

CALDERDALE LOCAL PLAN

ASSESSMENT OF NON-MINOR GREEN BELT DELETIONS AGAINST GREEN BELT PURPOSES

Calderdale Metropolitan Borough Council

19 February 2021



ASSESSMENT OF NON-MINOR GREEN BELT DELETIONS AGAINST GREEN BELT PURPOSES

The production of this paper has been necessitated following the Matter 12 hearing session on Green Belt and Allocation Policies General at stage 2 of the Examination into the Calderdale Local Plan dated 14th October 2020. At this session, the Inspector questioned whether there was sufficient assessment evidence to justify the release of the larger areas of Green Belt that are proposed in the Schedule of Minor Boundary Changes to Green Belt Paper and the Post Stage 2 MIQ Schedule of Minor Boundary Changes to Green Belt Paper (CC48 and CC48.1). As a result, the Council has agreed to prepare a list of the non-minor Green Belt changes proposed in these documents and undertake assessment of the following deletions:

GBDMIQ01 – Land off Long Lane, Wheatley, Halifax.

GBDMIQ02 – Land off Huddersfield Road, Brighouse.

GBDMIQ12 – Land off Burned Road, Shelf.

GBD096 – Land adjacent to High Street, Elland.

GBD290 – Land off Sowerby New Road, Sowerby Bridge.

GBD294 – Land North of Brighouse Road, Ainley Top.

GBD297 – Land to South East of Woodhouse Gardens, Brighouse.

GBD304 – Land to East of Wellholme Park, Brighouse.

In order to ensure consistency with the Green Belt Review (EV08.1 – EV08.12) and the Site Allocations Assessment Methodology – Appendix 11 – Green Belt Assessment of Sites (EV51.10), the same assessment criteria were applied to the Green Belt deletions in this paper as were applied in both of the aforementioned documents. Each deletion was assessed against the Green Belt purposes in the NPPF using the boundaries of the deletion itself. For further information on the assessment criteria used please refer to the methodology chapter of the Green Belt Review (EV08.1).

Following discussions at the Matter 12 hearing, the Inspector requested that the Council undertake sensitivity testing on Purpose IV of the Green Belt Review and the Green Belt Assessment of site options omitting Purpose IV in order to show if its omission changes the overall results/conclusions. The results of this exercise are documented in the Green Belt Review & Green Belt Site Assessment Sensitivity Testing Paper (CC107). In order to ensure consistency with the sensitivity testing exercise, the results of the assessment of non-minor Green Belt deletions against the Green Belt purposes have also been subjected to sensitivity testing and are documented in this paper.

RESULTS

Assessment of non-minor Green Belt Deletions against Green Belt Purposes

Table 1: Assessment of non-minor Green Belt Deletions against Green Belt Purposes

Deletion Number	Purpose I	Purpose II	Purpose III	Purpose IV	Purpose V	Deletion Sensitivity
GBDMIQ01	No	No	Yes	No	Yes	Medium
GBDMIQ02	Yes	Yes	Yes	No	Yes	High
GBDMIQ12	No	No	Yes	No	Yes	Medium
GBD096	No	No	Yes	No	Yes	Medium
GBD290	No	No	Yes	No	Yes	Medium
GBD294	Yes	Yes	Yes	No	Yes	High
GBD297	Yes	Yes	Yes	No	Yes	High
GBD304	Yes	Yes	Yes	No	Yes	High

Of the 8 non-minor Green Belt deletions assessed against the Green Belt Purposes, 4 of these deletions are considered to have a medium sensitivity and 4 to have a high sensitivity. Notwithstanding this, the Council considers each deletion from the Green Belt to be justified.

GBDMIQ01 is a large inlier of Green Belt that would be created in the proximity of Long Lane and Larch Close, Wheatley should site LP1409 be allocated for development. It is considered more appropriate to delete this area of Green Belt in order to create a strong and defensible Green Belt boundary.

GBDMIQ02 would result from the combined impact of allocating garden suburb LP1451 and employment site LP1618 meaning that the employment allocation is surrounded by Green Belt. In turn, this will create an anomaly whereby a small area of poorly performing Green Belt will remain to the North and East of the Employment Allocation. It is considered more appropriate to delete this area of Green Belt as it no longer satisfies the purposes of including land in the Green Belt as defined in the NPPF.

GBDMIQ12 is an area of isolated Green Belt that would be created in the proximity of Windmill Farm, Shelf should sites LP1034, LP1035, LP1036 and LP1037 be allocated for development. It is considered more appropriate to delete this area of Green Belt as it no longer satisfies the purposes of including land in the Green Belt as defined in the NPPF.

It is proposed that GBD096 is removed from the Green Belt as the current Green Belt boundary does not follow features on the ground and bisects a property boundary. The Green Belt boundary should be redrawn in this location to more accurately reflect physical features on the ground and property boundaries in order to make it more defined and defensible.

GBD290 is an isolated area of Green Belt that will remain should site LP0044 be allocated for development. It would serve no purpose in terms of Green Belt policy to retain the isolated area and it is considered more appropriate to exclude it from the Green Belt to create a more defined and defensible Green Belt boundary.

GBD294 will form a small protrusion of Green Belt beyond the Calderdale/Kirklees boundary should site LP0021 be allocated for development. It is considered more appropriate to exclude the protrusion from the Green Belt in order to create a more defined and defensible Green Belt boundary along the A643 Brighouse Road which is also the Calderdale/Kirklees boundary.

GBD297 is an isolated area of Green Belt that will remain should site LP1451 be allocated for development. It would serve no purpose in terms of Green Belt policy to retain the isolated area and it is considered more appropriate to exclude it from the Green Belt in order to create a more defined and defensible Green Belt boundary.

GBD304 is a spur of Green Belt that will remain should site LP1463 be allocated for development. It would serve no purpose in terms of Green Belt policy to retain the spur and it is considered more appropriate to exclude it from the Green Belt in order to create a more defined and defensible Green Belt boundary.

Full assessment results and location plans for the 8 non-minor Green Belt Deletions can be found in Appendix 1 and 2 of this paper.

Sensitivity Testing for non-minor Green Belt Deletions

Table 2: Purpose IV sensitivity testing for non-minor Green Belt Deletions

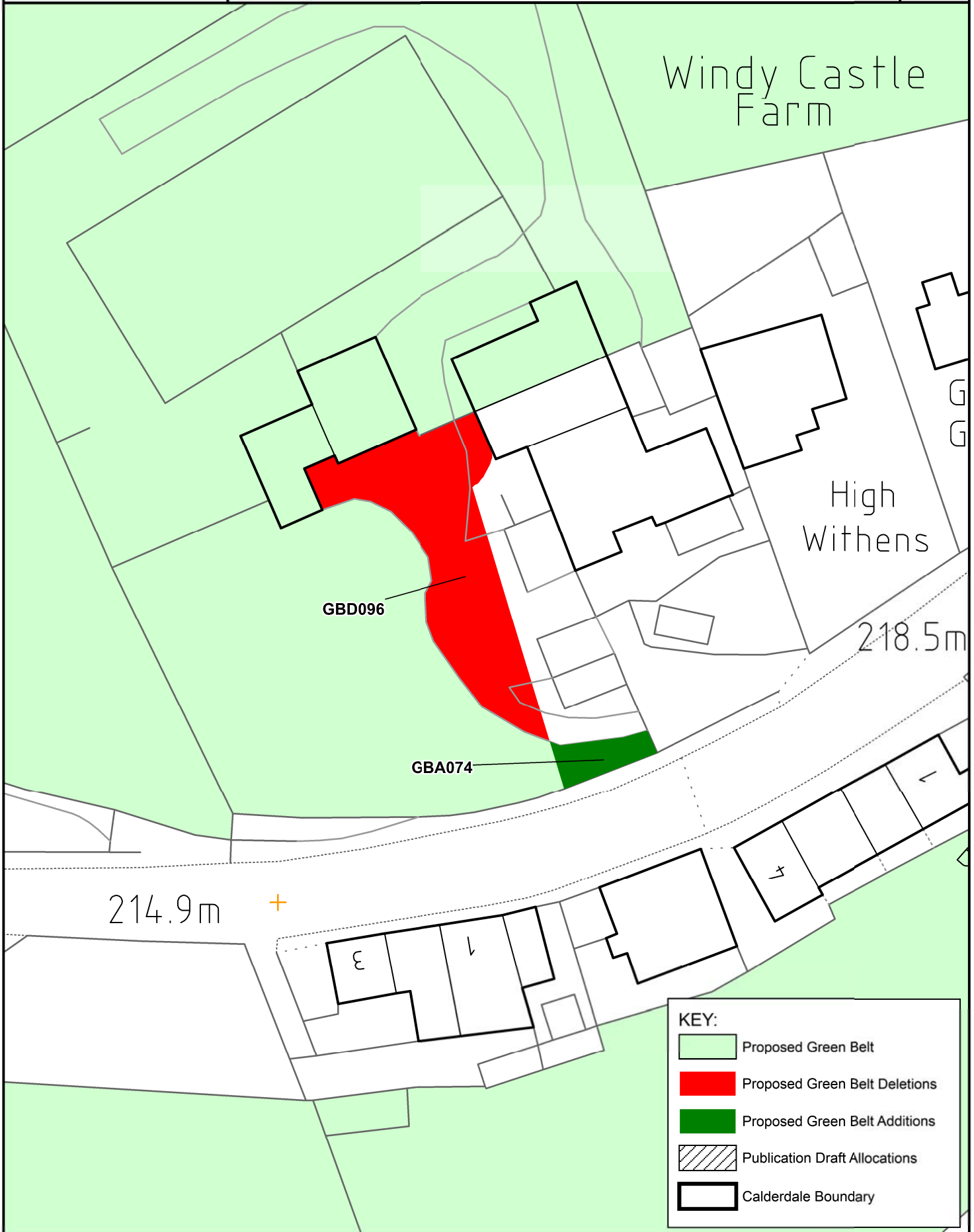
Deletion Number	Satisfies Purpose IV	5 purpose Outcome	Outcome without Purpose IV	Sensitivity Change
GBDMIQ01	No	Meets 0-2 of Identified Purposes	Meets 0-2 of Identified Purposes	No Change
GBDMIQ02	No	Meets 3-5 of Identified Purposes	Meets 3-5 of Identified Purposes	No Change
GBDMIQ12	No	Meets 0-2 of Identified Purposes	Meets 0-2 of Identified Purposes	No Change
GBD096	No	Meets 0-2 of Identified Purposes	Meets 0-2 of Identified Purposes	No Change
GBD290	No	Meets 0-2 of Identified Purposes	Meets 0-2 of Identified Purposes	No Change
GBD294	No	Meets 3-5 of Identified Purposes	Meets 3-5 of Identified Purposes	No Change
GBD297	No	Meets 3-5 of Identified Purposes	Meets 3-5 of Identified Purposes	No Change
GBD304	No	Meets 3-5 of Identified Purposes	Meets 3-5 of Identified Purposes	No Change

