

# Greater Manchester Green Belt: Additional Assessment of Sites Outside of the Green Belt



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## Study Background

In 2016, LUC was commissioned on behalf of the ten Greater Manchester Authorities by Manchester City Council to undertake an assessment of the Green Belt within Greater Manchester. The study provided an objective, evidence-based and independent assessment of how Manchester's Green Belt contributes to the five purposes of Green Belt, as set out in paragraph 80 of the National Planning Policy Framework (NPPF) (see **Box 1** below). The original assessment also examined the performance of 58 potential additional areas of land that currently lie outside the Green Belt.

### Box 1: The purposes of Green Belt

1. To check the unrestricted sprawl of large built-up areas.
2. To prevent neighbouring towns merging into one another.
3. To assist in safeguarding the countryside from encroachment.
4. To preserve the setting and special character of historic towns.
5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

In 2018, LUC were commissioned to undertake an assessment of 32 additional areas of land that do not lie within the Manchester Green Belt, to assess how they perform against the NPPF Green Belt purposes. The additional areas were identified by the authorities of Bolton, Bury, Oldham, Rochdale, Salford, Stockport and Wigan. The assessment was undertaken using the same assessment methodology used for the 2016 study which is detailed in **Chapter 3** of the Greater Manchester Green Belt Assessment (July 2016). This methodology is not repeated here but as per the original study it involved both a desk-based assessment and field visits to all of the areas of land. No additional areas were identified for assessment by Manchester, Tameside and Trafford.

When designating new Green Belt, paragraph 135 of the NPPF states that:

*"The general extent of Green Belts across the country is already established. New Green Belts should only be established in exceptional circumstances, for example when planning for larger scale development such as new settlements or major urban extensions. Any proposals for new Green Belts should be set out in strategic policies, which should:*

- a. demonstrate why normal planning and development management 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; and*
- e. show how the Green Belt would meet the other objectives of the Framework."*

The assessment sets out how the areas of land contribute to the NPPF purposes. The Study does not consider whether 'exceptional circumstances' exist for designating the areas as new Green Belt, or make any recommendations relating to the alteration, or review of Green Belt boundaries.

## Assessment Findings

A summary of the assessment findings are presented in **Table 1** and the detailed assessment proformas for each authority area are included in **Appendix 1a-1g**. **Table 1** sets out how the areas of land perform against the five Green Belt purposes using the following rating scale:

### Parcel Ratings

Strong	Parcel performs strongly against this Purpose.
Moderate	Parcel performs moderately well.
Weak	Parcel performs poorly.
No Contribution	Parcel makes no contribution.

**Table 1** does not present an aggregation of the parcel ratings against all the purposes and no weighting was applied to the purposes. The NPPF does not require all the purposes of Green Belt to be met simultaneously and a 'Strong' rating against any Green Belt purpose could be sufficient, on its own, to indicate that the land has the potential to make an important contribution to the Green Belt.

**Table 1: Summary of Contribution of Parcels to the Green Belt Purposes**

Site Name	LUC Ref.	Authority	P1a Rating	P1b Rating	P2 Rating	P3 Rating	P4 Rating
Ditchers Farm, Westhoughton	LUC01	Bolton	Strong	Moderate	Moderate	Moderate	Moderate
Horwich Golf Club / Knowles Farm	LUC02	Bolton	Strong	Moderate	Strong	Moderate	Strong
Broad Hey Wood north	LUC03	Bury	Moderate	Moderate	No Contribution	Moderate	Strong
Chesham	LUC04	Bury	Strong	Strong	No Contribution	Strong	No Contribution
Crow Lumb Wood	LUC05	Bury	Strong	Moderate	No Contribution	Moderate	Strong
Hollybank Street, Radcliffe	LUC06	Bury	Strong	Moderate	No Contribution	Moderate	No Contribution
Lower Hinds	LUC07	Bury	Moderate	Moderate	Weak	Moderate	No Contribution
North of Nuttall Park	LUC08	Bury	Moderate	Moderate	No Contribution	Moderate	Strong
Nuttall East	LUC09	Bury	Strong	Strong	Weak	Moderate	No Contribution
Nuttall West	LUC10	Bury	Strong	Strong	Weak	Moderate	No Contribution

Site Name	LUC Ref.	Authority	P1a Rating	P1b Rating	P2 Rating	P3 Rating	P4 Rating
Pigs Lea Brook	LUC11	Bury	Moderate	Moderate	Weak	Moderate	No Contribution
Woolfold	LUC12	Bury	Strong	Moderate	Weak	Moderate	Weak
Off New Road, Radcliffe	LUC13	Bury	Strong	Moderate	Weak	Moderate	No Contribution
Stoneswood	LUC14	Oldham	No Contribution	No Contribution	No Contribution	Strong	Strong
Wall Hill	LUC15	Oldham	No Contribution	No Contribution	No Contribution	Strong	Strong
Land at Queens Park, Heywood	LUC16	Rochdale	Moderate	Strong	Moderate	Moderate	No Contribution
Land at Summit, Heywood	LUC17	Rochdale	Strong	Strong	Moderate	Strong	No Contribution
Land north of St Andrew's Church, Dearnley	LUC18	Rochdale	Moderate	Moderate	No Contribution	Moderate	Weak
Blackleach Country Park	LUC19	Salford	Strong	Moderate	Strong	Moderate	No Contribution
Land west of Burgess Farm	LUC20	Salford	Strong	Strong	Weak	Moderate	No Contribution
Adswood	LUC21	Stockport	Moderate	Moderate	Moderate	Moderate	No Contribution
Bramhall Park Golf Course	LUC22	Stockport	Moderate	Moderate	Moderate	Moderate	Weak
Brookfield Park/Cheadle Golf Course	LUC23	Stockport	Moderate	Weak	Weak	Moderate	No Contribution
Bruntwood Park and Adjacent Green Chain	LUC24	Stockport	Moderate	Moderate	Moderate	Moderate	No Contribution
South of Dartmouth Crescent, Brinnington	LUC25	Stockport	Moderate	Moderate	Weak	Weak	No Contribution
Star Field, Romiley	LUC26	Stockport	Moderate	Moderate	Weak	Moderate	No Contribution
Coppull Lane, Wigan	LUC27	Wigan	Moderate	Moderate	No Contribution	Weak	Moderate
Crow Orchard Road, Standish	LUC28	Wigan	Weak	Weak	Weak	Weak	No Contribution
Hope Carr Nature Reserve	LUC29	Wigan	Strong	Moderate	Weak	Moderate	Weak
Land at Manchester/Ince Junctions, Ince	LUC30	Wigan	Moderate	Moderate	Weak	Weak	No Contribution
North of Bradley Lane, Standish	LUC31	Wigan	Strong	Moderate	Weak	Strong	No Contribution
Pennington FC playing pitches, Howe Bridge	LUC32	Wigan	Strong	Strong	Strong	Moderate	Weak

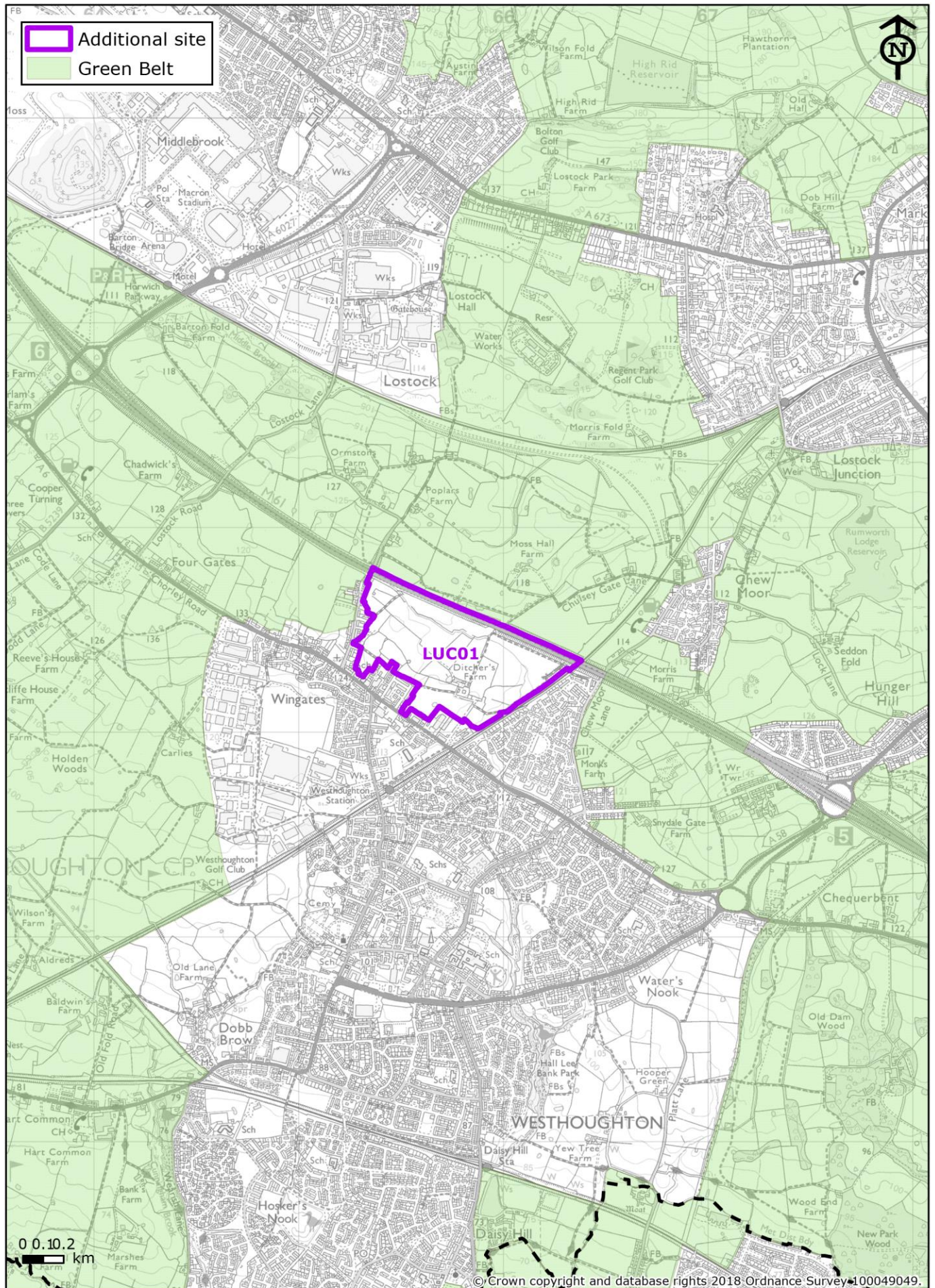
**Appendix 1a**

Site assessments for parcels within Bolton



Land Parcel Ref: LUC01  
Parcel Type: Additional site

Local Authority 1: Bolton  
Local Authority 2: N/A



Land Parcel Ref:	LUC01
Parcel Type:	Additional site

Local Authority 1:	Bolton
Local Authority 2:	N/A

## Parcel Description

The parcel comprises land at the northern edge of Westhoughton. Land within the parcel comprises a relatively large area of flat open farmland. Stack Lane runs into the south eastern corner of the parcel and a number of farm buildings are present along this route which is lit by street lights. More farm buildings are located towards the north east which are present on another narrow lane. The M61 forms the northern parcel boundary and the railway line forms the south easterly boundary. This parcel is not Green Belt land.

## Purpose 1 - Check the unrestricted sprawl of large built up areas

### 1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?

Rating: Strong

#### Notes:

The parcel is adjacent to the north of the large built-up area of Westhoughton. There is no built development within the parcel with the exception of farm buildings which are considered to be an appropriate use in the Green Belt. There is a relatively strong sense of openness within the parcel.

### 1b - Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: Moderate

#### Notes:

The parcel is adjacent to the north of the large built-up area of Westhoughton. The parcel has significant and durable barrier features including a railway line to the east and M61 to the north. There is potential for sprawl to occur within the parcel but the potential for sprawl beyond the parcel is more limited due to the presence of existing development on three sides and the strong separating feature of the motorway.

## Purpose 2 - To prevent neighbouring towns merging into one another

### 2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: Moderate

#### Notes:

The parcel lies between Westhoughton to the south and Horwich to the north. The settlements are located within approximately 1.3km of each other across the parcel. While the M61 and the railway line act as further barriers and provide separation between these settlements, any new development that took place within the parcel could lead to perception of narrowing the gap between them.



Land Parcel Ref:	LUC01
Parcel Type:	Additional site

Local Authority 1:	Bolton
Local Authority 2:	N/A

### Purpose 3 - To assist in safeguarding the countryside from encroachment

**3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?**

**Has the parcel already been affected by encroachment of urbanised built development?**

**Rating:** Moderate

**Notes:**

There is some sense of encroachment within the parcel as a result of the adjoining settlement edge on three sides. The parcel is largely free of built development and displays the characteristics of the countryside. It is generally rural in character but is separated from the wider countryside to the north by M61 motorway.

### Purpose 4 - To preserve the setting and special character of historic towns

**4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?**

**Rating:** Moderate

**Notes:**

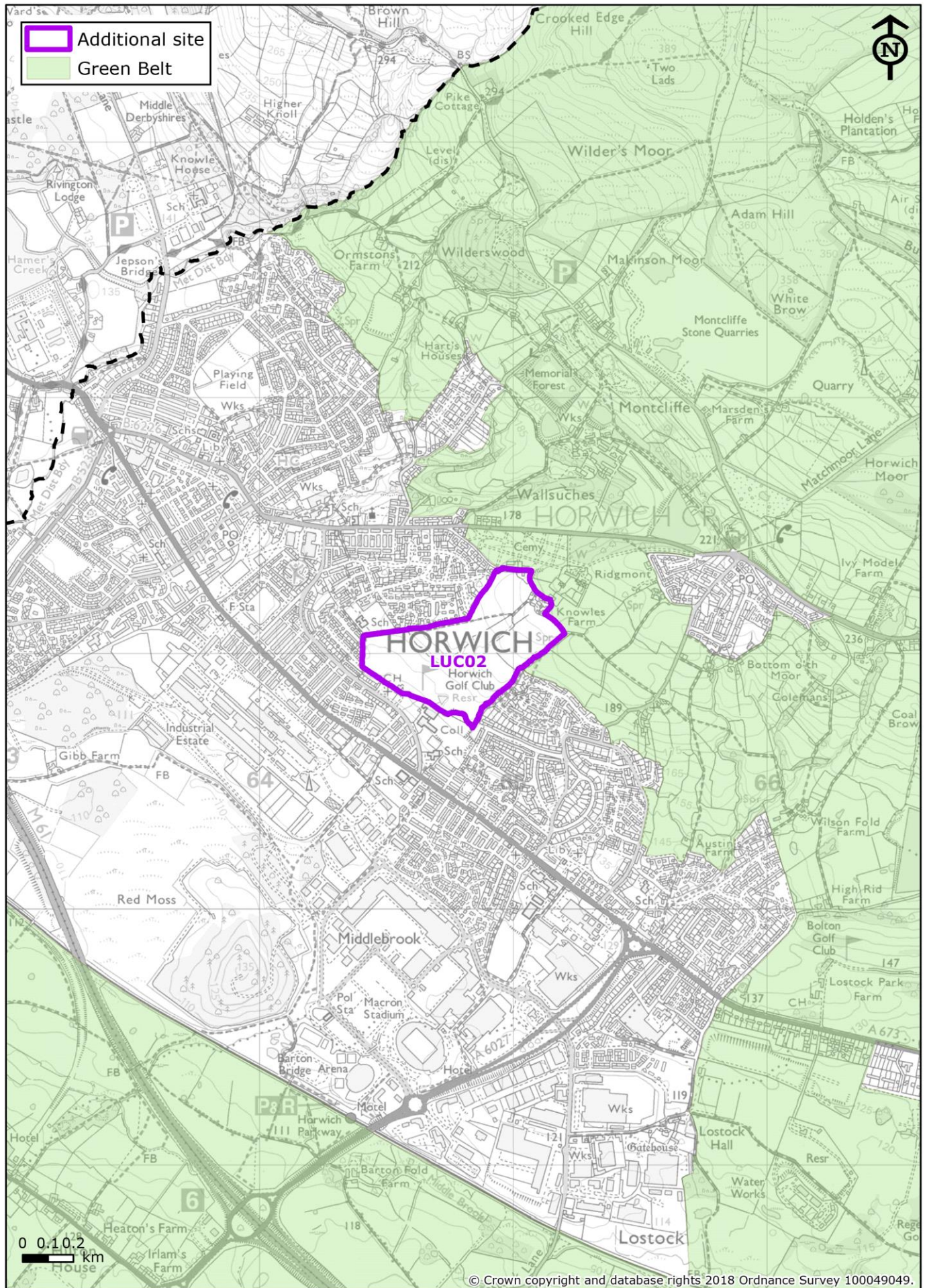
Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Bolton (Markland Hill), Dean Village, Hindley, Howe Bridge & Atherton, Horwich and Westhoughton. In practice, the parcel plays a role in the setting of the historic settlement of Westhoughton, but to a limited degree.

### Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcels delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.

Land Parcel Ref: LUC02  
Parcel Type: Additional site

Local Authority 1: Bolton  
Local Authority 2: N/A





Land Parcel Ref:	LUC02
Parcel Type:	Additional site

Local Authority 1:	Bolton
Local Authority 2:	N/A

## Parcel Description

The parcel is located in the east of Horwich. Land within the parcel slopes down to the southwest and comprises Horwich Golf Club golf course, a block of woodland, and arable fields. Horwich Golf Club buildings and part of the associated car park are located in the south of the parcel and a farmstead is located in the north. The parcel is enclosed to the northwest, west, south and southeast by residential developments, a church and educational facilities. The parcel is crossed by a footpath and this is not Green Belt land.

## Purpose 1 - Check the unrestricted sprawl of large built up areas

### 1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?

Rating:

#### Notes:

The parcel is adjacent to Horwich. This parcel contains Horwich Golf Club buildings, part of the associated car park and a farmstead. These features do not have an urbanising influence on the parcel. There is a sense of openness within the parcel as it predominantly comprises the golf course and arable fields.

### 1b - Does the parcel protect open land from the potential for urban sprawl to occur?

Rating:

#### Notes:

The parcel is adjacent to the urban edge of Horwich. There are no strong boundary features within the parcel or along the outer edge that would prevent urban sprawl from occurring within the parcel. There is some sense of encroachment within the parcel as it is enclosed to the northwest, west, south and southeast by residential developments, a church and educational facilities and therefore any loss of openness may not be perceived as sprawl.

## Purpose 2 - To prevent neighbouring towns merging into one another

### 2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating:

#### Notes:

The parcel is located in the east of Horwich, directly between this settlements and Bottom O' th' Moor to the northeast. These settlements are in close proximity (<1km) and there is some intervisibility between the settlements. The parcel, particularly the north eastern part that extends beyond the existing urban edge of Horwich, plays an important role in preventing the further erosion of the visual and physical gap between Horwich and Bottom O' th' Moor.

Land Parcel Ref:	LUC02
Parcel Type:	Additional site

Local Authority 1:	Bolton
Local Authority 2:	N/A

### Purpose 3 - To assist in safeguarding the countryside from encroachment

**3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?**

**Has the parcel already been affected by encroachment of urbanised built development?**

**Rating:** Moderate

**Notes:**

There is some sense of encroachment within the parcel as a result of the surrounding urban area and its urban fringe recreational uses. The parcel is open and comprised predominantly farmland, however it lacks a strong rural character and is not considered to form the wider countryside.

### Purpose 4 - To preserve the setting and special character of historic towns

**4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?**

**Rating:** Strong

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Horwich and Bolton (Markland Hill). In practice, the parcel lies adjacent to the Horwich Conservation Area and the openness of the land plays an important role in the setting of this historic settlement area.

### Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

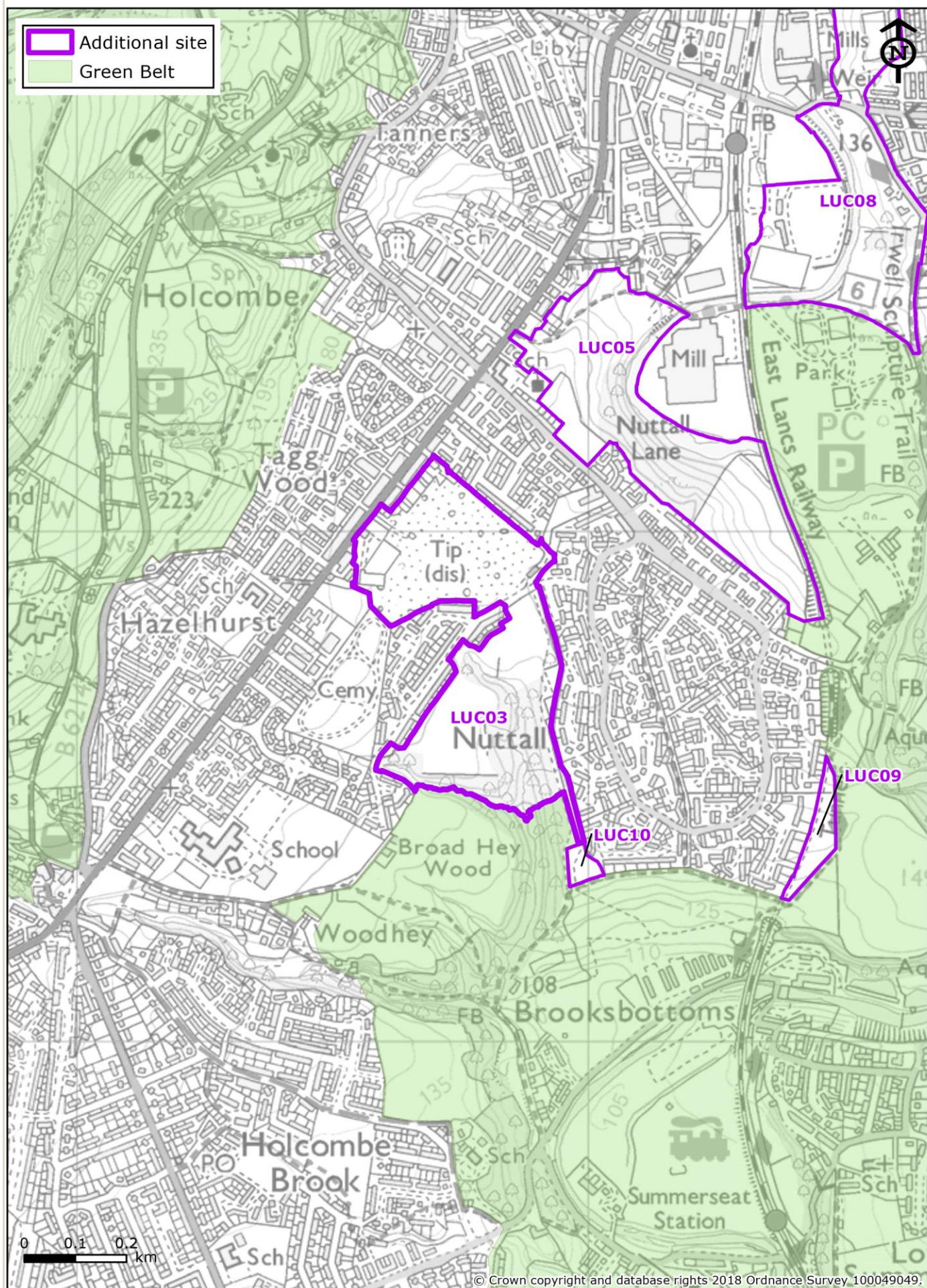
Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcels delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.

**Appendix 1b**

Site assessments for parcels within Bury

Land Parcel Ref: LUC03  
Parcel Type: Additional site

Local Authority 1: Bury  
Local Authority 2: N/A





**Land Parcel Ref:** LUC03  
**Parcel Type:** Additional site

**Local Authority 1:** Bury  
**Local Authority 2:** N/A

## Parcel Description

The parcel comprises land to the south of Ramsbottom. Many of the edges of the parcel are wooded and Ripon Hall Avenue runs through the parcel effectively splitting it into two. Bolton Road West Recreation Ground and the associated buildings and hardstand takes up much of the parcel to the north of Ripon Hall Avenue. To the south of this route much of the land within the parcel is taken up by amenity grassland which are served by a narrow track with a number of temporary structures supporting this use. This parcel is not Green Belt land.

## Purpose 1 - Check the unrestricted sprawl of large built up areas

### 1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?

**Rating:** Moderate

#### Notes:

The parcel is adjacent to Ramsbottom which is an extension of the large built-up area of Bury. There are a few urbanising features within the parcel including: the garages and back gardens of residential properties; and the MUGA and play park within the recreational ground. The parcel remains largely open.

### 1b - Does the parcel protect open land from the potential for urban sprawl to occur?

**Rating:** Moderate

#### Notes:

The parcel is adjacent to the south eastern edge of Ramsbottom. 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 the parcel, but the parcel is surrounded by built development and therefore loss of openness within the parcel may not be perceived as sprawl due to its containment.

## Purpose 2 - To prevent neighbouring towns merging into one another

### 2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

**Rating:** No Contribution

#### Notes:

The parcel forms part of a gap between the settlements of Ramsbottom and Norden to the east. The settlements are of such a considerable distance (approximately 6.0km) that the performance of the parcel is negligible in respect of this purpose.

**Land Parcel Ref:** LUC03  
**Parcel Type:** Additional site

**Local Authority 1:** Bury  
**Local Authority 2:** N/A

### Purpose 3 - To assist in safeguarding the countryside from encroachment

**3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?**

**Has the parcel already been affected by encroachment of urbanised built development?**

**Rating:** Moderate

**Notes:**

There is some sense of encroachment within the parcel as a result of the recreational uses within the parcel particularly to the north of Ripon Hall Avenue. The parcel is however surrounded by existing development which exerts an urbanising influence on the parcel. The parcel displays some of the characteristics of the countryside but lacks a strong rural character.

