



Strategic Planning & Research Unit

For and on behalf of  
Pendle Borough Council

Pendle Borough Council Green Belt Assessment

Prepared by  
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7<sup>th</sup> September 2017



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## **0.0 EXECUTIVE SUMMARY**

- 0.1 DLP (Planning) Limited and Liz Lake Associates have been commissioned by Pendle Council to undertake an assessment of the Green Belt within the Borough.
- 0.2 The overall aim of the study is to undertake an independent and comprehensive assessment of the extent to which Green Belt land in Pendle performs against the five purposes of Green Belt, as set out in the National Planning Policy Framework (paragraph 80), namely:
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; and
  5. to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 0.3 The brief also indicates that the study should examine the case for including within the Green Belt any additional areas of land that currently lie outside the designated Green Belt.
- 0.4 The purpose of this work is to provide clear and robust conclusions on the relative value of each identified parcel of land to the Green Belt.
- 0.5 This assessment will form a critical part of the emerging Local Plan evidence base and will be used to inform the identification and allocation of sites suitable for development, confirm Green Belt boundaries beyond the plan period and identify potential safeguarded land for potential future development. In addition to this, the potential to extend existing Green Belt boundaries in some areas will be considered.
- 0.6 Therefore the assessment must be able to stand up to scrutiny through public consultation and crucially through independent examination.

**Mapping**

0.7 Appendix 2 of this assessment sets out the mapping used to identify the different land parcels and the thematic maps which correspond with the assessment tables. The maps in Appendix 2 are:

Green Belt Purpose	Map Number
1 – Check the unrestricted sprawl of large built-up areas	1 A 1 B
2 – Prevent neighbouring towns merging into one another	2 A 2 B
3 – Assist in safeguarding the countryside from encroachment	3 A 3 B 3+ A 3+ B
4 – Preserve the setting and special character of historic towns	4 A 4 B

0.8 Appendix 3 has individual maps for each Green Belt parcel.

## 1.0 INTRODUCTION

### Emerging Local Plan

- 1.1 The Council's Core Strategy, which was adopted on 17 December 2015, sets out the Borough's growth aspirations and spatial development needs. The Council's adopted strategy for the distribution of growth in Pendle sets certain proportions across all settlements.
- 1.2 Within the Core Strategy's Inspector's Report, it is stated in paragraph 41 that the general extent of the Green Belt should remain. But that a detailed review of the Green Belt boundary around settlements in the Site Allocations Plan [the emerging plan] is needed to determine if the boundary should change to include additional land for development.
- 1.3 Importantly the Inspector set out that the review should include the Rural Service Centres within the Green Belt (Fence, Fourlridge and Trawden) as 12% of housing should be delivered in Rural Pendle.

*It would appear to me that the Green Belt review will be necessary to ensure that enough land is identified to meet the spatial strategy of the Plan*

- 1.4 This Green Belt assessment will form part of the evidence base for the emerging Site Allocations Plan.

### The Green Belt Assessment Brief

- 1.5 The brief prepared by Pendle Borough Council splits the assessment of the Green Belt into five stages. We have grouped these together into three elements:
- i. **Stage 1 & 2** – Methodology, Strategic Overview and Land Parcel Identification
  - ii. **Stage 3 & 4** – Detailed Review of the Green Belt and Deliverability Assessment
  - iii. **Stage 5** – Reporting
- 1.6 This document reports the outputs of the brief. A stand-alone report for Stages 1 & 2 was prepared for the consultation on the draft methodology, which was conducted in May 2016 (Appendix 1). Subsequently a document summarising the outcomes of this consultation was made available by the Council on its website (Appendix 1).

## **2.0 STRATEGIC OVERVIEW OF THE GREEN BELT IN PENDLE**

2.1 The Green Belt in Pendle covers a total of 2,036 hectares, equivalent to approximately 12% of the Borough. In addition to the Green Belt there are two further strategic level designations which protect areas of land and act as a constraint to development.;

- Forest of Bowland Area of Outstanding Natural Beauty (AONB), which covers 2,215 hectares of the Borough
- South Pennine Moors, which has areas designated as a Special Area of Conservation (SAC), Special Protection Area (SPA) and/or Site of Special Scientific Interest (SSSI), covering a total of 1,542 hectares of the Borough.

