

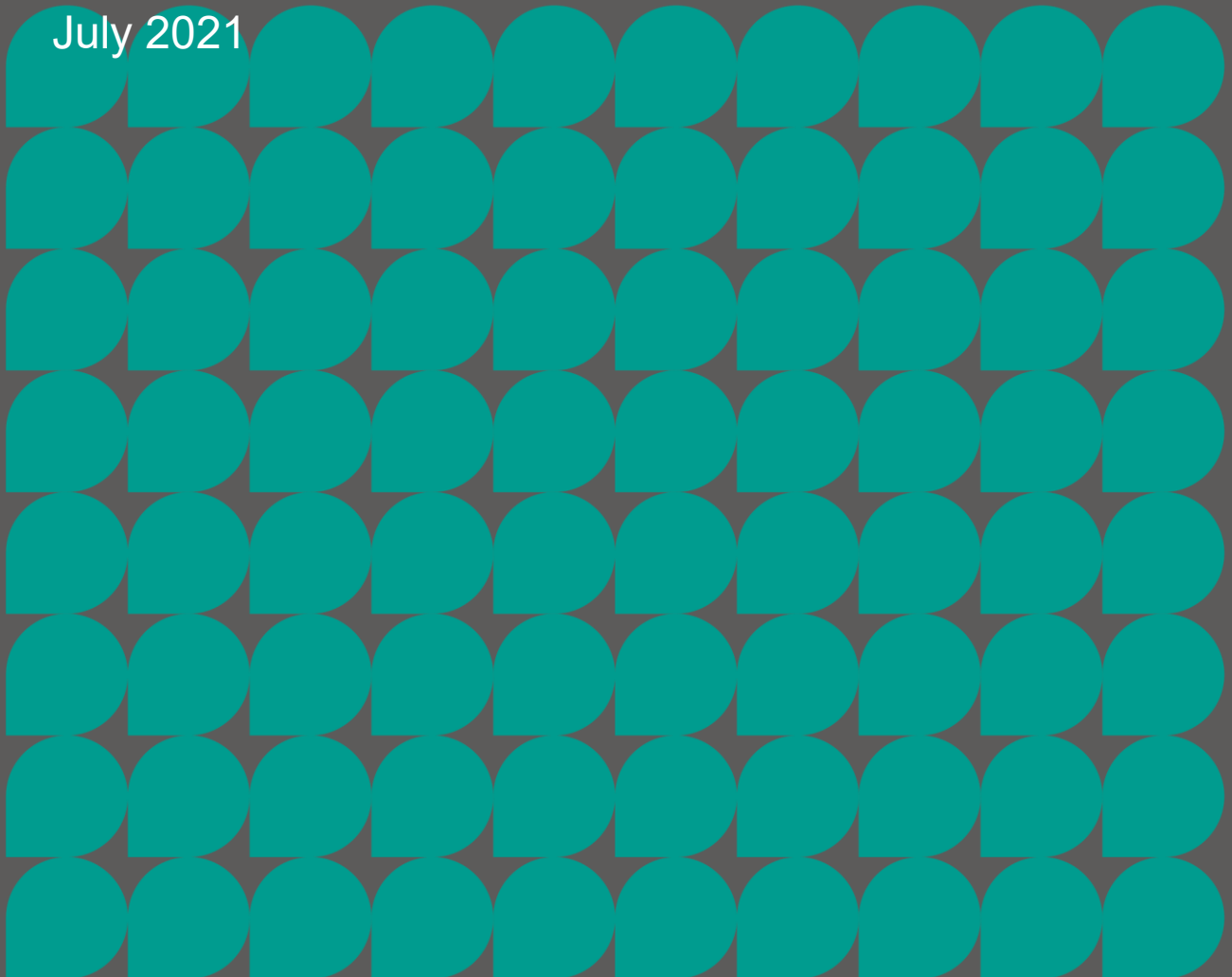
# Places for Everyone

Green Belt Topic Paper

and

Case for Exceptional Circumstances to amend the Green  
Belt Boundary

July 2021



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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 re-drafting, 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 2021 and 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 from 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.
  - 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 objective	Summary against overall objective/ cumulative effects	Mitigation/policy input	Summary of scoring
9 – Promote sustainable modes of transport	Development in the Green Belt will result in development in areas which are less likely to be near major transport or employment land areas. However some areas will include a mix of employment opportunities near to housing. Changes in travel patterns likely as public transport will be main form of transport.	Ensure sustainable travel is promoted in first instance through provision of public transport and active travel.	No amendments made to policy, as active travel covered in thematic policies JP-C 3 and JP-C 5.
10 – Improve air quality	Linked to potential that development of Green Belt may have on distance from transport and employment, this may result in an increase in amount of trips made by car. Increased car trips will worsen air quality over time.	Ensure sustainable travel is promoted in first instance through provision of public transport and active travel.	No amendments made to policy, as active travel covered in thematic policies JP-C 3 and JP-C 5.
16 – Conserve and/or	Uncertainty around potential impact on some areas through the release of Green Belt, but	Detailed appraisal of openness and	No amendments made to policy, though a Green

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

**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).

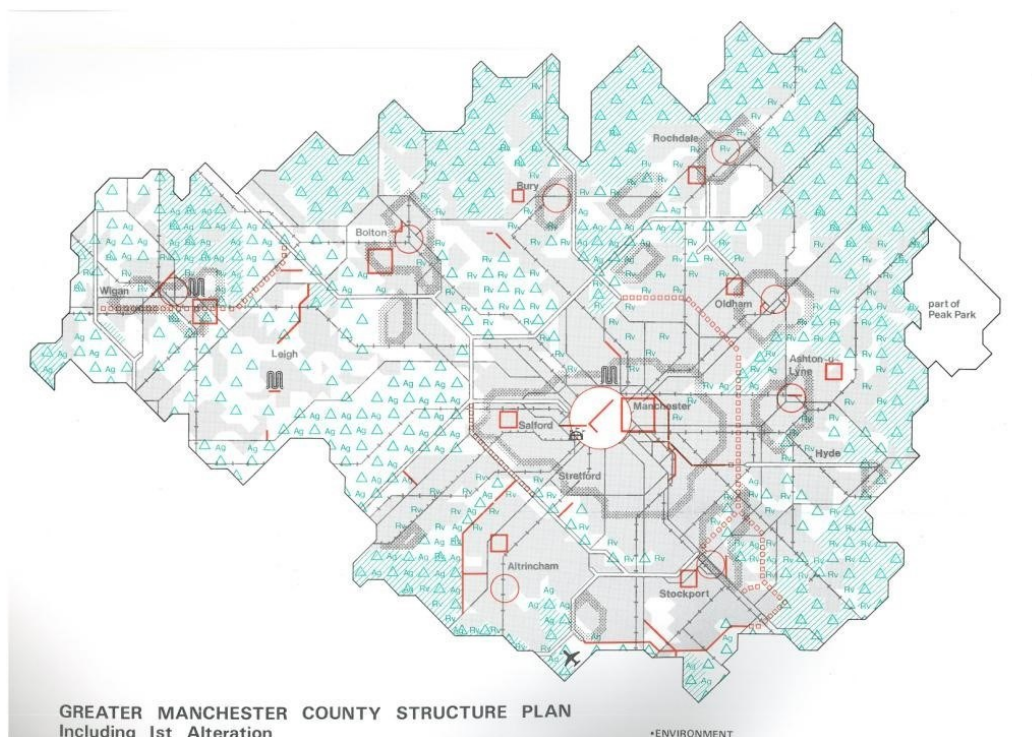


Figure 6.1 GM Structure Plan key diagram



**Figure 6.2 GM Structure Plan key**

## Current Green Belt

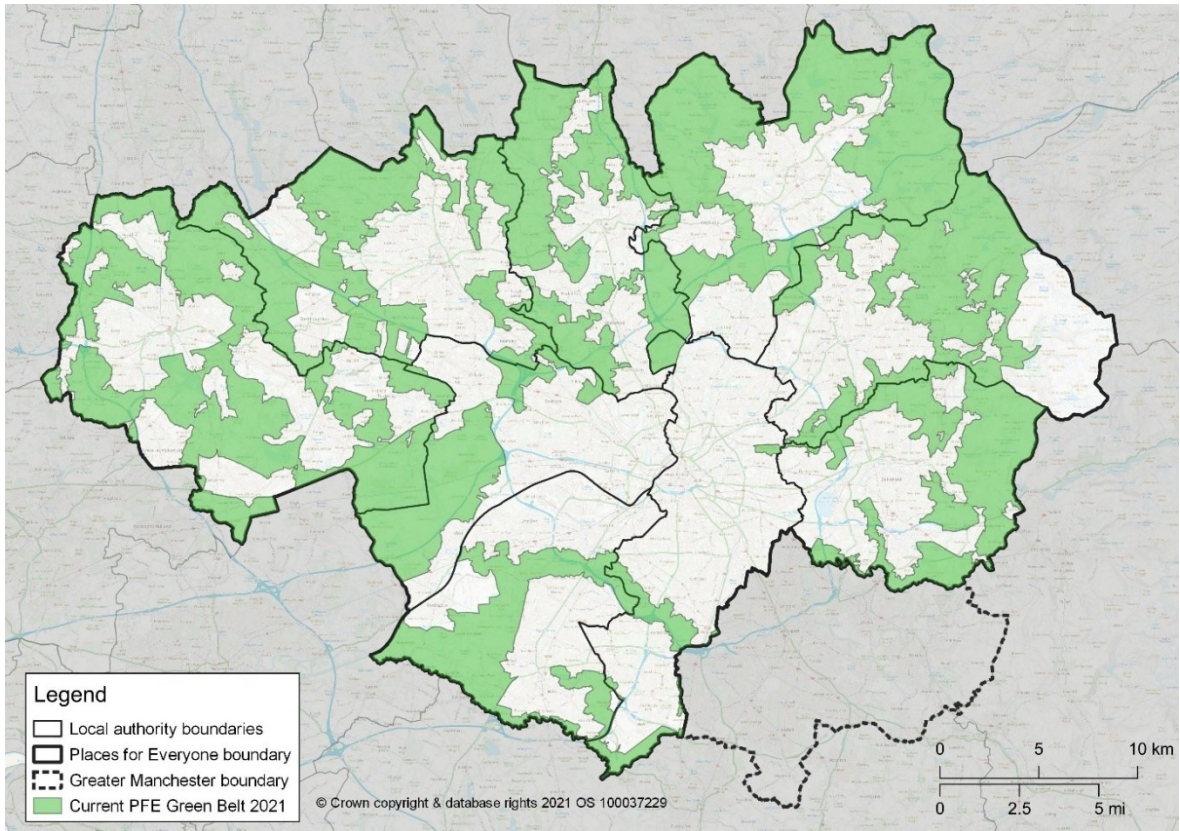
6.20 The Green Belt across the plan area is currently 53,752 hectares in size and this covers 46.7% of the total area of the nine districts that form the plan area. Figure 6.3 sets out the proportion of districts that are covered by Green Belt in both hectares and as a percentage, and reveals that Green 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

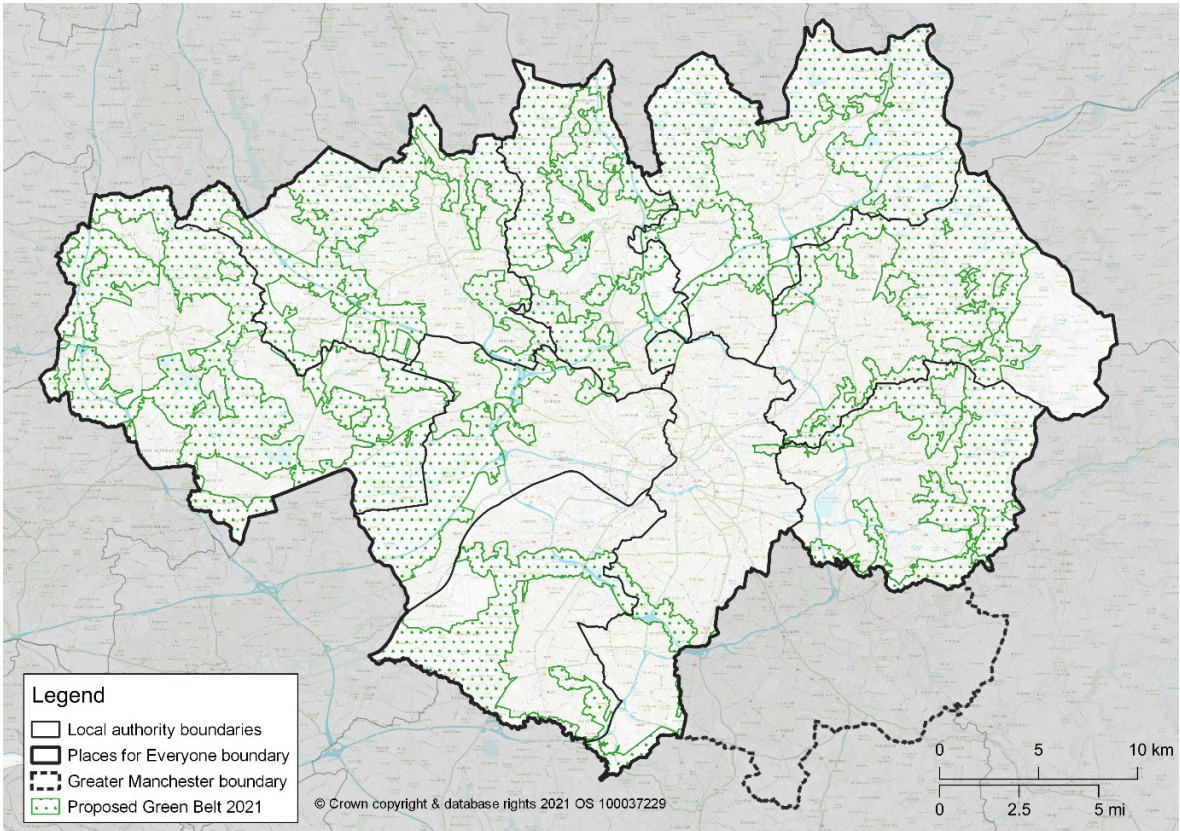
**Figure 6.3 Current GM Green Belt size compared to total area**

## Proposed Green Belt

- 6.21 The proposed Green Belt in the 2021 PfE is 51,998 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 49,348 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	Current Green Belt (Ha.)	Proposed Green Belt (Ha.) 2016	Proposed Green Belt (Ha.) 2019	Proposed Green Belt (Ha.) 2020	Proposed Green Belt (Ha.) 2021	Net Green Belt loss when compared to Current Green Belt 2016 (Ha.)*	Net Green Belt loss when compared to Current Green Belt 2016 (%)*	Net Green Belt loss when compared to Current Green Belt 2019 (Ha.) *	Net Green Belt loss when compared to Current Green Belt 2019 (%)*	Net Green Belt loss when compared to Current Green Belt 2020 (Ha.) *	Net Green Belt loss when compared to Current Green Belt 2020 (%)*	Net Green Belt loss when compared to Current Green Belt 2021 (Ha.) *	Net Green Belt loss when compared to Current Green Belt 2021 (%)*	Difference in net loss <sup>1</sup> of Green Belt from 2016 (%) - Between 2016 and 2019 <sup>+</sup>	Difference in net loss of Green Belt from 2016 (%) - Between 2016 and 2020 <sup>+</sup>	Difference in net loss of Green Belt from 2016 (%) - Between 2016 and 2021 <sup>+</sup>
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
Manchester	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	1,940	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

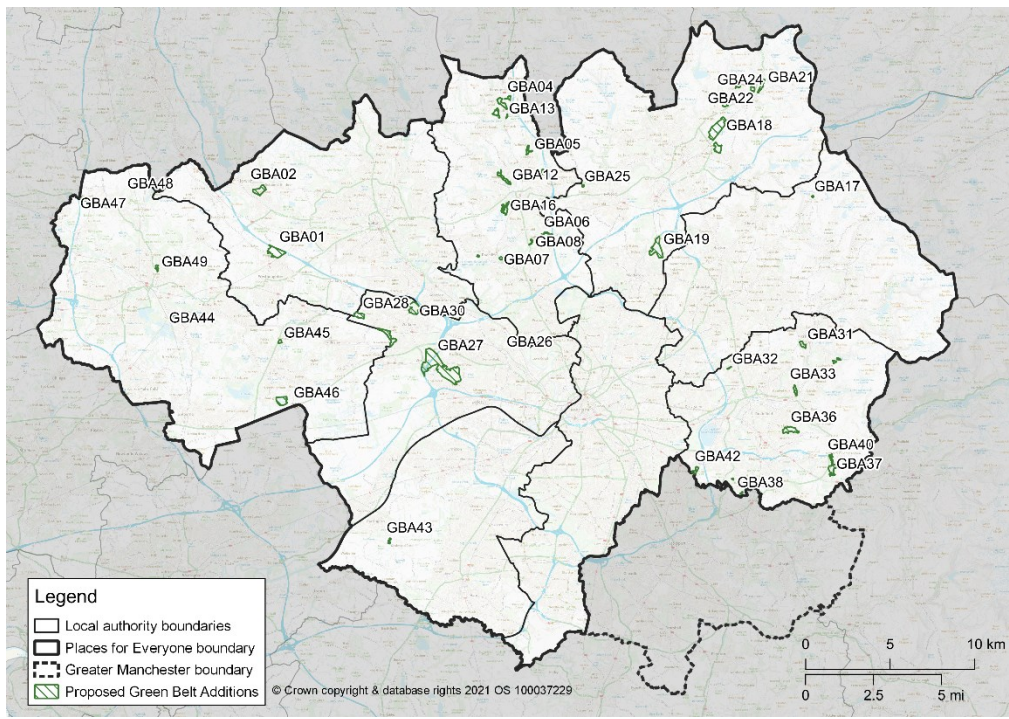
Figure 6.6 Net change in Green Belt size and proposed loss between 2016 and 2021

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

<sup>+</sup> 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, 674.6 hectares 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-G 10 and notes the findings of the Stage 2 reports from LUC. A key aspect of the Stage 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:
  - 'Assessment of Proposed 2019 Allocations (2020)',
  - '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 Green Belt 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 release  (Ha.)	2020 release  (Ha.)	2021 release  (Ha.)	Analysis from 2020 addendum report
GMA1.3 Whitefield	62.7	0	0	Area rated as low-moderate overall harm will no longer be released.
GMA3 Kingsway South	200.1	0	0	Area rated as very high harm overall will no longer be released.
GMA20 Spinners Way/ Alderney Farm	2	0	0	Area rated as low-moderate overall harm will no longer be released.
GMA21 Thornham Old Road	34.6	0	0	Area rated as high overall harm will no longer be released.
GMA36 Gravel Bank Road / Unity Mill	6.1	0	0	Area rated as moderate overall harm will no longer be released.
GMA47 Land south of Pennington	53.1	0	0	Area rated as very high overall harm will no longer be released.
GMA17 Hanging Chadder	22.66	22.66	0	Area rated as moderate- high harm will no longer be released.

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



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	Analysis from 2021 addendum report
JPA1.2 Simister and Bowlee	A	217.4	73.4	73.5	0	0	0	Will leave separation between Whitefield and Rhodes/Middleton. Less impact on retained Green Belt to the north east.	N/A – no change in Green Belt release from 2020 to 2021.
JPA2 Stakehill	B	177.6	177.6	167.4	24.5	24.5	34.4	N/A – no change in Green Belt release from 2019 to 2020.	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.
JPA9 Walshaw	A	61.3	61.3	60.9	0	0	0	N/A – no change in Green Belt release from 2019 to 2020.	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	Analysis from 2021 addendum report
									Harm of release of the Allocation is, therefore, still moderate
JPA13 Bottom Field Farm (Woodhouses)	A	9.1	1	1	0	0	0	Areas that will now not be released were assessed as high and moderate-high harm.	N/A – no change in Green Belt release from 2020 to 2021.
JPA15 Chew Brook Vale (Robert Fletchers)	A/B	17	17	5.4	15	15	0	N/A – no change in Green Belt release from 2019 to 2020.	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.
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	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 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	Analysis from 2021 addendum report
								constitute a minor impact on adjacent Green Belt, and harm from the release of GM13-3 [JPA17] will therefore be high.	released has reduced from 19.8 to 13.3 ha.
JPA23 Newhey Quarry	B	13.5	10.9	10.9	0	4.3	4.3	Will form a strong boundary to east with wider Green Belt, but otherwise no material change to harm.	N/A – no change in Green Belt release from 2020 to 2021.
JPA28 North of Irlam Station	A	64.3	57.9	29.2	0	0	0	No change to harm.	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
JPA33 New Carrington	B	240.8	169.5	169.2	306.8	394.5	394.5	Stronger Green Belt boundary to the west, preserves a wider gap between Carrington and Sale. For parcel to east, the impact on adjacent Green Belt has reduced	N/A – no change in Green Belt release from 2020 to 2021.

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	Analysis from 2021 addendum report
								from moderate to minor, and harm has reduced from very high to high.	
JPA3.2 Timperley Wedge	B	114.1	100.1	100.2	73.9	88.6	88.6	Reduction in area means there is less impact on gap between Hale and Wythenshawe although harm and impact on adjacent Green Belt will not change.	N/A – no change in Green Belt release from 2020 to 2021.
JPA34 M6 Junction 25	A	73.7	64.5	62.6	0	0	0	Will reduce area to be released that is 'very high' harm and offer potential for beneficial use, though it will not reduce harm of rest of allocation.	N/A – no change in Green Belt release from 2020 to 2021.
JPA37 West of Gibfield	B	53.8	45.5	49.9	0	25.4		Retention of Green Belt within allocation preserves some settlement separation but will not reduce harm of allocation. Settlement gap will be strengthened by retention of wooded area around Colliery Lane.	N/A – no change in Green Belt release from 2020 to 2021.

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

## **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 Option 4(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 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 (SELAAAs) 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.
- Criterion 1 - Land which has been previously developed and/or land which is well served by public transport;
  - Criterion 2 – Land that is able to take advantage of the key assets and opportunities that genuinely distinguish Greater Manchester from its competitors;
  - Criterion 3 – 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;

- Criterion 4 – Land within 800 metres of a main town centre boundary or 800 metres from the other town centres’ centroids;
- Criterion 5 – Land which would have a direct significant impact on delivering urban regeneration;
- Criterion 6 – 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;
- Criterion 7 – 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 2021<sup>2</sup>

## **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

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<sup>2</sup> 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 from 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)	<p>The Northern Gateway allocation meets the following Site Selection criteria:</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Criterion 3 – as the allocation is identified as a strategically important location in the GMSF which has the capacity to deliver transformational change.</li> <li>• Criterion 5 - as the allocation will contribute towards the regeneration of adjacent areas of deprivation.</li> <li>• Criterion 6 – as the scale of the allocation will bring new public transport links (including Bus Rapid Transit corridors linking the expanded Heywood</li> </ul>	<ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> </ul>	<ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• In terms of cumulative harm on Strategic Green Belt Area 15 (SGBA15), release would reduce the contribution made to checking unrestricted sprawl leading to</li> </ul>	<ul style="list-style-type: none"> <li>• 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.</li> <li>• 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</li> </ul>	<ul style="list-style-type: none"> <li>• 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.</li> </ul>

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	<p>employment area with surrounding neighbourhoods).</p> <ul style="list-style-type: none"> <li>• Criterion 7 – as the allocation will contribute to addressing existing issues of deprivation in a nearby area.</li> </ul>		<p>areas of the SGBA becoming more contained and lead to fragmentation and weakened connectivity (Purpose 1), would completely remove the significant gap between Whitefield and Heywood and weaken the contribution to preventing towns from merging (Purpose 2), and would increase containment of Green Belt to the north and west of the allocation, and as a result reduce the contribution these areas make to safeguarding the countryside from encroachment (Purpose 3).</p>	<p>containment of retained Green Belt land to the north.</p>	
<p>JPA1.2 Simister and Bowlee (Northern Gateway)</p>	<p>The Northern Gateway allocation meets the following Site Selection criteria:</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Criterion 3 – as the allocation is identified as a</li> </ul>	<ul style="list-style-type: none"> <li>• 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</li> </ul>	<ul style="list-style-type: none"> <li>• The 2019 harm report noted that release of the allocation would cause ‘High’ harm to Green Belt purposes owing to its combined release with Allocations 1.1 and 1.3, and would have ‘Moderate’ impact on adjacent Green Belt.</li> <li>• The addendum to the harm report notes the reduced release as a result of proposed 2020 boundaries means that there will be less impact on retained Green Belt to the north east, but the</li> </ul>	<ul style="list-style-type: none"> <li>• The smaller release of land will maintain Green Belt linkage to the south west, but as that land is mostly constrained (Heaton Park Registered Park and Garden) its containment or otherwise will not affect harm to the Green Belt purposes. The retention of Green Belt will leave some separation between</li> </ul>	<ul style="list-style-type: none"> <li>• 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</li> </ul>

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
	<p>strategically important location in the GMSF which has the capacity to deliver transformational change.</p> <ul style="list-style-type: none"> <li>• Criterion 5 - as the allocation will contribute towards the regeneration of adjacent areas of deprivation.</li> <li>• Criterion 6 – as the scale of the allocation will bring new public transport links (including Bus Rapid Transit corridors linking the expanded Heywood employment area with surrounding neighbourhoods).</li> <li>• Criterion 7 – as the allocation has transformational potential in enabling new housing, community facilities and new transport infrastructure to come forward in what is currently an area with significant pockets of high</li> </ul>	<p>preventing the merger of towns (Purpose 2).</p>	<p>impact on east-west settlement separation between Whitefield and Rhodes/ Middleton will still mean the harm of releasing the reduced sub area of GM1.2-2 remains high.</p> <ul style="list-style-type: none"> <li>• In terms of cumulative harm on Strategic Green Belt Area 15 (SGBA15), release would reduce the contribution made to checking unrestricted sprawl leading to areas of the SGBA becoming more contained and lead to fragmentation and weakened connectivity (Purpose 1), would completely remove the significant gap between Whitefield and Heywood and weaken the contribution to preventing towns from merging (Purpose 2), would increase containment of Green Belt to the north and west of the allocation, and as a result reduce the contribution these areas make to safeguarding the countryside from encroachment (Purpose 3).</li> </ul>	<p>Whitefield and Rhodes/Middleton, but that is largely occupied by Simister, which has an urbanising influence on the Green Belt.</p> <ul style="list-style-type: none"> <li>• The boundary changes in Rochdale result in no greenbelt release.</li> </ul>	<p>not reduce the harm of release of this Allocation.</p>

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	deprivation, low skills and worklessness.				
JPA2 Stakehill	<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>The provision of around 150,000 square metres of employment floorspace will make a large contribution to employment supply in Oldham and Rochdale.</li> <li>The development will also deliver an expansion to an existing primary school to</li> </ul>	<ul style="list-style-type: none"> <li>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).</li> <li>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</li> </ul>	<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>A Stage 2 Green Belt second addendum (2021) to proposed allocations and addendum to the cumulative assessment has been prepared (2021), which assesses</li> </ul>	<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>The allocation policy makes specific reference to the need to create a strong defensible boundary on the</li> </ul>	<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>It should also be noted that since the assessment a proportion of the allocation</li> </ul>

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	<p>serve the needs of the development and the wider area.</p>	<p>of harm to the Green Belt purposes.</p> <ul style="list-style-type: none"> <li>• The 2021 PfE Plan proposes the retention within the Green Belt of an area of land on the southern edge of the Allocation, the area closest to the settlements of Chadderton Fold and Healds Green.</li> <li>• The land here makes a strong contribution to Green Belt Purpose 1 (checking the sprawl of a large built-up area) and Purpose (safeguarding the countryside from encroachment).</li> </ul>	<p>the changes that have taken place since the last assessment to allocations. 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.</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• In terms of cumulative impact the 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</li> </ul>	<p>southern edge of the allocation.</p> <ul style="list-style-type: none"> <li>• It should also be noted that since the assessment a proportion of the allocation to south is now to be retained as Green Belt within the allocation.</li> </ul>	<p>to south is now to be retained as Green Belt within the allocation.</p>



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			<p>to reduce the assessed level of harm.</p> <ul style="list-style-type: none"> <li>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.</li> </ul>		
JPA3.1 Medipark	<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>	<ul style="list-style-type: none"> <li>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).</li> </ul>	<ul style="list-style-type: none"> <li>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.</li> <li>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</li> </ul>	<ul style="list-style-type: none"> <li>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.</li> </ul>	<ul style="list-style-type: none"> <li>Evidence finds that mitigation measures would not reduce the harm of this allocation.</li> </ul>

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	<ul style="list-style-type: none"> <li>The site meets Criterion 6 of the Site Selection criteria, as the site will be located in close proximity to the proposed Metrolink Western Leg (Airport line).</li> <li>The site is a significant opportunity that is based on its particular location due to its proximity to University Hospital South Manchester and the wider Roundthorn Medipark Enterprise Zone. By attracting investment from knowledge-based industries to a high quality development, this area can provide a major boost to the economy of the city and the wider region.</li> </ul>		<p>SGBA makes to preventing sprawl (Purpose 1).</p> <ul style="list-style-type: none"> <li>The site is contained by the existing inset edge and strategically the release of this allocation would have little impact on the contribution the SGBA makes to Purpose 2.</li> <li>The release of the site would itself constitute encroachment on the countryside (Purpose 3), but as the site is contained by the existing inset edge, strategically its release would have little impact on the contribution the SGBA makes to preventing encroachment.</li> </ul>		
JPA3.2 Timperley Wedge	<ul style="list-style-type: none"> <li>The site meets Criterion 2 of the Site Selection criteria, as the area is close to Manchester Airport and the proposed HS2 Manchester Airport Station which have been identified as key assets in</li> </ul>	<ul style="list-style-type: none"> <li>The GM GB Harm assessment shows makes a relatively significant or significant contribution to preventing sprawl of Manchester (Purpose 1), maintaining the separation of</li> </ul>	<ul style="list-style-type: none"> <li>Release of the allocation would cause 'Very High' harm to Green Belt purposes, and would cause 'negligible' to 'moderate' impact on adjacent Green Belt.</li> <li>The addendum harm report notes that the retention of a small area between Wellfield Lane and Clay</li> </ul>	<ul style="list-style-type: none"> <li>Release of the allocation would result in some weakening of the Green Belt boundaries.</li> <li>There are existing features that make strong, defensible boundaries in this area</li> </ul>	<ul style="list-style-type: none"> <li>A sizeable area of land within the west is proposed to be retained, maintaining a gap between Wythenshawe/ Timperley and Hale, but release of land within the allocation would nonetheless increase</li> </ul>