### Purpose 4 - To preserve the setting and special character of historic towns

**4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?**

**Rating:** Strong

**Notes:**

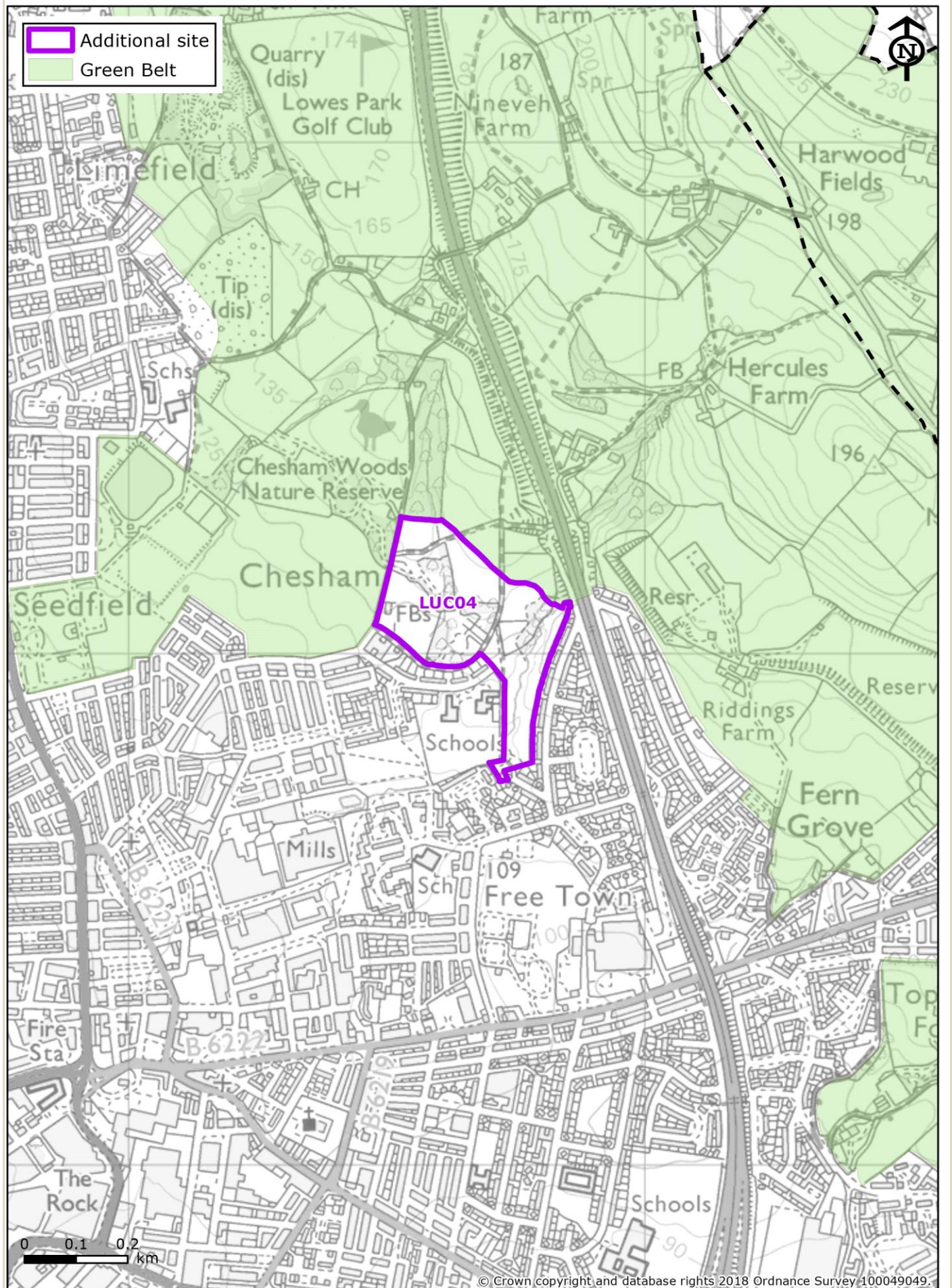
Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Bury (Town Centre) and Ramsbottom. In practice the parcel is located adjacent to the Ramsbottom Conservation Area and the openness of the land contributes positively to help preserve the setting and special character of the historic settlement.

### Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcels delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.

Land Parcel Ref: LUC04  
Parcel Type: Additional site

Local Authority 1: Bury  
Local Authority 2: N/A



Land Parcel Ref:	LUC04
Parcel Type:	Additional site

Local Authority 1:	Bury
Local Authority 2:	N/A

## Parcel Description

The parcel 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. A school building is present towards the western portion of the parcel. This parcel is not Green Belt land.

## Purpose 1 - Check the unrestricted sprawl of large built up areas

### 1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?

Rating: Strong

#### Notes:

The parcel is adjacent to the north east of the large built-up area of Bury. There are few urbanising features within the parcel. These features comprise the school buildings to the west and a number of paved footpaths which run through the parcel. The influence of the urbanising features within the parcel is limited. There is a strong sense of openness.

### 1b - Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: Strong

#### Notes:

The parcel is adjacent to the north east of the large built-up area of Bury. The parcel boundaries are formed of private gardens of residential properties in most places and by Chesham Road which is a narrow lane to the west. 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 the parcel. The parcel is directly connected to the wider Green Belt within BU18.

## Purpose 2 - To prevent neighbouring towns merging into one another

### 2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: No Contribution

#### Notes:

The parcel does not lie directly between two settlements that are being considered under Purpose 2 for this assessment.

Land Parcel Ref:	LUC04
Parcel Type:	Additional site

Local Authority 1:	Bury
Local Authority 2:	N/A

### Purpose 3 - To assist in safeguarding the countryside from encroachment

**3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?**

**Has the parcel already been affected by encroachment of urbanised built development?**

**Rating:** Strong

**Notes:**

There is little sense of encroachment due to the area being almost entirely free of development, although the settlement edge is visible in parts. The parcel 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.

### Purpose 4 - To preserve the setting and special character of historic towns

**4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?**

**Rating:** No Contribution

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Bury (Town Centre) and Ramsbottom. In practice, has very little or no relationship (visual or physical) with any of the historic settlements and does not play a role in their setting.

### Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcels delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.

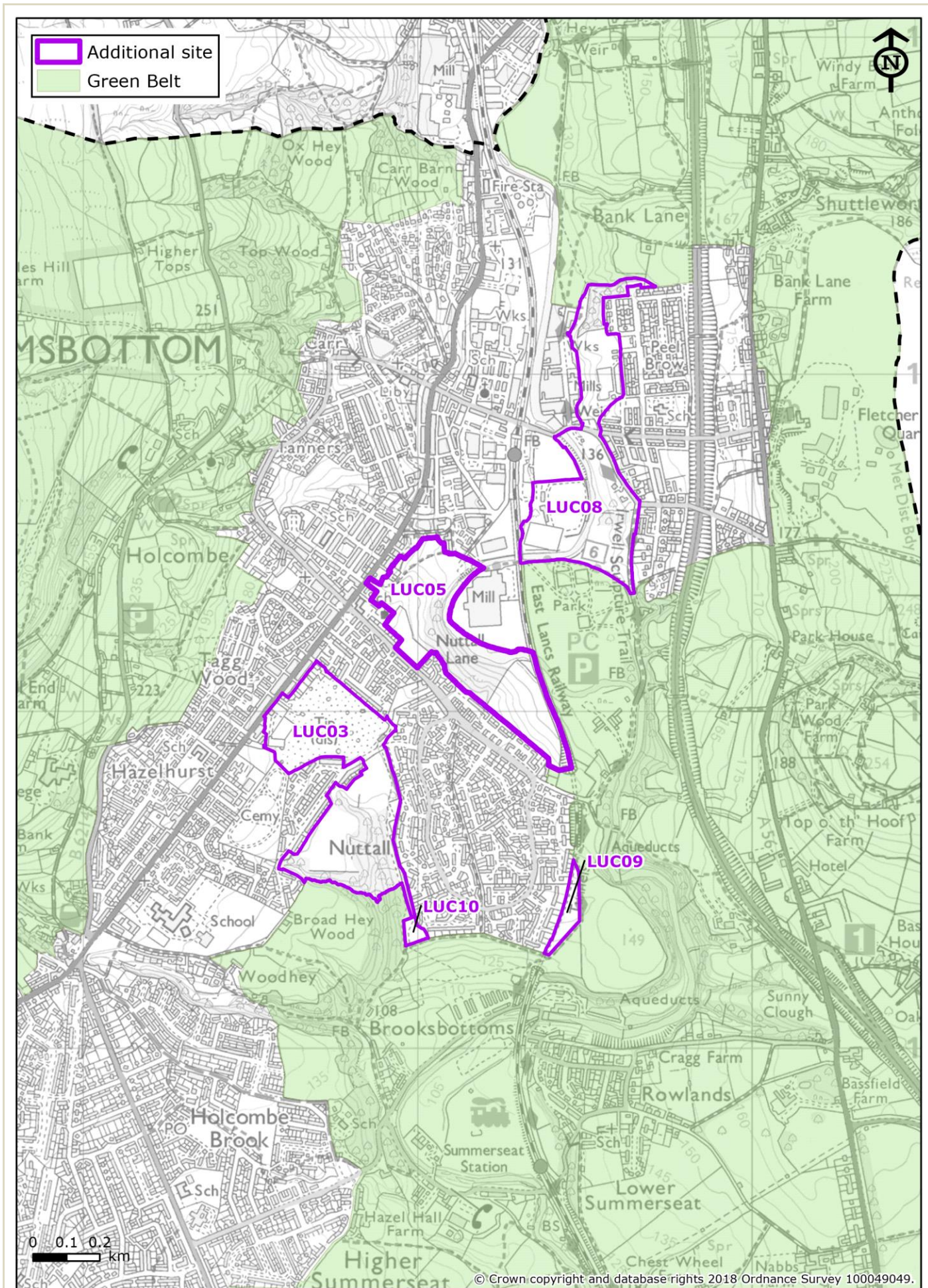


Land Parcel Ref: LUC05

Local Authority 1: Bury

Parcel Type: Additional site

Local Authority 2: N/A



Land Parcel Ref:	LUC05
Parcel Type:	Additional site

Local Authority 1:	Bury
Local Authority 2:	N/A

## Parcel Description

The parcel comprises land to the east of Ramsbottom. Much of the parcel is steeply sloping and covered with woodland, although areas of amenity grassland and playing fields (St Andrews Fields) are located along the southern boundary. This parcel is not Green Belt land.

## Purpose 1 - Check the unrestricted sprawl of large built up areas

### 1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?

Rating: Strong

#### Notes:

The parcel is adjacent to Ramsbottom which is part of the large built-up area. There are few urbanising features within the parcel and it remains largely open.

### 1b - Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: Moderate

#### Notes:

The east Lancashire Heritage Railway forms part of the south-eastern boundary of the parcel and is a barrier that may limit the outward sprawl of development from within the parcel. There are no barrier features preventing sprawl from occurring within the parcel, although the steepness of the land covered with ancient woodland would likely prevent development.

## Purpose 2 - To prevent neighbouring towns merging into one another

### 2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: No Contribution

#### Notes:

The parcel forms part of a gap between the settlements of Ramsbottom and Norden to the east. The settlements are at such a considerable distance (approximately 6.0km) that the performance of the parcel is negligible in respect of this purpose.

**Land Parcel Ref:** LUC05  
**Parcel Type:** Additional site

**Local Authority 1:** Bury  
**Local Authority 2:** N/A

### Purpose 3 - To assist in safeguarding the countryside from encroachment

**3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?**

**Has the parcel already been affected by encroachment of urbanised built development?**

**Rating:** Moderate

**Notes:**

There is some sense of encroachment within the parcel as a result of the recreational uses at the playing fields to the south and the hardstanding parking area to the north west. The visual influence of the surrounding urban areas is also prevalent. The parcel contains woodland and has characteristics of the countryside and is connected to an area of wider countryside to the east. However it does not have a strong countryside character due to its urban containment.

### Purpose 4 - To preserve the setting and special character of historic towns

**4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?**

**Rating:** Strong

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement of Ramsbottom. In practice the parcel is located adjacent to the Ramsbottom Conservation Area with the openness of the land contributing positively to the setting and special character of the settlement.

### Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcels delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.

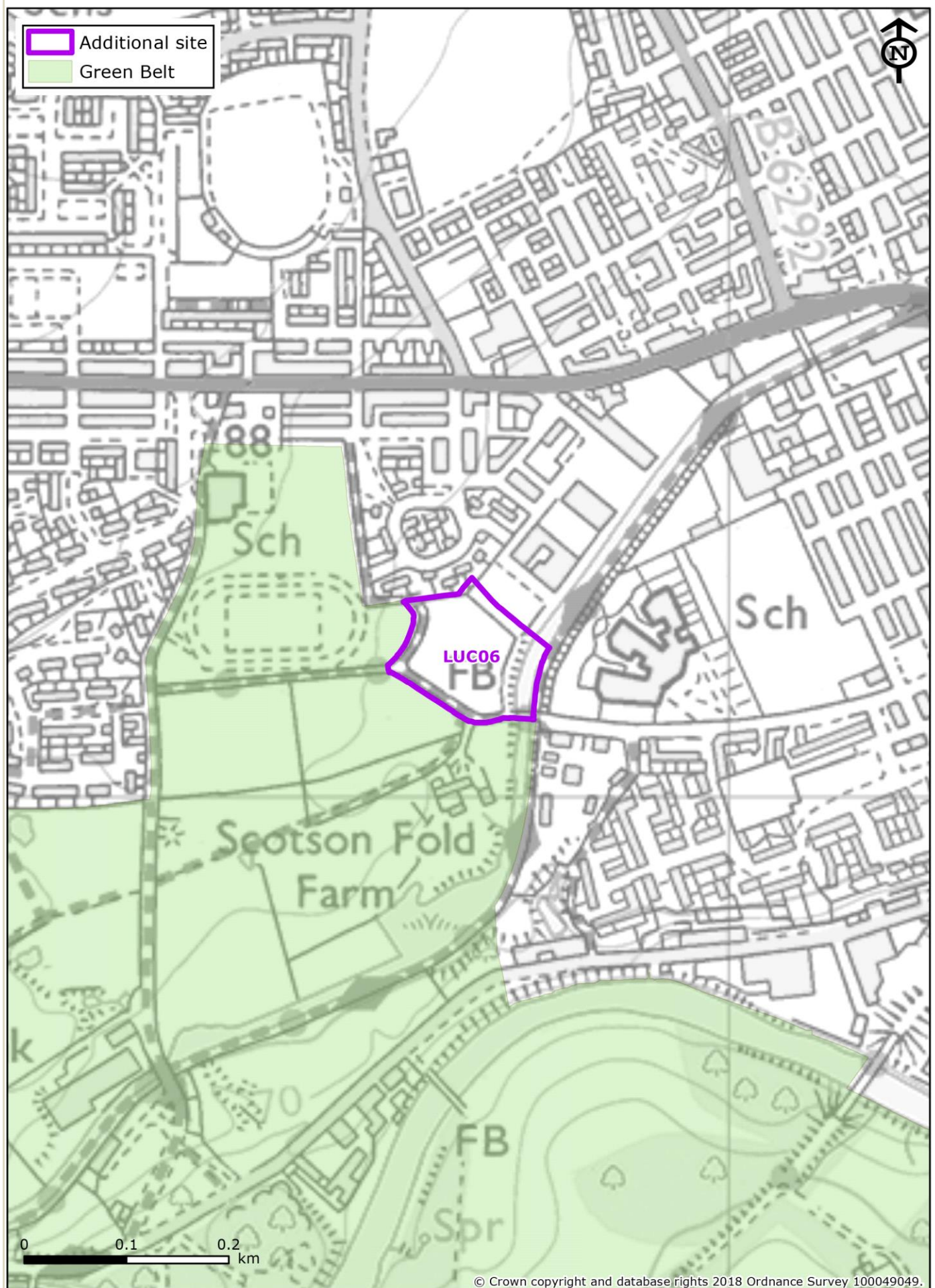


Land Parcel Ref: LUC06

Local Authority 1: Bury

Parcel Type: Additional site

Local Authority 2: N/A



Land Parcel Ref:	LUC06
Parcel Type:	Additional site

Local Authority 1:	Bury
Local Authority 2:	N/A

## Parcel Description

The parcel comprises land at the western edge of Radcliffe. Land within the parcel 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. This parcel is not Green Belt land.

## Purpose 1 - Check the unrestricted sprawl of large built up areas

### 1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?

Rating: Strong

#### Notes:

The parcel is adjacent to the west of the large built-up area of Radcliffe. There are few existing urbanising features within the parcel and it remains open.

### 1b - Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: Moderate

#### Notes:

The parcel is adjacent to the west of the large built-up area of Radcliffe. The course of the Manchester Bolton and Bury Canal forms the eastern boundary of the parcel which would prevent urban sprawl from the east but there are no strong boundary features preventing sprawl to the north.

## Purpose 2 - To prevent neighbouring towns merging into one another

### 2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: No Contribution

#### Notes:

The parcel lies between part of Radcliffe to the east and Little Lever to the west. The settlements are located approximately 1.3km from each other across the parcel. Other land provides much of the separation between these settlements in this direction and there are elements of existing development already present between them. Loss of openness within the parcel would not be perceived as narrowing the gap between the settlements.

**Land Parcel Ref:** LUC06  
**Parcel Type:** Additional site

**Local Authority 1:** Bury  
**Local Authority 2:** N/A

### Purpose 3 - To assist in safeguarding the countryside from encroachment

**3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?**

**Has the parcel already been affected by encroachment of urbanised built development?**

**Rating:** Moderate

**Notes:**

There is little sense of encroachment from within the parcel due to the area being almost entirely free of development. There are, however, influences of urban development visible from within the parcel particularly from the existing residential development to the north. The parcel displays characteristics of the countryside but lacks a strong rural character and is not considered part of the wider countryside due to its containment by built development.

### Purpose 4 - To preserve the setting and special character of historic towns

**4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?**

**Rating:** No Contribution

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Bury (Town Centre), Bolton (Town Centre) and Whitefield. In practice, the parcel has a very limited or no relationship (visual or physical) with any of the historic settlements and does not play role in their setting or significance. This is largely due to visual screening provided by buildings, roads, and trees etc.

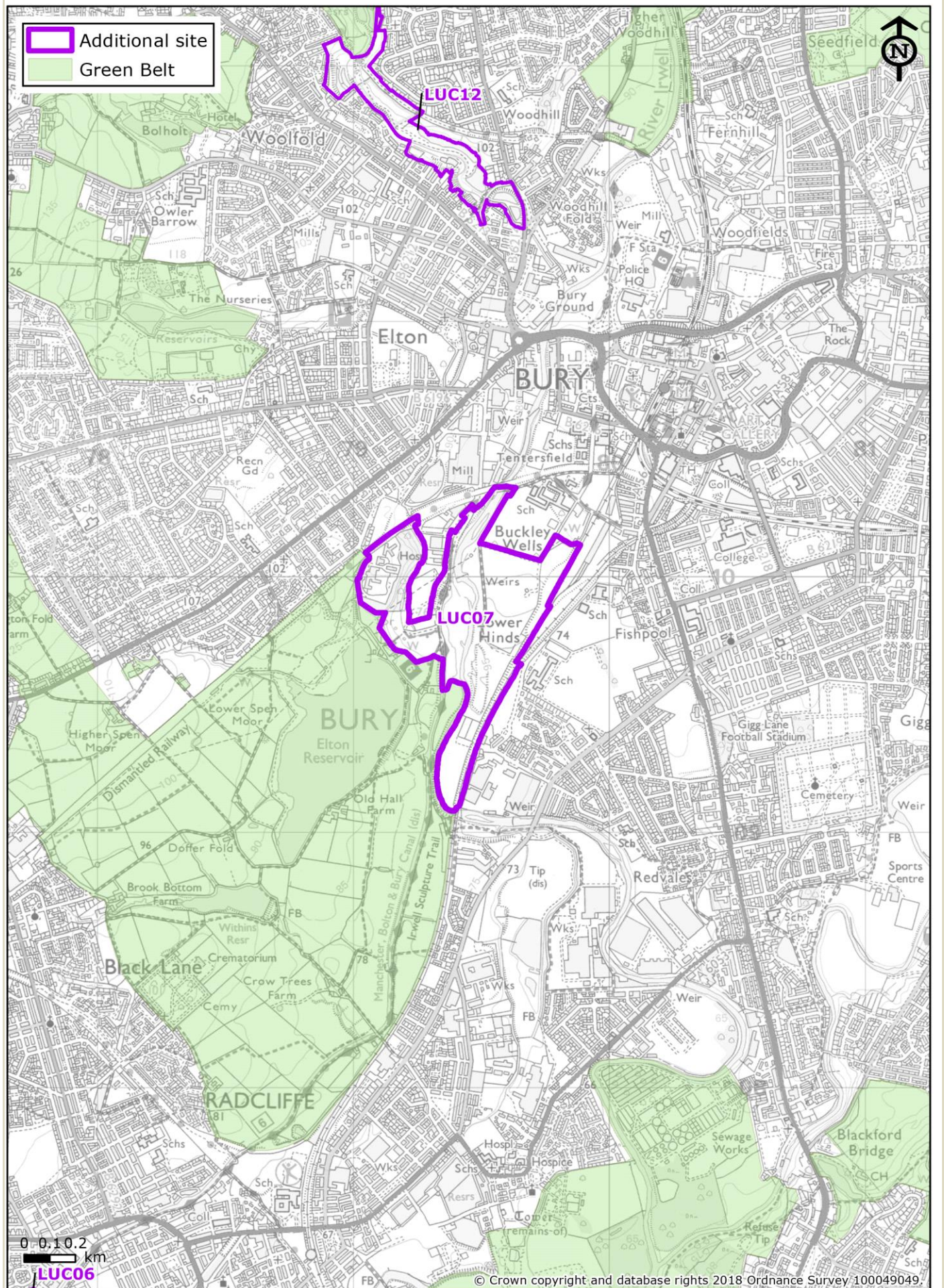
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Land Parcel Ref: LUC07  
Parcel Type: Additional site

Local Authority 1: Bury  
Local Authority 2: N/A





Land Parcel Ref:	LUC07
Parcel Type:	Additional site

Local Authority 1:	Bury
Local Authority 2:	N/A

## Parcel Description

This parcel 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 playing fields associated with St Gabriel's RC High School; river terraces covered with trees and shrubs and Cygnet Hospital site which is set with woodland. The parcel boundaries are formed of metal fencing and a gapped line of trees to the north and a railway line to the east. The southern boundary is formed partly by the River Irwell, the Manchester Bolton and Bury Canal, and fencing and line of trees. The western boundary comprises the security fencing of the Hospital, part of a dismantled railway and the security fencing of an adjacent industrial site. This parcel is not Green Belt land.

## Purpose 1 - Check the unrestricted sprawl of large built up areas

### 1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?

Rating: Moderate

#### Notes:

The parcel is adjacent to the south west of the large built-up area of Bury. There are significant areas of urbanised development within the parcel consisting of Cygnet Hospital, although the parcel remains largely undeveloped and open.

### 1b - Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: Moderate

#### Notes:

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, albeit the parcel already has significant development in the form of St Cygnets hospital and is bordered by industrial development along Wellington Street and to the south.

## Purpose 2 - To prevent neighbouring towns merging into one another

### 2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: Weak

#### Notes:

The parcel lies between Bury to the north east and Radcliffe to the south west. The settlements are located approximately 0.9km from each other across the parcel. The parcel plays a very limited role in preventing the further merging of these settlements as a significant degree of coalescence has occurred already to the east and there is already significant existing development within and adjacent to the parcel. Parcels BU29 and BU31 form the majority of the remaining gap between the settlements.

**Land Parcel Ref:** LUC07  
**Parcel Type:** Additional site

**Local Authority 1:** Bury  
**Local Authority 2:** N/A

### Purpose 3 - To assist in safeguarding the countryside from encroachment

**3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?**

**Has the parcel already been affected by encroachment of urbanised built development?**

**Rating:** Moderate

**Notes:**

The parcel comprises playing fields, river terraces covered with trees and shrubs and the Cygnet Hospital site set with woodland. It displays some characteristics of the countryside but is heavily influenced by the adjoining urban edge and industrial development and does not have a strong rural character. Whilst the parcel has a stronger connection with the urban area, it remains largely undeveloped and open.

### Purpose 4 - To preserve the setting and special character of historic towns

**4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?**

**Rating:** No Contribution

**Notes:**

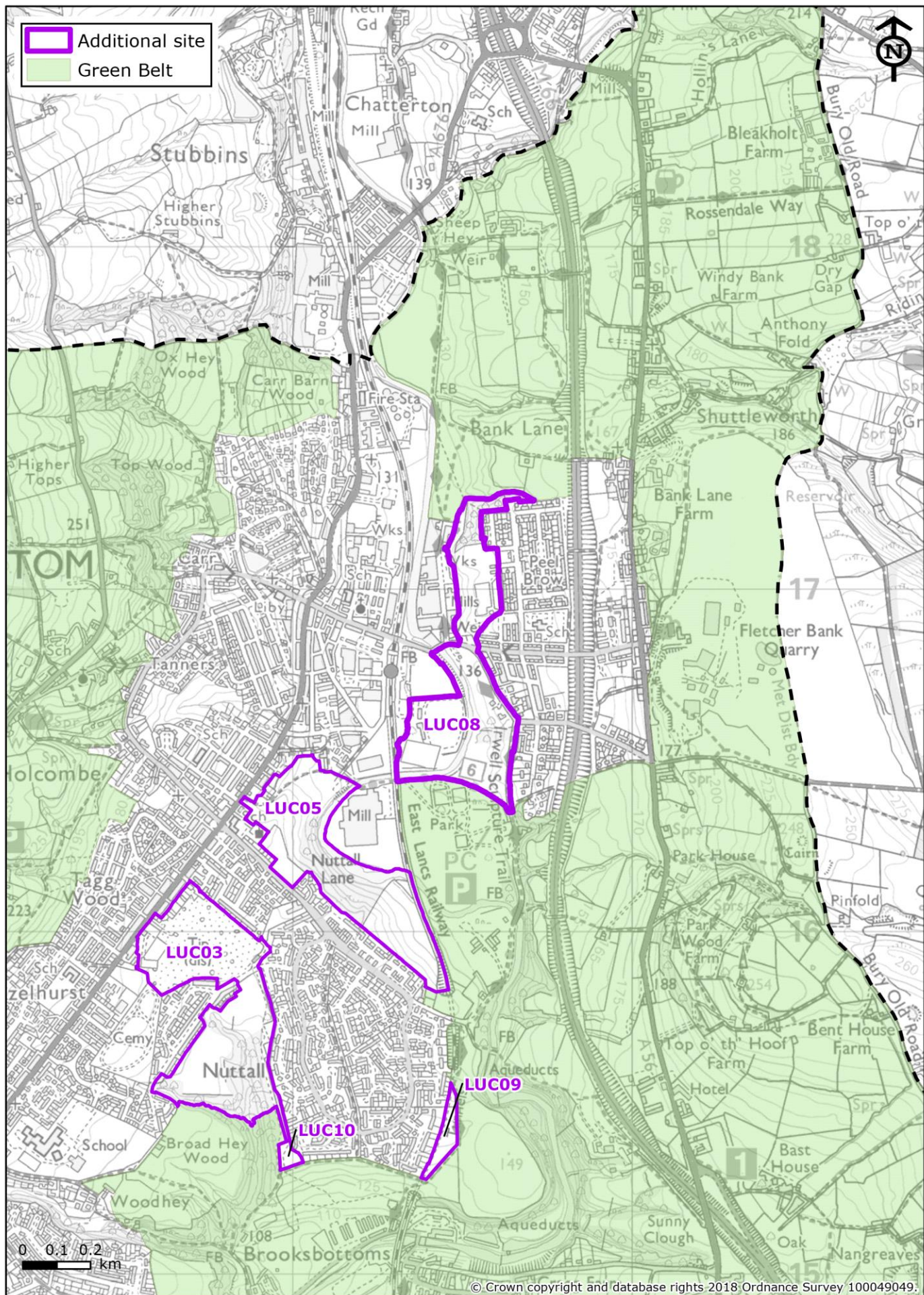
Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Bury (Town Centre) and Whitefield. In practice, the parcel has a very limited or no relationship (visual or physical) with this historic settlement and does not play role in their setting or significance. This is largely due to visual screening provided by buildings, roads, and trees etc.

### Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcels delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.

Land Parcel Ref: LUC08  
Parcel Type: Additional site

Local Authority 1: Bury  
Local Authority 2: N/A





Land Parcel Ref:	LUC08
Parcel Type:	Additional site

Local Authority 1:	Bury
Local Authority 2:	N/A

## Parcel Description

The parcel comprises land to the east of Ramsbottom. The most northerly and south easterly portions of the parcel are mostly woodland. The parcel is split into separate parts by the River Irwell and Peel Brow. The river acts as part of the southern boundary of the parcel. Land within the parcel forms part of Ramsbottom Cricket Club and Harry Williams Riverside Stadium other uses within the parcel consist of a play area and allotments towards Fern Street to the north east and a playing field There is also some residential development to the east. This parcel is not Green Belt land.

## Purpose 1 - Check the unrestricted sprawl of large built up areas

### 1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?

Rating: Moderate

#### Notes:

The parcel is adjacent to Ramsbottom. There are some urbanising features within the parcel. These include Ramsbottom Cricket Club grounds and associated buildings to the southwest, Harry Williams Riverside Stadium to the south west, the play equipment to the north, buildings supporting the use of the allotments to the north east, and Peel Brow which runs through the centre of the parcel from east to west. There a small number of residential properties within the parcel along Bury New Road to the east.

### 1b - Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: Moderate

#### Notes:

The parcel is adjacent to the eastern edge of Ramsbottom. A small part of the western boundary of the parcel is formed by the railway line while a more significant part of the southern boundary is formed by the River Irwell. The parcel plays a role in inhibiting further ribbon development along the southern side of Peel Brow and Bury New Road.

## Purpose 2 - To prevent neighbouring towns merging into one another

### 2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: No Contribution

#### Notes:

The parcel forms part of a gap between the settlements of Ramsbottom and Norden to the east. The settlements of are of such a considerable distance (approximately 6.0km) that the performance of the parcel is negligible in respect of this purpose.



**Land Parcel Ref:** LUC08  
**Parcel Type:** Additional site

**Local Authority 1:** Bury  
**Local Authority 2:** N/A

### Purpose 3 - To assist in safeguarding the countryside from encroachment

**3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?**

**Has the parcel already been affected by encroachment of urbanised built development?**

**Rating:** Moderate

**Notes:**

There a sense of encroachment within the parcel as a result of the recreational uses and buildings associated with these uses as well as the presence of Peel Brown and the residential properties along Bury New Road. The urban area of Ramsbottom is also visually prominent from within the parcel. The parcel is largely open and displays characteristics of the countryside, but lacks a strong rural character is not considered part of the wider countryside.

### Purpose 4 - To preserve the setting and special character of historic towns

**4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?**

**Rating:** Strong

**Notes:**

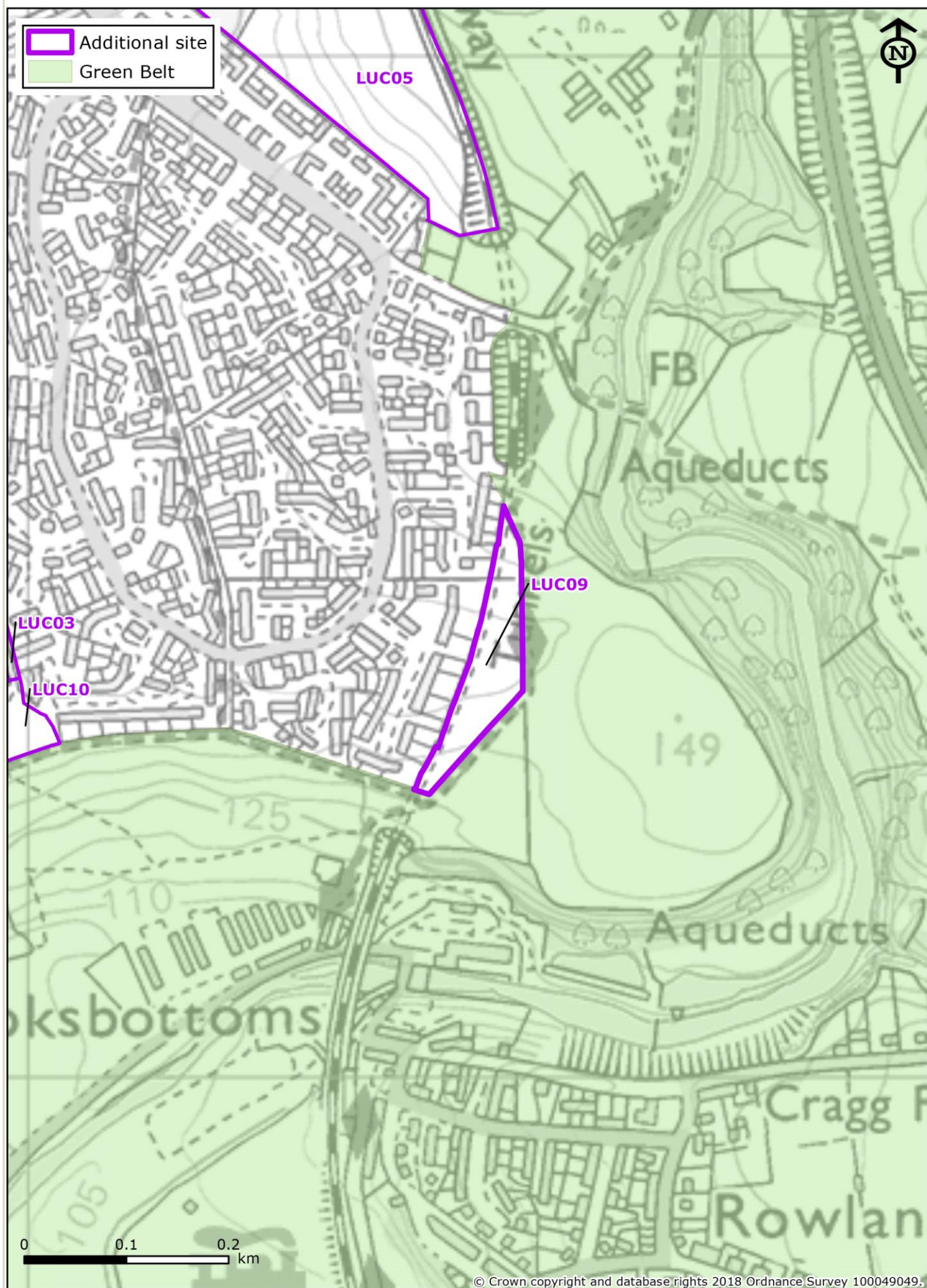
Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Bury (Town Centre) and Ramsbottom. This parcel is located partly within the Brooksbottoms Conservation Area. The elevated slopes located within this parcel have good intervisibility and play an important role in the setting of the historic settlement of Ramsbottom.

### Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcels delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.

Land Parcel Ref: LUC09  
Parcel Type: Additional site

Local Authority 1: Bury  
Local Authority 2: N/A



Land Parcel Ref:	LUC09
Parcel Type:	Additional site

Local Authority 1:	Bury
Local Authority 2:	N/A

## Parcel Description

The parcel comprises land to the south east of Ramsbottom. Much of the parcel is covered with trees with some areas of scrub land interspersed. The parcel is adjacent to residential gardens to the west and its eastern boundary is formed by a public right of way. This parcel is not Green Belt land.

## Purpose 1 - Check the unrestricted sprawl of large built up areas

### 1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?

Rating:

#### Notes:

The parcel is adjacent to Ramsbottom which is an extension of the large built-up area of Bury. There are few urbanising features within the parcel and it is open.

### 1b - Does the parcel protect open land from the potential for urban sprawl to occur?

Rating:

#### Notes:

The parcel is adjacent to the south eastern edge of Ramsbottom. 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 the parcel.

## Purpose 2 - To prevent neighbouring towns merging into one another

### 2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating:

#### Notes:

The parcel forms part of a gap between the settlements of Ramsbottom and Norden approximately 1.6km apart but the parcel forms only a very small part of the gap and loss of openness within the parcel would not be perceived as the gap between the settlements reducing.

Land Parcel Ref:	LUC09
Parcel Type:	Additional site

Local Authority 1:	Bury
Local Authority 2:	N/A

### Purpose 3 - To assist in safeguarding the countryside from encroachment

**3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?**

**Has the parcel already been affected by encroachment of urbanised built development?**

**Rating:** Moderate

**Notes:**

There is little of encroachment within the parcel due to the area being almost entirely free of development. The settlement edge of Ramsbottom is highly visible from within the parcel and exerts an urban influence. The parcel lacks a strong rural character, although it is connected to an area of wider countryside to the east.

### Purpose 4 - To preserve the setting and special character of historic towns

**4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?**

**Rating:** No Contribution

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Bury (Town Centre) and Ramsbottom. In, practice the openness of the land within this small parcel does not play a role in the setting or historic character of either of these historic settlements.

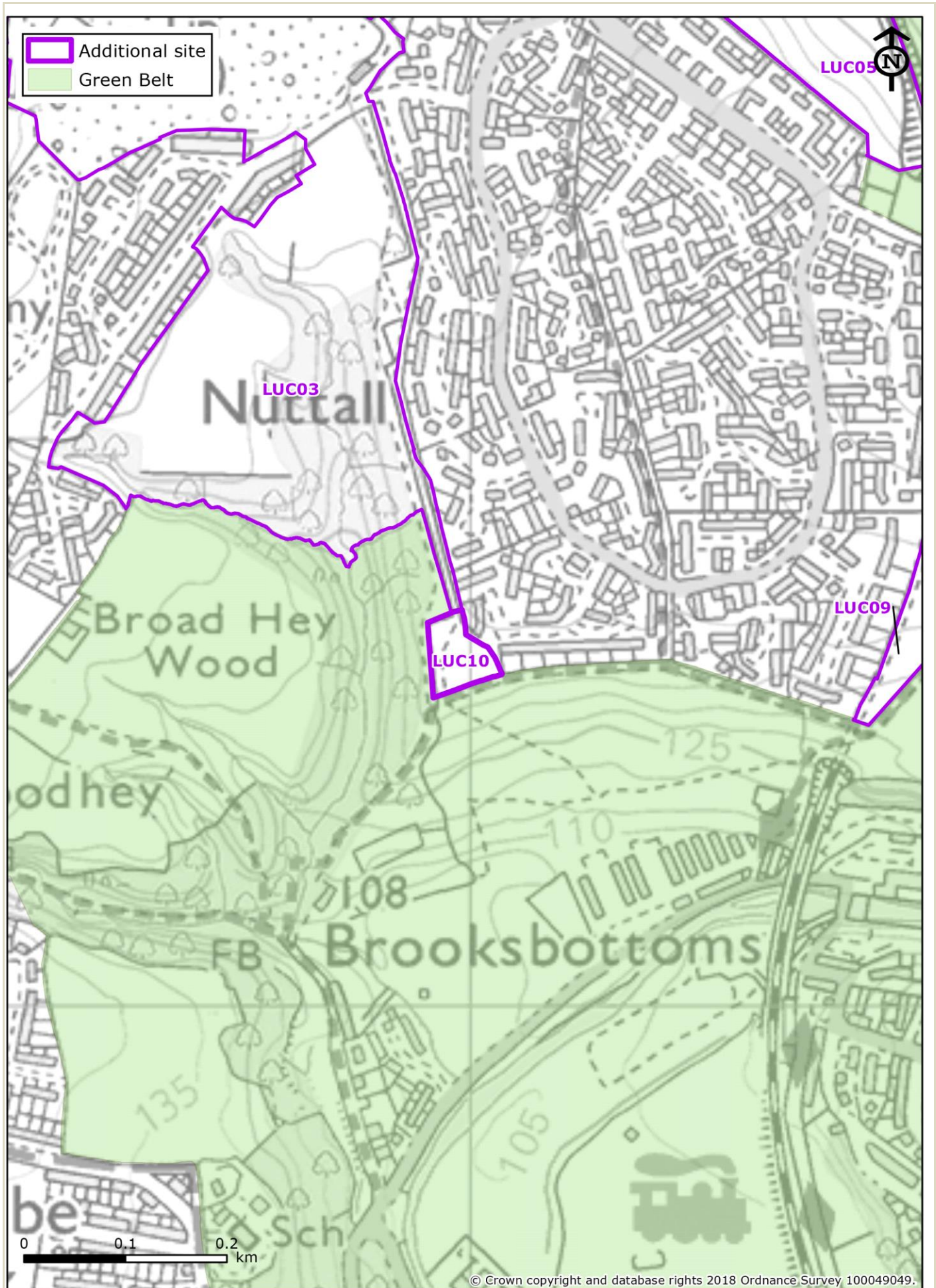
### Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcels delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.



Land Parcel Ref: LUC10  
Parcel Type: Additional site

Local Authority 1: Bury  
Local Authority 2: N/A



Land Parcel Ref:	LUC10
Parcel Type:	Additional site

Local Authority 1:	Bury
Local Authority 2:	N/A

## Parcel Description

The parcel comprises land to the south of Ramsbottom. The parcel is relatively small in size and consists a scrub land to the south west of the existing residential development at Marlborough Close. The eastern boundary of the parcel is formed by the residential gardens the remaining boundaries are formed of dense ancient woodland. This parcel is not Green Belt land.

## Purpose 1 - Check the unrestricted sprawl of large built up areas

### 1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?

Rating: Strong

#### Notes:

The parcel is adjacent to Ramsbottom which is an extension of the large built-up area of Bury. There are no urbanising features within the parcel and it remains open and undeveloped.

### 1b - Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: Strong

#### Notes:

The parcel is adjacent to the southern edge of Ramsbottom. 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 the parcel. However the steepness of the adjacent land and presence of ancient woodland would likely prevent the outward expansion of development from within the parcel.

## Purpose 2 - To prevent neighbouring towns merging into one another

### 2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: Weak

#### Notes:

The parcel lies between Ramsbottom to the north and Bury to the south. There is limited physical or visual relationship between the settlements. They are located approximately 1.9km from each other across the parcel and other development acts as a barrier between them. The parcel forms only a very small part of the gap between the settlements and is not of any significant importance to the separation of the two settlements.

Land Parcel Ref:	LUC10
Parcel Type:	Additional site

Local Authority 1:	Bury
Local Authority 2:	N/A

### Purpose 3 - To assist in safeguarding the countryside from encroachment

**3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?**

**Has the parcel already been affected by encroachment of urbanised built development?**

**Rating:** Moderate

**Notes:**

There are minor influences of urban development visible from within the parcel due to the presence of the residential development to the east. The parcel does not have a strong rural character but is surrounded by ancient woodland that forms part of an area of wider countryside with the Irwell Valley.

### Purpose 4 - To preserve the setting and special character of historic towns

**4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?**

**Rating:** No Contribution

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Bury (Town Centre) and Ramsbottom. In practice this small parcel is surrounded by dense ancient woodland and has no intervisibility with historic settlements and does not play a role in their setting or special character.

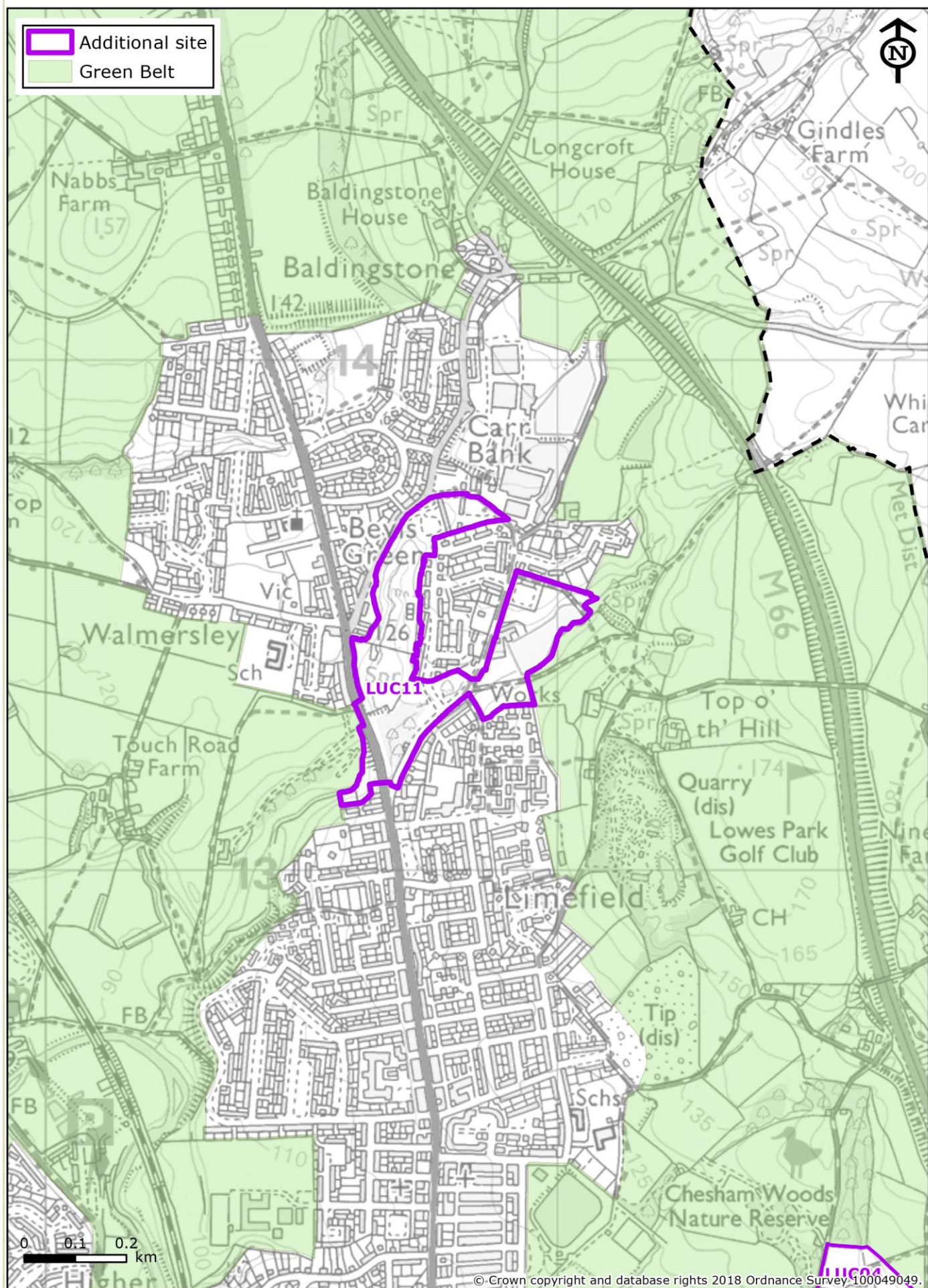
### Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcels delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.



Land Parcel Ref: LUC11  
Parcel Type: Additional site

Local Authority 1: Bury  
Local Authority 2: N/A





Land Parcel Ref:	LUC11
Parcel Type:	Additional site

Local Authority 1:	Bury
Local Authority 2:	N/A

## Parcel Description

The parcel 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 much of the southern boundary is formed by Mather Road. Humber Drive also runs through the southern portion of the parcel. This parcel is not Green Belt land.

## Purpose 1 - Check the unrestricted sprawl of large built up areas

### 1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?

Rating: Moderate

#### Notes:

The parcel is adjacent to the north of the large built-up area of Bury. There are some urbanising features within the parcel. These features include the A56, Humber Drive and Mather Road which pass through the parcel. Existing development is located the eastern portion of the parcel including a pre-school and garages as well as development associated with the bowling green. The remainder of the parcel remains largely open and undeveloped.

### 1b - Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: Moderate

#### Notes:

There are no strong boundary features within the parcel or along the outer edge that would prevent urban sprawl from occurring. There is some sense of encroachment within the parcel and it is surrounded by development on all sides and therefore any loss of openness may not be perceived as sprawl.

## Purpose 2 - To prevent neighbouring towns merging into one another

### 2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: Weak

#### Notes:

The parcel lies between Ramsbottom to the north west and Bury to the south. The settlements are located approximately 2.4km from each other across the parcel. Other land provides much of the separation between these settlements and there is existing development between them in this direction.

**Land Parcel Ref:** LUC11  
**Parcel Type:** Additional site

**Local Authority 1:** Bury  
**Local Authority 2:** N/A

### Purpose 3 - To assist in safeguarding the countryside from encroachment

**3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?**

**Has the parcel already been affected by encroachment of urbanised built development?**

**Rating:** Moderate

**Notes:**

There is some sense of encroachment within the parcel as a result of the more sizeable roads which have street lighting passing through the parcel (the A56, Mather Road and Humber Drive) as well as the development towards the east at the school, garages and bowling green. The parcel displays some of the characteristics of the countryside however it lacks a strong rural character and is not considered part of the wider countryside.

### Purpose 4 - To preserve the setting and special character of historic towns

**4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?**

**Rating:** No Contribution

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Bury (Town Centre) and Ramsbottom. In practice, has very little or no relationship (visual or physical) with any of the historic settlements and does not play a role in their setting.

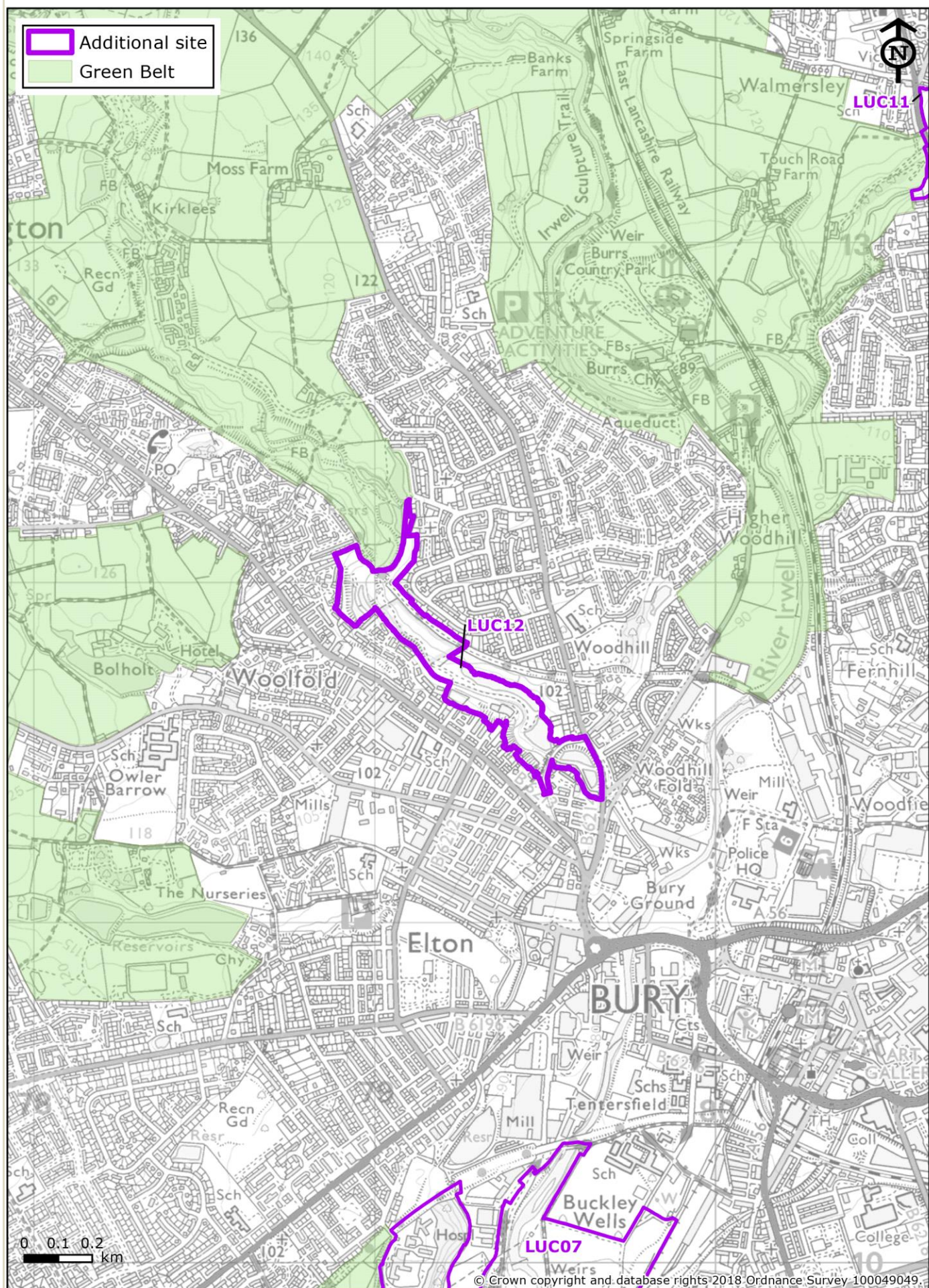
### Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcels delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.



Land Parcel Ref: LUC12  
Parcel Type: Additional site

Local Authority 1: Bury  
Local Authority 2: N/A





Land Parcel Ref:	LUC12
Parcel Type:	Additional site

Local Authority 1:	Bury
Local Authority 2:	N/A

## Parcel Description

The parcel comprises land to the north west of Bury. The parcel consists of mostly river valley with areas of tree cover. A number of public rights of way run across the parcel and in places the Kirkless Trail acts as the northern boundary of the site. Woodhill Brook also passes through the parcel. The parcel also contains a number of ponds. This parcel is not Green Belt land.

## Purpose 1 - Check the unrestricted sprawl of large built up areas

### 1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?

Rating:

#### Notes:

The parcel is adjacent to the large built-up area of Bury which is to the south west. Urbanising features within the parcel consist of two small areas of hardstanding along Olive Bank and paved sections of footpath on the Kirklees Trail. The parcel is largely free of urban development and is open.