2.2 In total, these three strategic level designations cover 5,793 hectares, or 34.2% of the total area of the borough.

2.3 The function and purpose of the designations that cover the Forest of Bowland AONB and the South Pennine Moors are set out in the adopted Core Strategy; specifically within Policy ENV 1 – Protecting and Enhancing Our Natural and Historic Environments (paragraphs 3.83 to 3.88).

2.4 Whilst the AONB, SPA, SAC and SSSI designations seek to protect specific ecological and landscape assets within the Borough, any protection that the Green Belt offers to such objectives is consequential and not intended.

2.5 Green Belts are a very broad brush planning policy tool for controlling urban growth. The intention is to protect a ring of countryside around an urban area, from the pressure of development for the foreseeable future; thereby preventing urban sprawl and keeping the land permanently open. The establishment and maintenance of Green Belt around many of the largest urban areas in England has long been part of national planning policy. The concept of Green Belts emerged from Europe in the late 1800s and through the promotion of public societies in London, became a statutory planning function through the 1947 Town and Country Planning Act and the 1946

New Towns Act. By the 1950s Green Belts were beginning to be put into practice. In 1955 through circular 42/55 the principle was extended beyond London.

- 2.6 The North East Lancashire Structure Plan (1979) was the first planning document to identify areas of Pendle for inclusion in the Green Belt:

*Green Belts will be established between or adjacent to the following settlements:*

*(i) Between... Padiham and Burnley (north of A671), Colne and Trawden, Colne and Foulridge*

- 2.7 The draft Lancashire Structure Plan (1987) identified more specific areas:

*To maintain Green Belts in the following areas:*

*(g) ... between Padiham/Burnley and Barrowford, Nelson and Barrowford, Barrowford and Colne, Colne and Trawden, Colne and Foulridge, Colne and Laneshaw Bridge*

*The general extent of the Green Belt in Lancashire was finally established in Policy 17 of the Lancashire Structure Plan, approved by the Secretary of State for the Environment in December 1989 and which came into effect on 4 January 1990.*

- 2.8 It was not until 1999, through the adoption of the Pendle Local Plan, that the detailed boundaries for the Green Belt within Pendle were formally designated. There have been no reviews of the general extent of the Green Belt in Pendle since this date. However through the recently adopted Core Strategy, approximately 30 hectares of land at Wheatley Laith near Nelson (immediately west of the Lomeshaye Industrial Estate) was removed from the Green Belt to provide land for strategic employment needs.
- 2.9 The Green Belt within Pendle remains and still has an important planning policy function to play in the control of urban growth. However, it is evident that for Pendle to grow sustainably, areas of Green Belt will need to be released for development.
- 2.10 The principle of Green Belt release to ensure that the current housing and economic needs of Pendle can be met over the current plan period were established through

the preparation and examination of the Core Strategy. The Inspector's report and the adopted Core Strategy are clear that areas of Green Belt will need to be released.

2.11 It is important that following any release of land from the Green Belt for development, that the new Green Belt boundary will not need to be altered at the end of the plan period, that the boundary is clearly defined and readily recognisable and that the broad areas of Green Belt around Pendle still contribute to the five purposes set out in the NPPF (paragraph 80).

2.12 The broad areas of Green Belt in Pendle are between:

- **Padiham/Burnley (north of A671) and Barrowford,**
- **Colne and Trawden,**
- **Colne and Foulridge**
- **Nelson and Barrowford,**
- **Barrowford and Colne**
- **Colne and Laneshaw Bridge**

2.13 The primary purpose of each of these broad areas of Green Belt is to check the unrestricted sprawl of large built-up areas and to prevent neighbouring towns and villages from merging into one another.

2.14 Furthermore, the Green Belt around Colne contributes to preserving the setting and special character of this medieval market town and the Green Belt around the villages of Trawden, Foulridge, Barrowford and Laneshaw Bridge assist in the safeguarding of the countryside from encroachment.

### **3.0 METHODOLOGY**

- 3.1 The methodology used to identify land parcels within the Green Belt, along with any potential extensions to the Green Belt, and that used to assess each parcel for its performance against the five purposes of Green Belt was prepared in conformity with the National Planning Policy Framework (NPPF), taking account of best practice and the consultancy team's experience. The method and approach were made available for public consultation during May and June 2016.
- 3.2 An integral part of the public consultation was a workshop held on Thursday 2 June 2016, which brought together those individuals and organisations the Council considered to be key stakeholders (see Appendix 1).
- 3.3 Following the consultation, 'minor roads with a particularly strong hedgerow' was added to the 'Strong Boundaries' category. No other changes to either part of the methodology were made.