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	<p>Greater Manchester. Employment development at this location is also adjacent to Medipark and University Hospital South Manchester giving the location significant economic opportunities</p> <ul style="list-style-type: none"> <li>• The site meets Criterion 5 of the Site Selection criteria, as development at this location could have a regenerative impact on deprived communities located to the east in South Manchester.</li> <li>• The site meets Criterion 6 of the Site Selection criteria, as the site would take advantage of the planned Metrolink Western Leg extension, as well as helping to facilitate wider east/west improvements to Altrincham, the Airport and Stockport with the creation of the spine road and bus rapid transit.</li> </ul>	<p>Wythenshawe/Timperley and Hale (Purpose 2), and protecting the countryside from encroachment (Purpose 3).</p>	<p>Lane in 2020 will result in a slightly stronger Green Belt boundary in this location but no change to harm ratings. Furthermore, the area north of Shay Lane and east of Roaring Gate Lane has a high harm rating, and although the area released from the Green Belt has been reduced and there is a well-treed boundary to the south, it will still have a weaker boundary to the west and the harm of releasing this sub-area will still be high.</p> <ul style="list-style-type: none"> <li>• In terms of cumulative harm on Strategic Green Belt Area 24, release would result in a narrowing of retained Green Belt within and adjoining the allocation, weakening the strength of land (Purpose 1), would increase containment of and weaken retained Green Belt and the gap between Wythenshawe/Broomwood and Hale despite the sizeable area to kept (Purpose 2), would narrow retained Green Belt land within and adjoining, weaken the</li> </ul>	<p>along Timperley Brook, Wellfield Lane and Clay Lane which will form new Green Belt boundaries and retain a gap between Timperley and Hale.</p> <ul style="list-style-type: none"> <li>• Creation of new Green Belt boundaries with significant new landscaped buffers along established historic hedgerows in the centre of the site will provide new defensible boundaries and help to mitigate harm.</li> </ul>	<p>containment of and weaken this retained Green Belt land at narrower points.</p> <ul style="list-style-type: none"> <li>• Strengthening the boundaries of the retained Green Belt land within the Allocation, 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 weakening of the boundary between inset land and retained Green Belt and as such limit the weakening of the strength of this land in maintaining separation between Wythenshawe/ Timperley and Hale.</li> <li>• The retained Green Belt corridor will provide an accessible rural park including walking and cycling routes, SuDS schemes and new and enhanced habitats.</li> </ul>

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	<ul style="list-style-type: none"> <li>The site meets Criterion 7 of the Site Selection criteria, as the large number of new homes that can be supplied alongside office employment allows the creation of a new sustainable community creating jobs and new homes together in a strong and desirable market area to meet local needs.</li> <li>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.</li> </ul>		<p>strength of land in the location and weaken connectivity of surrounding Green Belt in the SGBA (Purpose 3), and would detract from wider setting of historic settlements of Hale and Northenden but would not diminish components important to their historic character (Purpose 4).</p>		
JPA4 Bewshill Farm	<ul style="list-style-type: none"> <li>The site meets Criterion 3 of the Site Selection criteria, as it provides employment opportunities and is within the defined Wigan-Bolton growth corridor.</li> </ul>	<ul style="list-style-type: none"> <li>The GM GB Harm assessment identifies that the allocation makes a relatively limited contribution to checking sprawl (Purpose 1).</li> </ul>	<ul style="list-style-type: none"> <li>Release of the allocation would cause 'low' harm to Green Belt purposes and a 'negligible' impact on adjacent Green Belt land.</li> <li>In terms of cumulative harm on Strategic Green Belt Area (SGBA) 8, release would not affect sprawl</li> </ul>	<ul style="list-style-type: none"> <li>Release would result in a distinct and consistent boundary between the inset settlement and the Green Belt which would be defined to the north and east by the A6</li> </ul>	<ul style="list-style-type: none"> <li>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, and harm is</li> </ul>

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	<ul style="list-style-type: none"> <li>The site meets Criterion 5 of the Site Selection criteria, as it provides employment in close proximity to areas of deprivation and unemployment.</li> <li>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.</li> <li>The site is accessible to M61 Junction 5.</li> <li>There are no restrictive designations.</li> </ul>		<p>due size and containment (Purpose 1), would not affect merging of towns (Purpose 2), and does not play a key role in preventing encroachment on countryside again due to its containment (Purpose 3).</p>	<p>Salford Road and the associated tree buffer.</p>	<p>already low. Mitigation would therefore not reduce the harm of this allocation.</p>
JPA5 Chequerbent North	<ul style="list-style-type: none"> <li>The site meets Criterion 3 of the Site Selection</li> </ul>	<ul style="list-style-type: none"> <li>The GM GB Harm assessment identifies</li> </ul>	<ul style="list-style-type: none"> <li>Release of the allocation would cause 'high' harm to Green Belt</li> </ul>	<ul style="list-style-type: none"> <li>The Allocation has clearly defined boundary</li> </ul>	<p>Evidence finds that the principal cause of harm from release of this</p>

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	<p>criteria, as it provides employment opportunities and is within the defined Wigan-Bolton growth corridor.</p> <ul style="list-style-type: none"> <li>The allocation is partly brownfield and provides opportunities for recycling land.</li> <li>The site is accessible to M61 Junction 5.</li> <li>There are no restrictive designations.</li> </ul>	<p>that the open farmland in the northeast of the allocation makes a relatively significant contribution to preventing sprawl (Purpose 1) and the merger of Westhoughton and Hunger Hill, and Bolton beyond (Purpose 2), and a moderate contribution to preventing encroachment on the countryside (Purpose 3).</p> <ul style="list-style-type: none"> <li>The land at the recycling centre makes a lesser contribution.</li> </ul>	<p>purposes and a 'minor' to 'moderate' impact on adjacent Green Belt land.</p> <ul style="list-style-type: none"> <li>The addendum to the harm report notes that changes to the boundary have not affected these findings.</li> <li>In terms of cumulative harm on Strategic Green Belt Area (SGBA) 4, release would in itself constitute urban sprawl and would reduce connectivity of adjacent retained Green Belt (Purpose 1), would significantly narrow the gap between Westhoughton and Hunger Hill, and consequently Bolton, though the M61 provides a separating feature (Purpose 2).</li> <li>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).</li> </ul>	<p>features, including the former railway line, but its release would significantly reduce the connectivity of adjacent retained Green Belt land to the east and west, weakening the settlement gap between Westhoughton and Bolton.</p>	<p>allocation would be from the loss of the Green Belt land within the allocation itself, which will reduce wider Green Belt connectivity and impact the separation between settlements. As such, mitigation measures would not reduce the harm of release of this allocation.</p>

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JPA6 West of Wingates/ M61 Junction 6	<ul style="list-style-type: none"> <li>The site meets Criterion 3 of the Site Selection criteria, as it provides employment opportunities and is within the defined Wigan-Bolton growth corridor.</li> <li>The provision of 440,000 sq m of employment floorspace would give a significant boost to the growth of the north of Greater Manchester.</li> <li>The site is suitable for logistics and advance manufacturing because of its size and accessibility to the motorway network from M61 Junction 6.</li> <li>Its scale would allow it to become as significant for job creation as the Logistics North employment development which is almost complete.</li> <li>There are no restrictive designations. There are rights of way across the site, but these are capable</li> </ul>	<ul style="list-style-type: none"> <li>The GM GB Harm assessment identifies that the allocation makes a significant contribution to preventing sprawl (Purpose 1) and encroachment on the countryside (Purpose 3) and, with the exception of the land located closer to the settlement edge, makes a relatively significant contribution to maintaining the separation of Wigan, Horwich and Aspull (Purpose 2). In addition, the land makes a relatively significant contribution to the setting of Westhoughton (Purpose 4).</li> </ul>	<ul style="list-style-type: none"> <li>Release of the allocation would cause 'high' harm to Green Belt purposes and a 'minor' impact on adjacent Green Belt land.</li> <li>In terms of cumulative harm on Strategic Green Belt Area (SGBA) 1, release would in itself constitute significant urban sprawl but would not weaken the contribution to preventing sprawl in the wider SGBA (Purpose 1), would narrow the gap in between Westhoughton, and Aspull and Westhoughton and Wigan, though the size of the gap and remaining separating features would ensure the Green Belt would continue to contribute to preventing the settlements from merging, and no other settlement gaps would be compromised (Purpose 2).</li> <li>Release would itself encroach on the countryside however, the remainder of the strategic area would continue to safeguard from encroachment and no wider containment of the SGBA would be caused (Purpose 3).</li> </ul>	<ul style="list-style-type: none"> <li>Release would not weaken the Green Belt boundary and not result in containment of retained Green Belt land that makes a stronger role to Green Belt purposes.</li> </ul> <p>As the sub-area adjoins washed-over but urbanising linear development at Four Gates (just beyond the edge of Westhoughton), there would be no justification for retaining the settlement's washed-over status, and its release would not increase harm.</p>	<ul style="list-style-type: none"> <li>Evidence finds that it is the loss of settlement gap distance, and the presence of existing linear development along the connecting route between the two settlements, that would weaken separation between Aspull and Westhoughton, rather than an absence of intervening landscape features. Strengthening the boundary, which is already defined by a tree-lined former railway, would not therefore have much potential to mitigate harm.</li> </ul>

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	<p>of being retained within the development.</p> <ul style="list-style-type: none"> <li>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.</li> </ul>				
JPA7 Elton Reservoir	<ul style="list-style-type: none"> <li>The site meets Criterion 6 of the Site Selection criteria, as additional public transport investment will be delivered through the creation of a new Metrolink stop and associated park and ride.</li> <li>The site meets Criterion 7 of the Site Selection criteria, as the allocation will bring forward one of the GMSF's largest contributions to future housing supply and provide a diverse mix of house types, affordable housing provision and</li> </ul>	<ul style="list-style-type: none"> <li>The GM GB Harm assessment identifies that the Allocation makes a moderate to significant contribution to preventing the sprawl of large built up areas (Purpose 1) and encroachment of the countryside (Purpose 3), and a relatively limited to relatively significant contribution to maintaining the separation of Bury and Radcliffe (Purpose 2).</li> </ul>	<ul style="list-style-type: none"> <li>Release of the Allocation would constitute 'High' harm to Green Belt purposes, and would have a 'minor' impact on adjacent Green Belt.</li> <li>The addendum to the harm report notes that changes to the boundary have not affected these findings.</li> <li>In terms of cumulative harm on Strategic Green Belt Area 10, the release would in itself constitute urban sprawl and the retained Green Belt in the centre of the allocation would become more contained reducing connectivity with the surrounding Green Belt, further reducing the contribution this area makes to restricting</li> </ul>	<ul style="list-style-type: none"> <li>It is proposed to retain some Green Belt land within the Allocation in the north, a block to the west, and a narrow strip connecting to the wider Green Belt to the northwest. This would maintain some localised separation between Bury and Radcliffe but its contribution of would be diminished as a result of some weakening of the Green Belt boundary, increased urbanising containment and a reduction in connectivity with the wider Green</li> </ul>	<ul style="list-style-type: none"> <li>Evidence finds that strengthening the boundary of the retained Green Belt land within the Allocation could potentially increase the future distinction between inset land and retained Green Belt land. This could help to preserve its role in maintaining some separation between Bury and Radcliffe.</li> <li>The retained Green Belt corridor will provide a new country park for public use including walking and cycling routes and other green infrastructure enhancements.</li> </ul>



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	<p>housing for older people for Bury and Radcliffe areas.</p> <ul style="list-style-type: none"> <li>Fundamental to the delivery of residential development within the allocation will be the provision of major highways infrastructure and significant investment in the local road network and public transport. This will include the need to incorporate a strategic north-south spine road through the allocation and will provide an essential alternative to Bury Bridge for traffic travelling south towards Manchester from the west Bury area.</li> <li>Two new primary schools and a secondary school will be provided within the allocation.</li> </ul>		<p>sprawl. The release would not affect wider Green Belt in SGBA10 due to the extent of existing containment of the allocation by inset settlements, (Purpose 1).</p> <ul style="list-style-type: none"> <li>Release would weaken the contribution the remaining Green Belt makes to prevent Bury and Radcliffe from merging (Purpose 2).</li> <li>Release would weaken the contribution the remaining Green Belt makes to safeguarding the countryside from encroachment due to increased containment (Purpose 3).</li> </ul>	<p>Belt. However, due to the extent of containment of the Allocation by inset settlement, its release would not impact the wider Green Belt outside of the Allocation.</p>	
JPA8 Seedfield	<ul style="list-style-type: none"> <li>The site meets Criterion 1 of the Site Selection criteria, as around 50% of</li> </ul>	<ul style="list-style-type: none"> <li>The GM GB Harm assessment identifies that the allocation plays</li> </ul>	<ul style="list-style-type: none"> <li>Release of the Allocation would constitute 'Very Low' harm to Green Belt purposes and a</li> </ul>	<ul style="list-style-type: none"> <li>Releasing this Allocation would not lead to the</li> </ul>	<ul style="list-style-type: none"> <li>Evidence finds that release of the Allocation would cause very low harm to</li> </ul>

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	<p>the allocation is brownfield including the former school building and large areas of car parking.</p> <ul style="list-style-type: none"> <li>The site lies within the urban area and there are no restrictive designations.</li> </ul>	<p>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).</p>	<p>‘negligible’ impact on adjacent Green Belt.</p> <ul style="list-style-type: none"> <li>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 character any historic towns including Ramsbottom (Purpose 4).</li> </ul>	<p>containment of any retained Green Belt land.</p> <ul style="list-style-type: none"> <li>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.</li> </ul>	<p>Green Belt purposes, and as such no mitigation is proposed.</p>
JPA9 Walshaw	<ul style="list-style-type: none"> <li>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.</li> <li>The allocation will also deliver a new primary</li> </ul>	<ul style="list-style-type: none"> <li>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 encroachment on the countryside (Purpose 3),</li> </ul>	<ul style="list-style-type: none"> <li>Release of this Allocation would cause ‘Moderate’ harm to Green Belt purposes.</li> <li>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 contain isolated Green Belt to the south, though the remainder of</li> </ul>	<ul style="list-style-type: none"> <li>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 Green Belt purposes and it could also be released</li> </ul>	<ul style="list-style-type: none"> <li>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.</li> <li>The retained Green Belt corridor will provide an</li> </ul>

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
	<p>school and enable improvements to local transport infrastructure including a strategic through route to enable an alternative to Church Street, Bank Street and High Street.</p> <ul style="list-style-type: none"> <li>The allocation will lead to major investment in public transport in order to encourage more sustainable travel choices and a network of safe cycling and walking routes through the allocation and linking in with key destinations and neighbouring communities.</li> </ul>	<p>and makes a relatively limited contribution to maintaining a separation between Bury and Tottington which are already merged to a significant degree (Purpose 2).</p>	<p>SGBA10 would be unaffected (Purpose 1), would remove the existing gap between Bury and Tottington which still contributes to some retention of separate settlement identities despite already being merged elsewhere (Purpose 2), would encroach on countryside though it is already contained and would contain land in Green Belt to south thereby limiting its role (Purpose 3).</p>	<p>without increasing harm. The release would also result in no significant change in strength of distinction between the inset settlement and the retained Green Belt to the south, which would be formed by the wooded edge of this Allocation.</p> <ul style="list-style-type: none"> <li>The revised Green Belt boundary would result in the Allocation not having an outer boundary with the wider Green Belt surrounding Greater Manchester. A woodland block marks 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</li> </ul>	<p>enhanced network of walking and cycling routes and other green infrastructure enhancements.</p>

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				north and west, create some intervisibility between the Allocation and surrounding retained Green Belt land.	
JPA10 Global Logistics	<ul style="list-style-type: none"> <li>The site meets Criterion 2 of the Site Selection criteria, as it is located adjacent to Manchester Airport.</li> <li>The opportunity that Manchester Airport and the associated Enterprise Zone provides for the growth of the Greater Manchester economy is significant, and the allocation aims to support this. By attracting investment from globally mobile industries to an exemplar development at Global Logistics, significant economic growth for the north of England can be captured.</li> <li>This is a singular location close to a major international airport, and</li> </ul>	<ul style="list-style-type: none"> <li>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 relatively limited contribution for preventing neighbouring towns from merging (Purpose 2); and a relatively significant role in preventing encroachment on the countryside (Purpose 3).</li> </ul>	<ul style="list-style-type: none"> <li>Release of the allocation would cause 'moderate' harm to Green Belt purposes, and its release would not increase the containment of any retained Green Belt land, recording a negligible impact.</li> <li>In terms of cumulative harm on Strategic Green Belt Area 24, release would itself constitute sprawl, 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 SGBA makes to preventing sprawl (Purpose 1).</li> <li>The site is contained by absolute constraints and more closely related to Wythenshawe than to Hale Bares and strategically the release of this allocation would have little impact on the</li> </ul>	<ul style="list-style-type: none"> <li>The release would result in a strong and distinct revised Green Belt boundary, defined mostly by the edge of Sunbank Woods.</li> </ul>	<ul style="list-style-type: none"> <li>Evidence finds that mitigation measures would not reduce the harm of this allocation.</li> </ul>

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	<p>with improvements to local transport infrastructure, the allocation can play its full part in maximising future economic growth.</p>		<p>contribution the SGBA makes to preventing the merging of towns (Purpose 2).</p> <ul style="list-style-type: none"> <li>The release of the site would itself 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.</li> </ul>		
JPA12 Beal Valley	<ul style="list-style-type: none"> <li>The site meets Criterion 1 of the Site Selection criteria, as part of the site is within the 800m buffer of the Shaw and Crompton Metrolink Stop.</li> <li>The site meets Criterion 5 of the Site Selection criteria, as the north part of the site falls within a most deprived area.</li> <li>The site meets Criterion 6 of the Site Selection criteria, as it will contribute to the delivery of a new Metrolink stop and Park &amp;</li> </ul>	<ul style="list-style-type: none"> <li>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), and a relatively significant contribution to maintaining separation between Shaw &amp; Crompton and the</li> </ul>	<ul style="list-style-type: none"> <li>Release of the allocation would constitute high harm to Green Belt purposes, and would have a 'minor' impact on adjacent Green Belt. Very small adjustments have been made to the GMSF2020 allocation boundary and the addendum harm report confirms that they do not affect the findings.</li> <li>In terms of cumulative harm on Strategic Green Belt Area (SGBA) 17, release would constitute significant sprawl and would lead to the further fragmentation and containment of the SGBA which</li> </ul>	<ul style="list-style-type: none"> <li>Release of the allocation would not weaken the Green Belt boundary, but would increase the containment of retained Green Belt land to the east, narrowing the gap between Shaw &amp; Crompton and the Sholver / Moorside suburb of Oldham</li> </ul>	<ul style="list-style-type: none"> <li>Evidence finds that strengthening the boundary of the retained Green Belt land to the east of the allocation, such as by planting woodland on land sloping down to the east to help screen views across the railway line, could potentially increase the future distinction between inset land and retained Green Belt land. This could help to limit the weakening of this land and its role in maintaining separation</li> </ul>

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	<p>Ride facility which will provide sustainable transport provision for the wider community.</p> <ul style="list-style-type: none"> <li>The site meets Criterion 7 of the Site Selection criteria, as the proposed spine road, running north to south, and the proposed new Metrolink stop and Park &amp; Ride facility, has the potential to address existing traffic congestion issues in the area and improve public transport connectivity.</li> <li>The site provides the opportunity to develop a wetland catchment area, 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.</li> </ul>	<p>Sholver / Moorside suburb of Oldham (Purpose 2). Much of the allocation also makes a moderate contribution to preserving the setting of the historic settlement areas located within Shaw (Purpose 4).</p>	<p>lies between Royton and Sholver, (Purpose 1), would reduce the existing gap between Shaw &amp; Crompton and Sholver and remove the major separating feature of Shaw Side Hill, and also reduce the contribution the remaining Green Belt here makes to preventing the towns from merging (Purpose 2). Release would encroach on land that is perceived as countryside and would further contain the surrounding SGBA between Royton and Sholver (Purpose 3), and would also detract from the setting of Shaw but would not affect key elements of its historic character and setting (Purpose 4).</p>		<p>between Shaw &amp; Crompton and the Sholver / Moorside suburb of Oldham.</p>
JPA13 Bottom Field Farm (Woodhouses)	<ul style="list-style-type: none"> <li>The site meets Criterion 5 of the Site Selection</li> </ul>	<ul style="list-style-type: none"> <li>The GB GM harm assessment identifies</li> </ul>	<ul style="list-style-type: none"> <li>Release of the allocation would cause 'moderate' harm to Green</li> </ul>	<ul style="list-style-type: none"> <li>The 2019 harm assessment noted that</li> </ul>	<ul style="list-style-type: none"> <li>Evidence finds that strengthening the boundary</li> </ul>

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	<p>criteria, as the site provides an opportunity to deliver high-quality homes on previously-developed land whilst making a positive contribution to boosting the competitiveness of the north of Greater Manchester.</p> <ul style="list-style-type: none"> <li>The site meets Criterion 7 of the Site Selection criteria, as the site provides an opportunity to deliver high-quality family housing, including affordable housing, to diversify the local housing stock and contribute towards meeting local needs.</li> </ul>	<p>that the allocation (as proposed in 2019) comprises of three distinct parcels and concludes that the land collectively makes a relatively limited to moderate contribution to checking sprawl (Purpose 1), a moderate to relatively significant contribution to protecting the countryside from encroachment (Purpose 3). The northern parcels make a relatively significant contribution to maintaining the separation of Woodhouses and Failsworth &amp; Hollinwood, and the northwestern parcel makes a significant contribution to preserving the setting of the historic settlement of Woodhouses (Purpose 4).</p>	<p>Belt purposes but would only have 'minor' impact on adjacent Green Belt.</p> <ul style="list-style-type: none"> <li>In terms of cumulative harm on Strategic Green Belt Area (SGBA) 18, release would have no impact on preventing urban sprawl (Purpose 1), would still leave a significant gap remaining between Woodhouses, Ashton-under-Lyne and Droylsden with significant separating features (Purpose 2), would not increase the containment of any land (Purpose 3), and would make a limited impact on the setting of Woodhouses due to size and intervening modern development (Purpose 4).</li> </ul>	<p>the release of this site would not significantly increase the containment of any retained Green Belt land but would however result in a significantly more convoluted boundary between the inset settlement and retained Green Belt land.</p> <ul style="list-style-type: none"> <li>The addendum states that the line of trees was not considered a significant factor in the previous assessment, as the other boundaries of the allocation have no features to create distinction between settlement and countryside. As a boundary feature it was assumed that the tree line would be retained. The analysis suggested a minor level of impact on adjacent Green Belt as a result of the</li> </ul>	<p>of the allocation with surrounding retained Green Belt land could potentially increase the future distinction between inset land and retained Green Belt land, limiting the weakening of the Green Belt boundary as a result of release of the allocation.</p> <ul style="list-style-type: none"> <li>The addendum, which reflects on fewer development parcels and a tighter parcel boundary at Bottom Field farm does not include updated text on mitigation measures.</li> </ul>

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		<ul style="list-style-type: none"> <li>The addendum addresses the change to propose one site rather than three with an added boundary change. The parcel in question scored as 'moderate' and will remain so.</li> </ul>		introduction of a more complex inset boundary, and this will still be the case.	
JPA14 Broadbent Moss	<ul style="list-style-type: none"> <li>The site meets Criterion 5 of the Site Selection criteria, as the area is close to an existing area of deprivation in Sholver and development could have a wider regenerative impact.</li> <li>The site meets Criterion 6 of the Site Selection criteria, as the site will contribute to the delivery of a new Metrolink stop and Park &amp; Ride to the south of Cop Road, which will provide sustainable transport provision for the wider community.</li> <li>The site meets Criterion 7 of the Site Selection criteria, as the proposed spine road, running north</li> </ul>	<ul style="list-style-type: none"> <li>The GM GB harm assessment identifies that the majority of the allocation makes a relatively significant contribution to checking the sprawl of Greater Manchester (Purpose 1) and preventing encroachment on the countryside (Purpose 3), and a relatively significant contribution to maintaining separation between Royton and the Sholver / Moorside suburb of Oldham (Purpose 2). In addition, the majority of the land makes a relatively limited contribution to</li> </ul>	<ul style="list-style-type: none"> <li>Release of the majority of the allocation to the centre would cause 'Moderate-high' harm to Green Belt purposes but would only have a 'minor' impact on adjacent Green Belt.</li> <li>Release of the west of the allocation would cause 'Moderate' harm to Green Belt purposes and would have 'no/negligible' impact on adjacent Green Belt.</li> <li>Release of the eastern part of the allocation would cause 'Moderate' harm to Green Belt purposes and would have 'minor' impact on adjacent Green Belt.</li> <li>In terms of cumulative harm on Strategic Green Belt Area (SGBA) 17, release would constitute significant sprawl (Purpose 1), would reduce the existing gap and</li> </ul>	<ul style="list-style-type: none"> <li>Release of the allocation would result in a weakening of the Green Belt boundary and although release would also increase containment of retained Green Belt land to the northeast, both within and adjoining the allocation, the steeply sloping landform in this area, in part wooded, would preserve strong distinction from Sholver and Moorside. The contribution of the narrow retained strip of open land in the west of the allocation would be more significantly</li> </ul>	<ul style="list-style-type: none"> <li>Evidence finds that that strengthening the boundary of the retained Green Belt land to the northeast and west of land to be released within the allocation, such as by planting additional woodland, could potentially increase the future distinction between inset land and retained Green Belt land. This could help to limit the weakening of this land and its role in maintaining separation between Shaw &amp; Crompton and the Sholver / Moorside suburb of Oldham.</li> <li>The allocation includes retained Green Belt land to</li> </ul>



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	<p>to south, has the potential to address existing traffic congestion issues in the area and improve public transport connectivity.</p> <ul style="list-style-type: none"> <li>The site will provide around 21,000 square metres of employment floorspace extending employment opportunities at Higginshaw Business Employment Area (BEA).</li> <li>The site will make provision for a local centre.</li> <li>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.</li> </ul>	<p>maintaining the setting of the historic settlement areas located within Shaw (Purpose 4).</p>	<p>remove the major separating feature of Shaw Side Hill and would reduce the contribution the remaining Green Belt here makes to preventing the towns from merging (Purpose 2) and would encroach on land that is perceived as countryside and further contain the surrounding SGBA between Royton and Sholver (Purpose 3). Release would detract from the setting of Shaw but would not affect key elements of its historic character and setting (Purpose 4).</p>	<p>weakened by increased containment and a weakened boundary, but as this area does not make a stronger contribution to the Green Belt purposes, the overall harm of release is not increased.</p>	<p>the east and west of the development area.</p>
<p>JPA15 Chew Brook Vale (Robert Fletchers)</p>	<ul style="list-style-type: none"> <li>The site meets Criterion 1 of the Site Selection criteria, as the site is</li> </ul>	<ul style="list-style-type: none"> <li>The GM GB harm assessment identifies that the allocation</li> </ul>	<ul style="list-style-type: none"> <li>Release of the allocation would cause 'moderate' harm to Green Belt purposes but would have</li> </ul>	<ul style="list-style-type: none"> <li>Release of the allocation would not weaken the Green Belt boundary and</li> </ul>	<ul style="list-style-type: none"> <li>Evidence finds that the principal cause of harm from release of this allocation</li> </ul>

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	<p>100% previously developed land as it consists of a disused paper mill.</p> <ul style="list-style-type: none"> <li>The site meets Criterion 7 of the Site Selection criteria, as it would provide a deliverable site for housing in the north of Greater Manchester (GM) where there is an opportunity to capitalise on an existing high end housing market area and / or provide an opportunity to diversify the housing market, contributing to the competitiveness of the north.</li> <li>The site offers a unique opportunity to create an exemplar visitor destination at the gateway to the Peak District National Park providing a range of commercial, leisure and retail facilities of up to 6,000sqm on a previously developed site,</li> </ul>	<p>makes a relatively significant contribution to preventing encroachment on the countryside (Purpose 3), a relatively limited contribution to checking the sprawl of Greater Manchester (Purpose 1), and a relatively limited contribution to preserving the setting of the historic town of Greenfield (Purpose 4).</p> <ul style="list-style-type: none"> <li>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 of harm to the Green Belt purposes.</li> <li>The 2021 PfE Plan Allocation boundary is now limited to the area occupied by the former</li> </ul>	<p>‘no/negligible’ impact on adjacent Green Belt.</p> <ul style="list-style-type: none"> <li>In terms of cumulative harm on Strategic Green Belt Area (SGBA) 17, release would cause limited harm in terms of impact on sprawl as Greenfield is not part of the Greater Manchester large built-up area and would not diminish Greenfield’s separation from the urban area (Purpose 1), would have no impact on the contribution to preventing merging of towns (Purpose 2), would contain land in the countryside to the south (Purpose 3), and would have a limited impact on the setting of Greenfield, but would not affect key elements of its historic character and setting (Purpose 4).</li> <li>A Stage 2 Green Belt addendum to the cumulative assessment has been prepared (2021), which assesses the changes that have taken place since the last assessment to allocations.</li> <li>Now the boundary is limited to the area occupied by the former</li> </ul>	<p>although only narrow strip of Green Belt would remain to the east, it borders the Peak District National Park designation, which provides sufficient protection from development to prevent any potential urbanising containment.</p>	<p>would be from the loss of the Green Belt land within the allocation itself, as opposed to its impact on retained Green Belt land. As such, mitigation measures would not reduce the harm of release of this allocation.</p> <ul style="list-style-type: none"> <li>The allocation now only includes the mill complex site, which is 100% previously developed land. There is an area of Green Belt outside of the allocation to the east, which will maintain separation between the development area and Dove Stone Reservoir and the Peak District National Park.</li> </ul>

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	<p>contributing to employment opportunities.</p> <ul style="list-style-type: none"> <li>Development of the site would enable the development of the former Robert Fletchers Mill site which is currently derelict and vacant.</li> <li>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.</li> </ul>	<p>Robert Fletcher and Son's paper mill. The land between the mill site and the edge of Greenfield is now to remain in the Green Belt.</p> <ul style="list-style-type: none"> <li>The revised allocation now makes only a relatively limited contribution to Purpose 3.</li> <li>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).</li> <li>There is no change to the 2019 ratings for</li> </ul>	<p>paper mill release of the allocation would cause 'low-moderate' harm to Green Belt purposes</p> <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>		

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
		contribution to other Green Belt purposes.			
JPA17 Land south of Coal Pit Lane (Ashton Road)	<ul style="list-style-type: none"> <li>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.</li> <li>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 as having the potential for sustainable transport options.</li> <li>Development of the site would be required to provide highway improvements to minimise</li> </ul>	<ul style="list-style-type: none"> <li>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.</li> <li>A Stage 2 Green Belt second addendum (2021) has been prepared, which</li> </ul>	<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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 the Green Belt land to the north (Purpose 3). Release would not impact the setting or special</li> </ul>	<ul style="list-style-type: none"> <li>Release of the eastern part would not weaken the Green Belt boundary.</li> <li>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.</li> <li>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 considered a marginally stronger boundary than the poorly defined field</li> </ul>	<ul style="list-style-type: none"> <li>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.</li> </ul>