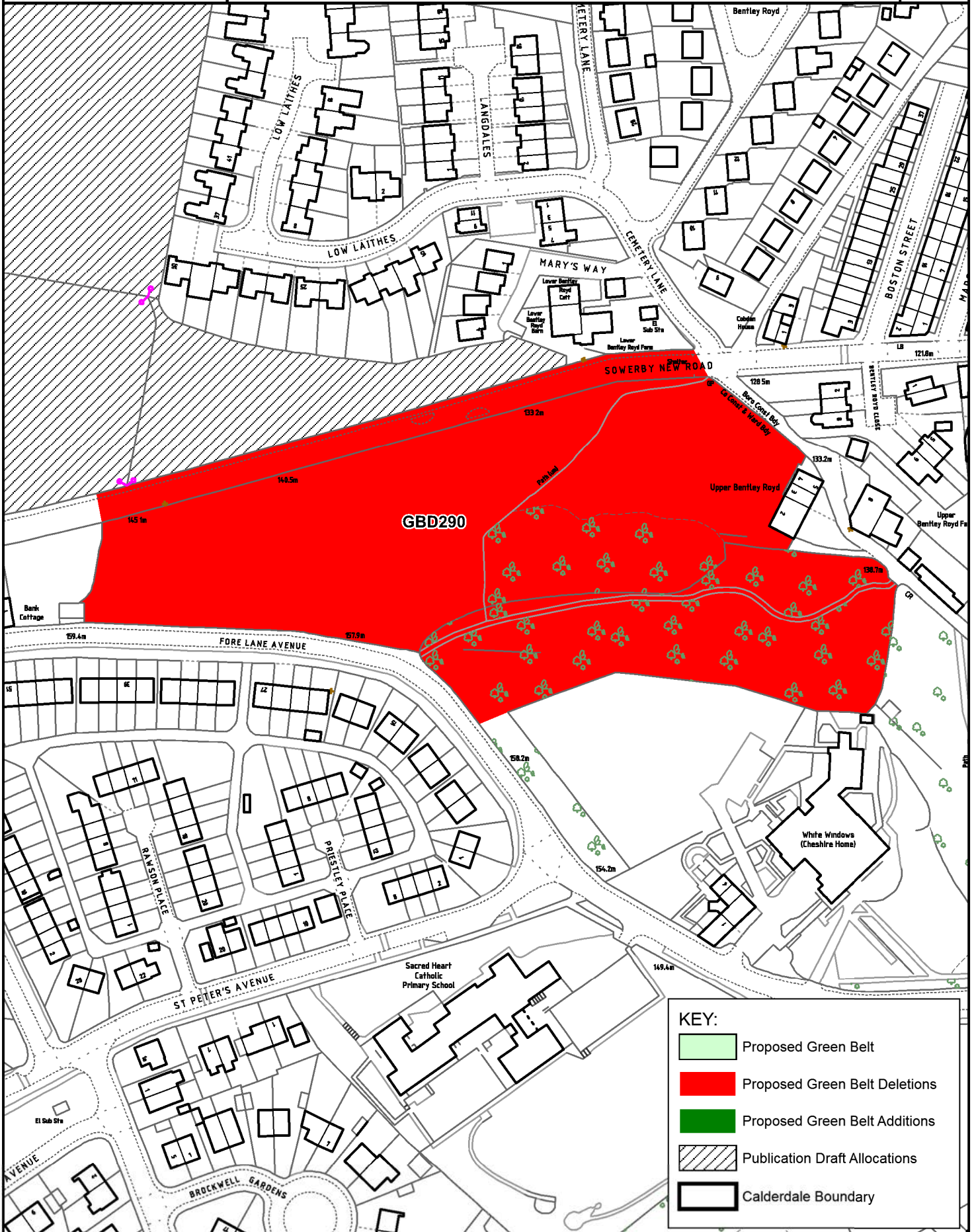
Sensitivity testing did not identify any non-minor Green Belt deletions where Purpose IV is satisfied. As such, sensitivity testing shows that the omission of Purpose IV from the assessment of non-minor Green Belt deletions against the Green Belt Purposes would not impact on the assessment results.

