley boundary of the	towards derelict and	Evidence in the Assessment of Additions to the	objectives of the NPPF will be supported as
	and to the northwest by industrial development.	site will be reviewed as part of	underused sites in Bury.	Green Belt considers the sites performance	follows:
		the Local Plan. Until this work is		against purposes The Assessment scores the	
	This site is currently designated as River Valley. A	completed there is no guarantee		site as 'strong' against Purpose 1a referencing	 Open spaces that reflect current and
	Site of Biological Importance (SBI) covers the site	that these sites will be protected.		the fact that there is no built development	future needs and support communities'
	and a wildlife corridor runs through the site.			present within the parcel to have an urbanising	health, social and cultural well-being
		It is viewed that this is an		influence and highlights the sense of openness	(Para 8)
	River Valley sites will be reviewed against latest	opportunity to give the land		within the site because it predominantly	 Enable and support healthy lifestyles
	evidence to consider whether they will be	greater protection given that the		comprises open grassland and scrub.	through safe and accessible green
	continued to be protected under a new Green	land is likely to remain open for			infrastructure (Para 91)
	Infrastructure designation in the Local Plan. Many	an extended period of time		The site also has a 'strong' rating against	 Providing access to a network of high
	River Valley sites including Hollins Brook are			Purpose 3 given the little sense of encroachment	quality open spaces (Para 96)
	subject to development pressure and would			within the parcel due to the land being free of	Plan positively to enhance beneficial use
	therefore be afforded greater protection under			development. The Assessment states that there	of the Green Belt by providing
	Green Belt.			is a strong, unspoilt landscape, which is largely	opportunities for outdoor sport and
				intact and rural in character. The site displays	recreation (Para 141)
				the characteristics of the countryside. There are	
				influences of urban development visible from	
				within the parcel although it remains largely rural	
				in character.	
				Evidence in the GM Cumulative Harm	
				Assessment finds that the addition would	
				marginally extend a smaller part of Strategic	
				Green Belt Area 15 which is already well	
				contained following the release of allocation	
				GM1.1. It would make a limited contribution to	

	policies would not be adequate.	changes in circumstances have made the adoption of this exceptional measure necessary.	consequences of the proposal would be for sustainable development.	Belt and its consistency with strategic policies for adjoining areas. preventing sprawl (Purpose 1), would contribute towards safeguarding from encroachment at a local level (Purpose 3) and would contribute to maintaining separation between Bury and	meet the other objectives of the NPPF.
		this exceptional measure	sustainable	preventing sprawl (Purpose 1), would contribute towards safeguarding from encroachment at a local level (Purpose 3) and would contribute to	NPPF.
				towards safeguarding from encroachment at a local level (Purpose 3) and would contribute to	
		necessary.	development.	towards safeguarding from encroachment at a local level (Purpose 3) and would contribute to	
				towards safeguarding from encroachment at a local level (Purpose 3) and would contribute to	
				local level (Purpose 3) and would contribute to	
				maintaining separation between Bury and	
				Whitefield (Purpose 2).	
GBA07 The	ne site comprises land at the south eastern edge	The site is currently	The protection of the land	Green Belt designation is recognised as	Designation as Green Belt will ensure that
	Radcliffe. Land within the parcel comprises	undevelopable due to its	as Green Belt can make a	affording the highest level of protection, thereby	land in this location will remain open and
Off New	oping unmanaged grassland with pockets of tree		strategic contribution to	giving the greatest level of certainty to the many	will perform well against the primary
Road	over present across the site. There is a pond	topography.	urban regeneration by	who value this asset.	
Radcliffe	ithin the site towards its north western corner.	The Diver Velley boundary of the		who value this asset.	purposes in national policy. The other
		The River Valley boundary of the	directing development	Evidence in the Assessment of Additions to the	objectives of the NPPF will be supported as
	arts of both the north west and north east of the	site will be reviewed as part of	towards derelict and	Evidence in the Assessment of Additions to the	follows:
	te have been cleared for industrial or storage	the Local Plan. Until this work is	underused sites in Bury and	Green Belt considers its performance against	Contribute to protecting and enhancing
pur	urposes and now serve as hardstanding	completed there is no guarantee	Radcliffe.	purposes. Under Purpose 1a (evidence of	our natural environment (Para 8)
		that these sites will be protected.		existing urban sprawl) the report gives the site a	Help to improve biodiversity (Para 8)
Thi	nis site is currently designated as River Valley.			'strong' scoring stating the urbanising features	Enable and support healthy lifestyles
		It is viewed that this is an		within the parcel are limited to the hardstanding	through safe and accessible green
	iver Valley sites will be reviewed against latest	opportunity to give the land		areas towards the north western and north	infrastructure (Para 91)
evi	vidence to consider whether they will be	greater protection given that the		eastern corners of the parcel respectively. As	 Providing access to a network of high
cor	ontinued to be protected under a new Green	land is likely to remain open for		such there are few urbanising features within the	quality open spaces (Para 96)
Infr	frastructure designation in the Local Plan.	an extended period of time.		parcel and it remains open.	Encourage multiple benefits from both
					urban and rural land, including
				The current boundary is arbitrary at the top of the	throughtaking opportunities to achieve
				plateau, including this addition allows the	net environmental gains, such as
				greenbelt boundary to extend to the urban area.	developments that would enable new
					habitat creation or improve public access
					to the countryside (Para 118)

Site	a. Demonstrate why normal planning and DM	b. Set out whether any major	c. Show what the	d. Demonstrate the necessity for the Green	e. Show how the Green Belt would
	policies would not be adequate.	changes in circumstances	consequences of the	Belt and its consistency with strategic	meet the other objectives of the
		have made the adoption of	proposal would be for	policies for adjoining areas.	NPPF.
		this exceptional measure	sustainable		
		necessary.	development.		
				Evidence in the GM Cumulative Harm	 Promote the conservation, restoration
				Assessment finds that the addition is open but	and enhancement of priority habitats and
				contained by existing development thereby	ecological networks (Para 174)
				limiting its contribution ot preventing sprawl	 Set a positive strategy for the
				(Purpose 1), and that its role in preventing	conservation and enjoyment of the
				Radcliffe and Whitefield is stymied by the fact	historic environment, taking into
				that the settlements have already merged to	accountopportunities to draw on the
				some degree (Purpose 2). The site would	contribution made by the historic
				contribute towards safeguarding from	environment to the character of a place
				encroachment at a local level (Purpose 3).	(Para 185).
				The site is not contiguous with Green Belt that is	
				of a strategic nature to affect adjoining districts	
				and therefore it is judged that there would be no	
				impact on strategic policies of adjoining districts.	
GBA08	The parcel is located on the southern edge of	The site is currently	The protection of the land	Green Belt designation is recognised as	Designation as Green Belt will ensure that
	Bury. Land within the parcel steeply slopes down	undevelopable due to ecological	as Green Belt can make a	affording the highest level of protection, thereby	land in this location will remain open and
Hollins Brow	from Hollins Brow road, bounding the east of the	and access constraints.	strategic contribution to	giving the greatest level of certainty to the many	will perform well against the primary
	parcel, towards the River Roch, bounding the west		urban regeneration by	who value this asset.	purposes in national policy. The other
	of the parcel. The parcel predominantly comprises	The River Valley boundary of the	directing development		objectives of the NPPF will be supported as
	woodland in the south and east and some	site will be reviewed as part of	towards derelict and	Evidence in the Assessment of Additions to the	follows:
	grassland scrub in the north. A dwelling, with	the Local Plan. Until this work is	underused sites in Bury and	Green Belt considers the sites performance	
	associated out buildings and a paddock, is also	completed there is no guarantee	Unsworth.	against purposes. The site scores a 'strong'	 Contribute to protecting and enhancing
	located in the north of the parcel. Existing Green	that these sites will be protected.		rating against Purpose 1a given the sense of	our natural environment (Para 8)
	Belt land lies to the east beyond Hollins Brow			openness within the site as it predominantly	 Enable and support healthy lifestyles
	Road. The parcel is enclosed to the northeast by	It is viewed that this is an		comprises open woodland and grassland scrub.	through safe and accessible green
	residential development, and to the west beyond	opportunity to give the land			infrastructure (Para 91)

Site	a. Demonstrate why normal planning and DM	b. Set out whether any major	c. Show what the	d. Demonstrate the necessity for the Green	e. Show how the Green Belt would
	policies would not be adequate.	changes in circumstances	consequences of the	Belt and its consistency with strategic	meet the other objectives of the
		have made the adoption of	proposal would be for	policies for adjoining areas.	NPPF.
		this exceptional measure	sustainable		
		necessary.	development.		
	the River Roch by residential development, as well	greater protection given that the		It also scores a 'strong' rating against Purpose 2	 Providing access to a network of high
	as some woodland with commercial development	land is likely to remain open for		as the site is located on the south of Bury and	quality open spaces (Para 96)
	beyond.	an extended period of time.		lies between Bury and Whitefield to the south.	 Encourage multiple benefits from both
				These settlements are in very close proximity	urban and rural land, including
	This site is currently designated as River Valley			(<200m) and the site forms part of the wooded	through…taking opportunities to achieve
	and a wildlife corridor runs through the site.			River Roch corridor that provides separation	net environmental gains, such as
				between them. Therefore, the site plays an	developments that would enable new
	River Valley sites will be reviewed against latest			essential role in preventing the merging of towns.	habitat creation or improve public access
	evidence to consider whether they will be				to the countryside (Para 118)
	continued to be protected under a new Green			Evidence in the GM Cumulative Harm	 Promote the conservation, restoration
	Infrastructure designation in the Local Plan.			Assessment finds that the addition would	and enhancement of priority habitats and
				marginally extend smaller part of Strategic Green	ecological networks (Para 174)
				Belt Area 15 which is already well contained	
				following the release of allocation GM1.1. It	
				would make a limited contribution to preventing	
				sprawl (Purpose 1), would contribute towards	
				safeguarding from encroachment at a local level	
				(Purpose 3) and would contribute to maintaining	
				separation between Bury and Whitefield	
				(Purpose 2).	
GBA09	The site comprises land at the western edge of	It is judged the addition of the site	The protection of the land	Green Belt designation is recognised as	Designation as Green Belt will ensure that
	Radcliffe. Land within the site comprises areas of	to the greenbelt would result in a	as Green Belt can make a	affording the highest level of protection, thereby	land in this location will remain open and
Hollybank	grassland with trees. A paved footpath passes	more defensible boundary than at	strategic contribution to	giving the greatest level of certainty to the many	will perform well against the primary
Street,	through the site by its eastern boundary which is	present due to the canal to the	urban regeneration by	who value this asset.	purposes in national policy. The other
Radcliffe	formed by the Manchester Bolton and Bury Canal.	east and the car park to the	directing development		objectives of the NPPF will be supported as
		north.	towards derelict and		follows:

Site	a. Demonstrate why normal planning and DM	b. Set out whether any major	c. Show what the	d. Demonstrate the necessity for the Green	e. Show how the Green Belt would
	policies would not be adequate.	changes in circumstances	consequences of the	Belt and its consistency with strategic	meet the other objectives of the
		have made the adoption of	proposal would be for	policies for adjoining areas.	NPPF.
		this exceptional measure	sustainable		
		necessary.	development.		
	This site is currently designated as Other		underused sites in	Evidence in the Assessment of Additions to the	
	Protected Open Land (OPOL) and protected	Its characteristics and the	Radcliffe.	Green Belt considers its performance against	Contribute to protecting and enhancing
	recreation.	resultant boundary of the urban		purposes. Under Purpose 1a (evidence of	our natural environment (Para 8)
		edge would be more defensible		existing urban sprawl) the report gives the site a	Help to improve biodiversity (Para 8)
	OPOL sites will be reviewed against latest	given that it does not currently		'strong' rating and references few urbanising	 Enable and support healthy lifestyles
	evidence to consider whether they will be	follow a recognisable feature on		features within the site.	through safe and accessible green
	continued to be protected under a new Green	the ground.			infrastructure (Para 91)
	Infrastructure designation in the Local Plan.			The proposed addition would be contiguous with	 Providing access to a network of high
		The OPOL designations currently		Green Belt and has potential for positive use,	quality open spaces (Para 96)
		protecting the site will be		sharing boundaries with it on 2 sides. As the site	Encourage multiple benefits from both
		reviewed as part of the Local		is not contiguous with Green Belt that is of a	urban and rural land, including
		Plan with no firm proposals for		strategic nature to affect adjoining districts it is	throughtaking opportunities to achieve
		their replacement.		judged that there would be no impact on	net environmental gains, such as
				strategic policies of adjoining districts.	developments that would enable new
		It is viewed that this as an			habitat creation or improve public access
		opportunity to give the land			to the countryside (Para 118)
		greater protection and lead to a			 Promote the conservation, restoration
		more defensible Green Belt			and enhancement of priority habitats and
		boundary.			ecological networks (Para 174)
GBA10	This is a River Valley site much of which is steeply	The site is currently in recreation	The protection of the land	Green Belt designation is recognised as	Designation as Green Belt will ensure that
.	sloping and covered with woodland, although	use and much of it is	as Green Belt can make a	affording the highest level of protection, thereby	land in this location will remain open and
Crow Lumb	areas of amenity grassland and playing fields (St	undevelopable due to its	strategic contribution to	giving the greatest level of certainty to those	will perform well against the primary
Wood	Andrews Fields) are located along the southern	challenging topography and flood	urban regeneration by	wishing to protect this asset.	purposes in national policy. The other
	boundary. Sites of Biological Importance (SBI)	risk.	directing development		objectives of the NPPF will be supported as
	also partly cover the site.		towards derelict and	Evidence in the Assessment of Additions to the	follows:
		The River Valley boundary of the	underused sites in	Green Belt considers its performance against	
		site will be reviewed as part of		purposes. Under Purpose 1a (evidence of	

Site	a. Demonstrate why normal planning and DM	b. Set out whether any major	c. Show what the	d. Demonstrate the necessity for the Green	e. Show how the Green Belt would
	policies would not be adequate.	changes in circumstances	consequences of the	Belt and its consistency with strategic	meet the other objectives of the
		have made the adoption of	proposal would be for	policies for adjoining areas.	NPPF.
		this exceptional measure	sustainable		
		necessary.	development.		
	River Valley sites will be reviewed against latest	the Local Plan. Until this work is	Ramsbottom and Holcombe	existing urban sprawl) the report gives the site a	Open spaces that reflect current and
	evidence to consider whether they will be	completed there is no guarantee	Brook.	'strong' rating and references few urbanising	future needs and support communities'
	continued to be protected under a new Green	that these sites will be protected.		features within the site.	health, social and cultural well-being
	Infrastructure designation in the Local Plan.				(Para 8)
		It is viewed that this as an		Evidence in the GM Cumulative Harm	Enable and support healthy lifestyles
		opportunity to give the land		Assessment finds that the contained nature of	through safe and accessible green
		greater protection given that the		the addition limits the extent to which it can	infrastructure (Para 91)
		land is likely to remain open for		contribute to preventing sprawl and safeguard	Providing access to a network of high
		an extended period of time.		from encroachment (Purpose 1 and 3) and it	quality open spaces (Para 96)
				does not lie between neighbouring towns	Encourage multiple benefits from both
				(Purpose 2), though it does contribute to	urban and rural land, including
				preserving the setting of Ramsbottom (Purpose	throughtaking opportunities to achieve
				4).	net environmental gains, such as
					developments that would enable new
				The proposed addition has excellent contiguity	habitat creation or improve public access
				with the wider green belt. However as the site is	to the countryside (Para 118)
				not contiguous with Green Belt that is of a	
				strategic nature to affect adjoining districts it is	
				judged that there would be no impact on	
				strategic policies of adjoining districts.	
GBA11	The site comprises land to the south of	As with many River Valley sites,	The protection of the land	Green Belt designation is recognised as	Designation as Green Belt will ensure that
Nuttall West,	Ramsbottom. The site is relatively small in size	this site has been under pressure	as Green Belt can make a	affording the highest level of protection, thereby	land in this location will remain open and
Ramsbottom	and consists of scrub land to the south west of the	for development.	strategic contribution to	giving the greatest level of certainty to the many	will perform well against the primary
Namsbullom	existing residential development at Marlborough		urban regeneration by	who value this asset.	purposes in national policy. The other
	Close. The eastern boundary of the site is formed		directing development		
			1	1	

Site	a. Demonstrate why normal planning and DM	b. Set out whether any major	c. Show what the	d. Demonstrate the necessity for the Green	e. Show how the Green Belt would
	policies would not be adequate.	changes in circumstances	consequences of the	Belt and its consistency with strategic	meet the other objectives of the
		have made the adoption of	proposal would be for	policies for adjoining areas.	NPPF.
		this exceptional measure	sustainable		
		necessary.	development.		
	by residential gardens and the outer boundaries	The River Valley boundary of the	towards derelict and	Evidence in the Assessment of Additions to the	objectives of the NPPF will be supported as
	are defined by woodland, including ancient	site will be reviewed as part of	underused sites in	Green Belt considers its performance against	follows:
	woodland to the north and west	the Local Plan. Until this work is	Ramsbottom and Holcombe	purposes. Under Purpose 1a (evidence of	Contribute to protecting and enhancing
		completed there is no guarantee	Brook.	existing urban sprawl) the report gives the site a	our natural environment (Para 8)
	This site is currently designated as River Valley	that these sites will be protected.		'strong' scoring stating there are no urbanising	Help to improve biodiversity (Para 8)
	and protected recreation.			features within the parcel and it remains open	 Enable and support healthy lifestyles
		It is viewed that this as an		and undeveloped. Under Purpose 1b ((protect	through safe and accessible green
	River Valley sites will be reviewed against latest	opportunity to give the land		open land from the potential for urban sprawl to	infrastructure (Para 91)
	evidence to consider whether they will be	greater protection given that the		occur), the report gives the site a 'strong' scoring	 Providing access to a network of high
	continued to be protected under a new Green	land is likely to remain open for		recognising the steepness of the adjacent land	quality open spaces (Para 96)
	Infrastructure designation in the Local Plan.	an extended period of time		and presence of ancient woodland would likely	Encourage multiple benefits from both
				prevent the outward expansion of development	urban and rural land, including
				from within the parcel.	throughtaking opportunities to achieve
					net environmental gains, such as
				Evidence in the GM Cumulative Harm	developments that would enable new
				Assessment finds that the addition is too small to	habitat creation or improve public access
				have a strategic impact on preventing sprawl,	to the countryside (Para 118)
				preventing towns merging or on safeguarding	Promote the conservation, restoration
				from encroachment (Purpose 1, 2 and 3).	and enhancement of priority habitats and
				The site is open land and has good contiguity	ecological networks (Para 174)
				with the wider Green Belt. The site is surrounded	 Set a positive strategy for the
				on 3 sides by Green Belt. The resultant Green	conservation and enjoyment of the historic
				Belt boundary is therefore considered to be more	environment, taking into
				defensible.	accountopportunities to draw on the
					contribution made by the historic
				The site is not contiguous with Green Belt that is	environment to the character of a place
				of a strategic nature to affect adjoining districts	(Para 185).

Site	a. Demonstrate why normal planning and DM	b. Set out whether any major	c. Show what the	d. Demonstrate the neces
	policies would not be adequate.	changes in circumstances	consequences of the	Belt and its consistency
		have made the adoption of	proposal would be for	policies for adjoining are
		this exceptional measure	sustainable	
		necessary.	development.	
				and therefore it is judged that t
				impact on strategic policies of
GBA12	The site comprises land to the north west of Bury.	The site is currently	The protection of the land	Green Belt designation is reco
	The site consists of mostly river valley with areas	undevelopable due to its terrain	as Green Belt can make a	affording the highest level of p
Woolfold,	of tree cover. A number of public rights of way run	and significance for green	strategic contribution to	giving the greatest level of cert
Bury	across the site and in places the Kirklees Trail acts	infrastructure.	urban regeneration by	wishing to prevent urban sprav
	as the northern boundary of the site. Woodhill		directing development	
	Brook also passes through the site. The site also	However, this is the only part of	towards derelict and	Evidence in the Assessment o
	contains a number of ponds.	Kirklees Valley (which is a key	underused sites in Bury.	Green Belt considers its perfor
		local green corridor for the		purposes. Under Purpose 1a
	This site is currently designated as River Valley.	Borough) that is not in the Green		existing urban sprawl) the repo
		Belt and the inclusion of this site		'strong' rating stating that the p
	River Valley sites will be reviewed against latest	would lead to a more defensible		free of urban development and
	evidence to consider whether they will be	boundary.		
	continued to be protected under a new Green			Evidence in the GM Cumulativ
	Infrastructure designation in the Local Plan.	The River Valley boundary of the		Assessment finds that the add
		site will be reviewed as part of		contributes to restricting spraw
		the Local Plan. Until this work is		(Purpose 1), displays characte
		done there is no guarantee that		countryside but is well containe
		the site will be protected.		and it lies between Tottington
				role is limited as coalescence l
		It is viewed that this is an		(Purpose 2).
		opportunity to give the land		
		greater protection given that the		The site is not contiguous with
		land is likely to remain open for		of a strategic nature to affect a
		an extended period of time.		and therefore it is judged that t
				impact on strategic policies of

necessity for the Green	e. Show how the Green Belt would
tency with strategic	meet the other objectives of the
ng areas.	NPPF.
that there would be no	
that there would be no	
es of adjoining districts.	
recognised as	Designation as Green Belt will ensure that
el of protection, thereby	land in this location will remain open and
of certainty to those	will perform well against the primary
sprawl.	purposes in national policy. The other
	objectives of the NPPF will be supported as
ent of Additions to the	follows:
performance against	
se 1a (evidence of	 Contribute to protecting and enhancing
e report gives the site a	our natural environment (Para 8)
t the parcel is largely	 Help to improve biodiversity (Para 8)
nt and is open.	 Enable and support healthy lifestyles
	through safe and accessible green
ulative Harm	infrastructure (Para 91)
e addition is open and	 Providing access to a network of high
sprawl from Bury	quality open spaces (Para 96)
aracteristics of the	 Encourage multiple benefits from both
ontained (Purpose 3),	urban and rural land, including
gton and Bury but its	throughtaking opportunities to achieve
ence has taken place	net environmental gains, such as
	developments that would enable new
	habitat creation or improve public access
s with Green Belt that is	to the countryside (Para 118)
ffect adjoining districts	 Promote the conservation, restoration
that there would be no	and enhancement of priority habitats and
es of adjoining districts.	ecological networks (Para 174)

Site	a. Demonstrate why normal planning and DM	b. Set out whether any major	c. Show what the	d. Demonstrate the necessity for the Green	e. Show how the Green Belt would
	policies would not be adequate.	changes in circumstances	consequences of the	Belt and its consistency with strategic	meet the other objectives of the
		have made the adoption of	proposal would be for	policies for adjoining areas.	NPPF.
		this exceptional measure	sustainable		
		necessary.	development.		
					Set a positive strategy for the
					conservation and enjoyment of the
					historic environment, taking into
					accountopportunities to draw on the
					contribution made by the historic
					environment to the character of a place
					(Para 185).
GBA13	The site comprises land to the south east of	As with many River Valley sites,	The protection of the land	Green Belt designation is recognised as	Designation as Green Belt will ensure that
Nuttell Feet	Ramsbottom. Much of the site is covered with	this site has been under pressure	as Green Belt can make a	affording the highest level of protection, thereby	land in this location will remain open and
Nuttall East	trees with some areas of scrub land interspersed.	for development.	strategic contribution to	giving the greatest level of certainty to the many	will perform well against the primary
	The site is adjacent to residential gardens to the		urban regeneration by	who value this asset.	purposes in national policy. The other
	west and its eastern boundary is formed by a	The River Valley boundary of the	directing development		objectives of the NPPF will be supported as
	public right of way	site will be reviewed as part of	towards derelict and	Evidence in the Assessment of Additions to the	follows:
		the Local Plan. Until this work is	underused sites in	Green Belt considers its performance against	Contribute to protecting and enhancing
	This site is currently designated as River Valley	completed there is no guarantee	Ramsbottom and Holcombe	purposes. Under Purpose 1a (evidence of	our natural environment (Para 8)
	and protected recreation.	that these sites will be protected.	Brook.	existing urban sprawl) the report gives the site a	Help to improve biodiversity (Para 8)
				'strong' scoring stating that there are few	Enable and support healthy lifestyles
	River Valley sites will be reviewed against latest	It is viewed that this as an		urbanising features within the parcel and it is	through safe and accessible green
	evidence to consider whether they will be	opportunity to give the land		open. Under Purpose 3 (to assist in	infrastructure (Para 91)
	continued to be protected under a new Green	greater protection given that the		safeguarding the countryside from	Providing access to a network of high
	Infrastructure designation in the Local Plan.	land is likely to remain open for		encroachment) the assessment gives the sites a	quality open spaces (Para 96)
		an extended period of time		'moderate' scoring highlighting that there is little	Encourage multiple benefits from both
				encroachment within the parcel due to the area	urban and rural land, including
				being almost entirely free of development.	throughtaking opportunities to achieve
					net environmental gains, such as
				Evidence in the GM Cumulative Harm	developments that would enable new
				Assessment finds that the addition is too small to	