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	<p>the impact of associated traffic.</p>	<p>assesses the changes that have taken place since the last assessment to allocations and the level of harm to Green Belt purposes.</p> <ul style="list-style-type: none"> <li>• The 2021 PfE Plan proposes a reduced allocation that excludes land to the west of the farm track that runs south from Coal Pit Lane.</li> <li>• The land in JPA17-3 still makes a strong contribution to Purposes 1 and 3.</li> </ul>	<p>character of any other historic towns in the SGBA (Purpose 4).</p> <ul style="list-style-type: none"> <li>• A Stage 2 Green Belt second addendum to allocations (2021) and addendum to the cumulative assessment (2021) has been prepared, which assesses the changes that have taken place since the last assessment to allocations.</li> <li>• As the land in JPA27-3 still makes a strong contribution to Purposes 1 and 3 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 released has reduced from 19.8 to 13.3 ha.</li> <li>• 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.</li> </ul>	<p>edges to the west, it is nonetheless still a weaker boundary than the wooded edge of the colliery site.</p>	

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JPA18 South of Rosary Road	<ul style="list-style-type: none"> <li>The site meets Criterion 5 of the Site Selection criteria, as it lies in the 10% most deprived area of Greater Manchester and could deliver significant local benefits by addressing the issue of a lack of large family homes which are needed in Oldham and thus aid regeneration of the area.</li> <li>The site is well positioned in a sustainable and accessible location that has good connectivity to the wider highway network. The site has good access to public transport and a range of local services with access to bus routes along Ashton Road between Tameside and Oldham. TfGM have also identified the A627/A671 corridor as having the potential for</li> </ul>	<ul style="list-style-type: none"> <li>The GM GB harm assessment identifies that the allocation makes a moderate contribution to checking the sprawl of Greater Manchester (Purpose 1) and a limited contribution to preventing encroachment of the countryside (Purpose 3).</li> <li>The addendum to the Green Belt Harm Assessment considered the woodland strip originally being retained as Green Belt and now being released from Green Belt although still intended to be a buffer.</li> <li>If the additional land is developed, rather than retained as a boundary, then there will be greater harm associated with its release, as the tree cover means that there</li> </ul>	<ul style="list-style-type: none"> <li>Release of the majority of the allocation would cause 'low-moderate' harm to Green Belt purposes and would have 'no/negligible' impact on adjacent Green Belt.</li> <li>The woodland strip (19-2) would have a 'moderate' harm to the Green Belt purposes if developed. However, the plan policy intention is not to develop this buffer as it contains an SBI.</li> <li>In terms of cumulative harm on Strategic Green Belt Area (SGBA) 18, release would constitute urban sprawl however the site's containment limits the extent of the impact on the wider SGBA (Purpose 1), would leave a significant gap remaining between Oldham and Ashton-under-Lyne with significant separating features (Purpose 2), would constitute encroachment into the countryside to some extent but would not increase the containment of any land within the SGBA (Purpose 3), and would not</li> </ul>	<ul style="list-style-type: none"> <li>Release of the allocation would not significantly increase the containment of any retained Green Belt land.</li> <li>In addition, it is proposed to retain the band of woodland on the eastern edge of the allocation as Green Belt, which would provide a strong alternative boundary between the inset settlement and the Green Belt. Although there is no existing boundary feature to the south, the allocation edge would provide a consistent alignment with existing residential development to the west and would not be any weaker than the present Green Belt boundary.</li> <li>The addendum notes in relation that there is no additional impact on</li> </ul>	<ul style="list-style-type: none"> <li>The principal cause of harm from release of this allocation would be from the loss of the Green Belt land within the allocation itself, as opposed to its impact on retained Green Belt land. As such, mitigation measures would not reduce the harm of release of this allocation. Nevertheless, strengthening the boundary of the retained Green Belt land to the south of the allocation could potentially increase the future distinction between inset land and retained Green Belt land.</li> <li>In addition, it is proposed to retain the band of woodland on the eastern edge of the allocation as Green Belt, which would provide a strong alternative boundary.</li> </ul>

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	sustainable transport options.	is stronger distinction from the inset settlement than in the field to the west, and therefore it makes a stronger contribution to preventing the sprawl of the large built-up area (Purpose 1) and preventing encroachment on the countryside (Purpose 3). Contribution to both Purposes 1 and 3 will be relatively strong.	impact the setting or special character of any other historic towns in the SGBA (Purpose 4).	adjacent Green Belt as a result of including this strip in the release, as the stream and woodland to the east of it still form a strong boundary.	
JPA19Bamford/Norden	<ul style="list-style-type: none"> <li>The site meets Criterion 7 of the Site Selection criteria, as the site is in an area of the borough which contains the largest, highest value properties and it offers an excellent opportunity to expand on this area to deliver a type of housing which is in short supply across the borough and the conurbation as a whole and therefore make a</li> </ul>	<ul style="list-style-type: none"> <li>The GM GB Harm assessment identifies that the allocation site plays a moderate to relatively significant role in respect of checking the unrestricted sprawl of the large built-up area (Purpose 1) and preventing encroachment on the countryside (Purpose 3) and limited/no contribution for</li> </ul>	<ul style="list-style-type: none"> <li>Release of the allocation would constitute moderate harm to Green Belt purposes, would not increase containment of any retained Green Belt and would have 'no/negligible' impact on adjacent Green Belt.</li> <li>In terms of cumulative harm on Strategic Green Belt Area 12, release would constitute sprawl but impact would be limited. The release of the site would not have a significant impact on the merging of towns given the wide</li> </ul>	<ul style="list-style-type: none"> <li>Release of the Allocation would not weaken the Green Belt boundary.</li> <li>Jowkin Lane runs around the western edge of the site forming a defensible and permanent boundary.</li> </ul>	<ul style="list-style-type: none"> <li>Evidence finds that strengthening the boundary between the Allocation and retained Green Belt land to the west could potentially increase the future distinction between inset land and retained Green Belt land.</li> <li>Jowkin Lane does provide a strong boundary down the western edge of the site. The policy makes specific reference to the relationship</li> </ul>

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	<p>positive contribution to boosting the competitiveness of the north of GM.</p> <ul style="list-style-type: none"> <li>The proposed development would deliver significant improvements to existing sports and recreational facilities in the site creating a high quality 'hub' serving the wider area.</li> </ul>	<p>preventing neighbouring towns from merging (Purpose 2).</p>	<p>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.</p>		<p>of this boundary to the land to west, notably Ashworth Valley.</p>
JPA20 Castleton Sidings	<ul style="list-style-type: none"> <li>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.</li> <li>The site meets Criterion 7 of the Site Selection</li> </ul>	<ul style="list-style-type: none"> <li>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).</li> </ul>	<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>	<ul style="list-style-type: none"> <li>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.</li> </ul>	<ul style="list-style-type: none"> <li>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.</li> <li>The policy makes specific reference to boundary treatment on this part of the site to address this issue.</li> </ul>



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	<p>criteria, as it will facilitate the delivery of the East Lancashire Railway (ELR) extension from Heywood into Castleton.</p> <ul style="list-style-type: none"> <li>There are also proposals for tram/train operations between Rochdale and Bury that would utilise this route and associated infrastructure.</li> </ul>				
JPA21 Crimble Mill	<ul style="list-style-type: none"> <li>The site meets Criterion 5 of the Site Selection criteria, as it provides an opportunity to deliver a high quality development providing a type of housing which is in short supply in Heywood, across the borough and the conurbation as a whole and therefore make a positive contribution to boosting the competitiveness of the north of GM.</li> <li>The site meets Criterion 7 of the Site Selection criteria, as the</li> </ul>	<ul style="list-style-type: none"> <li>The GM GB Harm assessment identifies that land within the majority of the Allocation makes a significant contribution to checking the sprawl of Greater Manchester (Purpose 1) and preventing encroachment of the countryside (Purpose 3), as well as a relatively significant contribution to the separation of Heywood and Rochdale (Purpose 2), with the more contained and less distinct land in the</li> </ul>	<ul style="list-style-type: none"> <li>Release of the Allocation would constitute high harm to Green Belt purposes and would increase the containment of adjacent retained and proposed additional Green Belt land to the north and east. However, the release of the land would only have a minor impact on adjacent Green Belt, mainly as a result of the River Roch which provide a strong boundary to the north of the site.</li> <li>In terms of cumulative harm on Strategic Green Belt Area 12, release would constitute sprawl, weakening the contribution this area of land makes to restricting sprawl. However, the release of</li> </ul>	<ul style="list-style-type: none"> <li>Release of the Allocation would not weaken the Green Belt boundary, but would increase the containment of adjacent retained and proposed additional Green Belt land to the north and east.</li> <li>The River Roch does provide a strong boundary to the north of the site. This along with Crimble Lane to the east provide strong and permanent defensible boundaries to the proposed allocation.</li> </ul>	<ul style="list-style-type: none"> <li>Evidence finds that the principal cause of harm from release of this Allocation would be from the loss of the Green Belt land within the Allocation itself, which would increase the containment of land between Heywood and Rochdale. As such, mitigation measures would not reduce the harm of release of this Allocation.</li> <li>Subject to assessments, some of the buildings around the listed mill could be removed which would increase openness of the</li> </ul>

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	<p>development would deliver the restoration of a Grade II* listed mill which is currently in a very poor condition. This restoration will deliver high quality homes and secure the future of the mill.</p>	<p>southeast making a lesser contribution.</p>	<p>the site would not have a significant impact on the merging of towns given the wide 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.</p>		<p>Green Belt in this part of the allocation.</p>
<p>JPA22 Land north of Smithy Bridge</p>	<ul style="list-style-type: none"> <li>The site meets Criterion 1 of the Site Selection criteria, as the site is located between Smithy Bridge and Littleborough railway stations, is within walking distance of Littleborough town centre and is adjacent to the Rochdale Canal which provide active travel opportunities</li> <li>The site meets Criterion 7 of the Site Selection criteria, as it provides an opportunity to deliver a high quality development providing a type of housing which is in short supply across the borough</li> </ul>	<ul style="list-style-type: none"> <li>The GM GB Harm Assessment identifies that the allocation makes a moderate contribution to checking the sprawl of Greater Manchester (Purpose 1) and preventing encroachment of the countryside (Purpose 3), as well as a relatively limited contribution to maintaining separation between Smithy Bridge and Littleborough (Purpose 2). The Allocation also makes a relatively limited contribution to preserving the</li> </ul>	<ul style="list-style-type: none"> <li>Release of the allocation would constitute low-moderate harm to Green Belt purposes and would only have a no/negligible impact on adjacent Green Belt.</li> <li>In terms of cumulative harm on Strategic Green Belt Area 16, the release of this land would only have no/limited impact on contribution made to checking unrestricted sprawl (Purpose 1) and separation of towns (Purpose 2) due to its containment and the existence of physical boundaries. The allocation itself would encroach into the countryside but would have little impact on the contribution the SGBA makes to the purposes of the Green Belt. Release could detract from the</li> </ul>	<ul style="list-style-type: none"> <li>Release of the Allocation would not increase the containment of retained Green Belt land and would not weaken the strength of the Green Belt boundary.</li> <li>The allocation has strong defensible boundary to the Green Belt to the south and east in the form of Lake Bank and Hollingworth Road.</li> </ul>	<ul style="list-style-type: none"> <li>Evidence finds that the principal cause of harm from release of this Allocation would be from the loss of the Green Belt land within the Allocation itself, as opposed to its impact on retained Green Belt land. As such, mitigation measures would not reduce the harm of release of this Allocation.</li> </ul>

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	<p>and the conurbation as a whole and therefore make a positive contribution to boosting the competitiveness of the north of GM.</p> <ul style="list-style-type: none"> <li>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.</li> </ul>	<p>settlement of Littleborough (Purpose 4).</p>	<p>setting of Littleborough to a limited extent (Purpose 4).</p>		
JPA23 Newhey Quarry	<ul style="list-style-type: none"> <li>The site meets Criterion 1 of the Site Selection criteria, as it is a quarry with an active permission for mineral extraction and would be considered as a brownfield site having regard to the NPPF definition.</li> <li>The allocation is located adjacent to the centre of Newhey and is in close proximity to a Metrolink stop. This line connects</li> </ul>	<ul style="list-style-type: none"> <li>The GM GB Harm assessment identifies that the land within the Allocation makes a significant contribution to checking the sprawl of Greater Manchester (Purpose 1) and preventing encroachment of the countryside (Purpose 3). The Allocation also makes a relatively limited contribution to</li> </ul>	<ul style="list-style-type: none"> <li>Release of the Allocation would constitute moderate-high harm to Green Belt purposes. Release of the Allocation would increase the containment of retained Green Belt land to the southwest at the churchyard and adjoining grassland, however this land makes a lesser contribution to Green Belt purposes and as such its containment would not increase the harm of release. Its release would have 'no/negligible' impact on adjacent Green Belt.</li> </ul>	<ul style="list-style-type: none"> <li>Release of the Allocation would not weaken the Green Belt boundary.</li> <li>The re-profiled quarry face will provide a distinctive natural boundary between the development and the surrounding retained Green Belt.</li> </ul>	<ul style="list-style-type: none"> <li>Evidence finds that further strengthening the boundary of the retained Green Belt land to the southwest of the Allocation, such as by further tree planting, could potentially increase the future distinction between inset land and retained Green Belt land and limit the perception of urbanising containment.</li> <li>The policy for this allocation includes provisions for high</li> </ul>

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	<p>Rochdale to Manchester via Oldham.</p> <ul style="list-style-type: none"> <li>The proposed development would also provide publicly available car parking to serve the Metrolink stop in Newhey and the residents on Huddersfield Road to alleviate on street parking issues.</li> </ul>	<p>maintaining the separation of Newhey and Milnrow (Purpose 2).</p>	<ul style="list-style-type: none"> <li>In terms of cumulative harm on Strategic Green Belt Area 16, release would in itself constitute urban sprawl and would lead to greater containment of the remaining Green Belt to the north and west between the allocation and urban edge of Milnrow. However, the SGBA would continue to play a role checking 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).</li> </ul>		<p>quality green and blue infrastructure and therefore it is considered that the issue of this boundary treatments can be addressed through the masterplanning of the site.</p>
<p>JPA26 Land at Hazelhurst Farm</p>	<ul style="list-style-type: none"> <li>The site meets Criterion 1 of the Site Selection criteria, due to the high-quality public transport connections available via the Bus Rapid Transit Vantage Service which, at this point, runs along the A580 to the north of the allocation.</li> <li>Residential allocations within Salford will all contribute to a wider mix</li> </ul>	<ul style="list-style-type: none"> <li>The GM GB Harm assessment of the proposed 2019 GMSF allocations identifies that the release of the allocation would have a moderate impact in respect of checking the unrestricted sprawl of the large built-up area (Purpose 1) and safeguarding the countryside from</li> </ul>	<ul style="list-style-type: none"> <li>The GM GB Harm Assessment of the proposed 2019 GMSF allocations identifies that the release of the allocation would cause 'low-moderate' harm to Green Belt purposes and 'no/negligible' harm to adjacent Green Belt.</li> <li>In terms of cumulative harm on Strategic Green Belt Area 14, it is identified that the release would lead to the further containment of land to the west and north and</li> </ul>	<ul style="list-style-type: none"> <li>The revised Green Belt boundary would be defined by the edge of the Worsley Woods SBI to the west of the allocation. To the north of the allocation the boundary does not follow features on the ground but reflects the position of a priority habitat. An appropriate boundary treatment to the north</li> </ul>	<ul style="list-style-type: none"> <li>Evidence finds that the principal harm from the release of this allocation would be from the loss of Green Belt within the allocation itself.. As such, mitigation measures would not reduce the harm of this allocation.</li> </ul>

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	<p>of dwellings coming forward in the city (particularly in Salford West) with the existing pipeline heavily weighted towards apartment development reflecting the city's location at the heart of the GM conurbation and forming part of the City Centre.</p>	<p>encroachment (Purpose 3). A limited/ no impact is identified in respect of preventing neighbouring towns from merging into one another (Purpose 2) and preserving the setting and special character of historic towns (Purpose 4).</p> <ul style="list-style-type: none"> <li>The allocation boundary is unchanged in PfE and as such these conclusions remain valid.</li> </ul>	<p>that this weakens the contribution of those areas in respect of preventing urban sprawl (Purpose 1) and safeguarding the countryside from encroachment (Purpose 3).</p> <ul style="list-style-type: none"> <li>It is identified however that the site's containment prevents any wider impacts for the strategic area. The allocation is identified as falling between Worsley and Swinton but its role in limiting their merger is limited as these towns are already linked to a significant degree (Purpose 2).</li> <li>The allocation boundary remains unchanged in PfE and, as the only allocation within Strategic Area 14, these conclusions remain valid.</li> </ul>	<p>could be determined through site masterplanning.</p> <ul style="list-style-type: none"> <li>The GM GB Harm assessment of the proposed 2019 GMSF allocations describes that the release of the allocation would not weaken the Green Belt boundary, and although it would increase the containment of the retained Green Belt to the west the wooded nature of this area means that its distinction from the urban area would not be significantly weakened.</li> <li>The allocation boundary is unchanged in PfE and as such these conclusions remain valid.</li> </ul>	
JPA27 Land East of Boothstown	<ul style="list-style-type: none"> <li>The site meets Criterion 7 of the Site Selection criteria, as it provides one of only a few opportunities across Greater</li> </ul>	<ul style="list-style-type: none"> <li>The GM GB Harm assessment of the proposed 2019 GMSF allocations considered the allocation in two</li> </ul>	<ul style="list-style-type: none"> <li>The GM GB Harm Assessment of the proposed 2019 GMSF allocations identifies that the release of the allocation would cause 'moderate' harm to Green</li> </ul>	<ul style="list-style-type: none"> <li>The revised Green Belt boundary would be defined by the A572 to the north of the allocation, to the east by</li> </ul>	<ul style="list-style-type: none"> <li>Evidence finds that the principal cause of harm from release of this Allocation would be from the loss of the Green Belt land within</li> </ul>

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	<p>Manchester to provide very high value homes in an extremely attractive environment.</p> <ul style="list-style-type: none"> <li>Residential allocations within Salford will all contribute to a wider mix of dwellings coming forward in the city (particularly in Salford West) with the existing pipeline heavily weighted towards apartment development reflecting the city's location at the heart of the GM conurbation and forming part of the City Centre.</li> <li>There are no restrictive designations covering the site.</li> </ul>	<p>parts, dividing it into western and eastern portions.</p> <ul style="list-style-type: none"> <li>In respect of the western area, which lies immediately adjacent to the urban area of Boothstown and Ellenbrook, the assessment identifies that its release would have moderate impact in respect of checking the unrestricted sprawl of the large built-up area (Purpose 1) and safeguarding the countryside from encroachment (Purpose 3). A Relatively Limited impact is identified in respect of preventing neighbouring towns from merging into one another (Purpose 2) and preserving the setting and special character of historic towns (Purpose 4).</li> </ul>	<p>Belt purposes and 'no/negligible' harm on to adjacent Green Belt.</p> <ul style="list-style-type: none"> <li>Subsequent to the 2019 assessment an amendment has been made to the allocation's eastern boundary. The eastern boundary proposed in PfE follows the recently constructed access road in to RHS Garden Bridgewater. The June 2021 addendum assessment of proposed PfE allocations confirmed that this change does not affect the harm ratings previously identified.</li> <li>In terms of cumulative harm on Strategic Green Belt Area 17, the 2020 cumulative harm assessment identifies that the release would constitute urban sprawl though the wider area would continue to play a role in checking sprawl (Purpose 1). That it "would narrow the gap between Boothstown and Ellenbrook and Worsley" and notes that although "significant separating features mean that the wider Green Belt here would continue to contribute</li> </ul>	<p>the access road into RHS Garden Bridgewater, and to the south and west by the Bridgewater Canal.</p> <ul style="list-style-type: none"> <li>Release of the allocation would not weaken the Green Belt boundary but would lead to increased containment of retained Green Belt land to the north of Leigh Road, comprising of a golf course and washed-over development. However, the urbanising influence of that development means that release of the allocation would not cause additional impact.</li> </ul>	<p>the Allocation itself, as opposed to its impact on retained Green Belt land. As such, mitigation measures would not reduce the harm of its.</p>

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		<ul style="list-style-type: none"> <li>In respect of the eastern area, a moderate impact was identified for purposes 1 to 3 and a relatively limited impact in respect of Purpose 4.</li> <li>Whilst there have been changes to the allocation boundary, as identified in the following column, the overall harm identified from its release remains unchanged.</li> </ul>	<p>to preventing the settlements from merging.” (Purpose 2). That it would encroach on to the countryside but the wider area would continue to prevent encroachment (Purpose 3), and In respect of Purpose 4, it is described that the allocation that it “could detract from the setting and special character of Worsley to a relatively limited extent.”, although the Worsley Greenway plays an important role in the setting of Worsley and its designation as Green Belt could help preserve this (Purpose 4).</p> <ul style="list-style-type: none"> <li>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.</li> </ul>		
JPA28 North of Irlam Station	<ul style="list-style-type: none"> <li>The site meets Criterion 1 of the Site Selection criteria, as it is in close proximity to Irlam rail station and therefore</li> </ul>	<ul style="list-style-type: none"> <li>The GM GB Harm assessment of the proposed 2019 GMSF allocations describes that the release of the allocation would have a</li> </ul>	<ul style="list-style-type: none"> <li>The GM GB Harm Assessment of the proposed 2019 GMSF allocations identifies that the release of the allocation proposed at that time would cause ‘moderate’ harm to Green Belt</li> </ul>	<ul style="list-style-type: none"> <li>The revised Green Belt boundary would be defined by Moss Road to the west of the allocation. To the north it would follow the northern</li> </ul>	<ul style="list-style-type: none"> <li>Evidence finds that the principal cause of harm from release of this Allocation would be from the loss of the Green Belt land within the Allocation itself, as</li> </ul>

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	<p>offers public transport opportunities.</p> <ul style="list-style-type: none"> <li>Residential allocations within Salford will all contribute to a wider mix of dwellings coming forward in the city (particularly in Salford West) with the existing pipeline heavily weighted towards apartment development reflecting the city's location at the heart of the GM conurbation and forming part of the City Centre.</li> </ul>	<p>relatively significant impact in respect of checking the unrestricted sprawl of the large built-up area (Purpose 1) and safeguarding the countryside from encroachment (Purpose 3). A Relatively Limited/ no impact is identified in respect of preventing neighbouring towns from merging into one another (Purpose 2) and preserving the setting and special character of historic towns (Purpose 4).</p> <ul style="list-style-type: none"> <li>Whilst there has been a significant reduction in the size of the allocation since the time of this assessment, as identified in the following column, the overall harm to the Green Belt identified from its</li> </ul>	<p>purposes and 'no/negligible' harm on to adjacent Green Belt.</p> <ul style="list-style-type: none"> <li>The Addendum reports from 2020 and most recently in 2021 (reflecting the significant reduction in the area allocated through PfE) notes that boundary changes to the boundaries have not affected these overall harm ratings.</li> <li>In terms of cumulative harm on Strategic Area 7, the 2020 cumulative harm assessment identifies that the release would in itself constitute urban sprawl though the wider area would continue to play a role in checking sprawl (Purpose 1). It is identified that the allocation does not lie in a narrow gap between towns, would narrow the gap between Boothstown and Ellenbrook, and Worsley, although significant separating features mean that the wider Green Belt would continue to serve its purpose (Purpose 2) and that whilst it, would encroach on to the countryside but the wider area would continue to safeguard the countryside</li> </ul>	<p>edge of the allocation, which itself follows field lines. To the east the boundary would follow Astley Road southwards to the edge of the existing urban area.</p> <ul style="list-style-type: none"> <li>Evidence notes that the PfE proposed allocation boundary will for the most part be defined by a hedgerow, whereas the field that was formerly to be released is bordered by only a small ditch and several trees; neither constitutes a strong boundary, but the existing inset settlement edge to the east is also weakly defined.</li> </ul>	<p>opposed to its impact on retained Green Belt land. As such, mitigation measures would not reduce the harm of the release of this Allocation.</p> <ul style="list-style-type: none"> <li>Strengthening the boundary between the Allocation and surrounding retained Green Belt land could potentially increase the future distinction between inset land and retained Green Belt land. This issue could be considered further through the masterplanning of the site as required by the GMSF policy.</li> <li>Relevant to the mitigation of potential Green Belt Harm, policy requirements for this allocation include the integration of high levels of green infrastructure and provision of a network of public routes throughout the site providing access to areas of retained Green Belt to the west and north.</li> </ul>



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		<p>release remains unchanged.</p>	<p>from prevent encroachment (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).</p> <ul style="list-style-type: none"> <li>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.</li> </ul>		
<p>JPA29 Port Salford Extension</p>	<ul style="list-style-type: none"> <li>The site meets Criterion 2 of the Site Selection criteria, as its proximity to the tri-modal connections to be provided as part of the first phase of Port Salford to the south of the A57 are identified as a particular opportunity in this regard.</li> <li>The site meets Criterion 5 of the Site Selection criteria, as it would provide employment opportunities</li> </ul>	<ul style="list-style-type: none"> <li>The GM GB Harm assessment of the proposed 2019 GMSF allocations splits the allocation into northern and southern portions however its conclusions in respect of the impact on Green Belt purposes are the same. It describes that the release of the allocation would have a relatively significant role in respect</li> </ul>	<ul style="list-style-type: none"> <li>The GM GB Harm Assessment of the proposed 2019 GMSF allocations identifies that the release of the allocation would cause 'moderate' harm to Green Belt purposes and 'no/negligible' harm to adjacent Green Belt.</li> <li>In terms of cumulative harm on Strategic Green Belt Area 7, the 2020 cumulative harm assessment identifies that the release would lead to greater containment of the remaining Green Belt to the south and north</li> </ul>	<ul style="list-style-type: none"> <li>The revised Green Belt boundary would be defined by the M62 to the north west of the allocation. To the north east the boundary between the allocation and the Green Belt would be marked by the proposed rail spur into the permitted Port Salford south of the A57. To the south west the boundary between the</li> </ul>	<ul style="list-style-type: none"> <li>Evidence finds that the principal cause of harm from release of this Allocation would be from the loss of the Green Belt land within the Allocation itself, as opposed to its impact on retained Green Belt land. As such, mitigation measures would not reduce the harm of its release.</li> <li>Relevant to the mitigation of potential Green Belt Harm, policy requirements for this</li> </ul>

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	<p>in proximity to relatively deprived communities.</p> <ul style="list-style-type: none"> <li>The site meets Criterion 6 of the Site Selection criteria, as it potentially contributes to the business case to extend the Trafford Park Metrolink line over the Manchester Ship Canal into Salford.</li> <li>The provision of 320,000 square metres of logistics based floorspace will make a significant contribution to the employment supply across Greater Manchester and support the delivery of a larger and more sustainable logistics sector.</li> </ul>	<p>of checking the unrestricted sprawl of the large built-up area (Purpose 1) and safeguarding the countryside from encroachment (Purpose 3). A Relatively Limited/ no impact is identified in respect of preventing neighbouring towns from merging into one another (Purpose 2) and limited/no impact in respect of preserving the setting and special character of historic towns (Purpose 4).</p> <ul style="list-style-type: none"> <li>Only minor changes have been made to the allocation boundary since the time of this assessment and as such the conclusions remain valid.</li> </ul>	<p>east (Purposes 1 and 3). The allocation is identified as lying between Urmston and Eccles, as well as between Irlam and Eccles, but it is described that these settlements are already linked to a significant degree (Purpose 2).</p> <ul style="list-style-type: none"> <li>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.</li> </ul>	<p>allocation and retained Green Belt follows an indicative line for an A57/M62 link road. The link road will be considered further through ongoing transport assessment work and an appropriate boundary treatment could be considered through site masterplanning.</p> <ul style="list-style-type: none"> <li>The GM GB Harm assessment of the proposed 2019 GMSF allocations identifies that the release of the Allocation would not weaken the Green Belt boundary. In addition, although its release would increase the containment of retained Green Belt land to the south and to the north east, this retained land does not make a greater contribution to the Green</li> </ul>	<p>allocation include the integration of high levels of landscaping to help minimise the visual impact on the wider landscape including on remaining Green Belt separating the site from Irlam.</p>

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				Belt purposes and as such its containment would not increase harm.	
JPA30 Ashton Moss West	<ul style="list-style-type: none"> <li>The site meets Criterion 1 of the Site Selection criteria, as much of the site has been previously worked with a volume of placed material known to be present. In addition, it is well served by public transport, as Metrolink skirts the site's southern edge and stops are present within the immediate vicinity.</li> <li>The site meets Criterion 4 of the Site Selection criteria, as it is within proximity of Ashton-under-Lyne, to which direct links exist along Lord Sheldon Way.</li> <li>The site is in close proximity to junction 23 of the M60 motorway and train stations at Ashton-under-Lyne and Guide Bridge. Potential also</li> </ul>	<ul style="list-style-type: none"> <li>The GM GB Harm assessment shows the allocation would have a moderate contribution to checking urban sprawl (Purpose 1), preventing encroachment on the countryside (Purpose 3), with land in the south making a lesser contribution.</li> </ul>	<ul style="list-style-type: none"> <li>Release of the allocation would cause 'moderate' harm to Green Belt purposes and would only have a 'negligible' impact on adjacent Green Belt.</li> <li>In terms of cumulative harm on Strategic Green Belt Area (SGBA) 18, release of the allocation would in itself constitute urban sprawl, however the containment of the allocation by the railway and motorway limits the impact of its release on the wider SGBA (Purpose 1). The release of the allocation would remove the remaining gap between Droylsden and Ashton under Lyne however their coalescence to the south already limits the impact of this (Purpose 2). Release of the allocation would not increase the containment of any land within the SGBA though would in itself constitute encroachment into the countryside (Purpose 3).</li> </ul>	<ul style="list-style-type: none"> <li>Release of the allocation would result in a distinct and consistent Green Belt boundary along the railway line to the north and would not increase the containment of any retained Green Belt land.</li> </ul>	<ul style="list-style-type: none"> <li>The principal cause of harm from release of this Allocation would be from the loss of the Green Belt land within the Allocation itself, as opposed to its impact on retained Green Belt land. As such, mitigation measures would not reduce the harm of release of this Allocation.</li> </ul>