#### **Identification of Land Parcels**

- 3.4 The Green Belt was divided into suitable and clearly defined parcels of land; with consideration given to identifying some smaller more focused parcels of land close to the existing settlement boundaries, where it would be anticipated the pressure for development would be greater. On this basis the current extent of the Green Belt in Pendle was divided into 66 separate parcels of land for detailed assessment.
- 3.5 In addition to identifying parcels of land within the Green Belt areas of land immediately beyond the current Green Belt boundary, which may fulfil the exceptional circumstances required by the NPPF to be designated as Green Belt, were also considered. In total five possible additions to the Green Belt were identified.
- 3.6 Furthermore, the three parcels of land currently designated Protected Areas within saved Policy 3A Protected Areas of the '*Replacement Pendle Local Plan 2001 - 2016*', and defined on the Proposals Map, also formed part of the Green Belt assessment.

- 3.7 In total 74 parcels of land have been identified for assessment in this study. These are set out in Table 7.
- 3.8 The NPPF (paragraph 85) makes it clear that Green Belt boundaries should be clearly defined and likely to remain permanent. Therefore strong boundaries (which make sense on the ground), should be used wherever possible.
- 3.9 The process applied for the identification of land parcels is set out below:
- a) The area of Green Belt to which the assessment will be applied was agreed with the Council.
  - b) The draft set of criteria for determining the strong boundaries used for the land parcels to be assessed was drawn from national policy, best practice and previous experience was utilised.
  - c) The draft methodology for implementing the assessment criteria was prepared. The method comprised of a desktop assessment of the Green Belt using the agreed criteria, followed by site visits to check the land parcel boundaries and provide a final review for consistency.
  - d) The draft criteria and methodology were made available for consultation with key stakeholders and presented for discussion at the workshop held on Thursday 2 June 2016.
  - e) All reasonable suggestions were considered, with one alteration made to the criteria for strong boundaries.
  - f) Following the Council officer's acceptance of the assessment criteria and methodology, the identification of land parcels was carried out with site visits taking place the week commencing Monday 1 August 2016.

***Criteria for determining strong boundaries***

- 3.10 Paragraph 85 of the NPPF states that Green Belt boundaries should be clearly defined, using physical features that are readily recognisable and likely to be permanent. Such boundaries are more likely to withstand the passage of time and

are therefore appropriate in identifying the boundaries of the parcels within this assessment.

3.11 The criteria used in the assessment is set out in Table 1.

**Table 1 Criteria for strong boundaries**

<b>Strong Boundaries</b>	<b>Moderate to Weak Boundaries</b>
Motorway Main or minor road, particularly with hedgerow alongside	Minor or private road with open edge to countryside
Railway line (in use)	Disused railway lines
Rivers, streams and canals	Brooks and culverted watercourses
Protected or dense woodland	Non-protected woodlands, trees and hedges
Protected or tall hedgerows	Field or open space boundaries, not well defined by mature vegetation
Residential, employment or other development with strong established boundaries (such as tall walls and mature vegetation)	Residential, employment or other development with weak or intermediate established boundaries (such as low walls, timber fences, open boundaries or immature vegetation)
Prominent topography	Power lines
	Public footpath

***Methodology for implementing the criteria***

3.12 Following the agreement of the criteria for establishing strong boundaries, the three stages set out below were undertaken to determine the Green Belt parcels for assessment.

### **Stage 1**

- 3.13 All mapping and other relevant information was brought together into a comprehensive GIS workspace.

### **Stage 2**

- 3.14 A desktop based assessment using the criteria to identify suitable land parcels was carried out by the team. This formed an initial view of the proposed parcels.

### **Stage 3**

- 3.15 Site visits were undertaken to ensure that the proposed parcel boundaries met with the defined criteria. Any inconsistencies or errors were identified and changes considered. In some instances parcels were sub-divided where logical boundaries were seen to exist and to allow for finer grained assessment. These can be identified by the denotation of; a, b, c, etc.