Site	a. Demonstrate why normal planning and DM	b. Set out whether any major	c. Show what the	d. Demonstrate the necessity for the Green	e. Show how the Green Belt would
	policies would not be adequate.	changes in circumstances	consequences of the	Belt and its consistency with strategic	meet the other objectives of the
		have made the adoption of	proposal would be for	policies for adjoining areas.	NPPF.
		this exceptional measure	sustainable		
		necessary.	development.		
				have a strategic impact on preventing sprawl,	habitat creation or improve public access
				preventing towns merging or on safeguarding	to the countryside (Para 118)
				from encroachment (Purpose 1, 2 and 3).	 Promote the conservation, restoration
					and enhancement of priority habitats and
				The site consists of open land and has good	ecological networks (Para 174)
				contiguity with the wider Green Belt, surrounded	 Set a positive strategy for the
				on 3 sides by Green Belt. The resultant Green	conservation and enjoyment of the historic
				Belt boundary is more defensible.	environment, taking into
					accountopportunities to draw on the
				The site is not contiguous with Green Belt that is	contribution made by the historic
				of a strategic nature to affect adjoining districts	environment to the character of a place
				and therefore it is judged that there would be no	(Para 185).
				impact on strategic policies of adjoining districts.	
GBA14	The site comprises land at the north eastern edge	The site is currently in recreation	The protection of the land	Green Belt designation is recognised as	Designation as Green Belt will ensure that
	of Bury. Land within the parcel includes areas of	use and has a large tree cover.	as Green Belt can make a	affording the highest level of protection, thereby	land in this location will remain open and
Chesham	amenity grass land with footpaths, pastoral land		strategic contribution to	giving the greatest level of certainty to the many	will perform well against the primary
	and pockets of woodland.	The OPOL designations currently	urban regeneration by	who value this asset. There is potential for	purposes in national policy. The other
		protecting the site will be	directing development	positive use that links in well with surrounding	objectives of the NPPF will be supported as
	This site is currently designated as Other	reviewed as part of the Local	towards derelict and	areas. Extending the greenbelt designation will	follows:
	Protected Open Land (OPOL) and protected	Plan with no firm proposals for	underused sites in Bury.	protect an area with a strong sense of openness	
	recreation. A Site of Biological Importance (SBI)	their replacement. Furthermore		and will result in a more defensible boundary to	 Open spaces that reflect current and
	also partly covers the site.	not all of the site contains a wide		the north.	future needs and support communities'
		range of ecosystem services and			health, social and cultural well-being
	OPOL sites will be reviewed against latest	so parts of the site may not form		Evidence in the Assessment of Additions to the	(Para 8)
	evidence to consider whether they will be			Green Belt considers its performance against	

Site	a. Demonstrate why normal planning and DM	b. Set out whether any major	c. Show what the	d. Demonstrate the necessity for the Green	e. Show how the Green Belt would
	policies would not be adequate.	changes in circumstances	consequences of the	Belt and its consistency with strategic	meet the other objectives of the
		have made the adoption of	proposal would be for	policies for adjoining areas.	NPPF.
		this exceptional measure	sustainable		
		necessary.	development.		
	continued to be protected under a new Green	part of the GI network in Local		purposes. Under Purpose 1a (evidence of	 Enable and support healthy lifestyles
	Infrastructure designation in the Local Plan.	Plan.		existing urban sprawl) the report gives the site a	through safe and accessible green
				'strong' rating and references a strong sense of	infrastructure (Para 91)
		It is viewed that this as an		openness due to limited urbanising features.	 Providing access to a network of high
		opportunity to give the land			quality open spaces (Para 96)
		greater protection and lead to a		The Assessment rates the site as 'strong' against	Encourage multiple benefits from both
		more defensible greenbelt		Purpose 1b. There are no strong barrier	urban and rural land, including
		boundary.		features at the outer edge (or close to the outer	through…taking opportunities to achieve
				edge) of the parcel that could prevent urban	net environmental gains, such as
				sprawl from taking place within and beyond the	developments that would enable new
				parcel and the parcel plays some role in	habitat creation or improve public access
				inhibiting development along the eastern edge of	to the countryside (Para 118)
				Chesham Road. A rating of 'strong' is also given	 Plan positively to enhance beneficial use
				against Purpose 3 (characteristics of the	of Green Belt: this is met in several ways
				countryside) and references the little sense of	by looking for opportunities to provide
				encroachment due to the area being free of	access, providing opportunities for
				development, although the settlement edge is	outdoor sport and recreation, retaining
				visible in parts. The site displays many of the	and enhancing landscapes, providing
				characteristics of the countryside and is	visual amenity and biodiversity and also
				connected to a larger area of countryside to the	by improving damaged land (Para 141)
				north, albeit this area is separated from the wider	 Promote the conservation, restoration
				area of open countryside to the northeast by the	and enhancement of priority habitats and
				M66 motorway. The northern section of the	ecological networks (Para 174)
				parcel makes a stronger contribution to Purpose	
				3 than the amenity grassland area to the east.	

Site	a. Demonstrate why normal planning and DM	b. Set out whether any major	c. Show what the	d. Demonstrate the necessity for the Green	e. Show how the Green Belt would
	policies would not be adequate.	changes in circumstances	consequences of the	Belt and its consistency with strategic	meet the other objectives of the
		have made the adoption of	proposal would be for	policies for adjoining areas.	NPPF.
		this exceptional measure	sustainable		
		necessary.	development.		
				Evidence in the GM Cumulative Harm	
				Assessment finds that the addition is open and	
				contributes to restricting sprawl from Bury	
				(Purpose 1), displays characteristics of the	
				countryside and so makes a contribution to its	
				safeguarding from encroachment (Purpose 3),	
				but does not lie between neighbouring towns so	
				has no role in this regard (Purpose 2).	
				The proposed addition would share a boundary	
				with existing Green Belt to the north and as such	
				would allow the Green Belt to be continuous. As	
				the site is not contiguous with Green Belt that is	
				of a strategic nature to affect adjoining districts it	
				is judged that there would be no impact on	
				strategic policies of adjoining districts.	
GBA15	The site comprises land to the south of	As with many River Valley sites,	The protection of the land	The current Green Belt and proposed site are	Designation as Green Belt will ensure that
Broad Hey	Ramsbottom. Much of the site is wooded,	this site has been under pressure	as Green Belt can make a	both part of continuous wooded river valley that	land in this location will remain open and
Wood North	predominantly comprising of ancient woodland in	for development.	strategic contribution to	has no clear demarcation on the ground.	will perform well against the primary
	addition to amenity grassland.		urban regeneration by	Extending the designation north will protect an	purposes in national policy. The other
		The River Valley boundary of the	directing development	area which is under pressure for development to	objectives of the NPPF will be supported as
	This is a River Valley site that offers a sizeable	site will be reviewed as part of	towards derelict and	north and west of the site.	follows:
	break between two parts of the urban area and is	the Local Plan. Until this work is	underused sites in		
	indistinguishable in terms of character from the	completed there is no guarantee	Ramsbottom and Holcombe	Evidence in the Assessment of Additions to the	Contribute to protecting and enhancing
	current Green Belt to the south. Whilst largely	that these sites will be protected.	Brook.	Green Belt considers the sites performance	our natural environment (Para 8)
	undevelopable around the valley bottom, it has			against purposes. Under Purpose 1a (evidence	Help to improve biodiversity (Para 8)
				of existing urban sprawl) the report gives the site	

Site	a. Demonstrate why normal planning and DM	b. Set out whether any major	c. Show what the	d. Demonstrate the necessity for the Green	e. Show how the Green Belt would
	policies would not be adequate.	changes in circumstances	consequences of the	Belt and its consistency with strategic	meet the other objectives of the
		have made the adoption of	proposal would be for	policies for adjoining areas.	NPPF.
		this exceptional measure	sustainable		
		necessary.	development.		
	been subject to interest for housing and hotel	It is viewed that this as an		a 'strong' rating and references a sense of	Enable and support healthy lifestyles
	proposals close to Ripon Hall Avenue.	opportunity to give the land		openness due it being predominantly	through safe and accessible green
		greater protection given that the		undeveloped.	infrastructure (Para 91)
	River Valley sites will be reviewed against latest	land is likely to remain open for			 Providing access to a network of high
	evidence to consider whether they will be	an extended period of time.		Under Purpose 1b, the assessment provides a	quality open spaces (Para 96)
	continued to be protected under a new Green			'moderate' rating stating that the ancient	 Encourage multiple benefits from both
	Infrastructure designation in the Local Plan. Many			woodland along the southern edge of the site	urban and rural land, including
	River Valley sites including Broad Hey Wood North			forms a boundary feature that would limit the	throughtaking opportunities to achieve
	are subject to development pressure and would			potential for sprawl beyond the parcel to the	net environmental gains, such as
	therefore be afforded greater protection under			south.	developments that would enable new
	Green Belt.				habitat creation or improve public access
				Evidence in the GM Cumulative Harm	to the countryside (Para 118)
				Assessment finds that the addition is open but	 Plan positively to enhance beneficial use
				relatively contained and its role is limited in terms	of Green Belt: this is met in several ways
				of restricting sprawl (Purpose 1), displays	by looking for opportunities to provide
				characteristics of the countryside but is well	access, providing opportunities for
				contained (Purpose 3), and though it lies	outdoor sport and recreation, retaining
				between the towns of Ramsbottom and Norden	and enhancing landscapes, providing
				the distance between them limits its role in this	visual amenity and biodiversity and also
				regard (Purpose 2).	by improving damaged land (Para 141).
					/
				The proposed addition would share a boundary	
				with existing Green Belt to the south and as such	
				would allow the Green Belt to be continuous. As	
				the site is not continuous with Green Belt that is	
				of a strategic nature to affect adjoining districts it	

Site	a. Demonstrate why normal planning and DM	b. Set out whether any major	c. Show what the	d. Demonstrate the nece
	policies would not be adequate.	changes in circumstances	consequences of the	Belt and its consistend
		have made the adoption of	proposal would be for	policies for adjoining a
		this exceptional measure	sustainable	
		necessary.	development.	
				is judged that there would be
				strategic policies of adjoining
GBA16	This site is located in the valley of the River Irwell	The site is currently	The protection of the land	Green Belt designation is rec
	immediately south of Bury Town Centre and in	undevelopable due to its poor	as Green Belt can make a	affording the highest level of
Lower Hinds	between the settlement areas of Elton and	access and ecological interests.	strategic contribution to	giving the greatest level of ce
	Fishpool. It is to the north of Elton Reservoir and		urban regeneration by	who value this asset.
	includes river terraces covered with trees and	Together with the retained Green	directing development	
	shrubs and woodland surrounding the Cygnet	Belt within the Elton Reservoir	towards derelict and	Evidence in the Assessment
	Hospital site. The tree cover and scrub, as well as	allocation, this will form a key	underused sites in Bury and	Green Belt considers its perf
	some hedgerow, define the edges of much of the	area of separation between Bury	Radcliffe.	purposes. Under Purpose 1a
	site, with the River Irwell defining the eastern edge	and Radcliffe with a more		existing urban sprawl) the re
	of the parcel.	defensible boundary adjacent the		'moderate' rating and referen
		town centre.		'largely undeveloped and ope
	This site is currently designated as River Valley, a			1b (protect open land from th
	site of biological importance and has a wildlife	The River Valley boundary of the		sprawl to occur) the assessm
	corridor runs through the site.	site will be reviewed as part of		the parcel is adjacent to the s
		the Local Plan. Until this work is		large built-up area of Bury. T
	River Valley sites will be reviewed against latest	completed there is no guarantee		the eastern boundary constitution
	evidence to consider whether they will be	that these sites will be protected.		strong boundary hindering th
	continued to be protected under a new Green			of sprawl within the parcel fro
	Infrastructure designation in the Local Plan.	It is viewed that this is an		
		opportunity to give the land		Evidence in the GM Cumulat
		greater protection given that the		Assessment finds that the ac
		land is likely to remain open for		by areas of urbanising develo
		an extended period of time.		role against purposes is limit
				significant coalescence has t

ecessity for the Green	e. Show how the Green Belt would			
ency with strategic	meet the other objectives of the			
ng areas.	NPPF.			
l be no impact on				
ing districts.				
recognised as	Designation as Green Belt will ensure that			
l of protection, thereby	land in this location will remain open and			
f certainty to the many	will perform well against the primary			
	purposes in national policy. The other			
	objectives of the NPPF will be supported as			
ent of Additions to the	follows:			
performance against				
a 1a (evidence of	Contribute to protecting and enhancing			
report gives the site a	our natural environment (Para 8)			
rences the parcel as	 Help to improve biodiversity (Para 8) 			
open. Under Purpose	 Enable and support healthy lifestyles 			
n the potential for urban	through safe and accessible green			
ssment highlights that	infrastructure (Para 91)			
ne south west of the	 Providing access to a network of high 			
/. The railway line along	quality open spaces (Para 96)			
stitutes a relatively	 Encourage multiple benefits from both 			
g the potential spread	urban and rural land, including			
I from this direction.	throughtaking opportunities to achieve			
	net environmental gains, such as			
ulative Harm	developments that would enable new			
addition is contained	habitat creation or improve public access			
velopment and so any	to the countryside (Para 118)			
mited, particularly as				
as taken place.				

Site	a. Demonstrate why normal planning and DM	b. Set out whether any major	c. Show what the	d. Demonstrate the necessity for the Green	e. Show how the Green Belt would
	policies would not be adequate.	changes in circumstances	consequences of the	Belt and its consistency with strategic	meet the other objectives of the
		have made the adoption of	proposal would be for	policies for adjoining areas.	NPPF.
		this exceptional measure	sustainable		
		necessary.	development.		
				The proposed addition would share a boundary with existing Green Belt on two sides and as such would allow the Green Belt to be continuous. As the site is not contiguous with Green Belt that is of a strategic nature to affect adjoining districts it is judged that there would be no impact on strategic policies of adjoining districts.	 Promote the conservation, restoration and enhancement of priority habitats and ecological networks (Para 174) Set a positive strategy for the conservation and enjoyment of the historic environment, taking into accountopportunities to draw on the contribution made by the historic environment to the character of a place (Para 185).
OLDHAM					
GBA17	The site is identified as open space (Wibsey	Open Space, alongside open	The protection of land as	The land has countryside characteristics and	Designating the land as Green Belt would
	Playing Fields) in the Local Plan. The land	land, is becoming under	Green Belt can make a	therefore forms a natural extension to the Green	help to safeguard the land's countryside
Land behind	displays characteristics of the countryside and its	increasing pressure across the	strategic contribution to	Belt to the east. Therefore, protecting the land as	characteristics, open space and setting of
Denshaw	open space function of amenity greenspace	Borough for development and	regeneration by directing	Green Belt would be consistent with strategic	Denshaw Conservation Area.
Village Hall	compliments the neighbouring community use of	this land could potentially be	development towards	policies for adjoining areas.	
	the Village Hall.	seen as a development	derelict and underused sites		The following objectives of NPPF will be
		opportunity, being an infill site	in Denshaw and elsewhere	The Greater Manchester Green Belt Study (June	supported:
	However, <u>in this circumstance</u> it is considered that	within the Denshaw settlement.	within Saddleworth, as	2016 and September 2020) considered the	Healthy communities, by fostering a
	Green Belt would offer stronger policy protection		identified in the Strategic	parcel's contributions against the Green Belt	well-designed built environment, with
	for the land against development as open space is	Though it has been argued via a	Housing Land Availability	purposes. Against Purpose 3 (To assist in	accessible open spaces that reflect
		representation that the site	Assessment. A number of		
	under threat from increasing development	representation that the site	Assessment. A number of	safeguarding the countryside from	current and future needs and support

Site	a. Demonstrate why normal planning and DM	b. Set out whether any major	c. Show what the	d. Demonstrate the nece
	policies would not be adequate.	changes in circumstances	consequences of the	Belt and its consisten
		have made the adoption of	proposal would be for	policies for adjoining a
		this exceptional measure	sustainable	
		necessary.	development.	
		considered that the land should	farms and other sites are	The parcel has very little or r
	The parcel has been identified as having an	be added to the Green Belt as	identified within Denshaw.	development. There are min
	important role in the historic setting of Denshaw in	part of a strategic review of the		urban development visible fr
	the Assessment of Green Belt Additions (2020). It	designation offered by the	Therefore, the protection of	as a result of the neighbourir
	falls within Denshaw Conservation Area. It is	GMSF. Such a review will not be	land would be consistent	of Denshaw. The parcel still
	important therefore that this open character is	undertaken as part of the Local	with sustainable	characteristics of the country
	maintained as part of the setting.	Plan and this is an opportunity to	development as the land is	urbanising influences.
		safeguard against encroachment	not needed for development	
	There have been no community requests for the	and ensure the setting of the	and would be meeting wider	Against Purpose 4 'To prese
	land to be designated as Local Green Space.	Conservation Area is conserved.	objectives in NPPF in being	special character of historic t
			safeguarded from	assessment scored the parc
			development.	not a historic town the elevat
				within this parcel have good
				plays an important role in the
				adjacent historic settlement
				parcel is located entirely with
				Conservation Area.
				Evidence in the GM Cumula
				Assessment finds that, in res
				Green Belt Area 17, the add
				any impact on preventing sp
				on preventing merging of tov
				whilst locally it would help to
				of Denshaw Conservation A
				significant on a strategic leve

cessity for the Green	e. Show how the Green Belt would
ency with strategic	meet the other objectives of the
g areas.	NPPF.
r no built	communities health, social and
inor influences of	cultural well-being (Para 8);
from within the parcel	Contribute to protecting our natural
ring settlement edge	and built and historic environment,
ill displays some of the	including making effective use of
tryside despite these	land (paragraph 8);
	Enable and support healthy lifestyles
	through safe and accessible green
serve the setting and	infrastructure (Para 91)
c towns' the	 Providing access to a network of
rcel strong. Although	high-quality open spaces (Para 96)
ated slopes located	 Promote an effective use of land in
d intervisibility and	meeting the need for homes and
he setting of the	other uses, while safeguarding and
t of Denshaw. This	improving the environment and
ithin the Denshaw	ensuring safe and healthy living
	conditions (Para 117);
	Recognising the intrinsic character
lative Harm	and beauty of the countryside (Para
espect of Strategic	170); and
dition does not have	A positive strategy for the
sprawl (Purpose 1) or	conservation and enjoyment of the
owns (Purpose 2), and	historic environment (Para 185).
to preserve the setting	
Area it would not be	
evel (Purpose 4).	

Site	a. Demonstrate why normal planning and DM	b. Set out whether any major	c. Show what the	d. Demonstrate the necessity for the Green	e. Show how the Green Belt would
	policies would not be adequate.	changes in circumstances	consequences of the	Belt and its consistency with strategic	meet the other objectives of the
		have made the adoption of	proposal would be for	policies for adjoining areas.	NPPF.
		this exceptional measure	sustainable		
		necessary.	development.		
				The proposed addition would share a boundary	
				with existing Green Belt to the east and as such	
				would allow the Green Belt to be continuous. As	
				the site is not contiguous with Green Belt that is	
				of a strategic nature to affect adjoining districts it	
				is judged that there would be no impact on	
				strategic policies of adjoining districts.	
ROCHDALE					
GBA18	The current designation is Protected Open Land	Recent flooding events	The protection of the land	Contributes to the wider Roch Valley corridor in	Designation as Green Belt will help to
Land within	(POL). This is a local planning policy which	downstream of this area have	as Green Belt can make a	this location which is also designated as a	safeguard the contribution that the land
the Roch	applies to all land between the Defined Urban	demonstrated the potential	strategic contribution to	Greenspace Corridor in the current Local Plan.	makes to the wider river valley which is a
	Area and the Green Belt. The site is also	value of this wider area in	urban regeneration by	Helps to provide separation between Smithy	key landscape characteristic of the
Valley,	designated as Greenspace Corridor.	providing an opportunity to	directing development	Helps to provide separation between Smithy	borough. As such the following objectives of
Smallbridge		deliver flood and water	towards derelict and	Bridge and Rochdale.	the NPPF will be supported:

Site	a. Demonstrate why normal planning and DM	b. Set out whether any major	c. Show what the	d. Demonstrate the necessity for the Green	e. Show how the Green Belt would
	policies would not be adequate.	changes in circumstances	consequences of the	Belt and its consistency with strategic	meet the other objectives of the
		have made the adoption of	proposal would be for	policies for adjoining areas.	NPPF.
		this exceptional measure	sustainable		
		necessary.	development.		
	Other areas of POL have been developed in	management infrastructure.	underused sites in the	Whilst some of the valley is considered	Contribute to protecting and enhancing
	sustainable locations where it can be	This will assist with flood risk	urban area around	appropriate for development (on the north side of	our natural environment (Para 8)
	demonstrated that the need for additional housing	and water management within	Smallbridge and	the River Roch), this area provides an open area	 Help to improve biodiversity (Para 8)
	outweighs the value of the retained POL. Whilst it	the Roch Valley to reduce	Littleborough and more	that leads out of the countryside and the wider	 Enable and support healthy lifestyles
	could be argued this would not be the case in this	existing significant flood risk for	sustainable and accessible	South Pennine Moors beyond which are	through safe and accessible green
	instance, Green Belt protection would give greater	homes and businesses in	sites on the edge of the	protected as Green Belt.	infrastructure (Para 91)
	certainty in terms of maintaining the openness of this part of the river valley.	central Rochdale. The land contains some fishing ponds that have been created in recent years and these provide recreational value as well as contributing to biodiversity in the river valley.	urban area.	The land does provide an opportunity to deliver infrastructure to assist with flood risk and water management within the Roch Valley to reduce existing significant flood risk for homes and businesses in central Rochdale. The Green Belt Assessment considered the parcel's performance against the NPPF purposes. Under purpose 1a (evidence of existing urban sprawl) and 1b (whether the parcel protects open land from the potential for urban sprawl) the site was given a strong and moderate rating respectively, thus indicating its necessity in preventing urban sprawl. The parcel scored strongly against purpose 2 (to prevent neighbouring towns merging into one another) given its role in preventing the further physical coalescence of Rochdale and Littleborough, and	 Encourage multiple benefits from both urban and rural land, including throughtaking opportunities to achieve net environmental gains, such as developments that would enable new habitat creation or improve public access to the countryside (Para 118) Safeguarding land from development that is required, or likely to be required, for current or future flood management; (para 157) Planning decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes (Para 170)
				maintains the physical separation between Hurstead and Smallbridge (Rochdale) and Smithy Bridge. The parcel scored moderately	

Site	a. Demonstrate why normal planning and DM	b. Set out whether any major	c. Show what the	d. Demonstrate the necessity for the Green	e. Show how the Green Belt would
	policies would not be adequate.	changes in circumstances	consequences of the	Belt and its consistency with strategic	meet the other objectives of the
		have made the adoption of	proposal would be for	policies for adjoining areas.	NPPF.
		this exceptional measure	sustainable		
		necessary.	development.		
				against purpose 3 (to assist in safeguarding the countryside from encroachment). The GB Cumulative Assessment notes that the size of this addition means it would contribute to checking the sprawl of Smallbridge (Rochdale), Smithy Bridge, Firgrove and Belfield, Rochdale and would help to safeguard the countryside. In addition, although the settlements in this area are already linked it will help in maintaining a gap between the urban areas.	
GBA19	The current designation is Protected Open Land (POL). This is a local planning policy which	This area is adjacent to a proposed strategic allocation in	The protection of the land as Green Belt can make a	The current designation is Protected Open Land (POL). This is a local planning policy which	Designation as Green Belt will help to safeguard the contribution that the land
Land to west	applies to all land between the Defined Urban	the GMSF.	strategic contribution to	applies to all land between the Defined Urban	makes to the wider river valley which is a
of Stakehill	Area and the Green Belt. The site is also		urban regeneration by	Area and the Green Belt.	key landscape characteristic of the
Business Park	designated as Greenspace Corridor. Other areas of POL have been developed in	Keeping this area open will ensure a buffer between the	directing development towards derelict and	Whilst the area is constrained by natural and man-made features the area would benefit from	borough. As such the following objectives of the NPPF will be supported:
	sustainable locations where it can be demonstrated that the need for additional housing	expanded Stakehill Industrial Estate and the residential areas of north Middleton.	underused sites in the urban area of Middleton and south Rochdale and more	a Green belt designation to avoid this relatively narrow separation being eroded.	 Contribute to protecting and enhancing our natural environment (Para 8)
	outweighs the value of the retained POL. Whilst it could be argued this would not be the case in this instance, Green Belt protection would give greater	The proposed expansion of the industrial estate increases the	sustainable and accessible sites on the edge of the urban area.	This area links into the wider Green Belt to the west and therefore contributes to the area of Green Belt that helps to separate the built up	 Help to improve biodiversity (Para 8) Planning decisions should contribute to and enhance the natural and local
	certainty in terms of maintaining the openness of this area which includes a section of the Whit Brook valley.	value of the area as open land and provides some compensatory Green Belt close		areas of Rochdale and Middleton.	environment by protecting and enhancing valued landscapes (Para 170).