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	<p>exists to the site's northern edge for the creation of a new rail station.</p> <ul style="list-style-type: none"> <li>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.</li> <li>The site is not known to be subject to constraints so restrictive, which would prohibit it being brought forward.</li> </ul>				
JPA31 Godley Green Village	<ul style="list-style-type: none"> <li>The site meets Criterion 1 of the Site Selection criteria, as the site is considered to be well served by public transport, with train stations at both Godley and Hattersley</li> </ul>	<ul style="list-style-type: none"> <li>The GM GB Harm assessment shows the allocation would make a significant contribution to checking urban sprawl (Purpose 1) and safeguarding the</li> </ul>	<ul style="list-style-type: none"> <li>Release of the allocation would cause 'High' harm to Green Belt purposes but would have only a minor impact on adjacent Green Belt.</li> <li>In terms of cumulative harm on Strategic Green Belt Area 21, the</li> </ul>	<ul style="list-style-type: none"> <li>Releasing of the allocation would not increase the containment of any retained Green Belt land. However, it would result in a slight weakening of the</li> </ul>	<ul style="list-style-type: none"> <li>Strengthening the boundary between the Allocation and retained Green Belt land to the south, such as by woodland planting along the A560, could potentially increase the future</li> </ul>

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	<p>able to serve the development, with services running to Manchester and Glossop.</p> <ul style="list-style-type: none"> <li>The site meets Criterion 5 of the Site Selection criteria, as it is adjacent to lower super output areas identified to be within the 10% most deprived nationally.</li> <li>The site meets Criterion 6 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.</li> <li>The Greater Manchester Transport Strategy Delivery Plan identifies the</li> </ul>	<p>countryside from encroachment (Purpose 3). However, the allocation makes limited/no contribution to preventing neighbouring towns merging (Purpose 2) and preserving the character of historic towns (Purpose 4).</p>	<p>allocation makes a significant contribution within the SGBA to checking the sprawl of Greater Manchester and its release would in itself constitute sprawl (Purpose 1) and significant encroachment (Purpose 3). However, the allocation does not directly lie in a gap between neighbouring towns and therefore does contribute to the prevention of neighbouring towns merging (Purpose 2).</p>	<p>boundary between the inset settlement and retained Green Belt land - while the resulting boundary would be more consistent, the A560 would provide slightly less distinction than the existing features of the railway lines and wooded brook.</p>	<p>distinction between inset land and retained Green Belt land. This could help to limit the weakening of the boundary between inset land and retained Green Belt land to the south.</p>

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	<p>option to deliver Metrolink, tram-train services on the Glossop line with potential to increase capacity and connectivity.</p> <ul style="list-style-type: none"> <li>The site is not known to be subject to constraints so restrictive, which would prohibit it being brought forward.</li> </ul>				
JPA32 South of Hyde	<ul style="list-style-type: none"> <li>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.</li> </ul>	<ul style="list-style-type: none"> <li>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.</li> <li>The uncontained outer area makes a relatively significant contribution to checking sprawl (Purpose 1) and preventing encroachment on the</li> </ul>	<ul style="list-style-type: none"> <li>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.</li> <li>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</li> </ul>	<ul style="list-style-type: none"> <li>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.</li> <li>Release of the eastern parcel of land would result in no significant</li> </ul>	<ul style="list-style-type: none"> <li>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.</li> </ul>

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	<ul style="list-style-type: none"> <li>The site also provides the opportunity to deliver housing in advance of the larger more complex sites within the GMSF.</li> <li>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.</li> <li>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.</li> <li>The site is not known to be subject to constraints so restrictive, which would prohibit it being brought forward.</li> </ul>	<ul style="list-style-type: none"> <li>countryside (Purpose 3), and a moderate contribution to maintaining the gap between Hyde, Denton and Woodley (Purpose 2).</li> <li>More contained land closer to the urban edge makes a lesser contribution.</li> </ul>	<ul style="list-style-type: none"> <li>parcel, with 'no/negligible' impact on adjacent Green Belt.</li> <li>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.</li> <li>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).</li> </ul>	<ul style="list-style-type: none"> <li>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.</li> </ul>	
JPA33	<ul style="list-style-type: none"> <li>The site meets Criterion 2 of the Site Selection</li> </ul>	<ul style="list-style-type: none"> <li>The GM GB Harm assessment shows that</li> </ul>	<ul style="list-style-type: none"> <li>Release of the allocation would cause 'Very High' harm to Green</li> </ul>	<ul style="list-style-type: none"> <li>A large proportion of the proposed Green Belt</li> </ul>	<ul style="list-style-type: none"> <li>A north-south band of Green Belt is proposed to</li> </ul>

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New Carrington	<p>criteria, as the area is close to Port Salford which has been identified as a key asset in Greater Manchester.</p> <ul style="list-style-type: none"> <li>The site meets Criterion 3 of the Site Selection criteria, as the Carrington site is identified as a strategically important location in the GMSF which has the capacity to deliver transformational change.</li> <li>The site meets Criterion 5 of the Site Selection criteria, as residential and employment development will have a significant regenerative impact on existing communities in Partington, Carrington and Sale West.</li> <li>The site meets Criterion 6 of the Site Selection criteria, as the scale of the development potential in this area will bring new public transport links and</li> </ul>	<p>the majority of the land makes either a relatively significant or significant contribution to checking urban sprawl (Purpose 1) and safeguarding the countryside from encroachment (Purpose 3). Land in the east also makes either a relatively significant or significant contribution in terms of maintaining a gap between Carrington and Sale, with land in the west making a lesser contribution (Purpose 2).</p>	<p>Belt purposes, and would cause 'negligible' to 'moderate' impact on adjacent Green Belt.</p> <ul style="list-style-type: none"> <li>A large number of changes have been made to the boundaries adjacent Green Belt which have been commented on in the 2020 addendum report as follows: <ul style="list-style-type: none"> <li>Land removed will constitute moderate and moderate high harm to Green Belt. More land on the western side of the allocation will be retained in the Green Belt compared to the Draft GMSF 2019, which will create a stronger Green belt boundary to the west and will preserve a wider gap between Carrington and Sale.</li> <li>On the eastern side of the allocation the reduction in the size of the area removed from the Green Belt preserves some land which was rated as being of moderate-high harm to Green Belt in 2019. With less land removed the impact</li> </ul> </li> </ul>	<p>boundaries have used natural, recognisable features such as existing field boundaries, Sinderland Brook and the disused railway line to create defensible boundaries.</p> <ul style="list-style-type: none"> <li>Creation of new Green Belt boundaries through planting significant new landscaped buffers, alongside protection of existing woodland will provide new boundaries where it is not possible to use existing boundaries.</li> </ul>	<p>be retained to maintain the gap between Carrington and Sale. However, the Green Belt gap would be weakened as a result of its increased containment by released land and weakening of the Green Belt boundary due to the breach of woodland to the east.</p> <ul style="list-style-type: none"> <li>Strengthening the boundaries of the retained Green Belt land adjoining and within the Allocation, such as by woodland planting, could potentially increase the future distinction between inset land and retained Green Belt land. This could help to limit the weakening of the boundary between inset land and retained Green Belt and as such limit weakening of the strength of this land in maintaining separation between Carrington and Sale.</li> </ul>



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	<p>improve the viability of community services and facilities in the area.</p> <ul style="list-style-type: none"> <li>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.</li> <li>The allocation seeks to build upon the existing Carrington strategic location identified in the Trafford Core Strategy. A significant proportion of the area is brownfield land, outside of the Green Belt, which was previously in an industrial use.</li> <li>An opportunity to create employment opportunities close to significant residential uses in an area otherwise constrained by a</li> </ul>		<p>on adjacent Green Belt will reduce from very high to high.</p> <ul style="list-style-type: none"> <li>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 reduced, so the overall impact of the Allocation here will still be very high.</li> </ul> <p>In relation to cumulative harm on Strategic Green Belt Area 25:</p> <ul style="list-style-type: none"> <li>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</li> </ul>		<ul style="list-style-type: none"> <li>The retained Green Belt corridor will provide accessible walking/cycling routes, new recreation areas, new and enhanced habitats and SuDs schemes.</li> </ul>

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	<p>number of COMAH zones relating to existing industrial uses.</p>		<p>would weaken boundary strength at Sale and further contain 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).</p>		
JPA34 M6 Junction 25	<ul style="list-style-type: none"> <li>The site meets Criterion 3 of the Site Selection criteria, as the M6 is a major business asset with a high demand for logistics and advanced manufacturing activity, which are key growth sectors in the North West. Wigan is the only district in Greater Manchester that the M6 runs through and this site is large, relatively unconstrained and directly accessible to the motorway, which makes it</li> </ul>	<p>The GB Harm Assessment identifies that the site makes a significant contribution to checking the unrestricted sprawl of the large built-up area (Purpose 1), preventing the neighbouring towns of Wigan and Ashton-in-Makerfield merging into one another (Purpose 2), and safeguarding the countryside from encroachment (Purpose 3).</p>	<ul style="list-style-type: none"> <li>The GB Harm Assessment finds that the overall harm to Green Belt purposes from the release of this allocation is ‘very high’. The impact on adjacent Green Belt would be ‘moderate’. The Addendum report notes that changes to the boundary have not affected these findings.</li> <li>In terms of cumulative harm on Strategic Green Belt Area 3 (SGBA 3), release would constitute significant urban sprawl and would reduce the contribution that the area south of the allocation would make to restricting sprawl from Ashton in</li> </ul>	<ul style="list-style-type: none"> <li>The GB Harm Assessment finds that the release of the allocation would not weaken the Green Belt boundary. However, it would further narrow what is already a relatively narrow gap between Wigan and Ashton-in-Makerfield and, in doing so, would significantly reduce the connectivity of adjacent retained Green Belt land.</li> <li>The Addendum report notes that the retention</li> </ul>	<ul style="list-style-type: none"> <li>The GB Harm Assessment states that mitigation measures would not reduce the harm of the release of this allocation. However, it suggests that strengthening the boundary between the allocation and surrounding retained Green Belt land, such as by woodland planting along the A49, could potentially increase the future distinction between inset land and retained Green Belt land, and help to limit the perception of the narrowing</li> </ul>

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	<p>highly attractive to the market.</p> <ul style="list-style-type: none"> <li>• The provision of around 140,000 square metres of B8/B2 floorspace will make a large contribution to employment supply.</li> <li>• The site will deliver the land to provide the scale and type of floorspace generally not found in Wigan to meet an identified market need for new B2 and B8 floorspace for sectors including logistics, helping to retain investment in the Borough</li> <li>• This site will generate new investment and employment in the local economy and is anticipated to generate in the region of 1,600 new full-time equivalent jobs.</li> <li>• The site is located alongside the M6 which is a key growth location for logistics. It will have excellent access to the</li> </ul>		<p>Makerfield (Purpose 1). It would significantly reduce the gap between Wigan and Ashton in Makerfield (Purpose 2). Release would in itself encroach on the countryside and would lead to the containment and weakening of land to the south, limiting the contribution this area makes to Purpose 3. However, it would not lead to any significant containment of the remaining Green Belt land within SGBA 3.</p>	<p>of fields to the south of Winstanley reduces the area of released Green Belt and offers potential for beneficial use, but that the retained strip, which is 80-150m wide, will become contained by inset development meaning that its current Green Belt boundary function, and therefore its contribution to the Green Belt purposes, will be diminished.</p>	<p>of the gap between Wigan and Ashton-in-Makerfield.</p> <ul style="list-style-type: none"> <li>• The proposed allocation policy includes a clause that requires development of this site to incorporate high quality landscaping within the site and along sensitive site boundaries to minimise its visual impact on the wider area, including the A49 road frontage, and the remaining Green Belt to the north, and around each building within the site;</li> <li>• The proposed allocation policy also includes a clause that requires development to incorporate a robust landscaped green infrastructure corridor, with walking and cycling links, between the proposed employment development and residential development at Winstanley connecting the A49 to the remaining area of Green Belt to the north.</li> </ul>

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
	<p>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.</p>				
JPA35 North of Mosley Common	<ul style="list-style-type: none"> <li>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.</li> <li>The site meets Criterion 6 of the Site Selection criteria, as there is potential to provide an</li> </ul>	<ul style="list-style-type: none"> <li>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</li> </ul>	<ul style="list-style-type: none"> <li>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'.</li> <li>In terms of cumulative harm on Strategic Green Belt Area 8 (SGBA 8), release would</li> </ul>	<ul style="list-style-type: none"> <li>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 &amp; Astley and Walkden, but the proposed addition of Green Belt along the edge of Walkden would largely offset this.</li> </ul>	<ul style="list-style-type: none"> <li>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 &amp; Astley and Walkden. Strengthening the boundary between the allocation and retained Green Belt land to the north and east could potentially further increase</li> </ul>

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
	<p>additional stop on the Busway to serve the site and for contributions to be made towards increasing the capacity on the busway. Higher residential densities are proposed close to stops on the busway to exploit the opportunities that it provides.</p> <ul style="list-style-type: none"> <li>• The provision of 1,100 homes will make a significant contribution to housing supply in Wigan and the northern part of Greater Manchester.</li> <li>• A mix of housing will be developed on the site to meet local needs, including market and affordable housing.</li> <li>• 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</li> </ul>	<p>(Purpose 2), with less distinct land in the west of the allocation making a lesser contribution and more contained land in the south of the allocation making an even lesser contribution.</p>	<p>constitute significant urban sprawl (Purpose 1), reduce the gap between settlements (Purpose 2) and encroach on the countryside (Purpose 3). However, the proposed additions of Green Belt in Salford at Logistics North Country Park and at West of Burgess Farm would help to prevent the potential for urban sprawl, help to offset the reduction in the gap between settlements and help to prevent countryside encroachment.</p>		<p>the future distinction between inset land and retained Green Belt land.</p> <ul style="list-style-type: none"> <li>• The proposed allocation policy includes a clause that requires development of this site to provide a robust landscaped boundary with open countryside in the Green Belt to the north.</li> </ul>

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
	<p>new community and health facilities on site, potentially as part of a new local centre, and new or expanded primary education facilities.</p>				
JPA37 West of Gibfield	<ul style="list-style-type: none"> <li>The site meets Criterion 3 of the Site Selection criteria, as the site is located within and forms a key component of the Wigan-Bolton Growth Corridor which will deliver a regionally significant area of economic and residential development in the north west of Greater Manchester. It forms a key component of this growth corridor, with the delivery of high quality residential and economic development, strategic green infrastructure, and effective contributions towards highway improvement measures to enhance the borough's</li> </ul>	<ul style="list-style-type: none"> <li>The GB Harm Assessment identifies that the majority of the allocation makes a relatively significant contribution to checking sprawl (Purpose 1) and preventing encroachment on the countryside (Purpose 3), with land in the north making a lesser contribution, although land in the north makes a significant contribution to maintaining the narrow separation between inset land at Atherton and Westhoughton.</li> </ul>	<ul style="list-style-type: none"> <li>The GB Harm Assessment finds that the overall harm to Green Belt purposes from the release of this allocation varies from 'moderate' on the southern part of the site, 'moderate-high' on the central part of the site' to 'very high' on the northern part of the site. The impact on adjacent Green Belt varies from 'moderate' to 'no/negligible'. The Addendum report notes that changes to the boundary have not affected these findings.</li> <li>In terms of cumulative harm on Strategic Green Belt Area 4 (SGBA 4) the Cumulative Harm Assessment states that release would narrow the gap between Westhoughton and Atherton and that the area of Green Belt left would make a weaker contribution</li> </ul>	<ul style="list-style-type: none"> <li>Release of the allocation would weaken the Green Belt boundary and would significantly reduce the connectivity of adjacent retained Green Belt land by reducing the Green Belt gap between the settlements of Atherton and Westhoughton, particularly to the north of the allocation.</li> <li>The Addendum report notes that the retention of a strip of land between the northern edge of the allocation (sub-area GM51-1) and Westhoughton preserves some settlement separation but at less than 150m wide, without</li> </ul>	<ul style="list-style-type: none"> <li>Evidence finds that mitigation measures would not reduce the harm from release of this allocation. However, it suggests that strengthening the boundary between the allocation and surrounding retained Green Belt land, such as by woodland planting along the railway line, could potentially increase the future distinction between inset land and retained Green Belt land, and help to limit the perception of the merging of Atherton and Westhoughton.</li> <li>A substantial area of Green Belt land is proposed to be retained within the revised site allocation boundary.</li> </ul>

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
	<p>connections with the A6 and M61 motorway.</p> <ul style="list-style-type: none"> <li>The site meets Criterion 6 of the Site Selection criteria, as it will be required to improve sustainable access to nearby Daisy Hill and Hag Fold stations and contribute to improved passenger facilities at those rail stations. Increased use of the rail line would contribute to the case for further service and capacity improvements on the line.</li> <li>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</li> </ul>		<p>to preventing urban sprawl (Purposes 1 &amp; 2). Its release would increase containment of the remaining strip of Green Belt to the east, although this area is already well contained (Purpose 3).</p>	<p>any existing boundary feature to define the new inset edge to the south, the gap will be very weak. Remaining Green Belt land to the north west of the Allocation will be mostly contained by inset edges, and its contribution to the Green Belt purposes consequently weakened.</p>	<p>The proposed allocation policy includes a clause that requires development of this site to provide a substantive accessible green infrastructure corridor and country park on this retained land.</p>

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
	<p>competitiveness of the north.</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• A mix of housing will be developed on the site including high quality market housing and affordable housing to meet local needs.</li> <li>• 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.</li> <li>• A new link road from Gibfield Park Way to Junction 5 of the M61 is a</li> </ul>				



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
	<p>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.</p>				

# 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.

1.2 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 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 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.	e. Show how the Green Belt would meet the other objectives of the NPPF.
<b>BOLTON</b>					
GBA01 Ditchers Farm, Westhoughton	The land meets the primary purposes of the Green Belt and it needs to remain open permanently in order to achieve those purposes. The current protected open land policies that apply to this land, would not achieve this permanent protection.	There are currently three significant areas of protected open land adjoining the built up area of Westhoughton; Ditchers Farm to the north, Bowlands Hey to the west and Lee Hall to the east. Land to the south of Westhoughton town centre, to the south of the railway line through Daisy Hill, was mainly developed in the period from the 1970s to the 1990s and prior to that was also predominantly open	The protection of the land as Green Belt can make a strategic contribution to urban regeneration by directing development towards derelict and underused sites in the urban areas. It will also direct development to sites that are identified for development in other parts of Westhoughton in the PfE. This will enable those sites	The land is contiguous with a much wider area of Green Belt to the north, which lies between the settlements of Westhoughton, Bolton and Horwich, and it would be an extension of this wider area.  Evidence in the Assessment of Green Belt Additions shows that the site is strong in meeting the Green Belt primary purpose preventing urban sprawl because it has little current evidence of urban sprawl and is open (Purpose 1). It would make a moderate contribution to the other primary purposes.	Designation as Green Belt will ensure that land in this location will remain open and will perform well against the primary purposes in national policy. The other objectives of the NPPF will be supported as follows: <ul style="list-style-type: none"> <li>• Contribute to protecting and enhancing our natural environment (Para 8)</li> <li>• Enable and support healthy lifestyles through safe and accessible green infrastructure (Para 91)</li> <li>• Encourage multiple benefits from both urban and rural land, including</li> </ul>

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.	e. Show how the Green Belt would meet the other objectives of the NPPF.
		<p>land. The 1972 Westhoughton Masterplan identified Bowlands Hey, Lee Hall and the Daisy Hill area for housing development with associated infrastructure.</p> <p>Since the adoption of the Greater Manchester Green Belt Local Plan in 1984, significant 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.</p>	<p>to be served by a comprehensive approach to infrastructure. This will achieve economic and social objectives. Environmental objectives will be achieved by keeping the land open.</p>	<p>Evidence in the GM Cumulative Harm Assessment finds that the addition would make a sizeable contribution to checking sprawl (Purpose 1), would contribute to preserving the gap between settlements (Purpose 2) and would contribute to safeguarding the countryside from encroachment despite a sense of urban containment (Purpose 3).</p>	<p>through...taking opportunities to achieve net environmental gains, such as developments that would enable new habitat creation or improve public access to the countryside (Para 118)</p>

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.	e. Show how the Green Belt would meet the other objectives of the NPPF.
		<p>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.</p>			
<p>GBA02 Horwich Golf Club and Knowles Farm</p>	<p>The land meets the primary purposes of the Green Belt and it needs to remain open permanently in order to achieve those purposes. The current protected open land policies that apply to this land, would not achieve this permanent protection.</p>	<p>Horwich is a free-standing town within the Borough of Bolton, on the southern edge of the West Pennine Moors. It is characterised by its setting of open, rising ground to the north and east, and the land in question is on the lower slopes of that rising ground. It is the only</p>	<p>The site's contribution as potential Green Belt would assist in focussing built development within the built up area of Horwich, where infrastructure provision exists or is proposed, which supports a sustainable pattern of development.</p>	<p>The land is contiguous with a much wider area of Green Belt separating the towns of Horwich and Bolton, and extending north to higher ground on the West Pennine Moors.</p> <p>Evidence in the Assessment of Green Belt additions show that the site is strong in meeting the green belt primary purpose preventing urban sprawl because it has little current evidence of</p>	<p>Designation as Green Belt will ensure that land in this location will remain open and will perform well against the primary purposes in national policy. The other objectives of the NPPF will be supported as follows:</p> <ul style="list-style-type: none"> <li>• Contribute to protecting and enhancing our natural environment (Para 8)</li> </ul>

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.	e. Show how the Green Belt would meet the other objectives of the NPPF.
		<p>part of the open rising ground not in the Green Belt and warrants protection from development on that ground.</p> <p>Horwich already has a significant amount of housing development allocated in Bolton's Local Plan. The former Horwich Loco Works is identified for a mixed use development, including 1700 dwellings. Other brownfield sites within the urban area are identified for development, most notably on the former Horwich 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.</p> <p>These urban developments will result in a change in the character of Horwich towards a more densely built up urban form.</p>	<p>Economic and social objectives would be achieved by directing development elsewhere within Horwich and environmental objectives would be achieved by keeping the site open</p>	<p>urban sprawl and is open (Purpose 1). It is also strong in meeting the primary purposes of preventing the merging of neighbouring settlements and contributing to the setting and special character of historic towns. It is moderate in meeting the other primary purposes.</p> <p>Evidence in the GM Cumulative Harm Assessment finds that the addition would have little impact strategically although it would play a role locally in preventing sprawl from Horwich (Purpose 1), preserving the gap between Horwich and Bottom O Th' Moor (Purpose 2) and preserving the setting and special character of Horwich (Purpose 4).</p>	<ul style="list-style-type: none"> <li>• Enable and support healthy lifestyles through safe and accessible green infrastructure (Para 91)</li> <li>• Encourage multiple benefits from both urban and rural land, including through...taking opportunities to achieve net environmental gains, such as developments that would enable new habitat creation or improve public access to the countryside (Para 118)</li> </ul>

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.	e. Show how the Green Belt would meet the other objectives of the NPPF.
		<p>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.</p>			
<b>BURY</b>					
<p>GBA03 Pigs Lea Brook 1</p>	<p>The site comprises land at the northern edge of Bury. Land within the site includes mostly wooded river banks. The A56 runs through the southwest of the parcel forming part of the parcel boundary. Walmersley Old Road forms much of the north western boundary of the site and much of the southern boundary is formed by Mather Road.</p> <p>This site is currently designated as River Valley.</p> <p>River Valley sites will be reviewed against latest evidence to consider whether they will be continued to be protected under a new Green Infrastructure designation in the Local Plan.</p>	<p>The site is currently undevelopable due to its topography.</p> <p>The River Valley boundary of the site will be reviewed as part of the Local Plan. Until this work is completed there is no guarantee that the site will be protected.</p> <p>It is viewed that this is an opportunity to give the land greater protection given that the land is likely to remain open for an extended period of time.</p>	<p>The protection of the land as Green Belt can make a strategic contribution to urban regeneration by directing development towards derelict and underused sites in Bury.</p>	<p>Green Belt designation is recognised as affording the highest level of protection, thereby giving the greatest level of certainty to the many who value this asset.</p> <p>Pigs Lea Brook is a tributary of the River Irwell and its valley is a continuous finger of open land connected to this.</p> <p>Evidence in the Assessment of Additions to the Green Belt considers its performance against purposes. Under Purpose 1a (evidence of existing urban sprawl) the report gives the site a 'strong' rating stating that with the exception of the A56 crossing the southwest of the site, the site is open and undeveloped, predominantly comprising of woodland.</p>	<p>Designation as Green Belt will ensure that land in this location will remain open and will perform well against the primary purposes in national policy. The other objectives of the NPPF will be supported as follows:</p> <ul style="list-style-type: none"> <li>• Contribute to protecting and enhancing our natural environment (Para 8)</li> <li>• Help to improve biodiversity (Para 8)</li> <li>• Enable and support healthy lifestyles through safe and accessible green infrastructure (Para 91)</li> <li>• Providing access to a network of high quality open spaces (Para 96)</li> <li>• Encourage multiple benefits from both urban and rural land, including through...taking opportunities to achieve net environmental gains, such as developments that would enable new</li> </ul>

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.	e. Show how the Green Belt would meet the other objectives of the NPPF.
				<p>Evidence in the GM Cumulative Harm Assessment finds that the addition makes a limited strategic contribution to purposes as it is relatively contained (Purpose 1), influenced by the urban area (Purpose 3) and does not lie between neighbouring towns (Purpose 2).</p> <p>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.</p>	<p>habitat creation or improve public access to the countryside (Para 118)</p> <ul style="list-style-type: none"> <li>Promote the conservation, restoration and enhancement of priority habitats and ecological networks (Para 174)</li> <li>Set a positive strategy for the conservation and enjoyment of the historic environment, taking into account...opportunities to draw on the contribution made by the historic environment to the character of a place (Para 185).</li> </ul>
GBA04 North of Nuttall Park	<p>The site comprises of woodland to the east of Ramsbottom. The edges of the parcel with the adjoining inset edge are defined by the River Irwell, Nuttall Hall Road and woodland, whilst a footpath marks the edge of the parcel with the wider Green Belt within Nuttall Park to the south.</p> <p>This site is currently designated as River Valley and protected recreation land.</p> <p>River Valley sites will be reviewed against latest evidence to consider whether they will be continued to be protected under a new Green Infrastructure designation in the Local Plan.</p>	<p>The site is currently undevelopable due to dense tree cover.</p> <p>The River Valley boundary of the site will be reviewed as part of the Local Plan. Until this work is completed there is no guarantee that these sites will be protected.</p> <p>It is viewed that this is an opportunity to give the land greater protection given that the land is likely to remain open for an extended period of time.</p>	<p>The protection of the land as Green Belt can make a strategic contribution to urban regeneration by directing development towards derelict and underused sites in Ramsbottom.</p>	<p>Green Belt designation is recognised as affording the highest level of protection, thereby giving the greatest level of certainty to the many who value this asset.</p> <p>Evidence in the Assessment of Additions to the Green Belt considers its performance against purposes. Under Purpose 1b (protect open land from the potential for urban sprawl to occur) the assessment highlights the role which the site plays in inhibiting further ribbon development along the southern side of Peel Brow and Bury New Road.</p>	<p>Designation as Green Belt will ensure that land in this location will remain open and will perform well against the primary purposes in national policy. The other objectives of the NPPF will be supported as follows:</p> <ul style="list-style-type: none"> <li>Contribute to protecting and enhancing our natural environment (Para 8)</li> <li>Help to improve biodiversity (Para 8)</li> <li>Enable and support healthy lifestyles through safe and accessible green infrastructure (Para 91)</li> <li>Providing access to a network of high quality open spaces (Para 96)</li> </ul>

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.	e. Show how the Green Belt would meet the other objectives of the NPPF.
				<p>Evidence in the GM Cumulative Harm Assessment finds that the addition would contribute to preserving the setting of Ramsbottom (Purpose 4) but is too small to have a strategic impact on preventing sprawl or on preventing towns merging (Purpose 1 and 2).</p> <p>The proposed addition would result in excellent contiguity with the wider Green Belt, separated only by a path from wider park. The resultant Green Belt boundary uses a brook which is arguably more defensible than a park path.</p> <p>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.</p>	<ul style="list-style-type: none"> <li>• Encourage multiple benefits from both urban and rural land, including through...taking opportunities to achieve net environmental gains, such as developments that would enable new habitat creation or improve public access to the countryside (Para 118)</li> <li>• Promote the conservation, restoration and enhancement of priority habitats and ecological networks (Para 174)</li> <li>• Set a positive strategy for the conservation and enjoyment of the historic environment, taking into account...opportunities to draw on the contribution made by the historic environment to the character of a place (Para 185).</li> </ul>
GBA05 Pigs Lea Brook 2	The site comprises land at the northern edge of Bury. Land within the parcel includes mostly wooded river banks and some smaller areas of open grassland. Beyond Mather Road to the east there are a number of sizeable buildings and a bowling green. A lake takes up a large portion of the land to the east. The A56 runs through the western extent of the parcel forming part of the parcel boundary. Walmersley Old Road forms much of the northern boundary of the parcel and	The site is currently undevelopable due to topography.  The River Valley boundary of the site will be reviewed as part of the Local Plan. Until this work is completed there is no guarantee that the site will be protected.	The protection of the land as Green Belt can make a strategic contribution to urban regeneration by directing development towards derelict and underused sites in Bury.	Green Belt designation is recognised as affording the highest level of protection, thereby giving the greatest level of certainty to the many who value this asset.  Pigs Lea Brook is a tributary of the River Irwell and its valley is a continuous finger of open land connected to this.	Designation as Green Belt will ensure that land in this location will remain open and will perform well against the primary purposes in national policy. The other objectives of the NPPF will be supported as follows:  <ul style="list-style-type: none"> <li>• Contribute to protecting and enhancing our natural environment (Para 8)</li> <li>• Help to improve biodiversity (Para 8)</li> </ul>