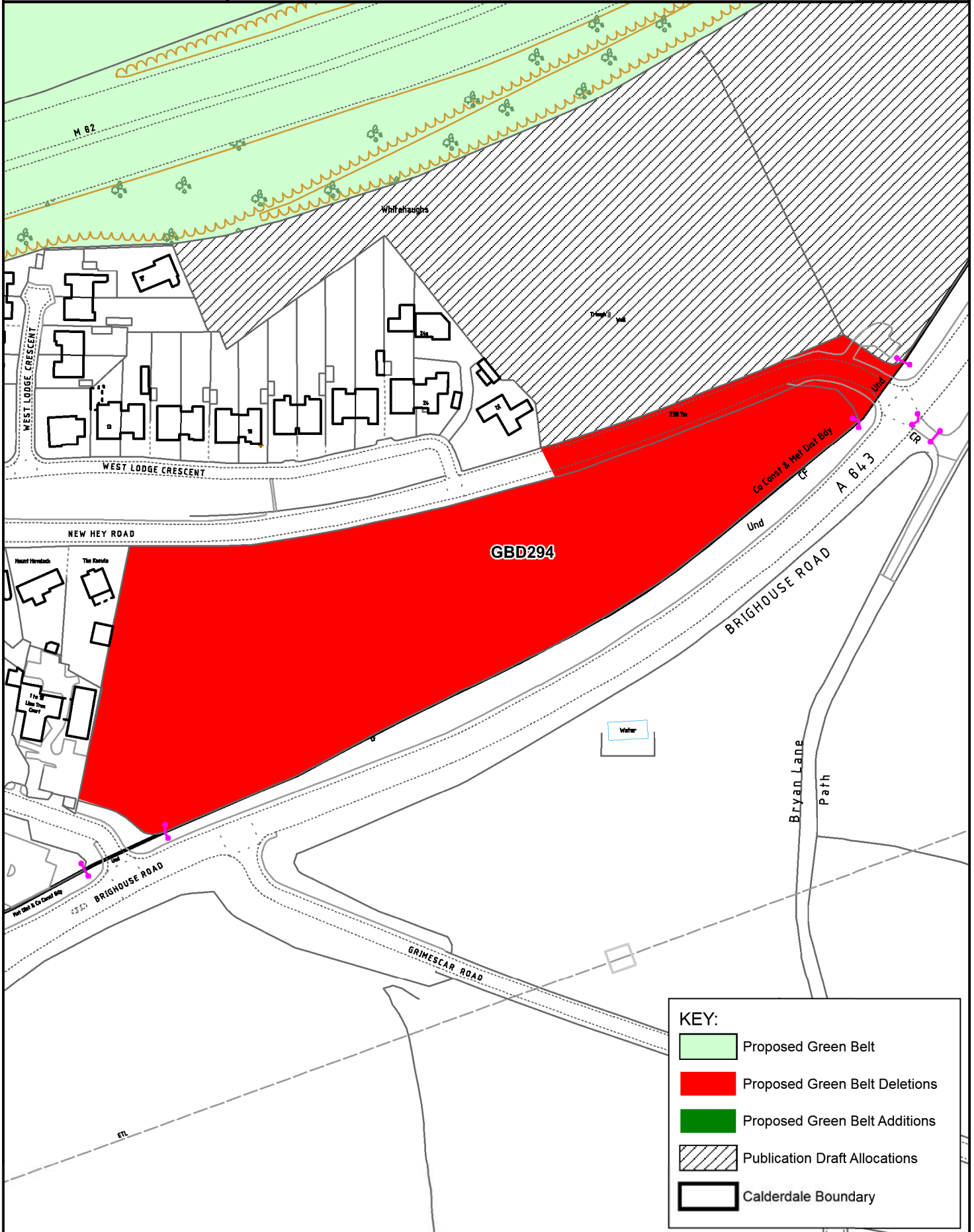
Conclusions

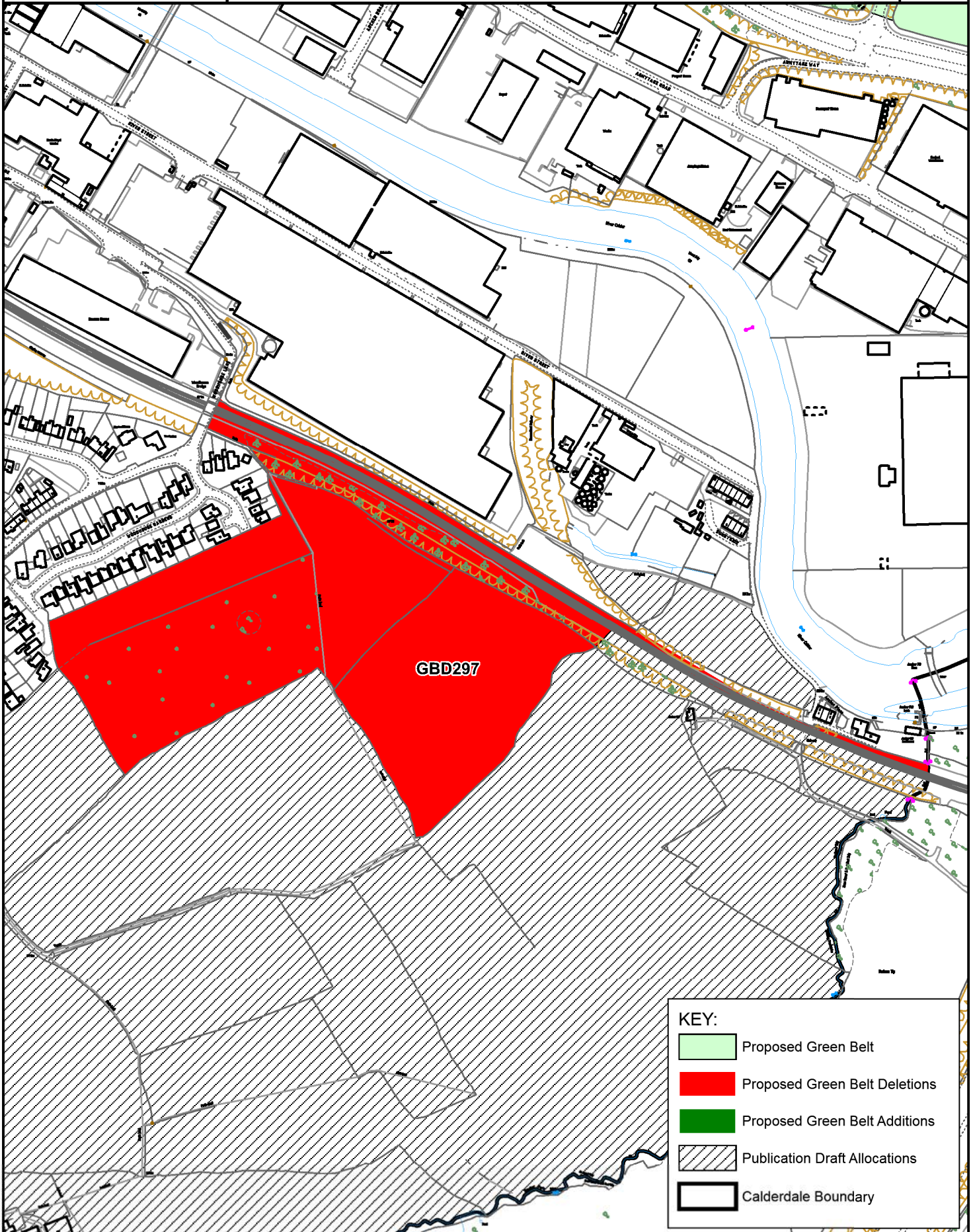
The Council acknowledges that half of the non-minor Green Belt deletions assessed in this paper involve the loss of high sensitivity Green Belt. Additionally, sensitivity testing shows that the omission of Purpose IV from the assessment of non-minor Green Belt deletions against Green Belt Purposes would not impact on the assessment results. Notwithstanding this, the Council considers that the removal of the non-minor Green Belt deletions is justified for the reasons outlined in the results section of this paper.