### 1b - Does the parcel protect open land from the potential for urban sprawl to occur?

Rating:

#### Notes:

The parcel is adjacent to the north western edge of Bury. 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 the parcel. However the parcel is contained by existing development and loss of openness within the parcel would not be perceived as sprawl.

## Purpose 2 - To prevent neighbouring towns merging into one another

### 2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating:

#### Notes:

The parcel lies between Tottington to the north west and Bury to the south east. An element of coalescence has already taken place in this direction however outside of the parcel between the settlements along the B6213. The settlements are within close proximity (approximately 1.1km) of each other across the parcel. As such the parcel does not play an important role in preventing the merging or erosion of the visual and physical gap between these settlements.

**Land Parcel Ref:** LUC12  
**Parcel Type:** Additional site

**Local Authority 1:** Bury  
**Local Authority 2:** N/A

### Purpose 3 - To assist in safeguarding the countryside from encroachment

**3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?**

**Has the parcel already been affected by encroachment of urbanised built development?**

**Rating:** Moderate

**Notes:**

There has been a limited amount of urban encroachment into the parcel because of the presence of the two small areas of hardstanding to the south west. The parcel is enclosed by settlement which due to the parcel being very narrow exerts a strong urban influence. The parcel displays some characteristics of the countryside but does not form part of the wider countryside.

### Purpose 4 - To preserve the setting and special character of historic towns

**4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?**

**Rating:** Weak

**Notes:**

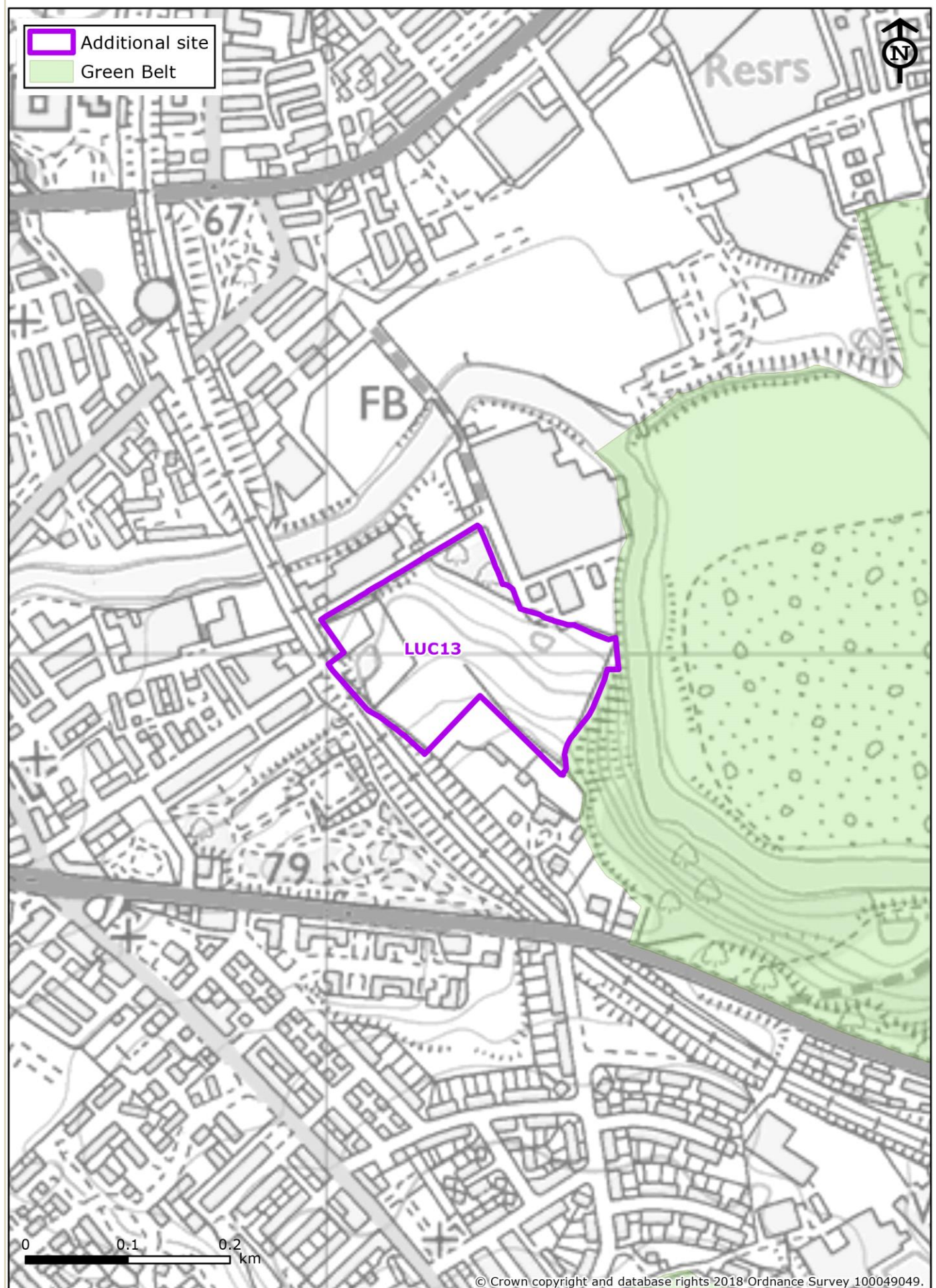
Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Bury (Town Centre), Ramsbottom and Whitefield. In practice, the parcel has limited intervisibility with Bury Town Centre, although the openness of the land is not considered to play a key role in the setting and significance of this historic settlement area.

### Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcels delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.

Land Parcel Ref: LUC13  
Parcel Type: Additional site

Local Authority 1: Bury  
Local Authority 2: N/A





Land Parcel Ref:	LUC13
Parcel Type:	Additional site

Local Authority 1:	Bury
Local Authority 2:	N/A

## Parcel Description

The parcel 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 parcel. There is a pond within the parcel 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. This parcel is not Green Belt land.

## Purpose 1 - Check the unrestricted sprawl of large built up areas

### 1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?

Rating: Strong

#### Notes:

The parcel is adjacent to the south eastern edge of the large built-up area of Radcliffe. 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.

### 1b - Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: Moderate

#### Notes:

The parcel is adjacent to the south east of the large built-up area of Radcliffe. The river Irwell forms the majority of the outer boundary of the parcel to the east and the railway line to the west but there are no strong barriers preventing urban sprawl from the north or south.

## Purpose 2 - To prevent neighbouring towns merging into one another

### 2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: Weak

#### Notes:

The parcel lies between Radcliffe to the west and Whitefield to the east. However a degree of coalescence has already taken place between these settlements to the south east of the parcel. The parcel plays a very limited role preventing further merging.

**Land Parcel Ref:** LUC13  
**Parcel Type:** Additional site

**Local Authority 1:** Bury  
**Local Authority 2:** N/A

### Purpose 3 - To assist in safeguarding the countryside from encroachment

**3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?**

**Has the parcel already been affected by encroachment of urbanised built development?**

**Rating:** Moderate

**Notes:**

The parcel is free of urban development, but is surrounded by industrial areas which have an urbanising influence in its character. There are characteristics of the countryside present within the parcel; however it lacks a strong rural character and is not considered part of the wider countryside.

### Purpose 4 - To preserve the setting and special character of historic towns

**4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?**

**Rating:** No Contribution

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Bury (Town Centre) and Whitefield. In practice, the parcel has a very limited or no relationship (visual or physical) with any of the historic settlements and does not play role in their setting or significance. This is largely due to visual screening provided by buildings, roads, and trees etc.

### Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcels delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.

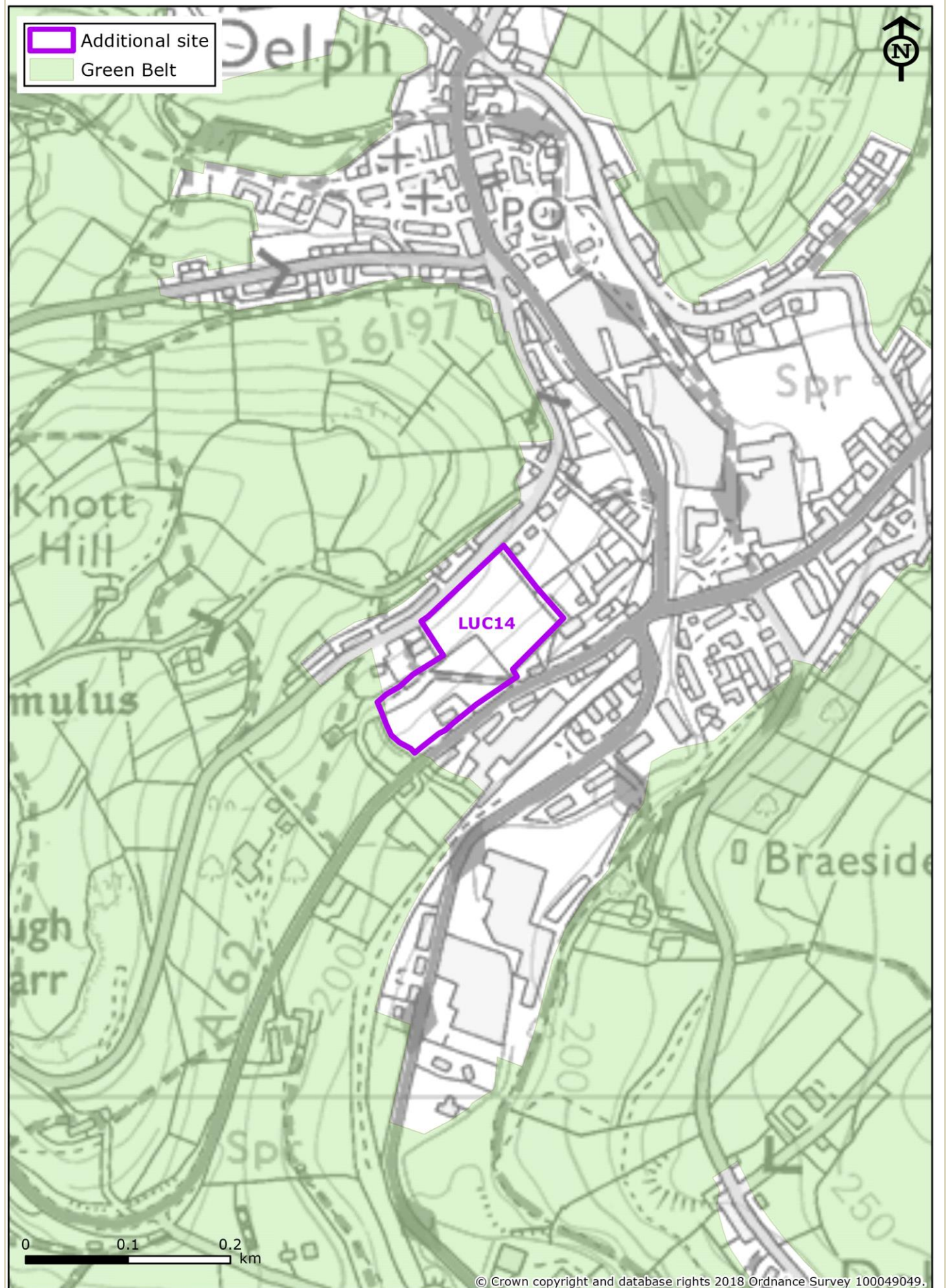
**Appendix 1c**

Site assessments for parcels within Oldham



Land Parcel Ref: LUC14  
Parcel Type: Additional site

Local Authority 1: Oldham  
Local Authority 2: N/A



Land Parcel Ref:	LUC14
Parcel Type:	Additional site

Local Authority 1:	Oldham
Local Authority 2:	N/A

## Parcel Description

The parcel is located on the southwest of Delph. Land within the parcel slopes down steeply to the southeast and predominantly comprises pasture fields. A single dwelling is located in the south of the parcel and hardstanding associated with a farm is located in the northwest of the parcel. The parcel is enclosed by existing residential development to the north, east and south. This parcel is not Green Belt land.

## Purpose 1 - Check the unrestricted sprawl of large built up areas

### 1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?

Rating: No Contribution

#### Notes:

The parcel lies adjacent to Delph which is not considered to be a large built up area. Therefore, the parcel is not considered to contribute towards checking the unrestricted sprawl of large built-up areas.

### 1b - Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: No Contribution

#### Notes:

The parcel lies adjacent to Delph which is not considered to be a large built up area. Therefore, the parcel is not considered to contribute towards checking the unrestricted sprawl of large built-up areas.

## Purpose 2 - To prevent neighbouring towns merging into one another

### 2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: No Contribution

#### Notes:

The parcel is located to the west of Delph, directly between this settlement and Moorside, Oldham, to the west. These settlements are approximately 2.5km apart and there is limited physical or visual relationship between them. The existing settlement edge of Delph to the north lies in closer proximity to the Moorside and elevated land present between the settlements provides separation. Therefore, the parcel makes no contribution to preventing the merging or erosion of the visual and physical gap between the settlements.

**Land Parcel Ref:** LUC14  
**Parcel Type:** Additional site

**Local Authority 1:** Oldham  
**Local Authority 2:** N/A

### **Purpose 3 - To assist in safeguarding the countryside from encroachment**

**3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?**

**Has the parcel already been affected by encroachment of urbanised built development?**

**Rating:** Strong

**Notes:**

There is some sense of encroachment within the parcel as, due to the steep slope of land within the parcel, the adjoining urban area of Delph is visible across much of the parcel. However, the views of surrounding countryside are dominant within the parcel and the parcel is almost entirely free of development. The parcel clearly displays the characteristics of the countryside.

### **Purpose 4 - To preserve the setting and special character of historic towns**

**4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?**

**Rating:** Strong

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Delph, Dobcross, Tame Water and Uppermill. In practice, the parcel is located partly within the Delph Conservation Area and the openness of plays important role in the setting of this historic settlement area.

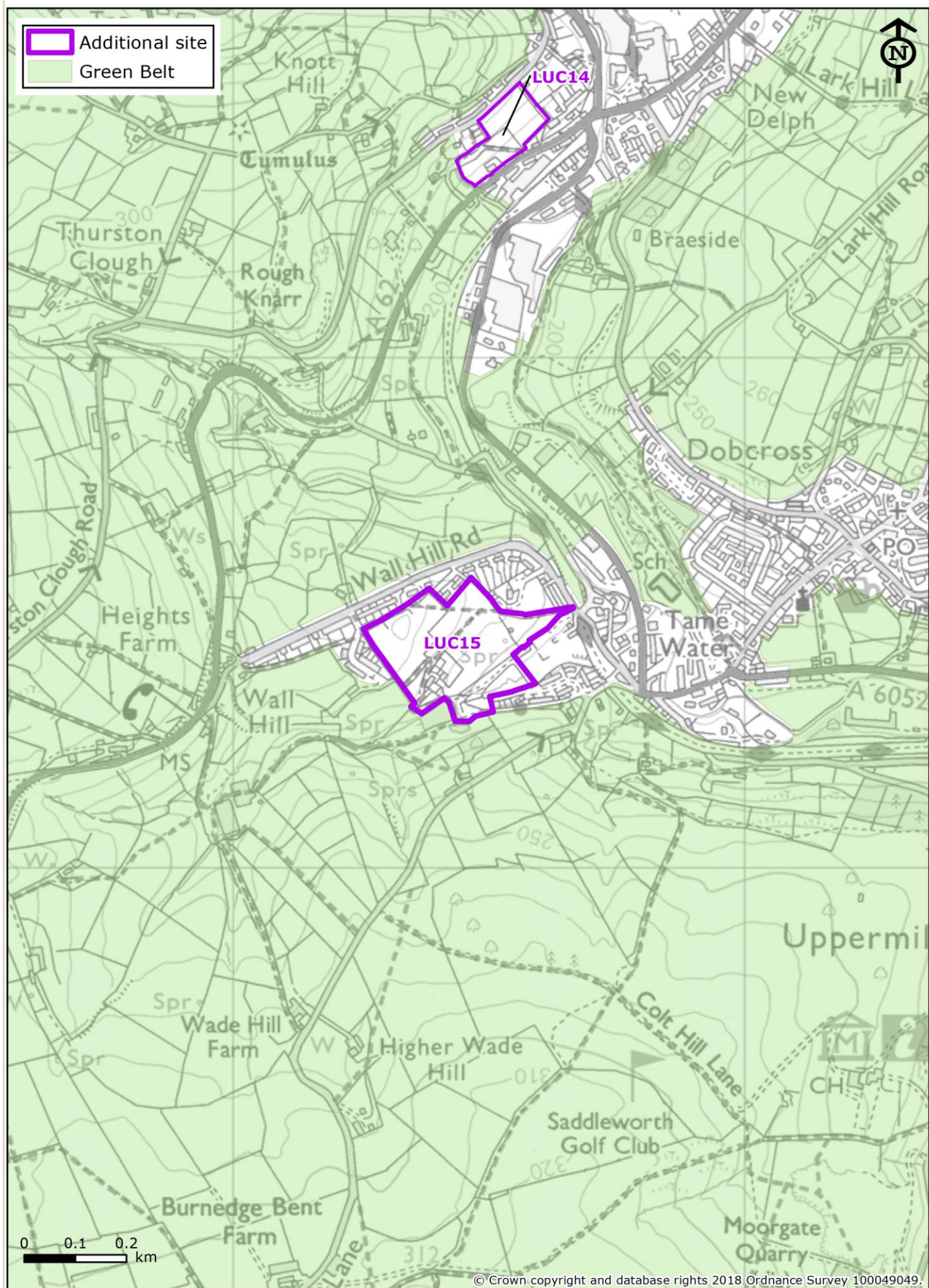
### **Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land**

Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcels delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.



Land Parcel Ref: LUC15  
Parcel Type: Additional site

Local Authority 1: Oldham  
Local Authority 2: N/A



Land Parcel Ref:	LUC15
Parcel Type:	Additional site

Local Authority 1:	Oldham
Local Authority 2:	N/A

## Parcel Description

The parcel is located in the south west of Dobcross. Land within the parcel slopes down to the east and comprises arable fields crossed by several footpaths. The parcel contains a farm and stables and a brook crosses the southeast of the area. The parcel is partially enclosed by a line of existing residential properties to the northwest, north and south east. This parcel is not Green Belt land.

## Purpose 1 - Check the unrestricted sprawl of large built up areas

### 1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?

**Rating:** No Contribution

**Notes:**

The parcel lies adjacent to Dobcross which is not considered to be a large built up area. Therefore, the parcel is not considered to contribute towards checking the unrestricted sprawl of large built-up areas.

### 1b - Does the parcel protect open land from the potential for urban sprawl to occur?

**Rating:** No Contribution

**Notes:**

The parcel lies adjacent to Dobcross which is not considered to be a large built up area. Therefore, the parcel is not considered to contribute towards checking the unrestricted sprawl of large built-up areas.

## Purpose 2 - To prevent neighbouring towns merging into one another

### 2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

**Rating:** No Contribution

**Notes:**

The parcel is located on the southwest of Dobcross, directly between this settlement and Grasscroft approximately 1.5km south and Lees approximately 2km west. Elevated land present between the settlements provides separation and the existing built development along Husteads Lane means that the parcel makes no contribution to preventing the merging or erosion of the visual and physical gap between the settlements.

**Land Parcel Ref:** LUC15  
**Parcel Type:** Additional site

**Local Authority 1:** Oldham  
**Local Authority 2:** N/A

### Purpose 3 - To assist in safeguarding the countryside from encroachment

**3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?**

**Has the parcel already been affected by encroachment of urbanised built development?**

**Rating:** Strong

**Notes:**

There is little sense of encroachment within the parcel due to the area being entirely free of development. The farm use is considered to be appropriate development within the Green Belt and therefore cannot be treated as an urbanising influence. The parcel is partially enclosed by a line of residential properties, however the topography of the parcel and land immediately adjacent, as well as the existing woodland block to the east, limit visibility of this built development. Overall the parcel clearly displays the characteristics of the countryside and is connected to the wider countryside.

### Purpose 4 - To preserve the setting and special character of historic towns

**4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?**

**Rating:** Strong

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Delph, Dobcross, Tame Water and Uppermill. In practice, the parcel has good intervisibility and plays important role in the setting of the historic settlements of Tame Water and Dobcross. This parcel is located partly within the Tame Water Conservation Area.

### Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcels delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.

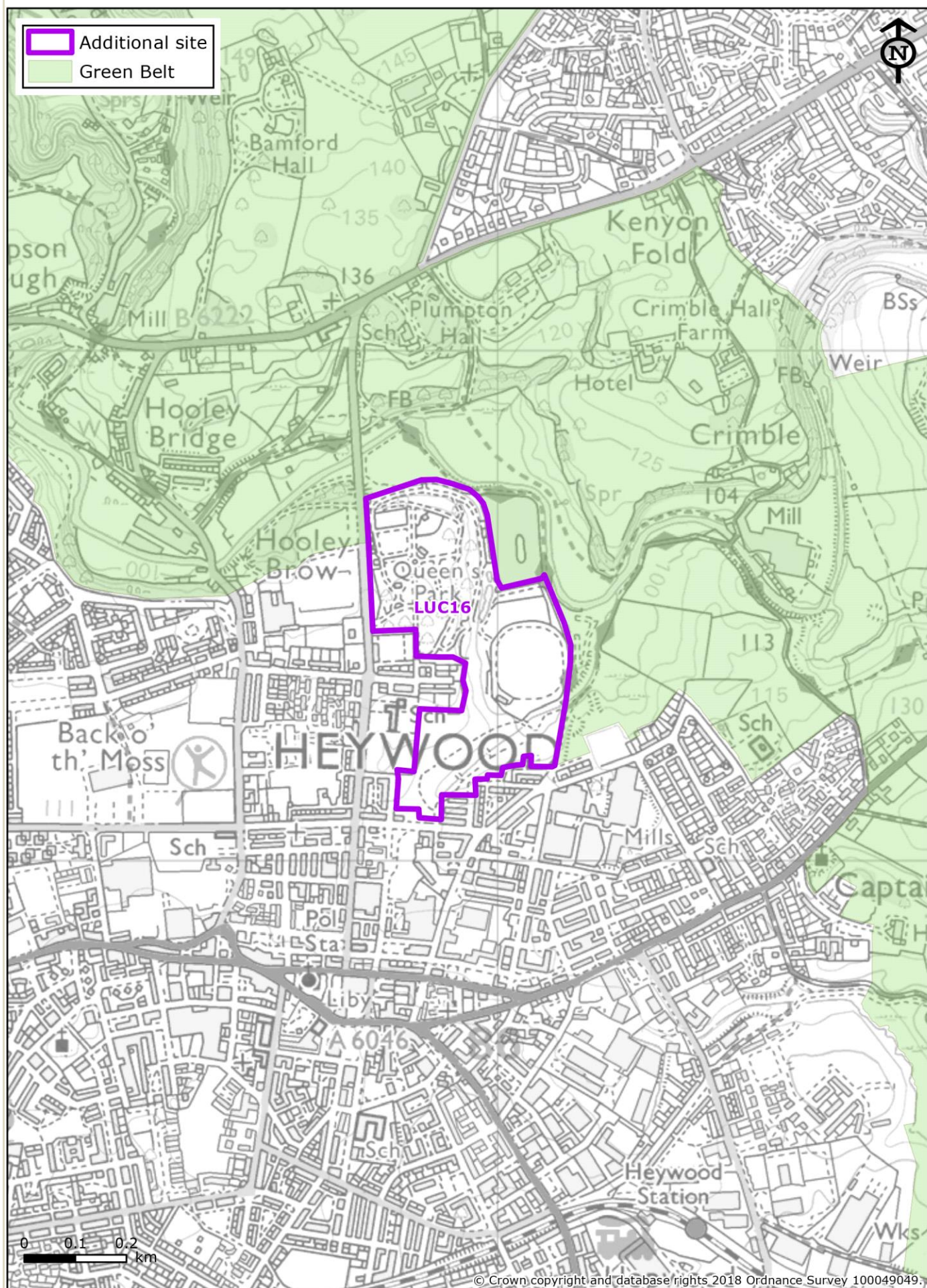


**Appendix 1d**

Site assessments for parcels within Rochdale

Land Parcel Ref: LUC16  
Parcel Type: Additional site

Local Authority 1: Rochdale  
Local Authority 2: N/A



Land Parcel Ref:	LUC16
Parcel Type:	Additional site

Local Authority 1:	Rochdale
Local Authority 2:	N/A

## Parcel Description

The parcel is located at the north eastern edge of Heywood and comprises land within Queens Park including the cricket pitches and a small pond. Much of the land has sparse tree cover and there are tennis courts in the northern portion of the parcel with a BMX track at the south eastern edge. A number of public rights of way also run through the parcel. This parcel is not Green Belt land.

## Purpose 1 - Check the unrestricted sprawl of large built up areas

### 1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?

Rating: Moderate

#### Notes:

The parcel is adjacent to the north eastern edge of Heywood. Urbanising influences within the parcel include the park gatehouse, the paved sections of paths through the park, as well as the recreational facilities including the cricket pitches and tennis courts. Although there are urbanising features there is a strong sense of openness relating to park land and wider tree cover.

### 1b - Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: Strong

#### Notes:

There are no significant barriers preventing urban sprawl from occurring within the parcel and it does connect with the wider Green Belt. The River Roch forms a strong barrier to the onward development of sprawl beyond the parcel to the north and north east.

## Purpose 2 - To prevent neighbouring towns merging into one another

### 2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: Moderate

#### Notes:

The parcel lies between the settlements of Heywood to the west Rochdale to the east. The settlements are approximately 1km apart. Loss of openness within the parcel could lead to perception of narrowing the gap between them. The River Roch does however form a separating feature between the settlements.



Land Parcel Ref:	LUC16
Parcel Type:	Additional site

Local Authority 1:	Rochdale
Local Authority 2:	N/A

### Purpose 3 - To assist in safeguarding the countryside from encroachment

**3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?**

**Has the parcel already been affected by encroachment of urbanised built development?**

**Rating:** Moderate

**Notes:**

There is some sense of encroachment within the parcel as a result of the park gate house, the smaller network of roads which run through the park and recreational uses including the tennis courts and cricket pitches but the urbanising influences are limited. The parcel does have some characteristics of the countryside but does not have a strong rural character.