Site	a. Demonstrate why normal planning and DM	b. Set out whether any major	c. Show what the	d. Demonstrate the necessity for the Green	e. Show how the Green Belt would
	policies would not be adequate.	changes in circumstances	consequences of the	Belt and its consistency with strategic	meet the other objectives of the
		have made the adoption of	proposal would be for	policies for adjoining areas.	NPPF.
		this exceptional measure	sustainable		
		necessary.	development.		
		to an area of potential Green		The Green Belt Assessment considered the	
		belt loss.		parcel's performance against the NPPF	
				purposes. Under purpose 1a (evidence of	
				existing urban sprawl) and 1b (whether the	
				parcel protects open land from the potential for	
				urban sprawl) the site was given a strong and	
				moderate rating respectively, thus indicating its	
				necessity in preventing urban sprawl of	
				Middleton. The parcel scored moderately against	
				purpose 3 (to assist in safeguarding the	
				countryside from encroachment).	
				The GB Cumulative Assessment notes that this	
				sizeable Green Belt would add to the SGBA's	
				contribution in checking sprawl specifically from	
				Middleton and would play a more limited role in	
				terms of preserving separation and preventing	
				encroachment into the countryside.	
GBA20	The site is currently protected as Recreational	This area contains a large	The protection of the land	This area contains a large number of playing	Designation as Green Belt will help to
	Open Space and Greenspace Corridor within the	number of playing pitches. In	as Green Belt can make a	pitches and acts as a playing pitch 'hub' for this	safeguard the contribution that the land
Land at	'saved' policies of the 2006 Unitary Development	making provision for sports and	strategic contribution to	part of the borough.	makes to the wider South Pennines
Firgrove	Plan. An equivalent designation for the site was	playing pitches, the Council has	urban regeneration by		landscape area which is a key landscape
Playing	proposed in the Draft Allocations Plan. The site is	relatively recently adopted a	directing development	Green Belt protection would give greater	characteristic of the borough. As such the
Fields,	also designated as Greenspace Corridor.	'hub' approach as it is	towards derelict and	certainty in terms of maintaining the openness of	following objectives of the NPPF will be
Rochdale		considered that it is more	underused sites in	this area.	supported:
	Despite the existing local protection and the fact that it is Council-owned, it is considered that	efficient to effectively manage	Rochdale and Milnrow and		

Site	a. Demonstrate why normal planning and DM	b. Set out whether any major	c. Show what the	d. Demonstrate the necessity for the Green	e. Show how the Green Belt would
	policies would not be adequate.	changes in circumstances	consequences of the	Belt and its consistency with strategic	meet the other objectives of the
		have made the adoption of	proposal would be for	policies for adjoining areas.	NPPF.
		this exceptional measure	sustainable		
		necessary.	development.		
	adding the site into the Green Belt would increase its protection and provide some compensation for	groups of pitches than individual facilities. Firgrove Playing Fields	more sustainable and accessible sites on the	This area links well with the Green Belt to the north and would contribute to the overall	 Contribute to protecting and enhancing our natural environment (Para 8)
	the loss of POL and Green Belt within this part of	act as a major playing pitch	edge of the urban area.	openness of the wider River Beal valley.	 Enable and support healthy lifestyles
	the borough.	'hub' as identified in the latest Playing Pitch Strategy.		The Green Belt Assessment considered the parcel's performance against the NPPF purposes. Under purpose 1a (evidence of existing urban sprawl) and 1b (whether the parcel protects open land from the potential for urban sprawl) the site was given a moderate rating in preventing urban sprawl of Belfield and Firgrove, Rochdale. The parcel scored moderately against purpose 3 (to assist in safeguarding the countryside from encroachment). The GB Cumulative Assessment notes that the size of this addition means it would contribute to checking the sprawl of Smallbridge (Rochdale), Smithy Bridge, Firgrove and Belfield, Rochdale and would help to safeguard the countryside.	 through safe and accessible green infrastructure, sports facilities (Para 91) Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities (Para 96) Planning decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes (Para 170).
GBA21	The current designation is Protected Open Land	The addition would provide some	The protection of the land	The site is POL and therefore only has the	Designation as Green Belt will help to
Land between railway line	(POL). This is a local planning policy which applies to all land between the Defined Urban Area and the Green Belt. The site is also	compensation for the loss of POL and Green Belt within this part of the borough.	as Green Belt can make a strategic contribution to urban regeneration by	benefit of local protection. It is sensible for this relatively small parcel to have the benefit of	safeguard the contribution that the land makes to the wider river valley and canal corridor which is a key landscape
and Rochdale	designated as Greenspace Corridor and the		directing development		characteristic of the borough. As such the

Site	a. Demonstrate why normal planning and DM	b. Set out whether any major	c. Show what the	d. Demonstrate the necessity for the Green	e. Show how the Green Belt would
	policies would not be adequate.	changes in circumstances	consequences of the	Belt and its consistency with strategic	meet the other objectives of the
		have made the adoption of	proposal would be for	policies for adjoining areas.	NPPF.
		this exceptional measure	sustainable		
		necessary.	development.		
Canal,	northern part of the land is within the Rock Nook		towards derelict and	Green Belt protection to link into the land to the	following objectives of the NPPF will be
Littleborough	Conservation Area.		underused sites in	east.	supported:
Littleborough	Other areas of POL have been developed in sustainable locations where it can be demonstrated that the need for additional housing outweighs the value of the retained POL. Whilst it could be argued this would not be the case in this instance Green Belt protection would give greater certainty in terms of maintaining the openness of this area.		Littleborough and more sustainable and accessible sites on the edge of the urban area.	The area does assist in maintaining a physical separation between Littleborough and urban development to the north around Summit. Keeping this area open would also assist in terms of the Rock Nook Conservation Area in terms of helping to preserve the setting of the mills on the Rochdale Canal. The Green Belt Assessment considered the parcel's performance against the NPPF purposes. Under purpose 1a (evidence of existing urban sprawl) and 1b (whether the parcel protects open land from the potential for urban sprawl) the site was given a strong and weak rating respectively. This demonstrates that the addition would assist in checking urban sprawl but recognises that there are existing strong barriers to development in the parcel. The parcel scored moderately against purpose 3	 Contribute to protecting and enhancing our natural environment (Para 8) Help to improve biodiversity (Para 8) Planning decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes (Para 170).
				(to assist in safeguarding the countryside from encroachment). The parcel also scored	
				moderately against purpose 4 (preserving the	
				setting and special character of historic towns)	
				given that the parcel plays a role in the setting of	

Site	a. Demonstrate why normal planning and DM	b. Set out whether any major	c. Show what the	d. Demonstrate the necessity for the Green	e. Show how the Green Belt would
	policies would not be adequate.	changes in circumstances	consequences of the	Belt and its consistency with strategic	meet the other objectives of the
		have made the adoption of	proposal would be for	policies for adjoining areas.	NPPF.
		this exceptional measure	sustainable		
		necessary.	development.		
				the historic settlement of Littleborough and the	
				nearby Rock Nook Conservation Area.	
				The GB Cumulative Assessment notes this	
				addition would make some contribution to	
				checking sprawl in Littleborough but given its	
				size would play a more limited role in terms of in	
				terms of preserving separation and preventing	
				encroachment into the countryside. It would play	
				a role in the setting of the historic settlement of	
				Littleborough.	
GBA22	The site is surrently protected as Pearestianal	The addition would provide some	The protection of the land	Croop Polt protection would give greater	Designation on Croon Polt will holp to
GDAZZ	The site is currently protected as Recreational	The addition would provide some	The protection of the land	Green Belt protection would give greater	Designation as Green Belt will help to
Land north of	Open Space and Greenspace Corridor within the	compensation for the loss of POL	as Green Belt can make a	certainty in terms of maintaining the openness of	safeguard the contribution that the land makes to the wider South Pennines
St Andrew's	'saved' policies of the 2006 Unitary Development	and Green Belt within this part of	strategic contribution to	this area which includes playing fields, informal	
Church,	Plan. An equivalent designation for the site was	the borough.	urban regeneration by	recreation, church yard and areas of woodland.	landscape area which is a key landscape
Dearnley	proposed in the Draft Allocations Plan. The site is		directing development	This area link well with the Green Belt to the	characteristic of the borough. As such the
	also designated as Greenspace Corridor.		towards derelict and	north and the South Pennine Moors beyond.	following objectives of the NPPF will be
	Despite the existing local protection and the fact		underused sites in		supported:
	that it is Council owned, it is considered that		Littleborough and more	The Green Belt Assessment considered the	 Contribute to protecting and enhancing
	adding the site into the Green Belt would increase		sustainable and accessible	parcel's performance against the NPPF	our natural environment (Para 8)
	its protection and provide some compensation for		sites on the edge of the	purposes. Under purpose 1a (evidence of	Help to improve biodiversity (Para 8)
	the loss of POL and Green Belt within this part of		urban area.	existing urban sprawl) and 1b (whether the	 Enable and support healthy lifestyles
	the borough.			parcel protects open land from the potential for	through safe and accessible green
				urban sprawl) the site was given a moderate	infrastructure (Para 91)
				rating, thus indicating its value in preventing the	
				urban sprawl of Dearnley. The parcel also	

Site	a. Demonstrate why normal planning and DM policies would not be adequate.	b. Set out whether any major changes in circumstances have made the adoption of this exceptional measure necessary.	c. Show what the consequences of the proposal would be for sustainable development.	 d. Demonstrate the necessity for the Green Belt and its consistency with strategic policies for adjoining areas. scored moderately against purpose 3 (to assist in safeguarding the countryside from encroachment). The GB Cumulative Assessment notes this addition would make some contribution to 	 e. Show how the Green Belt would meet the other objectives of the NPPF. Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities (Para 96). Planning decisions should contribute to and enhance the natural and local
GBA23 Townhouse	The current designation is Protected Open Land (POL). This is a local planning policy which	The Townhouse Brook area now contains some flood risk and	The protection of the land as Green Belt can make a	checking sprawl in Littleborough but given its size would play a more limited role in terms of in terms of preserving separation and preventing encroachment into the countryside. The site is POL and therefore only has the benefit of local protection. It is sensible for this	environment by protecting and enhancing valued landscapes (Para 170). Designation as Green Belt will help to safeguard the contribution that the land
Brook, Littleborough	applies to all land between the Defined Urban Area and the Green Belt Other areas of POL have been developed in sustainable locations where it can be demonstrated that the need for additional housing outweighs the value of the retained POL. Whilst it could be argued this would not be the case in this instance Green Belt protection would give greater certainty in terms of maintaining the openness of this area.	water management features which need to be retained and kept open.	strategic contribution to urban regeneration by directing development towards derelict and underused sites in Littleborough and more sustainable and accessible sites on the edge of the urban area.	relatively small parcel to have the benefit of Green Belt protection to link into the land to the north. The Townhouse Brook area also contains some flood risk and water management features which need to be retained and kept open. The Green Belt Assessment considered the parcel's performance against the NPPF purposes. Under purpose 1a (evidence of existing urban sprawl) and 1b (whether the parcel protects open land from the potential for urban sprawl) the site was given a strong and	 makes to the wider South Pennines landscape area which is a key landscape characteristic of the borough. As such the following objectives of the NPPF will be supported: Contribute to protecting and enhancing our natural environment (Para 8) Help to improve biodiversity (Para 8) Safeguarding land from development that is required, or likely to be required, for current or future flood management; (para 157)

Site	a. Demonstrate why normal planning and DM	b. Set out whether any major	c. Show what the	d. Demonstrate the necessity for the Green	e. Show how the Green Belt would
	policies would not be adequate.	changes in circumstances	consequences of the	Belt and its consistency with strategic	meet the other objectives of the
		have made the adoption of	proposal would be for	policies for adjoining areas.	NPPF.
		this exceptional measure	sustainable		
		necessary.	development.		
				moderate rating respectively, thus indicating its	Planning decisions should contribute to
				necessity in preventing urban sprawl of	and enhance the natural and local
				Littleborough. The parcel scored moderately	environment by protecting and enhancing
				against purpose 3 (to assist in safeguarding the	valued landscapes (Para 170).
				countryside from encroachment). The parcel	
				also scored moderately against purpose 4	
				(preserving the setting and special character of	
				historic towns) given that the parcel plays a	
				limited role in the setting of the historic	
				settlement of Littleborough.	
				The GB Cumulative Assessment notes this	
				addition would make some contribution to	
				checking sprawl in Littleborough but given its	
				size would play a more limited role in terms of in	
				terms of preserving separation and preventing	
				encroachment into the countryside. It would play	
				a role in the setting of the historic settlement of	
				Littleborough.	
GBA24	The current designation is Protected Open Land	This small area of POL is	Although a very small site,	The site is POL and therefore only has the	Designation as Green Belt will help to
00/24	(POL). This is a local planning policy which	currently something of an	the protection of the land as	benefit of local protection. It is sensible for this	safeguard the contribution that the land
Land north of	applies to all land between the Defined Urban	anomaly as it comprises a small	Green Belt can make a	small parcel to have the same designation as the	makes to the wider South Pennines
Shore,	Area and the Green Belt.	area of open land whilst the land		land surrounding it.	landscape area which is a key landscape
Littleborough		around it is Green Belt. The	-		
		land to the south was a former	urban regeneration by	The Green Belt Assessment considered the	characteristic of the borough. As such the
			directing development	parcel's performance against the NPPF	following objectives of the NPPF will be
		mill site which was developed	towards derelict and	purposes. Under purpose 1a (evidence of	supported:

Site	a. Demonstrate why normal planning and DM policies would not be adequate.	 b. Set out whether any major changes in circumstances have made the adoption of this exceptional measure necessary. for housing over 20 years ago leaving this relatively small area between the defined urban area and wider Green Belt. 	c. Show what the consequences of the proposal would be for sustainable development. underused sites in Littleborough and more sustainable and accessible sites on the edge of the urban area.	 d. Demonstrate the necessity for the Green Belt and its consistency with strategic policies for adjoining areas. existing urban sprawl) and 1b (whether the parcel protects open land from the potential for urban sprawl) the site was given a strong rating, thus indicating its necessity in preventing urban sprawl of Littleborough. The parcel scored strongly against purpose 3 (to assist in safeguarding the countryside from encroachment) as the parcel is rural in character and displays characteristics of the countryside. The GB Cumulative Assessment notes this 	 e. Show how the Green Belt would meet the other objectives of the NPPF. Contribute to protecting and enhancing our natural environment (Para 8) Planning decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes (Para 170).
GBA25 Land at Summit, Heywood	The current designation is Protected Open Land (POL). This is a local planning policy which applies to all land between the Defined Urban Area and the Green Belt.	This small area of POL is currently something of an anomaly as it comprises a single field whilst the land around it is Green Belt. The development of this land would create an illogical addition to the built up area in this vicinity	strategic contribution to urban regeneration by directing development towards derelict and underused sites in	 addition would make some contribution to checking sprawl in Littleborough but given its size would play a more limited role in terms of in terms of preserving separation and preventing encroachment into the countryside. The site is POL and therefore only has the benefit of local protection. It is sensible for this small parcel to have the same designation as the land surrounding it. The Green Belt Assessment considered the parcel's performance against the NPPF purposes. Under purpose 1a (evidence of existing urban sprawl) and 1b (whether the parcel protects open land from the potential for urban sprawl) the site was given a strong rating, 	Given the size of the site designating this land as Green Belt would have relatively minimal impacts on the realisation of other NPPF objectives. The main reason for putting this site forward is to create a more logical Green Belt designation in this area.

Site	a. Demonstrate why normal planning and DM	b. Set out whether any major	c. Show what the	d. Demonstrate the nece
	policies would not be adequate.	changes in circumstances	consequences of the	Belt and its consisten
		have made the adoption of	proposal would be for	policies for adjoining a
		this exceptional measure	sustainable	
		necessary.	development.	
		as the land around it is Green	sites on the edge of the	thus indicating its necessity i
		Belt on three sides.	urban area.	sprawl of Heywood. The pare
				against purpose 3 (to assist
				countryside from encroachm
				clearly displays the character
				countryside.
				The GB Cumulative Harm As
				that the size of this areas me
				generally make just a limited
				purposes of the Green Belt b
				include preserving the settler
				Heywood and Jericho (part c
SALFORD				
GBA26	The percel comprises the entrance to and charge	Significant changes to the	As part of Slack Prook	The personity for the design
GDA20	The parcel comprises the entrance to, and shares	Significant changes to the	As part of Slack Brook	The necessity for the designation
Land south	similar characteristics with, a larger area of open	boundary of the Greater	Open Space the parcel is	previous columns and relates
east of Slack	land known as Slack Brook open space which	Manchester Green Belt are	already protected through	the land makes to Green Bel
Brook open	extends to the north-west. Other than the site in	proposed through the GMSF,	the saved policies of	check the unrestricted spraw
space	question, the rest of the open land resource is	resulting in the release of large	Salford's adopted Unitary	to achieve a consistency of c
	already designated as Green Belt. The Green Belt	areas of land from this protective	Development Plan in	the open space and the utilis
	also extends to the north across the River Irwell	designation. It is clear from	respect of its recreational	readily recognisable features
	and into Bury.	representations to the GMSF that	value and as part of a	Belt boundary.
	The site is subject to existing protective	there is a great deal of support	wildlife corridor area of	In the Assessment of Green
	designations and policies reflecting its recreational	for the restrictions imposed by a	search. Through Salford's	(2020), the land was identifie
	and ecological value through the saved policies of	Green Belt designation. Within	Publication Local Plan	
	the Salford's Unitary Development Plan and	this context it is considered	Development Management	A moderate role in respect
	proposed through Salford's Publication Local Plan	appropriate to give full	and Designations	(Evidence of existing urba

cessity for the Green ncy with strategic areas.	e. Show how the Green Belt would meet the other objectives of the NPPF.
y in preventing urban arcel scored strongly at in safeguarding the ment) as the parcel teristics of the	
Assessment notes neans it would ed contribution to the t but this would ement gap between t of Bury).	
nation is set out in the tes to the contribution elt purpose 'a' (to well of the urban area), f designation across lisation of more es to define the Green	Designation as Green Belt will help to safeguard the land's current open character and as an entrance into Slack Brook Open Space. As such the following objectives of the NPPF will in particular be supported:
n Belt Additions fied as playing: ect of Purpose 1a ban sprawl)	 Contribute to the social and environmental objectives of sustainable development (Para 8) Enable and support healthy lifestyles through safe and accessible green infrastructure (Para 91)

Site	a. Demonstrate why normal planning and DM	b. Set out whether any major	c. Show what the	d. Demonstrate the necessity for the Green	e. Show how the Green Belt would
	policies would not be adequate.	changes in circumstances	consequences of the	Belt and its consistency with strategic	meet the other objectives of the
		have made the adoption of	proposal would be for	policies for adjoining areas.	NPPF.
		this exceptional measure	sustainable		
		necessary.	development.		
	Development Management Policies and	consideration to the expansion of	document, which was	A moderate role in respect of Purpose 1b	 Providing access to a network of high
	Designations document which was published in	the designation in other areas to	published in January 2020	Potential for urban sprawl).	quality open spaces (Para 96)
	January 2020 and subject to a period of	give further protection to land	and subject to a period of		 Plan positively to enhance beneficial use
	representations until March 2020. However, the	which performs a Green Belt	representations until March	The commentary identifies "a sense of openness	of Green Belt: this is met in several ways
	site forms part of a wider area of open land much	function including where there	2020, it is proposed that the	within the parcel" and describes that "the parcel	by looking for opportunities to provide
	of which is already recognised for its contribution	are opportunities to address	land will continue to be	does prevent further sprawl from occurring".	access, providing opportunities for
	to Green Belt purposes. Situated on the edge of	current inconsistencies in the	protected as a part of a	It therefore contributes to a Creen Balt nurness	outdoor sport and recreation, retaining
	the urban area the parcel has a role in preventing	existing Green Belt boundary as	larger expanse of strategic	It therefore contributes to a Green Belt purpose	and enhancing landscapes, providing
	urban sprawl, a specific purpose of Green Belt	is the case in this instance.	green infrastructure.	and shares similar characteristics to the	visual amenity and biodiversity and also
	policy. Whilst other policies can cover other			adjoining area of Green Belt to the north, in	by improving damaged land (Para 141).
	reasons for protection, the fact that a key reason		The wider Slack Brook	respect of which there is no noticeable division.	
	for protection relates to managing urban sprawl		Open Space is already	Its designation as Green Belt would bring	
	means that other policy tools are not adequate.		designated as Green Belt.	consistency of designation across the area and	
			The designation of the	importantly extend the protection over an	
	Green Belt designation is recognised as affording		entrance into the open	entrance into the recreational resource.	
	the highest level of protection, thereby also giving		space resource as new	The revised Green Belt boundary would provide	
	the greatest level of certainty to those wishing to		Green Belt would therefore	a more readily recognisable boundary to the	
	see the land kept permanently open, consistent		complement existing policy	Green Belt in this area, utilising paths/roads	
	with the wider area of open land of which it forms a		protection and, through the	associated with HMP Forest Bank thereby	
	part.		permanence inherent in a	ensuring consistency with NPPF paragraph 139f	
			Green Belt designation,	in respect of clearly defined boundaries.	
			give greater confidence for		
			local communities regarding		
			its long term role. As such		
			the designation would be		
			considered to contribute		
			positively to the social and		

Site	a. Demonstrate why normal planning and DM	b. Set out whether any major	c. Show what the	d. Demonstrate the necessity for the Green	e. Show how the Green Belt would
	policies would not be adequate.	changes in circumstances	consequences of the	Belt and its consistency with strategic	meet the other objectives of the
		have made the adoption of	proposal would be for	policies for adjoining areas.	NPPF.
		this exceptional measure	sustainable		
		necessary.	development.		
			environmental objectives of		
			sustainable development as		
			set out under NPPF		
			paragraph 8.		
			In the current policy context,		
			the justification to protect		
			this land would rely on an		
			assessment of the overall		
			impact on the park,		
			whereas Green Belt		
			designation would provide a		
			stronger basis to manage		
			urban expansion/sprawl.		
GBA27	The West Salford Greenway is an extensive area	Significant changes to the	The Greenway is currently,	This area of open land, comprising an integrated	Designation as Green Belt will help to
	of green infrastructure located in Worsley. It is	boundary of the Greater	and will continue to be,	network of spaces and open land uses, prevents	safeguard the land's future as a strategic
West Salford	made up of various components including a	Manchester Green Belt are	protected as a strategic	the sprawl of the urban area (openness is a key	piece of Green Infrastructure and a key
Greenway	country park, golf course, woodland and	proposed through the GMSF,	piece of Green	atrribute of the Greenway, separating and	contributor to the environmental quality of
	agricultural fields. It is predominantly open	resulting in the release of large	Infrastructure with its	visually contrasting the urban areas of Worsley,	the Worsley area, including its conservation
	undeveloped land and although there are some	areas of land from this protective	current designation having	Alder Forest and Hazelhurst that make up this	areas. As such the following objectives of
	buildings and roads within it, openness is a key	designation. It is clear from	proved to be effective	part of the Salford suburbs).Whilst urbanising	the NPPF will in particular be supported:
	attribute. The area adjoins the wider Green Belt at	representations to the GMSF that	through a number of recent	features are evident in parts, it has an open	
	and around Junction 13 of the M60.	there is a great deal of support	challenges. Therefore,	character and displays characteristics of the	Contribute to the social and
	The area has been protected by a longstanding	for restrictions imposed by a	regardless of its designation	countryside. In doing so it makes a significant	environmental objectives of sustainable
	The area has been protected by a longstanding designation within the saved policies of Salford's	Green Belt designation. Within	as Green Belt the area will	contribution to the urban-rural environment that	development (Para 8)
	adopted Unitary Development Plan (policy EN2 –	this context it is considered	continue to contribute	is a central part of Worsley's character.	Enable and support healthy lifestyles through cafe and accessible group
	Worsley Greenway), and similar protection is	appropriate to give full	positively to the social and		through safe and accessible green
	worsieg Greenway, and Similar protection is				infrastructure (Para 91)