APPENDIX 1: NON-MINOR GREEN BELT DELETIONS LOCATION PLANS








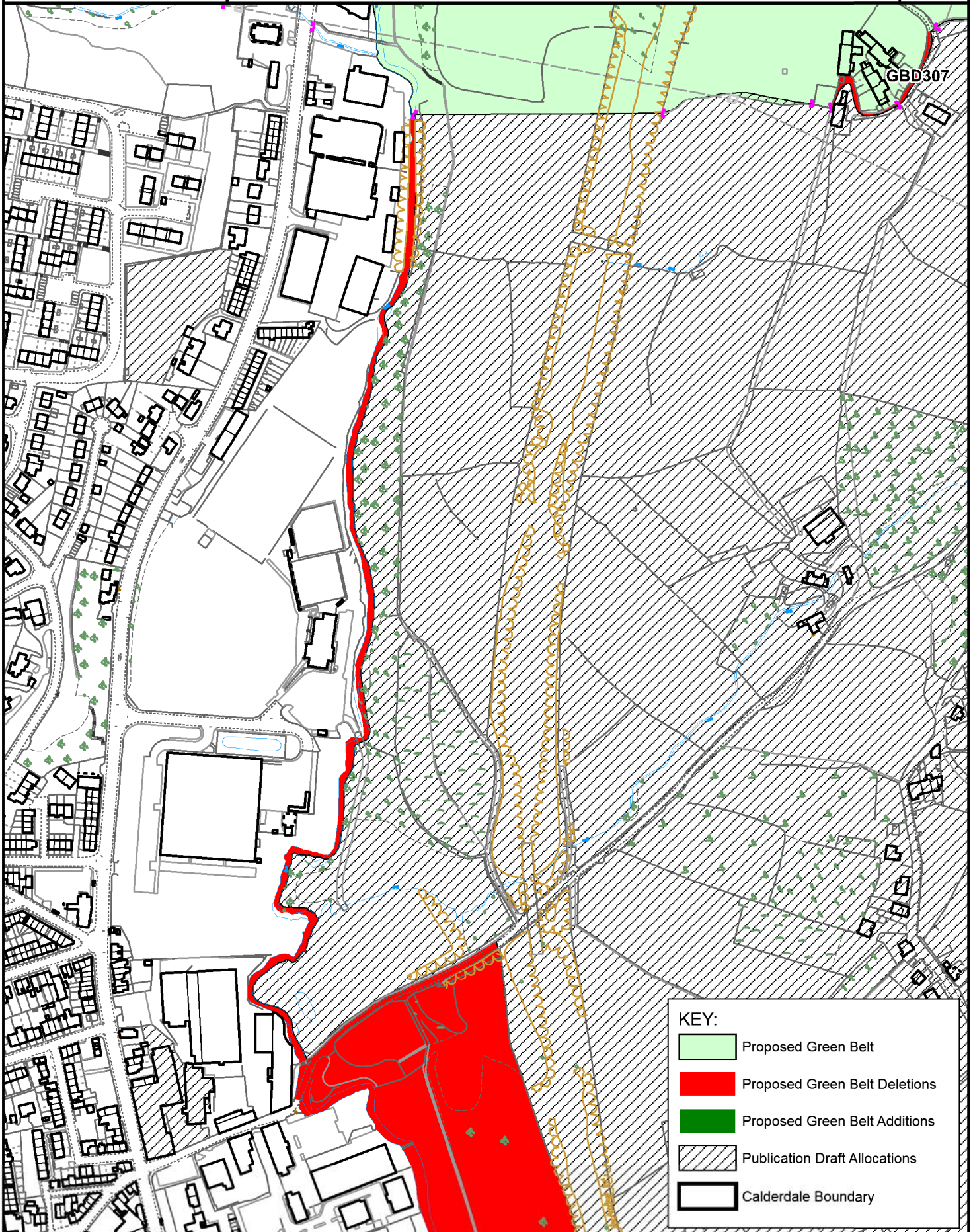











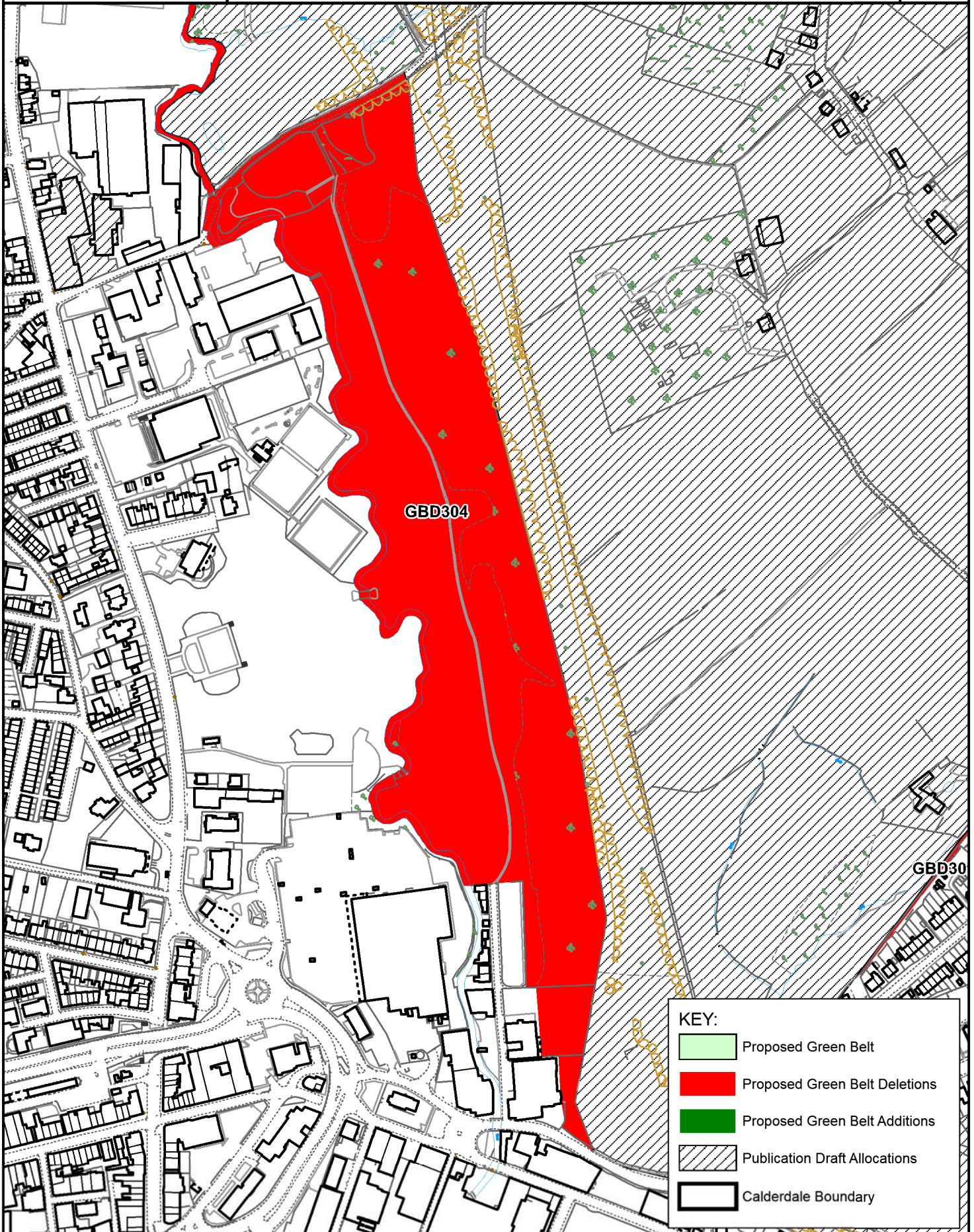
KEY:

-  Proposed Green Belt
-  Proposed Green Belt Deletions
-  Proposed Green Belt Additions
-  Publication Draft Allocations
-  Calderdale Boundary



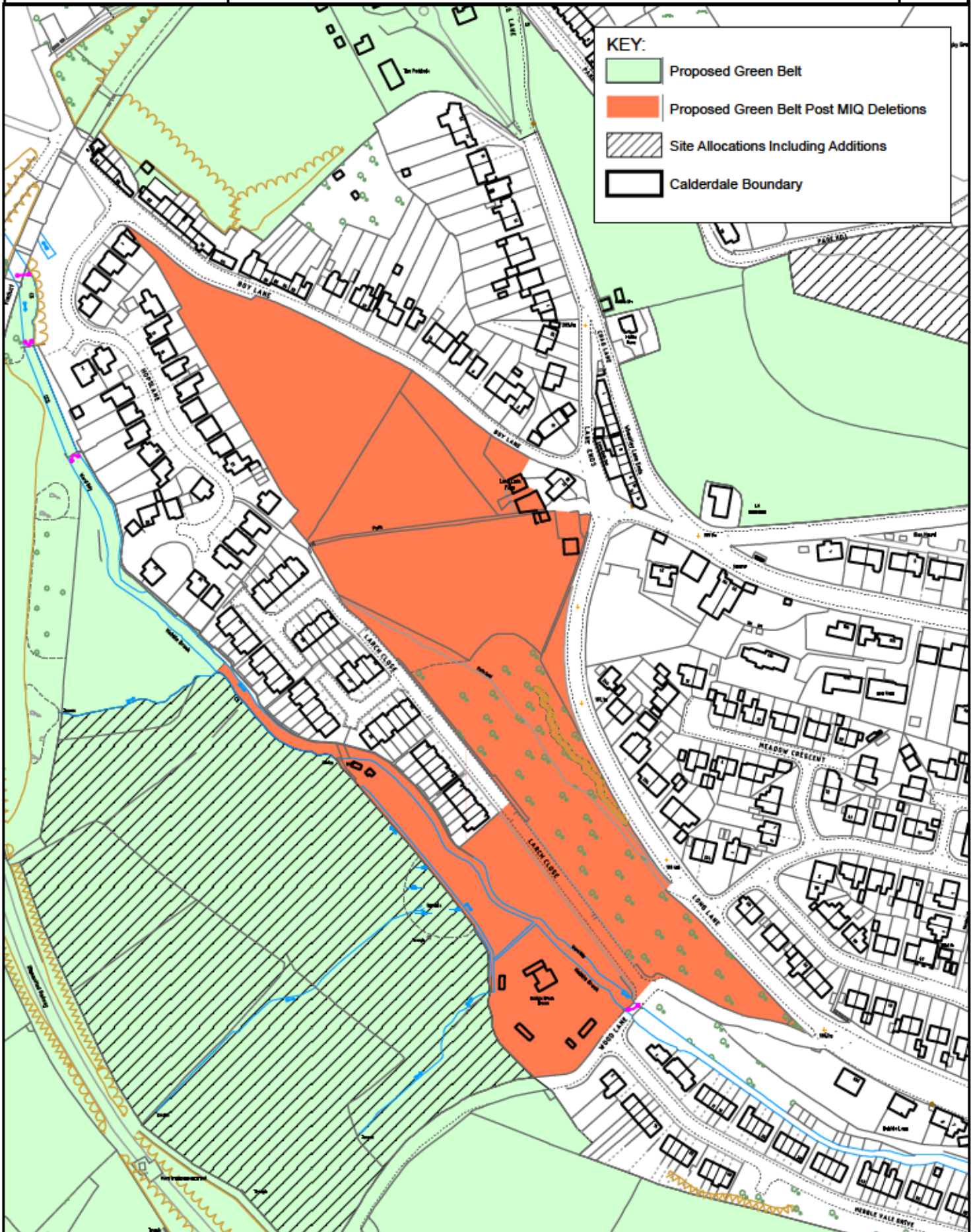
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-  Proposed Green Belt
-  Proposed Green Belt Deletions
-  Proposed Green Belt Additions
-  Publication Draft Allocations
-  Calderdale Boundary







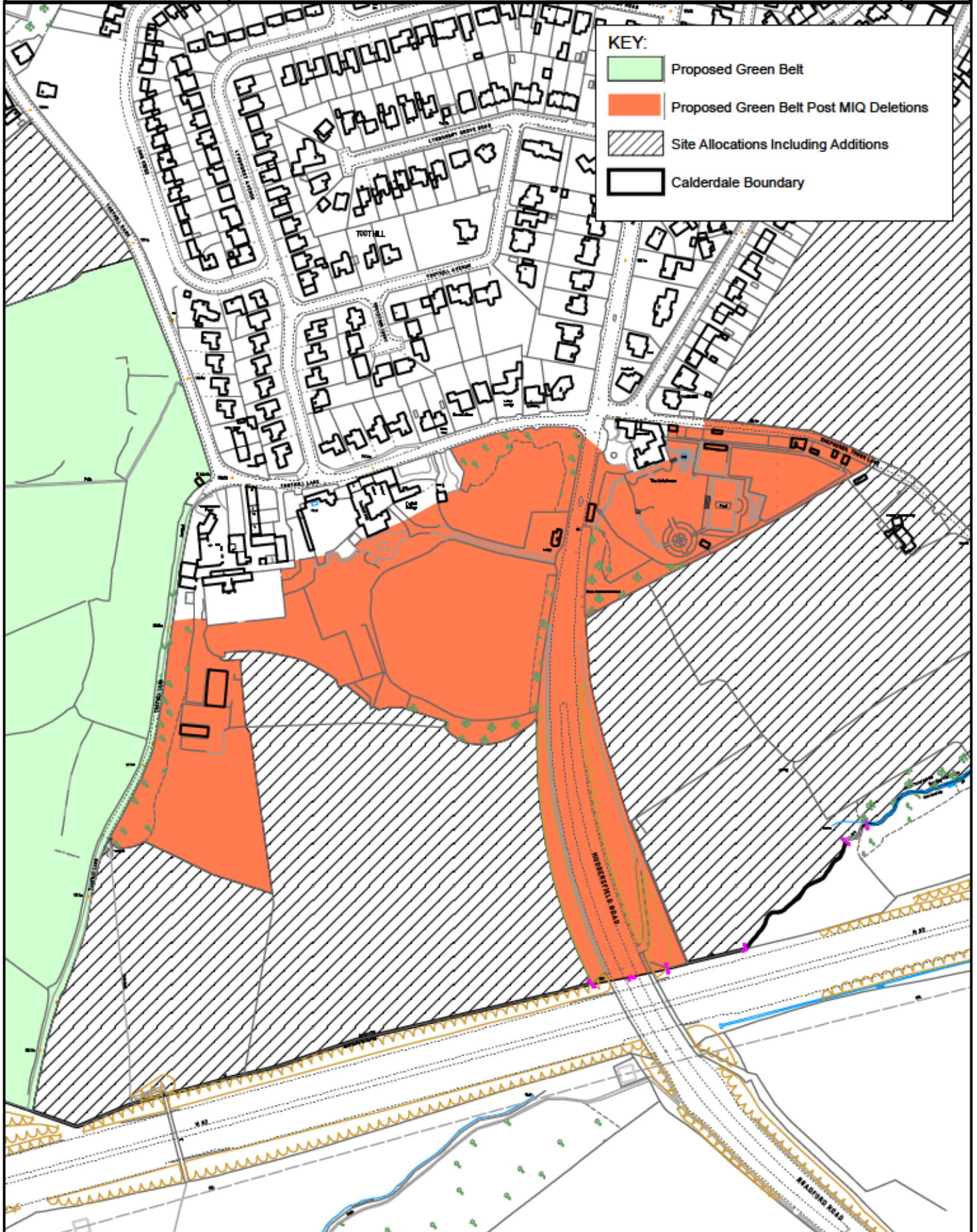
KEY:

