

CALDERDALE LOCAL PLAN

LP1618 – REVISED GREEN BELT SITE ASSESSMENT

Calderdale Metropolitan Borough Council

12 March 2021



LP1618 – REVISED GREEN BELT SITE ASSESSMENT

The production of this paper has been necessitated following the Matter 13 hearing session on Employment Allocations and Policies at stage 2 of the Examination into the Calderdale Local Plan dated 15th October 2020. Agenda item 5 of Matter 13 sought justification from the Council for the proposed additional north-west section and removal of western field from the site boundary of LP1618 – Land west of Huddersfield Road, Brighouse.

Following discussions at the Matter 13 hearing, the Inspector requested that the Council undertake a revised Green Belt Assessment of the site to take into consideration the proposed boundary changes. The Council was also reminded that further technical work was required regarding proposed consequential green belt deletions between New Employment Site LP1618 and the Woodhouse Garden Suburb allocation LP1451 as requested during the Matter 12 hearing.

Green Belt Site Assessments for both the original boundary and the revised boundary for LP1618 can be found in Appendix 1 of this paper along with the Green Belt Assessment for the consequential green belt deletion between LP1618 and LP1451. Additionally, the relevant location plans can be found in Appendix 2.

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 original and revised Green Belt Assessments for LP1618 have also been subjected to sensitivity testing and are documented in this paper.

This paper should be read in context with the Green Belt Review (EV08.1 – EV08.12), the Site Allocations Assessment Methodology – Appendix 11 – Green Belt Assessment of Sites (EV51.10) and the Assessment of Non-Minor Green Belt deletions Against Green Belt Purposes Paper (CC114).

RESULTS

Assessment of site LP1618 and non-minor Green Belt deletion GBDMIQ02 against Green Belt Purposes

Table 1: Assessment of site LP1618 and non-minor Green Belt deletion GBDMIQ02 against Green Belt Purposes

LP Site Reference	Purpose I	Purpose II	Purpose III	Purpose IV	Purpose V	Sensitivity
LP1618 – Original submitted boundary	Yes	Yes	Yes	No	Yes	Meets 3-5 of Identified Purposes
LP1618 – Revised boundary	Yes	Yes	Yes	No	Yes	Meets 3-5 of Identified Purposes
GBDMIQ02	Yes	Yes	Yes	No	Yes	Meets 3-5 of Identified Purposes

Table 1 above shows that despite changes to the site boundary, the results for the Green Belt Site Assessment for the revised boundary to LP1618 are unchanged to those for the original LP1618 site boundary. The site is still considered to be high sensitive Green Belt satisfying 3-5 of the identified Green Belt Purposes it was assessed against. Whilst the allocation of the site is deemed to create an irregular settlement pattern that is not connected to the Urban Area, this would be overcome by the proposed consequential deletion of Green Belt between LP1618, Garden Suburb LP1451 and the urban area (GBDMIQ02). 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 green belt will remain to the North and East of the Employment Allocation. Should proposed allocations LP1618 and LP1451 be taken forward in the Local Plan, it would be considered more appropriate to delete this area of Green Belt as it would no longer satisfy the purposes of including land in the Green Belt as defined in the NPPF. It should be noted that GBDMIQ02 relates to the original site boundary for LP1618 and minor changes will be required to this deletion should the revised site boundary be taken forward for the employment allocation. However, these changes are not considered to materially change the Council's justification for proposing Green Belt deletion GBDMIQ02.

Sensitivity Testing for Assessment of site LP1618 and non-minor Green Belt deletion GBDMIQ02

Table 2: Purpose IV sensitivity testing for assessment of site LP1618 and non-minor Green Belt deletion GBDMIQ02

Site Number	Satisfies Purpose IV	5 Purpose Outcome	Outcome without Purpose IV	Sensitivity Change	Allocation
LP1618 Original submitted boundary	No	Meets 3-5 of Identified Purposes	Meets 3-5 of Identified Purposes	No Change	New Employment Site
LP1618 Revised boundary	No	Meets 3-5 of Identified Purposes	Meets 3-5 of Identified Purposes	No Change	New Employment Site
GBDMIQ02	No	Meets 3-5 of Identified Purposes	Meets 3-5 of Identified Purposes	No Change	Consequential Green Belt deletion

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

**Appendix 1 – Green Belt Site Assessments for Original and Revised Site
Boundary of LP1618 and Consequential Green Belt Deletion GBDMIQ02**

Greenbelt Site Survey Form

SITE INFORMATION

Local Plan Site Ref	LP1618		
Property Name/No.	Land West of	Site Area	6.98
Road/Street Name	Huddersfield Road		
Locality		Eastings	414350
Town	Brighouse	Northings	420864
Local Plan Area	Brighouse		
Ward	Rastrick Ward		

PURPOSE I: To check the unrestricted sprawl of large built-up areas

Q1.	Does the site act as an effective barrier against sprawl from large built up areas?	No
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?	Yes
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?	Yes
Q7.	Would development of the site create an irregular settlement pattern?	Yes
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: To prevent neighbouring towns merging into one another

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?	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?	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?	No

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

PURPOSE III: To assist in safeguarding the countryside from encroachment

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?	Yes

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

PURPOSE IV: To preserve the setting and special character of historic towns

- 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?