### Purpose 4 - To preserve the setting and special character of historic towns

**4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?**

**Rating:** No Contribution

**Notes:**

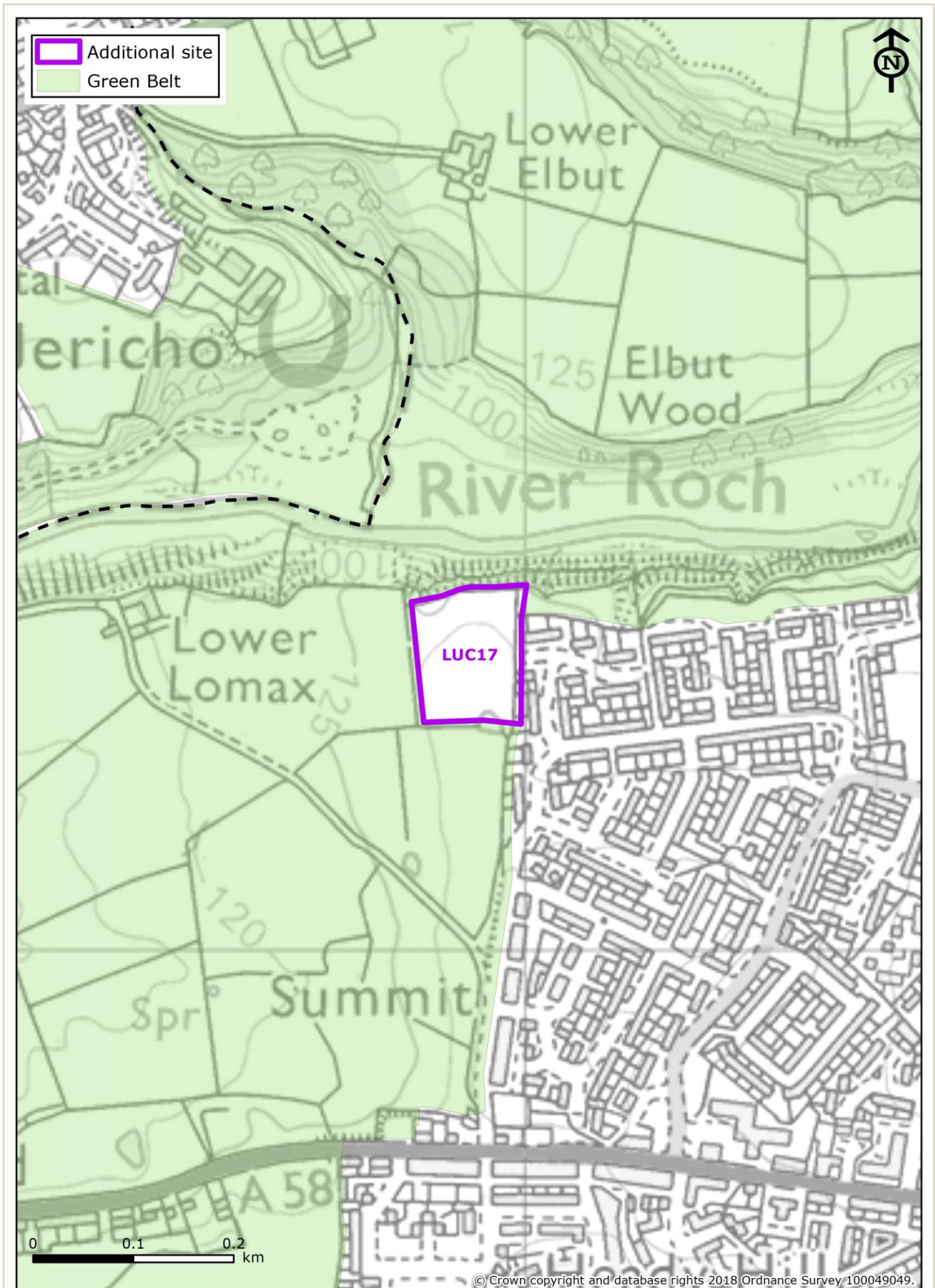
Digital analysis, based on bare earth height data, indicates that this parcel is not theoretically visible from any of the historic settlements considered within the assessment of Purpose 4, and does not play a role in their setting or significance.

### Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcels delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.

Land Parcel Ref: LUC17  
Parcel Type: Additional site

Local Authority 1: Rochdale  
Local Authority 2: N/A



**Land Parcel Ref:** LUC17  
**Parcel Type:** Additional site

**Local Authority 1:** Rochdale  
**Local Authority 2:** N/A

## Parcel Description

The parcel consists of a relatively small area of land to the north west of Heywood. The parcel is free of development and comprises land which makes up a larger area of rolling pastoral fields. To the north the border is formed by the tree cover surrounding the valley of the River Roch. Residential boundaries form most of the eastern border of the parcel and there is a small pond within the parcel to the southeast. This parcel is not Green Belt land.

## Purpose 1 - Check the unrestricted sprawl of large built up areas

### 1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?

**Rating:** Strong

#### Notes:

The parcel is adjacent to the north western edge of Heywood. There are no urbanising features within the parcel and it is free of development and open.

### 1b - Does the parcel protect open land from the potential for urban sprawl to occur?

**Rating:** Strong

#### Notes:

The parcel is adjacent to the north western edge of Heywood. There are no strong boundary features to the west preventing sprawl from the urban area within the parcel.

## Purpose 2 - To prevent neighbouring towns merging into one another

### 2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

**Rating:** Moderate

#### Notes:

The settlements of Heywood and Jericho (which forms part of the larger urban area of Bury) to the north west are located within 480m of each other across the parcel. However there are separating features between these settlements including an area of woodland and the River Roch. The parcel also lies between Heywood and Heap Bridge and along with Parcel RD56 forms part of the gap between these settlements. There is strong intervisibility between these settlements due to the open landscape and topography within the parcel. There is however development to the west of Heywood which lies in closer proximity to Heap Bridge.



**Land Parcel Ref:** LUC17  
**Parcel Type:** Additional site

**Local Authority 1:** Rochdale  
**Local Authority 2:** N/A

### Purpose 3 - To assist in safeguarding the countryside from encroachment

**3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?**

**Has the parcel already been affected by encroachment of urbanised built development?**

**Rating:** Strong

**Notes:**

There is little/no sense of encroachment within the parcel due to the land being free of development. There is a strong, unspoilt landscape, which is largely intact and rural in character. The parcel clearly displays the characteristics of the countryside. There are influences of urban development visible from within the parcel although it remains largely rural in character.

### Purpose 4 - To preserve the setting and special character of historic towns

**4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?**

**Rating:** No Contribution

**Notes:**

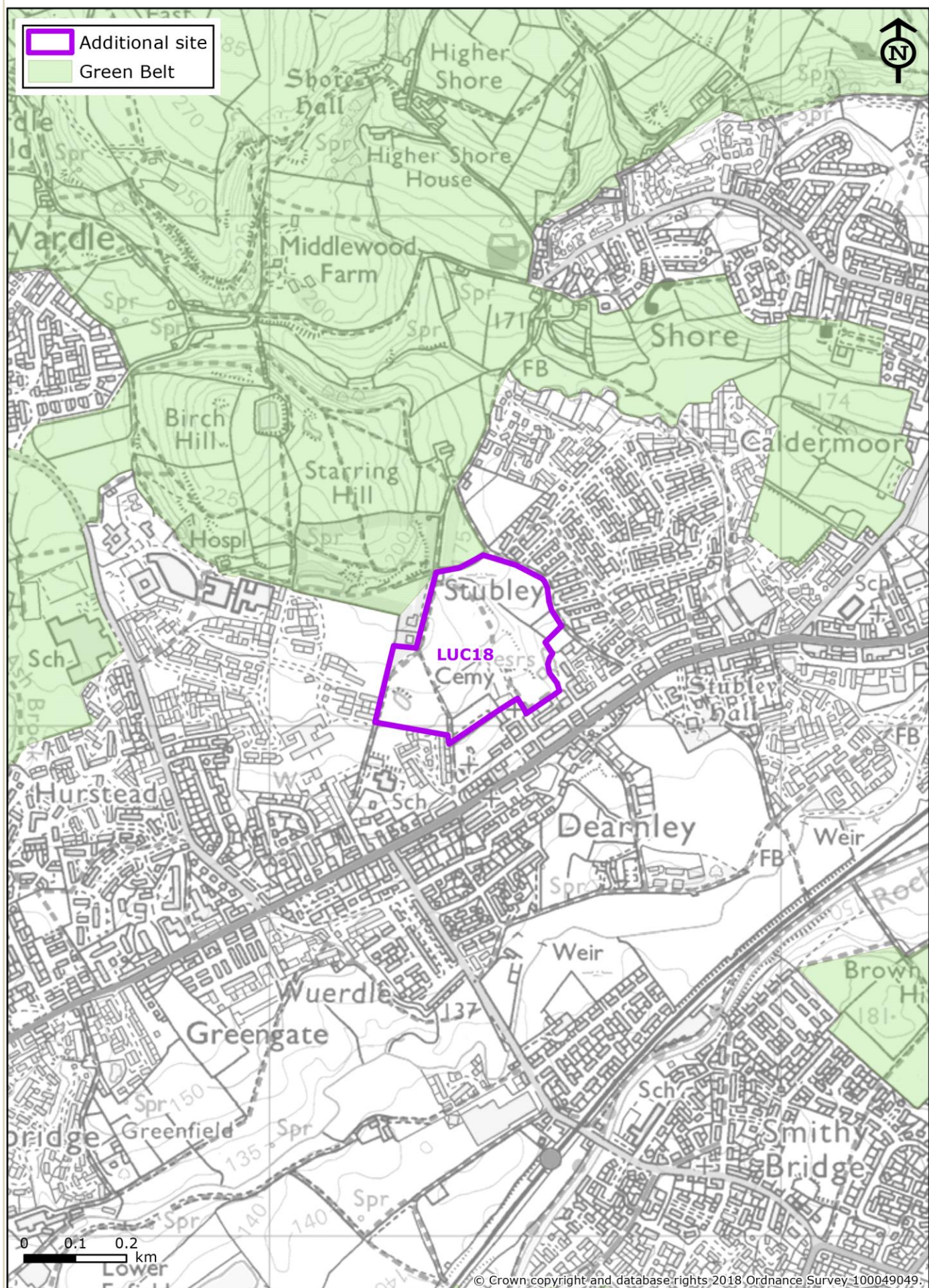
Digital analysis, based on bare earth height data, indicates that this parcel is not theoretically visible from any of the historic settlements considered within the assessment of Purpose 4. The parcel has no relationship (visual or physical) with any of the historic settlements and does not play role in their setting or special character.

### Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcels delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.

Land Parcel Ref: LUC18  
Parcel Type: Additional site

Local Authority 1: Rochdale  
Local Authority 2: N/A



Land Parcel Ref:	LUC18
Parcel Type:	Additional site

Local Authority 1:	Rochdale
Local Authority 2:	N/A

## Parcel Description

The parcel comprises land within the Dearnley Cemetery as well as surrounding amenity grassland, playing fields and scrubland. The parcel is sloped to the north with a number of public rights of way running across it. There a number of smaller roads within the parcel which serve the cemetery and a small car park is located in the south. A small pond is located within the parcel to the west. Residential development borders the parcel to the south, east and west. This parcel is not Green Belt land.

## Purpose 1 - Check the unrestricted sprawl of large built up areas

### 1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?

Rating: Moderate

#### Notes:

The parcel is adjacent to the western edge of Littleborough. There are some urbanising features within the parcel. These consist of the smaller roads, areas of hardstanding and the cemetery. There is a relatively strong sense of openness within the parcel given the extensive views from the northern section to the open fields further to the north.

### 1b - Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: Moderate

#### Notes:

The parcel is adjacent to the western edge of Littleborough. 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 the parcel. However the parcel is surrounded by existing development and loss of openness within the parcel may not be perceived as sprawl as it would be contained by existing development.

## Purpose 2 - To prevent neighbouring towns merging into one another

### 2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: No Contribution

#### Notes:

The parcel lies between Littleborough and Hurstead (part of Rochdale) but there is no discernible boundary between these settlements as they have merged along the A58. The parcel therefore makes no contribution to preventing the merging of settlements.



Land Parcel Ref:	LUC18
Parcel Type:	Additional site

Local Authority 1:	Rochdale
Local Authority 2:	N/A

### Purpose 3 - To assist in safeguarding the countryside from encroachment

**3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?**

**Has the parcel already been affected by encroachment of urbanised built development?**

**Rating:** Moderate

**Notes:**

The parcel has urbanising influences such as the minor roads, hardstanding and recreational and cemetery uses. The neighbouring residential properties are visible to the south, east and west. Despite this, the parcel displays some of the characteristics of the countryside, but is largely surrounded by urban development and lacks a strong rural character.

### Purpose 4 - To preserve the setting and special character of historic towns

**4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?**

**Rating:** Weak

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Littleborough, Milnrow, Rochdale (Town Centre) and Wardle. In practice, there is limited intervisibility between the parcel and the historic settlement area of Littleborough, however it is considered unlikely to be important to its setting or significance. This is largely due to the location of the parcel and the visual screening provided by an intervening urban development.

### Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

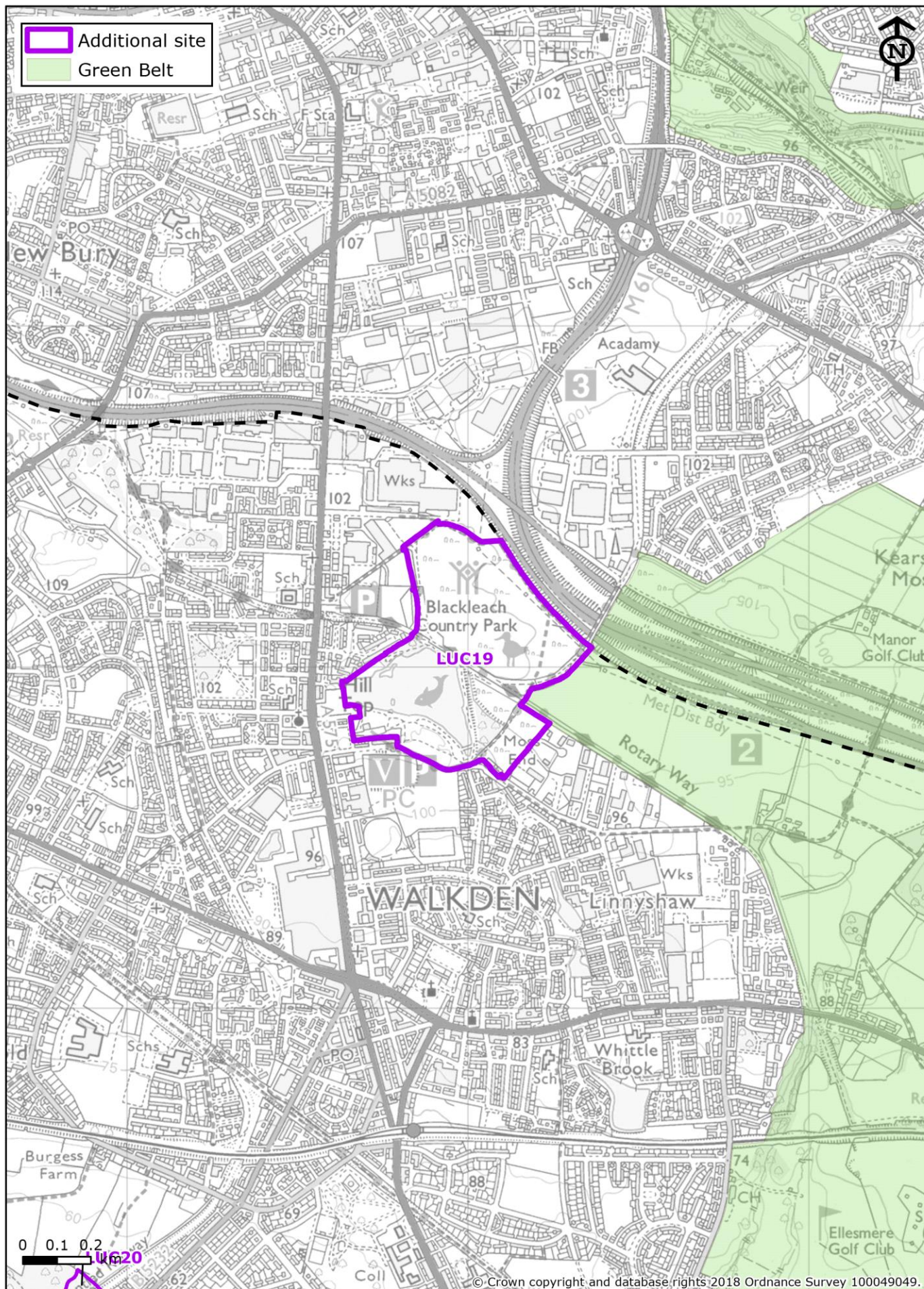
Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcels delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.

**Appendix 1e**

Site assessments for parcels within Salford

Land Parcel Ref: LUC19  
Parcel Type: Additional site

Local Authority 1: Salford  
Local Authority 2: N/A





Land Parcel Ref:	LUC19
Parcel Type:	Additional site

Local Authority 1:	Salford
Local Authority 2:	N/A

## Parcel Description

The parcel comprises an area of woodland and regenerating scrub around Blackleach Reservoir within Blackleach County Park at the north western boundary of Salford. The woodland area takes up much of the land within the parcel and the reservoir is located within the south west portion of the parcel. The parcel rises slightly to the north and is crossed by a number of narrow tracks and footpaths. A dismantled railway line bisects though the parcel with a byway and Rotary Way long distance footpath running along the route. There are no significant public roads running through the parcel. The M61 bounds the parcel to the north east. This parcel is not Green Belt land.

## Purpose 1 - Check the unrestricted sprawl of large built up areas

### 1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?

Rating: Strong

#### Notes:

The parcel lies at the north western edge of Salford and is adjacent to Walken to the south and Linnyshaw to the south east. Farnworth and Kearsley are to the north and east of the parcel at the other side of M61. There are no urbanising features within the parcel apart from a visitor centre and car park. There is woodland present throughout much of the parcel. There is a strong sense of openness with some open views across Blackleach Reservoir. Within these views, the adjoining urban edge is visible.

### 1b - Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: Moderate

#### Notes:

The parcel is adjacent to Walken to the south and Linnyshaw to the south east. The parcel has some barrier features including the M61 motorway and A666 dual carriageway along the northern border, although bridges cross these roads, allowing access into the parcel. The parcel plays a role in inhibiting ribbon development extending along Moss Road over the M61 and A666 road bridges. The parcel is surrounding by the existing built development to the north, south east and west and therefore plays a limited role preventing the onward spread of sprawl beyond the parcel.

## Purpose 2 - To prevent neighbouring towns merging into one another

### 2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: Strong

#### Notes:

The parcel forms part of the critical gap between the settlements of Walkden to the south and Kearsley to the north which are in very close proximity of each other across the parcel, albeit the M61 which is a strong barrier, lies in between. The parcel also acts to prevent further coalescence between Farnworth to the north west and Walkden to the south, albeit these settlements have already merged via development either side of Worsley Road North.

**Land Parcel Ref:** LUC19  
**Parcel Type:** Additional site

**Local Authority 1:** Salford  
**Local Authority 2:** N/A

### Purpose 3 - To assist in safeguarding the countryside from encroachment

**3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?**

**Has the parcel already been affected by encroachment of urbanised built development?**

**Rating:** Moderate

**Notes:**

The parcel is free from urbanised built development with the exception of the Blackleach Country Park visitor centre and car park in the south west corner. There are open views of the adjoining urban edge near the reservoir, although the majority of views from within the parcel are obscured by trees and woodland. The parcel comprises woodland and open areas of amenity grassland and displays some of the characteristics of the countryside. However, it is enclosed by urban development and large roads and is not connected to a wide area of open countryside.

### Purpose 4 - To preserve the setting and special character of historic towns

**4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?**

**Rating:** No Contribution

**Notes:**

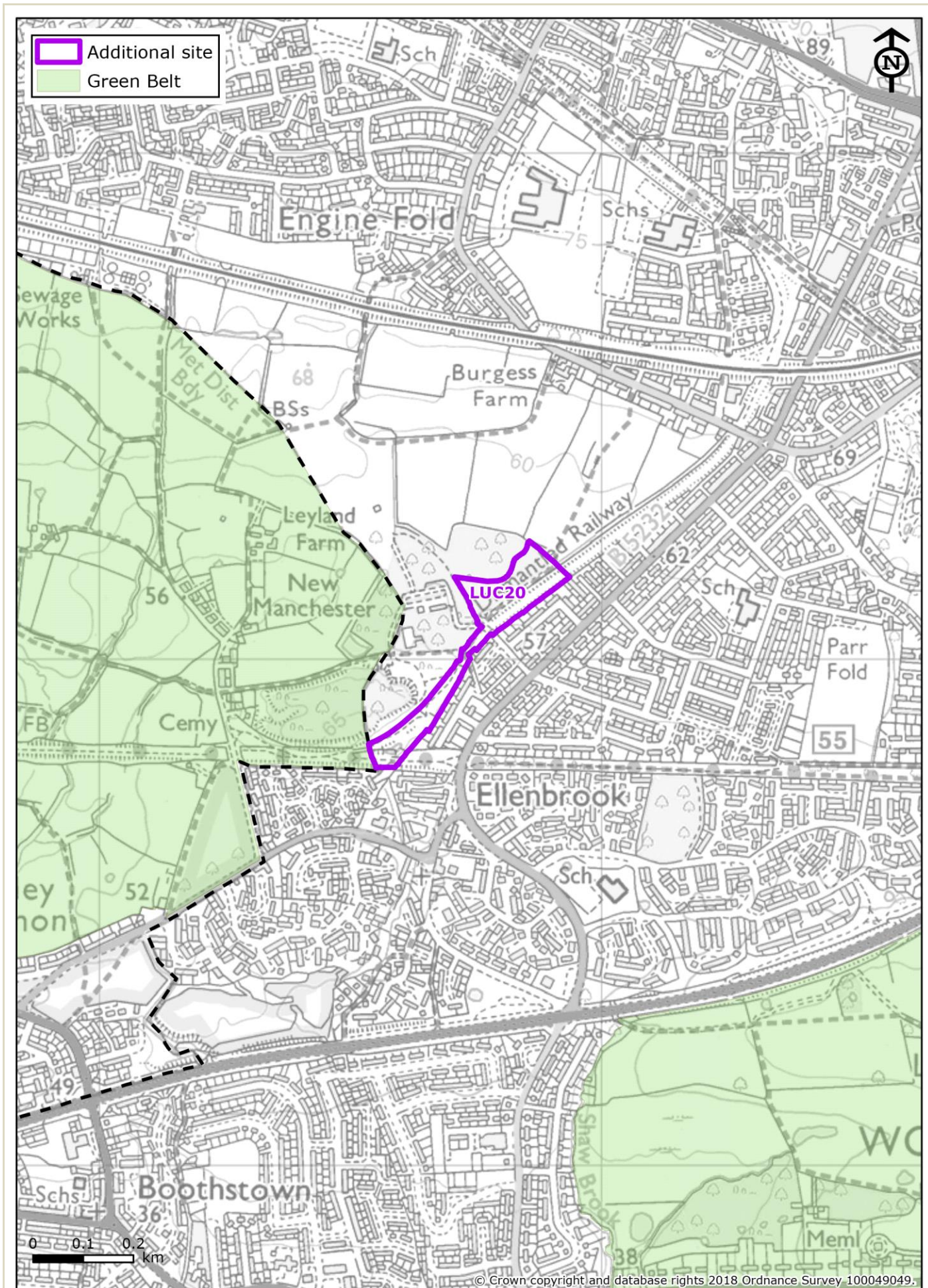
Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Ellesmere Park (Eccles), Irlams o'th' Height, Monton Green (Eccles), Prestwich (St.Mary's), Whitefield and Worsley. In practice, the parcel has a very limited or no relationship (visual or physical) with any of the historic settlements and does not play role in their setting or significance. This is largely due to visual screening provided by intervening urban areas, roads, and trees etc.; and the parcel's flat and low-lying topography.

### Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcels delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.

Land Parcel Ref: LUC20  
Parcel Type: Additional site

Local Authority 1: Salford  
Local Authority 2: N/A





Land Parcel Ref:	LUC20
Parcel Type:	Additional site

Local Authority 1:	Salford
Local Authority 2:	N/A

## Parcel Description

The parcel is located at the south western edge of Walkden and comprises an area of mixed woodland criss-crossed with paths and tracks. The parcel is bordered by woodland to the west and existing residential development to the east. The National Walking Route No 55 crosses the parcel from north to south. This parcel is not Green Belt land.

## Purpose 1 - Check the unrestricted sprawl of large built up areas

### 1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?

Rating:

#### Notes:

The parcel lies at the south western edge of Walkden. There are limited urbanising features within the parcel comprising of a disused building in the centre.

### 1b - Does the parcel protect open land from the potential for urban sprawl to occur?

Rating:

#### Notes:

The parcel is adjacent to Walken which is to north east. There are no barrier features preventing the spread of further development into the parcel.

## Purpose 2 - To prevent neighbouring towns merging into one another

### 2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating:

#### Notes:

The parcel lies between the settlements of Walkden to the north east and Tyldesley and Astley to the south west which are in relatively close proximity. However, due to the narrow width of the parcel and its location it does not play any significant role preventing the merging of these settlements.

**Land Parcel Ref:** LUC20  
**Parcel Type:** Additional site

**Local Authority 1:** Salford  
**Local Authority 2:** N/A

### Purpose 3 - To assist in safeguarding the countryside from encroachment

**3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?**

**Has the parcel already been affected by encroachment of urbanised built development?**

**Rating:** Moderate

**Notes:**

There is some sense of urban encroachment within the parcel as a result of the residential development and back gardens to the east. However, the parcel still displays some of the characteristics of the countryside and is open.

### Purpose 4 - To preserve the setting and special character of historic towns

**4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?**

**Rating:** No Contribution

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Astley, Howe Bridge & Atherton, Monton Green (Eccles), Tyldesley and Worsley. In practice, the parcel has a very limited or no relationship (visual or physical) with any of the historic settlements and does not play role in their setting or significance. This is largely due to visual screening provided by buildings, roads, and trees etc.; and the parcel's flat/gently undulating topography.

### Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcels delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.