- Proposed Green Belt
- Proposed Green Belt Deletions
- Proposed Green Belt Additions
- Publication Draft Allocations
- Calderdale Boundary



KEY:

-  Proposed Green Belt
-  Proposed Green Belt Post MIQ Deletions
-  Site Allocations Including Additions
-  Calderdale Boundary



APPENDIX 2: NON-MINOR GREEN BELT DELETIONS SURVEY FORMS

Greenbelt Site Survey Form

SITE INFORMATION

GB Deletion Ref	GBD096	
Property Name/No.	Land Adjacent to	Site Area 0.03
Road/Street Name	High Street	
Locality		Eastings 407447
Town	Elland	Northings 419317
Local Plan Area	Elland	
Ward	Greetland and Stainland Ward	

RCUDP ALLOCATION(S) OR DESIGNATION(S)

Primary Allocation or Designation	Greenbelt
Allocation or Designation 1	Leeds Bradford Airport consult zone
Allocation or Designation 2	Wildlife corridors
Allocation or Designation 3	Conservation areas UDP
Allocation or Designation 4	
Allocation or Designation 5	

PURPOSE I

Q1. Does the site act as an effective barrier against sprawl from large built up areas?	Yes
Q2. Does the site constitute as part of the wider Green Belt a strategic barrier against the sprawl of large built up areas?	Yes
Q3. Is there a robust permanent Green Belt / development boundary?	No
Q4. Is the land separate from the large built up area?	No
Q5. Would the loss of this Green Belt land potentially lead to ribbon development?	No
Q6. Would development result in an isolated development site not connected to existing boundaries?	No
Q7. Would development of the site create an irregular settlement pattern?	No
Q8. Is this Green Belt site connected by two or less boundaries to the built up area?	Yes
Q9. Is the land contiguous with other Green Belt up to and beyond the Borough boundary?	No
Development of site would lead to	Low potential for unrestricted sprawl
Does site fulfil Green Belt Purpose I?	No

PURPOSE II

Q1.	Does the site provide part of a gap or space between existing large built up areas?	No
Q2.	What is the nature of the countryside between the towns, rural or semi rural?	Semi Rural
Q3.	Is there visibility between built up areas?	Yes
Q4.	Do natural features and infrastructure provide a good physical barrier or boundary to the site that would ensure that development was contained?	No
Q5.	Is the site sparsley developed or undeveloped?	Yes
Q6.	Would the loss of this Green Belt land lead to a significant reduction in the distance between towns?	No
Q7.	Would the loss of this Green Belt land increase the potential merging of towns?	No
Q8.	Would the loss of this Green Belt land potentially lead to ribbon development between towns?	No

Development of the site

Would not result in the merging of towns

Does site fulfil Green Belt Purpose II?

No

PURPOSE III

Q1a	Is the site free from significant encroachment?	Yes
Q1b	If there is significant encroachment, what is the proportion as a percentage of the site?	
Q2.	Is there a strong defensible boundary between the existing urban area and the site?	No
Q3.	Is there a landscape designation?	No
Q4.	Is there a wildlife designation or value?	Yes
Q5.	Is there an ecological or geological/geomorphological designation or value?	No
Q6.	Is there a rural land use?	Yes
Q7.	Is the land tranquil?	No
Q8.	Is there public access or recreational use?	No
Q9.	Are the functions of the land consistent with its Green Belt designation?	Yes
Q10	Does the site include any best grade 1 or 2 or 3 agricultural land?	No
Q11	Is the site free from derelict brownfield land?	Yes
Q12	Is the predominant use of land and building agricultural?	Yes

The site

Performs an important role in safeguarding the countryside from encroachment

Does site fulfil Green Belt Purpose III?

Yes

PURPOSE IV

- Q1.** Is the land part of the setting of a historic place or settlement listed building or conservation area?
- Q2.** Would the loss of this Green Belt land adversely affect the special character of a historic place or settlement?
- Q3.** Would the loss of this Green Belt land reduce the significance of a historic place or settlement?

Yes

No

No

Development of site would lead to

Would have an effect on the setting and special character of historic features which could be mitigated against

Does site fulfil Green Belt Purpose IV?

No

PURPOSE V

Does site fulfil Green Belt Purpose V?

Yes

Comments

As most areas within the Green Belt would fulfil the criteria for assessing this specific purpose it has not been separately screened in this assessment. For completeness, all sites have been concluded to fulfil this purpose

OVERALL ASSESSMENT SUMMARY

Number of Purposes Fulfilled

Meets 0-2 of the identified purposes

Comments

Site performs poorly when assessed against five Green Belt purposes.

Greenbelt Site Survey Form

SITE INFORMATION

GB Deletion Ref	<input type="text" value="GBD290"/>	
Property Name/No.	<input type="text" value="Land off"/>	Site Area <input type="text" value="2.18"/>
Road/Street Name	<input type="text" value="Sowerby New Road"/>	
Locality	<input type="text"/>	Eastings <input type="text" value="405208"/>
Town	<input type="text" value="Sowerby Bridge"/>	Northings <input type="text" value="423376"/>
Local Plan Area	<input type="text" value="Sowerby Bridge"/>	
Ward	<input type="text" value="Sowerby Bridge Ward"/>	

RCUDP ALLOCATION(S) OR DESIGNATION(S)

Primary Allocation or Designation	<input type="text" value="Greenbelt"/>
Allocation or Designation 1	<input type="text" value="Leeds Bradford Airport consult zone"/>
Allocation or Designation 2	<input type="text" value="Wildlife corridors"/>
Allocation or Designation 3	<input type="text"/>
Allocation or Designation 4	<input type="text"/>
Allocation or Designation 5	<input type="text"/>

PURPOSE I

Q1. Does the site act as an effective barrier against sprawl from large built up areas?	<input type="text" value="No"/>
Q2. Does the site constitute as part of the wider Green Belt a strategic barrier against the sprawl of large built up areas?	<input type="text" value="No"/>
Q3. Is there a robust permanent Green Belt / development boundary?	<input type="text" value="Partial"/>
Q4. Is the land separate from the large built up area?	<input type="text" value="No"/>
Q5. Would the loss of this Green Belt land potentially lead to ribbon development?	<input type="text" value="No"/>
Q6. Would development result in an isolated development site not connected to existing boundaries?	<input type="text" value="No"/>
Q7. Would development of the site create an irregular settlement pattern?	<input type="text" value="No"/>
Q8. Is this Green Belt site connected by two or less boundaries to the built up area?	<input type="text" value="No"/>
Q9. Is the land contiguous with other Green Belt up to and beyond the Borough boundary?	<input type="text" value="No"/>
Development of site would lead to	<input type="text" value="Low potential for unrestricted sprawl"/>
Does site fulfil Green Belt Purpose I?	<input type="text" value="No"/>

PURPOSE II

Q1.	Does the site provide part of a gap or space between existing large built up areas?	No
Q2.	What is the nature of the countryside between the towns, rural or semi rural?	Semi Rural
Q3.	Is there visibility between built up areas?	Yes
Q4.	Do natural features and infrastructure provide a good physical barrier or boundary to the site that would ensure that development was contained?	Partial
Q5.	Is the site sparsley developed or undeveloped?	Yes
Q6.	Would the loss of this Green Belt land lead to a significant reduction in the distance between towns?	No
Q7.	Would the loss of this Green Belt land increase the potential merging of towns?	No
Q8.	Would the loss of this Green Belt land potentially lead to ribbon development between towns?	No

Development of the site

Would not result in the merging of towns

Does site fulfil Green Belt Purpose II?

No

PURPOSE III

Q1a	Is the site free from significant encroachment?	Yes
Q1b	If there is significant encroachment, what is the proportion as a percentage of the site?	
Q2.	Is there a strong defensible boundary between the existing urban area and the site?	Partial
Q3.	Is there a landscape designation?	No
Q4.	Is there a wildlife designation or value?	Yes
Q5.	Is there an ecological or geological/geomorphological designation or value?	No
Q6.	Is there a rural land use?	Yes
Q7.	Is the land tranquil?	No
Q8.	Is there public access or recreational use?	Yes
Q9.	Are the functions of the land consistent with its Green Belt designation?	Yes
Q10	Does the site include any best grade 1 or 2 or 3 agricultural land?	No
Q11	Is the site free from derelict brownfield land?	Yes
Q12	Is the predominant use of land and building agricultural?	No

The site

Performs an important role in safeguarding the countryside from encroachment

Does site fulfil Green Belt Purpose III?