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?

PURPOSE V: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land

Does site fulfil Green Belt Purpose V?

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

Local Plan Site Ref

Property Name/No.

Site Area

Road/Street Name

Locality

Eastings

Town

Northings

Local Plan Area

Ward

PURPOSE I: To check the unrestricted sprawl of large built-up areas

Q1. Does the site act as an effective barrier against sprawl from large built up areas?

Q2. Does the site constitute as part of the wider Green Belt a strategic barrier against the sprawl of large built up areas?

Q3. Is there a robust permanent Green Belt / development boundary?

Q4. Is the land separate from the large built up area?

Q5. Would the loss of this Green Belt land potentially lead to ribbon development?

Q6. Would development result in an isolated development site not connected to existing boundaries?

Q7. Would development of the site create an irregular settlement pattern?

Q8. Is this Green Belt site connected by two or less boundaries to the built up area?

Q9. Is the land contiguous with other Green Belt up to and beyond the Borough boundary?

Development of site would lead to

Does site fulfil Green Belt Purpose I?

PURPOSE II: To prevent neighbouring towns merging into one another

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?	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?	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?	No

Development of the site

Does site fulfil Green Belt Purpose II?

PURPOSE III: To assist in safeguarding the countryside from encroachment

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?	<input type="text"/>
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?	Yes

The site

Does site fulfil Green Belt Purpose III?

PURPOSE IV: To preserve the setting and special character of historic towns

- 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?

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?

PURPOSE V: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land

Does site fulfil Green Belt Purpose V?

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="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