Site	a. Demonstrate why normal planning and DM	b. Set out whether any major	c. Show what the	d. Demonstrate the necessity for the Green	e. Show how the Green Belt would
	policies would not be adequate.	changes in circumstances	consequences of the	Belt and its consistency with strategic	meet the other objectives of the
		have made the adoption of	proposal would be for	policies for adjoining areas.	NPPF.
		this exceptional measure	sustainable		
		necessary.	development.		
	proposed through Salford's Publication Local Plan	consideration to the expansion of	environmental objectives of	It is this contribution to the setting and special	Providing access to a network of high
	Development Management Policies and	the designation in other areas to	sustainable development as	character of the historic town of Worsley that is	quality open spaces (Para 96)
	Designations Document that was subject to a	give further protection to land	set out in paragraph 8 of the	perhaps its most significant from a Green Belt	 Set out a positive strategy for the
	period of representations between January and	which performs a Green Belt	NPPF.	perspective. The open spaces it encompasses	conservation and enjoyment of the
	March 2020 (through policy GI4 – West Salford	function.	The removal of upportainty	and the attractive setting it provides to key	historic environment (paragraph 185)
	Greenway).	Whilet the existing designation	The removal of uncertainty	pedestrian routes to and through Worsley	
	Parts of the area have been under considerable	Whilst the existing designation has been shown to be effective	for local people could also	(including the Bridgewater Canal / definitive	
			contribute significantly to	footpath 24 and the Roe Green Loop Line	
	pressure for housing development (land at	through the challenges	the social objective,	(definitive footpath 164)), are vital elements of	
	Broadoak North and South for up to 600	described, this has been hugely	potentially impacting more	the Worsley experience.	
	dwellings). 2 appeals against the refusal of	costly to the local authority and	positively on "communities"	In the Assessment of Crean Dalt Additions	
	planning permission have been dismissed by the	continues to create a significant	health, social and cultural	In the Assessment of Green Belt Additions	
	Secretary of State. A further appeal to the High	level of uncertainty for local	well-being" than the current	(2020), the parcel is identified as performing:	
	Court into the second refusal of planning	people who have themselves	designation alone.		
	permission was unsuccessful and the decision of	pushed for a Green Belt		A moderate role in respect of Purpose 1a	
	the High Court was subsequently taken to the	designation over the land. The		(Evidence of existing urban sprawl)	
	Court of Appeal which was again unsuccessful for	area of land serves Green Belt		A moderate role in respect of Purpose 1b	
	the applicant. It is understood that if planning	purposes and it is considered		(Potential for urban sprawl)	
	permission was ultimately granted for housing	appropriate to extend the		A moderate role in respect of Purpose 3	
	development at Broadoak North and South, the	designation to cover it.		(Safeguarding the countryside from	
	same landowner would also seek to develop other			encroachment)	
	large areas of the Greenway for housing (the			A strong role in respect of Purpose 4	
	landowner has promoted the release of such land			(Preserve the setting and special character of	
	through the ongoing local plan process). Although			historic towns).	
	current policy has effectively protected the				
	Greenway to date, it is also apparent that the			Evidence in the GM Cumulative Harm	
	policy provisions and discretionary nature of their			Assessment finds that the addition assists	
				Strategic Green Belt Area 7 in checking the	

Site	a. Demonstrate why normal planning and DM	b. Set out whether any major	c. Show what the	d. Demonstrate the necessity for the Green	e. Show how the Green Belt would
	policies would not be adequate.	changes in circumstances	consequences of the	Belt and its consistency with strategic	meet the other objectives of the
		have made the adoption of	proposal would be for	policies for adjoining areas.	NPPF.
		this exceptional measure	sustainable		
		necessary.	development.		
	interpretation have not created certainty for either			sprawl of Worsley, Swinton and Monton and is	
	landowner or the local community.			generally open in character although its	
	The Creenway has providually been equidered for			containment limits the extent to which it can play	
	The Greenway has previously been considered for			a role in both checking sprawl and safeguarding	
	its potential as an addition to the Green Belt at the			the countryside (Purpose 1 and 3). Its	
	examinations for the 1984 Greater Manchester			designation plays an important role in the setting	
	Green Belt Local Plan, Salford's 1995 Unitary			of Worsley and its designation could help	
	Development Plan, Salford's 2006 Unitary			preserve this (Purpose 4).	
	Development Plan and is referred to in a topic				
	paper produced at the early stages of Salford's			The Greater Manchester's Landscape Character	
	currently progressing Local Plan.			/ Sensitivity Assessment identifies the area's	
	The Inspectors reports to the 1984 Green Belt			sensitivity to development as high for both	
	Local Plan ³ and 1995 UDP ⁴ both recognised the			residential and industrial development, finding	
	attributes of the area from a Green Belt			that development would further erode the historic	
	perspective but raised issues in respect of its			character of the landscape and its recreational	
	connection with the wider Green Belt at and			value, which remains intact despite	
	around Junction 13 of the M60 (as it is now known,			fragmentation caused by the M60	
	previously having been the M63 as referred in the			Whilst the area would continue to be protected	
	former report). The Inspector overseeing the 1984			as an important piece of green infrastructure, a	
	Green Belt Local Plan described that, in respect of			Green Belt designation would bolster this	
	the connection in this location, he was "not				
				protection, specifically recognising it roles from a	
	convinced that it was wholly acceptable, having			Green Belt perspective.	
	regard to the presence of some development			The necessity therefore relates to the specific	
	within it and the possibility of some more, in the			recognition of the Green Belt purposes the area	
	form of a new hotel ⁵ on part of the site 25E and the				

³ Planning Inspectorate (October 1983) Greater Manchester Green Belt Local Plan Report of the Inspector, Paragraphs 6.50 to 6.54 – Relevant extract is available on request to GMCA. ⁴ Planning Inspectorate (1994) Inspectors Report into objections to the City of Salford Unitary Development Plan, Paragraph 5.55.1 – Document is available on request to GMCA.

⁵ Which was subsequently built and remains open as the Novotel Hotel

Site	a. Demonstrate why normal planning and DM	b. Set out whether any major	c. Show what the	d. Demonstrate the necessity for the Green	e. Show how the Green Belt would
	policies would not be adequate.	changes in circumstances	consequences of the	Belt and its consistency with strategic	meet the other objectives of the
		have made the adoption of	proposal would be for	policies for adjoining areas.	NPPF.
		this exceptional measure	sustainable		
		necessary.	development.		
	close proximity of the adjoining built up areas" ⁶ .			of land contributes to and the continual challenge	
	The Inspector continues that "consequently on			to the area's existing designation despite	
	balance I consider that these sites should not be			successful determinations, both in relation to	
	added to the green belt, especially as the objection			local authority resources and certainty for the	
	sites are essentially of local, rather than of			local community.	
	strategic importance, unlike the open land to the				
	south-west, west of the motorway slip road. In				
	addition the inclusion of site 23E in the green belt				
	would pre-empt proposals for development in the				
	District Plan and while it would be inappropriate for				
	one to express a view on these proposals, I				
	consider that the presence of these proposals in				
	the District Plan is an additional reason which				
	justifies defining only a minimum green belt at this				
	stage" ⁷				
	It is notable however that the Inspector overseeing				
	the 1984 Green Belt Local Plan did consider it				
	necessary to point out that "the arguments for and				
	against the principal of the inclusion of this land				
	are very finely balanced" and that "consequently, if				
	after having considered again arguments put				
	forward and the strength of public opinion				
	expressed at the inquiry, your Council were to				
	decide that the general area should be put in the				
	green belt, notwithstanding my conclusion that the				

⁶ Planning Inspectorate (October 1983) Greater Manchester Green Belt Local Plan Report of the Inspector, Paragraph 6.52 – Relevant extract is available on request to GMCA. ⁷ Planning Inspectorate (October 1983) Greater Manchester Green Belt Local Plan Report of the Inspector, Paragraph 6.53 – Relevant extract is available on request to GMCA.

Site	a. Demonstrate why normal planning and DM	b. Set out whether any major	c. Show what the	d. Demonstrate the necessity for the Green	e. Show how the Green Belt would
	policies would not be adequate.	changes in circumstances	consequences of the	Belt and its consistency with strategic	meet the other objectives of the
		have made the adoption of	proposal would be for	policies for adjoining areas.	NPPF.
		this exceptional measure	sustainable		
		necessary.	development.		
	links with the adjoining areas of green belt are				
	weak, then I would readily accept the reasons for				
	such a modification". ⁸				
	The Inspector for the 1995 UDP did not generally				
	consider that "exceptional circumstances justify				
	any significant changes to the GB" and whilst it				
	was recognised that "the Worsley Greenway				
	possesses some of the characteristics which				
	would further GB aims", it was considered "that its				
	links with the existing GB is tenuous, in physical				
	terms" but that it was "nonetheless intrinsically				
	deserving of protection from unnecessary				
	development." ⁹				
	The conclusions of the Inspector for Salford's 1995				
	UDP were similarly referred to by the Inspector				
	overseeing Salford's 2006 Unitary Development				
	Plan ¹⁰ , at which time the addition did not form part				
	of the submitted plan but was instead proposed in				
	representations to it. In his report ¹¹ the Inspector				
	described that whilst there was "no structure plan				
	in this casethe next tier of the development plan,				
	RPG / RSS13 [CD63] does not advocate change.				
	Policy SD5 says that there is no need to undertake				

⁸ Planning Inspectorate (October 1983) Greater Manchester Green Belt Local Plan Report of the Inspector, Paragraph 6.54 – Relevant extract is available on request to GMCA.

⁹ Planning Inspectorate (1994) Inspectors Report into objections to the City of Salford Unitary Development Plan, Paragraph 5.55.1 – Relevant extract is available on request to GMCA.

¹⁰ Salford City Council (June 2006) Salford Unitary Development Plan – Relevant extract is available on request to GMCA.

¹¹ Planning Inspectorate (2005) Report of a Public Inquiry into objections to the City of Salford Replacement Unitary Development Plan – Relevant extract is available on request to GMCA.

Site	a. Demonstrate why normal planning and DM	b. Set out whether any major	c. Show what the	d. Demonstrate the necessity for the Green	e. Show how the Green Belt would
	policies would not be adequate.	changes in circumstances	consequences of the	Belt and its consistency with strategic	meet the other objectives of the
		have made the adoption of	proposal would be for	policies for adjoining areas.	NPPF.
		this exceptional measure	sustainable		
		necessary.	development.		
	a strategic study of Green Belt within Greater				
	Manchester before 2011. Moreover, no <i>"other</i>				
	exceptional circumstances" have been brought to				
	my attention. Third, this question was considered				
	at the Inquiry into the adopted UDP [CD122] in				
	1994, when the Inspector concluded that although				
	the Greenway possessed some of the				
	characteristics which would further Green Belt				
	aims, its links with the existing Green Belt were				
	tenuous in physical terms. That remains the				
	position. It is only linked to the Green Belt along a				
	short boundary around the Worsley Motorway				
	junction, and in several places it is extremely				
	narrow. Overall, I take the view that in the absence				
	of any very compelling reason to change, the				
	Green Belt boundary should remain as it is." The				
	Inspector continued that "Change, if it can be				
	justified, should come through a wider and				
	consistently-applied future review of the Green				
	Belt as a whole, rather than in a piecemeal				
	fashion. In the meantime, I do not believe that its				
	exclusion from the Green Belt significantly reduces				
	the degree of protection afforded to the				
	Greenway" ¹²				
	In respect of Salford's currently progressing Local				
	Plan, during the site suggestion stage in early				

¹² Planning Inspectorate (2005) Report of a Public Inquiry into objections to the City of Salford Replacement Unitary Development Plan, Paragraph 12.28 – Relevant extract is available on request to GMCA.

Site	a. Demonstrate why normal planning and DM	b. Set out whether any major	c. Show what the	d. Demonstrate the necessity for the Green	e. Show how the Green Belt would
	policies would not be adequate.	changes in circumstances	consequences of the	Belt and its consistency with strategic	meet the other objectives of the
		have made the adoption of	proposal would be for	policies for adjoining areas.	NPPF.
		this exceptional measure	sustainable		
		necessary.	development.		
	2014 a Green Belt assessment document ¹³ was				
	published which provided an appraisal of the				
	contribution that this area of land made to Green				
	Belt purposes. Referring to the connection with the				
	wider Green Belt, it is described that "the junction				
	and the development around it cause a significant				
	disruption in terms of identifying a continuous				
	green belt extension" ¹⁴ . It continues that "the				
	Greenway could be considered to contribute to a				
	number of the purposes of including land within				
	the green belt" ¹⁵ and in particular points to the				
	contribution it makes to the setting of Worsley ¹⁶ . It				
	does however question the applicability of other				
	purposes including stating that "being situated				
	within the urban area and it is therefore difficult to				
	suggest that the designation of the site would				
	either safeguard the countryside (although it is				
	recognised that much of the area does have a				
	similar character) or check the unrestricted sprawl				
	of the urban area, although clearly it does ensure				
	that the urban area is not a homogenous mass of				
	built development" and that "whilst the Greenway				
	is clearly an important resource for local people				
	and is a key part of the character of the Worsley				

¹³ Salford City Council (January 2014) Salford Local Plan: Suggested Sites Consultation: Green Belt Assessment Document (see https://www.salford.gov.uk/media/385388/green_belt_assessment.pdf)

¹⁴ Salford City Council (January 2014) Salford Local Plan: Suggested Sites Consultation: Green Belt Assessment Document, paragraph 3.70 (see link as above)

¹⁵ Salford City Council (January 2014) Salford Local Plan: Suggested Sites Consultation: Green Belt Assessment Document, paragraph 3.72 (see link as above)

¹⁶ Salford City Council (January 2014) Salford Local Plan: Suggested Sites Consultation: Green Belt Assessment Document, paragraph 3.74 (see link as above)

Site	a. Demonstrate why normal planning and DM	b. Set out whether any major	c. Show what the	d. Demonstrate the necessity for the Green	e. Show how the Green Belt would
	policies would not be adequate.	changes in circumstances	consequences of the	Belt and its consistency with strategic	meet the other objectives of the
		have made the adoption of	proposal would be for	policies for adjoining areas.	NPPF.
		this exceptional measure	sustainable		
		necessary.	development.		
	area, situated as it is within this community it is				
	questionable whether it truly prevents towns from				
	merging into one another." ¹⁷ The topic paper				
	concludes that "whilst a level of protection of all or				
	some of the area may be appropriate, green belt				
	would not be considered to be the appropriate type				
	of designation." ¹⁸				
	In respect of these earlier conclusions, we now				
	have the benefit of an independent assessment of the contribution that the Greenway makes to				
	Green Belt purposes as part of the wider Greater				
	Manchester assessment. These latest conclusions				
	confirm that the area contributes to a number of				
	Green Belt purposes, some to a strong extent and				
	these are discussed further in column 4 opposite.				
	Further, whilst it is recognised that Junction 13 of				
	the M60 and development around it does create a				
	barrier between areas of open land, major pieces				
	of infrastructure are not uncommon within the				
	Green Belt, indeed to the north junctions 14 and				
	15 of the M60 are both within the Green Belt.				
	Therefore, despite the concerns of previous				
	Inspectors and in the context of the significant				
	changes to Green Belt being proposed through the				
	GMSF, the sustained development pressure under				

 ¹⁷ Salford City Council (January 2014) Salford Local Plan: Suggested Sites Consultation: Green Belt Assessment Document, paragraph 3.72 and 3.73 (see link as above)
 ¹⁸ Salford City Council (January 2014) Salford Local Plan: Suggested Sites Consultation: Green Belt Assessment Document, paragraph 3.75 (see link as above)

Site	a. Demonstrate why normal planning and DM	b. Set out whether any major	c. Show what the	d. Demonstrate the necessity for the Green	e. Show how the Green Belt would
	policies would not be adequate.	changes in circumstances	consequences of the	Belt and its consistency with strategic	meet the other objectives of the
		have made the adoption of	proposal would be for	policies for adjoining areas.	NPPF.
		this exceptional measure	sustainable		
		necessary.	development.		
	which parts of the area have been (discussed				
	further above), and the most recent conclusions in				
	respect of its contribution to Green Belt purposes,				
	it is considered appropriate to consider again the				
	area's potential designation as Green Belt				
	alongside others proposed in Greater Manchester.				
	The city council's intention is that the Greenway				
	will continue to be protected as a strategic element				
	of Green Infrastructure through Salford's Local				
	Plan (subject to adoption of the Development				
	Management Policies and Designations				
	document). This will replace the adopted saved				
	UDP policy that affords the Greenway protection				
	from development. However its proposed				
	designation as Green Belt through the GMSF				
	would specifically recognise the roles this area of				
	land plays in relation to Green Belt purposes as				
	set out in this table. It also demonstares the				
	significant value that the city council considers the				
	Greenway has as an area of open land, and its				
	ongoing commitment for it to be afforded				
	protection.				
	Whilst the existing designation has been shown to				
	be effective in the face of significant and repeated				
	challenge, this has been hugely costly to the local				
	authority and continues to create a significant level				

Site	a. Demonstrate why normal planning and DM	b. Set out whether any major	c. Show what the	d. Demonstrate the necessity for the Green	e. Show how the Green Belt would
	policies would not be adequate.	changes in circumstances	consequences of the	Belt and its consistency with strategic	meet the other objectives of the
		have made the adoption of	proposal would be for	policies for adjoining areas.	NPPF.
		this exceptional measure	sustainable		
		necessary.	development.		
	of uncertainty for local people. This is evidenced by the fact that, although they have ultimately been unsuccessful for the applicant, challenges to earlier appeal decisions have subsequently been taken to the High Court and Court of Appeal. The Green Belt designation would be considered to bring greater certainty in respect of the future role of the area, particularly for the communities surrounding it.				
GBA28	The proposed Green Belt addition is situated in	Significant changes to the	The country park within	The current Green Belt boundary in this location	Designation as Green Belt will help to
	Little Hulton on the border between the	boundary of the Greater	which this parcel of land	follows the city boundary to the west and	safeguard the land's future as part of the
Logistics	administrative boundaries of Salford and Bolton.	Manchester Green Belt are	falls is being delivered	appears to reflect earlier field boundaries, which	Logistics North country park. As such the
North Country	The site forms part of the recently created	proposed through the GMSF,	alongside the development	are no longer evident as a result of works	following objectives of the NPPF will in
Park	Logistics North Country Park which extends	resulting in the release of large	of Logistics North, which	associated with the Logistics North scheme, The	particular be supported:
	across the districts of Bolton, Salford and Wigan,	areas of land from this protective	has involved the	Green Belt boundary in this area does not	
	and is being brought forward alongisde the	designation. It is clear from	development of Green Belt	therefore reflect the guidance in NPPF 139 in	
	development of the Logistics North employment	representations to the GMSF that	land and changes to the	respect of defining boundaries clearly, using	 Contribute to the social and
	area. The wider Logistics North Country Park is	there is a great deal of support	Green Belt boundary in	physical features that are readily recognisable	environmental objectives of sustainable
	already designated as Green Belt.	for the restrictions imposed by a	Bolton. The Green Belt	and likely to be permanent.	development (Para 8)
	Logistics North has made a major encroachment into the Green Belt. The Green Belt was amended to accommodate this development to an extent that was considered reasonable. At the draft stage of Salford's Local Plan, the landowner proposed a further southwards extension of the	Green Belt designation. Within this context it is considered appropriate to give full consideration to the expansion of the designation in other areas to give further protection to land	designation would therefore help to ensure that the spatial parameters set as part of this significant economic development are clear and permanent,	The proposed revision would extend the Green Belt to the southern boundary of the Logistics North developable area, providing a clearly recognisable boundary, and would complement changes made in Bolton through their Core	 development (Para 8) Enable and support healthy lifestyles through safe and accessible green infrastructure (Para 91) Providing access to a network of high quality open spaces (Para 96)

Site	a. Demonstrate why normal planning and DM	b. Set out whether any major	c. Show what the	d. Demonstrate the necessity for the Green	e. Show how the Green Belt would
	policies would not be adequate.	changes in circumstances	consequences of the	Belt and its consistency with strategic	meet the other objectives of the
		have made the adoption of	proposal would be for	policies for adjoining areas.	NPPF.
		this exceptional measure	sustainable		
		necessary.	development.		
_	Logistics North developable area into the area to	which performs a Green Belt	thereby reducing the risk of	Strategy ¹⁹ and Allocations Plan ²⁰ to allow for	Plan positively to enhance beneficial use
	be provided as a country park and proposed as a	function.	urban sprawl around it.	Logistics North, which included a new area of	of Green Belt: this is met in several ways
	Green Belt addition here. This was not taken	In this instance the engeing	LUC's assessment of the	Green Belt to the boundary with Salford. The	by looking for opportunities to provide
	forward by the City Council in its Local Plan.	In this instance the ongoing	proposed addition identifies	designation would also ensure a consistent level	access, providing opportunities for
	Further losses are proposed in the general area	development of Logistics North in	the parcel performing a	of permanent protection across the three local	outdoor sport and recreation, retaining
	through GMSF Allocation 49, North of Mosley	Bolton has made a major	strong role in respect of	authority areas within which the country park	and enhancing landscapes, providing
	Common. The protection of openness in response	encroachment into the Green	preventing urban sprawl.	extends (those parts in Bolton and Wigan	visual amenity and biodiversity and also
	to these losses is therefore a priority. It is also	Belt in this area and further encroachment will take place	The parcel of land would	already designated as Green Belt).	by improving damaged land (Para 141)
	essential that a strong urban edge is created to	through GM Allocation 49 North	already be given policy	In the Assessment of Green Belt Additions	
	prevent further encroachment, and this policy	of Mosley Common. The	protection relating to its	(2020), the parcel is identified as performing:	
	position militates to Green Belt designation.	protection of openness within the	recreational and, in part at		
	As part of the Country Park the area of land will	area is therefore a priority and	least, biological value. A	A moderate role in respect of Purpose 1a	
	share similar characteristics to the adjoining open	the designation will provide a	Green Belt designation	(Evidence of existing urban sprawl)	
	areas to the west and south which are currently	consistency of designation	would recognise the	A strong role in respect of Purpose 1b	
	designated Green Belt.	across Logistics North Country	parcel's contribution to	(Potential for urban sprawl)	
		Park.	Green Belt purposes, would	A moderate role in respect of Purpose 2	
	The area of land is currently designated as part of		bring consistency with the	(Prevent neighbouring towns from	
	a wildlife corridor area of search through the saved		treatment of adjoining areas	merging into one another)	
	policies of Salford's Unitary Development Plan and	North and associated country	to the west and south, will	A moderate role in respect of Purpose 4	
	as part of a country park would be subject to the	park has changed the context for	complement existing policy	(Safeguarding the countryside from	
	general protection given to recreation areas. This	Green Belt in this area and the	protection and, through the	encroachment).	
	general protection is proposed to continue through	boundary running to the south of	permanence inherent in a		
	Salford's Publication Local Plan Development	this proposed addition no longer	Green Belt designation,	The commentary identifies that "adjacent	
	Management Policies and Designations document,	reflects readily recognisable	give greater confidence for	industrial units have an urbanising influence on	
	which was published in January 2020 and subject	features or the boundary in the	local communities regarding	the parcel, but there is a sense of openness	

 ¹⁹ Bolton Council (March 2011) Bolton's Core Strategy (see <u>https://www.bolton.gov.uk/downloads/file/666/core-strategy</u>)
 ²⁰ Bolton Council (December 2014) Bolton's Allocation Plan (see <u>https://www.bolton.gov.uk/planning-policy-strategy/allocations-plan</u>)

Site	a. Demonstrate why normal planning and DM	b. Set out whether any major	c. Show what the	d. Demonstrate the necessity for the Green	e. Show how the Green Belt would
	policies would not be adequate.	changes in circumstances	consequences of the	Belt and its consistency with strategic	meet the other objectives of the
		have made the adoption of	proposal would be for	policies for adjoining areas.	NPPF.
		this exceptional measure	sustainable		
		necessary.	development.		
	to a period of representations until March 2020,	adjoining district of Bolton as a	its long term role. As such	within the undeveloped parcel" and that "there	
	with part of the proposed addition now also being	result of changes made through	the designation would be	are no strong barrier features at the outer edge	
	identified as a Site of Biological Importance as an	their Allocations Plan to allow for	considered to contribute	(or close to the outer edge) of the parcel that	
	extension to the existing Site of Biological	the development of Logistics	positively to the social and	could prevent the sprawl of any urban	
	Importnace to the south.	North.	environmental objectives of	development".	
	Whilst the parcel would therefore continue to be protected as part of an important recreational resource, its designation as Green Belt would specifically recognise the role this area of land plays in preventing urban sprawl and will add to the area of Green Belt seperating Little Hulton and Over Hulton in Bolton.		sustainable development as set out under NPPF paragraph 8.	Evidence in the GM Cumulative Harm Assessment finds that the addition would help prevent the potential for sprawl from Little Hulton (Purpose 1), forms part of the gap between Little Hulton,and Tyldesley & Astley (Purpose 2) and contributes to preventing encroachment on the countryside despite urban influences at its edge (Purpose 3). Future Development Management decisions on the land in question would be made in the specific interests of Green Belt policy. These decisions would be weaker without Green Belt designation.	
GBA29	The proposed Green Belt addition is situated in	Significant changes to the	Much of the parcel is	The existing Green Belt extends to the west into	Designation as Green Belt will help to
	Walkden and would extend the boundary of the	boundary of the Greater	protected as a Site of	Wigan. The proposed addition to the Green Belt	safeguard open character of the land and
Land West of	current Green Belt in this location, which currently	Manchester Green Belt are	Biological Importance. The	would specifically mitigate for the loss of Green	the extent of separation between Walkden
Burgess Farm	follows the city boundary rather than any clear	proposed through the GMSF,	designation would therefore	Belt proposed through GM Allocation 49 and the	and Tydlesley. As such the following
	landscape features, to the edge of the urban area.	resulting in the release of large	complement existing	reduction in the separation between Walkden in	objectives of the NPPF will be supported:
	Whilst much of the identified land is already	areas of land from this protective designation. It is clear from	designations and has the potential to give greater	Salford and Tyldesley in Wigan. The Green Belt designation would ensure the permanent	
	protected as a Site of Biological Importance, a	representations to the GMSF that	local confidence regarding	protection of the openness of the land regardless	