### **Appraisal of Land Parcels**

- 3.16 The Protected Areas within saved Policy 3A also formed part of the Green Belt assessment as the supporting text for the policy (paragraph 3A.2) states that:

*It is intended that these areas should remain open during the plan period. They represent areas of choice for possible development to meet future long term requirements and to ensure the protection of the Green Belt. The future of these areas is to be re-examined through subsequent reviews of the Plan. Should long term pressure for development after 2016 prove that the areas will not be required for development, consideration will be given to their inclusion within the Green Belt.*

- 3.17 To summarise, the appraisal of land parcels was carried out on:
- identified Green Belt parcels;
  - potential areas currently outside of the defined Green Belt; and
  - safeguarded land designated as a Protected Area in Policy 3A of the Replacement Pendle Local Plan 2001-2016.
- 3.18 It was essential that the appraisal of the land parcels was robust, conformed to national policy and guidance and took into account best practice, so that consistent and meaningful conclusions could be reached on each of the land parcels assessed.

Therefore, a clear and transparent appraisal methodology was prepared and consulted upon.

3.19 The methodology for the appraisal of the land parcels was as follows:

- a) A draft set of assessment criteria and scoring system were prepared – this used the five purposes of Green Belt as set out in the NPPF as a starting point and drew on best practice and past experience.
- b) A draft methodology for carrying out the assessment was prepared: the method consisted of an initial desktop assessment followed by site visits to each land parcel and a final desktop review.
- c) The draft methodology and draft assessment criteria were made available for consultation and presented for discussion at the stakeholder workshop.
- d) All reasonable suggestions were considered, but no alterations were made.
- e) Following the acceptance of the assessment criteria, assessment matrix, methodology and the Green Belt and other land parcels by officers of Pendle Council, the detailed assessment was carried out with site visits taking place week commencing Monday 5 September 2016.

***Assessment criteria for Green Belt land parcels***

3.20 The assessment criteria for each Green Belt purpose is set out in Tables 2 to 6. These criteria are based upon the five purposes of the Green Belt (NPPF paragraph 80); the objective of preventing urban sprawl by keeping land permanently open (NPPF paragraph 79) and maintaining the permanence of Green Belts (NPPF paragraph 83).

3.21 An assessment matrix has been used to assess how each parcel performs against each of the Green Belt purposes to help form a preliminary conclusion on their overall contribution to the purpose of including land in Green Belt.

3.22 Purpose 5 has not been assessed for each individual land parcel, as it is the overall restrictive nature of the Green Belt that encourages regeneration, not the restriction

that it places on specific areas of land. We consider the appropriate basis for its consideration is the wider purpose of the Green Belt as a whole and how it may undermine regeneration due to the oversupply of land.

- 3.23 The principal feature of the methodology is the recognition of 'critical' Green Belt purposes. These exist where a single purpose is so fundamental to the retention of areas of land within the Green Belt that this purpose alone justifies maintaining its role as Green Belt land.
- 3.24 Experience has revealed that it can be extremely difficult to assess specific parcels of land solely in terms of their performance against the Green Belt purposes; as they are simply too generalised, reflecting the strategic nature and aims of Green Belt policy, which is essentially a 'blunt tool'. To allow more detailed analysis of the way in which land parcels fulfil the Green Belt purposes it is necessary to examine them in further detail.
- 3.25 For each purpose four categories have been defined so that performance against a particular purpose may be assessed for any given parcel of land, based on its ability to accommodate development. These are explained below.
- 'Critical importance' to Green Belt Purpose – where land is 'fundamental' to the purpose, justifying its continued retention and protection within Green Belt.
  - 'Major importance' to Green Belt Purpose – where land is of 'considerable' importance to the Green Belt purpose, and where development would conflict substantially with it.
  - 'Moderate importance' to Green Belt Purpose – where land is of 'modest' importance to the Green Belt purpose, and where development would conflict significantly with it.
  - 'Slight importance' to Green Belt Purpose – where land is of 'minor' importance to the Green Belt purpose, and where development would have limited or no discernible conflict with it.

3.26 The criteria used for defining the 'categories' within each purpose are outlined in the following sections.

***Purpose 1: To check the unrestricted sprawl of large built-up areas.***

3.27 The sense of permanence provided by Green Belt is fundamental to the limitation of urban sprawl and it is the case that the wholesale restriction that the Green Belt places upon development ensures that the outer expansion of the urban areas remains heavily constrained limiting 'sprawl'. However, well located and planned urban extensions are unlikely to constitute 'sprawl' (a term that is based on negativity suggesting the unplanned, uncontrolled spread of development).