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.	e. Show how the Green Belt would meet the other objectives of the NPPF.
	<p>much of the southern boundary is formed by Mather Road. Humber Drive also runs through the southern portion of the parcel.</p> <p>This site is currently designated as River Valley.</p> <p>River Valley sites will be reviewed against latest evidence to consider whether they will be continued to be protected under a new Green Infrastructure designation in the Local Plan.</p>	<p>It is viewed that this is an opportunity to give the land greater protection given that the land is likely to remain open for an extended period of time.</p>		<p>Evidence in the Assessment of Additions to the Green Belt considers its performance against purposes. Under Purpose 1a (evidence of existing urban sprawl) the report gives the site a 'moderate' rating stating whilst the small site is open and undeveloped it is closely contained by the inset edge to the north, south and west..</p> <p>Evidence in the GM Cumulative Harm Assessment finds that the addition is too small to have a strategic impact on preventing sprawl, on preventing towns merging or on safeguarding from encroachment (Purpose 1, 2 and 3).</p> <p>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.</p>	<ul style="list-style-type: none"> <li>• Enable and support healthy lifestyles through safe and accessible green infrastructure (Para 91)</li> <li>• Providing access to a network of high quality open spaces (Para 96)</li> <li>• Encourage multiple benefits from both urban and rural land, including through...taking opportunities to achieve net environmental gains, such as developments that would enable new habitat creation or improve public access to the countryside (Para 118)</li> <li>• Promote the conservation, restoration and enhancement of priority habitats and ecological networks (Para 174)</li> <li>• Set a positive strategy for the conservation and enjoyment of the historic environment, taking into account...opportunities to draw on the contribution made by the historic environment to the character of a place (Para 185).</li> </ul>
GBA06 Hollins Brook	<p>The parcel is located on the south eastern edge of Hollins, part of Bury. Land within the parcel is relatively flat, comprising grassland and scrub.</p> <p>The parcel is bound to the south by Hollins Brook,</p>	<p>The site is currently undevelopable due to flood risk, poor accessibility and ecological interests.</p>	<p>The protection of the land as Green Belt can make a strategic contribution to urban regeneration by directing development</p>	<p>Green Belt designation is recognised as affording the highest level of protection, thereby giving the greatest level of certainty to the many who value this asset.</p>	<p>Designation as Green Belt will ensure that land in this location will remain open and will perform well against the primary purposes in national policy. The other</p>

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.	e. Show how the Green Belt would meet the other objectives of the NPPF.
	<p>to the east by the M66, to the north by a reservoir and to the northwest by industrial development.</p> <p>This site is currently designated as River Valley. A Site of Biological Importance (SBI) covers the site and a wildlife corridor runs through the site.</p> <p>River Valley sites will be reviewed against latest evidence to consider whether they will be continued to be protected under a new Green Infrastructure designation in the Local Plan. Many River Valley sites including Hollins Brook are subject to development pressure and would therefore be afforded greater protection under Green Belt.</p>	<p>The River Valley boundary of the site will be reviewed as part of the Local Plan. Until this work is completed there is no guarantee that these sites will be protected.</p> <p>It is viewed that this is an opportunity to give the land greater protection given that the land is likely to remain open for an extended period of time</p>	<p>towards derelict and underused sites in Bury.</p>	<p>Evidence in the Assessment of Additions to the Green Belt considers the sites performance against purposes The Assessment scores the site as 'strong' against Purpose 1a referencing the fact that there is no built development present within the parcel to have an urbanising influence and highlights the sense of openness within the site because it predominantly comprises open grassland and scrub.</p> <p>The site also has a 'strong' rating against Purpose 3 given the little sense of encroachment within the parcel due to the land being free of development. The Assessment states that there is a strong, unspoilt landscape, which is largely intact and rural in character. The site displays the characteristics of the countryside. There are influences of urban development visible from within the parcel although it remains largely rural in character.</p> <p>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</p>	<p>objectives of the NPPF will be supported as follows:</p> <ul style="list-style-type: none"> <li>• Open spaces that reflect current and future needs and support communities' health, social and cultural well-being (Para 8)</li> <li>• Enable and support healthy lifestyles through safe and accessible green infrastructure (Para 91)</li> <li>• Providing access to a network of high quality open spaces (Para 96)</li> <li>• Plan positively to enhance beneficial use of the Green Belt by providing opportunities for outdoor sport and recreation (Para 141)</li> </ul>

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.	e. Show how the Green Belt would meet the other objectives of the NPPF.
				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).	
GBA07 Off New Road, Radcliffe	<p>The site comprises land at the south eastern edge of Radcliffe. Land within the parcel comprises sloping unmanaged grassland with pockets of tree cover present across the site. There is a pond within the site towards its north western corner. Parts of both the north west and north east of the site have been cleared for industrial or storage purposes and now serve as hardstanding</p> <p>This site is currently designated as River Valley.</p> <p>River Valley sites will be reviewed against latest evidence to consider whether they will be continued to be protected under a new Green Infrastructure designation in the Local Plan.</p>	<p>The site is currently undevelopable due to its topography.</p> <p>The River Valley boundary of the site will be reviewed as part of the Local Plan. Until this work is completed there is no guarantee that these sites will be protected.</p> <p>It is viewed that this is an opportunity to give the land greater protection given that the land is likely to remain open for an extended period of time.</p>	<p>The protection of the land as Green Belt can make a strategic contribution to urban regeneration by directing development towards derelict and underused sites in Bury and Radcliffe.</p>	<p>Green Belt designation is recognised as affording the highest level of protection, thereby giving the greatest level of certainty to the many who value this asset.</p> <p>Evidence in the Assessment of Additions to the Green Belt considers its performance against purposes. Under Purpose 1a (evidence of existing urban sprawl) the report gives the site a 'strong' scoring stating the urbanising features within the parcel are limited to the hardstanding areas towards the north western and north eastern corners of the parcel respectively. As such there are few urbanising features within the parcel and it remains open.</p> <p>The current boundary is arbitrary at the top of the plateau, including this addition allows the greenbelt boundary to extend to the urban area.</p>	<p>Designation as Green Belt will ensure that land in this location will remain open and will perform well against the primary purposes in national policy. The other objectives of the NPPF will be supported as follows:</p> <ul style="list-style-type: none"> <li>• Contribute to protecting and enhancing our natural environment (Para 8)</li> <li>• Help to improve biodiversity (Para 8)</li> <li>• Enable and support healthy lifestyles through safe and accessible green infrastructure (Para 91)</li> <li>• Providing access to a network of high quality open spaces (Para 96)</li> <li>• Encourage multiple benefits from both urban and rural land, including through...taking opportunities to achieve net environmental gains, such as developments that would enable new habitat creation or improve public access to the countryside (Para 118)</li> </ul>

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.	e. Show how the Green Belt would meet the other objectives of the NPPF.
				<p>Evidence in the GM Cumulative Harm Assessment finds that the addition is open but contained by existing development thereby limiting its contribution or preventing sprawl (Purpose 1), and that its role in preventing Radcliffe and Whitefield is stymied by the fact that the settlements have already merged to some degree (Purpose 2). The site would contribute towards safeguarding from encroachment at a local level (Purpose 3).</p> <p>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.</p>	<ul style="list-style-type: none"> <li>• Promote the conservation, restoration and enhancement of priority habitats and ecological networks (Para 174)</li> <li>• Set a positive strategy for the conservation and enjoyment of the historic environment, taking into account...opportunities to draw on the contribution made by the historic environment to the character of a place (Para 185).</li> </ul>
GBA08 Hollins Brow	<p>The parcel is located on the southern edge of Bury. Land within the parcel steeply slopes down from Hollins Brow road, bounding the east of the parcel, towards the River Roch, bounding the west of the parcel. The parcel predominantly comprises woodland in the south and east and some grassland scrub in the north. A dwelling, with associated out buildings and a paddock, is also located in the north of the parcel. Existing Green Belt land lies to the east beyond Hollins Brow Road. The parcel is enclosed to the northeast by residential development, and to the west beyond</p>	<p>The site is currently undevelopable due to ecological and access constraints.</p> <p>The River Valley boundary of the site will be reviewed as part of the Local Plan. Until this work is completed there is no guarantee that these sites will be protected.</p> <p>It is viewed that this is an opportunity to give the land</p>	<p>The protection of the land as Green Belt can make a strategic contribution to urban regeneration by directing development towards derelict and underused sites in Bury and Unsworth.</p>	<p>Green Belt designation is recognised as affording the highest level of protection, thereby giving the greatest level of certainty to the many who value this asset.</p> <p>Evidence in the Assessment of Additions to the Green Belt considers the sites performance against purposes. The site scores a 'strong' rating against Purpose 1a given the sense of openness within the site as it predominantly comprises open woodland and grassland scrub.</p>	<p>Designation as Green Belt will ensure that land in this location will remain open and will perform well against the primary purposes in national policy. The other objectives of the NPPF will be supported as follows:</p> <ul style="list-style-type: none"> <li>• Contribute to protecting and enhancing our natural environment (Para 8)</li> <li>• Enable and support healthy lifestyles through safe and accessible green infrastructure (Para 91)</li> </ul>

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	<p>the River Roch by residential development, as well as some woodland with commercial development beyond.</p> <p>This site is currently designated as River Valley and a wildlife corridor runs through the site.</p> <p>River Valley sites will be reviewed against latest evidence to consider whether they will be continued to be protected under a new Green Infrastructure designation in the Local Plan.</p>	<p>greater protection given that the land is likely to remain open for an extended period of time.</p>		<p>It also scores a 'strong' rating against Purpose 2 as the site is located on the south of Bury and lies between Bury and Whitefield to the south. These settlements are in very close proximity (&lt;200m) and the site forms part of the wooded River Roch corridor that provides separation between them. Therefore, the site plays an essential role in preventing the merging of towns.</p> <p>Evidence in the GM Cumulative Harm Assessment finds that the addition would marginally extend 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 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).</p>	<ul style="list-style-type: none"> <li>• Providing access to a network of high quality open spaces (Para 96)</li> <li>• Encourage multiple benefits from both urban and rural land, including through...taking opportunities to achieve net environmental gains, such as developments that would enable new habitat creation or improve public access to the countryside (Para 118)</li> <li>• Promote the conservation, restoration and enhancement of priority habitats and ecological networks (Para 174)</li> </ul>
GBA09 Hollybank Street, Radcliffe	<p>The site comprises land at the western edge of Radcliffe. Land within the site comprises areas of grassland with trees. A paved footpath passes through the site by its eastern boundary which is formed by the Manchester Bolton and Bury Canal.</p>	<p>It is judged the addition of the site to the greenbelt would result in a more defensible boundary than at present due to the canal to the east and the car park to the north.</p>	<p>The protection of the land as Green Belt can make a strategic contribution to urban regeneration by directing development towards derelict and</p>	<p>Green Belt designation is recognised as affording the highest level of protection, thereby giving the greatest level of certainty to the many who value this asset.</p>	<p>Designation as Green Belt will ensure that land in this location will remain open and will perform well against the primary purposes in national policy. The other objectives of the NPPF will be supported as follows:</p>

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.	e. Show how the Green Belt would meet the other objectives of the NPPF.
	<p>This site is currently designated as Other Protected Open Land (OPOL) and protected recreation.</p> <p>OPOL sites will be reviewed against latest evidence to consider whether they will be continued to be protected under a new Green Infrastructure designation in the Local Plan.</p>	<p>Its characteristics and the resultant boundary of the urban edge would be more defensible given that it does not currently follow a recognisable feature on the ground.</p> <p>The OPOL designations currently protecting the site will be reviewed as part of the Local Plan with no firm proposals for their replacement.</p> <p>It is viewed that this as an opportunity to give the land greater protection and lead to a more defensible Green Belt boundary.</p>	<p>underused sites in Radcliffe.</p>	<p>Evidence in the Assessment of Additions to the Green Belt considers its performance against purposes. Under Purpose 1a (evidence of existing urban sprawl) the report gives the site a 'strong' rating and references few urbanising features within the site.</p> <p>The proposed addition would be contiguous with Green Belt and has potential for positive use, sharing boundaries with it on 2 sides. 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.</p>	<ul style="list-style-type: none"> <li>• Contribute to protecting and enhancing our natural environment (Para 8)</li> <li>• Help to improve biodiversity (Para 8)</li> <li>• Enable and support healthy lifestyles through safe and accessible green infrastructure (Para 91)</li> <li>• Providing access to a network of high quality open spaces (Para 96)</li> <li>• Encourage multiple benefits from both urban and rural land, including through...taking opportunities to achieve net environmental gains, such as developments that would enable new habitat creation or improve public access to the countryside (Para 118)</li> <li>• Promote the conservation, restoration and enhancement of priority habitats and ecological networks (Para 174)</li> </ul>
GBA10 Crow Lumb Wood	<p>This is a River Valley site much of which is steeply sloping and covered with woodland, although areas of amenity grassland and playing fields (St Andrews Fields) are located along the southern boundary. Sites of Biological Importance (SBI) also partly cover the site.</p>	<p>The site is currently in recreation use and much of it is undevelopable due to its challenging topography and flood risk.</p> <p>The River Valley boundary of the site will be reviewed as part of</p>	<p>The protection of the land as Green Belt can make a strategic contribution to urban regeneration by directing development towards derelict and underused sites in</p>	<p>Green Belt designation is recognised as affording the highest level of protection, thereby giving the greatest level of certainty to those wishing to protect this asset.</p> <p>Evidence in the Assessment of Additions to the Green Belt considers its performance against purposes. Under Purpose 1a (evidence of</p>	<p>Designation as Green Belt will ensure that land in this location will remain open and will perform well against the primary purposes in national policy. The other objectives of the NPPF will be supported as follows:</p>

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	<p>River Valley sites will be reviewed against latest evidence to consider whether they will be continued to be protected under a new Green Infrastructure designation in the Local Plan.</p>	<p>the Local Plan. Until this work is completed there is no guarantee that these sites will be protected.</p> <p>It is viewed that this as an opportunity to give the land greater protection given that the land is likely to remain open for an extended period of time.</p>	<p>Ramsbottom and Holcombe Brook.</p>	<p>existing urban sprawl) the report gives the site a 'strong' rating and references few urbanising features within the site.</p> <p>Evidence in the GM Cumulative Harm Assessment finds that the contained nature of the addition limits the extent to which it can contribute to preventing sprawl and safeguard from encroachment (Purpose 1 and 3) and it does not lie between neighbouring towns (Purpose 2), though it does contribute to preserving the setting of Ramsbottom (Purpose 4).</p> <p>The proposed addition has excellent contiguity with the wider green belt. However 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.</p>	<ul style="list-style-type: none"> <li>• Open spaces that reflect current and future needs and support communities' health, social and cultural well-being (Para 8)</li> <li>• Enable and support healthy lifestyles through safe and accessible green infrastructure (Para 91)</li> <li>• Providing access to a network of high quality open spaces (Para 96)</li> <li>• Encourage multiple benefits from both urban and rural land, including through...taking opportunities to achieve net environmental gains, such as developments that would enable new habitat creation or improve public access to the countryside (Para 118)</li> </ul>
<p>GBA11 Nuttall West, Ramsbottom</p>	<p>The site comprises land to the south of Ramsbottom. The site is relatively small in size and consists of scrub land to the south west of the existing residential development at Marlborough Close. The eastern boundary of the site is formed</p>	<p>As with many River Valley sites, this site has been under pressure for development.</p>	<p>The protection of the land as Green Belt can make a strategic contribution to urban regeneration by directing development</p>	<p>Green Belt designation is recognised as affording the highest level of protection, thereby giving the greatest level of certainty to the many who value this asset.</p>	<p>Designation as Green Belt will ensure that land in this location will remain open and will perform well against the primary purposes in national policy. The other</p>

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	<p>by residential gardens and the outer boundaries are defined by woodland, including ancient woodland to the north and west</p> <p>This site is currently designated as River Valley and protected recreation.</p> <p>River Valley sites will be reviewed against latest evidence to consider whether they will be continued to be protected under a new Green Infrastructure designation in the Local Plan.</p>	<p>The River Valley boundary of the site will be reviewed as part of the Local Plan. Until this work is completed there is no guarantee that these sites will be protected.</p> <p>It is viewed that this as an opportunity to give the land greater protection given that the land is likely to remain open for an extended period of time</p>	<p>towards derelict and underused sites in Ramsbottom and Holcombe Brook.</p>	<p>Evidence in the Assessment of Additions to the Green Belt considers its performance against purposes. Under Purpose 1a (evidence of existing urban sprawl) the report gives the site a 'strong' scoring stating there are no urbanising features within the parcel and it remains open and undeveloped. Under Purpose 1b ((protect open land from the potential for urban sprawl to occur), the report gives the site a 'strong' scoring recognising the steepness of the adjacent land and presence of ancient woodland would likely prevent the outward expansion of development from within the parcel.</p> <p>Evidence in the GM Cumulative Harm Assessment finds that the addition is too small to have a strategic impact on preventing sprawl, preventing towns merging or on safeguarding from encroachment (Purpose 1, 2 and 3).</p> <p>The site is open land and has good contiguity with the wider Green Belt. The site is surrounded on 3 sides by Green Belt. The resultant Green Belt boundary is therefore considered to be more defensible.</p> <p>The site is not contiguous with Green Belt that is of a strategic nature to affect adjoining districts</p>	<p>objectives of the NPPF will be supported as follows:</p> <ul style="list-style-type: none"> <li>• Contribute to protecting and enhancing our natural environment (Para 8)</li> <li>• Help to improve biodiversity (Para 8)</li> <li>• Enable and support healthy lifestyles through safe and accessible green infrastructure (Para 91)</li> <li>• Providing access to a network of high quality open spaces (Para 96)</li> <li>• Encourage multiple benefits from both urban and rural land, including through...taking opportunities to achieve net environmental gains, such as developments that would enable new habitat creation or improve public access to the countryside (Para 118)</li> <li>• Promote the conservation, restoration and enhancement of priority habitats and ecological networks (Para 174)</li> <li>• Set a positive strategy for the conservation and enjoyment of the historic environment, taking into account...opportunities to draw on the contribution made by the historic environment to the character of a place (Para 185).</li> </ul>



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				and therefore it is judged that there would be no impact on strategic policies of adjoining districts.	
GBA12 Woolfold, Bury	<p>The site comprises land to the north west of Bury. The site consists of mostly river valley with areas of tree cover. A number of public rights of way run across the site and in places the Kirklees Trail acts as the northern boundary of the site. Woodhill Brook also passes through the site. The site also contains a number of ponds.</p> <p>This site is currently designated as River Valley.</p> <p>River Valley sites will be reviewed against latest evidence to consider whether they will be continued to be protected under a new Green Infrastructure designation in the Local Plan.</p>	<p>The site is currently undevelopable due to its terrain and significance for green infrastructure.</p> <p>However, this is the only part of Kirklees Valley (which is a key local green corridor for the Borough) that is not in the Green Belt and the inclusion of this site would lead to a more defensible boundary.</p> <p>The River Valley boundary of the site will be reviewed as part of the Local Plan. Until this work is done there is no guarantee that the site will be protected.</p> <p>It is viewed that this is an opportunity to give the land greater protection given that the land is likely to remain open for an extended period of time.</p>	<p>The protection of the land as Green Belt can make a strategic contribution to urban regeneration by directing development towards derelict and underused sites in Bury.</p>	<p>Green Belt designation is recognised as affording the highest level of protection, thereby giving the greatest level of certainty to those wishing to prevent urban sprawl.</p> <p>Evidence in the Assessment of Additions to the Green Belt considers its performance against purposes. Under Purpose 1a (evidence of existing urban sprawl) the report gives the site a 'strong' rating stating that the parcel is largely free of urban development and is open.</p> <p>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 but is well contained (Purpose 3), and it lies between Tottington and Bury but its role is limited as coalescence has taken place (Purpose 2).</p> <p>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.</p>	<p>Designation as Green Belt will ensure that land in this location will remain open and will perform well against the primary purposes in national policy. The other objectives of the NPPF will be supported as follows:</p> <ul style="list-style-type: none"> <li>• Contribute to protecting and enhancing our natural environment (Para 8)</li> <li>• Help to improve biodiversity (Para 8)</li> <li>• Enable and support healthy lifestyles through safe and accessible green infrastructure (Para 91)</li> <li>• Providing access to a network of high quality open spaces (Para 96)</li> <li>• Encourage multiple benefits from both urban and rural land, including through...taking opportunities to achieve net environmental gains, such as developments that would enable new habitat creation or improve public access to the countryside (Para 118)</li> <li>• Promote the conservation, restoration and enhancement of priority habitats and ecological networks (Para 174)</li> </ul>

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					<ul style="list-style-type: none"> <li>Set a positive strategy for the conservation and enjoyment of the historic environment, taking into account...opportunities to draw on the contribution made by the historic environment to the character of a place (Para 185).</li> </ul>
GBA13 Nuttall East	<p>The site comprises land to the south east of Ramsbottom. Much of the site is covered with trees with some areas of scrub land interspersed. The site is adjacent to residential gardens to the west and its eastern boundary is formed by a public right of way</p> <p>This site is currently designated as River Valley and protected recreation.</p> <p>River Valley sites will be reviewed against latest evidence to consider whether they will be continued to be protected under a new Green Infrastructure designation in the Local Plan.</p>	<p>As with many River Valley sites, this site has been under pressure for development.</p> <p>The River Valley boundary of the site will be reviewed as part of the Local Plan. Until this work is completed there is no guarantee that these sites will be protected.</p> <p>It is viewed that this as an opportunity to give the land greater protection given that the land is likely to remain open for an extended period of time</p>	<p>The protection of the land as Green Belt can make a strategic contribution to urban regeneration by directing development towards derelict and underused sites in Ramsbottom and Holcombe Brook.</p>	<p>Green Belt designation is recognised as affording the highest level of protection, thereby giving the greatest level of certainty to the many who value this asset.</p> <p>Evidence in the Assessment of Additions to the Green Belt considers its performance against purposes. Under Purpose 1a (evidence of existing urban sprawl) the report gives the site a 'strong' scoring stating that there are few urbanising features within the parcel and it is open. Under Purpose 3 (to assist in safeguarding the countryside from encroachment) the assessment gives the sites a 'moderate' scoring highlighting that there is little encroachment within the parcel due to the area being almost entirely free of development.</p> <p>Evidence in the GM Cumulative Harm Assessment finds that the addition is too small to</p>	<p>Designation as Green Belt will ensure that land in this location will remain open and will perform well against the primary purposes in national policy. The other objectives of the NPPF will be supported as follows:</p> <ul style="list-style-type: none"> <li>Contribute to protecting and enhancing our natural environment (Para 8)</li> <li>Help to improve biodiversity (Para 8)</li> <li>Enable and support healthy lifestyles through safe and accessible green infrastructure (Para 91)</li> <li>Providing access to a network of high quality open spaces (Para 96)</li> <li>Encourage multiple benefits from both urban and rural land, including through...taking opportunities to achieve net environmental gains, such as developments that would enable new</li> </ul>

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				<p>have a strategic impact on preventing sprawl, preventing towns merging or on safeguarding from encroachment (Purpose 1, 2 and 3).</p> <p>The site consists of open land and has good contiguity with the wider Green Belt, surrounded on 3 sides by Green Belt. The resultant Green Belt boundary is more defensible.</p> <p>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.</p>	<p>habitat creation or improve public access to the countryside (Para 118)</p> <ul style="list-style-type: none"> <li>Promote the conservation, restoration and enhancement of priority habitats and ecological networks (Para 174)</li> <li>Set a positive strategy for the conservation and enjoyment of the historic environment, taking into account...opportunities to draw on the contribution made by the historic environment to the character of a place (Para 185).</li> </ul>
GBA14 Chesham	<p>The site comprises land at the north eastern edge of Bury. Land within the parcel includes areas of amenity grass land with footpaths, pastoral land and pockets of woodland.</p> <p>This site is currently designated as Other Protected Open Land (OPOL) and protected recreation. A Site of Biological Importance (SBI) also partly covers the site.</p> <p>OPOL sites will be reviewed against latest evidence to consider whether they will be</p>	<p>The site is currently in recreation use and has a large tree cover.</p> <p>The OPOL designations currently protecting the site will be reviewed as part of the Local Plan with no firm proposals for their replacement. Furthermore not all of the site contains a wide range of ecosystem services and so parts of the site may not form</p>	<p>The protection of the land as Green Belt can make a strategic contribution to urban regeneration by directing development towards derelict and underused sites in Bury.</p>	<p>Green Belt designation is recognised as affording the highest level of protection, thereby giving the greatest level of certainty to the many who value this asset. There is potential for positive use that links in well with surrounding areas. Extending the greenbelt designation will protect an area with a strong sense of openness and will result in a more defensible boundary to the north.</p> <p>Evidence in the Assessment of Additions to the Green Belt considers its performance against</p>	<p>Designation as Green Belt will ensure that land in this location will remain open and will perform well against the primary purposes in national policy. The other objectives of the NPPF will be supported as follows:</p> <ul style="list-style-type: none"> <li>Open spaces that reflect current and future needs and support communities' health, social and cultural well-being (Para 8)</li> </ul>

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.	e. Show how the Green Belt would meet the other objectives of the NPPF.
	<p>continued to be protected under a new Green Infrastructure designation in the Local Plan.</p>	<p>part of the GI network in Local Plan.</p> <p>It is viewed that this as an opportunity to give the land greater protection and lead to a more defensible greenbelt boundary.</p>		<p>purposes. Under Purpose 1a (evidence of existing urban sprawl) the report gives the site a 'strong' rating and references a strong sense of openness due to limited urbanising features.</p> <p>The Assessment rates the site as 'strong' against Purpose 1b. There are no strong barrier features at the outer edge (or close to the outer edge) of the parcel that could prevent urban sprawl from taking place within and beyond the parcel and the parcel plays some role in inhibiting development along the eastern edge of Chesham Road. A rating of 'strong' is also given against Purpose 3 (characteristics of the countryside) and references the little sense of encroachment due to the area being free of development, although the settlement edge is visible in parts. The site displays many of the characteristics of the countryside and is connected to a larger area of countryside to the north, albeit this area is separated from the wider area of open countryside to the northeast by the M66 motorway. The northern section of the parcel makes a stronger contribution to Purpose 3 than the amenity grassland area to the east.</p>	<ul style="list-style-type: none"> <li>• Enable and support healthy lifestyles through safe and accessible green infrastructure (Para 91)</li> <li>• Providing access to a network of high quality open spaces (Para 96)</li> <li>• Encourage multiple benefits from both urban and rural land, including through...taking opportunities to achieve net environmental gains, such as developments that would enable new habitat creation or improve public access to the countryside (Para 118)</li> <li>• 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)</li> <li>• Promote the conservation, restoration and enhancement of priority habitats and ecological networks (Para 174)</li> </ul>

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.	e. Show how the Green Belt would meet the other objectives of the NPPF.
				<p>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).</p> <p>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.</p>	
GBA15 Broad Hey Wood North	<p>The site comprises land to the south of Ramsbottom. Much of the site is wooded, predominantly comprising of ancient woodland in addition to amenity grassland.</p> <p>This is a River Valley site that offers a sizeable break between two parts of the urban area and is indistinguishable in terms of character from the current Green Belt to the south. Whilst largely undevelopable around the valley bottom, it has</p>	<p>As with many River Valley sites, this site has been under pressure for development.</p> <p>The River Valley boundary of the site will be reviewed as part of the Local Plan. Until this work is completed there is no guarantee that these sites will be protected.</p>	<p>The protection of the land as Green Belt can make a strategic contribution to urban regeneration by directing development towards derelict and underused sites in Ramsbottom and Holcombe Brook.</p>	<p>The current Green Belt and proposed site are both part of continuous wooded river valley that has no clear demarcation on the ground. Extending the designation north will protect an area which is under pressure for development to north and west of the site.</p> <p>Evidence in the Assessment of Additions to the Green Belt considers the sites performance against purposes. Under Purpose 1a (evidence of existing urban sprawl) the report gives the site</p>	<p>Designation as Green Belt will ensure that land in this location will remain open and will perform well against the primary purposes in national policy. The other objectives of the NPPF will be supported as follows:</p> <ul style="list-style-type: none"> <li>• Contribute to protecting and enhancing our natural environment (Para 8)</li> <li>• Help to improve biodiversity (Para 8)</li> </ul>

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.	e. Show how the Green Belt would meet the other objectives of the NPPF.
	<p>been subject to interest for housing and hotel proposals close to Ripon Hall Avenue.</p> <p>River Valley sites will be reviewed against latest evidence to consider whether they will be continued to be protected under a new Green Infrastructure designation in the Local Plan. Many River Valley sites including Broad Hey Wood North are subject to development pressure and would therefore be afforded greater protection under Green Belt.</p>	<p>It is viewed that this as an opportunity to give the land greater protection given that the land is likely to remain open for an extended period of time.</p>		<p>a 'strong' rating and references a sense of openness due it being predominantly undeveloped.</p> <p>Under Purpose 1b, the assessment provides a 'moderate' rating stating that the ancient woodland along the southern edge of the site forms a boundary feature that would limit the potential for sprawl beyond the parcel to the south.</p> <p>Evidence in the GM Cumulative Harm Assessment finds that the addition is open but relatively contained and its role is limited in terms of restricting sprawl (Purpose 1), displays characteristics of the countryside but is well contained (Purpose 3), and though it lies between the towns of Ramsbottom and Norden the distance between them limits its role in this regard (Purpose 2).</p> <p>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</p>	<ul style="list-style-type: none"> <li>• Enable and support healthy lifestyles through safe and accessible green infrastructure (Para 91)</li> <li>• Providing access to a network of high quality open spaces (Para 96)</li> <li>• Encourage multiple benefits from both urban and rural land, including through...taking opportunities to achieve net environmental gains, such as developments that would enable new habitat creation or improve public access to the countryside (Para 118)</li> <li>• 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).</li> </ul>

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.	e. Show how the Green Belt would meet the other objectives of the NPPF.
				is judged that there would be no impact on strategic policies of adjoining districts.	
GBA16 Lower Hinds	<p>This site is located in the valley of the River Irwell immediately south of Bury Town Centre and in between the settlement areas of Elton and Fishpool. It is to the north of Elton Reservoir and includes river terraces covered with trees and shrubs and woodland surrounding the Cygnet Hospital site. The tree cover and scrub, as well as some hedgerow, define the edges of much of the site, with the River Irwell defining the eastern edge of the parcel.</p> <p>This site is currently designated as River Valley, a site of biological importance and has a wildlife corridor runs through the site.</p> <p>River Valley sites will be reviewed against latest evidence to consider whether they will be continued to be protected under a new Green Infrastructure designation in the Local Plan.</p>	<p>The site is currently undevelopable due to its poor access and ecological interests.</p> <p>Together with the retained Green Belt within the Elton Reservoir allocation, this will form a key area of separation between Bury and Radcliffe with a more defensible boundary adjacent the town centre.</p> <p>The River Valley boundary of the site will be reviewed as part of the Local Plan. Until this work is completed there is no guarantee that these sites will be protected.</p> <p>It is viewed that this is an opportunity to give the land greater protection given that the land is likely to remain open for an extended period of time.</p>	<p>The protection of the land as Green Belt can make a strategic contribution to urban regeneration by directing development towards derelict and underused sites in Bury and Radcliffe.</p>	<p>Green Belt designation is recognised as affording the highest level of protection, thereby giving the greatest level of certainty to the many who value this asset.</p> <p>Evidence in the Assessment of Additions to the Green Belt considers its performance against purposes. Under Purpose 1a (evidence of existing urban sprawl) the report gives the site a 'moderate' rating and references the parcel as 'largely undeveloped and open. Under Purpose 1b (protect open land from the potential for urban sprawl to occur) the assessment highlights that the parcel is adjacent to the south west of the large built-up area of Bury. The railway line along the eastern boundary constitutes a relatively strong boundary hindering the potential spread of sprawl within the parcel from this direction.</p> <p>Evidence in the GM Cumulative Harm Assessment finds that the addition is contained by areas of urbanising development and so any role against purposes is limited, particularly as significant coalescence has taken place.</p>	<p>Designation as Green Belt will ensure that land in this location will remain open and will perform well against the primary purposes in national policy. The other objectives of the NPPF will be supported as follows:</p> <ul style="list-style-type: none"> <li>• Contribute to protecting and enhancing our natural environment (Para 8)</li> <li>• Help to improve biodiversity (Para 8)</li> <li>• Enable and support healthy lifestyles through safe and accessible green infrastructure (Para 91)</li> <li>• Providing access to a network of high quality open spaces (Para 96)</li> <li>• Encourage multiple benefits from both urban and rural land, including through...taking opportunities to achieve net environmental gains, such as developments that would enable new habitat creation or improve public access to the countryside (Para 118)</li> </ul>