Site	a. Demonstrate why normal planning and DM	b. Set out whether any major	c. Show what the	d. Demonstrate the necessity for the Green	e. Show how the Green Belt would
	policies would not be adequate.	changes in circumstances	consequences of the	Belt and its consistency with strategic	meet the other objectives of the
		have made the adoption of	proposal would be for	policies for adjoining areas.	NPPF.
		this exceptional measure	sustainable		
		necessary.	development.		
	Green Belt designation would specifically recognise its contribution in this regard. This contribution, particularly to purpose 2a as noted in the LUC assessment of additions to the Green Belt, is made more important given the reduction in the area of Green Belt between Walkden and Tyldesley which will result from GM Allocation 49 Land North of Moseley Common in Wigan. The proposed Green Belt addition would therefore help to specifically mitigate some of the impacts of that reduction as recognised in the GM Cumulative Harm Assessment of that allocation. The Green Belt designation would also ensure ongoing protection of the land, and its contribution to Green Belt purposes, regardless of any potential changes to its ecological value.	·		 of any potential changes to its ecological value which currently affords it a level of protection. In the Assessment of Green Belt Additions (2020), the parcel is identified as performing: A strong role in respect of Purpose 1a (Evidence of existing urban sprawl) A moderate role in respect of Purpose 1b (Potential for urban sprawl) A moderate role in respect of Purpose 2 (Prevent neighbouring towns from merging into one another) A moderate role in respect of Purpose 3 (Safeguarding the countryside from encroachment). 	 Contribute to the social and environmental objectives of sustainable development (Para 8) Promote the conservation, restoration and enhancement of priority habitats and ecological networks (Para 174)
		ongoing protection.		the parcel ", that the "parcel prevents the further physical and visual coalescence" between Walkden and Tyldesley/Astley, and that "the parcel still displays some of the characteristics of the countryside despiteurbanising influences." Evidence in the GM Cumulative Harm Assessment finds that the addition helps reduce containment helps prevent the potential for urban	

Site	a. Demonstrate why normal planning and DM	b. Set out whether any major	c. Show what the	d. Demonstrate the necessity for the Green	e. Show how the Green Belt would
	policies would not be adequate.	changes in circumstances	consequences of the	Belt and its consistency with strategic	meet the other objectives of the
		have made the adoption of	proposal would be for	policies for adjoining areas.	NPPF.
		this exceptional measure	sustainable		
		necessary.	development.		
				 sprawl from Walkden (Purpose 1) and would protect from the potential for future encroachment to the north east of this part of the Strategic Green Belt Area 8. The revised Green Belt boundary, utilising the urban edge, would also better reflect the guidance in NPPF paragraph 139f in respect of defining boundaries clearly "using physical features that are readily recognisable and likely to be permanent. 	
GBA30	The proposed Green Belt addition is situated in	Significant changes to the	The parcel is already	The existing Green Belt extends to the east, the	Designation as Green Belt will complement
Blackleach Country Park	Walkden on the border of the administrative boundaries of Salford and Bolton. The existing Green Belt extends to the east in Salford and continues north across the M61 into Bolton. The proposed addition primarily covers Blackleach Country Park extending eastwards across an area of allotments. The site is subject to existing protective designations and policies reflecting its recreational and ecological value through the saved policies of the Salford's Unitary Development Plan and	boundary of the Greater Manchester Green Belt are proposed through the GMSF, resulting in the release of large areas of land from this protective designation. It is clear from representations to the GMSF that there is a great deal of support for restrictions imposed by a Green Belt designation. Within this context it is considered appropriate to give full	subject to protective designations reflecting its recreational and ecological value. The designation would therefore complement these existing designations and has the potential to give greater local confidence regarding the future role of this area. As such the designation would be considered to	 current boundary formed by the Linnyshaw Loopline and a footpath. The sense of openness continues from this boundary across the proposed addition and a new boundary would be formed by alternative footpaths further west. In the Assessment of Green Belt Additions (2020), the parcel is identified as performing: A strong role in respect of Purpose 1a (Evidence of existing urban sprawl) A moderate role in respect of Purpose 1b (Potential for urban sprawl) 	 existing policy protection for the country park and provide added certainty for local people. As such the following objectives of the NPPF will in particular be supported: Contribute to the social and environmental objectives of sustainable development (Para 8) Enable and support healthy lifestyles through safe and accessible green infrastructure (Para 91)

Site	a. Demonstrate why normal planning and DM	b. Set out whether any major	c. Show what the	d. Demonstrate the necessity for the Green	e. Show how the Green Belt would
	policies would not be adequate.	changes in circumstances	consequences of the	Belt and its consistency with strategic	meet the other objectives of the
		have made the adoption of	proposal would be for	policies for adjoining areas.	NPPF.
		this exceptional measure	sustainable		
		necessary.	development.		
	Development Management Policies and Designations document which was published in January 2020 and subject to a period of representations until March 2020. However, the Green Belt designation would specifically	the designation in other areas to give further protection to land which performs a Green Belt function.	social and environmental objectives of sustainable development as set out under NPPF paragraph 8.	 A strong role in respect of Purpose 2 (Prevent neighbouring towns merging into one another) A moderate role in respect of Purpose 3 (Safeguarding the countryside from encroachment). 	 Providing access to a network of high quality open spaces (Para 96)
	recognise the contribution made to Green Belt purposes as set out above.	In this instance the addition ensures that the area's role from a Green Belt perspective is recognised and provides a clear statement of the council's intention in relation to the area's ongoing protection.		The commentary alongside these ratings refers to "a strong sense of openness" within the parcel, , that the parcel "forms part of a critical gap between the settlements of Walkden to the south and Kearsley to the north which are in very close proximity" and that the parcel "comprises woodland and open areas of amenity grassland and displays some of the characteristics of the countryside". The exclusion of Blackleach Country Park from the Green Belt is inconsistent with other such areas in the locality including Clifton Country Park, Logistics North Country Park and Slack Brook Open Space which are existing Green Belt. Its inclusion therefore ensures that the contribution made to Green Belt purposes is	
				Its inclusion therefore ensures that the	

Site	a. Demonstrate why normal planning and DM policies would not be adequate.	 b. Set out whether any major changes in circumstances have made the adoption of this exceptional measure necessary. 	c. Show what the consequences of the proposal would be for sustainable development.	d. Demonstrate the nec Belt and its consisten policies for adjoining
TAMESIDE				immediate east and other la the local area.
GBA31 Fox Platt, Mossley	The site is designated as Protected Green Space under Policy OL4 of the Adopted Tameside Unitary Development Plan. Although adopted in 2004, this policy reflects in essence the current national position concerning open space and recreation set out in paragraphs 96 and 97 of the National Planning Policy Framework. The Tameside Open Space Review 2018 carried out a detailed assessment of the open space typologies across the borough. In Mossley, the conclusion was that there was more than adequate access to the natural space and countryside typology (of which this site is an example). With this position in mind there is a risk that in policy terms the retention of the site would not be necessary and that the site has no special significance to the interests of sport and recreation. The planning history for the site identifies some historic interest for small-scale residential development and the approval of a number of	Mossley is a popular residential location Its countryside setting and strong transport links to the regional centre are key assets that underpin its attraction. All but one of the allocated housing sites identified in Mossley in UDP Policy H1(12) are now developed. In addition, the annual review of the borough's housing land supply has identified brownfield and 'white land' sites with the potential to deliver new homes; many of which are subject an extant permission for residential development. Continued interest from developers in sites across the town will inevitably lead to future pressure on urban fringe protected green space areas.	The protection of the land as Green Belt can make a strategic contribution to the urban regeneration of Mossley by directing development towards derelict and underused sites in the existing urban area. In this well-connected part of the borough, where there is a need for family housing to diversify the stock, this is important. The small-scale nature of this amendment to the Green Belt boundary will not have any wider impact on sustainable development.	By keeping this parcel of lar it contributes towards prese Mossley. Extending the des and east will protect an area of openness and form a logi Green Belt resulting in a mo defensible boundary. The Green Belt Assessment parcel's performance agains purposes. Under purpose 1a existing urban sprawl) and 1 parcel protects open land fro urban sprawl) the site was g Against purpose 3 (to assist countryside from encroachn concluded that the parcel pl it was largely free from urba development and unspoilt b influences outside of its bou The proposed Green Belt de highest level of protection, th greatest level of certainty th

cessity for the Green	e. Show how the Green Belt would
ncy with strategic	meet the other objectives of the
g areas.	NPPF.
arge parks / land in	

and permanently open, serving the setting of esignation to the north rea with a strong sense ogical extension to the nore appropriate and

ent considered the inst the NPPF 1a (evidence of d 1b (whether the from the potential for s given a strong rating. ist in safeguarding the hment) the assessment played a strong role as banised built

oundary.

designation affords the , thereby giving the that the existing use for Designation as Green Belt will help to safeguard the land's future for informal recreation and provide an open setting for the existing communities at its edges. As such the following objectives of the NPPF will be supported:

- Supporting strong, vibrant and healthy communities (Para 8);
- Contribute to protecting and enhancing our natural environment (Para 8);
- Help to improve biodiversity (Para 8);
- Enable and support healthy lifestyles, especially where this would address an identified local health and well-being need, through safe and accessible green infrastructure, sports facilities, allotments (Para 91);
- Providing access to a network of high quality open spaces (Para 96);
- Actively manage patterns of growth, focusing on locations which are or can be made sustainable (Para 103);

Site	a. Demonstrate why normal planning and DM	b. Set out whether any major	c. Show what the	d. Demonstrate the necessity for the Green	e. Show how the Green Belt would
	policies would not be adequate.	changes in circumstances	consequences of the	Belt and its consistency with strategic	meet the other objectives of the
		have made the adoption of	proposal would be for	policies for adjoining areas.	NPPF.
		this exceptional measure	sustainable		
		necessary.	development.		
	stable blocks and an office/storage unit on the allotments. There has been no interest from the community in designating the site as a 'Local Green Space' under Para 99 of the NPPF.	Significantly, the 2019 Index of Multiple Deprivation (IMD) concludes that this location has very poor health outcomes. By enhancing the protection of this site, it will directly enable and support healthy lifestyles, which is important in this area with identified local health and well- being needs.		informal recreation, and therefore the openness, will be protected from development. Although the site is contiguous with the Green Belt that is of a strategic nature between the adjoining districts, it is considered that the site's inclusion does not conflict with strategic policies for adjoining areas given the location of the site at the edge of Mossley.	 Encourage multiple benefits from both urban and rural land, including throughtaking opportunities to achieve net environmental gains, such as developments that would enable new habitat creation or improve public access to the countryside (Para 118); Defining Green Belt boundaries clearly (Para 139); Plan positively to enhance beneficial use of Green Belt: this is met in several ways by looking for opportunities to provide access, providing opportunities for outdoor sport and recreation, retaining and enhancing landscapes, providing visual amenity and biodiversity and also by improving damaged land (Para 141); and Promote the conservation, restoration and enhancement of
					priority habitats and ecological networks (Para 174).
GBA32	The site is designated as Protected Green Space	The 2019 Index of Multiple	The protection of the land	The size, shape and location of this parcel of	Designation as Green Belt will help to
Manar	under Policy OL4 of the Adopted Tameside	Deprivation concludes that whilst	as Green Belt can make a	land forms a logical extension of the Green Belt,	safeguard the land's future for informal
Manor Farm Close,	Unitary Development Plan. Although adopted in	the LSOA containing the site is	strategic contribution to the	resulting in a clearly defined boundary,	recreation and provide an open setting for

Site	a. Demonstrate why normal planning and DM policies would not be adequate.	b. Set out whether any major changes in circumstances	c. Show what the consequences of the	d. Demonstrate the necessity for the Green Belt and its consistency with strategic	e. Show how the Green Belt would meet the other objectives of the
		have made the adoption of this exceptional measure necessary.	proposal would be for sustainable development.	policies for adjoining areas.	NPPF.
Waterloo, Ashton	2004, UDP Policy OL4 reflects in essence the current national policy position concerning open space and recreation set out in paragraphs 96 and 97 of the National Planning Policy Framework. The Tameside Open Space Review 2018 carried out a detailed assessment of the open space typologies across the borough. In Ashton-under- Lyne, the conclusion was that there was inadequate access to the natural space and countryside typology (of which this site is an example). However, in the specific location of the parcel there is more than adequate access to the typology. With this position in mind, there is a risk that retention of the site would not be necessary and that it has no special significance to the interests of sport and recreation. There has been no interest from the community in designating the site as a 'Local Green Space' under Para 99 of the NPPF.	relatively affluent, surrounding LSOAs suffer from higher levels of deprivation and specifically poor health outcomes that have not improved since 2015. By enhancing the protection of this site, it will directly enable and support healthy lifestyles, which is important in this area with identified local health and well- being needs. Over the past decade, the township of Ashton-under-Lyne has delivered the second highest residential yield of the nine townships that make up the borough of Tameside, demonstrating that Ashton-under- Lyne is a popular location for development. The town's countryside setting and strong transport links to the regional centre are key assets that	urban regeneration of Ashton-under-Lyne by directing development towards derelict and underused sites in the existing urban area. The small-scale nature of this amendment to the Green Belt boundary will not have any wider impact on sustainable development.	contributes to the separation of Ashton-under- Lyne and Oldham and prevents further sprawl and encroachment. The Green Belt Assessment considered the parcel's performance against the NPPF purposes. Under purpose 1a (evidence of existing urban sprawl) and 1b (whether the parcel protects open land from the potential for urban sprawl) the site was given a strong rating. Against purpose 3 (to assist in safeguarding the countryside from encroachment) the assessment concluded that the parcel played a strong role as there was a limited sense of encroachment and a landscape largely unspoilt by urbanising influences located outside its boundaries. Green belt designation is recognised as affording the highest level of protection, thereby giving the greatest level of certainty that the cloughs and existing use as public open space and therefore the openness will be protected from development.	 the existing communities at its edges. As such the following objectives of the NPPF will be supported: Supporting strong, vibrant and healthy communities (Para 8); Contribute to protecting and enhancing our natural environment (Para 8); Help to improve biodiversity (Para 8); Enable and support healthy lifestyles, especially where this would address an identified local health and well-being need, through safe and accessible green infrastructure, sports facilities, allotments (Para 91); Providing access to a network of high quality open spaces (Para 96); Protect and enhance public rights of way and access (Para 98); Actively manage patterns of growth, focusing on locations which are or can be made sustainable (Para 103); Encourage multiple benefits from
		underpin its attraction. All but two of the allocated housing sites identified in the		Although the site is contiguous with the Green Belt that is of a strategic nature between the adjoining districts, it is considered that the site's	both urban and rural land, including throughtaking opportunities to achieve net environmental gains,

Site	a. Demonstrate why normal planning and DM	b. Set out whether any major	c. Show what the	d. Demonstrate the necessity for the Green	e. Show how the Green Belt would
	policies would not be adequate.	changes in circumstances	consequences of the	Belt and its consistency with strategic	meet the other objectives of the
		have made the adoption of	proposal would be for	policies for adjoining areas.	NPPF.
		this exceptional measure	sustainable		
		necessary.	development.		
		UDP (H1(4) and H1(12)) are now		inclusion does not conflict with strategic policies	such as developments that would
		developed. In addition, the		for adjoining areas given the location of the site	enable new habitat creation or
		annual review of the borough's		at the edge of Ashton-under-Lyne.	improve public access to the
		housing land supply has			countryside (Para 118);
		identified the brownfield and			Defining Green Belt boundaries
		'white land' sites with the			clearly (Para 139);
		potential to deliver new homes;			Plan positively to enhance beneficial
		many of which are subject to an			use of Green Belt: this is met in
		extant permission for residential			several ways by looking for
		development.			opportunities to provide access,
		Continued interest from			providing opportunities for outdoor
		developers in sites across the			sport and recreation, retaining and
		town will inevitably lead to future			enhancing landscapes, providing
		pressure on urban fringe			visual amenity and biodiversity and
		protected green space areas.			also by improving damaged land
		protected green space areas.			(Para 141); and
					Promote the conservation,
					restoration and enhancement of
					priority habitats and ecological
					networks (Para 174).
GBA33	The site is designated as Protected Green Space	The interrelationship between the	The protection of the land	The size, shape and location of this parcel of	Designation as Green Belt will help to
Ridge Hill	under Policy OL4 of the Adopted Tameside	development of the town and the	as Green Belt can make a	land forms a logical extension of the Green Belt,	safeguard the land's future as public open
Lane, Ridge	Unitary Development Plan. Although adopted in	underlying topography and wider	strategic contribution to the	resulting in a more appropriate boundary.	space. As such the following objectives of
Hill,	2004, UDP Policy OL4 reflects in essence the	landscape are an important part	urban regeneration of	The Green Belt Assessment considered the	the NPPF will be supported:
Stalybridge	current national policy position concerning open	of the overall character of	Stalybridge by directing	parcel's performance against the NPPF	 Supporting strong, vibrant and healthy
Starybridge	space and recreation set out in paragraphs 96 and	Stalybridge.	development towards	purposes. Under purpose 1a (evidence of	communities (Para 8);
	97 of the National Planning Policy Framework.			existing urban sprawl) and 1b (whether the	$\mathcal{O}(I(I(I(I(I(I(I(I$

Site	a. Demonstrate why normal planning and DM	b. Set out whether any major	c. Show what the	d. Demonstrate the necessity for the Green	e. Show how the Green Belt would
	policies would not be adequate.	changes in circumstances	consequences of the	Belt and its consistency with strategic	meet the other objectives of the
		have made the adoption of	proposal would be for	policies for adjoining areas.	NPPF.
		this exceptional measure	sustainable		
		necessary.	development.		
	The site comprises a series of disused quarries in an elevated position with land cover consisting of a mix of tree and shrub vegetation. In addition, there are a number of informal paths that cross the site. The Tameside Open Space Review 2018 carried out a detailed assessment of the open space typologies across the borough. In Stalybridge, the conclusion was that there was significant provision of and access to natural space and countryside (of which this site is an example). With this position in mind there is a risk that retention of the site would not be necessary and that the site has no special significance to the interests of sport and recreation.	necessary. This is reinforced by the many opportunities for glimpsed, defined and panoramic views across the town and to the surrounding Pennine foothills, which are largely free from development and rural in character. Such strong factors define and add significance to the character and setting of the Stalybridge Town Centre Conservation Area. Development of the surrounding Pennine foothill including the proposed site has potential to affect this	derelict and underused sites in the existing urban area. In such a central part of the Borough, this is considered particularly important and consistent with the identification of Stalybridge through the Mayor's	parcel protects open land from the potential for urban sprawl) the site was given a strong and moderate rating respectively, thus indicating its necessity in preventing the urban sprawl of Stalybridge. The parcel scored moderately against purpose 3 (to assist in safeguarding the countryside from encroachment). Against purpose 4 (preserving the setting and special character of historic towns) the assessment concluded the parcel played a strong role due to its visibility from the historic settlements of Ashton, Carrbrook, Copley, Millbrook and Stalybridge. The parcel plays an important role contributing to the setting of Stalybridge and the Stalybridge Town Centre Conservation Area.	 Contribute to protecting and enhancing our natural environment and historic environment (Para 8); By fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities health, social and cultural wellbeing (Para 8); Enable and support healthy lifestyles, especially where this would address an identified local health and well-being need, through safe and accessible green infrastructure, sports facilities, allotments (Para 91);
	There has been no interest from the community in designating the site as a 'Local Green Space' under Para 99 of the NPPF.	visual interaction and erode the historic significance of the Conservation Area (Stalybridge Town Centre Conservation Area Appraisal Management Proposals, Tameside Council, March 2013). The 2019 Index of Multiple Deprivation (IMD) concludes that this location has very poor health outcomesBy enhancing the protection of this site, it will		Evidence in the GM Cumulative Harm Assessment finds that the addition plays a role in the setting of Stalybridge due to the strong slopes of Ridge Hill and their good intervisibility with the settlement. Green Belt designation is recognised as affording the highest level of protection, thereby giving the greatest level of certainty that the existing use as public open space and therefore the openness will be protected from development.	 Provide the social, recreational and cultural facilities and services the community needs (Para 92); Providing access to a network of high quality open spaces (Para 96); Protect and enhance public rights of way and access (Para 98); Actively manage patterns of growth, focusing on locations which are or can be made sustainable (Para 103); Defining Green Belt boundaries clearly (Para 139);

a. Demonstrate why normal planning and DM policies would not be adequate.	b. Set out whether any major changes in circumstances	c. Show what the	d. Demonstrate the nec
policies would not be adequate.	changes in circumstances		
	changes in circumstances	consequences of the	Belt and its consister
	have made the adoption of	proposal would be for	policies for adjoining
	this exceptional measure	sustainable	
	necessary.	development.	
	directly enable and support		Although the site is contiguo
	healthy lifestyles which is		Belt that is of a strategic nat
	important in this area with		adjoining districts, it is consi
	identified local health and well-		inclusion does not conflict w
	being needs.		for adjoining areas given the
	The town's countryside acting		at the edge of Stalybridge.
	-		
	attraction.		
	All but two of the allocated		
	housing sites identified in the		
	UDP (H1(4) and H1(14)) are now		
	developed. In addition, the		
	annual review of the borough's		
	housing land supply has		
	identified brownfield and 'white		
	land' sites with the potential to		
	deliver new homes; many of		
	which are subject to extant		
	permission for residential		
	development.		
	Continued interest from		
	developers in sites across the		
	town will inevitably lead to future		
		directly enable and support healthy lifestyles which is important in this area with identified local health and well- being needs. The town's countryside setting and strong transport links to the regional centre and beyond are key assets that underpin its attraction. All but two of the allocated housing sites identified in the UDP (H1(4) and H1(14)) are now developed. In addition, the annual review of the borough's housing land supply has identified brownfield and 'white land' sites with the potential to deliver new homes; many of which are subject to extant permission for residential development. Continued interest from developers in sites across the	directly enable and support healthy lifestyles which is important in this area with identified local health and well- being needs. The town's countryside setting and strong transport links to the regional centre and beyond are key assets that underpin its attraction. All but two of the allocated housing sites identified in the UDP (H1(4) and H1(14)) are now developed. In addition, the annual review of the borough's housing land supply has identified brownfield and 'white land' sites with the potential to deliver new homes; many of which are subject to extant permission for residential development. Continued interest from developers in sites across the

cessity for the Green	e. Show how the Green Belt would
ncy with strategic	meet the other objectives of the
Jareas.	NPPF.
ous with the Green ature between the sidered that the site's with strategic policies he location of the site	 Plan positively to enhance beneficial use of Green Belt: this is met in several ways by looking for opportunities to provide access, providing opportunities for outdoor sport and recreation, retaining and enhancing landscapes, providing visual amenity and biodiversity and also by improving damaged land (Para 141); Protect and enhance valued landscapes, sites of biodiversity value (Para 170); Take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure (Para 171); Identify, map and safeguard components of local wildlife rich habitats and wider ecological networks (Para 174); and Historic assets should be conserved in a manner appropriate to their significance (Para 184).