3.28 By virtue of the definition, land that follows the periphery of an urban area is likely to contribute most significantly to this purpose as it is that land that provides the boundary and zone of constraint to urban expansion. The contribution that land makes to this purpose 'falls away' progressively with increasing distance from the urban edge.

3.29 Upon examination it may be that the periphery of settlements has areas where the urban area has expanded to boundaries that are poorly defined. Such boundaries give the perception of a 'poor fit' within the landscape setting and allows poorly designed development to have an extensive influence over adjoining land beyond, with consequential effects on landscape character and the perception of the urban area and its setting. Purpose 1 therefore has a direct relationship with Purpose 3 (safeguarding the countryside from encroachment).

3.30 Such examination will also identify areas where the urban edge is reasonably well-defined by landscape features which in turn provide containment and thereby reduce or avoid the perception of 'sprawl'. Thus, by an examination of the physical and visual attributes of settlement fringes it is possible to determine whether further peripheral growth will be contained and whether it would accord or conflict with this purpose.

- 3.31 There are also likely to be parts of the Borough where areas of land form a very strong, defined threshold between the edge of the urban area and the outlying countryside beyond. Such thresholds provide strong physical and visual containment of the urban area and protect the land further afield. These areas would be assessed as being 'critical' to the containment of the urban area, where there are no other similar areas that lie further from the urban edge, which could fulfil a similar function in respect of this purpose, if urban expansion were to take place. Because of their (usually) close relationship to existing settlements, such areas may have a variable landscape character. Given the strategic containment that these areas provide, land that lies between them and the urban edge may be considered to be less important to this purpose.
- 3.32 Elsewhere there may be areas where such thresholds are much less well defined but the land nevertheless still provides a good level of containment around the urban edge, ensuring a reasonable 'fit' of the urban area within its landscape context; these areas would be categorised as being of 'major' importance. There may be other locations, further from the urban edge that have the potential to perform a similar function if the urban area were to expand.
- 3.33 The 'moderate' category would apply to land that does provide some containment to the urban area but where the settlement has a poorly defined edge, and urban related uses may affect the character of the land beyond. There may be other features (such as a major road) that provide an arbitrary boundary (in landscape terms) to the urban edge. In these circumstances the existing Green Belt boundary would not limit the influence of the urban area on adjoining land.
- 3.34 If it is found that the edge of the urban area is poorly contained and has a poorly defined edge in relation to landscape features, or there is a predominance of degraded land, the parcel would be categorised as being of 'negligible' importance with respect to this purpose as the perception of 'sprawl' is already apparent. In such locations there may be opportunities arising from development that would establish a new Green Belt boundary that provides greater containment, a better 'fit' for

development, and better respects landscape character. Criteria for the assessment of Purpose 1 are set out in the following table.

**Table 2 Criteria for Green Belt Purpose 1. To check the unrestricted sprawl of large built-up areas**

- 1) Does the parcel directly abut the outer edge of the defined settlements, or is it very close to it? Is it part of a wider group of parcels that directly act to prevent urban sprawl?
- 2) Does the Green Belt prevent another settlement being absorbed into the large built-up area?
- 3) What is the physical gap between the settlement edge of the parcel and the urban edge of the defined settlements? (I.e. is there a broad gap or is it narrow at this point?)
- 4) What would be the remaining gap if the land is developed?
- 5) Would development represent an outward extension of the urban area, result in a physical connection between urban areas or lead to the danger of a subsequent coalescence between such settlements?
- 6) If released from the Green Belt could enduring long-term settlement boundaries be established?