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.	e. Show how the Green Belt would meet the other objectives of the NPPF.
				<p>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.</p>	<ul style="list-style-type: none"> <li>• Promote the conservation, restoration and enhancement of priority habitats and ecological networks (Para 174)</li> <li>• Set a positive strategy for the conservation and enjoyment of the historic environment, taking into account...opportunities to draw on the contribution made by the historic environment to the character of a place (Para 185).</li> </ul>
OLDHAM					
<p>GBA17</p> <p>Land behind Denshaw Village Hall</p>	<p>The site is identified as open space (Wibsey Playing Fields) in the Local Plan. The land displays characteristics of the countryside and its open space function of amenity greenspace compliments the neighbouring community use of the Village Hall.</p> <p>However, <u>in this circumstance</u> it is considered that Green Belt would offer stronger policy protection for the land against development as open space is under threat from increasing development pressures in the borough.</p>	<p>Open Space, alongside open land, is becoming under increasing pressure across the Borough for development and this land could potentially be seen as a development opportunity, being an infill site within the Denshaw settlement.</p> <p>Though it has been argued via a representation that the site protrudes into the Green Belt, it is</p>	<p>The protection of land as Green Belt can make a strategic contribution to regeneration by directing development towards derelict and underused sites in Denshaw and elsewhere within Saddleworth, as identified in the Strategic Housing Land Availability Assessment. A number of</p>	<p>The land has countryside characteristics and therefore forms a natural extension to the Green Belt to the east. Therefore, protecting the land as Green Belt would be consistent with strategic policies for adjoining areas.</p> <p>The Greater Manchester Green Belt Study (June 2016 and September 2020) considered the parcel's contributions against the Green Belt purposes. Against Purpose 3 (To assist in safeguarding the countryside from encroachment) the parcel scored 'moderate'.</p>	<p>Designating the land as Green Belt would help to safeguard the land's countryside characteristics, open space and setting of Denshaw Conservation Area.</p> <p>The following objectives of NPPF will be supported:</p> <ul style="list-style-type: none"> <li>• Healthy communities, by fostering a well-designed built environment, with accessible open spaces that reflect current and future needs and support</li> </ul>



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.	e. Show how the Green Belt would meet the other objectives of the NPPF.
	<p>The parcel has been identified as having an important role in the historic setting of Denshaw in the Assessment of Green Belt Additions (2020). It falls within Denshaw Conservation Area. It is important therefore that this open character is maintained as part of the setting.</p> <p>There have been no community requests for the land to be designated as Local Green Space.</p>	<p>considered that the land should be added to the Green Belt as part of a strategic review of the designation offered by the GMSF. Such a review will not be undertaken as part of the Local Plan and this is an opportunity to safeguard against encroachment and ensure the setting of the Conservation Area is conserved.</p>	<p>farms and other sites are identified within Denshaw.</p> <p>Therefore, the protection of land would be consistent with sustainable development as the land is not needed for development and would be meeting wider objectives in NPPF in being safeguarded from development.</p>	<p>The parcel has very little or no built development. There are minor influences of urban development visible from within the parcel as a result of the neighbouring settlement edge of Denshaw. The parcel still displays some of the characteristics of the countryside despite these urbanising influences.</p> <p>Against Purpose 4 'To preserve the setting and special character of historic towns' the assessment scored the parcel strong. Although not a historic town the elevated slopes located within this parcel have good intervisibility and plays an important role in the setting of the adjacent historic settlement of Denshaw. This parcel is located entirely within the Denshaw Conservation Area.</p> <p>Evidence in the GM Cumulative Harm Assessment finds that, in respect of Strategic Green Belt Area 17, the addition does not have any impact on preventing sprawl (Purpose 1) or on preventing merging of towns (Purpose 2), and whilst locally it would help to preserve the setting of Denshaw Conservation Area it would not be significant on a strategic level (Purpose 4).</p>	<p>communities health, social and cultural well-being (Para 8);</p> <ul style="list-style-type: none"> <li>• Contribute to protecting our natural and built and historic environment, including making effective use of land (paragraph 8);</li> <li>• Enable and support healthy lifestyles through safe and accessible green infrastructure (Para 91)</li> <li>• Providing access to a network of high-quality open spaces (Para 96)</li> <li>• Promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions (Para 117);</li> <li>• Recognising the intrinsic character and beauty of the countryside (Para 170); and</li> <li>• A positive strategy for the conservation and enjoyment of the historic environment (Para 185).</li> </ul>

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.	e. Show how the Green Belt would meet the other objectives of the NPPF.
				<p>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.</p>	
ROCHDALE					
<p>GBA18 Land within the Roch Valley, Smallbridge</p>	<p>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. The site is also designated as Greenspace Corridor.</p>	<p>Recent flooding events downstream of this area have demonstrated the potential value of this wider area in providing an opportunity to deliver flood and water</p>	<p>The protection of the land as Green Belt can make a strategic contribution to urban regeneration by directing development towards derelict and</p>	<p>Contributes to the wider Roch Valley corridor in this location which is also designated as a Greenspace Corridor in the current Local Plan.  Helps to provide separation between Smithy Bridge and Rochdale.</p>	<p>Designation as Green Belt will help to safeguard the contribution that the land makes to the wider river valley which is a key landscape characteristic of the borough. As such the following objectives of the NPPF will be supported:</p>

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.	e. Show how the Green Belt would meet the other objectives of the NPPF.
	<p>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 part of the river valley.</p>	<p>management infrastructure. This will assist with flood risk and water management within the Roch Valley to reduce existing significant flood risk for homes and businesses in central Rochdale.</p> <p>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.</p>	<p>underused sites in the urban area around Smallbridge and Littleborough and more sustainable and accessible sites on the edge of the urban area.</p>	<p>Whilst some of the valley is considered appropriate for development (on the north side of the River Roch), this area provides an open area that leads out of the countryside and the wider South Pennine Moors beyond which are protected as Green Belt.</p> <p>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.</p> <p>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 maintains the physical separation between Hurstead and Smallbridge (Rochdale) and Smithy Bridge. The parcel scored moderately</p>	<ul style="list-style-type: none"> <li>• Contribute to protecting and enhancing our natural environment (Para 8)</li> <li>• Help to improve biodiversity (Para 8)</li> <li>• Enable and support healthy lifestyles through safe and accessible green infrastructure (Para 91)</li> <li>• Encourage multiple benefits from both urban and rural land, including through...taking opportunities to achieve net environmental gains, such as developments that would enable new habitat creation or improve public access to the countryside (Para 118)</li> <li>• Safeguarding land from development that is required, or likely to be required, for current or future flood management; (para 157)</li> <li>• Planning decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes (Para 170)</li> </ul>

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.	e. Show how the Green Belt would meet the other objectives of the NPPF.
				<p>against purpose 3 (to assist in safeguarding the countryside from encroachment).</p> <p>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.</p>	
GBA19 Land to west of Stakehill Business Park	<p>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. The site is also designated as Greenspace Corridor.</p> <p>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 which includes a section of the Whit Brook valley.</p>	<p>This area is adjacent to a proposed strategic allocation in the GMSF.</p> <p>Keeping this area open will ensure a buffer between the expanded Stakehill Industrial Estate and the residential areas of north Middleton.</p> <p>The proposed expansion of the industrial estate increases the value of the area as open land and provides some compensatory Green Belt close</p>	<p>The protection of the land as Green Belt can make a strategic contribution to urban regeneration by directing development towards derelict and underused sites in the urban area of Middleton and south Rochdale and more sustainable and accessible sites on the edge of the urban area.</p>	<p>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.</p> <p>Whilst the area is constrained by natural and man-made features the area would benefit from a Green belt designation to avoid this relatively narrow separation being eroded.</p> <p>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 areas of Rochdale and Middleton.</p>	<p>Designation as Green Belt will help to safeguard the contribution that the land makes to the wider river valley which is a key landscape characteristic of the borough. As such the following objectives of the NPPF will be supported:</p> <ul style="list-style-type: none"> <li>• Contribute to protecting and enhancing our natural environment (Para 8)</li> <li>• Help to improve biodiversity (Para 8)</li> <li>• Planning decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes (Para 170).</li> </ul>

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.	e. Show how the Green Belt would meet the other objectives of the NPPF.
		to an area of potential Green belt loss.		<p>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 of Middleton. The parcel scored moderately against purpose 3 (to assist in safeguarding the countryside from encroachment).</p> <p>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.</p>	
GBA20 Land at Firgrove Playing Fields, Rochdale	<p>The site is currently protected as Recreational Open Space and Greenspace Corridor within the 'saved' policies of the 2006 Unitary Development Plan. An equivalent designation for the site was proposed in the Draft Allocations Plan. The site is also designated as Greenspace Corridor.</p> <p>Despite the existing local protection and the fact that it is Council-owned, it is considered that</p>	This area contains a large number of playing pitches. In making provision for sports and playing pitches, the Council has relatively recently adopted a 'hub' approach as it is considered that it is more efficient to effectively manage	The protection of the land as Green Belt can make a strategic contribution to urban regeneration by directing development towards derelict and underused sites in Rochdale and Milnrow and	This area contains a large number of playing pitches and acts as a playing pitch 'hub' for this part of the borough. <p>Green Belt protection would give greater certainty in terms of maintaining the openness of this area.</p>	Designation as Green Belt will help to safeguard the contribution that the land 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:

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.	e. Show how the Green Belt would meet the other objectives of the NPPF.
	adding the site into the Green Belt would increase its protection and provide some compensation for the loss of POL and Green Belt within this part of the borough.	groups of pitches than individual facilities. Firgrove Playing Fields act as a major playing pitch 'hub' as identified in the latest Playing Pitch Strategy.	more sustainable and accessible sites on the edge of the urban area.	<p>This area links well with the Green Belt to the north and would contribute to the overall openness of the wider River Beal valley.</p> <p>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.</p> <p>The parcel scored moderately against purpose 3 (to assist in safeguarding the countryside from encroachment).</p> <p>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.</p>	<ul style="list-style-type: none"> <li>• Contribute to protecting and enhancing our natural environment (Para 8)</li> <li>• Enable and support healthy lifestyles through safe and accessible green infrastructure, sports facilities... (Para 91)</li> <li>• 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)</li> <li>• Planning decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes (Para 170).</li> </ul>
GBA21 Land between railway line and Rochdale	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. The site is also designated as Greenspace Corridor and the	The addition would provide some compensation for the loss of POL and Green Belt within this part of the borough.	The protection of the land as Green Belt can make a strategic contribution to urban regeneration by directing development	The site is POL and therefore only has the benefit of local protection. It is sensible for this relatively small parcel to have the benefit of	Designation as Green Belt will help to safeguard the contribution that the land makes to the wider river valley and canal corridor which is a key landscape characteristic of the borough. As such 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 necessity for the Green Belt and its consistency with strategic policies for adjoining areas.	e. Show how the Green Belt would meet the other objectives of the NPPF.
Canal, Littleborough	<p>northern part of the land is within the Rock Nook Conservation Area.</p> <p>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.</p>		<p>towards derelict and underused sites in Littleborough and more sustainable and accessible sites on the edge of the urban area.</p>	<p>Green Belt protection to link into the land to the east.</p> <p>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.</p> <p>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.</p> <p>The parcel scored moderately against purpose 3 (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</p>	<p>following objectives of the NPPF will be supported:</p> <ul style="list-style-type: none"> <li>• Contribute to protecting and enhancing our natural environment (Para 8)</li> <li>• Help to improve biodiversity (Para 8)</li> <li>• Planning decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes (Para 170).</li> </ul>

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.	e. Show how the Green Belt would meet the other objectives of the NPPF.
				<p>the historic settlement of Littleborough and the nearby Rock Nook Conservation Area.</p> <p>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.</p>	
<p>GBA22</p> <p>Land north of St Andrew's Church, Dearnley</p>	<p>The site is currently protected as Recreational Open Space and Greenspace Corridor within the 'saved' policies of the 2006 Unitary Development Plan. An equivalent designation for the site was proposed in the Draft Allocations Plan. The site is also designated as Greenspace Corridor.</p> <p>Despite the existing local protection and the fact that it is Council owned, it is considered that adding the site into the Green Belt would increase its protection and provide some compensation for the loss of POL and Green Belt within this part of the borough.</p>	<p>The addition would provide some compensation for the loss of POL and Green Belt within this part of the borough.</p>	<p>The protection of the land as Green Belt can make a 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.</p>	<p>Green Belt protection would give greater certainty in terms of maintaining the openness of this area which includes playing fields, informal recreation, church yard and areas of woodland.</p> <p>This area link well with the Green Belt to the north and the South Pennine Moors beyond.</p> <p>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, thus indicating its value in preventing the urban sprawl of Dearnley. The parcel also</p>	<p>Designation as Green Belt will help to safeguard the contribution that the land 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:</p> <ul style="list-style-type: none"> <li>• Contribute to protecting and enhancing our natural environment (Para 8)</li> <li>• Help to improve biodiversity (Para 8)</li> <li>• Enable and support healthy lifestyles through safe and accessible green infrastructure (Para 91)</li> </ul>



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.	e. Show how the Green Belt would meet the other objectives of the NPPF.
				<p>scored moderately against purpose 3 (to assist in safeguarding the countryside from encroachment).</p> <p>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.</p>	<ul style="list-style-type: none"> <li>• 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).</li> <li>• Planning decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes (Para 170).</li> </ul>
<p>GBA23</p> <p>Townhouse Brook, Littleborough</p>	<p>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</p> <p>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.</p>	<p>The Townhouse Brook area now contains some flood risk and water management features which need to be retained and kept open.</p>	<p>The protection of the land as Green Belt can make a 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.</p>	<p>The site is POL and therefore only has the benefit of local protection. It is sensible for this relatively small parcel to have the benefit of Green Belt protection to link into the land to the north.</p> <p>The Townhouse Brook area also contains some flood risk and water management features which need to be retained and kept open.</p> <p>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</p>	<p>Designation as Green Belt will help to safeguard the contribution that the land 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:</p> <ul style="list-style-type: none"> <li>• Contribute to protecting and enhancing our natural environment (Para 8)</li> <li>• Help to improve biodiversity (Para 8)</li> <li>• ...Safeguarding land from development that is required, or likely to be required, for current or future flood management; (para 157)</li> </ul>

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.	e. Show how the Green Belt would meet the other objectives of the NPPF.
				<p>moderate rating respectively, thus indicating its necessity in preventing urban sprawl of Littleborough. The parcel scored moderately against purpose 3 (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 limited role in the setting of the historic settlement of Littleborough.</p> <p>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.</p>	<ul style="list-style-type: none"> <li>• Planning decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes (Para 170).</li> </ul>
GBA24 Land north of Shore, Littleborough	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 small area of open land whilst the land around it is Green Belt. The land to the south was a former mill site which was developed	Although a very small site, the protection of the land as Green Belt can make a strategic contribution to urban regeneration by directing development towards derelict and	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	Designation as Green Belt will help to safeguard the contribution that the land 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:

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.	e. Show how the Green Belt would meet the other objectives of the NPPF.
		<p>for housing over 20 years ago leaving this relatively small area between the defined urban area and wider Green Belt.</p>	<p>underused sites in Littleborough and more sustainable and accessible sites on the edge of the urban area.</p>	<p>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.</p> <p>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.</p>	<ul style="list-style-type: none"> <li>• Contribute to protecting and enhancing our natural environment (Para 8)</li> <li>• Planning decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes (Para 170).</li> </ul>
<p>GBA25 Land at Summit, Heywood</p>	<p>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.</p>	<p>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.</p> <p>The development of this land would create an illogical addition to the built up area in this vicinity</p>	<p>Although a very small site, the protection of the land as Green Belt can make a strategic contribution to urban regeneration by directing development towards derelict and underused sites in Heywood and more sustainable and accessible</p>	<p>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.</p> <p>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,</p>	<p>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.</p>

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.	e. Show how the Green Belt would meet the other objectives of the NPPF.
		as the land around it is Green Belt on three sides.	sites on the edge of the urban area.	<p>thus indicating its necessity in preventing urban sprawl of Heywood. The parcel scored strongly against purpose 3 (to assist in safeguarding the countryside from encroachment) as the parcel clearly displays the characteristics of the countryside.</p> <p>The GB Cumulative Harm Assessment notes that the size of this areas means it would generally make just a limited contribution to the purposes of the Green Belt but this would include preserving the settlement gap between Heywood and Jericho (part of Bury).</p>	
<b>SALFORD</b>					
GBA26  Land south east of Slack Brook open space	<p>The parcel comprises the entrance to, and shares similar characteristics with, a larger area of open land known as Slack Brook open space which extends to the north-west. Other than the site in question, the rest of the open land resource is already designated as Green Belt. The Green Belt also extends to the north across the River Irwell and into Bury.</p> <p>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 proposed through Salford's Publication Local Plan</p>	Significant changes to the 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 the restrictions imposed by a Green Belt designation. Within this context it is considered appropriate to give full	As part of Slack Brook Open Space the parcel is already protected through the saved policies of Salford's adopted Unitary Development Plan in respect of its recreational value and as part of a wildlife corridor area of search. Through Salford's Publication Local Plan Development Management and Designations	<p>The necessity for the designation is set out in the previous columns and relates to the contribution the land makes to Green Belt purpose 'a' (to check the unrestricted sprawl of the urban area), to achieve a consistency of designation across the open space and the utilisation of more readily recognisable features to define the Green Belt boundary.</p> <p>In the Assessment of Green Belt Additions (2020), the land was identified as playing:</p> <ul style="list-style-type: none"> <li>• A moderate role in respect of Purpose 1a (Evidence of existing urban sprawl)</li> </ul>	<p>Designation as Green Belt will help to safeguard the land's current open character and as an entrance into Slack Brook Open Space.</p> <p>As such the following objectives of the NPPF will in particular be supported:</p> <ul style="list-style-type: none"> <li>• Contribute to the social and environmental objectives of sustainable development (Para 8)</li> <li>• Enable and support healthy lifestyles through safe and accessible green infrastructure (Para 91)</li> </ul>

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.	e. Show how the Green Belt would meet the other objectives of the NPPF.
	<p>Development Management Policies and Designations document which was published in January 2020 and subject to a period of representations until March 2020. However, the site forms part of a wider area of open land much of which is already recognised for its contribution to Green Belt purposes. Situated on the edge of the urban area the parcel has a role in preventing urban sprawl, a specific purpose of Green Belt policy. Whilst other policies can cover other reasons for protection, the fact that a key reason for protection relates to managing urban sprawl means that other policy tools are not adequate.</p> <p>Green Belt designation is recognised as affording the highest level of protection, thereby also giving the greatest level of certainty to those wishing to see the land kept permanently open, consistent with the wider area of open land of which it forms a part.</p>	<p>consideration to the expansion of the designation in other areas to give further protection to land which performs a Green Belt function including where there are opportunities to address current inconsistencies in the existing Green Belt boundary as is the case in this instance.</p>	<p>document, which was published in January 2020 and subject to a period of representations until March 2020, it is proposed that the land will continue to be protected as a part of a larger expanse of strategic green infrastructure.</p> <p>The wider Slack Brook Open Space is already designated as Green Belt.</p> <p>The designation of the entrance into the open space resource as new Green Belt would therefore complement existing policy protection and, through the permanence inherent in a Green Belt designation, 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</p>	<ul style="list-style-type: none"> <li>• A moderate role in respect of Purpose 1b Potential for urban sprawl).</li> </ul> <p>The commentary identifies “a sense of openness within the parcel” and describes that “the parcel does prevent further sprawl from occurring”.</p> <p>It therefore contributes to a Green Belt purpose and shares similar characteristics to the adjoining area of Green Belt to the north, in respect of which there is no noticeable division. Its designation as Green Belt would bring consistency of designation across the area and importantly extend the protection over an entrance into the recreational resource.</p> <p>The revised Green Belt boundary would provide a more readily recognisable boundary to the Green Belt in this area, utilising paths/roads associated with HMP Forest Bank thereby ensuring consistency with NPPF paragraph 139f in respect of clearly defined boundaries.</p>	<ul style="list-style-type: none"> <li>• Providing access to a network of high quality open spaces (Para 96)</li> <li>• 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).</li> </ul>

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.	e. Show how the Green Belt would meet the other objectives of the NPPF.
			<p>environmental objectives of sustainable development as set out under NPPF paragraph 8.</p> <p>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.</p>		
GBA27 West Salford Greenway	<p>The West Salford Greenway is an extensive area of green infrastructure located in Worsley. It is made up of various components including a country park, golf course, woodland and agricultural fields. It is predominantly open undeveloped land and although there are some buildings and roads within it, openness is a key attribute. The area adjoins the wider Green Belt at and around Junction 13 of the M60.</p> <p>The area has been protected by a longstanding designation within the saved policies of Salford's adopted Unitary Development Plan (policy EN2 – Worsley Greenway), and similar protection is</p>	<p>Significant changes to the 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</p>	<p>The Greenway is currently, and will continue to be, protected as a strategic piece of Green Infrastructure with its current designation having proved to be effective through a number of recent challenges. Therefore, regardless of its designation as Green Belt the area will continue to contribute positively to the social and</p>	<p>This area of open land, comprising an integrated network of spaces and open land uses, prevents the sprawl of the urban area (openness is a key attribute of the Greenway, separating and visually contrasting the urban areas of Worsley, Alder Forest and Hazelhurst that make up this part of the Salford suburbs). Whilst urbanising features are evident in parts, it has an open character and displays characteristics of the countryside. In doing so it makes a significant contribution to the urban-rural environment that is a central part of Worsley's character.</p>	<p>Designation as Green Belt will help to safeguard the land's future as a strategic piece of Green Infrastructure and a key contributor to the environmental quality of the Worsley area, including its conservation areas. As such the following objectives of the NPPF will in particular be supported:</p> <ul style="list-style-type: none"> <li>• Contribute to the social and environmental objectives of sustainable development (Para 8)</li> <li>• Enable and support healthy lifestyles through safe and accessible green infrastructure (Para 91)</li> </ul>

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.	e. Show how the Green Belt would meet the other objectives of the NPPF.
	<p>proposed through Salford’s Publication Local Plan Development Management Policies and Designations Document that was subject to a period of representations between January and March 2020 (through policy GI4 – West Salford Greenway).</p> <p>Parts of the area have been under considerable pressure for housing development (land at Broadoak North and South for up to 600 dwellings). 2 appeals against the refusal of planning permission have been dismissed by the Secretary of State. A further appeal to the High Court into the second refusal of planning permission was unsuccessful and the decision of the High Court was subsequently taken to the Court of Appeal which was again unsuccessful for the applicant. It is understood that if planning permission was ultimately granted for housing development at Broadoak North and South, the same landowner would also seek to develop other large areas of the Greenway for housing (the landowner has promoted the release of such land through the ongoing local plan process). Although current policy has effectively protected the Greenway to date, it is also apparent that the policy provisions and discretionary nature of their</p>	<p>consideration to the expansion of the designation in other areas to give further protection to land which performs a Green Belt function.</p> <p>Whilst the existing designation has been shown to be effective through the challenges described, this has been hugely costly to the local authority and continues to create a significant level of uncertainty for local people who have themselves pushed for a Green Belt designation over the land. The area of land serves Green Belt purposes and it is considered appropriate to extend the designation to cover it.</p>	<p>environmental objectives of sustainable development as set out in paragraph 8 of the NPPF.</p> <p>The removal of uncertainty for local people could also contribute significantly to the social objective, potentially impacting more positively on “communities’ health, social and cultural well-being” than the current designation alone.</p>	<p>It is this contribution to the setting and special character of the historic town of Worsley that is perhaps its most significant from a Green Belt perspective. The open spaces it encompasses and the attractive setting it provides to key pedestrian routes to and through Worsley (including the Bridgewater Canal / definitive footpath 24 and the Roe Green Loop Line (definitive footpath 164)), are vital elements of the Worsley experience.</p> <p>In the Assessment of Green Belt Additions (2020), the parcel is identified as performing:</p> <ul style="list-style-type: none"> <li>• A moderate role in respect of Purpose 1a (Evidence of existing urban sprawl)</li> <li>• A moderate role in respect of Purpose 1b (Potential for urban sprawl)</li> <li>• A moderate role in respect of Purpose 3 (Safeguarding the countryside from encroachment)</li> <li>• A strong role in respect of Purpose 4 (Preserve the setting and special character of historic towns).</li> </ul> <p>Evidence in the GM Cumulative Harm Assessment finds that the addition assists Strategic Green Belt Area 7 in checking the</p>	<ul style="list-style-type: none"> <li>• Providing access to a network of high quality open spaces (Para 96)</li> <li>• Set out a positive strategy for the conservation and enjoyment of the historic environment (paragraph 185)</li> </ul>

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

<sup>3</sup> 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.

<sup>4</sup> 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.

<sup>5</sup> Which was subsequently built and remains open as the Novotel Hotel



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.	e. Show how the Green Belt would meet the other objectives of the NPPF.
	<p>close proximity of the adjoining built up areas”<sup>6</sup>. The Inspector continues that “consequently on balance I consider that these sites should not be added to the green belt, especially as the objection sites are essentially of local, rather than of 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”<sup>7</sup></p> <p>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</p>			<p>of land contributes to and the continual challenge to the area’s existing designation despite successful determinations, both in relation to local authority resources and certainty for the local community.</p>	

<sup>6</sup> 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.

<sup>7</sup> 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 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.	e. Show how the Green Belt would meet the other objectives of the NPPF.
	<p>links with the adjoining areas of green belt are weak, then I would readily accept the reasons for such a modification”.<sup>8</sup></p> <p>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.”<sup>9</sup></p> <p>The conclusions of the Inspector for Salford’s 1995 UDP were similarly referred to by the Inspector overseeing Salford’s 2006 Unitary Development Plan<sup>10</sup>, at which time the addition did not form part of the submitted plan but was instead proposed in representations to it. In his report<sup>11</sup> the Inspector described that whilst there was “no structure plan in this case...the next tier of the development plan, RPG / RSS13 [CD63] does not advocate change. Policy SD5 says that there is no need to undertake</p>				

<sup>8</sup> 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.

<sup>9</sup> 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.