Site	a. Demonstrate why normal planning and DM	b. Set out whether any major	c. Show what the	d. Demonstrate the nec
	policies would not be adequate.	changes in circumstances	consequences of the	Belt and its consister
		have made the adoption of	proposal would be for	policies for adjoining
		this exceptional measure	sustainable	
		necessary.	development.	
		pressure on urban fringe		
		protected green space areas.		
GBA34	The site is designated as Protected Green Space	The landscape of Carrbrook	The protection of the land	This parcel of land contribut
	under Policy OL4 and is part of the conservation	makes a significant contribution	as Green Belt can make a	the setting of Carrbrook and
Long Row,	area covered by Policies C2, C3 and C4 of the	to the character and setting of the	strategic contribution to	Conservation Area. Extendi
Carrbrook,	Adopted Tameside Unitary Development Plan.	village.	urban regeneration of	designation to the south and
Stalybridge	Although adopted in 2004, UDP Policy OL4		Stalybridge by directing	area with a strong sense of
	reflects in essence the current national policy	The interaction between the built	development towards	logical extension to the Gree
	position concerning open space and recreation set	and natural environment and	derelict and underused sites	clearly defined and defensib
	out in paragraphs 96 and 97 of the National	views to Pennine Hills,	in the urban areas, such as	
	Planning Policy Framework.	countryside, trees, open spaces	the town centre and the	The Green Belt Assessment
		and water features are all strong	nearby Grade II Oakwood	parcel's performance agains
	The site currently forms part of Stalybridge	factors in defining the character	Mill.	purposes. Under purpose 1a
	Country Park, which comprises multiple parcels of	and setting of the Carrbrook		existing urban sprawl) and 1
	land including the nearby site of South View	Conservation Area. Further infill	The small-scale nature of	parcel protects open land fro
	(GBA42). This site forms a natural gateway to the	development within the village	this amendment to the	urban sprawl) the site was g
	section of the country park that extends eastwards	has the potential to affect this	Green Belt boundary will	Against purpose 3 (to assist
	to Cowbury Dale and links into CROW Access	visual interaction and erode the	not have any wider impact	countryside from encroachn
	Land located across the large extent of moorland	historic significance of Carrbrook	on sustainable	concluded that the parcel pl
	to the north, east and south. Furthermore the site	Conservation Area (Carrbrook	development.	as it still displayed some of
	abuts the neighbouring Cowbury Dale Local	Conservation Area Appraisal		countryside despite the urba
	Nature Reserve and a number of Sites of	Management Proposals,		the neighbouring modern ho
	Biological Importance covered by UDP Policies N1	Tameside Council, March 2013).		Against purpose 4 (preservi
	and N2 (Castle Clough; and Alphin Pike and			character of historic towns),
	Buckton Moor).	The 2019 Index of Multiple		concluded that the parcel ha
		Deprivation concludes that whilst		because of its visual relation
	The Tameside Open Space Review 2018 carried	the LSOA containing the site is		settlement.
	out a detailed assessment of the open space	relatively affluent, surrounding		

cessity for the Green	e. Show how the Green Belt would
ency with strategic	meet the other objectives of the
g areas.	NPPF.
utes toward preserving	Designation as Green Belt will help to
id its designation as a	safeguard the land's future as amenity
ding the Green Belt	space and provide an open setting for the
nd west will protect an	existing communities at its edges. As such
f openness and form a	the following objectives of the NPPF will be
een Belt resulting in a	supported:
ible boundary.	- Supporting strong wibront and
nt considered the	 Supporting strong, vibrant and boolthy, communities (Data 2);
nst the NPPF	healthy communities (Para 8);
	Contribute to protecting and
1a (evidence of	enhancing our natural and historic
1b (whether the	environment (Para 8);
from the potential for	• Help to improve biodiversity (Para 8);
given a strong rating.	 Enable and support healthy
st in safeguarding the	lifestyles, especially where this would
ment) the assessment	address an identified local health and
played a moderate role	well-being need, through safe and
f the characteristics of	accessible green infrastructure,
panising influence of	sports facilities, allotments (Para 91);
nousing development.	 Providing access to a network of
ving the setting and	high quality open spaces (Para 96);
), the assessment	 Actively manage patterns of growth,
nad a strong role	focusing on locations which are or
onship with the	can be made sustainable (Para 103);

Site	a. Demonstrate why normal planning and DM	b. Set out whether any major	c. Show what the	d. Demonstrate the nec
	policies would not be adequate.	changes in circumstances	consequences of the	Belt and its consisten
		have made the adoption of	proposal would be for	policies for adjoining
		this exceptional measure	sustainable	
		necessary.	development.	
	typologies across the borough. Carrbrook forms	LSOAs suffer from higher levels		Green Belt designation is re
	part of the area covered by Stalybridge in the	of deprivation and specifically		affording the highest level of
	review and the conclusion was that there was	poor health outcomes that have		giving the greatest level of c
	generally adequate access to the amenity space	not improved since 2015. By		existing Country Park use as
	typology (of which this site is an example).	enhancing the protection of this		and therefore the openness
	Assessment of the parcel for value and quality	site, it will directly enable and		from development. The adja
	determined that on both counts it scored as	support healthy lifestyles which is		Nature Reserve would also
	adequate.	important in this area with		additional Green Belt desigr
	Given the location of other areas of amenity space in Carrbrook there is a risk that retention of the site would not be necessary and that the site has no special significance to the interests of sport and recreation. There has been no interest from the community in designating the site as a 'Local Green Space' under Para 99 of the NPPF.	identified local health and well- being needs.		Although the site is contigue Belt that is of a strategic nat adjoining districts, it is consi inclusion does not conflict w for adjoining areas given the at the edge of Carrbrook.

cessity for the Green ency with strategic	e. Show how the Green Belt would meet the other objectives of the
g areas.	NPPF.
ecognised as of protection, thereby certainty that the as public open space s will be protected jacent SBI and Local be protected by the gnation. Hous with the Green ature between the sidered that the site's with strategic policies he location of the site	 Encourage multiple benefits from both urban and rural land, including throughtaking opportunities to achieve net environmental gains, such as developments that would enable new habitat creation or improve public access to the countryside (Para 118); Defining Green Belt boundaries clearly (Para 139); Plan positively to enhance beneficial use of Green Belt: this is met in several ways by looking for opportunities to provide access, providing opportunities for outdoor sport and recreation, retaining and enhancing landscapes, providing visual amenity and biodiversity and also by improving damaged land (Para 141); Promote the conservation, restoration and enhancement of priority habitats and ecological networks (Para 174); and Historic assets should be conserved in a manner appropriate to their significance (Para 184).

Image: Part of the section of the composition of the control of the section of the control of the contr	Site	a. Demonstrate why normal planning and DM	b. Set out whether any major	c. Show what the	d. Demonstrate the necessity for the Green	e. Show how the Green Belt would
Image: Control of the second on the		policies would not be adequate.	changes in circumstances	consequences of the	Belt and its consistency with strategic	meet the other objectives of the
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		this exceptional measure	sustainable		
		necessary.	development.		
	example). Assessment of the parcel for value and quality determined that on both counts it scored as adequate.With this position in mind, there is a risk that	not improved since 2015. By enhancing the protection of this site, it will directly enable and support healthy lifestyles, which		existing use as public open space and therefore the openness will be protected from development. Although the site is contiguous with the Green	such as developments that would enable new habitat creation or improve public access to the countryside (Para 118);
	retention of the site would not be necessary and that the site has no special significance to the interests of sport and recreation. There has been no interest from the community in designating the site as a 'Local Green Space'	is important in the surrounding areas with identified local health and well-being needs.		Belt that is of a strategic nature between the adjoining districts, it is considered that the site's inclusion does not conflict with strategic policies for adjoining areas given the location of the site at the edge of Carrbrook.	 Defining Green Belt boundaries clearly (Para 139); Plan positively to enhance beneficia use of Green Belt: this is met in several ways by looking for opportunities to provide access,
	under Para 99 of the NPPF.				 providing opportunities for outdoor sport and recreation, retaining and enhancing landscapes, providing visual amenity and biodiversity and also by improving damaged land (Para 141); Promote the conservation, restoration and enhancement of priority habitats and ecological networks (Para 174), and Historic assets should be conserved in a manner appropriate to their significance (Para 184).
GBA36	The site is designated as Protected Green Space under Policy OL4 of the Adopted Tameside Unitary Development Plan. Although adopted in	This location is set on the border between Dukinfield and Hyde and has been subject to	The protection of the land as Green Belt can make a strategic contribution to	The size, shape and location of this parcel of land forms a logical extension to the Green Belt,	Designation as Green Belt will help to safeguard the land's future as public open space.

Site	a. Demonstrate why normal planning and DM	b. Set out whether any major	c. Show what the	d. Demonstrate the necessity for the Green	e. Show how the Green Belt would
	policies would not be adequate.	changes in circumstances	consequences of the	Belt and its consistency with strategic	meet the other objectives of the
		have made the adoption of	proposal would be for	policies for adjoining areas.	NPPF.
		this exceptional measure	sustainable		
		necessary.	development.		
Yew Tree	2004, UDP Policy OL4 reflects in essence the	significant housing pressure in	urban regeneration of	resulting in a more appropriate and reinforced	Contribute to protecting and enhancing
Lane,	current national policy position concerning open	recent years with a number of	Dukinfield, Hyde and	boundary.	our natural environment (Para 8);
Dukinfield	space and recreation set out in paragraphs 96 and	former employment sites in the	Stalybridge by directing	The Green Belt Assessment considered the	By fostering a well-designed and safe
	97 of the National Planning Policy Framework.	process of redevelopment or	development towards	parcel's performance against the NPPF	built environment, with accessible
	The site comprises part of a golf course, in an	completed for residential.	derelict and underused sites		services and open spaces that reflect
	elevated position with land cover primarily	Dukinfield Golf Course has itself	in the existing urban area.	purposes. Under purpose 1a (evidence of existing urban sprawl) and 1b (whether the	current and future needs and support
		also been subject of completed	The site has and continues	parcel protects open land from the potential for	communities health, social and cultural
	associated with its principle use, as fairways and greens, along with a mix of tree and shrub	and proposed residential	to be an attractive location	urban sprawl) the site was given a strong and	wellbeing (Para 8);
	vegetation.	development along the northern	for development interest,	moderate rating respectively, indicating its	Enable and support healthy lifestyles,
		boundary further eroding the	and while being	importance in preventing the urban sprawl of	especially where this would address an
	The Tameside Open Space Review 2018 carried	openness of the area.	surrounded by existing	Dukinfield. The parcel scored moderately against	identified local health and well-being
	out a detailed assessment of the open space	The 2019 Index of Multiple	development is not within	purpose 2 (to prevent neighbouring towns	need, through safe and accessible
	typologies across the borough. The site lies on the	Deprivation (IMD) concludes that	easy reach of town centre	merging into one another) forming a critical gap	green infrastructure, sports facilities,
	analysis area boundary between Hyde and	this location has poor health	amenities. Therefore,	between the settlements of Stalybridge and	allotments (Para 91);
	Stalybridge. Given its existing use the site is	outcomes. By enhancing the	restricting development will	Hyde. Against purpose 3 (to assist in	Provide the social, recreational and
	identified as contributing toward the borough's	protection of this site, it will	assist in directing	safeguarding the countryside from	cultural facilities and services the
	existing sport and recreation provision. However,	directly enable and support	development interest	encroachment) the assessment concluded that	community needs (Para 92);
	there has already been development pressure in	healthy lifestyles which is	toward more sustainable	the parcel played a moderate role as the parcel	 Providing access to a network of high
	relation to portions of golf course land, with a	important in this area with	locations.	displays characteristics of the countryside.	quality open spaces (Para 96);
	parcel to the north of the proposed addition,	identified local health and well-			Protect and enhance public rights of way
	formerly part of the golf course, which has recently	being needs.	There is a need to ensure	Evidence in the GM Cumulative Harm	and access (Para 98);
	been granted planning permission for residential		that adequate facilities exist	Assessment finds that the addition would assist	• Actively manage patterns of growth,
	development. Prior to this, the completed		for sport and recreational	in preventing sprawl (Purpose 1) and the further	focusing on locations which are or can
	development at The Fairways has also		purposes.	merging of Hyde and Dukinfield/Stalybridge	be made sustainable (Para 103);
	encroached upon the golf course land and gap			(Purpose 2).	Defining Green Belt boundaries clearly
	which exists between Hyde and Stalybridge. The			Green Belt designation is recognised as	(Para 139);
	parcel is therefore considered to be vulnerable			affording the highest level of protection, thereby	

Site	a. Demonstrate why normal planning and DM	b. Set out whether any major	c. Show what the	d. Demonstrate the necessity for the Green	e. Show how the Green Belt would
	policies would not be adequate.	changes in circumstances	consequences of the	Belt and its consistency with strategic	meet the other objectives of the
		have made the adoption of	proposal would be for	policies for adjoining areas.	NPPF.
		this exceptional measure	sustainable		
		necessary.	development.		
	from further development pressure alongside encroachment from garden extensions. According to Sport England there is latent demand for people who would like to play golf in the borough, but this is a relatively small proportion of the population and the greatest demand is with those categorised as comfortable mid-life males. The national trend for participation in golf is generally static or falling and therefore risk exists regarding the continued long term use of the golf course. There has been no interest from the community in designating the site as a 'Local Green Space' under Para 99 of the NPPF.			giving the greatest level of certainty that the existing use by the golf club and therefore the openness will be protected from development. It is considered that the site's inclusion does not conflict with strategic policies for adjoining areas given the location of the site at the edge of Dukinfield and Hyde.	 Plan positively to enhance beneficial use of Green Belt: this is met in several ways by looking for opportunities to provide access, providing opportunities for outdoor sport and recreation, retaining and enhancing landscapes, providing visual amenity and biodiversity and also by improving damaged land (Para 141); and Take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure (Para 171).
GBA37	The site is designated as Protected Green Space	The 2019 Index of Multiple	The protection of the land	This parcel also forms a logical extension to the	Designation as Green Belt will help to
Broadbottom	under Policy OL4 of the Adopted Tameside	Deprivation concludes that whilst	as Green Belt can make a	Green Belt resulting in a more appropriate and	safeguard the land's future as public open
	Unitary Development Plan. Although adopted in	the LSOA containing the majority	strategic contribution to	reinforced boundary.	space. As such the following objectives of
Road, Broadbottom	 2004, UDP Policy OL4 reflects in essence the current national policy position concerning open space and recreation set out in paragraphs 96 and 97 of the National Planning Policy Framework. The parcel lies between Hattersley to the west and Mottram to the east. Its landform is characterised by Hurstclough Brook, with gradients sloping 	of the site is relatively affluent, the remaining part of the site and surrounding LSOAs suffer from significant levels of deprivation and specifically poor health outcomes that have not improved since 2015. By enhancing the	urban regeneration by directing development towards derelict and underused sites in the urban area. This is consistent with the ongoing regeneration of	The Green Belt Assessment considered the parcel's performance against the NPPF purposes. Under Purpose 1a (evidence of existing urban sprawl) and 1b (whether the parcel protects open land from the potential for urban sprawl) the site was given a strong rating indicating its necessity in preventing the urban	 the NPPF will be supported: Contribute to protecting and enhancing our natural environment (Para 8); By fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support
	by Hurstclough Brook, with gradients sloping gradually down toward the watercourse from the	protection of this site, it will directly enable and support	ongoing regeneration of Hattersley and a need to	indicating its necessity in preventing the urban sprawl between Mottram in Longdendale and	current and future needs an

Site	a. Demonstrate why normal planning and DM	b. Set out whether any major	c. Show what the	d. Demonstrate the necessity for the Green	e. Show how the Green Belt would
	policies would not be adequate.	changes in circumstances	consequences of the	Belt and its consistency with strategic	meet the other objectives of the
		have made the adoption of	proposal would be for	policies for adjoining areas.	NPPF.
		this exceptional measure	sustainable		
		necessary.	development.		
	urban edges. Land cover is predominantly	healthy lifestyles which is	continue to direct	Hattersley and inhibiting ribbon development.	communities health, social and cultural
	woodland with areas of open rough grassland and	important in this area with	development toward	The parcel scored strongly against Purpose 2 (to	wellbeing (Para 8);
	the Trans Pennine Trail runs through the north of	identified local health and well-	sustainable locations to	prevent neighbouring towns merging into one	Enable and support healthy lifestyles,
	the parcel.	being needs.	support growth.	another) forming a critical gap between the	especially where this would address an
	While the parcel is moderate in scale when	The area in and around		settlements of Mottram in Longdendale and	identified local health and well-being
	reviewed in isolation, it needs to be considered in	Hattersley has seen significant		Hyde. Against Purpose 3 (to assist in	need, through safe and accessible
	the context of its connection with the parcels of	residential development over the		safeguarding the countryside from	green infrastructure, sports facilities,
	Hyde Road (GBA47) and Ashworth Lane (GBA48)	past decade. Its countryside		encroachment) the assessment concluded that	allotments (Para 91);
	as a strategic corridor linking the existing Green	setting, successful and		the parcel played a moderate role as the parcel	Providing access to a network of high
	Belt to the north of the A57, to Broadbottom and	continuing regeneration		retains some characteristics of the countryside.	quality open spaces (Para 96);
	parcel TS62 (from the 2016 Green Belt	programme and strong transport		Evidence in the GM Cumulative Harm	• Protect and enhance public rights of way
	Assessment) in the south.	links to the regional centre are		Assessment finds that the addition contributes to	and access (Para 98);
		key assets that underpin its		checking sprawl between Mottram and	Actively manage patterns of growth,
	The Tameside Open Space Review 2018 carried	attraction.		Hattersley (Purpose 1), plays a role in the	focusing on locations which are or can
	out a detailed assessment of the open space			separation of towns (Purpose 2) and, together	be made sustainable (Para 103);
	typologies across the borough. In Longdendale the	All but two of the allocated		with other proposed additions at GBA47 and	Defining Green Belt boundaries clearly
	conclusion was that there was significant provision	housing sites identified in the		GBA48, helps connect Strategic Green Belt Area	(Para 139);
	of and access to natural space and countryside (of	UDP (H1(4) and H1(12)) are now		21 to Strategic Green Belt Area 20 (Purpose 3).	Plan positively to enhance beneficial use
	which this site is an example). With this position in	developed. In addition, the			of Green Belt: this is met in several
	mind, risk exists regarding the demonstration that	annual review of the borough's		Green Belt designation is recognised as	ways by looking for opportunities to
	retention of the site would not be necessary and	housing land supply has		affording the highest level of protection, thereby	provide access, providing opportunities
	that the site also has no special significance to the	identified brownfield and 'white		giving the greatest level of certainty that the	for outdoor sport and recreation,
	interests of sport and recreation.	land' sites with the potential to		woodland, cloughs, partial designation as a Site	retaining and enhancing landscapes,
	A large portion of the site is also identified as a	deliver new homes; many of		of Biological Importance and Local Nature	providing visual amenity and biodiversity
	being of Biological Importance under Policies	which are subject to an extant		Reserve, alongside its existing use as public	and also by improving damaged land
	N1/N2 of the Adopted Tameside UDP. This is	permission for residential		open space and therefore the openness, will be	(Para 141);
	reflected in its current identification as Hurst	development.		protected from development.	

Site	a. Demonstrate why normal planning and DM	b. Set out whether any major	c. Show what the	d. Demonstrate the necessity for the Green	e. Show how the Green Belt would
	policies would not be adequate.	changes in circumstances	consequences of the	Belt and its consistency with strategic	meet the other objectives of the
		have made the adoption of	proposal would be for	policies for adjoining areas.	NPPF.
		this exceptional measure	sustainable		
		necessary.	development.		
	Clough Site of Biological Importance (SBI) and			It is considered that the site's inclusion does not	Protect and enhance valued
	Local Nature Reserve.	Continued interest from		conflict with strategic policies for adjoining areas	landscapes, sites of biodiversity value
	There has been no interest from the community in	developers in sites across the		given the location of the site at the edge of	(Para 170);
	There has been no interest from the community in	town will inevitably lead to future		Hattersley and Mottram.	Take a strategic approach to
	designating the site as a 'Local Green Space'	pressure on urban fringe			maintaining and enhancing networks of
	under Para 99 of the NPPF.	protected green space areas.			habitats and green infrastructure (Para
					171);
		The designated SBI at Hurst			Identify map and safeguard components
		Clough has not seen any positive			of local wildlife rich habitats and wider
		change to its grading since			ecological networks (Para 174);
		achieving its current designation			 Protecting and enhancing sites of
		at grade B.			biodiversity value and recognising the
					economic and other benefits of trees
					and woodland (Para 170); and
					Promote the conservation, restoration
					and enhancement of priority habitats
					and ecological networks (Para 174).
GBA38	The site is currently designated as Protected	The proposed boundary would	The protection of the land	The size, shape and location of this parcel of	Designation as Green Belt will help to
Andonefistal	Green Space under Policy OL4 of the Adopted	include an area of group Tree	as Green Belt can make a	land forms a logical extension to the Green Belt	safeguard the land's future as informal
Ardenfield,	Tameside Unitary Development Plan. Although the	Preservation Order woodland,	strategic contribution to the	resulting in a more appropriate and defensible	recreational space and connection to the
Haughton	current UDP was adopted in 2004, Policy OL4	which is identified in the Green	urban regeneration of	boundary.	countryside beyond. As such the following
Green,	reflects in essence the current national policy	Belt Assessment as contributing	Denton by directing	The Orean Delt Assessment courtiling of the	objectives of the NPPF will be supported:
Denton	position with regards to open space and recreation	to a strong sense of openness.	development towards	The Green Belt Assessment considered the	
	set out in paragraphs 96 and 97 of the National		derelict and underused sites	parcel's performance against the NPPF	• Supporting strong, vibrant and healthy
	Planning Policy Framework.	The existing Green Belt boundary	in the existing urban area.	purposes. Under purpose 1a (evidence of	communities (Para 8);
	This year amount percent site to the south of Douter	is arbitrary and follows the		existing urban sprawl) and 1b (whether the	By fostering a well-designed and safe
	This very small parcel sits to the south of Denton,	footpath along the southern	The small-scale nature of	parcel protects open land from the potential for	built environment, with accessible
	and is characterised by a woodland covered	extent of the site, the boundary	this amendment to the	urban sprawl) the site was given a strong and a	

Site	a. Demonstrate why normal planning and DM	b. Set out whether any major	c. Show what the	d. Demonstrate the necessity for the Green	e. Show how the Green Belt would
	policies would not be adequate.	changes in circumstances	consequences of the	Belt and its consistency with strategic	meet the other objectives of the
		have made the adoption of	proposal would be for	policies for adjoining areas.	NPPF.
		this exceptional measure	sustainable		
		necessary.	development.		
	landform sloping down to the south and protected	should include the land and	boundary will not have any	moderate rating respectively indicating its	services and open spaces that reflect
	by a Tree Preservation Order. There are footpaths	protected trees within the site	wider impact on sustainable	importance to checking the unrestricted sprawl of	current and future needs and support
	identified within the parcel. The parcel also lies	also.	development.	Denton. Against purpose 3 (to assist in	communities health, social and cultural
	partially within the boundary of the Haughton	The 2019 Index of Multiple		safeguarding the countryside from	wellbeing (Para 8);
	Green SPD area.	Deprivation concludes that whilst		encroachment) the assessment concluded that	 Contribute to protecting and enhancing
	The Tameside Open Space Review 2018 carried	the LSOA containing the site is		the parcel played a strong role as it was	our natural environment (Para 8);
	out a detailed assessment of the open space	affluent, neighbouring LSOAs		generally free from urbanised built development	 Enable and support healthy lifestyles,
	typologies across the borough. In Denton the	suffer from higher levels of		and remains largely unspoilt by urbanising	especially where this would address an
	conclusion was that there is more than adequate	deprivation and specifically poor		influences, displaying characteristics of	identified local health and well-being
	provision of and access to natural space and	health outcomes that have not		countryside.	need, through safe and accessible green
	countryside (of which this site is an example). With	improved since 2015. By		Green Belt designation is recognised as	infrastructure, sports facilities, allotments
	this position in mind there is a risk that retention of	enhancing the protection of this		affording the highest level of protection, thereby	(Para 91);
	the site would not be necessary and that the site	site, it will directly enable and		giving the greatest level of certainty that the	 Providing access to a network of high
	also has no special significance to the interests of	support healthy lifestyles which is		existing use as public open space and therefore	quality open spaces (Para 96);
	sport and recreation.	important in this area with		the openness will be protected from	 Protecting and enhancing public rights of
		identified local health and well-		development.	way and access (Para 98);
	There has been no interest from the community in	being needs.			 Actively manage patterns of growth,
	designating the site as a 'Local Green Space'				focusing on locations which are or can be
	under Para 99 of the NPPF.			It is considered that the site's inclusion does not	made sustainable (Para 103);
				conflict with strategic policies for adjoining areas	 Defining Green Belt boundaries clearly
				given the location of the site at the edge of	(Para 139);
				Denton.	 Plan positively to enhance beneficial use
					of Green Belt: this is met in several ways
					by looking for opportunities to provide
					access, providing opportunities for
					outdoor sport and recreation, retaining
					and enhancing landscapes, providing