Yes

PURPOSE IV

- Q1.** Is the land part of the setting of a historic place or settlement listed building or conservation area?
- Q2.** Would the loss of this Green Belt land adversely affect the special character of a historic place or settlement?
- Q3.** Would the loss of this Green Belt land reduce the significance of a historic place or settlement?

Yes

No

No

Development of site would lead to

Would have an effect on the setting and special character of historic features which could be mitigated against

Does site fulfil Green Belt Purpose IV?

No

PURPOSE V

Does site fulfil Green Belt Purpose V?

Yes

Comments

As most areas within the Green Belt would fulfil the criteria for assessing this specific purpose it has not been separately screened in this assessment. For completeness, all sites have been concluded to fulfil this purpose

OVERALL ASSESSMENT SUMMARY

Number of Purposes Fulfilled

Meets 0-2 of the identified purposes

Comments

Site performs poorly when assessed against five Green Belt purposes.

Greenbelt Site Survey Form

SITE INFORMATION

GB Deletion Ref	GBD294	
Property Name/No.	Land North of	Site Area 2.39
Road/Street Name	Brighthouse Road	
Locality	Ainley Top	Eastings 411925
Town	Elland	Northings 419553
Local Plan Area	Elland	
Ward	Elland Ward	

RCUDP ALLOCATION(S) OR DESIGNATION(S)

Primary Allocation or Designation	Greenbelt
Allocation or Designation 1	Leeds Bradford Airport consult zone
Allocation or Designation 2	Wildlife corridors
Allocation or Designation 3	
Allocation or Designation 4	
Allocation or Designation 5	

PURPOSE I

Q1. Does the site act as an effective barrier against sprawl from large built up areas?	Yes
Q2. Does the site constitute as part of the wider Green Belt a strategic barrier against the sprawl of large built up areas?	Yes
Q3. Is there a robust permanent Green Belt / development boundary?	Yes
Q4. Is the land separate from the large built up area?	No
Q5. Would the loss of this Green Belt land potentially lead to ribbon development?	No
Q6. Would development result in an isolated development site not connected to existing boundaries?	No
Q7. Would development of the site create an irregular settlement pattern?	No
Q8. Is this Green Belt site connected by two or less boundaries to the built up area?	Yes
Q9. Is the land contiguous with other Green Belt up to and beyond the Borough boundary?	Yes
Development of site would lead to	High potential for unrestricted sprawl
Does site fulfil Green Belt Purpose I?	Yes

PURPOSE II

Q1.	Does the site provide part of a gap or space between existing large built up areas?	Yes
Q2.	What is the nature of the countryside between the towns, rural or semi rural?	Semi Rural
Q3.	Is there visibility between built up areas?	Yes
Q4.	Do natural features and infrastructure provide a good physical barrier or boundary to the site that would ensure that development was contained?	Yes
Q5.	Is the site sparsley developed or undeveloped?	Yes
Q6.	Would the loss of this Green Belt land lead to a significant reduction in the distance between towns?	No
Q7.	Would the loss of this Green Belt land increase the potential merging of towns?	Yes
Q8.	Would the loss of this Green Belt land potentially lead to ribbon development between towns?	No

Development of the site	Would lead to coalescence of towns
Does site fulfil Green Belt Purpose II?	Yes

PURPOSE III

Q1a	Is the site free from significant encroachment?	Yes
Q1b	If there is significant encroachment, what is the proportion as a percentage of the site?	
Q2.	Is there a strong defensible boundary between the existing urban area and the site?	No
Q3.	Is there a landscape designation?	No
Q4.	Is there a wildlife designation or value?	Yes
Q5.	Is there an ecological or geological/geomorphological designation or value?	No
Q6.	Is there a rural land use?	Yes
Q7.	Is the land tranquil?	No
Q8.	Is there public access or recreational use?	Yes
Q9.	Are the functions of the land consistent with its Green Belt designation?	Yes
Q10	Does the site include any best grade 1 or 2 or 3 agricultural land?	No
Q11	Is the site free from derelict brownfield land?	Yes
Q12	Is the predominant use of land and building agricultural?	Yes

The site	Performs an important role in safeguarding the countryside from encroachment
Does site fulfil Green Belt Purpose III?	Yes

PURPOSE IV

Q1. Is the land part of the setting of a historic place or settlement listed building or conservation area?

No

Q2. Would the loss of this Green Belt land adversely affect the special character of a historic place or settlement?

No

Q3. Would the loss of this Green Belt land reduce the significance of a historic place or settlement?

No

Development of site would lead to

Would have no effect on the setting and special character of historic features

Does site fulfil Green Belt Purpose IV?

No

PURPOSE V

Does site fulfil Green Belt Purpose V?

Yes

Comments

As most areas within the Green Belt would fulfil the criteria for assessing this specific purpose it has not been separately screened in this assessment. For completeness, all sites have been concluded to fulfil this purpose

OVERALL ASSESSMENT SUMMARY

Number of Purposes Fulfilled

Meets 3-5 of the identified purposes

Comments

Site performs well when assessed against five Green Belt purposes.

Greenbelt Site Survey Form

SITE INFORMATION

GB Deletion Ref	GBD297	
Property Name/No.	Land to South East of	Site Area 7.23
Road/Street Name	Woodhouse Gardens	
Locality		Eastings 415615
Town	Brighouse	Northings 421876
Local Plan Area	Brighouse	
Ward	Rastrick Ward	

RCUDP ALLOCATION(S) OR DESIGNATION(S)

Primary Allocation or Designation	Greenbelt
Allocation or Designation 1	Leeds Bradford Airport consult zone
Allocation or Designation 2	Existing passenger railway
Allocation or Designation 3	Openspace rural
Allocation or Designation 4	Wildlife corridors
Allocation or Designation 5	Cycle corridor

PURPOSE I

Q1. Does the site act as an effective barrier against sprawl from large built up areas?	Yes
Q2. Does the site constitute as part of the wider Green Belt a strategic barrier against the sprawl of large built up areas?	Yes
Q3. Is there a robust permanent Green Belt / development boundary?	Partial
Q4. Is the land separate from the large built up area?	No
Q5. Would the loss of this Green Belt land potentially lead to ribbon development?	No
Q6. Would development result in an isolated development site not connected to existing boundaries?	No
Q7. Would development of the site create an irregular settlement pattern?	No
Q8. Is this Green Belt site connected by two or less boundaries to the built up area?	Yes
Q9. Is the land contiguous with other Green Belt up to and beyond the Borough boundary?	Yes
Development of site would lead to	High potential for unrestricted sprawl
Does site fulfil Green Belt Purpose I?	Yes

PURPOSE II

Q1.	Does the site provide part of a gap or space between existing large built up areas?	Yes
Q2.	What is the nature of the countryside between the towns, rural or semi rural?	Semi Rural
Q3.	Is there visibility between built up areas?	Yes
Q4.	Do natural features and infrastructure provide a good physical barrier or boundary to the site that would ensure that development was contained?	Partial
Q5.	Is the site sparsley developed or undeveloped?	Yes
Q6.	Would the loss of this Green Belt land lead to a significant reduction in the distance between towns?	No
Q7.	Would the loss of this Green Belt land increase the potential merging of towns?	Yes
Q8.	Would the loss of this Green Belt land potentially lead to ribbon development between towns?	No

Development of the site	Would lead to coalescence of towns
Does site fulfil Green Belt Purpose II?	Yes

PURPOSE III

Q1a	Is the site free from significant encroachment?	Yes
Q1b	If there is significant encroachment, what is the proportion as a percentage of the site?	
Q2.	Is there a strong defensible boundary between the existing urban area and the site?	Partial
Q3.	Is there a landscape designation?	No
Q4.	Is there a wildlife designation or value?	Yes
Q5.	Is there an ecological or geological/geomorphological designation or value?	No
Q6.	Is there a rural land use?	Yes
Q7.	Is the land tranquil?	No
Q8.	Is there public access or recreational use?	Yes
Q9.	Are the functions of the land consistent with its Green Belt designation?	Yes
Q10	Does the site include any best grade 1 or 2 or 3 agricultural land?	Yes
Q11	Is the site free from derelict brownfield land?	Yes
Q12	Is the predominant use of land and building agricultural?	Yes

The site	Performs an important role in safeguarding the countryside from encroachment
Does site fulfil Green Belt Purpose III?	Yes

PURPOSE IV

- Q1.** Is the land part of the setting of a historic place or settlement listed building or conservation area?
- Q2.** Would the loss of this Green Belt land adversely affect the special character of a historic place or settlement?
- Q3.** Would the loss of this Green Belt land reduce the significance of a historic place or settlement?

No

No

No

Development of site would lead to

Would have no effect on the setting and special character of historic features

Does site fulfil Green Belt Purpose IV?

No

PURPOSE V

Does site fulfil Green Belt Purpose V?

Yes

Comments

As most areas within the Green Belt would fulfil the criteria for assessing this specific purpose it has not been separately screened in this assessment. For completeness, all sites have been concluded to fulfil this purpose

OVERALL ASSESSMENT SUMMARY

Number of Purposes Fulfilled

Meets 3-5 of the identified purposes

Comments

Site performs well when assessed against five Green Belt purposes.