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

<sup>11</sup> 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 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.	e. Show how the Green Belt would meet the other objectives of the NPPF.
	<p>a strategic study of Green Belt within Greater Manchester before 2011. Moreover, no “<i>other exceptional circumstances</i>” 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 <i>Greenway</i> 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 <i>Greenway</i>”<sup>12</sup></p> <p>In respect of Salford’s currently progressing Local Plan, during the site suggestion stage in early</p>				

<sup>12</sup> 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 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.	e. Show how the Green Belt would meet the other objectives of the NPPF.
	<p>2014 a Green Belt assessment document<sup>13</sup> 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”<sup>14</sup>. It continues that “the Greenway could be considered to contribute to a number of the purposes of including land within the green belt”<sup>15</sup> and in particular points to the contribution it makes to the setting of Worsley<sup>16</sup>. 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</p>				

<sup>13</sup> 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](https://www.salford.gov.uk/media/385388/green_belt_assessment.pdf))

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

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

<sup>16</sup> 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 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.	e. Show how the Green Belt would meet the other objectives of the NPPF.
	<p>area, situated as it is within this community it is questionable whether it truly prevents towns from merging into one another.”<sup>17</sup> 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.”<sup>18</sup></p> <p>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</p>				

<sup>17</sup> 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)

<sup>18</sup> 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 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.	e. Show how the Green Belt would meet the other objectives of the NPPF.
	<p>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.</p> <p>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 demonstrates 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.</p> <p>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</p>				

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.	e. Show how the Green Belt would meet the other objectives of the NPPF.
	<p>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.</p>				
<p>GBA28 Logistics North Country Park</p>	<p>The proposed Green Belt addition is situated in Little Hulton on the border between the administrative boundaries of Salford and Bolton. The site forms part of the recently created Logistics North Country Park which extends across the districts of Bolton, Salford and Wigan, and is being brought forward alongside the development of the Logistics North employment area. The wider Logistics North Country Park is already designated as Green Belt.</p> <p>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</p>	<p>Significant changes to the 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 the restrictions imposed by a 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</p>	<p>The country park within which this parcel of land falls is being delivered alongside the development of Logistics North, which has involved the development of Green Belt land and changes to the Green Belt boundary in Bolton. The Green Belt designation would therefore help to ensure that the spatial parameters set as part of this significant economic development are clear and permanent,</p>	<p>The current Green Belt boundary in this location follows the city boundary to the west and appears to reflect earlier field boundaries, which are no longer evident as a result of works associated with the Logistics North scheme, The Green Belt boundary in this area does not therefore reflect the guidance in NPPF 139 in respect of defining boundaries clearly, using physical features that are readily recognisable and likely to be permanent.</p> <p>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</p>	<p>Designation as Green Belt will help to safeguard the land's future as part of the Logistics North country park. As such the following objectives of the NPPF will in particular be supported:</p> <ul style="list-style-type: none"> <li>• Contribute to the social and environmental objectives of sustainable development (Para 8)</li> <li>• Enable and support healthy lifestyles through safe and accessible green infrastructure (Para 91)</li> <li>• Providing access to a network of high quality open spaces (Para 96)</li> </ul>

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.	e. Show how the Green Belt would meet the other objectives of the NPPF.
	<p>Logistics North developable area into the area to be provided as a country park and proposed as a Green Belt addition here. This was not taken forward by the City Council in its Local Plan. Further losses are proposed in the general area through GMSF Allocation 49, North of Mosley Common. The protection of openness in response to these losses is therefore a priority. It is also essential that a strong urban edge is created to prevent further encroachment, and this policy position militates to Green Belt designation.</p> <p>As part of the Country Park the area of land will share similar characteristics to the adjoining open areas to the west and south which are currently designated Green Belt.</p> <p>The area of land is currently designated as part of a wildlife corridor area of search through the saved policies of Salford's Unitary Development Plan and as part of a country park would be subject to the general protection given to recreation areas. This general protection is proposed to continue through Salford's Publication Local Plan Development Management Policies and Designations document, which was published in January 2020 and subject</p>	<p>which performs a Green Belt function.</p> <p>In this instance the ongoing development of Logistics North in Bolton has made a major encroachment into the Green Belt in this area and further encroachment will take place through GM Allocation 49 North of Mosley Common. The protection of openness within the area is therefore a priority and the designation will provide a consistency of designation across Logistics North Country Park.</p> <p>The development of Logistics North and associated country park has changed the context for Green Belt in this area and the boundary running to the south of this proposed addition no longer reflects readily recognisable features or the boundary in the</p>	<p>thereby reducing the risk of urban sprawl around it. LUC's assessment of the proposed addition identifies the parcel performing a strong role in respect of preventing urban sprawl.</p> <p>The parcel of land would already be given policy protection relating to its recreational and, in part at least, biological value. A Green Belt designation would recognise the parcel's contribution to Green Belt purposes, would bring consistency with the treatment of adjoining areas to the west and south, will complement existing policy protection and, through the permanence inherent in a Green Belt designation, give greater confidence for local communities regarding</p>	<p>Strategy<sup>19</sup> and Allocations Plan<sup>20</sup> to allow for Logistics North, which included a new area of Green Belt to the boundary with Salford. The designation would also ensure a consistent level of permanent protection across the three local authority areas within which the country park extends (those parts in Bolton and Wigan already designated as Green Belt).</p> <p>In the Assessment of Green Belt Additions (2020), the parcel is identified as performing:</p> <ul style="list-style-type: none"> <li>• A moderate role in respect of Purpose 1a (Evidence of existing urban sprawl)</li> <li>• A strong role in respect of Purpose 1b (Potential for urban sprawl)</li> <li>• A moderate role in respect of Purpose 2 (Prevent neighbouring towns from merging into one another)</li> <li>• A moderate role in respect of Purpose 4 (Safeguarding the countryside from encroachment).</li> </ul> <p>The commentary identifies that "adjacent industrial units have an urbanising influence on the parcel, but there is a sense of openness</p>	<ul style="list-style-type: none"> <li>• 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)</li> </ul>

<sup>19</sup> Bolton Council (March 2011) Bolton's Core Strategy (see <https://www.bolton.gov.uk/downloads/file/666/core-strategy>)

<sup>20</sup> Bolton Council (December 2014) Bolton's Allocation Plan (see <https://www.bolton.gov.uk/planning-policy-strategy/allocations-plan>)



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.	e. Show how the Green Belt would meet the other objectives of the NPPF.
	<p>to a period of representations until March 2020, with part of the proposed addition now also being identified as a Site of Biological Importance as an extension to the existing Site of Biological Importance to the south.</p> <p>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 separating Little Hulton and Over Hulton in Bolton.</p>	<p>adjoining district of Bolton as a result of changes made through their Allocations Plan to allow for the development of Logistics North.</p>	<p>its long term role. As such the designation would be considered to contribute positively to the social and environmental objectives of sustainable development as set out under NPPF paragraph 8.</p>	<p>within the undeveloped parcel” and that “there are no strong barrier features at the outer edge (or close to the outer edge) of the parcel that could prevent the sprawl of any urban development”.</p> <p>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 &amp; Astley (Purpose 2) and contributes to preventing encroachment on the countryside despite urban influences at its edge (Purpose 3).</p> <p>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.</p>	
<p>GBA29 Land West of Burgess Farm</p>	<p>The proposed Green Belt addition is situated in Walkden and would extend the boundary of the current Green Belt in this location, which currently follows the city boundary rather than any clear landscape features, to the edge of the urban area.</p> <p>Whilst much of the identified land is already protected as a Site of Biological Importance, a</p>	<p>Significant changes to the 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</p>	<p>Much of the parcel is protected as a Site of Biological Importance. The designation would therefore complement existing designations and has the potential to give greater local confidence regarding</p>	<p>The existing Green Belt extends to the west into Wigan. The proposed addition to the Green Belt would specifically mitigate for the loss of Green Belt proposed through GM Allocation 49 and the reduction in the separation between Walkden in Salford and Tyldesley in Wigan. The Green Belt designation would ensure the permanent protection of the openness of the land regardless</p>	<p>Designation as Green Belt will help to safeguard open character of the land and the extent of separation between Walkden and Tyldesley. As such the following objectives of the NPPF will be supported:</p>

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	<p>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.</p>	<p>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 consideration to the expansion of the designation in other areas to give further protection to land which performs a Green Belt function.</p> <p>In this instance the addition will specifically mitigate Green Belt lost through GM Allocation 49, ensure that the area's role from a Green Belt perspective is recognised and provide a clear statement of the council's intention in relation to the land's ongoing protection.</p>	<p>its future role. As such the designation would be considered to positively contribute to the social and environmental objectives of sustainable development as set out under NPPF paragraph 8.</p>	<p>of any potential changes to its ecological value which currently affords it a level of protection.</p> <p>In the Assessment of Green Belt Additions (2020), the parcel is identified as performing:</p> <ul style="list-style-type: none"> <li>• A strong role in respect of Purpose 1a (Evidence of existing urban sprawl)</li> <li>• A moderate role in respect of Purpose 1b (Potential for urban sprawl)</li> <li>• A moderate role in respect of Purpose 2 (Prevent neighbouring towns from merging into one another)</li> <li>• A moderate role in respect of Purpose 3 (Safeguarding the countryside from encroachment).</li> </ul> <p>The commentary alongside these ratings referred to "a strong sense of openness within 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 despite...urbanising influences."</p> <p>Evidence in the GM Cumulative Harm Assessment finds that the addition helps reduce containment helps prevent the potential for urban</p>	<ul style="list-style-type: none"> <li>• Contribute to the social and environmental objectives of sustainable development (Para 8)</li> <li>• Promote the conservation, restoration and enhancement of priority habitats and ecological networks (Para 174)</li> </ul>

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				<p>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.</p> <p>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.</p>	
GBA30 Blackleach Country Park	<p>The proposed Green Belt addition is situated in 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.</p> <p>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</p>	<p>Significant changes to the 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</p>	<p>The parcel is already 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</p>	<p>The existing Green Belt extends to the east, the current boundary formed by the Linnyslaw 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.</p> <p>In the Assessment of Green Belt Additions (2020), the parcel is identified as performing:</p> <ul style="list-style-type: none"> <li>• A strong role in respect of Purpose 1a (Evidence of existing urban sprawl)</li> <li>• A moderate role in respect of Purpose 1b (Potential for urban sprawl)</li> </ul>	<p>Designation as Green Belt will complement 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:</p> <ul style="list-style-type: none"> <li>• Contribute to the social and environmental objectives of sustainable development (Para 8)</li> <li>• Enable and support healthy lifestyles through safe and accessible green infrastructure (Para 91)</li> </ul>

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.	e. Show how the Green Belt would meet the other objectives of the NPPF.
	<p>proposed through Salford's Publication Local Plan 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 recognise the contribution made to Green Belt purposes as set out above.</p>	<p>consideration to the expansion of the designation in other areas to give further protection to land which performs a Green Belt function.</p> <p>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.</p>	<p>positively contribute to the social and environmental objectives of sustainable development as set out under NPPF paragraph 8.</p>	<ul style="list-style-type: none"> <li>• A strong role in respect of Purpose 2 (Prevent neighbouring towns merging into one another)</li> <li>• A moderate role in respect of Purpose 3 (Safeguarding the countryside from encroachment).</li> </ul> <p>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".</p> <p>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.</p> <p>Its inclusion therefore ensures that the contribution made to Green Belt purposes is formally recognised and brings a greater level of consistency with the designation of land to the</p>	<ul style="list-style-type: none"> <li>• Providing access to a network of high quality open spaces (Para 96)</li> </ul>

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.	e. Show how the Green Belt would meet the other objectives of the NPPF.
				immediate east and other large parks / land in the local area.	
<b>TAMESIDE</b>					
GBA31 Fox Platt, Mossley	<p>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.</p> <p>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).</p> <p>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.</p> <p>The planning history for the site identifies some historic interest for small-scale residential development and the approval of a number of</p>	<p>Mossley is a popular residential location Its countryside setting and strong transport links to the regional centre are key assets that underpin its attraction.</p> <p>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.</p> <p>Continued interest from developers in sites across the town will inevitably lead to future pressure on urban fringe protected green space areas.</p>	<p>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.</p> <p>The small-scale nature of this amendment to the Green Belt boundary will not have any wider impact on sustainable development.</p>	<p>By keeping this parcel of land permanently open, it contributes towards preserving the setting of Mossley. Extending the designation to the north and east will protect an area with a strong sense of openness and form a logical extension to the Green Belt resulting in a more appropriate and defensible boundary.</p> <p>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 it was largely free from urbanised built development and unspoilt by urbanising influences outside of its boundary.</p> <p>The proposed Green Belt designation affords the highest level of protection, thereby giving the greatest level of certainty that the existing use for</p>	<p>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:</p> <ul style="list-style-type: none"> <li>• Supporting strong, vibrant and healthy communities (Para 8);</li> <li>• Contribute to protecting and enhancing our natural environment (Para 8);</li> <li>• Help to improve biodiversity (Para 8);</li> <li>• 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);</li> <li>• Providing access to a network of high quality open spaces (Para 96);</li> <li>• Actively manage patterns of growth, focusing on locations which are or can be made sustainable (Para 103);</li> </ul>

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.	e. Show how the Green Belt would meet the other objectives of the NPPF.
	<p>stable blocks and an office/storage unit on the allotments.</p> <p>There has been no interest from the community in designating the site as a 'Local Green Space' under Para 99 of the NPPF.</p>	<p>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.</p>		<p>informal recreation, and therefore the openness, will be protected from development.</p> <p>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.</p>	<ul style="list-style-type: none"> <li>• Encourage multiple benefits from both urban and rural land, including through...taking opportunities to achieve net environmental gains, such as developments that would enable new habitat creation or improve public access to the countryside (Para 118);</li> <li>• Defining Green Belt boundaries clearly (Para 139);</li> <li>• 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</li> <li>• Promote the conservation, restoration and enhancement of priority habitats and ecological networks (Para 174).</li> </ul>
GBA32 Manor Farm Close,	The site is designated as Protected Green Space under Policy OL4 of the Adopted Tameside Unitary Development Plan. Although adopted in	The 2019 Index of Multiple Deprivation concludes that whilst the LSOA containing the site is	The protection of the land as Green Belt can make a strategic contribution to the	The size, shape and location of this parcel of land forms a logical extension of the Green Belt, resulting in a clearly defined boundary,	Designation as Green Belt will help to safeguard the land's future for informal 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 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.	e. Show how the Green Belt would meet the other objectives of the NPPF.
Waterloo, Ashton	<p>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.</p> <p>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.</p> <p>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.</p> <p>There has been no interest from the community in designating the site as a 'Local Green Space' under Para 99 of the NPPF.</p>	<p>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.</p> <p>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 underpin its attraction.</p> <p>All but two of the allocated housing sites identified in the</p>	<p>urban regeneration of Ashton-under-Lyne by directing development towards derelict and underused sites in the existing urban area.</p> <p>The small-scale nature of this amendment to the Green Belt boundary will not have any wider impact on sustainable development.</p>	<p>contributes to the separation of Ashton-under-Lyne and Oldham and prevents further sprawl and encroachment.</p> <p>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.</p> <p>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.</p> <p>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</p>	<p>the existing communities at its edges. As such the following objectives of the NPPF will be supported:</p> <ul style="list-style-type: none"> <li>• Supporting strong, vibrant and healthy communities (Para 8);</li> <li>• Contribute to protecting and enhancing our natural environment (Para 8);</li> <li>• Help to improve biodiversity (Para 8);</li> <li>• 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);</li> <li>• Providing access to a network of high quality open spaces (Para 96);</li> <li>• Protect and enhance public rights of way and access (Para 98);</li> <li>• Actively manage patterns of growth, focusing on locations which are or can be made sustainable (Para 103);</li> <li>• Encourage multiple benefits from both urban and rural land, including through...taking opportunities to achieve net environmental gains,</li> </ul>

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.	e. Show how the Green Belt would meet the other objectives of the NPPF.
		<p>UDP (H1(4) and H1(12)) are now developed. In addition, the annual review of the borough's housing land supply has identified the brownfield and 'white land' sites with the potential to deliver new homes; many of which are subject to an extant permission for residential development.</p> <p>Continued interest from developers in sites across the town will inevitably lead to future pressure on urban fringe protected green space areas.</p>		inclusion does not conflict with strategic policies for adjoining areas given the location of the site at the edge of Ashton-under-Lyne.	<p>such as developments that would enable new habitat creation or improve public access to the countryside (Para 118);</p> <ul style="list-style-type: none"> <li>• Defining Green Belt boundaries clearly (Para 139);</li> <li>• 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</li> <li>• Promote the conservation, restoration and enhancement of priority habitats and ecological networks (Para 174).</li> </ul>
GBA33 Ridge Hill Lane, Ridge Hill, Stalybridge	The 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 the current national policy position concerning open space and recreation set out in paragraphs 96 and 97 of the National Planning Policy Framework.	The interrelationship between the development of the town and the underlying topography and wider landscape are an important part of the overall character of Stalybridge.	The protection of the land as Green Belt can make a strategic contribution to the urban regeneration of Stalybridge by directing development towards	The size, shape and location of this parcel of land forms a logical extension of the Green Belt, resulting in a more appropriate boundary.  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	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: <ul style="list-style-type: none"> <li>• Supporting strong, vibrant and healthy communities (Para 8);</li> </ul>



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.	e. Show how the Green Belt would meet the other objectives of the NPPF.
	<p>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.</p> <p>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.</p> <p>There has been no interest from the community in designating the site as a 'Local Green Space' under Para 99 of the NPPF.</p>	<p>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 visual interaction and erode the historic significance of the Conservation Area (Stalybridge Town Centre Conservation Area Appraisal Management Proposals, Tameside Council, March 2013).</p> <p>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</p>	<p>derelict and underused sites in the existing urban area.</p> <p>In such a central part of the Borough, this is considered particularly important and consistent with the identification of Stalybridge through the Mayor's challenge fund as a town centre in which to continue to drive regeneration and direct development toward more sustainable locations.</p>	<p>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.</p> <p>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.</p> <p>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.</p>	<ul style="list-style-type: none"> <li>• Contribute to protecting and enhancing our natural environment and historic environment (Para 8);</li> <li>• 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);</li> <li>• 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);</li> <li>• Provide the social, recreational and cultural facilities and services the community needs (Para 92);</li> <li>• Providing access to a network of high quality open spaces (Para 96);</li> <li>• Protect and enhance public rights of way and access (Para 98);</li> <li>• Actively manage patterns of growth, focusing on locations which are or can be made sustainable (Para 103);</li> <li>• Defining Green Belt boundaries clearly (Para 139);</li> </ul>

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.	e. Show how the Green Belt would meet the other objectives of the NPPF.
		<p>directly enable and support healthy lifestyles which is important in this area with identified local health and well-being needs.</p> <p>The town's countryside setting and strong transport links to the regional centre and beyond are key assets that underpin its attraction.</p> <p>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.</p> <p>Continued interest from developers in sites across the town will inevitably lead to future</p>		<p>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 Stalybridge.</p>	<ul style="list-style-type: none"> <li>• 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);</li> <li>• Protect and enhance valued landscapes, sites of biodiversity value (Para 170);</li> <li>• Take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure (Para 171);</li> <li>• Identify, map and safeguard components of local wildlife rich habitats and wider ecological networks (Para 174); and</li> <li>• Historic assets should be conserved in a manner appropriate to their significance (Para 184).</li> </ul>

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.	e. Show how the Green Belt would meet the other objectives of the NPPF.
		pressure on urban fringe protected green space areas.			
GBA34  Long Row, Carrbrook, Stalybridge	<p>The site is designated as Protected Green Space under Policy OL4 and is part of the conservation area covered by Policies C2, C3 and C4 of the Adopted Tameside Unitary Development Plan. Although adopted in 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.</p> <p>The site currently forms part of Stalybridge Country Park, which comprises multiple parcels of land including the nearby site of South View (GBA42). This site forms a natural gateway to the section of the country park that extends eastwards to Cowbury Dale and links into CROW Access Land located across the large extent of moorland to the north, east and south. Furthermore the site abuts the neighbouring Cowbury Dale Local Nature Reserve and a number of Sites of Biological Importance covered by UDP Policies N1 and N2 (Castle Clough; and Alphin Pike and Buckton Moor).</p> <p>The Tameside Open Space Review 2018 carried out a detailed assessment of the open space</p>	<p>The landscape of Carrbrook makes a significant contribution to the character and setting of the village.</p> <p>The interaction between the built and natural environment and views to Pennine Hills, countryside, trees, open spaces and water features are all strong factors in defining the character and setting of the Carrbrook Conservation Area. Further infill development within the village has the potential to affect this visual interaction and erode the historic significance of Carrbrook Conservation Area (Carrbrook Conservation Area Appraisal Management Proposals, Tameside Council, March 2013).</p> <p>The 2019 Index of Multiple Deprivation concludes that whilst the LSOA containing the site is relatively affluent, surrounding</p>	<p>The protection of the land as Green Belt can make a strategic contribution to urban regeneration of Stalybridge by directing development towards derelict and underused sites in the urban areas, such as the town centre and the nearby Grade II Oakwood Mill.</p> <p>The small-scale nature of this amendment to the Green Belt boundary will not have any wider impact on sustainable development.</p>	<p>This parcel of land contributes toward preserving the setting of Carrbrook and its designation as a Conservation Area. Extending the Green Belt designation to the south and west will protect an area with a strong sense of openness and form a logical extension to the Green Belt resulting in a clearly defined and defensible boundary.</p> <p>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 moderate role as it still displayed some of the characteristics of countryside despite the urbanising influence of the neighbouring modern housing development. Against purpose 4 (preserving the setting and character of historic towns), the assessment concluded that the parcel had a strong role because of its visual relationship with the settlement.</p>	<p>Designation as Green Belt will help to safeguard the land's future as amenity space and provide an open setting for the existing communities at its edges. As such the following objectives of the NPPF will be supported:</p> <ul style="list-style-type: none"> <li>• Supporting strong, vibrant and healthy communities (Para 8);</li> <li>• Contribute to protecting and enhancing our natural and historic environment (Para 8);</li> <li>• Help to improve biodiversity (Para 8);</li> <li>• 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);</li> <li>• Providing access to a network of high quality open spaces (Para 96);</li> <li>• Actively manage patterns of growth, focusing on locations which are or can be made sustainable (Para 103);</li> </ul>

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.	e. Show how the Green Belt would meet the other objectives of the NPPF.
	<p>typologies across the borough. Carrbrook forms part of the area covered by Stalybridge in the review and the conclusion was that there was generally adequate access to the amenity space typology (of which this site is an example). Assessment of the parcel for value and quality determined that on both counts it scored as adequate.</p> <p>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.</p> <p>There has been no interest from the community in designating the site as a 'Local Green Space' under Para 99 of the NPPF.</p>	<p>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.</p>		<p>Green Belt designation is recognised as affording the highest level of protection, thereby giving the greatest level of certainty that the existing Country Park use as public open space and therefore the openness will be protected from development. The adjacent SBI and Local Nature Reserve would also be protected by the additional Green Belt designation.</p> <p>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 Carrbrook.</p>	<ul style="list-style-type: none"> <li>• Encourage multiple benefits from both urban and rural land, including through...taking opportunities to achieve net environmental gains, such as developments that would enable new habitat creation or improve public access to the countryside (Para 118);</li> <li>• Defining Green Belt boundaries clearly (Para 139);</li> <li>• 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);</li> <li>• Promote the conservation, restoration and enhancement of priority habitats and ecological networks (Para 174); and</li> <li>• Historic assets should be conserved in a manner appropriate to their significance (Para 184).</li> </ul>

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<p>GBA35</p> <p>South View, Carrbrook, Stalybridge</p>	<p>The site is currently designated as Protected Green Space under Policy OL4 and is part of the conservation area covered by Policies C2, C3 and C4 of the Adopted Tameside Unitary Development Plan. Although adopted in 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.</p> <p>The site currently forms part of Stalybridge Country Park, which comprises of multiple parcels of land including the nearby site of Long Row (GBA41). This site forms the south-western section of the country park that extends north to Castle Clough and eastwards to Cowbury Dale and links into CROW Access Land located across the large extent of moorland to the north, east and south. Furthermore, the site forms part of the Castle Clough and Cowbury Dale Local Nature Reserve.</p> <p>The Tameside Open Space Review 2018 carried out a detailed assessment of the open space typologies across the borough. Carrbrook forms part of the area covered by Stalybridge in the review and the conclusion was that there was generally adequate access to the natural space</p>	<p>The landscape of Carrbrook makes a significant contribution to the character and setting of the village.</p> <p>The interaction between the built and natural environment and views to the Pennine Hills, countryside, trees, open spaces and water features are all strong factors in defining the character and setting of the Carrbrook Conservation Area. Further infill development within the village has potential to affect this visual interaction and erode the historic significance of Carrbrook Conservation Area (Carrbrook Conservation Area Appraisal Management Proposals, Tameside Council, March 2013).</p> <p>The 2019 Index of Multiple Deprivation concludes that whilst the LSOA containing the site is relatively affluent, surrounding LSOAs suffer from higher levels of deprivation and specifically</p>	<p>The protection of the land as Green Belt can make a strategic contribution to urban regeneration of Stalybridge by directing development towards derelict and underused sites in the urban areas, such as the town centre and the nearby Grade II Oakwood Mill.</p> <p>The small-scale nature of this amendment to the Green Belt boundary will not have any wider impact on sustainable development.</p>	<p>This parcel of land contributes toward preserving the setting of Carrbrook and its designation as a Conservation Area. This parcel of land also forms a logical extension to the Green Belt resulting in a clearly defined and defensible boundary.</p> <p>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 moderate role as it still displayed some of the characteristics of countryside despite the urbanising influence of the neighbouring modern housing development. Against purpose 4 (preserving the setting and character of historic towns), the assessment concluded that the parcel had a strong role because of its visual relationship with the historic settlement of Carrbrook and plays an important role in its setting.</p> <p>Green Belt designation is recognised as affording the highest level of protection, thereby</p>	<p>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:</p> <ul style="list-style-type: none"> <li>• Supporting strong, vibrant and healthy communities (Para 8);</li> <li>• Contribute to protecting and enhancing our natural and historic environment (Para 8);</li> <li>• Help to improve biodiversity (Para 8);</li> <li>• 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);</li> <li>• Providing access to a network of high quality open spaces (Para 96);</li> <li>• Actively manage patterns of growth, focusing on locations which are or can be made sustainable (Para 103);</li> <li>• Encourage multiple benefits from both urban and rural land, including through...taking opportunities to</li> </ul>

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	<p>and countryside typology (of which this site is an example). Assessment of the parcel for value and quality determined that on both counts it scored as adequate.</p> <p>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.</p> <p>There has been no interest from the community in designating the site as a 'Local Green Space' under Para 99 of the NPPF.</p>	<p>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 the surrounding areas with identified local health and well-being needs.</p>		<p>giving the greatest level of certainty that the existing use as public open space and therefore the openness will be protected from development.</p> <p>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 Carrbrook.</p>	<p>achieve net environmental gains, such as developments that would enable new habitat creation or improve public access to the countryside (Para 118);</p> <ul style="list-style-type: none"> <li>• Defining Green Belt boundaries clearly (Para 139);</li> <li>• 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);</li> <li>• Promote the conservation, restoration and enhancement of priority habitats and ecological networks (Para 174), and</li> <li>• Historic assets should be conserved in a manner appropriate to their significance (Para 184).</li> </ul>
GBA36	<p>The site is designated as Protected Green Space under Policy OL4 of the Adopted Tameside Unitary Development Plan. Although adopted in</p>	<p>This location is set on the border between Dukinfield and Hyde and has been subject to</p>	<p>The protection of the land as Green Belt can make a strategic contribution to</p>	<p>The size, shape and location of this parcel of land forms a logical extension to the Green Belt,</p>	<p>Designation as Green Belt will help to safeguard the land's future as public open space.</p>

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.	e. Show how the Green Belt would meet the other objectives of the NPPF.
Yew Tree Lane, Dukinfield	<p>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.</p> <p>The site comprises part of a golf course, in an elevated position with land cover primarily associated with its principle use, as fairways and greens, along with a mix of tree and shrub vegetation.</p> <p>The Tameside Open Space Review 2018 carried out a detailed assessment of the open space typologies across the borough. The site lies on the analysis area boundary between Hyde and Stalybridge. Given its existing use the site is identified as contributing toward the borough's existing sport and recreation provision. However, there has already been development pressure in relation to portions of golf course land, with a parcel to the north of the proposed addition, formerly part of the golf course, which has recently been granted planning permission for residential development. Prior to this, the completed development at The Fairways has also encroached upon the golf course land and gap which exists between Hyde and Stalybridge. The parcel is therefore considered to be vulnerable</p>	<p>significant housing pressure in recent years with a number of former employment sites in the process of redevelopment or completed for residential. Dukinfield Golf Course has itself also been subject of completed and proposed residential development along the northern boundary further eroding the openness of the area.</p> <p>The 2019 Index of Multiple Deprivation (IMD) concludes that this location has 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.</p>	<p>urban regeneration of Dukinfield, Hyde and Stalybridge by directing development towards derelict and underused sites in the existing urban area.</p> <p>The site has and continues to be an attractive location for development interest, and while being surrounded by existing development is not within easy reach of town centre amenities. Therefore, restricting development will assist in directing development interest toward more sustainable locations.</p> <p>There is a need to ensure that adequate facilities exist for sport and recreational purposes.</p>	<p>resulting in a more appropriate and reinforced boundary.</p> <p>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, indicating its importance in preventing the urban sprawl of Dukinfield. The parcel scored moderately against purpose 2 (to prevent neighbouring towns merging into one another) forming a critical gap between the settlements of Stalybridge 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 displays characteristics of the countryside.</p> <p>Evidence in the GM Cumulative Harm Assessment finds that the addition would assist in preventing sprawl (Purpose 1) and the further merging of Hyde and Dukinfield/Stalybridge (Purpose 2).</p> <p>Green Belt designation is recognised as affording the highest level of protection, thereby</p>	<ul style="list-style-type: none"> <li>• Contribute to protecting and enhancing our natural environment (Para 8);</li> <li>• 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);</li> <li>• 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);</li> <li>• Provide the social, recreational and cultural facilities and services the community needs (Para 92);</li> <li>• Providing access to a network of high quality open spaces (Para 96);</li> <li>• Protect and enhance public rights of way and access (Para 98);</li> <li>• Actively manage patterns of growth, focusing on locations which are or can be made sustainable (Para 103);</li> <li>• Defining Green Belt boundaries clearly (Para 139);</li> </ul>

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.	e. Show how the Green Belt would meet the other objectives of the NPPF.
	<p>from further development pressure alongside encroachment from garden extensions.</p> <p>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.</p> <p>There has been no interest from the community in designating the site as a 'Local Green Space' under Para 99 of the NPPF.</p>			<p>giving the greatest level of certainty that the existing use by the golf club and therefore the openness will be protected from development.</p> <p>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.</p>	<ul style="list-style-type: none"> <li>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</li> <li>Take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure (Para 171).</li> </ul>
GBA37 Broadbottom Road, Broadbottom	<p>The 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 the current national policy position concerning open space and recreation set out in paragraphs 96 and 97 of the National Planning Policy Framework.</p> <p>The parcel lies between Hattersley to the west and Mottram to the east. Its landform is characterised by Hurstclough Brook, with gradients sloping gradually down toward the watercourse from the</p>	<p>The 2019 Index of Multiple Deprivation concludes that whilst the LSOA containing the majority 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 protection of this site, it will directly enable and support</p>	<p>The protection of the land as Green Belt can make a strategic contribution to urban regeneration by directing development towards derelict and underused sites in the urban area.</p> <p>This is consistent with the ongoing regeneration of Hattersley and a need to</p>	<p>This parcel also forms a logical extension to the Green Belt resulting in a more appropriate and reinforced boundary.</p> <p>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 sprawl between Mottram in Longdendale and</p>	<p>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:</p> <ul style="list-style-type: none"> <li>Contribute to protecting and enhancing our natural environment (Para 8);</li> <li>By fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support</li> </ul>



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.	e. Show how the Green Belt would meet the other objectives of the NPPF.
	<p>urban edges. Land cover is predominantly woodland with areas of open rough grassland and the Trans Pennine Trail runs through the north of the parcel.</p> <p>While the parcel is moderate in scale when reviewed in isolation, it needs to be considered in the context of its connection with the parcels of Hyde Road (GBA47) and Ashworth Lane (GBA48) 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.</p> <p>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 there was significant provision of and access to natural space and countryside (of which this site is an example). 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.</p> <p>A large portion of the site is also identified as a being of Biological Importance under Policies N1/N2 of the Adopted Tameside UDP. This is reflected in its current identification as Hurst</p>	<p>healthy lifestyles which is important in this area with identified local health and well-being needs.</p> <p>The area in and around Hattersley has seen significant 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.</p> <p>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 land' sites with the potential to deliver new homes; many of which are subject to an extant permission for residential development.</p>	<p>continue to direct development toward sustainable locations to support growth.</p>	<p>Hattersley and inhibiting ribbon development. The parcel scored strongly against Purpose 2 (to prevent neighbouring towns merging into one 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.</p> <p>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 GBA47 and GBA48, helps connect Strategic Green Belt Area 21 to Strategic Green Belt Area 20 (Purpose 3).</p> <p>Green Belt designation is recognised as affording the highest level of protection, thereby giving the greatest level of certainty that the woodland, cloughs, partial designation as a Site of Biological Importance and Local Nature Reserve, alongside its existing use as public open space and therefore the openness, will be protected from development.</p>	<p>communities health, social and cultural wellbeing (Para 8);</p> <ul style="list-style-type: none"> <li>• 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);</li> <li>• Providing access to a network of high quality open spaces (Para 96);</li> <li>• Protect and enhance public rights of way and access (Para 98);</li> <li>• Actively manage patterns of growth, focusing on locations which are or can be made sustainable (Para 103);</li> <li>• Defining Green Belt boundaries clearly (Para 139);</li> <li>• 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);</li> </ul>