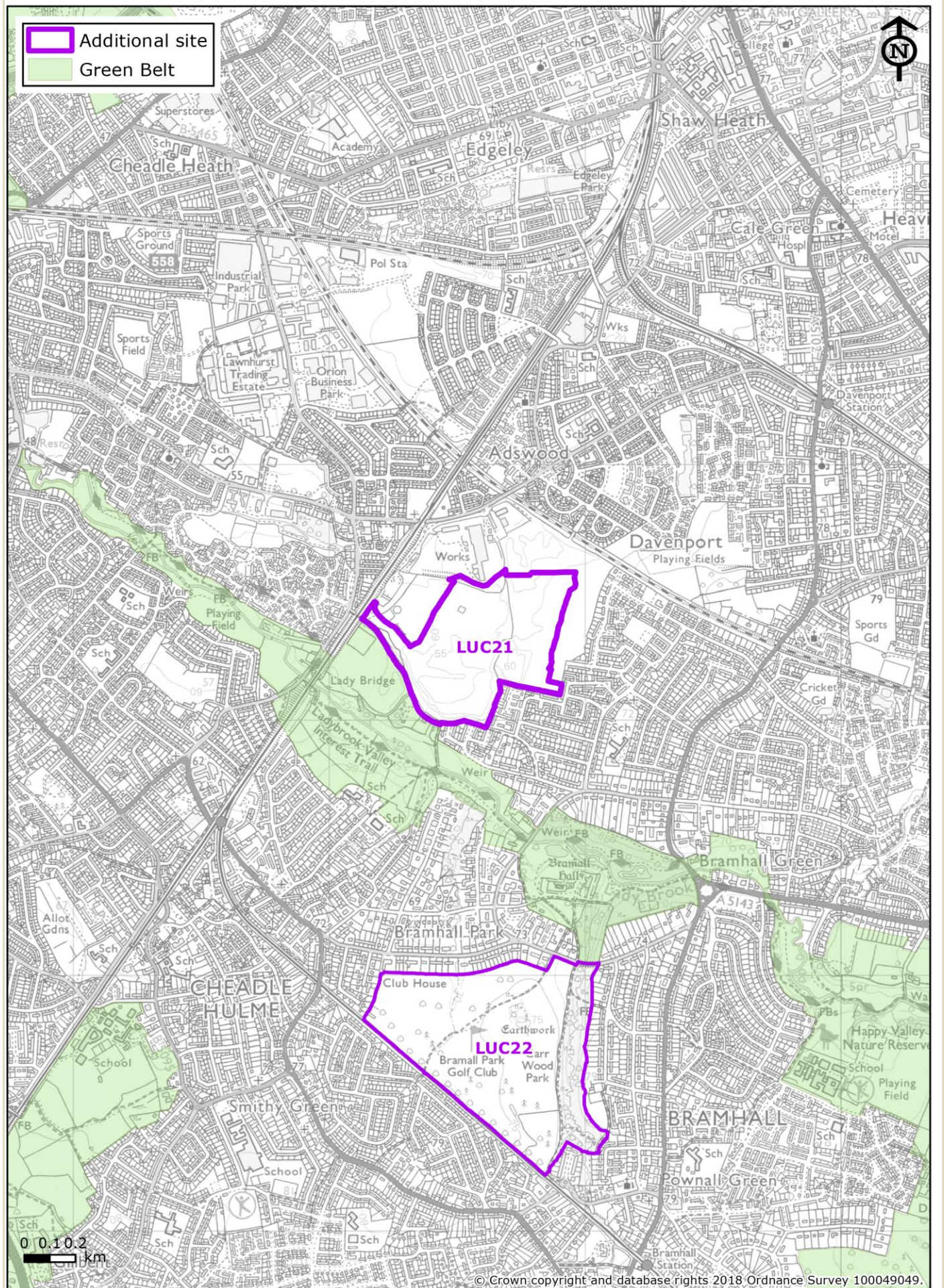
**Appendix 1f**

Site assessments for parcels within Stockport



Land Parcel Ref: LUC21  
Parcel Type: Additional site

Local Authority 1: Stockport  
Local Authority 2: N/A





**Land Parcel Ref:** LUC21  
**Parcel Type:** Additional site

**Local Authority 1:** Stockport  
**Local Authority 2:** N/A

## Parcel Description

The parcel is located on the southern edge of Adswood and the eastern edge of Davenport. Land within the parcel is predominantly flat and comprises an old landfill site that is now covered by grassland and partially utilised by the adjacent waste management centre. The parcel contains a single building and the south of the parcel contains a woodland band. The southeast of the parcel is enclosed by residential development and the north of the parcel is enclosed by a waste management centre. This parcel is not Green Belt land.

## Purpose 1 - Check the unrestricted sprawl of large built up areas

### 1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?

**Rating:** Moderate

#### Notes:

This parcel is adjacent to Adswood and Davenport. There is a sense of openness within the parcel because it is predominantly undeveloped (comprising open grassland and some woodland), albeit part of the site is used by the adjacent waste management centre. The north and southeast of the parcel are also partially enclosed by existing development.

### 1b - Does the parcel protect open land from the potential for urban sprawl to occur?

**Rating:** Moderate

#### Notes:

The parcel is adjacent to the urban edges of Adswood and Davenport. There are no strong barrier features within the parcel or at the outer edges (or close to the outer edge) of the parcel that could prevent urban sprawl from taking place within the parcel. There is some sense of encroachment within the parcel as it is partially enclosed to the north by a waste management facility and to the southwest by residential development, and therefore any loss of openness may not be perceived as sprawl.

## Purpose 2 - To prevent neighbouring towns merging into one another

### 2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

**Rating:** Moderate

#### Notes:

The parcel is located directly between the settlements of Adswood and Davenport. These settlements are in very close proximity (within 1km directly across the parcel) and the parcel forms part of a critical gap between them. However, these settlements are effectively merged to the northeast of the parcel beyond the railway line. Nonetheless, the parcel still plays a role in the separation of these settlements to the south of the railway line, and if it were developed there would be a stronger perception of the settlements merging.

**Land Parcel Ref:** LUC21  
**Parcel Type:** Additional site

**Local Authority 1:** Stockport  
**Local Authority 2:** N/A

### Purpose 3 - To assist in safeguarding the countryside from encroachment

**3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?**

**Has the parcel already been affected by encroachment of urbanised built development?**

**Rating:** Moderate

**Notes:**

Although there is no built development within the parcel, there is some sense of encroachment from the urban area to the north and south, and from its use by the waste management facility. Whilst the parcel is open and predominantly comprises grassland, it lacks a strong rural character and is not considered to form part of the wider countryside. It does however connect with existing open Green Belt land to the south east.

### Purpose 4 - To preserve the setting and special character of historic towns

**4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?**

**Rating:** No Contribution

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Bramhall, Cheadle, Cheadle Hulme & Bramhall Green, Davenport & Heaviley (Stockport), Didsbury, Edgele (Stockport), Heaton Moor (Stockport), Sharston (Gatley) and Stockport (Town Centre). In practice, the parcel has a very limited or no relationship (visual or physical) with any of the historic settlements and does not play role in their setting or significance. This is largely due to the location of the parcel and the visual screening provided by intervening blocks of urban development, roads, and trees.

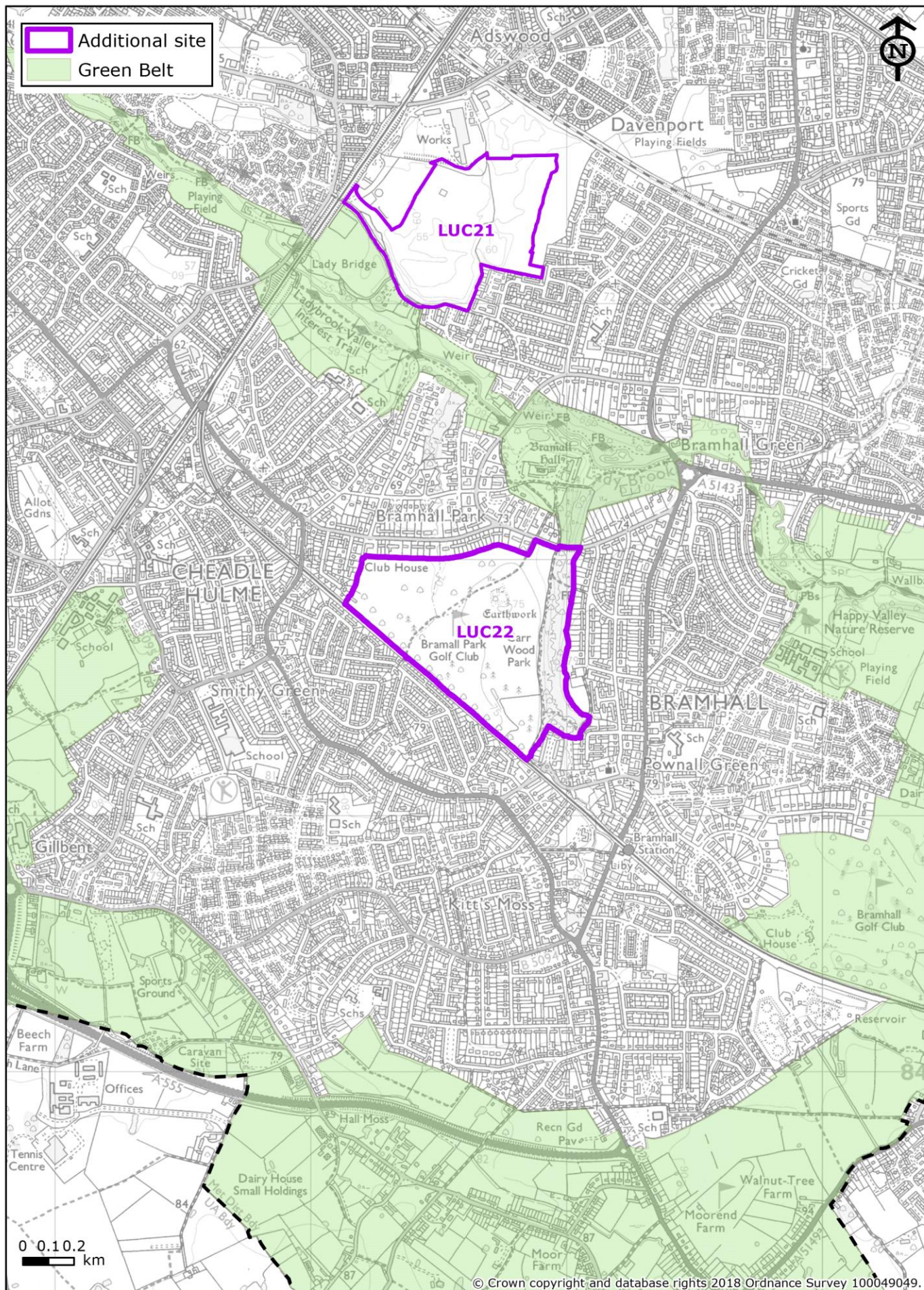
### Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcels delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.



Land Parcel Ref: LUC22  
Parcel Type: Additional site

Local Authority 1: Stockport  
Local Authority 2: N/A





**Land Parcel Ref:** LUC22  
**Parcel Type:** Additional site

**Local Authority 1:** Stockport  
**Local Authority 2:** N/A

## Parcel Description

The parcel is located in the north of Bramhall. Land within the parcel is predominantly flat, sloping down to the east along the stream running through Carr Wood Park. The parcel predominantly consists of Bramall Park Golf Course and contains buildings and car parking associated with this use in the northeast and southwest of the parcel. The parcel is crossed by footpaths and is enclosed on all sides by residential development, as well as a railway line that bounds the south western edge of the parcel. This parcel is not Green Belt land.

## Purpose 1 - Check the unrestricted sprawl of large built up areas

### 1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?

**Rating:** Moderate

#### Notes:

The parcel is located within Bramhall. This parcel contains Bramall Park Golf Course buildings and car parks. These features do not have a significant urbanising influence on the parcel. There is a sense of openness within the parcel as it predominantly comprises the Bramall Park Golf Course and woodland in the east. The parcel is however enclosed on all sides by residential development, as well as a railway line that bounds the south western edge of the parcel.

### 1b - Does the parcel protect open land from the potential for urban sprawl to occur?

**Rating:** Moderate

#### Notes:

The parcel is adjacent to the urban edge of Bramhall. The railway line along the south west of the parcel represents a strong boundary feature that could potentially prevent urban sprawl from occurring from the south west but there are no strong boundaries on the remaining areas. There is a sense of encroachment within the parcel as it is surrounded on all sides by existing development and therefore any loss of openness may not be perceived as sprawl. There is also very limited potential for sprawl to occur beyond the parcel itself, as it is only linked to open land in the very far north east of the parcel.

## Purpose 2 - To prevent neighbouring towns merging into one another

### 2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

**Rating:** Moderate

#### Notes:

The parcel is located within Bramhall and does not lie between two settlements being considered under Purpose 2. The parcel makes no contribution to preventing the merging of neighbouring settlements.

**Land Parcel Ref:** LUC22  
**Parcel Type:** Additional site

**Local Authority 1:** Stockport  
**Local Authority 2:** N/A

### Purpose 3 - To assist in safeguarding the countryside from encroachment

**3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?**

**Has the parcel already been affected by encroachment of urbanised built development?**

**Rating:** Moderate

**Notes:**

There is some sense of encroachment within the parcel as a result of the surrounding urban area and its urban fringe recreational uses. The parcel is open and predominantly comprises a golf course, however it lacks a strong rural character and is not considered to form part of the wider countryside.

### Purpose 4 - To preserve the setting and special character of historic towns

**4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?**

**Rating:** Weak

**Notes:**

The parcel is adjacent to the historic settlement of Cheadle Hulme & Bramhall Green. Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from this settlement, as well as the historic settlements of Bramhall, Cheadle, Davenport & Heaviley (Stockport), Edgele (Stockport), Heaton Moor (Stockport), Sharston (Gatley) and Stockport (Town Centre). In practice, the parcel plays a minor role in the setting of the adjacent historic settlement of Cheadle Hulme & Bramhall Green, but this is limited due to visual screening provided by intervening blocks of urban development, roads, and trees.

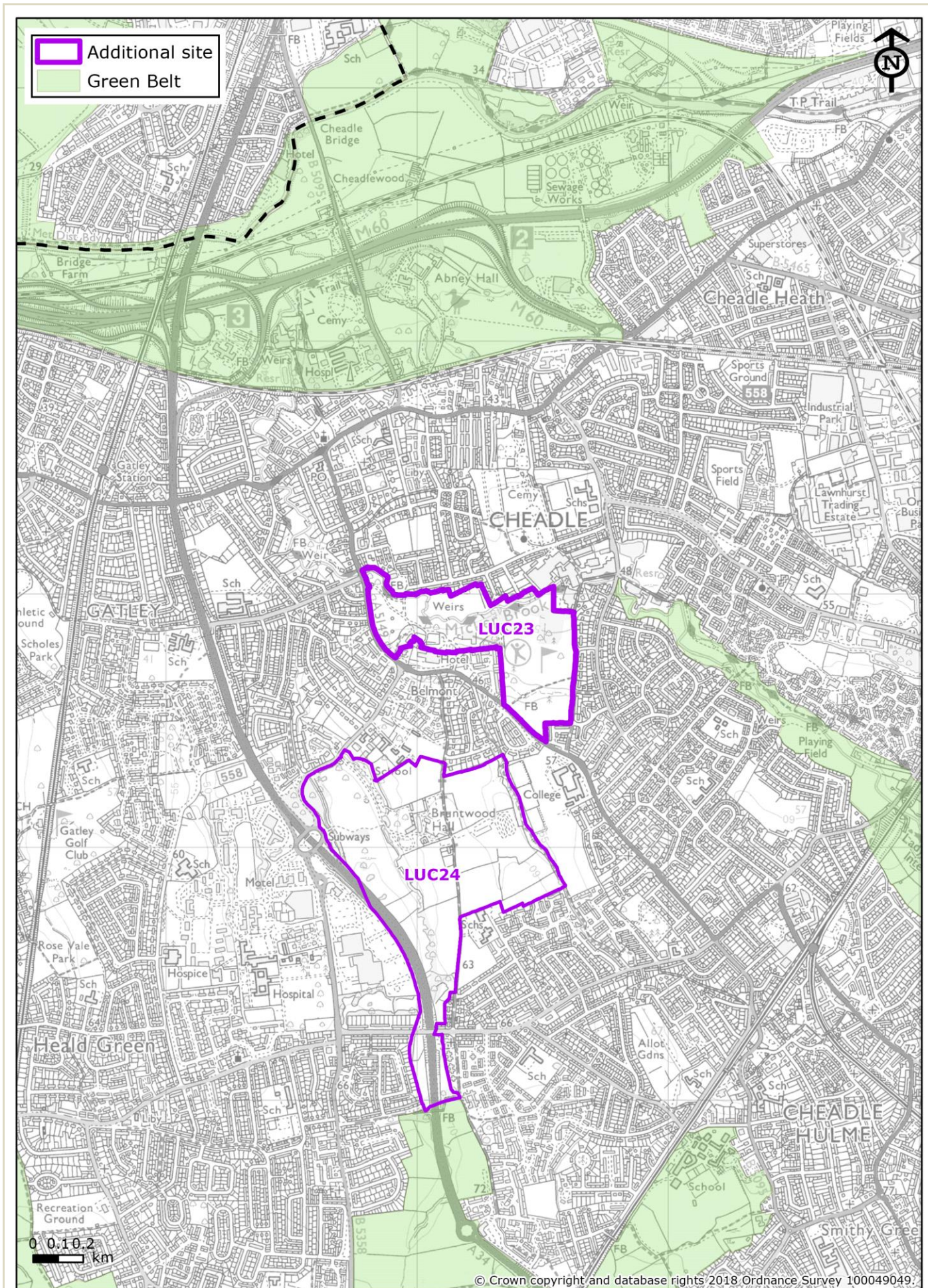
### Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcels delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.



Land Parcel Ref: LUC23  
Parcel Type: Additional site

Local Authority 1: Stockport  
Local Authority 2: N/A





Land Parcel Ref:	LUC23
Parcel Type:	Additional site

Local Authority 1:	Stockport
Local Authority 2:	N/A

## Parcel Description

The parcel is located in the south of Cheadle, to the north of Cheadle Hume. Land within the parcel is predominantly flat and comprises Cheadle Golf Club in the east and Brookfields Park in the west. The park comprises multiple pockets of grassland enclosed by trees. Golf club buildings and a car park, as well as a leisure centre with an associated car park, are located in the centre of the parcel. A car park associated with a private large house is also located in the west of the parcel. Micker Brook and multiple footpaths cross the parcel. The parcel is completely surrounded by residential and commercial development, and an A road bounds parts of the western and southern edges of the parcel. This parcel is not Green Belt land.

## Purpose 1 - Check the unrestricted sprawl of large built up areas

### 1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?

Rating: Moderate

#### Notes:

The parcel is located within and on the south of Cheadle. This parcel contains car parks and buildings associated with Cheadle Golf Club, a leisure centre and a private residential property. These features have a limited urbanising influence on the parcel. There is a sense of openness within the parcel as it predominantly comprises Cheadle Golf Club and Brookfields Park. The parcel is however enclosed on all sides by residential and commercial development.

### 1b - Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: Weak

#### Notes:

The parcel is adjacent to the urban edges of Cheadle and Cheadle Hume. There are no strong barrier features at the outer edge of the parcel that could prevent urban sprawl from taking place within the parcel. However, the parcel plays a role in inhibiting ribbon development along the western edge of Old Wool Lane. There is some sense of encroachment within the parcel as it is surrounded by existing development on all sides and therefore any loss of openness will not be perceived as sprawl. There is also no potential for sprawl to occur beyond the parcel itself, due to its total urban containment.

## Purpose 2 - To prevent neighbouring towns merging into one another

### 2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: Weak

#### Notes:

The parcel is located within the south of Cheadle and on the north western edge of Cheadle Hume. These settlements are effectively merged to the south of the parcel along the A5149, and to the northeast of the parcel at Demmings Industrial Estate. However, the parcel still plays a limited role in the separation of the settlements, particularly when travelling along the A5149 and Old Wool Lane. Any loss of openness would lead to a slightly greater perception of the settlements merging.

**Land Parcel Ref:** LUC23  
**Parcel Type:** Additional site

**Local Authority 1:** Stockport  
**Local Authority 2:** N/A

### Purpose 3 - To assist in safeguarding the countryside from encroachment

**3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?**

**Has the parcel already been affected by encroachment of urbanised built development?**

**Rating:** Moderate

**Notes:**

There is some sense of encroachment within the parcel as a result of the surrounding urban area and its urban fringe recreational uses. The parcel is open and predominantly comprises a golf course and park, however it lacks a strong rural character and is not considered to form part of the wider countryside.

### Purpose 4 - To preserve the setting and special character of historic towns

**4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?**

**Rating:** No Contribution

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Bramhall, Cheadle, Cheadle Hulme & Bramhall Green, Davenport & Heaviley (Stockport), Didsbury, Edgele (Stockport), Heaton Moor (Stockport), Northenden, Sharston (Gatley) and Stockport (Town Centre). In practice, the parcel has a very limited or no relationship (visual or physical) with any of the historic settlements and does not play role in their setting or significance. This is largely due to the location of the parcel and the visual screening provided by intervening blocks of urban development, roads, and trees.

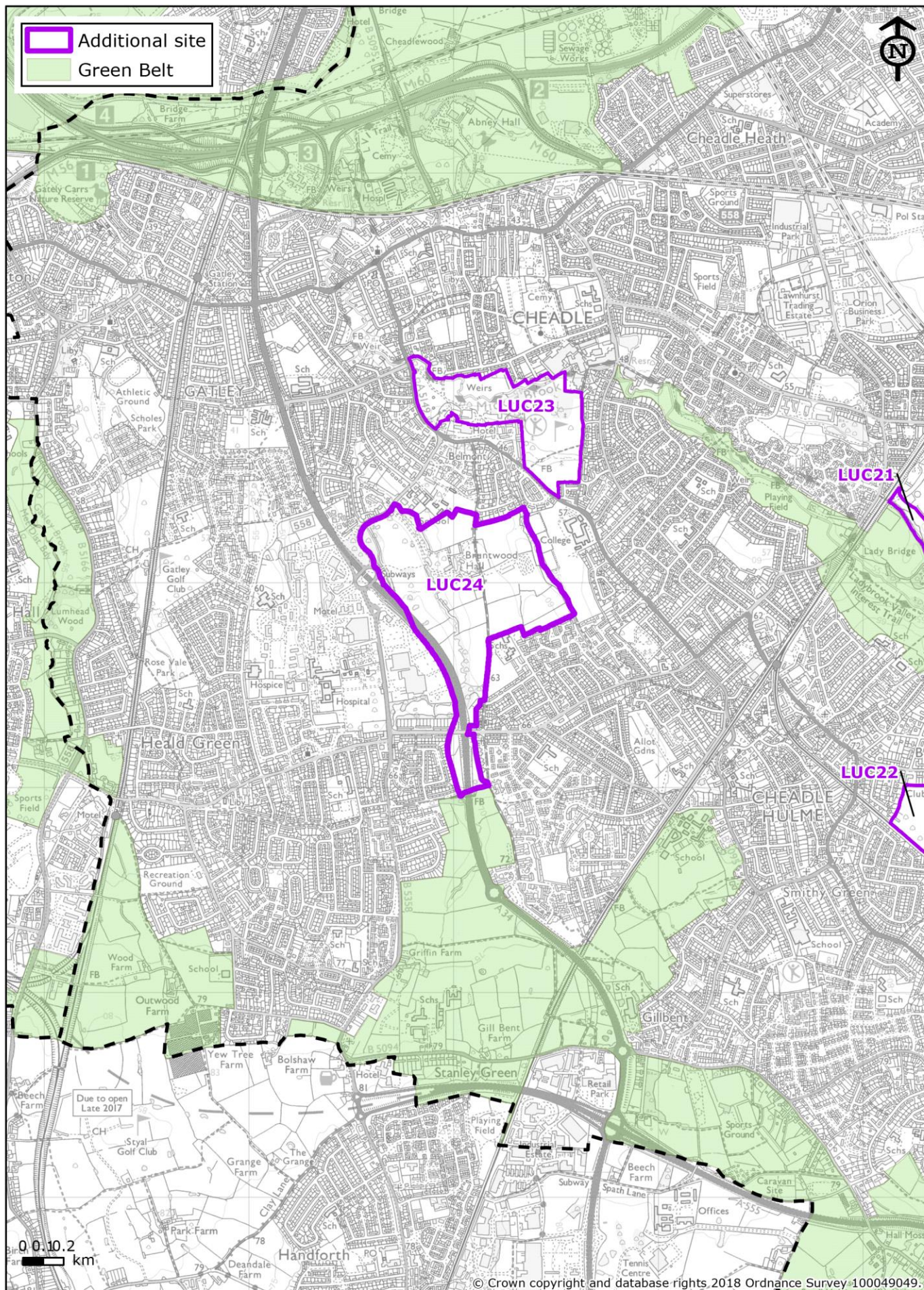
### Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcels delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.



Land Parcel Ref: LUC24  
Parcel Type: Additional site

Local Authority 1: Stockport  
Local Authority 2: N/A





Land Parcel Ref:	LUC24
Parcel Type:	Additional site

Local Authority 1:	Stockport
Local Authority 2:	N/A

## Parcel Description

The parcel is located to the south of Cheadle, west of Cheadle Hume and east of Heald Green. Land within the parcel slopes down to the north and predominantly comprises Bruntwood Park. The Oddfellows hotel with associated buildings, car parking and playground are located in the centre of the parcel and a golf course with an associated building and car park are located in the north of the parcel. A single dwelling is located to the south of the hotel complex in the centre of the parcel and a BMX track and associated car park are also located in the east of the parcel. The parcel is contained to the north and south by residential development and schools, and to the west by an A road with a large shopping centre and floodlit car park beyond. The south of the parcel also contains part of this A road. This parcel is not Green Belt land.

## Purpose 1 - Check the unrestricted sprawl of large built up areas

### 1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?

Rating: Moderate

#### Notes:

The parcel is located adjacent to Cheadle, Cheadle Hume and Heald Green. The parcel contains features that have some urbanising influence within the parcel, including a manor house hotel, associated buildings, car parks and part of the A34. Nonetheless, the parcel is predominantly open, principally comprising parkland. The parcel is however nearly completely enclosed by existing development, as well as the A34 road that bounds the west of the parcel and occupies the far south of the parcel.

### 1b - Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: Moderate

#### Notes:

The parcel adjoins the urban edges of Cheadle, Cheadle Hume and Heald Green. The A34 bounding the west of the parcel and occupying the southernmost part of the parcel represents a strong boundary feature that could prevent urban sprawl from occurring from the west however there are no other strong boundaries preventing sprawl from occurring within the parcel. There is some sense of encroachment within the parcel, as it is nearly completely surrounded by existing development, and therefore any loss of openness may not be perceived as sprawl. There is also limited potential for sprawl to occur beyond the parcel itself, due to its urban containment.

## Purpose 2 - To prevent neighbouring towns merging into one another

### 2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: Moderate

#### Notes:

The parcel forms part of the gap between the settlements of Cheadle, Cheadle Hume and Heald Green. These settlements are in close proximity (within 1km directly across the parcel). However, these settlements have already effectively merged. The parcel does still play a limited role in the separation of these settlements, and any loss of openness would lead to the last remaining area of open space between the settlements being lost.