<p><b>Critical importance to Green Belt Purpose</b></p> <p>Continued inclusion within Green Belt of paramount importance</p>	<p>Critical</p>	<p>Land where development would conflict <b>fundamentally</b> with Green Belt purpose.</p> <ul style="list-style-type: none"> <li>• The land provides a distinct, well-defined threshold between the urban areas within Pendle/other built up area(s) in adjacent districts, and provides strong containment that prevents the perception of 'sprawl'.</li> <li>• There are no alternative strong physical/landscape boundaries further from the edge of the urban area that would perform a similar role in containing growth and ensuring a 'good fit' for development - strategic level of development would lead to perception of uncontained growth.</li> <li>• The land may/may not be affected already by the existing physical/visual presence of the urban areas and may have a varied character.</li> </ul>
<p><b>Major importance to Green Belt Purpose</b></p> <p>Continued inclusion within Green Belt of major importance</p>	<p>Major</p>	<p>Land where development would conflict <b>substantially</b> with Green Belt purpose.</p> <ul style="list-style-type: none"> <li>• The land abuts the urban areas, although its character may be influenced by it.</li> <li>• Strategic level of development has potential to create perception of poorly contained growth, although other limited physical/landscape boundaries may exist further from the urban edge that could define and contain growth and prevent the perception of 'sprawl' (although these may require reinforcement to achieve a well-defined limit to development and a new Green Belt boundary).</li> </ul>
<p><b>Moderate importance to Green Belt Purpose</b></p> <p>Continued inclusion within Green Belt of moderate importance</p>	<p>Moderate</p>	<p>Land where development would conflict <b>significantly</b> with Green Belt purpose.</p> <ul style="list-style-type: none"> <li>• The land provides some containment of the urban area although it is significantly influenced by its presence and related features/land uses leading to a poorly defined edge, or it may be distant from the urban edge and therefore contribute less to the purpose (other land closer to the urban edge performs the function of containment).</li> </ul>
<p><b>Slight/Negligible importance to Green Belt Purpose</b></p> <p>Continued inclusion within Green Belt of minor/negligible importance</p>	<p>Slight/ Negligible</p>	<p>Land where development would have <b>limited</b> impact on this purpose of Green Belt.</p> <ul style="list-style-type: none"> <li>• The land is physically and visually dominated by/related to the urban areas and already perceived to be part of/or closely related to the built form, giving a poorly defined edge and perception of 'sprawl'.</li> <li>• Development may allow opportunities for enhancement of degraded land and the definition of a stronger long-term Green Belt boundary.</li> </ul>

***Purpose 2: To prevent neighbouring towns from merging into one another***

- 3.35 The primary function of this purpose is clear – it is to prevent towns that are relatively close together from merging. For this strategic assessment we have assumed that all towns in the study area should remain separate with a clear physical and visual distinction between them, such that they retain their separate identities and setting. We also worked on the basis that, despite the strict definition of the purpose, which appears to exclude them, smaller settlements would also be relevant to the purpose. The assessment of the performance of parcels of Green Belt land against this purpose will therefore be informed by landscape and visual assessment to determine the nature and capacity of the intervening land to accommodate a strategic level of development.
- 3.36 In parcels where such development is likely to result in physical coalescence, or at the very least a clearly recognisable perception of merging that would erode the distinct separate identity and character of either/both urban areas, the land would have to be considered ‘critical’ to this purpose and its retention in Green Belt would be regarded as being of paramount importance.
- 3.37 In parcels where there is no significant existing inter-visibility between towns, and where more limited (but not strategic) development may be accommodated without causing merger or the perception of merging, its retention within the Green Belt would be considered to be of ‘major’ importance to this purpose. However, in such areas development may lead to a substantial reduction of the separation between other urban areas, or potential for them to merge.
- 3.38 The performance of the parcels against this purpose will reduce with the increase and/or perception of distance between towns, as not all of the land is likely to be important to maintaining separation. Where a strategic level of development may be accommodated without compromising this purpose the parcels would be categorised as being of ‘moderate’ importance to the purpose. However, other urban areas may be subject to a significant reduction in physical and visual separation, or potential merger as a result of such development.
- 3.39 Where parcels do not lie directly between two towns it would be adjudged as being of ‘Slight/Negligible’ importance, as strategic development could be accommodated without being in conflict with this purpose. As above, other urban areas could

potentially be affected in the same way as the above two categories. Criteria for the assessment of Purpose 2 are set out in the following table:

**Table 3 Criteria for Green Belt Purpose 2: Prevent Neighbouring Towns from merging into one another**

- 1) Does the parcel lie directly between two towns and form all or part of a gap between them?
- 2) What distance is the gap between the towns?
- 3) Are there intervening settlements or other development on roads that would be affected by release from Green Belt?
- 4) Would development in the parcel appear to result in the merging of towns or compromise the separation of towns physically?
- 5) Would the development of the parcel be a significant step leading towards coalescence of two settlements?