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.	e. Show how the Green Belt would meet the other objectives of the NPPF.
	<p>Clough Site of Biological Importance (SBI) and Local Nature Reserve.</p> <p>There has been no interest from the community in designating the site as a 'Local Green Space' under Para 99 of the NPPF.</p>	<p>Continued interest from developers in sites across the town will inevitably lead to future pressure on urban fringe protected green space areas.</p> <p>The designated SBI at Hurst Clough has not seen any positive change to its grading since achieving its current designation at grade B.</p>		<p>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 Hattersley and Mottram.</p>	<ul style="list-style-type: none"> <li>• Protect and enhance valued landscapes, sites of biodiversity value (Para 170);</li> <li>• Take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure (Para 171);</li> <li>• Identify map and safeguard components of local wildlife rich habitats and wider ecological networks (Para 174);</li> <li>• Protecting and enhancing sites of biodiversity value... and recognising the economic and other benefits of trees and woodland (Para 170); and</li> <li>• Promote the conservation, restoration and enhancement of priority habitats and ecological networks (Para 174).</li> </ul>
<p>GBA38</p> <p>Ardenfield, Haughton Green, Denton</p>	<p>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 set out in paragraphs 96 and 97 of the National Planning Policy Framework.</p> <p>This very small parcel sits to the south of Denton, and is characterised by a woodland covered</p>	<p>The proposed boundary would include an area of group Tree Preservation Order woodland, which is identified in the Green Belt Assessment as contributing to a strong sense of openness.</p> <p>The existing Green Belt boundary is arbitrary and follows the footpath along the southern extent of the site, the boundary</p>	<p>The protection of the land as Green Belt can make a strategic contribution to the urban regeneration of Denton by directing development towards derelict and underused sites in the existing urban area.</p> <p>The small-scale nature of this amendment to the</p>	<p>The size, shape and location of this parcel of land forms a logical extension to the Green Belt resulting in a more appropriate and defensible boundary.</p> <p>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 a</p>	<p>Designation as Green Belt will help to safeguard the land's future as informal recreational space and connection to the countryside beyond. As such the following objectives of the NPPF will be supported:</p> <ul style="list-style-type: none"> <li>• Supporting strong, vibrant and healthy communities (Para 8);</li> <li>• By fostering a well-designed and safe built environment, with accessible</li> </ul>

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.	e. Show how the Green Belt would meet the other objectives of the NPPF.
	<p>landform sloping down to the south and protected by a Tree Preservation Order. There are footpaths identified within the parcel. The parcel also lies partially within the boundary of the Haughton Green SPD area.</p> <p>The Tameside Open Space Review 2018 carried out a detailed assessment of the open space typologies across the borough. In Denton the conclusion was that there is more than adequate 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 also has no special significance to the interests of sport and recreation.</p> <p>There has been no interest from the community in designating the site as a 'Local Green Space' under Para 99 of the NPPF.</p>	<p>should include the land and protected trees within the site also.</p> <p>The 2019 Index of Multiple Deprivation concludes that whilst the LSOA containing the site is affluent, neighbouring 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.</p>	<p>boundary will not have any wider impact on sustainable development.</p>	<p>moderate rating respectively indicating its importance to checking the unrestricted sprawl of Denton. Against purpose 3 (to assist in safeguarding the countryside from encroachment) the assessment concluded that the parcel played a strong role as it was generally free from urbanised built development and remains largely unspoilt by urbanising influences, displaying characteristics of countryside.</p> <p>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.</p> <p>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.</p>	<p>services and open spaces that reflect current and future needs and support communities health, social and cultural wellbeing (Para 8);</p> <ul style="list-style-type: none"> <li>• Contribute to protecting and enhancing our natural environment (Para 8);</li> <li>• 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);</li> <li>• Providing access to a network of high quality open spaces (Para 96);</li> <li>• Protecting and enhancing public rights of way and access (Para 98);</li> <li>• Actively manage patterns of growth, focusing on locations which are or can be made sustainable (Para 103);</li> <li>• Defining Green Belt boundaries clearly (Para 139);</li> <li>• 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</li> </ul>

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.	e. Show how the Green Belt would meet the other objectives of the NPPF.
					<p>visual amenity and biodiversity and also by improving damaged land (Para 141); and</p> <ul style="list-style-type: none"> <li>Protecting and enhancing sites of biodiversity value... and recognising the economic and other benefits of trees and woodland (Para 170).</li> </ul>
GBA39 Cemetery Road, Denton	<p>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 set out in paragraphs 96 and 97 of the National Planning Policy Framework. The Green Belt boundary does not currently follow the Hulme's and Hardy Wood SBI boundary which sits within Green Belt either side of the proposed site.</p> <p>This small parcel sits as a wedge within a band of Green Belt between the settlements of Haughton Green and Bredbury. The northern half of the parcel comprising amenity land has been removed from the addition as it represents an area for potential expansion of Corrie Primary School. The remaining southern parcel comprises shrub and woodland.</p>	<p>This represents a small, but necessary, change to strengthen this section of Green Belt as it consolidates and reinforces the existing designation. The additional protection of this parcel would also serve to provide a more permanent buffer to the adjacent SBI and Nature Reserve.</p> <p>The 2019 Index of Multiple Deprivation concludes that the LSOAs containing the site suffer from high 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</p>	<p>The protection of the land as Green Belt can make a strategic contribution to the urban regeneration of Denton by directing development towards derelict and underused sites in the existing urban area.</p> <p>The small-scale nature of this amendment to the boundary will not have any wider impact on sustainable development.</p>	<p>The size, shape and location of this parcel of land forms a logical extension to the Green Belt resulting in a more appropriate and reinforced boundary.</p> <p>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 a moderate rating respectively indicating its importance to checking the unrestricted sprawl of Denton. Against purpose 3 (to assist in safeguarding the countryside from encroachment) the assessment concluded that the parcel played a moderate role as it was largely free from urbanised built development but with urbanising influences along the boundaries.</p>	<p>Designation as Green Belt will ensure that Green Belt in this location will remain continuous and will help to safeguard the land's future as public open space. As such the following objectives of the NPPF will be supported:</p> <ul style="list-style-type: none"> <li>Supporting strong, vibrant and healthy communities (Para 8);</li> <li>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);</li> <li>Contribute to protecting and enhancing our natural environment (Para 8);</li> <li>Help to improve biodiversity (Para 8);</li> <li>Enable and support healthy lifestyles, especially where this would address an identified local health and well-being</li> </ul>

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.	e. Show how the Green Belt would meet the other objectives of the NPPF.
	<p>The Tameside Open Space Review 2018 carried out a detailed assessment of the open space typologies across the borough. In Denton the conclusion was that there is more than adequate provision of and access to natural space and countryside (of which this site is an example).</p> <p>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.</p> <p>There has been no interest from the community in designating the site as a 'Local Green Space' under Para 99 of the NPPF.</p>	<p>important in this area with identified local health and well-being needs.</p>		<p>Green Belt designation is recognised as affording the highest level of protection, thereby giving the greatest level of certainty that the woodland, cloughs, SBI and Local Nature Reserve, as well as the strong sense of openness, will be protected from development.</p> <p>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.</p>	<p>need, through safe and accessible green infrastructure, sports facilities, allotments (Para 91);</p> <ul style="list-style-type: none"> <li>• Providing access to a network of high quality open spaces (Para 96);</li> <li>• Protecting and enhancing public rights of way and access (Para 98);</li> <li>• Actively manage patterns of growth, focusing on locations which are or can be made sustainable (Para 103);</li> <li>• Encourage multiple benefits from both urban and rural land, including through...taking opportunities to achieve net environmental gains, such as developments that would enable new habitat creation or improve public access to the countryside (Para 118);</li> <li>• Defining Green Belt boundaries clearly (Para 139);</li> <li>• 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);</li> </ul>

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.	e. Show how the Green Belt would meet the other objectives of the NPPF.
					<ul style="list-style-type: none"> <li>Protecting and enhancing sites of biodiversity value... and recognising the economic and other benefits of trees and woodland (Para 170); and</li> <li>Promote the conservation, restoration and enhancement of priority habitats and ecological networks (Para 174).</li> </ul>
GBA40 Hyde Road, Mottram	<p>The 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 the current national policy position concerning open space and recreation set out in paragraphs 96 and 97 of the National Planning Policy Framework.</p> <p>The parcel is relatively small when reviewed in isolation, but needs to be considered in the context of its connection with the parcels of Ashworth Lane (GBA48) 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. Its landform is relatively flat and is largely covered by trees and vegetation, as such, built features are limited.</p> <p>The Tameside Open Space Review 2018 carried out a detailed assessment of the open space</p>	<p>The 2019 Index of Multiple Deprivation (IMD) concludes that this location has 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.</p> <p>The area in and around Hattersley has seen significant 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.</p>	<p>The protection of the land as Green Belt can make a strategic contribution to urban regeneration by directing development towards derelict and underused sites in the urban area.</p> <p>This is consistent with the ongoing regeneration of Hattersley and a need to continue to direct development toward sustainable locations to support growth.</p>	<p>This parcel also forms a logical extension to the Green Belt resulting in a more appropriate and reinforced boundary.</p> <p>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 indicating its importance in preventing urban sprawl between Mottram in Longdendale and Hattersley. The parcel scored strongly against Purpose 2 (to prevent neighbouring towns merging into one 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</p>	<p>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:</p> <ul style="list-style-type: none"> <li>Supporting strong, vibrant and healthy communities (Para 8);</li> <li>Contribute to protecting and enhancing our natural environment (Para 8);</li> <li>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);</li> <li>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);</li> </ul>

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.	e. Show how the Green Belt would meet the other objectives of the NPPF.
	<p>typologies across the borough. In Longdendale 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, 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.</p> <p>There has been no interest from the community in designating the site as a 'Local Green Space' under Para 99 of the NPPF.</p>	<p>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 an extant permission for residential development.</p> <p>Continued interest from developers in sites across the town will inevitably lead to future pressure on urban fringe protected green space areas.</p>		<p>the parcel played a moderate role as the parcel as there is still a limited sense of encroachment.</p> <p>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 GBA48, helps connect Strategic Green Belt Area 21 to Strategic Green Belt Area 20 (Purpose 3).</p> <p>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.</p> <p>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 Hattersley and Mottram.</p>	<ul style="list-style-type: none"> <li>• Providing access to a network of high quality open spaces (Para 96);</li> <li>• Protect and enhance public rights of way and access (Para 98);</li> <li>• Actively manage patterns of growth, focusing on locations which are or can be made sustainable (Para 103);</li> <li>• Defining Green Belt boundaries clearly (Para 139);</li> <li>• 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</li> <li>• Take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure (Para 171).</li> </ul>
GBA41 Ashworth Lane, Mottram	The 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 the current national policy position concerning open	The 2019 Index of Multiple Deprivation (IMD) concludes that this location has poor health outcomes. The site is predominantly contained within	The protection of the land as Green Belt can make a strategic contribution to urban regeneration by directing development	This parcel also forms a logical extension to the 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:

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.	e. Show how the Green Belt would meet the other objectives of the NPPF.
	<p>space and recreation set out in paragraphs 96 and 97 of the National Planning Policy Framework.</p> <p>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 a relatively flat landform, sloping gradually down to the south east. Land cover consists of open amenity grassland with some isolated mature trees.</p> <p>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.</p>	<p>one LSOA, which is in the lowest IMD decile both overall and for 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.</p> <p>The area in and around Hattersley has seen significant 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.</p> <p>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</p>	<p>towards derelict and underused sites in the urban area.</p> <p>This is consistent with the ongoing regeneration of Hattersley and a need to continue to direct development toward sustainable locations to support growth.</p>	<p>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 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 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.</p> <p>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 Green Belt Area 20 (Purpose 3).</p>	<ul style="list-style-type: none"> <li>• Contribute to protecting and enhancing our natural environment (Para 8);</li> <li>• 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);</li> <li>• 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);</li> <li>• Provide the social, recreational and cultural facilities and services the community needs (Para 92);</li> <li>• Providing access to a network of high quality open spaces (Para 96);</li> <li>• Protect and enhance public rights of way and access (Para 98);</li> <li>• Actively manage patterns of growth, focusing on locations which are or can be made sustainable (Para 103);</li> <li>• Defining Green Belt boundaries clearly (Para 139);</li> </ul>



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.	e. Show how the Green Belt would meet the other objectives of the NPPF.
	<p>The site is also identified as an Area Liable to Flooding under Policy U4 of the Adopted Tameside UDP, although recent review of the Environment Agency flood map for planning indicates the parcel being located within flood zone 1 and has a low probability of flooding.</p> <p>There has been no interest from the community in designating the site as a 'Local Green Space' under Para 99 of the NPPF.</p>	<p>land' sites with the potential to deliver new homes; many of which are subject to an extant permission for residential development.</p> <p>Continued interest from developers in sites across the town will inevitably lead to future pressure on urban fringe protected green space areas.</p> <p>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.</p>		<p>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.</p> <p>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 Hattersley and Mottram.</p>	<ul style="list-style-type: none"> <li>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</li> <li>Take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure (Para 171).</li> </ul>
GBA42 Horses Field, Danebank, Denton	<p>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</p>	<p>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</p>	<p>The protection of the land as Green Belt can make a strategic contribution to the urban regeneration of Denton by directing development towards</p>	<p>The size, shape and location of this parcel of land forms a logical extension to the Green Belt resulting in a more appropriate and defensible boundary.</p> <p>The Green Belt Assessment considered the parcel's performance against the NPPF</p>	<p>Designation as Green Belt will help to safeguard the land's future as informal recreational space. As such the following objectives of the NPPF will be supported:</p> <ul style="list-style-type: none"> <li>Supporting strong, vibrant and healthy communities (Para 8);</li> </ul>

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.	e. Show how the Green Belt would meet the other objectives of the NPPF.
	<p>set out in paragraphs 96 and 97 of the National Planning Policy Framework.</p> <p>The site is comprised of gently sloping amenity grassland fields and a wooded copse. The site is enclosed by residential development to the north and west, and is bounded by a railway line to the east.</p> <p>The Tameside Open Space Review 2018 carried out a detailed assessment of the open space typologies across the borough. In Denton the conclusion was that there is more than adequate 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 also has no special significance to the interests of sport and recreation.</p> <p>There has been no interest from the community in designating the site as a 'Local Green Space' under Para 99 of the NPPF.</p>	<p>expected. Furthermore, neighbouring LSOAs, particularly to the south and west, 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.</p> <p>GMCA ecosystem services mapping identified this site as amenity greenspace and highlighted the opportunity it presented to improve air quality and to contribute to carbon sequestration.</p>	<p>derelict and underused sites in the existing urban area.</p> <p>The small-scale nature of this amendment to the Green Belt boundary will not have any wider impact on sustainable development.</p>	<p>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 a moderate rating respectively indicating its importance to checking the unrestricted sprawl of Denton. Against purpose 3 (to assist in safeguarding the countryside from encroachment) the assessment concluded that the parcel played a moderate role as there is some sense of encroachment from surrounding urban development, and being separated from the rest of the countryside by the railway line to the east.</p> <p>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.</p> <p>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.</p>	<ul style="list-style-type: none"> <li>• 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);</li> <li>• Contribute to protecting and enhancing our natural environment (Para 8);</li> <li>• 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);</li> <li>• Providing access to a network of high quality open spaces (Para 96);</li> <li>• Defining Green Belt boundaries clearly (Para 139); and</li> <li>• 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).</li> </ul>
TRAFFORD					

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

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.	e. Show how the Green Belt would meet the other objectives of the NPPF.
Land off Fir Tree Street, Ince	<p>The size, shape and location of this parcel of land forms a logical extension to the Green Belt resulting in a more appropriate boundary. The current boundary, which crosses a pond, is not logical and does not follow a defensible boundary. Although only a minor change, this 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.</p>	<p>GM Green Belt Structure Plan in 1984. To avoid 10 districts proposing further amendments to the Green Belt in Local Plans it is proposed that this will be the only opportunity to make changes, including those that are small-scale such as this one.</p>	<p>on sustainable development.</p>	<p>(to check the unrestricted sprawl of the urban area), Purpose 'b' (to prevent neighbouring towns merging into each other) and Purpose 'c' (to assist in safeguarding the countryside from encroachment). It will achieve a consistency of designation across the open space and the utilisation of more readily recognisable features to define the Green Belt boundary.</p> <p>Evidence in the Assessment of Additions to the Green Belt considers its performance against purposes. Under Purpose 1a (evidence of 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.</p> <p>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.</p>	<p>objectives of the NPPF will be supported as follows:</p> <ul style="list-style-type: none"> <li>• Contribute to protecting and enhancing our natural environment (Para 8)</li> <li>• Recognise that some undeveloped land can perform many functions, such as for wildlife (para 118)</li> <li>• Define boundaries clearly, using physical features that are readily recognisable and likely to be permanent (para 139)</li> </ul>

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.	e. Show how the Green Belt would meet the other objectives of the NPPF.
				<p>In terms of Purpose 2 (preventing neighbouring towns from merging) the assessment gives the site a 'moderate' rating. The parcel forms part of the gap between the settlements of Wigan and Platt Bridge, which are in very close proximity, but the assessment states that it is not of critical importance to the separation of the two settlements.</p> <p>In terms of Purpose 3 (assisting in safeguarding the countryside from encroachment) the assessment gives the site a 'strong' rating. It states that there is little sense of encroachment due to the parcel being entirely free of development and that the parcel clearly displays the characteristics of the countryside. Due to the woodland surrounding the parcel, the surrounding urban area does not influence the parcel.</p> <p>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.</p>	

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.	e. Show how the Green Belt would meet the other objectives of the NPPF.
				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  Pennington FC pitches	<p>The land, which is currently undesignated in the existing Development Plan, meets the primary purposes of Green Belt. It forms part of a critical gap between Leigh and Atherton and its designation as Green Belt will help to maintain openness and prevent coalescence between the settlements. Policies, other than Green Belt policies, would not achieve this.</p> <p>Green Belt designation is afforded the highest level of protection, thereby giving the greatest level of certainty that the existing sports provision will be protected from development.</p>	<p>Significant changes to the 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 the restrictions imposed by a Green Belt designation. Within this context it is appropriate to give full consideration to the expansion of the Green Belt designation in other areas to give further protection to land which performs a Green Belt function including where there are opportunities to address current inconsistencies in the existing Green Belt boundary.</p>	<p>The protection of this land as Green Belt can make a strategic contribution to urban regeneration by directing development towards derelict and underused sites in the urban areas. It will also direct development to sites that are identified for development in other parts of Wigan. This will enable those sites to be served by a comprehensive approach to infrastructure. This will achieve economic and social objectives. Environmental objectives will be achieved by keeping the land open.</p>	<p>The necessity for the designation is set out in the previous columns and relates to the contribution the land makes to the purposes of Green Belt in Paragraph 134 of the NPPF, namely Purpose ‘a’ (to check the unrestricted sprawl of the urban area), Green Belt Purpose ‘b’ (to prevent neighbouring towns merging into each other) and Purpose ‘c’ (to assist in safeguarding the countryside from encroachment). It will achieve a consistency of designation across the open space and the utilisation of more readily recognisable features to define the Green Belt boundary.</p> <p>Evidence in the Assessment of Additions to the Green Belt considers its performance against purposes. Under Purpose 1a (evidence of existing urban sprawl) the assessment gives the site a ‘strong’ rating and highlights that whilst the Atherton urban edge is highly visible from within the parcel it contains no built development and there is a sense of openness within it..</p>	<p>Designation as Green Belt will ensure that land in this location will remain open and will perform well against the primary purposes in national policy. The other objectives of the NPPF will be supported as follows:</p> <ul style="list-style-type: none"> <li>• Contribute to the social and environmental objectives of sustainable development (Para 8)</li> <li>• Enable and support healthy lifestyles through safe and accessible green infrastructure (Para 1)</li> <li>• Providing access to a network of high quality open spaces (Para 96)</li> <li>• 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</li> </ul>

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.	e. Show how the Green Belt would meet the other objectives of the NPPF.
				<p>Under Purpose 1b (protection of open land from 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.</p> <p>Evidence in the GM Cumulative Harm Assessment finds that the addition would have little impact strategically but will contribute to</p>	<p>also by improving damaged land (Para 141)</p>

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.	e. Show how the Green Belt would meet the other objectives of the NPPF.
				preventing the merging of Leigh and Atherton (Purpose 2) and will assist in checking sprawl locally (Purpose 1)	
GBA46 Hope Carr Nature Reserve	<p>The land is currently within a designated Site of Biological Importance and therefore benefits from some protection provided by Core Strategy Policy CP12 and proposed GMSF policy GM-G9. However, the future protection of the land is dependent on it retaining its SBI designation, which can change dependent on its condition.</p> <p>The land forms a logical extension of the large Green Belt parcel to the south.</p>	<p>This parcel of land contributes to the separation of Pennington and Leigh Commerce Park.</p> <p>The area of land is within a Site of Biological Importance (SBI). However, part of the SBI is adjacent to a designated employment area and is vulnerable to employment uses. Green Belt designation would afford the site additional protection.</p>	<p>The parcel is already 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 positively contribute to the social and environmental objectives of sustainable development as set out under NPPF paragraph 8.</p>	<p>The necessity for the designation is set out in the previous columns and relates to the contribution the land makes to the purposes of Green Belt in Paragraph 134 of the NPPF, namely Purpose 'a' (to check the unrestricted sprawl of the urban area), and to Purpose 'c' (to assist in safeguarding the countryside from encroachment). It will achieve a consistency of designation across the open space and the utilisation of more readily recognisable features to define the Green Belt boundary.</p> <p>Evidence in the Assessment of Additions to the Green Belt considers its performance against purposes. Under Purpose 1a (evidence of existing urban sprawl) the assessment gives the site a 'strong' rating and highlights that the parcel lies adjacent to Leigh, but that there is no built development within the parcel apart from the remains of settling ponds, the influence of which on the openness of the parcel is limited.</p> <p>Under Purpose 1b (protection of open land from the potential for urban sprawl to occur) the</p>	<p>Designation as Green Belt will ensure that land in this location will remain open and will perform well against the primary purposes in national policy. The other objectives of the NPPF will be supported as follows:</p> <ul style="list-style-type: none"> <li>• Contribute to the social and environmental objectives of sustainable development (Para 8)</li> <li>• Encourage multiple benefits from both urban and rural land, including through...taking opportunities to achieve net environmental gains, such as developments that would enable new habitat creation or ... recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation (Para 118)</li> <li>• Promote the conservation, restoration and enhancement of priority habitats and ecological networks (Para 174)</li> </ul>



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.	e. Show how the Green Belt would meet the other objectives of the NPPF.
				<p>assessment gives the site a 'moderate' rating. It notes that the parcel lies adjacent to Leigh and that Pennington Brook is located at the south and west of the parcel and could play a limited role in preventing further urban sprawl from occurring within and beyond the parcel. 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.</p> <p>Evidence in the GM Cumulative Harm Assessment finds that the addition will make a contribution to checking urban sprawl from Leigh (Purpose 1).</p>	<ul style="list-style-type: none"> <li>Contribute to the social and environmental objectives of sustainable development (para 8)</li> </ul>
GBA47 Crow Orchard Road	The land is currently undesignated and therefore has no formal policy presumption against its development. The land forms a logical extension of the Green Belt up to the settlement boundary of Standish / Shevington Moor.	The GMSF proposes revisions to the boundary of the GM Green Belt and this is the first such opportunity to review it since the GM Green Belt Structure Plan in	The small-scale nature of this amendment to the Green Belt boundary will not have any wider impact	The necessity for the designation is set out in the previous columns and relates to the contribution the land makes to the purposes of Green Belt in Paragraph 134 of the NPPF, namely Purpose 'a'	Designation as Green Belt will ensure that land in this location will remain open and will perform well against the primary purposes in national policy. The other

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.	e. Show how the Green Belt would meet the other objectives of the NPPF.
		<p>1984. To avoid 10 districts proposing further amendments to the Green Belt in Local Plans it is proposed that this will be the only opportunity to make changes, including those that are small-scale such as this one.</p>	<p>on sustainable development.</p>	<p>(to check the unrestricted sprawl of the urban area).</p> <p>Evidence in the Assessment of Additions to the Green Belt considers its performance against purposes. The assessment gives this site a 'weak' rating for most Green Belt Purposes. Nevertheless, it will still make a limited contribution and will achieve a consistency of designation across the open space and the utilisation of more readily recognisable features to define the Green Belt boundary.</p> <p>Evidence in the GM Cumulative Harm Assessment finds that the addition would have negligible impact on the purposes at the strategic level.</p> <p>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.</p>	<p>objectives of the NPPF will be supported as follows:</p> <ul style="list-style-type: none"> <li>• Contribute to protecting and enhancing our natural environment (Para 8)</li> <li>• Recognise that some undeveloped land can perform many functions, such as for wildlife (para 118)</li> <li>• Define boundaries clearly, using physical features that are readily recognisable and likely to be permanent (para 139)</li> </ul>
GBA48	The site is currently undesignated in the existing Development Plan.	The GMSF proposes revisions to the boundary of the GM Green	The small-scale nature of this amendment to the	The necessity for the designation is set out in the previous columns and relates to the contribution	Designation as Green Belt will ensure that land in this location will remain open

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.	e. Show how the Green Belt would meet the other objectives of the NPPF.
North of Bradley Lane, Standish	<p>The land forms a logical extension of the large Green Belt parcel to the north and would adjoin it to the designated Primary Employment Area to the south, providing a more logical and defensible Green Belt boundary. This is necessary to allow Green Belt in this location to operate effectively against the purposes of Green Belt.</p>	<p>Belt and this is the first such opportunity to review it since the GM Green Belt Structure Plan in 1984. To avoid 10 districts proposing further amendments to the Green Belt in Local Plans it is proposed that this will be the only opportunity to make changes, including those that are small-scale such as this one.</p> <p>The size, shape and location of this parcel of land forms a logical extension to the Green Belt resulting in a more appropriate boundary.</p> <p>In addition, the area of land which is covered by a (general) Tree Preservation Order is adjacent to an employment area rendering it vulnerable to expansion of the employment area. Green Belt designation would afford the site additional protection.</p>	<p>Green Belt boundary will not have any wider impact on sustainable development.</p>	<p>the land makes to the purposes of Green Belt in Paragraph 134 of the NPPF, namely Purpose 'a' (to check the unrestricted sprawl of the urban area), and to Purpose 'c' (to assist in safeguarding the countryside from encroachment). It will achieve a consistency of designation across the open space and the utilisation of more readily recognisable features to define the Green Belt boundary.</p> <p>Evidence in the Assessment of Additions to the Green Belt considers its performance against purposes. Under Purpose 1a (evidence of existing urban sprawl) the assessment gives the site a 'strong' rating and notes that there is no built development and few urbanising features within the parcel. In addition, there is a strong sense of openness within the parcel because of clear views to the open fields towards the north.</p> <p>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 the railway is a strong barrier feature at the outer edge of the parcel to the east which is preventing urban sprawl from occurring beyond the parcel eastwards but that there are</p>	<p>and will perform well against the primary purposes in national policy. The other objectives of the NPPF will be supported as follows:</p> <ul style="list-style-type: none"> <li>• Contribute to protecting and enhancing our natural environment (Para 8)</li> <li>• Recognise that some undeveloped land can perform many functions, such as for wildlife (para 118)</li> <li>• Define boundaries clearly, using physical features that are readily recognisable and likely to be permanent (para139)</li> </ul>

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.	e. Show how the Green Belt would meet the other objectives of the NPPF.
				<p>no strong boundary features preventing outward sprawl from the parcel to the open countryside beyond.</p> <p>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.</p> <p>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.</p>	
GBA49 Coppull Lane	<p>The land meets the primary purposes of Green Belt and it needs to remain open permanently in order to achieve those purposes. Policies, other than Green Belt policies, would not achieve this.</p> <p>The land is currently undesignated in the existing Development Plan and is only specifically subject</p>	<p>Significant changes to the 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</p>	<p>The protection of the land as Green Belt can make a strategic contribution to urban regeneration by directing development towards derelict and underused sites in the</p>	<p>The necessity for the designation is set out in the previous columns and relates to the contribution the land makes to the purposes of Green Belt in Paragraph 134 of the NPPF, namely Purpose 'a' (to check the unrestricted sprawl of the urban area) and to Purpose 'd' (to preserve the setting and special character of historic towns), to</p>	<p>Designation as Green Belt will ensure that land in this location will remain open and will perform well against the primary purposes in national policy. The other objectives of the NPPF will be supported as follows:</p>

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.	e. Show how the Green Belt would meet the other objectives of the NPPF.
	<p>to UDP Policies EV2C 'Wildlife corridors'; and EV3F which requires developments to be sympathetic, by reason of its layout, external appearance and access arrangements, to the visual qualities and traditional waterside character of the River Douglas which flows through the land.</p> <p>Green Belt designation will provide additional safeguards against the future development of the land, enabling it to remain open permanently and achieve the Green Belt purposes.</p> <p>The land forms a logical extension of the Green Belt to the north.</p>	<p>representations to the GMSF that there is a great deal of support for the restrictions imposed by a Green Belt designation. Within this context it is appropriate to give full consideration to the expansion of the Green Belt designation in other areas to give further protection to land which performs a Green Belt function including where there are opportunities to address current inconsistencies in the existing Green Belt boundary and in maintaining openness and separation between existing communities.</p>	<p>urban areas. It will also direct development to sites that are identified for development in other parts of Wigan. This will enable those sites to be served by a comprehensive approach to infrastructure. This will achieve economic and social objectives. Environmental objectives will be achieved by keeping the land open.</p>	<p>achieve a consistency of designation across the open space and the utilisation of more readily recognisable features to define the Green Belt boundary.</p> <p>Evidence in the Assessment of Additions to the Green Belt considers its performance against purposes. Under Purpose 1a (evidence of existing urban sprawl) the assessment gives the site a 'moderate' rating and references the fact that the parcel is predominantly open, but notes that it has a closer association with the urban area than the countryside to the north.</p> <p>Under Purpose 1b (protection of open land from the potential for urban sprawl to occur) the 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.</p> <p>In terms of Purpose 4 (preservation of the setting and special character of historic towns) the</p>	<ul style="list-style-type: none"> <li>• Contribute to protecting and enhancing our natural environment (Para 8)</li> <li>• Enable and support healthy lifestyles through safe and accessible green infrastructure (Para 91)</li> <li>• Encourage multiple benefits from both urban and rural land, including through...taking opportunities to achieve net environmental gains, such as developments that would enable new habitat creation or ... recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation (Para 118)</li> </ul>

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.	e. Show how the Green Belt would meet the other objectives of the NPPF.
				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.	