Site	a. Demonstrate why normal planning and DM	b. Set out whether any major	c. Show what the	d. Demonstrate the necessity for the Green	e. Show how the Green Belt would
	policies would not be adequate.	changes in circumstances	consequences of the	Belt and its consistency with strategic	meet the other objectives of the
		have made the adoption of	proposal would be for	policies for adjoining areas.	NPPF.
		this exceptional measure	sustainable		
		necessary.	development.		
					visual amenity and biodiversity and also
					by improving damaged land (Para 141);
					and
					 Protecting and enhancing sites of
					biodiversity value and recognising the
					economic and other benefits of trees and
					woodland (Para 170).
GBA39	The site is currently designated as Protected	This represents a small, but	The protection of the land	The size, shape and location of this parcel of	Designation as Green Belt will ensure that
Como eta ma	Green Space under Policy OL4 of the Adopted	necessary, change to strengthen	as Green Belt can make a	land forms a logical extension to the Green Belt	Green Belt in this location will remain
Cemetery	Tameside Unitary Development Plan. Although the	this section of Green Belt as it	strategic contribution to the	resulting in a more appropriate and reinforced	continuous and will help to safeguard the
Road, Denton	current UDP was adopted in 2004, Policy OL4	consolidates and reinforces the	urban regeneration of	boundary.	land's future as public open space. As such
	reflects in essence the current national policy	existing designation. The	Denton by directing	The Green Belt Assessment considered the	the following objectives of the NPPF will be
	position with regards to open space and recreation	additional protection of this parcel	development towards	The Green Belt Assessment considered the	supported:
	set out in paragraphs 96 and 97 of the National	would also serve to provide a	derelict and underused sites	parcel's performance against the NPPF	- Currenting strong withrest and healthy
	Planning Policy Framework. The Green Belt	more permanent buffer to the	in the existing urban area.	purposes. Under purpose 1a (evidence of existing urban sprawl) and 1b (whether the	 Supporting strong, vibrant and healthy
	boundary does not currently follow the Hulme's	adjacent SBI and Nature	The small-scale nature of		communities (Para 8);
	and Hardy Wood SBI boundary which sits within	Reserve.	this amendment to the	parcel protects open land from the potential for	 By fostering a well-designed and safe
	Green Belt either side of the proposed site.	The 2019 Index of Multiple	boundary will not have any	urban sprawl) the site was given a strong and a moderate rating respectively indicating its	built environment, with accessible
	This small parcel sits as a wedge within a band of	Deprivation concludes that the	wider impact on sustainable	importance to checking the unrestricted sprawl of	services and open spaces that reflect
	Green Belt between the settlements of Haughton	LSOAs containing the site suffer	development.	Denton. Against purpose 3 (to assist in	current and future needs and support
	Green and Bredbury. The northern half of the	from high levels of deprivation		safeguarding the countryside from	communities health, social and cultural
	parcel comprising amenity land has been removed	and specifically poor health		encroachment) the assessment concluded that	wellbeing (Para 8);
	from the addition as it represents an area for	outcomes that have not improved		the parcel played a moderate role as it was	Contribute to protecting and enhancing
	potential expansion of Corrie Primary School. The	since 2015. By enhancing the		largely free from urbanised built development but	our natural environment (Para 8);
	remaining southern parcel comprises shrub and	protection of this site, it will		with urbanising influences along the boundaries.	 Help to improve biodiversity (Para 8);
	woodland.	directly enable and support			Enable and support healthy lifestyles,
		healthy lifestyles which is			especially where this would address an
					identified local health and well-being

Site	a. Demonstrate why normal planning and DM	b. Set out whether any major	c. Show what the	d. Demonstrate the necessity for the Green	e. Show how the Green Belt would
	policies would not be adequate.	changes in circumstances	consequences of the	Belt and its consistency with strategic	meet the other objectives of the
		have made the adoption of	proposal would be for	policies for adjoining areas.	NPPF.
		this exceptional measure	sustainable		
		necessary.	development.		
	The Tameside Open Space Review 2018 carried out a detailed assessment of the open space	important in this area with identified local health and well-		Green Belt designation is recognised as affording the highest level of protection, thereby	need, through safe and accessible green infrastructure, sports facilities, allotments
	typologies across the borough. In Denton the	being needs.		giving the greatest level of certainty that the	(Para 91);
	conclusion was that there is more than adequate			woodland, cloughs, SBI and Local Nature	Providing access to a network of high
	provision of and access to natural space and			Reserve, as well as the strong sense of	quality open spaces (Para 96);
	countryside (of which this site is an example).			openness, will be protected from development.	Protecting and enhancing public rights of
	 With this position in mind there is a risk that retention of the site would not be necessary and that the site also has no special significance to the interests of sport and recreation. There has been no interest from the community in designating the site as a 'Local Green Space' under Para 99 of the NPPF. 			It is considered that the site's inclusion does not conflict with strategic policies for adjoining areas given the location of the site at the edge of Denton.	 Protecting and criminicing public rights of way and access (Para 98); Actively manage patterns of growth, focusing on locations which are or can be made sustainable (Para 103); Encourage multiple benefits from both urban and rural land, including throughtaking opportunities to achieve net environmental gains, such as developments that would enable new habitat creation or improve public access to the countryside (Para 118); Defining Green Belt boundaries clearly (Para 139); Plan positively to enhance beneficial use of the Green Belt: this is met in several ways by looking for opportunities to provide access, providing opportunities for outdoor sport and recreation, retaining and enhancing landscapes, providing visual amenity and biodiversity and also by improving damaged land (Para 141);

Site	a. Demonstrate why normal planning and DM	b. Set out whether any major	c. Show what the	d. Demonstrate the necessity for the Green	e. Show how the Green Belt would
	policies would not be adequate.	changes in circumstances	consequences of the	Belt and its consistency with strategic	meet the other objectives of the
		have made the adoption of	proposal would be for	policies for adjoining areas.	NPPF.
		this exceptional measure	sustainable		
		necessary.	development.		
					Protecting and enhancing sites of
					biodiversity value and recognising the
					economic and other benefits of trees and
					woodland (Para 170); and
					Promote the conservation, restoration
					and enhancement of priority habitats and
					ecological networks (Para 174).
GBA40	The site is designated as Protected Green Space	The 2019 Index of Multiple	The protection of the land	This parcel also forms a logical extension to the	Designation as Green Belt will help to
Lludo Dood	under Policy OL4 of the Adopted Tameside	Deprivation (IMD) concludes that	as Green Belt can make a	Green Belt resulting in a more appropriate and	safeguard the land's future as public open
Hyde Road,	Unitary Development Plan. Although adopted in	this location has poor health	strategic contribution to	reinforced boundary.	space. As such the following objectives of
Mottram	2004, UDP Policy OL4 reflects in essence the	outcomes. By enhancing the	urban regeneration by	The Green Belt Assessment considered the	the NPPF will be supported:
	current national policy position concerning open	protection of this site, it will	directing development		Quere estimate strange with sort and the althout
	space and recreation set out in paragraphs 96 and	directly enable and support	towards derelict and	parcel's performance against the NPPF	Supporting strong, vibrant and healthy
	97 of the National Planning Policy Framework.	healthy lifestyles which is	underused sites in the	purposes. Under Purpose 1a (evidence of existing urban sprawl) and 1b (whether the	communities (Para 8);
	The parcel is relatively small when reviewed in	important in this area with	urban area.	parcel protects open land from the potential for	Contribute to protecting and enhancing
	isolation, but needs to be considered in the context	identified local health and well-	This is consistent with the	urban sprawl) the site was given a strong and	our natural environment (Para 8);
	of its connection with the parcels of Ashworth Lane	being needs.	ongoing regeneration of	moderate rating respectively indicating its	By fostering a well-designed and safe
	(GBA48) and Broadbottom Road (GBA44) as a	The area in and around	Hattersley and a need to	importance in preventing urban sprawl between	built environment, with accessible
	strategic corridor linking the existing Green Belt to	Hattersley has seen significant	continue to direct	Mottram in Longdendale and Hattersley. The	services and open spaces that reflect current and future needs and support
	the north of the A57 to Broadbottom and parcel	residential development over the	development toward	parcel scored strongly against Purpose 2 (to	communities health, social and cultural
	TS62 (from the 2016 Green Belt Assessment) in	past decade. Its countryside	sustainable locations to	prevent neighbouring towns merging into one	wellbeing (Para 8);
	the south. Its landform is relatively flat and is	setting, successful and	support growth.	another) forming a critical gap between the	 Enable and support healthy lifestyles,
	largely covered by trees and vegetation, as such,	continuing regeneration		settlements of Mottram in Longdendale and	 Enable and support healthy mestyles, especially where this would address an
	built features are limited.	programme and strong transport		Hyde. Against Purpose 3 (to assist in	identified local health and well-being
		links to the regional centre are		safeguarding the countryside from	need, through safe and accessible
	The Tameside Open Space Review 2018 carried	key assets that underpin its		encroachment) the assessment concluded that	green infrastructure, sports facilities,
	out a detailed assessment of the open space	attraction.		,	allotments (Para 91);

plakes would not be adequate. changes in puttings of provide would be for the exceptional measure present of the exceptional measure present of the exceptional measure receives of the exceptional measure relations of the exceptional measure relations of the exceptiones 2) and, together with the exceptional receives of the Exceptional measure relation of the exceptiones 2) and, together with the exceptional measure relation of the exceptiones 2) and, together with the exceptional measure relation of the exceptiones 2) and, together with the exceptional measure relation of the exceptiones 2) and, together with the exceptional measure relation of the exceptiones 2) and, together with the exceptional measure relation of the exceptiones 2) and, together with the exceptional measure relation of the exceptiones 2) and, together with the exceptional measure relation of the exceptiones 2) and, together with the exceptional measure relation at the exception of the exceptiones 2) and together with the exception at the exception of the exception 2) and together with the exception at the exception of the exception 2) and exception at the exception at the exception at excep	Site	a. Demonstrate why normal planning and DM	b. Set out whether any major	c. Show what the	d. Demonstrate the necessity for the Green	e. Show how the Green Belt would
bits exceptional measure necessary. sustainable development. sustainable development. Providing access to a network of high quality poet spaces (Par velocity) and access (Par velocity) and poet of and access to natural space and country valie (c) developed. In addition, the interests of sport and recreation. Providing access to a network of high quality poet spaces (Par velocity) builts policies in addition, the interests of sport and recreation. Providing access to a network of high quality poet spaces (Par velocity) built policies of approximate (Par 103); the state size has no special significance to the interests of sport and recreation. Providing access to a network of high quality poet spaces (Par velocity) built policies of the boording's housing land supply that identified brownfield and white built are subject to an addition, the interests of sport and recreation. Providing access to a network of high quality poet spaces (Par velocity) (Par 143); Providing access to a network of high quality poet spaces (Par velocity) (Par 143); There has been no interest from the community inder Para B9 of the NPPF. Continued interest from developer in states access the doveloper met. Continued interest from developer in states access the doveloper met. Continued interest from developer in states access the doveloper met. The state is designated as Protected Green Space under Para B9 of the NPPF. The state is designated as Protected Green Space protected green space areas. The protection of the state is inclusion does no conflict with strategic policies for adpling areas given the location of the state it medge of hubitary Development Han. Albungh adoptid in touthary Development Han. Albungh adoptid in toutoms. The site is <td></td> <td>policies would not be adequate.</td> <td>changes in circumstances</td> <td>consequences of the</td> <td>Belt and its consistency with strategic</td> <td>meet the other objectives of the</td>		policies would not be adequate.	changes in circumstances	consequences of the	Belt and its consistency with strategic	meet the other objectives of the
Image: Note: Image: Note:<			have made the adoption of	proposal would be for	policies for adjoining areas.	NPPF.
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of and access to natural space and countryside (of which this site is an example). With this position in mind, rick exits regarding the demonstration that treterition of the site would not be necessary and that the site as lab has no spacial significance to the interests of sport and recreation.housing sites identified in the UDP (H(4) and H1(4)) are now 			All but two of the ellocated			
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under Para 99 of the NPPF.which are subject to an extant permission for residential development.Green Belt designation is recognised as affording the highest level of protection, thereby giving the greatest level of protection, thereby giving the greatest level of certainty that the cloughs and existing use as public open space and therefore the openness will be protected from development.Of the Green Belt: this is met in several ways by looking for providing opportunities to provide access, providing opportunities for outdoor space and therefore the openness will be protected from development.Of the Green Belt: this is met in several ways by looking for outdoor space and therefore the openness will be protected from development.Of the Green Belt: this is met in several ways by looking for providing opportunities to providing visual amenity and biodiversity and also by improving damaged land (Para 141); andGBA41 Lane, MottramThe site is designated as Protected Green Space under Policy OL4 of the Adopted Tameside Unitary Development Plan. Although adopted in 2004, UDP Policy OL4 reflects in essence theThe 2019 Index of Multiple Deprivation (IMD) concludes that this location has poor health outcomes. The site isThe protection of the land a Green Belt resulting in a more appropriate and reinforced boundary.Designation as Green Belt will help to safeguard the land's future as public open space. As such the following objectives of the NPPF will be supported:			-			Plan positively to enhance beneficial use
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Ashworth Lane, Mottramunder Policy OL4 of the Adopted Tameside Unitary Development Plan. Although adopted in 2004, UDP Policy OL4 reflects in essence theDeprivation (IMD) concludes that this location has poor health outcomes. The site isas Green Belt can make a strategic contribution to urban regeneration byGreen Belt resulting in a more appropriate and reinforced boundary.safeguard the land's future as public open space. As such the following objectives of the NPPF will be supported:					nattersley and Mottram.	171).
Ashworth Lane, MottramUnitary Development Plan. Although adopted in 2004, UDP Policy OL4 reflects in essence thethis location has poor health outcomes. The site isstrategic contribution to urban regeneration byreinforced boundary.space. As such the following objectives of the NPPF will be supported:	GBA41	The site is designated as Protected Green Space	The 2019 Index of Multiple	The protection of the land	This parcel also forms a logical extension to the	Designation as Green Belt will help to
Lane, MottramUnitary Development Plan. Although adopted in 2004, UDP Policy OL4 reflects in essence thethis location has poor health outcomes. The site isstrategic contribution to urban regeneration byreinforced boundary.space. As such the following objectives of the NPPF will be supported:	A = [=	under Policy OL4 of the Adopted Tameside	Deprivation (IMD) concludes that	as Green Belt can make a	Green Belt resulting in a more appropriate and	safeguard the land's future as public open
2004, UDP Policy OL4 reflects in essence the outcomes. The site is urban regeneration by the NPPF will be supported:		Unitary Development Plan. Although adopted in	this location has poor health	strategic contribution to	reinforced boundary.	space. As such the following objectives of
current national policy position concerning open predominantly contained within directing development	Lane, Mottram	2004, UDP Policy OL4 reflects in essence the	outcomes. The site is	urban regeneration by		the NPPF will be supported:
		current national policy position concerning open	predominantly contained within	directing development		

Site	a. Demonstrate why normal planning and DM	b. Set out whether any major	c. Show what the	d. Demonstrate the necessity for the Green	e. Show how the Green Belt would
	policies would not be adequate.	changes in circumstances	consequences of the	Belt and its consistency with strategic	meet the other objectives of the
		have made the adoption of	proposal would be for	policies for adjoining areas.	NPPF.
		this exceptional measure	sustainable		
		necessary.	development.		
	space and recreation set out in paragraphs 96 and	one LSOA, which is in the lowest	towards derelict and	The Green Belt Assessment considered the	Contribute to protecting and enhancing
	97 of the National Planning Policy Framework.	IMD decile both overall and for	underused sites in the	parcel's performance against the NPPF	our natural environment (Para 8);
	The parcel is relatively small when reviewed in isolation, but needs to be considered in the context of its connection with the parcels of Hyde Road (GBA47) and Broadbottom Road (GBA44) as a strategic corridor linking the existing Green Belt to the north of the A57 to Broadbottom and parcel TS62 (from the 2016 Green Belt Assessment) in the south. The parcel is located between Hattersley in the west and Mottram in the east with	health deprivation and disability. By enhancing the protection of this site, it will directly enable and support healthy lifestyles which is important in this area with identified local health and well- being needs. The area in and around Hattersley has seen significant	urban area. This is consistent with the ongoing regeneration of Hattersley and a need to continue to direct development toward sustainable locations to support growth.	purposes. Under purpose 1a (evidence of existing urban sprawl) and 1b (whether the parcel protects open land from the potential for urban sprawl) the site was given a strong rating indicating its necessity in preventing the urban sprawl between Mottram in Longdendale and Hattersley and inhibiting ribbon development. The parcel scored strongly against purpose 2 (to prevent neighbouring towns merging into one	 By fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities health, social and cultural wellbeing (Para 8); Enable and support healthy lifestyles, especially where this would address an identified local health and well-being
	a relatively flat landform, sloping gradually down to the south east. Land cover consists of open amenity grassland with some isolated mature trees. The Tameside Open Space Review 2018 carried out a detailed assessment of the open space typologies across the borough. In Longdendale the conclusion was that significant provision of and access to amenity space (of which this site is an example) exists. With this position in mind, risk exists regarding the demonstration that retention of the site would not be necessary and that the site also has no special significance to the interests of sport and recreation.	residential development over the past decade. Its countryside setting, successful and continuing regeneration programme and strong transport links to the regional centre are key assets that underpin its attraction. All but two of the allocated housing sites identified in the UDP (H1(4) and H1(12)) are now developed. In addition, the annual review of the borough's housing land supply has identified brownfield and 'white		another) forming a critical gap between the settlements of Mottram in Longdendale and Hyde. Against purpose 3 (to assist in safeguarding the countryside from encroachment) the assessment concluded that the parcel played a moderate role as the parcel retains some characteristics of the countryside. Evidence in the GM Cumulative Harm Assessment finds that the addition contributes to checking sprawl between Mottram and Hattersley (Purpose 1), plays a role in the separation of towns (Purpose 2) and, together with other proposed additions at GBA44 and GBA47, helps connect Strategic Green Belt Area 21 to Strategic Gree Belt Area 20 (Purpose 3).	 need, through safe and accessible green infrastructure, sports facilities, allotments (Para 91); Provide the social, recreational and cultural facilities and services the community needs (Para 92); Providing access to a network of high quality open spaces (Para 96); Protect and enhance public rights of way and access (Para 98); Actively manage patterns of growth, focusing on locations which are or can be made sustainable (Para 103); Defining Green Belt boundaries clearly (Para 139);

Site	a. Demonstrate why normal planning and DM	b. Set out whether any major	c. Show what the	d. Demonstrate the nec
	policies would not be adequate.	changes in circumstances	consequences of the	Belt and its consisten
		have made the adoption of	proposal would be for	policies for adjoining
		this exceptional measure	sustainable	
		necessary.	development.	
	The site is also identified as an Area Liable to	land' sites with the potential to		Green Belt designation is re-
	Flooding under Policy U4 of the Adopted	deliver new homes; many of		affording the highest level of
	Tameside UDP, although recent review of the	which are subject to an extant		giving the greatest level of c
	Environment Agency flood map for planning	permission for residential		existing use as public open
	indicates the parcel being located within flood	development.		the openness will be protect
	zone 1 and has a low probability of flooding.			development.
	There has been no interest from the community in designating the site as a 'Local Green Space' under Para 99 of the NPPF.	Continued interest from developers in sites across the town will inevitably lead to future pressure on urban fringe protected green space areas. The Protected Green Space directly to the west of the parcel has been granted planning permission for retail development. Continued interest in development of land around Hattersley could place increased pressure for development on the parcel.		It is considered that the site' conflict with strategic policie given the location of the site Hattersley and Mottram.
GBA42 Horses Field, Danebank, Denton	The site is currently designated as Protected Green Space under Policy OL4 of the Adopted Tameside Unitary Development Plan. Although the current UDP was adopted in 2004, Policy OL4 reflects in essence the current national policy position with regards to open space and recreation	The 2019 Index of Multiple Deprivation concludes that whilst the LSOA containing the site is relatively affluent it does suffer from a poorer health and disability outcome than might be	The protection of the land as Green Belt can make a strategic contribution to the urban regeneration of Denton by directing development towards	The size, shape and location land forms a logical extension resulting in a more appropria boundary. The Green Belt Assessment parcel's performance agains

cessity for the Green ncy with strategic	e. Show how the Green Belt would meet the other objectives of the
g areas.	NPPF.
ecognised as of protection, thereby certainty that the a space and therefore cted from e's inclusion does not es for adjoining areas as at the edge of	 Plan positively to enhance beneficial use of the Green Belt: this is met in several ways by looking for opportunities to provide access, providing opportunities for outdoor sport and recreation, retaining and enhancing landscapes, providing visual amenity and biodiversity and also by improving damaged land (Para 141); and Take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure (Para 171).
on of this parcel of	Designation as Green Belt will help to
ion to the Green Belt riate and defensible	safeguard the land's future as informal
ומול מווע עלולוואוטול	recreational space. As such the following objectives of the NPPF will be supported:
nt considered the	 Supporting strong, vibrant and healthy
nst the NPPF	communities (Para 8);

Site	a. Demonstrate why normal planning and DM	b. Set out whether any major	c. Show what the	d. Demonstrate the necessity for the Green	e. Show how the Green Belt would
	policies would not be adequate.	changes in circumstances	consequences of the	Belt and its consistency with strategic	meet the other objectives of the
		have made the adoption of	proposal would be for	policies for adjoining areas.	NPPF.
		this exceptional measure	sustainable		
		necessary.	development.		
	set out in paragraphs 96 and 97 of the National	expected. Furthermore,	derelict and underused sites	purposes. Under purpose 1a (evidence of	By fostering a well-designed and safe
	Planning Policy Framework.	neighbouring LSOAs, particularly	in the existing urban area.	existing urban sprawl) and 1b (whether the	built environment, with accessible
	The site is comprised of gently sloping amenity	to the south and west, suffer from	The small-scale nature of	parcel protects open land from the potential for	services and open spaces that reflect
	grassland fields and a wooded copse. The site is	higher levels of deprivation and	this amendment to the	urban sprawl) the site was given a strong and a	current and future needs and support
	enclosed by residential development to the north	specifically poor health outcomes	Green Belt boundary will	moderate rating respectively indicating its	communities health, social and cultural
	and west, and is bounded by a railway line to the	that have not improved since	not have any wider impact	importance to checking the unrestricted sprawl of	wellbeing (Para 8);
	east.	2015. By enhancing the	on sustainable	Denton. Against purpose 3 (to assist in	 Contribute to protecting and enhancing
		protection of this site, it will	development.	safeguarding the countryside from	our natural environment (Para 8);
	The Tameside Open Space Review 2018 carried	directly enable and support		encroachment) the assessment concluded that	 Enable and support healthy lifestyles,
	out a detailed assessment of the open space	healthy lifestyles which is		the parcel played a moderate role as there is	especially where this would address an
	typologies across the borough. In Denton the	important in this area with		some sense of encroachment from surrounding	identified local health and well-being
	conclusion was that there is more than adequate	identified local health and well-		urban development, and being separated from	need, through safe and accessible green
	provision of and access to natural space and	being needs.		the rest of the countryside by the railway line to	infrastructure, sports facilities, allotments
	countryside (of which this site is an example). With	GMCA ecosystem services		the east.	(Para 91);
	this position in mind there is a risk that retention of	mapping identified this site as		Green Belt designation is recognised as	 Providing access to a network of high
	the site would not be necessary and that the site	amenity greenspace and		affording the highest level of protection, thereby	quality open spaces (Para 96);
	also has no special significance to the interests of	highlighted the opportunity it			 Defining Green Belt boundaries clearly
	sport and recreation.	presented to improve air quality		existing use as public open space and therefore	(Para 139); and
	There has been no interest from the community in	and to contribute to carbon			 Plan positively to enhance beneficial use
	designating the site as a 'Local Green Space'	sequestration.		development.	of Green Belt: this is met in several ways
	under Para 99 of the NPPF.				by looking for opportunities to provide
				It is considered that the site's inclusion does not	access, providing opportunities for
				conflict with strategic policies for adjoining areas	outdoor sport and recreation, retaining
				given the location of the site at the edge of	and enhancing landscapes, providing
				Denton.	visual amenity and biodiversity and also
					by improving damaged land (Para 141).
TRAFFORD					

Site	a. Demonstrate why normal planning and DM	b. Set out whether any major	c. Show what the	d. Demonstrate the necessity for the Green	e. Show how the Green Belt would
	policies would not be adequate.	changes in circumstances	consequences of the	Belt and its consistency with strategic	meet the other objectives of the
		have made the adoption of	proposal would be for	policies for adjoining areas.	NPPF.
		this exceptional measure	sustainable		
		necessary.	development.		
GBA43	The parcel is currently designated as safeguarded	The Landowner is not supportive	The small-scale nature of	The Assessment of Green Belt Additions (2020)	Designation as Green Belt will provide an
	land by Trafford Core Strategy Policy R4. The	of development and wishes to	this amendment to the	states that the parcel is largely undeveloped and	open setting for the proposed development
Midlands	proposed addition is a small area on the eastern	see the land included in the	Green Belt boundary will	therefore has a strong sense of openness and	to its western and northern boundaries and
Farm, Moss	edge of a much larger area of safeguarded land	Green Belt.	not have any wider impact	contributes towards checking the unrestricted	assist in preventing sprawl to the south and
Lane	which has been included within the proposed New		on sustainable	sprawl of Partington. The parcel also displays	east.
	Carrington allocation. The landowner is not	The GMSF proposes revisions to	development.	strong characteristics of the countryside and has	
	supportive of development and therefore this area	the boundary of the GM Green		a rural character.	Although only a small area the site will
	has not been included within the New Carrington	Belt and this is the first such			support NPPF objectives including
	allocation.	opportunity to review it since the		The proposed addition would form part of the	protecting and enhancing the natural
		GM Green Belt Structure Plan in		existing Green Belt to the south and east and as	environment (para 8) and helping to
	It is not appropriate to leave this area as	1984. To avoid 10 districts		such would allow the Green Belt to form an	improve biodiversity (para 8).
	'safeguarded' land considering its small size	proposing further amendments to		increased buffer between the new development	
	(approx. 4 ha). The site shares similar	the Green Belt in Local Plans it is		and wider, open Green Belt / countryside to the	
	characteristics to the adjoining area of Green Belt	proposed that this will be the only		south. Considering the small size of the proposed	
	to the south and east, and it is therefore logical to	opportunity to make changes,		Green Belt addition the area is not considered to	
	include it within the Green Belt and amend the	including those that are small-		have an impact on the strategic policies of	
	Green Belt boundary as part of the wider boundary	scale such as this one.		adjoining areas.	
	changes proposed for the New Carrington site.	The new boundary, although only			
		a minor change, is necessary to			
		allow Green Belt in this location			
		to operate effectively against the			
		purposes of Green Belt.			
WIGAN			l	1	
GBA44	The land is currently undesignated in the existing	The GMSF proposes revisions to	The small-scale nature of	The necessity for the designation is set out in the	Designation as Green Belt will ensure
	Development Plan.	the boundary of the GM Green	this amendment to the	previous columns and relates to the contribution	that land in this location will remain open
		Belt and this is the first such	Green Belt boundary will	the land makes to the purposes of Green Belt in	and will perform well against the primary
		opportunity to review it since the	not have any wider impact	Paragraph 134 of the NPPF, namely Purpose 'a'	purposes in national policy. The other

Site	a. Demonstrate why normal planning and DM	b. Set out whether any major	c. Show what the	d. Demonstrate the necessity for the Green	e. Show how the Green Belt would
	policies would not be adequate.	changes in circumstances	consequences of the	Belt and its consistency with strategic	meet the other objectives of the
		have made the adoption of	proposal would be for	policies for adjoining areas.	NPPF.
		this exceptional measure	sustainable		
		necessary.	development.		
Land off Fir	The size, shape and location of this parcel of land	GM Green Belt Structure Plan in	on sustainable	(to check the unrestricted sprawl of the urban	objectives of the NPPF will be supported
Tree Street,	forms a logical extension to the Green Belt	1984. To avoid 10 districts	development.	area), Purpose 'b' (to prevent neighbouring	as follows:
Ince	resulting in a more appropriate boundary. The	proposing further amendments to		towns merging into each other) and Purpose 'c'	Contribute to protecting and
	current boundary, which crosses a pond, is not	the Green Belt in Local Plans it is		(to assist in safeguarding the countryside from	enhancing our natural environment
	logical and does not follow a defensible boundary.	proposed that this will be the only		encroachment). It will achieve a consistency of	(Para 8)
	Although only a minor change, this allows the	opportunity to make changes,		designation across the open space and the	Recognise that some undeveloped
	Green Belt to be drawn tighter to the settlement	including those that are small-		utilisation of more readily recognisable features	land can perform many functions,
	boundary following a logical defensible boundary	scale such as this one.		to define the Green Belt boundary.	such as for wildlife (para 118)
	which is necessary to allow Green Belt in this				Define boundaries clearly, using
	location to operate effectively against the purposes			Evidence in the Assessment of Additions to the	physical features that are readily
	of Green Belt.			Green Belt considers its performance against	recognisable and likely to be
				purposes. Under Purpose 1a (evidence of	permanent (para 139)
				existing urban sprawl) the assessment gives the	
				site a 'strong' rating and highlights that the parcel	
				largely comprises of woodland and a pond and	
				there is no built development within it. As such	
				the parcel has a strong sense of openness.	
				Under Purpose 1b (protection of open land from	
				the potential for urban sprawl to occur) the	
				assessment gives the site a 'moderate' rating. It	
				notes that as the parcel is adjacent to Wigan	
				there is potential for sprawl within the parcel and	
				the proposed Green Belt edge would create a	
				more consistent Green Belt boundary.	