<p><b>Critical importance to Green Belt Purpose</b></p> <p>Continued inclusion within Green Belt of paramount importance</p>	<p>Critical</p>	<p>Land is <b>fundamental</b> to physical separation of neighbouring urban areas.</p> <ul style="list-style-type: none"> <li>Any reduction in extent would result in physical coalescence, or a perception of merging that would erode the distinct separate identity and character of either/both settlements.</li> </ul>
<p><b>Major importance to Green Belt Purpose</b></p> <p>Continued inclusion within Green Belt of major importance</p>	<p>Major</p>	<p>Land provides an <b>important</b> contribution to separation between neighbouring urban areas</p> <ul style="list-style-type: none"> <li>There is no significant inter-visibility between the urban areas currently.</li> <li>Some limited development may be possible without causing merger or perception of merging, although the area is unlikely to be able to accommodate a strategic level of development (although intervening smaller settlements may be affected substantially by reduction of separation, merger, or inter-visibility).</li> </ul>
<p><b>Moderate importance to Green Belt Purpose</b></p> <p>Continued inclusion within Green Belt of moderate importance</p>	<p>Moderate</p>	<p>Land provides only <b>moderate</b> contribution to separation between neighbouring urban areas</p> <ul style="list-style-type: none"> <li>Land is part of a substantial gap between neighbouring urban areas with separate identities.</li> <li>Land where well planned strategic levels of development would not result in merger or a perception of merging as a consequence of inter-visibility (although intervening neighbourhoods may be affected significantly by reduction of separation, merger or inter-visibility).</li> </ul>
<p><b>Slight/Negligible importance to Green Belt Purpose</b></p> <p>Continued inclusion within Green Belt of minor/negligible importance</p>	<p>Slight/ Negligible</p>	<p>Land does not lie between two towns and makes a <b>very limited</b> contribution to separation.</p> <ul style="list-style-type: none"> <li>Strategic level of development would have no impact on this Green Belt purpose, although other urban areas may be affected by reduction in separation, merger, or inter-visibility depending on their proximity to the urban edge.</li> </ul>

***Purpose 3: To assist in safeguarding the countryside from encroachment***

- 3.40 Any Green Belt land around the periphery of the urban area may be said to fulfil this purpose. It is the overall restrictive nature of Green Belt policy that protects the surrounding countryside by preventing development and directing it towards existing settlements.
- 3.41 Whilst the quality of the landscape is not a reason for designating land as Green Belt, the search for the most appropriate locations for any significant development should be informed by landscape character assessment. By applying this approach in connection with this purpose it follows that, all other things being equal, parcels that have a stronger rural character should be afforded particular protection via this purpose, in contrast with those parcels that possess a semi-urban character and where encroachment has already occurred.
- 3.42 Such areas may offer the potential for repair and/or enhancement through a well-considered approach to development. Any urban extension may be considered as an 'encroachment' into the Green Belt. This is where consideration of landscape character and the potential ability of the landscape to accommodate change fulfil an important role. The criteria for assessing Purpose 3 and the criteria for the consideration of landscape character and sensitivity to change are set out in the following tables.

**Table 4 Criteria for Green Belt Purpose 3. To assist in safeguarding the countryside from encroachment**

Are there clear strong and robust boundaries to contain development and prevent encroachment in the long term?

- 1) Does the parcel have the character of open countryside? - What is the nature of the land use in the parcel? Is any of the land previously developed?
- 2) Is the parcel partially enclosed by a town or village built up area?
- 3) Has the parcel been affected by a substantial increase in the mass and scale of adjacent urbanising built form?
- 4) Is there any evidence of significant containment by urbanising built form?
- 5) Has there been incremental erosion of the open character of the land on the edge of the settlement (so that it appears as part of the settlement)?
- 6) Does there appear to be a high degree of severance from the adjacent Green Belt?