Greenbelt Site Survey Form

SITE INFORMATION

GB Deletion Ref	<input type="text" value="GBD304"/>	
Property Name/No.	<input type="text" value="Land to East of"/>	Site Area <input type="text" value="9.56"/>
Road/Street Name	<input type="text" value="Wellholme Park"/>	
Locality	<input type="text"/>	Eastings <input type="text" value="414856"/>
Town	<input type="text" value="Brighouse"/>	Northings <input type="text" value="423653"/>
Local Plan Area	<input type="text" value="Brighouse"/>	
Ward	<input type="text" value="Brighouse Ward"/>	

RCUDP ALLOCATION(S) OR DESIGNATION(S)

Primary Allocation or Designation	<input type="text" value="Greenbelt"/>
Allocation or Designation 1	<input type="text" value="Historic parks and gardens"/>
Allocation or Designation 2	<input type="text" value="Openspace rural"/>
Allocation or Designation 3	<input type="text" value="Wildlife corridors"/>
Allocation or Designation 4	<input type="text"/>
Allocation or Designation 5	<input type="text"/>

PURPOSE I

Q1. Does the site act as an effective barrier against sprawl from large built up areas?	<input type="text" value="Yes"/>
Q2. Does the site constitute as part of the wider Green Belt a strategic barrier against the sprawl of large built up areas?	<input type="text" value="Yes"/>
Q3. Is there a robust permanent Green Belt / development boundary?	<input type="text" value="Yes"/>
Q4. Is the land separate from the large built up area?	<input type="text" value="No"/>
Q5. Would the loss of this Green Belt land potentially lead to ribbon development?	<input type="text" value="No"/>
Q6. Would development result in an isolated development site not connected to existing boundaries?	<input type="text" value="No"/>
Q7. Would development of the site create an irregular settlement pattern?	<input type="text" value="No"/>
Q8. Is this Green Belt site connected by two or less boundaries to the built up area?	<input type="text" value="Yes"/>
Q9. Is the land contiguous with other Green Belt up to and beyond the Borough boundary?	<input type="text" value="Yes"/>
Development of site would lead to	<input type="text" value="High potential for unrestricted sprawl"/>
Does site fulfil Green Belt Purpose I?	<input type="text" value="Yes"/>

PURPOSE II

Q1.	Does the site provide part of a gap or space between existing large built up areas?	Yes
Q2.	What is the nature of the countryside between the towns, rural or semi rural?	Semi Rural
Q3.	Is there visibility between built up areas?	No
Q4.	Do natural features and infrastructure provide a good physical barrier or boundary to the site that would ensure that development was contained?	Yes
Q5.	Is the site sparsley developed or undeveloped?	Yes
Q6.	Would the loss of this Green Belt land lead to a significant reduction in the distance between towns?	No
Q7.	Would the loss of this Green Belt land increase the potential merging of towns?	Yes
Q8.	Would the loss of this Green Belt land potentially lead to ribbon development between towns?	No

Development of the site

Does site fulfil Green Belt Purpose II?

PURPOSE III

Q1a	Is the site free from significant encroachment?	Yes
Q1b	If there is significant encroachment, what is the proportion as a percentage of the site?	
Q2.	Is there a strong defensible boundary between the existing urban area and the site?	Yes
Q3.	Is there a landscape designation?	No
Q4.	Is there a wildlife designation or value?	Yes
Q5.	Is there an ecological or geological/geomorphological designation or value?	No
Q6.	Is there a rural land use?	Yes
Q7.	Is the land tranquil?	No
Q8.	Is there public access or recreational use?	Yes
Q9.	Are the functions of the land consistent with its Green Belt designation?	Yes
Q10	Does the site include any best grade 1 or 2 or 3 agricultural land?	Yes
Q11	Is the site free from derelict brownfield land?	Yes
Q12	Is the predominant use of land and building agricultural?	No

The site

Does site fulfil Green Belt Purpose III?

PURPOSE IV

Q1. Is the land part of the setting of a historic place or settlement listed building or conservation area?

Yes

Q2. Would the loss of this Green Belt land adversely affect the special character of a historic place or settlement?

No

Q3. Would the loss of this Green Belt land reduce the significance of a historic place or settlement?

No

Development of site would lead to

Would have an effect on the setting and special character of historic features which could be mitigated against

Does site fulfil Green Belt Purpose IV?

No

PURPOSE V

Does site fulfil Green Belt Purpose V?

Yes

Comments

As most areas within the Green Belt would fulfil the criteria for assessing this specific purpose it has not been separately screened in this assessment. For completeness, all sites have been concluded to fulfil this purpose

OVERALL ASSESSMENT SUMMARY

Number of Purposes Fulfilled

Meets 3-5 of the identified purposes

Comments

Site performs well when assessed against five Green Belt purposes.

Greenbelt Site Survey Form

SITE INFORMATION

GB Deletion Ref	<input type="text" value="MIQ01"/>	
Property Name/No.	<input type="text" value="Land off"/>	Site Area <input type="text" value="3.95"/>
Road/Street Name	<input type="text" value="Long Lane"/>	
Locality	<input type="text" value="Wheatley"/>	Eastings <input type="text" value="407008"/>
Town	<input type="text" value="Halifax"/>	Northings <input type="text" value="426745"/>
Local Plan Area	<input type="text" value="Halifax"/>	
Ward	<input type="text" value="Ovenden Ward"/>	

RCUDP ALLOCATION(S) OR DESIGNATION(S)

Primary Allocation or Designation	<input type="text" value="Greenbelt"/>
Allocation or Designation 1	<input type="text" value="Leeds Bradford Airport consult zone"/>
Allocation or Designation 2	<input type="text" value="Wildlife corridors"/>
Allocation or Designation 3	<input type="text"/>
Allocation or Designation 4	<input type="text"/>
Allocation or Designation 5	<input type="text"/>

PURPOSE I

Q1. Does the site act as an effective barrier against sprawl from large built up areas?	<input type="text" value="No"/>
Q2. Does the site constitute as part of the wider Green Belt a strategic barrier against the sprawl of large built up areas?	<input type="text" value="No"/>
Q3. Is there a robust permanent Green Belt / development boundary?	<input type="text" value="Partial"/>
Q4. Is the land separate from the large built up area?	<input type="text" value="No"/>
Q5. Would the loss of this Green Belt land potentially lead to ribbon development?	<input type="text" value="No"/>
Q6. Would development result in an isolated development site not connected to existing boundaries?	<input type="text" value="No"/>
Q7. Would development of the site create an irregular settlement pattern?	<input type="text" value="No"/>
Q8. Is this Green Belt site connected by two or less boundaries to the built up area?	<input type="text" value="No"/>
Q9. Is the land contiguous with other Green Belt up to and beyond the Borough boundary?	<input type="text" value="No"/>
Development of site would lead to	<input type="text" value="Low potential for unrestricted sprawl"/>
Does site fulfil Green Belt Purpose I?	<input type="text" value="No"/>

PURPOSE II

Q1.	Does the site provide part of a gap or space between existing large built up areas?	No
Q2.	What is the nature of the countryside between the towns, rural or semi rural?	Semi Rural
Q3.	Is there visibility between built up areas?	Yes
Q4.	Do natural features and infrastructure provide a good physical barrier or boundary to the site that would ensure that development was contained?	Partial
Q5.	Is the site sparsley developed or undeveloped?	Yes
Q6.	Would the loss of this Green Belt land lead to a significant reduction in the distance between towns?	No
Q7.	Would the loss of this Green Belt land increase the potential merging of towns?	No
Q8.	Would the loss of this Green Belt land potentially lead to ribbon development between towns?	No

Development of the site

Would not result in the merging of towns

Does site fulfil Green Belt Purpose II?

No

PURPOSE III

Q1a	Is the site free from significant encroachment?	Yes
Q1b	If there is significant encroachment, what is the proportion as a percentage of the site?	
Q2.	Is there a strong defensible boundary between the existing urban area and the site?	Partial
Q3.	Is there a landscape designation?	No
Q4.	Is there a wildlife designation or value?	Yes
Q5.	Is there an ecological or geological/geomorphological designation or value?	No
Q6.	Is there a rural land use?	Yes
Q7.	Is the land tranquil?	No
Q8.	Is there public access or recreational use?	Yes
Q9.	Are the functions of the land consistent with its Green Belt designation?	Yes
Q10	Does the site include any best grade 1 or 2 or 3 agricultural land?	No
Q11	Is the site free from derelict brownfield land?	Yes
Q12	Is the predominant use of land and building agricultural?	Yes

The site

Performs an important role in safeguarding the countryside from encroachment

Does site fulfil Green Belt Purpose III?

Yes

PURPOSE IV

Q1. Is the land part of the setting of a historic place or settlement listed building or conservation area?

No

Q2. Would the loss of this Green Belt land adversely affect the special character of a historic place or settlement?

No

Q3. Would the loss of this Green Belt land reduce the significance of a historic place or settlement?

No

Development of site would lead to

Would have no effect on the setting and special character of historic features

Does site fulfil Green Belt Purpose IV?

No

PURPOSE V

Does site fulfil Green Belt Purpose V?

Yes

Comments

As most areas within the Green Belt would fulfil the criteria for assessing this specific purpose it has not been separately screened in this assessment. For completeness, all sites have been concluded to fulfil this purpose

OVERALL ASSESSMENT SUMMARY

Number of Purposes Fulfilled

Meets 0-2 of the identified purposes

Comments

Site performs poorly when assessed against five Green Belt purposes.