**Land Parcel Ref:** LUC24  
**Parcel Type:** Additional site

**Local Authority 1:** Stockport  
**Local Authority 2:** N/A

### Purpose 3 - To assist in safeguarding the countryside from encroachment

**3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?**

**Has the parcel already been affected by encroachment of urbanised built development?**

**Rating:** Moderate

**Notes:**

There is some sense of encroachment within the parcel as a result of the limited development within the parcel, the surrounding urban area and its urban fringe recreational uses. The parcel is open although it lacks a strong rural character and is not considered to form part of the wider countryside.

### Purpose 4 - To preserve the setting and special character of historic towns

**4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?**

**Rating:** No Contribution

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Bramhall, Cheadle, Cheadle Hulme & Bramhall Green, Davenport & Heaviley (Stockport), Didsbury, Edgele (Stockport), Heaton Moor (Stockport), Northenden, Sharston (Gatley) and Stockport (Town Centre). In practice, the parcel has a very limited or no relationship (visual or physical) with any of the historic settlements and does not play role in their setting or significance. This is largely due to the location of the parcel and the visual screening provided by intervening blocks of urban development, roads, and trees.

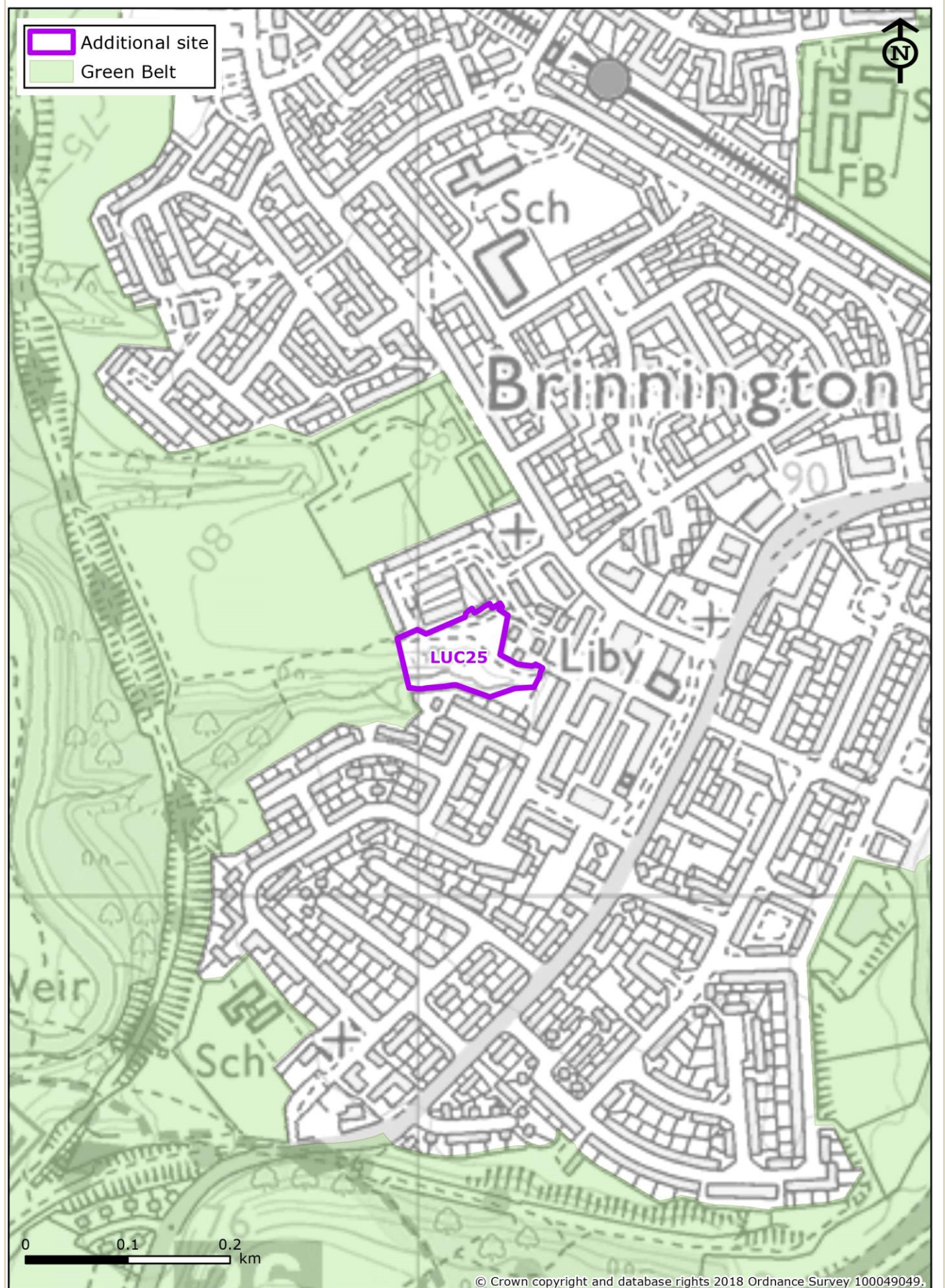
### Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcels delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.



Land Parcel Ref: LUC25  
Parcel Type: Additional site

Local Authority 1: Stockport  
Local Authority 2: N/A



Land Parcel Ref:	LUC25
Parcel Type:	Additional site

Local Authority 1:	Stockport
Local Authority 2:	N/A

## Parcel Description

The parcel is located in the west of Brinnington. Land within the parcel slopes down towards the centre and west of the parcel along the stream running through the parcel, and comprises woodland crossed by a footpath. The parcel is surrounded by existing residential development and forms an area of open space between rows of existing residential development. This parcel is not Green Belt land.

## Purpose 1 - Check the unrestricted sprawl of large built up areas

### 1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?

Rating: Moderate

#### Notes:

The parcel is located in the west of Brinnington. The parcel contains no urbanising features, comprises woodland and has a sense of openness. The parcel is however enclosed by existing development to the north east and south.

### 1b - Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: Moderate

#### Notes:

The parcel is adjacent to the urban edge of Brinnington. There are no strong boundary features within the parcel or along the outer edge that would prevent urban sprawl from occurring within the parcel. There is a sense of encroachment within the parcel as it is surrounded by development and therefore any loss of openness may not be perceived as sprawl.

## Purpose 2 - To prevent neighbouring towns merging into one another

### 2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: Weak

#### Notes:

The parcel is located in the west of Brinnington, which is located in close proximity (<1km) to the settlement of Reddish to the west. However, the parcel does not extend beyond the existing urban edge of Brinnington. Blocks of woodland, a railway line and the River Thame provide separation between these settlements. The parcel plays a very limited role in the separation of these settlements.

**Land Parcel Ref:** LUC25  
**Parcel Type:** Additional site

**Local Authority 1:** Stockport  
**Local Authority 2:** N/A

### Purpose 3 - To assist in safeguarding the countryside from encroachment

**3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?**

**Has the parcel already been affected by encroachment of urbanised built development?**

**Rating:** Weak

**Notes:**

There is a sense of encroachment within the parcel as a result of the surrounding urban area and its urban fringe recreational uses. Although, the topography of the parcel and extent of existing woodland does limit visibility of the surrounding residential estates within some parts of the parcel, the adjacent residential properties remain visible across the majority of the parcel. The parcel is open but lacks a strong rural character and is not considered to form part of the wider countryside.

### Purpose 4 - To preserve the setting and special character of historic towns

**4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?**

**Rating:** No Contribution

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Davenport & Heaviley (Stockport), Edgele (Stockport), Gorton, Heaton Moor (Stockport), Mid Reddish and Stockport (Town Centre). In practice, the parcel has a very limited or no relationship (visual or physical) with any of the historic settlements and does not play a role in their setting or significance. This is largely due to the location of the parcel; its small size; and the visual screening provided by intervening blocks of urban development, roads, and trees.

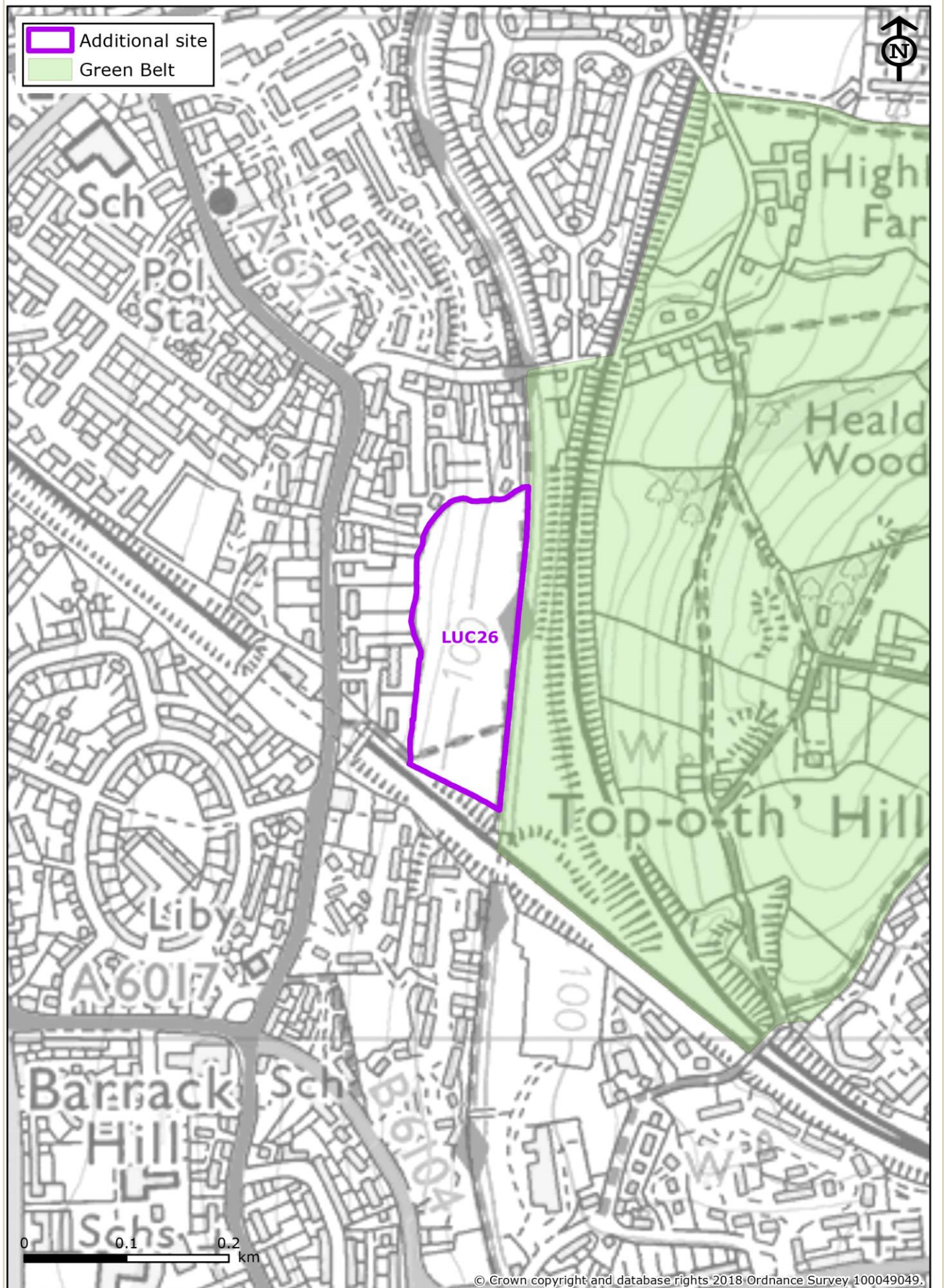
### Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcel delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.



Land Parcel Ref: LUC26  
Parcel Type: Additional site

Local Authority 1: Stockport  
Local Authority 2: N/A



**Land Parcel Ref:** LUC26  
**Parcel Type:** Additional site

**Local Authority 1:** Stockport  
**Local Authority 2:** N/A

## Parcel Description

The parcel is located on the east of Bredbury. Land within the parcel slopes down to the east and comprises amenity grassland enclosed by trees and crossed by a footpath. The parcel is enclosed by residential development to the north and west, and bound by a railway line to the south and a canal, woodland band and railway line to the east. This parcel is not Green Belt land.

## Purpose 1 - Check the unrestricted sprawl of large built up areas

### 1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?

**Rating:** Moderate

#### Notes:

The parcel is located adjacent to Bredbury. The parcel is predominately grassland and contains no urbanising features and has a sense of openness. The parcel is however partially enclosed by existing housing estates to the north and west. This has some urbanising influence on the parcel.

### 1b - Does the parcel protect open land from the potential for urban sprawl to occur?

**Rating:** Moderate

#### Notes:

The parcel is adjacent to the urban edge of Bredbury. The railway line adjoining the south of the parcel and the canal, woodland band and railway line adjoining the east of the parcel are strong barriers that would prevent urban sprawl from occurring from the south and east, however there are no other strong boundaries preventing sprawl from occurring within the parcel. The parcel is also enclosed by residential development to the north and west, any loss of openness may not be perceived as sprawl.

## Purpose 2 - To prevent neighbouring towns merging into one another

### 2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

**Rating:** Weak

#### Notes:

The parcel is located adjacent to the east of Bredbury, which is in close proximity (<1km) to the settlements of Woodley to the north and Romiley to the east. These settlements have already merged with Bredbury to the northeast and southeast of the parcel, and the settlements of Bredbury and Romiley are also separated by a canal, woodland and railway line. The parcel therefore plays a very limited role in the separation of these settlements.

**Land Parcel Ref:** LUC26  
**Parcel Type:** Additional site

**Local Authority 1:** Stockport  
**Local Authority 2:** N/A

### Purpose 3 - To assist in safeguarding the countryside from encroachment

**3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?**

**Has the parcel already been affected by encroachment of urbanised built development?**

**Rating:** Moderate

**Notes:**

There a sense of encroachment within the parcel as a result of the surrounding urban area and railway lines, and its urban fringe recreational uses. The topography of the parcel and extent of the surrounding trees does however limit visibility of the surrounding residential estates within some areas of the parcel. The parcel is open but lacks a strong rural character and has a stronger connection with the urban area than the wider countryside beyond the canal and railway line.

### Purpose 4 - To preserve the setting and special character of historic towns

**4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?**

**Rating:** No Contribution

**Notes:**

Digital analysis, based on bare earth height data, indicates that the southwest corner of this parcel is theoretically visible from the historic settlement of Marple. In practice, the parcel has a very limited or no relationship (visual or physical) with any of the historic settlements and does not play role in their setting or significance. This is largely due to the location of the parcel; its small size; and the visual screening provided by intervening blocks of urban development, roads, and trees.

### Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcels delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.

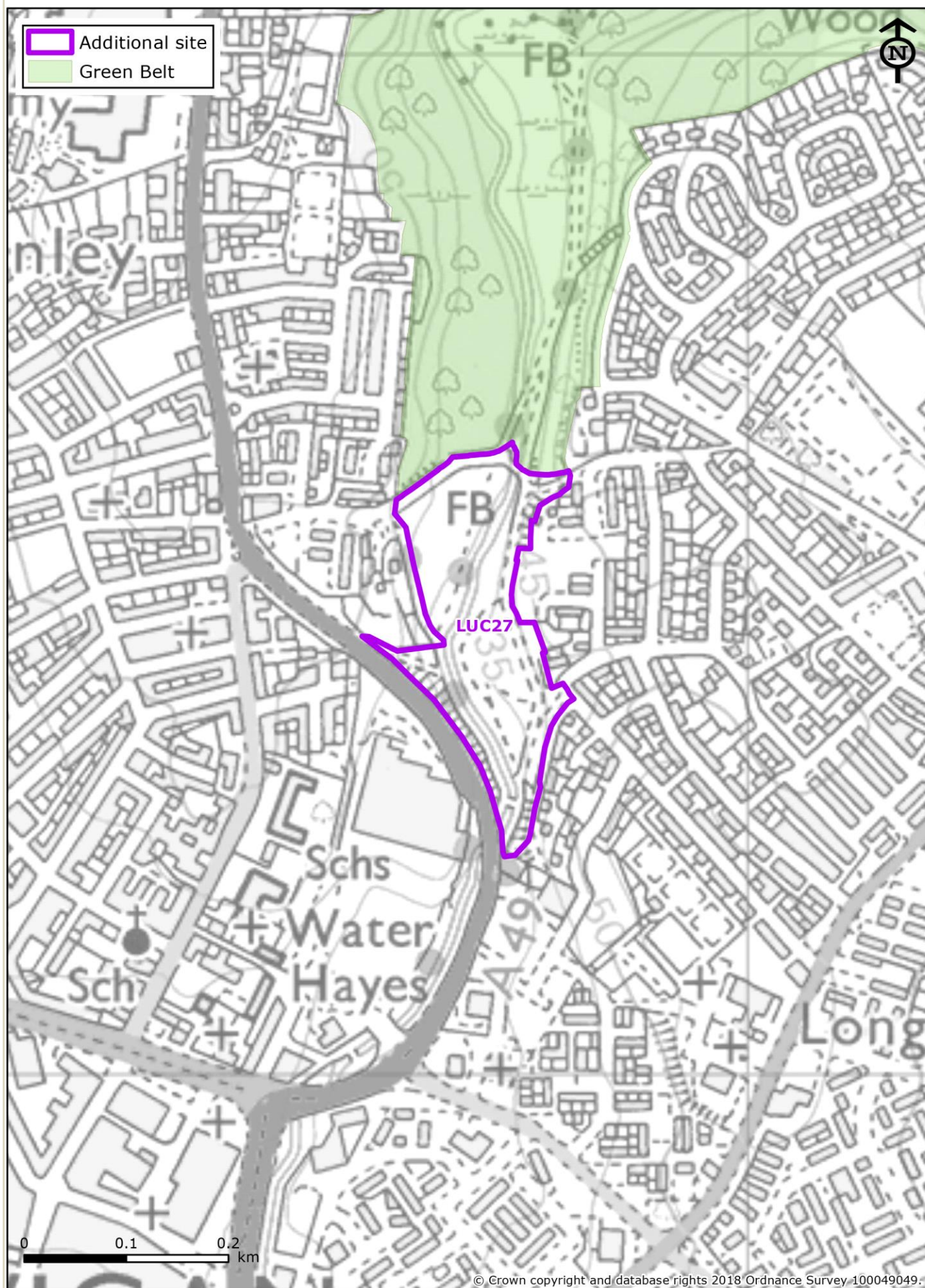


**Appendix 1g**

Site assessments for parcels within Wigan

Land Parcel Ref: LUC27  
Parcel Type: Additional site

Local Authority 1: Wigan  
Local Authority 2: N/A



**Land Parcel Ref:** LUC27  
**Parcel Type:** Additional site

**Local Authority 1:** Wigan  
**Local Authority 2:** N/A

## Parcel Description

The parcel lies at the northern edge of Wigan. It consists of the sloped land around the valley of the River Douglas. Much of the land has tree cover around the river itself which sits lower than the surrounding residential uses to the east and commercial uses and A49 to the west. A series of public rights of way pass through the parcel from south to north where it rises slightly towards Coppull Lane and the flood storage area formed by a dam. This parcel is not Green Belt land.

## Purpose 1 - Check the unrestricted sprawl of large built up areas

### 1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?

**Rating:** Moderate

#### Notes:

The parcel lies to the north of Wigan which it is adjacent to. Most of the public rights of way which pass through the parcel are tarmacked and lined by metal fencing. Whilst predominately open, the parcel has a closer association with the urban area, than the countryside to the north.

### 1b - Does the parcel protect open land from the potential for urban sprawl to occur?

**Rating:** Moderate

#### Notes:

The parcel forms a narrow wedge of land to the north of Wigan which it is adjacent to. The River Douglas runs through the parcel from north to south but this would not prevent sprawl from occurring within the parcel. The parcel is however contained by development on two sides and the River Douglas. Development within the parcel may not therefore be perceived as sprawl.

## Purpose 2 - To prevent neighbouring towns merging into one another

### 2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

**Rating:** No Contribution

#### Notes:

The parcel lies between the settlements of Wigan to the south and Adlington to the north. These settlements are not within close proximity (approximately 6.6km) of each other across the parcel and as such the performance of the parcel is negligible in respect of this purpose.



**Land Parcel Ref:** LUC27  
**Parcel Type:** Additional site

**Local Authority 1:** Wigan  
**Local Authority 2:** N/A

### Purpose 3 - To assist in safeguarding the countryside from encroachment

**3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?**

**Has the parcel already been affected by encroachment of urbanised built development?**

**Rating:** Weak

**Notes:**

There has already been some urban encroachment into the parcel because of the tarmacked footpaths and associated features including street lighting. Furthermore the neighbouring urban development has a relatively strong visual influence on the parcel particularly where tree cover is sparser and the elevated residential development to the west clearly overlooks land within the parcel. The A49 is also prominent in views from the parcel to the south where it crosses over the River Douglas. The parcel therefore does not display the characteristics of countryside and have a rural character.

### Purpose 4 - To preserve the setting and special character of historic towns

**4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?**

**Rating:** Moderate

**Notes:**

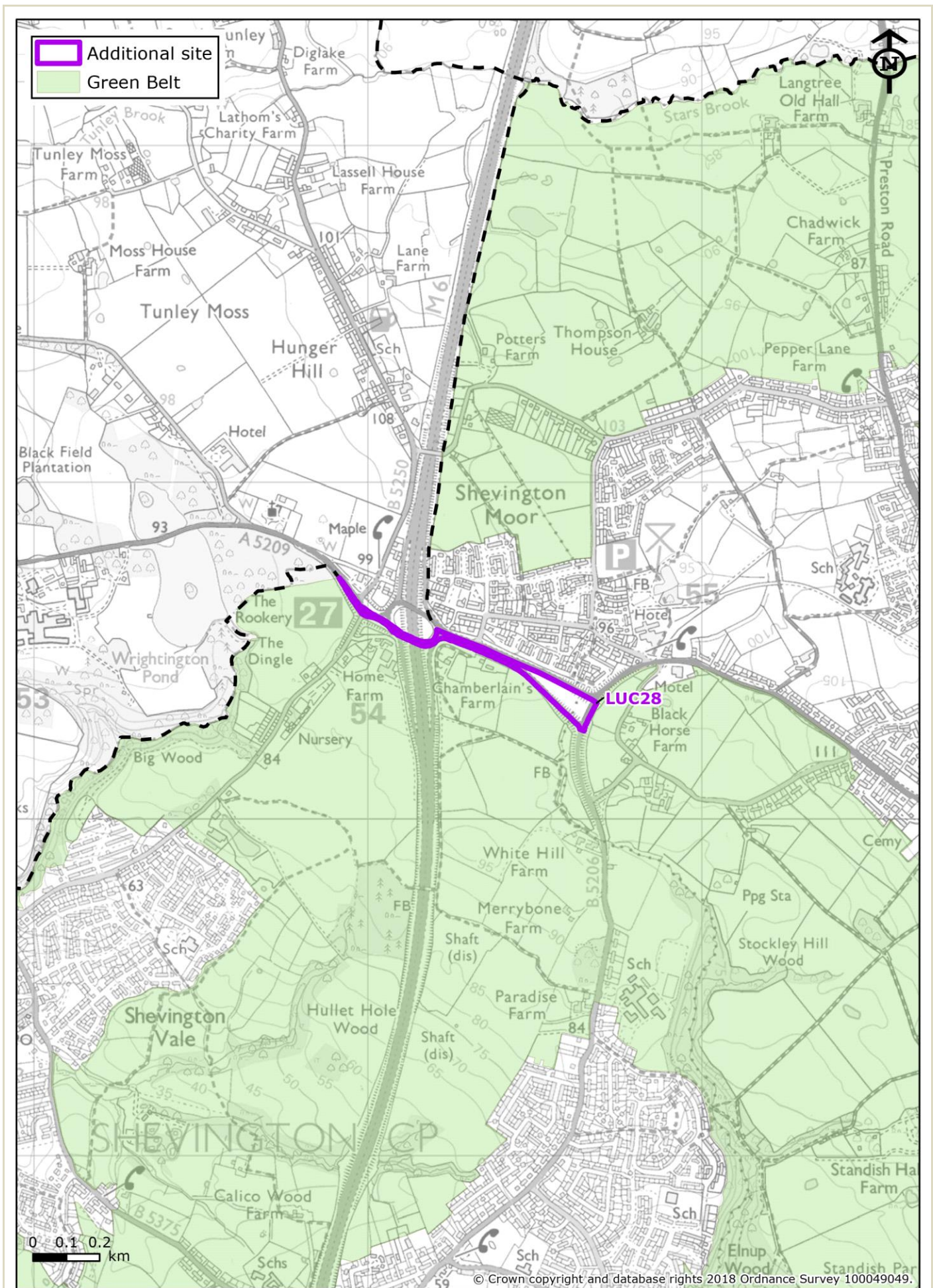
Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Hindley, Mayflower, Shevington (Town Centre), Standish, Wigan (Historic Core) and Wigan (Wigan Pier). In practice, the parcel has intervisibility with the historic settlement of Wigan (Historic Core) and plays a role in its setting, albeit to a relatively limited degree. The parcel is located within a small valley which falls away from the historic settlement of Wigan (Historic Core) towards the east. The topography of the parcel and intervening buildings and roads limit the influence it has in relation to the setting of the historic settlement area despite its close proximity.

### Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcels delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.

Land Parcel Ref: LUC28  
Parcel Type: Additional site

Local Authority 1: Wigan  
Local Authority 2: N/A



Land Parcel Ref:	LUC28
Parcel Type:	Additional site

Local Authority 1:	Wigan
Local Authority 2:	N/A

## Parcel Description

The parcel comprises a narrow strip of land on the southern side of the A5209 at the southern edge of Shevington Moor. To the east of the M6 where the A5209 splits into two separate routes the boundaries of the parcel include all of the land between these roads. Much of the parcel consists of grass verge with some limited tree cover to the east where the land is sloped towards the B5206. This parcel is not Green Belt land.

## Purpose 1 - Check the unrestricted sprawl of large built up areas

### 1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?

Rating: Weak

#### Notes:

The parcel is adjacent to the southern edge of Shevington Moor. The boundaries of the parcel currently take in much of the existing form of the southern side of the A5209. The parcel relates strongly to the urban settlement as opposed to the wider countryside.

### 1b - Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: Weak

#### Notes:

The parcel is adjacent to the southern edge of Shevington Moor. The parcel has significant and durable barrier features (the A5209, A5206, Crow Orchard Road) which play a strong role inhibiting urban sprawl occurring within the parcel. The M6 also runs through the western portion of the parcel.

## Purpose 2 - To prevent neighbouring towns merging into one another

### 2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: Weak

#### Notes:

The parcel lies between Shevington Moor and Shevington to the south. Other land beyond the parcel provides the majority separation between these settlements which are approximately 1.1km from each other.