Site	a. Demonstrate why normal planning and DM policies would not be adequate.	b. Set out whether any major changes in circumstances	c. Show what the consequences of the	d. Demonstrate the nec Belt and its consisten
		have made the adoption of	proposal would be for	policies for adjoining
		this exceptional measure	sustainable	
		necessary.	development.	
				In terms of Purpose 2 (preve
				towns from merging) the ass
				site a 'moderate' rating. The
				the gap between the settlem
				Platt Bridge, which are in ve
				but the assessment states the
				importance to the separation
				settlements.
				In terms of Purpose 3 (assis
				the countryside from encroa
				assessment gives the site a
				states that there is little sens
				due to the parcel being entir
				development and that the pa
				the characteristics of the cou
				woodland surrounding the p
				surrounding urban area doe
				parcel.
				The new boundary, although
				change, allows the Green B
				tighter to the settlement bou
				logical defensible boundary
				to allow Green Belt in this lo
				effectively against the purpo

cessity for the Green ency with strategic g areas.	e. Show how the Green Belt would meet the other objectives of the NPPF.
venting neighbouring ssessment gives the le parcel forms part of ments of Wigan and very close proximity, that it is not of critical on of the two	
isting in safeguarding bachment) the a 'strong' rating. It nse of encroachment tirely free of parcel clearly displays ountryside. Due to the parcel, the les not influence the	
gh only a minor Belt to be drawn oundary following a y which is necessary location to operate ooses of Green Belt.	

Site	a. Demonstrate why normal planning and DM	b. Set out whether any major	c. Show what the	d. Demonstrate the necessity for the Green	e. Show how the Green Belt would
	policies would not be adequate.	changes in circumstances	consequences of the	Belt and its consistency with strategic	meet the other objectives of the
		have made the adoption of	proposal would be for	policies for adjoining areas.	NPPF.
		this exceptional measure	sustainable		
		necessary.	development.		
				Evidence in the GM Cumulative Harm	
				Assessment finds that the addition makes no	
				impact on the purpose of the Green Belt on a	
				strategic level.	
GBA45	The land, which is currently undesignated in the	Significant changes to the	The protection of this land	The necessity for the designation is set out in the	Designation as Green Belt will ensure
	existing Development Plan, meets the primary	boundary of the Greater	as Green Belt can make a	previous columns and relates to the contribution	that land in this location will remain open
Pennington	purposes of Green Belt. It forms part of a critical	Manchester Green Belt are	strategic contribution to	the land makes to the purposes of Green Belt in	and will perform well against the primary
FC pitches	gap between Leigh and Atherton and its	proposed through the GMSF,	urban regeneration by	Paragraph 134 of the NPPF, namely Purpose 'a'	purposes in national policy. The other
	designation as Green Belt will help to maintain	resulting in the release of large	directing development	(to check the unrestricted sprawl of the urban	objectives of the NPPF will be supported
	openness and prevent coalescence between the	areas of land from this protective	towards derelict and	area), Green Belt Purpose 'b' (to prevent	as follows:
	settlements. Policies, other than Green Belt	designation. It is clear from	underused sites in the	neighbouring towns merging into each other) and	Contribute to the social and
	policies, would not achieve this.	representations to the GMSF that	urban areas. It will also	Purpose 'c' (to assist in safeguarding the	environmental objectives of
		there is a great deal of support	direct development to sites	countryside from encroachment). It will achieve a	sustainable development (Para 8)
	Green Belt designation is afforded the highest	for the restrictions imposed by a	that are identified for	consistency of designation across the open	Enable and support healthy lifestyles
	level of protection, thereby giving the greatest level	Green Belt designation. Within	development in other parts	space and the utilisation of more readily	through safe and accessible green
	of certainty that the existing sports provision will be	this context it is appropriate to	of Wigan. This will enable	recognisable features to define the Green Belt	infrastructure (Para 1)
	protected from development.	give full consideration to the	those sites to be served by	boundary.	Providing access to a network of
		expansion of the Green Belt	a comprehensive approach		high quality open spaces (Para 96)
		designation in other areas to give	to infrastructure. This will	Evidence in the Assessment of Additions to the	Plan positively to enhance beneficial
		further protection to land which	achieve economic and	Green Belt considers its performance against	use of Green Belt: this is met in
		performs a Green Belt function	social objectives.	purposes. Under Purpose 1a (evidence of	several ways by looking for
		including where there are	Environmental objectives	existing urban sprawl) the assessment gives the	opportunities to provide access,
		opportunities to address current	will be achieved by keeping	site a 'strong' rating and highlights that whilst the	providing opportunities for outdoor
		inconsistencies in the existing	the land open.	Atherton urban edge is highly	sport and recreation, retaining and
		Green Belt boundary.		visible from within the parcel it contains no built	enhancing landscapes, providing
				development and there is a sense of openness	visual amenity and biodiversity and
				within it	

Site	a. Demonstrate why normal planning and DM	b. Set out whether any major	c. Show what the	d. Demonstrate the necessity for the Green	e. Show how the Green Belt would
	policies would not be adequate.	changes in circumstances	consequences of the	Belt and its consistency with strategic	meet the other objectives of the
		have made the adoption of	proposal would be for	policies for adjoining areas.	NPPF.
		this exceptional measure	sustainable		
		necessary.	development.		
					also by improving damaged land
				Under Purpose 1b (protection of open land from	(Para 141)
				the potential for urban sprawl to occur) the	
				assessment gives the site a 'strong' rating. It	
				notes that while the western border of the parcel	
				is formed by the A579, this would not act as a	
				barrier to potential sprawl beyond it. In addition,	
				the parcel plays a role in preventing further	
				development along the eastern edge of the	
				A579. In terms of Purpose 2 (preventing	
				neighbouring towns from merging) the	
				assessment gives the site a 'strong' rating. The	
				parcel lies between the settlements of Leigh and	
				Atherton, which are within very close proximity.	
				The parcel forms part of a critical gap between	
				the settlements and acts to prevent coalescence.	
				In terms of Purpose 3 (assisting in safeguarding	
				the countryside from encroachment) the	
				assessment gives the site a 'moderate' rating. It	
				notes that the parcel is open and is connected to	
				Green Belt land to the south and west, but lacks	
				a strong rural character due to the presence of	
				adjacent urban development.	
				Evidence in the GM Cumulative Harm	
				Assessment finds that the addition would have	
				little impact strategically but will contribute to	

Site	a. Demonstrate why normal planning and DM	b. Set out whether any major	c. Show what the	d. Demonstrate the necessity for the Green	e. Show how the Green Belt would
	policies would not be adequate.	changes in circumstances	consequences of the	Belt and its consistency with strategic	meet the other objectives of the
		have made the adoption of	proposal would be for	policies for adjoining areas.	NPPF.
		this exceptional measure	sustainable		
		necessary.	development.		
				preventing the merging of Leigh and Atherton	
				(Purpose 2) and will assist in checking sprawl	
				locally (Purpose 1)	
GBA46	The land is currently within a designated Site of	This parcel of land contributes to	The parcel is already	The necessity for the designation is set out in the	Designation as Green Belt will ensure
	Biological Importance and therefore benefits from	the separation of Pennington and	subject to protective	previous columns and relates to the contribution	that land in this location will remain open
Hope Carr	some protection provided by Core Strategy Policy	Leigh Commerce Park.	designations reflecting its	the land makes to the purposes of Green Belt in	and will perform well against the primary
Nature	CP12 and proposed GMSF policy GM-G9.		recreational and ecological	Paragraph 134 of the NPPF, namely Purpose 'a'	purposes in national policy. The other
Reserve	However, the future protection of the land is	The area of land is within a Site	value. The designation	(to check the unrestricted sprawl of the urban	objectives of the NPPF will be supported
	dependent on it retaining its SBI designation,	of Biological Importance (SBI).	would therefore	area), and to Purpose 'c' (to assist in	as follows:
	which can change dependent on its condition.	However, part of the SBI is	complement these existing	safeguarding the countryside from	Contribute to the social and
		adjacent to a designated	designations and has the	encroachment). It will achieve a consistency of	environmental objectives of
	The land forms a logical extension of the large	employment area and is	potential to give greater	designation across the open space and the	sustainable development (Para 8)
	Green Belt parcel to the south.	vulnerable to employment uses.	local confidence regarding	utilisation of more readily recognisable features	Encourage multiple benefits from
		Green Belt designation would	the future role of this area.	to define the Green Belt boundary.	both urban and rural land, including
		afford the site additional	As such the designation		throughtaking opportunities to
		protection.	would be considered to	Evidence in the Assessment of Additions to the	achieve net environmental gains,
			positively contribute to the	Green Belt considers its performance against	such as developments that would
			social and environmental	purposes. Under Purpose 1a (evidence of	enable new habitat creation or
			objectives of sustainable	existing urban sprawl) the assessment gives the	recognise that some undeveloped
			development as set out	site a 'strong' rating and highlights that the parcel	land can perform many functions,
			under NPPF paragraph 8.	lies adjacent to Leigh, but that there is no built	such as for wildlife, recreation, flood
				development within the parcel apart from the	risk mitigation (Para 118)
				remains of settling ponds, the influence of which	Promote the conservation, restoration
				on the openness of the parcel is limited.	and enhancement of priority habitats
					and ecological networks (Para 174)
				Under Purpose 1b (protection of open land from	
				the potential for urban sprawl to occur) the	

Site	a. Demonstrate why normal planning and DM	b. Set out whether any major	c. Show what the	d. Demonstrate the necessity for the Green	e. Show how the Green Belt would
	policies would not be adequate.	changes in circumstances	consequences of the	Belt and its consistency with strategic	meet the other objectives of the
		have made the adoption of	proposal would be for	policies for adjoining areas.	NPPF.
		this exceptional measure	sustainable		
		necessary.	development.		
				assessment gives the site a 'moderate' rating. It	Contribute to the social and
				notes that the parcel lies adjacent to Leigh and	environmental objectives of
				that Pennington Brook is located at the south	sustainable development (para 8)
				and west of the parcel and could play a limited	
				role in preventing further urban sprawl from	
				occurring within and beyond the parcel. In terms	
				of Purpose 3 (assisting in safeguarding the	
				countryside from encroachment) the assessment	
				gives the site a 'moderate' rating. It notes that	
				there is a limited sense of encroachment with the	
				parcel being generally free of urbanised built	
				development. It also notes that the parcel	
				displays some of the characteristics of the	
				countryside but is enclosed by urban	
				development and is heavily influenced by its	
				former use as a sewage works and does not	
				have a strong rural character.	
				Evidence in the GM Cumulative Harm	
				Assessment finds that the addition will make a	
				contribution to checking urban sprawl from Leigh	
				(Purpose 1).	
GBA47	The land is currently undesignated and therefore	The GMSF proposes revisions to	The small-scale nature of	The necessity for the designation is set out in the	Designation as Green Belt will ensure
	has no formal policy presumption against its	the boundary of the GM Green	this amendment to the	previous columns and relates to the contribution	that land in this location will remain open
Crow Orchard	development. The land forms a logical extension	Belt and this is the first such	Green Belt boundary will	the land makes to the purposes of Green Belt in	and will perform well against the primary
Road	of the Green Belt up to the settlement boundary of	opportunity to review it since the	not have any wider impact	Paragraph 134 of the NPPF, namely Purpose 'a'	purposes in national policy. The other
	Standish / Shevington Moor.	GM Green Belt Structure Plan in			

Site	a. Demonstrate why normal planning and DM	b. Set out whether any major	c. Show what the	d. Demonstrate the necessity for the Green	e. Show how the Green Belt would
	policies would not be adequate.	changes in circumstances	consequences of the	Belt and its consistency with strategic	meet the other objectives of the
		have made the adoption of	proposal would be for	policies for adjoining areas.	NPPF.
		this exceptional measure	sustainable		
		necessary.	development.		
		1984. To avoid 10 districts	on sustainable	(to check the unrestricted sprawl of the urban	objectives of the NPPF will be supported
		proposing further amendments to	development.	area).	as follows:
		the Green Belt in Local Plans it is			Contribute to protecting and
		proposed that this will be the only		Evidence in the Assessment of Additions to the	enhancing our natural environment
		opportunity to make changes,		Green Belt considers its performance against	(Para 8)
		including those that are small-		purposes. The assessment gives this site a	Recognise that some undeveloped
		scale such as this one.		'weak' rating for most Green Belt Purposes.	land can perform many functions,
				Nevertheless, it will still make a limited	such as for wildlife (para 118)
				contribution and will achieve a consistency of	Define boundaries clearly, using
				designation across the open space and the	physical features that are readily
				utilisation of more readily recognisable features	recognisable and likely to be
				to define the Green Belt boundary.	permanent (para 139)
				Evidence in the GM Cumulative Harm	
				Assessment finds that the addition would have	
				negligible impact on the purposes at the strategic	
				level.	
				The new boundary, although only a minor	
				change, allows the Green Belt to be drawn	
				tighter to the settlement boundary following a	
				logical defensible boundary which is necessary	
				to allow Green Belt in this location to operate	
				effectively against the Green Belt purposes.	
GBA48	The site is currently undesignated in the existing	The GMSF proposes revisions to	The small-scale nature of	The necessity for the designation is set out in the	Designation as Green Belt will ensure
	Development Plan.	the boundary of the GM Green	this amendment to the	previous columns and relates to the contribution	that land in this location will remain open

Site	a. Demonstrate why normal planning and DM	b. Set out whether any major	c. Show what the	d. Demonstrate the necessity for the Green	e. Show how the Green Belt would
	policies would not be adequate.	changes in circumstances	consequences of the	Belt and its consistency with strategic	meet the other objectives of the
		have made the adoption of	proposal would be for	policies for adjoining areas.	NPPF.
		this exceptional measure	sustainable		
		necessary.	development.		
North of		Belt and this is the first such	Green Belt boundary will	the land makes to the purposes of Green Belt in	and will perform well against the primary
Bradley Lane,	The land forms a logical extension of the large	opportunity to review it since the	not have any wider impact	Paragraph 134 of the NPPF, namely Purpose 'a'	purposes in national policy. The other
Standish	Green Belt parcel to the north and would adjoin it	GM Green Belt Structure Plan in	on sustainable	(to check the unrestricted sprawl of the urban	objectives of the NPPF will be supported
	to the designated Primary Employment Area to the	1984. To avoid 10 districts	development.	area), and to Purpose 'c' (to assist in	as follows:
	south, providing a more logical and defensible	proposing further amendments to		safeguarding the countryside from	Contribute to protecting and
	Green Belt boundary. This is necessary to allow	the Green Belt in Local Plans it is		encroachment). It will achieve a consistency of	enhancing our natural environment
	Green Belt in this location to operate effectively	proposed that this will be the only		designation across the open space and the	(Para 8)
	against the purposes of Green Belt.	opportunity to make changes,		utilisation of more readily recognisable features	Recognise that some undeveloped
		including those that are small-		to define the Green Belt boundary.	land can perform many functions,
		scale such as this one.			such as for wildlife (para 118)
				Evidence in the Assessment of Additions to the	Define boundaries clearly, using
		The size, shape and location of		Green Belt considers its performance against	physical features that are readily
		this parcel of land forms a logical		purposes. Under Purpose 1a (evidence of	recognisable and likely to be
		extension to the Green Belt		existing urban sprawl) the assessment gives the	permanent (para139)
		resulting in a more appropriate		site a 'strong' rating and notes that there is no	
		boundary.		built development and few urbanising features	
				within the parcel. In addition, there is a strong	
		In addition, the area of land		sense of openness within the parcel because of	
		which is covered by a (general)		clear views to the open fields towards the north.	
		Tree Preservation Order is			
		adjacent to an employment area		Under Purpose 1b (protection of open land from	
		rendering it vulnerable to		the potential for urban sprawl to occur) the	
		expansion of the employment		assessment gives the site a 'moderate' rating. It	
		area. Green Belt designation		notes that the railway is a strong barrier feature	
		would afford the site additional		at the outer edge of the parcel to the east which	
		protection.		is preventing urban sprawl from occurring	
				beyond the parcel eastwards but that there are	

Site	a. Demonstrate why normal planning and DM	b. Set out whether any major	c. Show what the	d. Demonstrate the necessity for the Green	e. Show how the Green Belt would
	policies would not be adequate.	changes in circumstances	consequences of the	Belt and its consistency with strategic	meet the other objectives of the
		have made the adoption of	proposal would be for	policies for adjoining areas.	NPPF.
		this exceptional measure	sustainable		
		necessary.	development.		
				no strong boundary features preventing outward	
				sprawl from the parcel to the open countryside	
				beyond.	
				In terms of Purpose 3 (assisting in safeguarding	
				the countryside from encroachment) the	
				assessment gives the site a 'strong' rating. It	
				notes that the parcel is almost entirely free of	
				development and contains primarily woodland.	
				Whilst the urban edge to the south has a strong	
				influence on its character, the parcel forms part	
				of a wider area of open countryside stretching	
				north from the urban edge of Standish.	
				The new boundary, although only a minor	
				change, allows the Green Belt to be drawn	
				tighter to the settlement boundary following a	
				logical defensible boundary which is necessary	
				to allow Green Belt in this location to operate	
				effectively against the purposes of Green Belt.	
GBA49	The land meets the primary purposes of Green	Significant changes to the	The protection of the land	The necessity for the designation is set out in the	Designation as Green Belt will ensure
	Belt and it needs to remain open permanently in	boundary of the Greater	as Green Belt can make a	previous columns and relates to the contribution	that land in this location will remain open
Coppull Lane	order to achieve those purposes. Policies, other	Manchester Green Belt are	strategic contribution to	the land makes to the purposes of Green Belt in	and will perform well against the primary
	than Green Belt policies, would not achieve this.	proposed through the GMSF,	urban regeneration by	Paragraph 134 of the NPPF, namely Purpose 'a'	purposes in national policy. The other
		resulting in the release of large	directing development	(to check the unrestricted sprawl of the urban	objectives of the NPPF will be supported
	The land is currently undesignated in the existing	areas of land from this protective	towards derelict and	area) and to Purpose 'd' (to preserve the setting	as follows:
	Development Plan and is only specifically subject	designation. It is clear from	underused sites in the	and special character of historic towns), to	

Site	a. Demonstrate why normal planning and DM	b. Set out whether any major	c. Show what the	d. Demonstrate the necessity for the Green	e. Show how the Green Belt would
	policies would not be adequate.	changes in circumstances	consequences of the	Belt and its consistency with strategic	meet the other objectives of the
		have made the adoption of	proposal would be for	policies for adjoining areas.	NPPF.
		this exceptional measure	sustainable		
		necessary.	development.		
	to UDP Policies EV2C 'Wildlife corridors'; and	representations to the GMSF that	urban areas. It will also	achieve a consistency of designation across the	Contribute to protecting and
	EV3F which requires developments to be	there is a great deal of support	direct development to sites	open space and the utilisation of more readily	enhancing our natural environment
	sympathetic, by reason of its layout, external	for the restrictions imposed by a	that are identified for	recognisable features to define the Green Belt	(Para 8)
	appearance and access arrangements, to the	Green Belt designation. Within	development in other parts	boundary.	Enable and support healthy lifestyles
	visual qualities and traditional waterside character	this context it is appropriate to	of Wigan. This will enable		through safe and accessible green
	of the River Douglas which flows through the land.	give full consideration to the	those sites to be served by	Evidence in the Assessment of Additions to the	infrastructure (Para 91)
		expansion of the Green Belt	a comprehensive approach	Green Belt considers its performance against	Encourage multiple benefits from both
	Green Belt designation will provide additional	designation in other areas to give	to infrastructure. This will	purposes. Under Purpose 1a (evidence of	urban and rural land, including
	safeguards against the future development of the	further protection to land which	achieve economic and	existing urban sprawl) the assessment gives the	throughtaking opportunities to
	land, enabling it to remain open permanently and	performs a Green Belt function	social objectives.	site a 'moderate' rating and references the fact	achieve net environmental gains, such
	achieve the Green Belt purposes.	including where there are	Environmental objectives	that the parcel is predominantly open, but notes	as developments that would enable
		opportunities to address current	will be achieved by keeping	that it has a closer association with the urban	new habitat creation or recognise
	The land forms a logical extension of the Green	inconsistencies in the existing	the land open.	area than the countryside to the north.	that some undeveloped land can
	Belt to the north.	Green Belt boundary and in			perform many functions, such as for
		maintaining openness and		Under Purpose 1b (protection of open land from	wildlife, recreation, flood risk mitigation
		separation between existing		the potential for urban sprawl to occur) the	(Para 118)
		communities.		assessment gives the site a 'moderate' rating. It	
				highlights that although the River Douglas runs	
				through the parcel this would not prevent sprawl	
				from occurring within it. It notes however, that	
				the parcel is contained by development on two	
				sides and the River Douglas, so development	
				within it may not therefore be perceived as	
				sprawl.	
				In terms of Purpose 4 (preservation of the setting	
				and special character of historic towns) the	

Site	a. Demonstrate why normal planning and DM	b. Set out whether any major	c. Show what the	d. Demonstrate the necessity for the Green	e. Show how the Green Belt would
	policies would not be adequate.	changes in circumstances	consequences of the	Belt and its consistency with strategic	meet the other objectives of the
		have made the adoption of	proposal would be for	policies for adjoining areas.	NPPF.
		this exceptional measure	sustainable		
		necessary.	development.		
				assessment also gives the site a 'moderate'	
				rating. It states that the parcel has intervisibility	
				with the historic settlement of Wigan (Historic	
				Core) and plays a role in its setting, albeit to a	
				relatively limited degree. However, it notes that	
				the topography of the parcel and intervening	
				buildings and roads limit the influence it has in	
				this regard, despite its close proximity.	