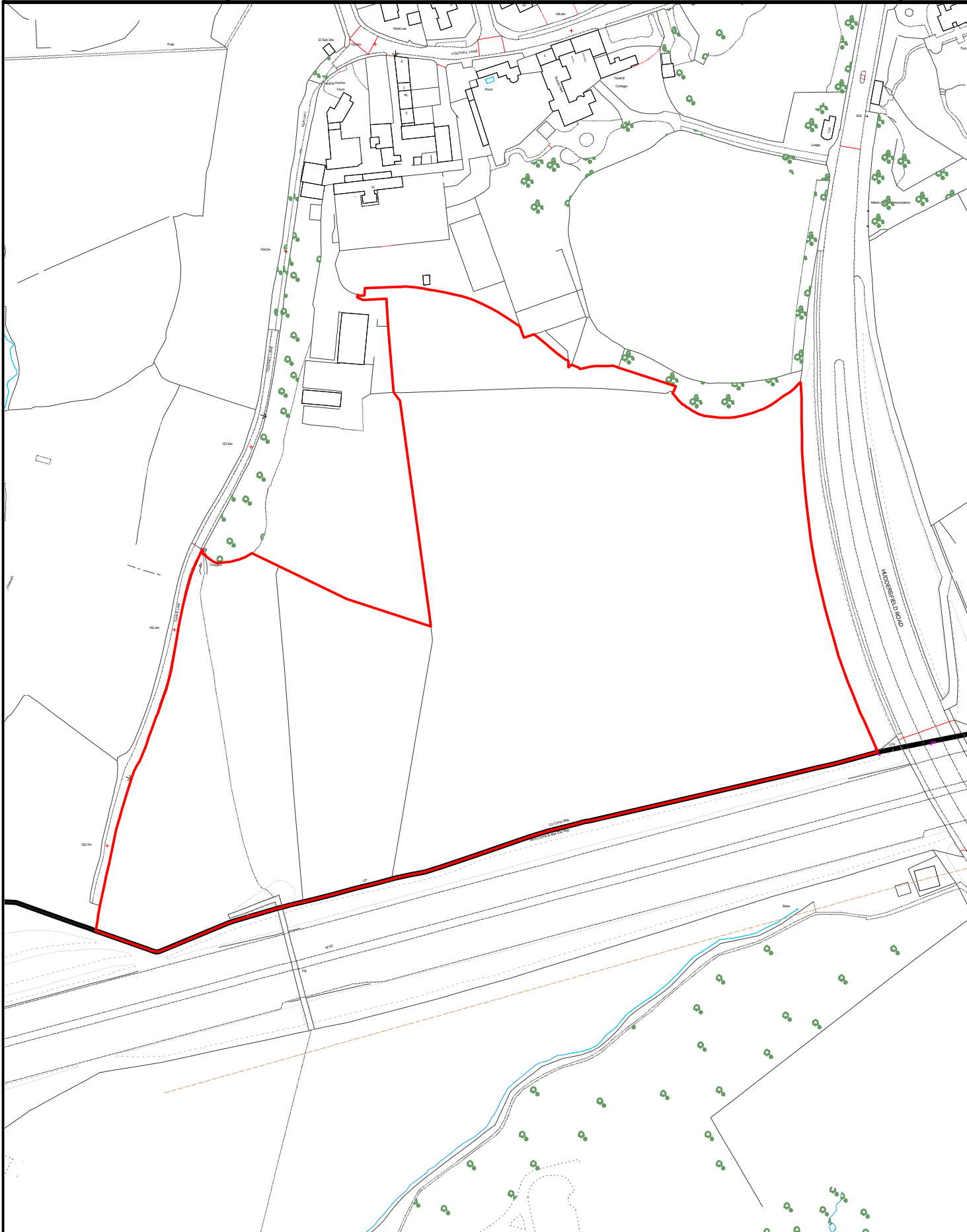
Number of Purposes Fulfilled

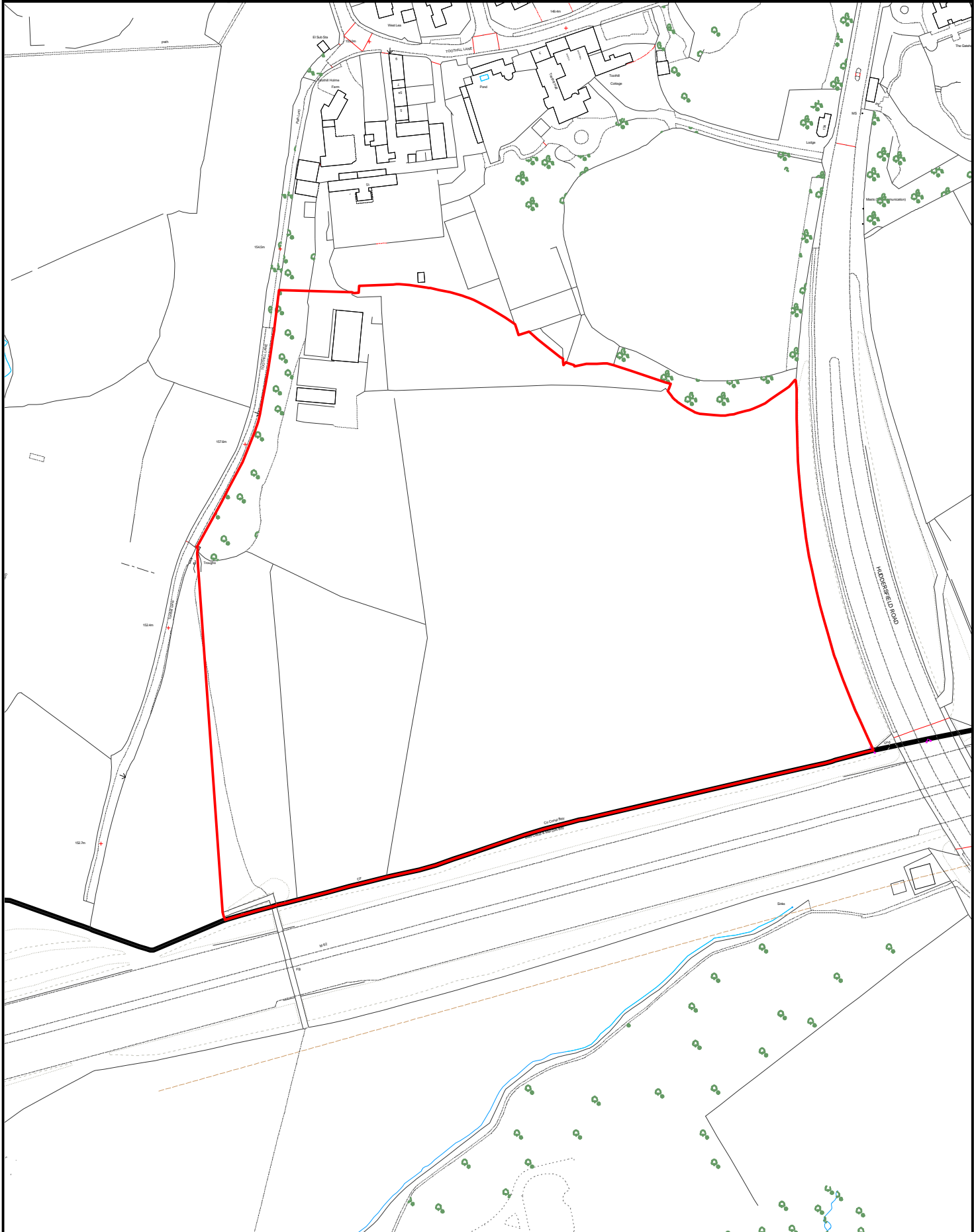
Meets 3-5 of the identified purposes

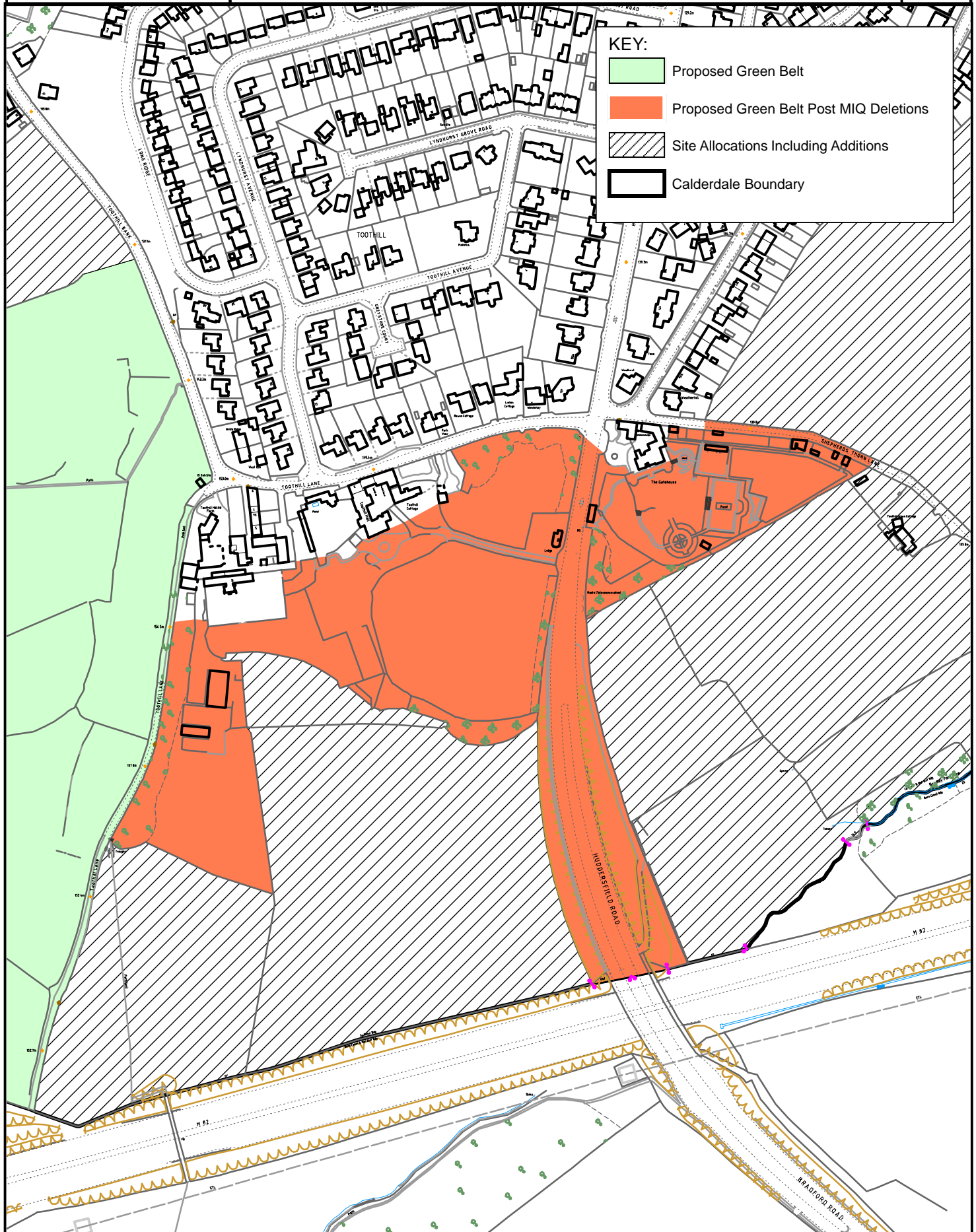
Comments

Site performs well when assessed against five Green Belt purposes.





Appendix 2 – Location Plans







KEY:

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