**Land Parcel Ref:** LUC28  
**Parcel Type:** Additional site

**Local Authority 1:** Wigan  
**Local Authority 2:** N/A

### Purpose 3 - To assist in safeguarding the countryside from encroachment

**3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?**

**Has the parcel already been affected by encroachment of urbanised built development?**

**Rating:** Weak

**Notes:**

There has already a sense of extensive urban encroachment into the parcel because of the presence of the roads and the crossing of the M6. The parcel is not rural and does not have the characteristics of the countryside.

### Purpose 4 - To preserve the setting and special character of historic towns

**4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?**

**Rating:** No Contribution

**Notes:**

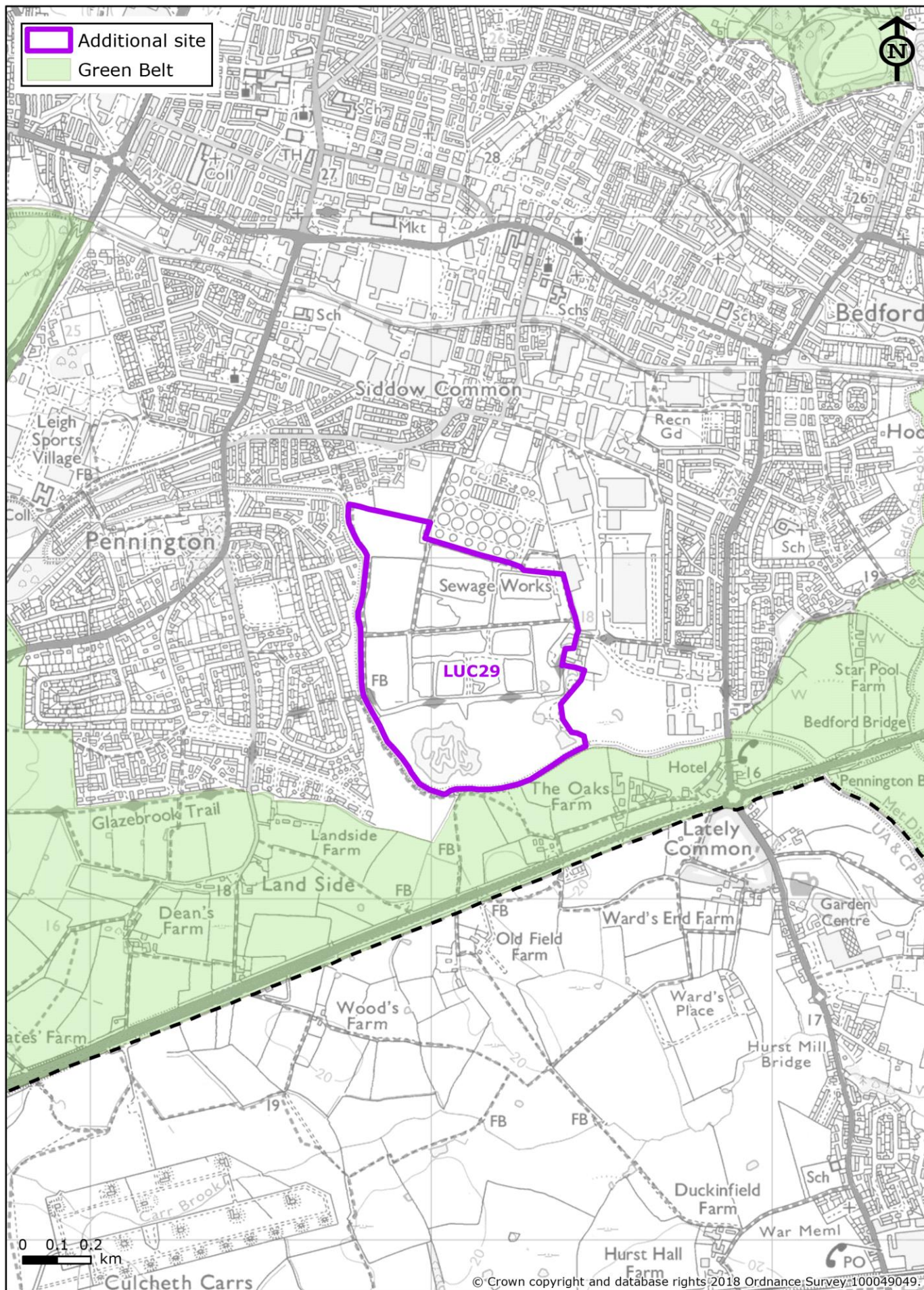
Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Shevington (Town Centre), Standish and Wigan (Historic Core). In practice the parcel has no relationship (visual or physical) with any of the historic settlements and does not play role in their setting or significance.

### Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcels delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.

Land Parcel Ref: LUC29  
Parcel Type: Additional site

Local Authority 1: Wigan  
Local Authority 2: N/A



Land Parcel Ref:	LUC29
Parcel Type:	Additional site

Local Authority 1:	Wigan
Local Authority 2:	N/A

## Parcel Description

The parcel lies in close proximity to the southern edge of Leigh and comprises the land at the Hope Carr Nature Reserve. It is bounded by the Pennington Brook to the south and west, by a sewage works to the north and by industrial land to the east. The parcel consists of ponds and sludge beds of a former sewage works set within a mix of regenerating woodland, scrub, and reed beds. There are a number of raised paths running across the parcel and no public roads. This parcel is not Green Belt land.

## Purpose 1 - Check the unrestricted sprawl of large built up areas

### 1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?

Rating: Strong

#### Notes:

The parcel lies adjacent to Leigh which is to the north. There is no built development within the parcel apart from the remains of settling ponds and part of the Leigh water treatment work. The influence of these features on the openness of the parcel is limited.

### 1b - Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: Moderate

#### Notes:

The parcel lies adjacent to Leigh which is to the north. Pennington Brook is located at the south and west of the site and could play a limited role in preventing further urban sprawl from occurring.

## Purpose 2 - To prevent neighbouring towns merging into one another

### 2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: Weak

#### Notes:

The parcel lies between Leigh to the north and Culcheth to the south. The settlements lie within approximately 3.1km of each other across the parcel. The parcel forms only part of the gap between the settlements and the existing urban edge of Leigh already extend to the south of the parcel to the west. The A580 also acts as a separating feature between the settlements.



**Land Parcel Ref:** LUC29  
**Parcel Type:** Additional site

**Local Authority 1:** Wigan  
**Local Authority 2:** N/A

### Purpose 3 - To assist in safeguarding the countryside from encroachment

**3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?**

**Has the parcel already been affected by encroachment of urbanised built development?**

**Rating:** Moderate

**Notes:**

There is limited sense of encroachment with the parcel being generally free of urbanised built development. The adjoining residential and industrial edge is visible from within the parcel and exerts an urban influence. 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.

### Purpose 4 - To preserve the setting and special character of historic towns

**4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?**

**Rating:** Weak

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Astley, Golborne, Howe Bridge & Atherton, Leigh (Bridgewater Canal), Leigh (Town Centre), Pennington and Tyldesley. In practice, the parcel has a limited visual or physical relationship with any of these historic settlements and is considered unlikely to be important to their setting or significance. This is largely due to the location of the parcel; the low-lying post-industrial character of land; and the visual screening provided by intervening blocks of urban development, roads, and trees.

### Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

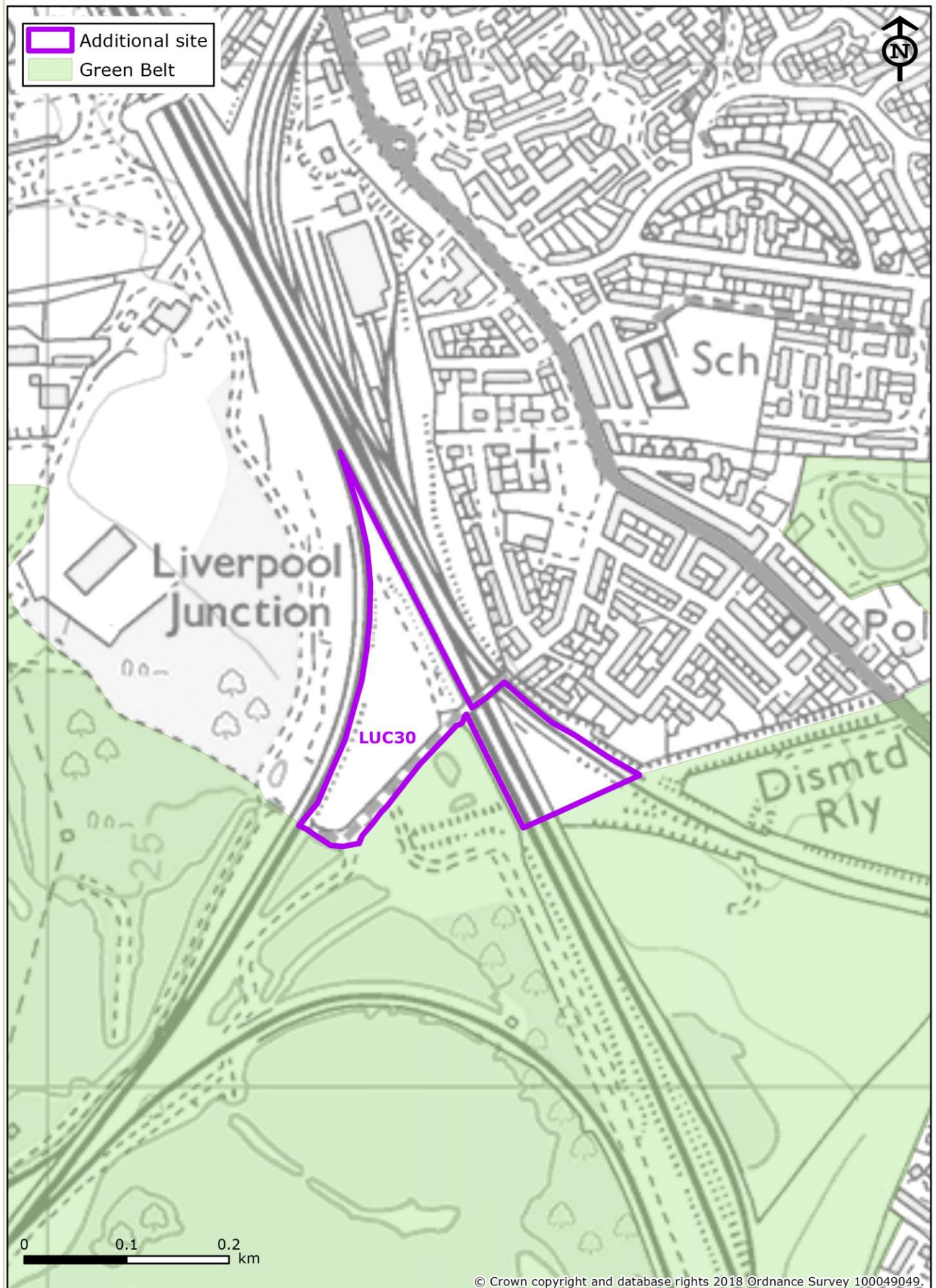
Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcels delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.

Land Parcel Ref: LUC30

Local Authority 1: Wigan

Parcel Type: Additional site

Local Authority 2: N/A



Land Parcel Ref:	LUC30
Parcel Type:	Additional site

Local Authority 1:	Wigan
Local Authority 2:	N/A

## Parcel Description

The parcel consists of two relatively narrow areas of land around the railway lines to the north and south of Taylor's Lane. It is located beyond the railway line along the south-western edge of Spring View, a small settlement to the south of Ince-in-Makerfield. Land within the parcel comprises scrub with some regenerating tree cover surrounding Liverpool Junction. A public right of way runs through the central portion of the parcel from east to west. This parcel is not Green Belt land.

## Purpose 1 - Check the unrestricted sprawl of large built up areas

### 1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?

Rating: Moderate

#### Notes:

There is no built development within the parcel apart from the various railway lines. The parcel is contained by fencing, roads and railways, and comprises scrubland and woodland and is open. The railway line has an urbanising influence on the parcel.

### 1b - Does the parcel protect open land from the potential for urban sprawl to occur?

Rating: Moderate

#### Notes:

The parcel is at the south western edge of Spring View, a small settlement to the south of Ince-in-Makerfield (part of the larger settlement of Wigan). There are strong barrier features within the parcel - ie the railway line but there is still potential for sprawl to occur within parts of the parcel.

## Purpose 2 - To prevent neighbouring towns merging into one another

### 2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating: Weak

#### Notes:

The parcel plays a role in preventing the merging or erosion of the visual and physical gap between the settlements of Wigan and Platt Bridge. The parcel only forms a very small part of the gap between these settlements.



Land Parcel Ref:	LUC30
Parcel Type:	Additional site

Local Authority 1:	Wigan
Local Authority 2:	N/A

### Purpose 3 - To assist in safeguarding the countryside from encroachment

**3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?**

**Has the parcel already been affected by encroachment of urbanised built development?**

**Rating:** Weak

**Notes:**

The railway lines have an urbanising influence on the parcel. The neighbouring urban development also has a strong visual influence on the parcel. The parcel contains little built development and is primarily woodland but its containment by the railway lines means that it does not have a strong association with countryside.

### Purpose 4 - To preserve the setting and special character of historic towns

**4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?**

**Rating:** No Contribution

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Ashton-under-Lyne in Makerfield, Golborne, Hindley, Leigh (Town Centre), Wigan (Historic Core) and Wigan (Wigan Pier). In practice, the parcel has a very limited or no relationship (visual or physical) with any of the historic settlements and does not play role in their setting or significance. This is largely due to the location of the parcel; its low-lying and post-industrial character; and the visual screening provided by railway lines blocks of urban development, roads, and trees.

### Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

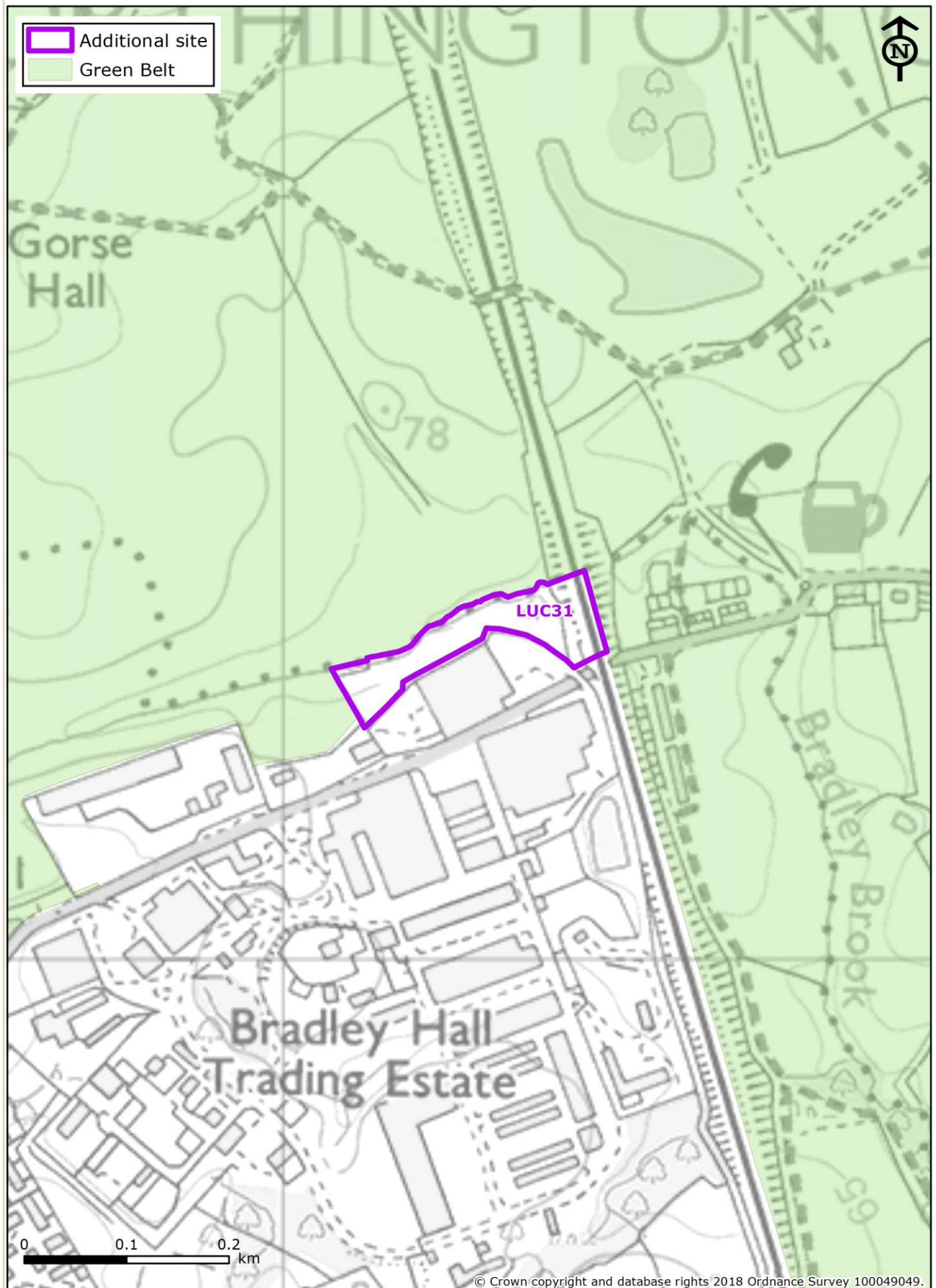
Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcels delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.

Land Parcel Ref: LUC31

Local Authority 1: Wigan

Parcel Type: Additional site

Local Authority 2: N/A



**Land Parcel Ref:** LUC31  
**Parcel Type:** Additional site

**Local Authority 1:** Wigan  
**Local Authority 2:** N/A

## Parcel Description

The parcel comprises a relatively narrow strip of land to the rear of industrial units at the north eastern edge of Standish. Much of the parcel is covered by trees. The northern and western borders of the parcel are formed by field boundaries and metal security fencing and the eastern border is formed by the railway line. The area to the north of the parcel comprises open countryside in the form of pastoral and arable fields. This parcel is not Green Belt land.

## Purpose 1 - Check the unrestricted sprawl of large built up areas

### 1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?

**Rating:** Strong

#### Notes:

The parcel is adjacent to the north eastern edge of Standish. There is no built development and there are few urbanising features within the parcel. The urbanising features consist mainly of metal fencing which crosses the parcel from north to south. In addition there is a strong sense of openness within the parcel because of clear views to the open fields towards the north of the parcel.

### 1b - Does the parcel protect open land from the potential for urban sprawl to occur?

**Rating:** Moderate

#### Notes:

The parcel is adjacent to the north eastern edge of Standish. The railway is a strong barrier feature at the outer edge of the site to the east which is preventing urban sprawl from occurring from this direction. There are no strong boundary features to the south preventing sprawl within the parcel or along the northern boundary preventing the outward sprawl from within the parcel to the open countryside beyond.

## Purpose 2 - To prevent neighbouring towns merging into one another

### 2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

**Rating:** Weak

#### Notes:

The parcel lies on the north eastern edge of Standish with the settlement of Adlington located in this direction. Other land provides the majority separation between these settlements which are approximately 2.3km from each other across the parcel. There are also areas of existing intervening development between the settlements at the A5106 which limits intervisibility between the settlements across the parcel.



**Land Parcel Ref:** LUC31  
**Parcel Type:** Additional site

**Local Authority 1:** Wigan  
**Local Authority 2:** N/A

### Purpose 3 - To assist in safeguarding the countryside from encroachment

**3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?**

**Has the parcel already been affected by encroachment of urbanised built development?**

**Rating:** Strong

**Notes:**

The parcel is almost entirely free of development and contains primarily woodland. The urban edge to the south has a strong influence on its character, however the parcel forms part of a wider area of open countryside stretching north from the urban edge of Standish.

### Purpose 4 - To preserve the setting and special character of historic towns

**4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?**

**Rating:** No Contribution

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Mayflower and Standish. In practice, the parcel has no intervisibility with either of these historic settlements due to screening provided by intervening urban development. The parcel does not play a role in the setting or significance of the historic settlements.

### Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

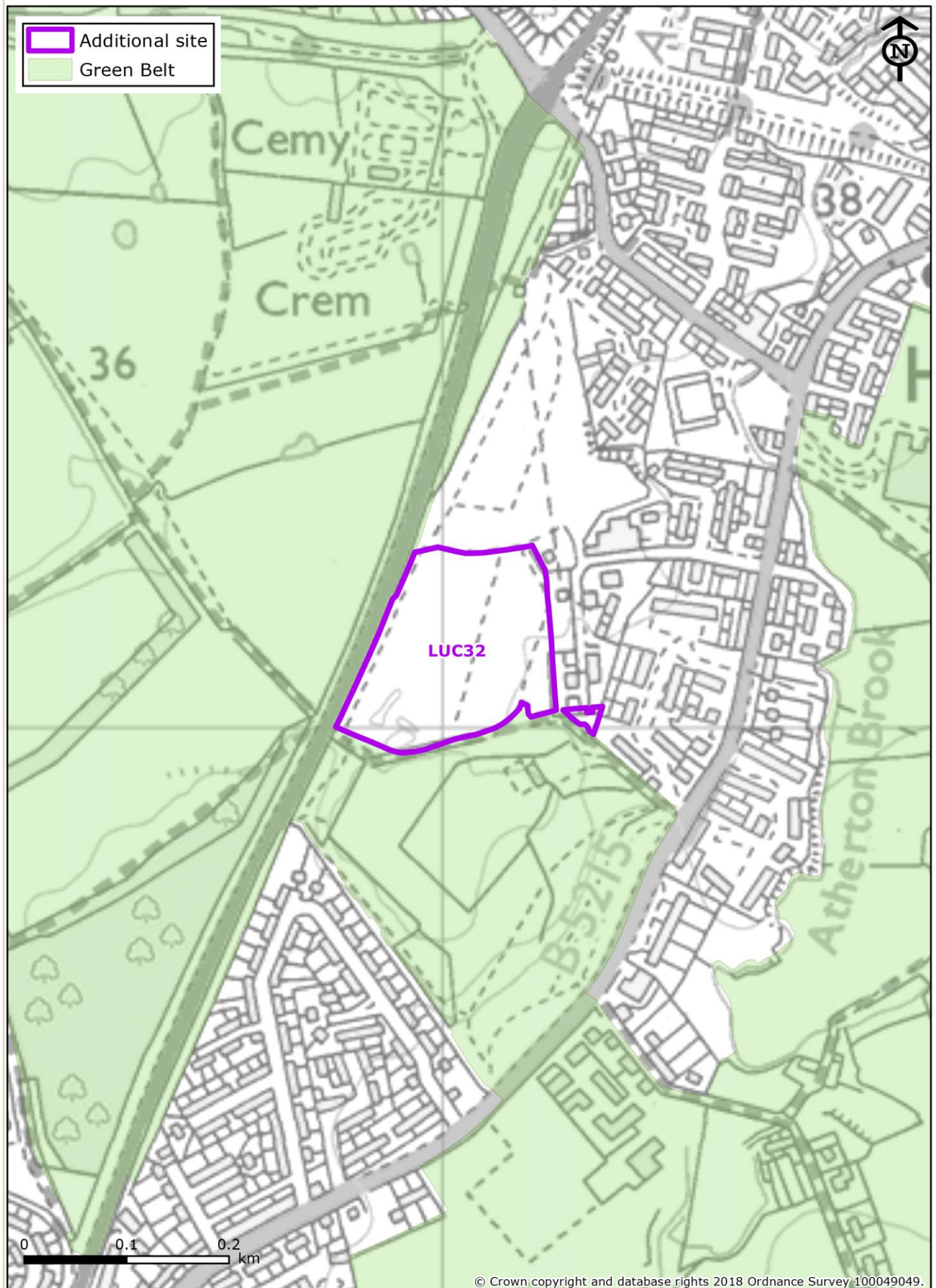
Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcels delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.

Land Parcel Ref: LUC32

Local Authority 1: Wigan

Parcel Type: Additional site

Local Authority 2: N/A



Land Parcel Ref:	LUC32
Parcel Type:	Additional site

Local Authority 1:	Wigan
Local Authority 2:	N/A

## Parcel Description

The parcel is located at southern edge of Atherton and comprises mostly Pennington Football Club playing fields at Jubilee Park as well as smaller areas of sparse tree cover at the edges. The A579 runs along the western border of the parcel with an electricity substation present beyond the eastern boundary. This parcel is not Green Belt land.

## Purpose 1 - Check the unrestricted sprawl of large built up areas

### 1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?

Rating:

#### Notes:

The parcel is located to the south of Atherton adjacent to the settlement edge. The urban edge is highly visible from within the parcel, but it contains no built development and there is a sense of openness within the parcel.

### 1b - Does the parcel protect open land from the potential for urban sprawl to occur?

Rating:

#### Notes:

The parcel lies to the south of Atherton which it is adjacent to. While the western border of the parcel is formed by the A579, this would not act as a barrier to potential sprawl.

## Purpose 2 - To prevent neighbouring towns merging into one another

### 2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?

Rating:

#### Notes:

The parcel lies between the settlements of Leigh to the south and Atherton to the north which are within very close proximity. While there are other points at which the settlements are in closer proximity of each other, the parcel forms part of a critical gap between the settlements and acts to prevent coalescence.



**Land Parcel Ref:** LUC32  
**Parcel Type:** Additional site

**Local Authority 1:** Wigan  
**Local Authority 2:** N/A

### Purpose 3 - To assist in safeguarding the countryside from encroachment

**3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?**

**Has the parcel already been affected by encroachment of urbanised built development?**

**Rating:** Moderate

**Notes:**

The parcel has no built development within its boundaries. The playing pitches while not floodlit take up the majority of the land within the parcel. There are some influences of urban development visible from within the parcel as a result of the electricity substation to the east and the A579 to the west. The parcel is open and is connected to Green Belt to the south and west but lacks a strong rural character due to the presence of adjacent urban development.

### Purpose 4 - To preserve the setting and special character of historic towns

**4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?**

**Rating:** Weak

**Notes:**

The parcel is close proximity to the Howe Bridge & Atherton historic settlement area. Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from Howe Bridge & Atherton as well as the historic settlements of Astley, Hindley, Leigh (Bridgewater Canal), Leigh (Town Centre), Pennington, Tyldesley and Westhoughton. In practice, the parcel has limited visual or physical relationship with any of the historic settlements and is considered unlikely to be important to their setting or significance. This is largely due to the location of the parcel; its low-lying setting; and the visual screening provided by intervening blocks of urban development, roads, and trees.

### Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcels delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.