Greenbelt Site Survey Form

SITE INFORMATION

GB Deletion Ref	<input type="text" value="MIQ02"/>	
Property Name/No.	<input type="text" value="Land off"/>	Site Area <input type="text" value="7.15"/>
Road/Street Name	<input type="text" value="Huddersfield Road"/>	
Locality	<input type="text"/>	Eastings <input type="text" value="414470"/>
Town	<input type="text" value="Brighouse"/>	Northings <input type="text" value="421002"/>
Local Plan Area	<input type="text" value="Brighouse"/>	
Ward	<input type="text" value="Rastrick Ward"/>	

RCUDP ALLOCATION(S) OR DESIGNATION(S)

Primary Allocation or Designation	<input type="text" value="Greenbelt"/>
Allocation or Designation 1	<input type="text" value="Category 2 roads"/>
Allocation or Designation 2	<input type="text" value="Leeds Bradford Airport consult zone"/>
Allocation or Designation 3	<input type="text" value="Wildlife corridors"/>
Allocation or Designation 4	<input type="text"/>
Allocation or Designation 5	<input type="text"/>

PURPOSE I

Q1. Does the site act as an effective barrier against sprawl from large built up areas?	<input type="text" value="Yes"/>
Q2. Does the site constitute as part of the wider Green Belt a strategic barrier against the sprawl of large built up areas?	<input type="text" value="Yes"/>
Q3. Is there a robust permanent Green Belt / development boundary?	<input type="text" value="No"/>
Q4. Is the land separate from the large built up area?	<input type="text" value="No"/>
Q5. Would the loss of this Green Belt land potentially lead to ribbon development?	<input type="text" value="Yes"/>
Q6. Would development result in an isolated development site not connected to existing boundaries?	<input type="text" value="No"/>
Q7. Would development of the site create an irregular settlement pattern?	<input type="text" value="Yes"/>
Q8. Is this Green Belt site connected by two or less boundaries to the built up area?	<input type="text" value="Yes"/>
Q9. Is the land contiguous with other Green Belt up to and beyond the Borough boundary?	<input type="text" value="Yes"/>
Development of site would lead to	<input type="text" value="High potential for unrestricted sprawl"/>
Does site fulfil Green Belt Purpose I?	<input type="text" value="Yes"/>

PURPOSE II

Q1.	Does the site provide part of a gap or space between existing large built up areas?	Yes
Q2.	What is the nature of the countryside between the towns, rural or semi rural?	Semi Rural
Q3.	Is there visibility between built up areas?	Yes
Q4.	Do natural features and infrastructure provide a good physical barrier or boundary to the site that would ensure that development was contained?	No
Q5.	Is the site sparsley developed or undeveloped?	Yes
Q6.	Would the loss of this Green Belt land lead to a significant reduction in the distance between towns?	Yes
Q7.	Would the loss of this Green Belt land increase the potential merging of towns?	Yes
Q8.	Would the loss of this Green Belt land potentially lead to ribbon development between towns?	Yes

Development of the site

Would lead to coalescence of towns

Does site fulfil Green Belt Purpose II?

Yes

PURPOSE III

Q1a	Is the site free from significant encroachment?	Yes
Q1b	If there is significant encroachment, what is the proportion as a percentage of the site?	
Q2.	Is there a strong defensible boundary between the existing urban area and the site?	No
Q3.	Is there a landscape designation?	No
Q4.	Is there a wildlife designation or value?	Yes
Q5.	Is there an ecological or geological/geomorphological designation or value?	No
Q6.	Is there a rural land use?	Yes
Q7.	Is the land tranquil?	No
Q8.	Is there public access or recreational use?	Yes
Q9.	Are the functions of the land consistent with its Green Belt designation?	Yes
Q10	Does the site include any best grade 1 or 2 or 3 agricultural land?	Yes
Q11	Is the site free from derelict brownfield land?	Yes
Q12	Is the predominant use of land and building agricultural?	Yes

The site

Performs an important role in safeguarding the countryside from encroachment

Does site fulfil Green Belt Purpose III?

Yes

PURPOSE IV

Q1. Is the land part of the setting of a historic place or settlement listed building or conservation area?

Yes

Q2. Would the loss of this Green Belt land adversely affect the special character of a historic place or settlement?

No

Q3. Would the loss of this Green Belt land reduce the significance of a historic place or settlement?

No

Development of site would lead to

Would have an effect on the setting and special character of historic features which could be mitigated against

Does site fulfil Green Belt Purpose IV?

No

PURPOSE V

Does site fulfil Green Belt Purpose V?

Yes

Comments

As most areas within the Green Belt would fulfil the criteria for assessing this specific purpose it has not been separately screened in this assessment. For completeness, all sites have been concluded to fulfil this purpose

OVERALL ASSESSMENT SUMMARY

Number of Purposes Fulfilled

Meets 3-5 of the identified purposes

Comments

Site performs well when assessed against five Green Belt purposes.

Greenbelt Site Survey Form

SITE INFORMATION

GB Deletion Ref	<input type="text" value="MIQ12"/>	
Property Name/No.	<input type="text" value="Land off"/>	Site Area <input type="text" value="0.60"/>
Road/Street Name	<input type="text" value="Burned Road"/>	
Locality	<input type="text" value="Shelf"/>	Eastings <input type="text" value="412482"/>
Town	<input type="text" value="Halifax"/>	Northings <input type="text" value="429143"/>
Local Plan Area	<input type="text" value="Northowram and Shelf"/>	
Ward	<input type="text" value="Northowram and Shelf Ward"/>	

RCUDP ALLOCATION(S) OR DESIGNATION(S)

Primary Allocation or Designation	<input type="text" value="Greenbelt"/>
Allocation or Designation 1	<input type="text" value="Leeds Bradford Airport consult zone"/>
Allocation or Designation 2	<input type="text" value="Leeds Bradford safeguarding zone"/>
Allocation or Designation 3	<input type="text" value="Wildlife corridors"/>
Allocation or Designation 4	<input type="text"/>
Allocation or Designation 5	<input type="text"/>

PURPOSE I

Q1. Does the site act as an effective barrier against sprawl from large built up areas?	<input type="text" value="Yes"/>
Q2. Does the site constitute as part of the wider Green Belt a strategic barrier against the sprawl of large built up areas?	<input type="text" value="Yes"/>
Q3. Is there a robust permanent Green Belt / development boundary?	<input type="text" value="No"/>
Q4. Is the land separate from the large built up area?	<input type="text" value="No"/>
Q5. Would the loss of this Green Belt land potentially lead to ribbon development?	<input type="text" value="No"/>
Q6. Would development result in an isolated development site not connected to existing boundaries?	<input type="text" value="No"/>
Q7. Would development of the site create an irregular settlement pattern?	<input type="text" value="No"/>
Q8. Is this Green Belt site connected by two or less boundaries to the built up area?	<input type="text" value="Yes"/>
Q9. Is the land contiguous with other Green Belt up to and beyond the Borough boundary?	<input type="text" value="Yes"/>
Development of site would lead to	<input type="text" value="Low potential for unrestricted sprawl"/>
Does site fulfil Green Belt Purpose I?	<input type="text" value="No"/>

PURPOSE II

Q1.	Does the site provide part of a gap or space between existing large built up areas?	No
Q2.	What is the nature of the countryside between the towns, rural or semi rural?	Semi Rural
Q3.	Is there visibility between built up areas?	Yes
Q4.	Do natural features and infrastructure provide a good physical barrier or boundary to the site that would ensure that development was contained?	No
Q5.	Is the site sparsley developed or undeveloped?	Yes
Q6.	Would the loss of this Green Belt land lead to a significant reduction in the distance between towns?	No
Q7.	Would the loss of this Green Belt land increase the potential merging of towns?	No
Q8.	Would the loss of this Green Belt land potentially lead to ribbon development between towns?	No

Development of the site

Would not result in the merging of towns

Does site fulfil Green Belt Purpose II?

No

PURPOSE III

Q1a	Is the site free from significant encroachment?	Yes
Q1b	If there is significant encroachment, what is the proportion as a percentage of the site?	
Q2.	Is there a strong defensible boundary between the existing urban area and the site?	No
Q3.	Is there a landscape designation?	No
Q4.	Is there a wildlife designation or value?	Yes
Q5.	Is there an ecological or geological/geomorphological designation or value?	No
Q6.	Is there a rural land use?	Yes
Q7.	Is the land tranquil?	No
Q8.	Is there public access or recreational use?	Yes
Q9.	Are the functions of the land consistent with its Green Belt designation?	Yes
Q10	Does the site include any best grade 1 or 2 or 3 agricultural land?	No
Q11	Is the site free from derelict brownfield land?	Yes
Q12	Is the predominant use of land and building agricultural?	No

The site

Performs an important role in safeguarding the countryside from encroachment

Does site fulfil Green Belt Purpose III?

Yes

PURPOSE IV

Q1. Is the land part of the setting of a historic place or settlement listed building or conservation area?

No

Q2. Would the loss of this Green Belt land adversely affect the special character of a historic place or settlement?

No

Q3. Would the loss of this Green Belt land reduce the significance of a historic place or settlement?

No

Development of site would lead to

Would have no effect on the setting and special character of historic features

Does site fulfil Green Belt Purpose IV?

No

PURPOSE V

Does site fulfil Green Belt Purpose V?

Yes

Comments

As most areas within the Green Belt would fulfil the criteria for assessing this specific purpose it has not been separately screened in this assessment. For completeness, all sites have been concluded to fulfil this purpose

OVERALL ASSESSMENT SUMMARY

Number of Purposes Fulfilled

Meets 0-2 of the identified purposes

Comments

Site performs poorly when assessed against five Green Belt purposes.