

Calderdale Local Plan

**COMPARISON OF THE CONCLUSIONS OF
'EV51.10 – SITE ALLOCATIONS ASSESSMENT
METHODOLOGY STATEMENT APPENDIX 11 –
GREEN BELT REVIEW OF SITES' AND 'CC53 –
ADDITIONAL INFORMATION ON STAGE 6 OF
THE COUNCIL'S SITE ASSESSMENT PROCESS'.**

Calderdale Metropolitan Borough Council

March 2021



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Comparison of the Conclusions of 'EV51.10 – Site Allocations Assessment Methodology Statement Appendix 11 – Green Belt Review of Sites' and 'CC53 – Additional Information on Stage 6 of the Council's Site Assessment Process'.

March 2021

- 1.1 The Stage 2 Hearings of the Examination of the Local Plan concluded on Friday 4th December 2020. The Council are now working through the tasks and modifications resulting from the hearings. These can be found in [CC85 – Stage 2 Draft Task List](#).
- 1.2 During the 'Matter 12 Site Assessment Process and the Green Belt' hearing there was discussion about the refining of site options (Stage 6 of the Site Allocation Assessment Methodology). There was a concern raised that the results of the Green Belt review of sites, as listed in document [EV51.10](#), did not align with the reasons Green Belt sites had been filtered at Stage 6 as recorded in [CC53.1](#). The Inspector therefore asked the Council to produce a note to explain how the conclusions of CC53 tie up with the conclusions in EV51.10 and to highlight why there is any deviation. (CC85 – Task Item 71).
- 1.3 'EV51.10 – Appendix 11: Green Belt Assessment of Sites', which lists sites and relevant Green Belt Assessments, was produced as part of the Site Allocations Assessment Methodology ([EV51.1](#)) and was submitted as evidence along with the Calderdale Local Plan – Publication Draft ([SD01.1](#)). The 'CC53.1 -Additional Information on Stage 6 of the Council's Site Assessment Process' document was produced at the request of the Inspector who asked the Council to prepare a note which provides additional information on stage 6 of the Council's site assessment process (further to the Site Allocations Assessment Methodology Statement (SAAMS)). The Inspector requested that the note provide an update to Appendix 12 in the SAAMS which summarises the reasons that each Green Belt site option was filtered at stage 6 (focusing on the refinement criteria rather than site constraints).
- 1.4 The conclusion of EV51.10 is the 'Green Belt Review Outcome' which lists how many identified purposes are met, either 0-2 or 3-5. The conclusions of document CC53.1 is 'Summary Reason for Filtering' and can be found in tables 1 to 10 of the report. This summary also includes the number of Green Belt purposes met. The Council has reviewed the conclusions in each of the documents and has noted one inconsistency. Site LP1583 - Land at Soaper Lane, Shelf, Halifax, HX3 7PR, has a conclusion in EV51.10 of 'Meets 0-2 of the identified Green Belt purposes', however, in CC53.1, the summary reason for filtering the site, it states the site 'Meets 3-5 of the identified Green Belt purposes'. The reference to 3-5 of the identified Green Belt purposes in CC53.1 is an error; the 3-5 purposes actually refer to the wider land parcel the site sits within. However, this does not change the Council's overall assessment of the site and the Council considers the site should be filtered as allocating the site for development would create an illogical settlement extension and would harm the rural character of the area. The site would not retain a strong defensible Green Belt boundary and it would erode the gap between Shelf and Buttershaw, Bradford.