<p><b>Critical importance to Green Belt Purpose</b></p> <p>Continued inclusion within Green Belt of paramount importance</p>	<p>Critical</p>	<p>Retention of the countryside is <b>fundamental</b> to the purpose of retaining land within Green Belt.</p> <ul style="list-style-type: none"> <li>Land possesses a strong rural character which Green Belt designation protects.</li> <li>There may be no other fundamental constraints to encroachment (such as a strong landscape feature that could assist in fulfilling this purpose by containing development from outlying countryside).</li> </ul>
<p><b>Major importance to Green Belt Purpose</b></p> <p>Continued inclusion within Green Belt of major importance</p>	<p>Major</p>	<p>Retention of the countryside is of <b>major</b> importance to the purpose of retaining land within the Green Belt.</p> <ul style="list-style-type: none"> <li>Land possesses a predominantly rural character.</li> <li>There may be other minor constraints (such as a landscape feature) that would limit encroachment but where the Green Belt provides important protection.</li> </ul>
<p><b>Moderate importance to Green Belt Purpose</b></p> <p>Continued inclusion within Green Belt of moderate importance</p>	<p>Moderate</p>	<p>Retention of the countryside is <b>moderately</b> important to the purpose of retaining land within the Green Belt.</p> <ul style="list-style-type: none"> <li>Land possesses a semi-rural character and there is already a perception of significant encroachment.</li> <li>There may be other constraints to further encroachment.</li> </ul>
<p><b>Slight/Negligible importance to Green Belt Purpose</b></p> <p>Continued inclusion within Green Belt of minor/negligible importance</p>	<p>Slight/ Negligible</p>	<p>Retention of the land is of <b>very limited/no</b> importance to the purpose of retaining land within the Green Belt.</p> <ul style="list-style-type: none"> <li>Land possesses a semi-urban character and is no longer perceived to be part of the countryside.</li> <li>It may contain degraded land that provides opportunities for enhancement.</li> </ul>

**Table 5 Landscape Character and Sensitivity to Change Criteria to inform Purpose 3**

<p><b>Little/No Capacity for Change</b> Landscape highly sensitive to change.</p>	<p>Little / None</p>	<p>Land has predominantly <b><u>strong rural character</u></b> that is highly sensitive to change.</p> <ul style="list-style-type: none"> <li>• Land consists of an uncontained exposed open area where the impact of development would extend over a wide area, or where there may be little/no potential to mitigate the adverse effects of changes.</li> <li>• Strategic level of development likely to have substantial adverse impacts on landscape character and/or substantial adverse impacts on landscape features that are considered to be important to the setting of the town.</li> </ul>
<p><b>Low Capacity for Change</b> Landscape sensitive to change.</p>	<p>Low</p>	<p>Land has <b><u>predominantly intact rural character</u></b> and is sensitive to change.</p> <ul style="list-style-type: none"> <li>• Land may be a poorly contained area (such as elevated land) where changes could extend over a wide area and there may be limited potential to mitigate the adverse impacts of the changes.</li> <li>• Strategic level of development likely to have significant adverse impacts on landscape character and/or significant adverse impacts on landscape features that are considered to be important to the setting of the town.</li> </ul>
<p><b>Moderate Capacity for Change</b> Landscape capable of accepting some change without undue harm.</p>	<p>Moderate</p>	<p>Land of either <b><u>unexceptional character</u></b> with significant detracting elements, or area with <b><u>stronger character</u></b> that benefits from significant physical/visual containment.</p> <ul style="list-style-type: none"> <li>• Land capable of accommodating significant change without undue harm to wider landscape character and/or landscape features that are considered to be important to the setting of the town.</li> <li>• There may be potential for some enhancements to landscape character in weaker areas.</li> </ul>
<p><b>High Capacity for Change</b> Landscape capable of accommodating substantial change.</p>	<p>High</p>	<p>Land with <b><u>weakly defined character/degraded land</u></b>.</p> <ul style="list-style-type: none"> <li>• Land capable of accommodating substantial development without adverse impact on wider character and/or landscape features that are considered to be important to the setting of the town.</li> <li>• There is likely to be substantial potential for landscape enhancement.</li> </ul>

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

- 3.43 Any land around a town or urban area may be said to contribute to its setting. However, the intention of this purpose is to protect land that makes a particular contribution to those defining historic features of towns and cities (although many towns have historic origins).
- 3.44 The purpose requires a clear view on what historic features contribute to the special character of the town and which have a direct relationship with the surrounding countryside. The study will need to focus on the relationship between key historical features and their landscape setting to ensure robust result that inform the decision making process.
- 3.45 We will draw on information set out in existing evidence base documents, such as the appraisals and management plans for designated Conservation Areas and historic landscape assessments. This information will help set the context of historic areas within the Borough. The criteria for assessing Purpose 4 are set out in the following table.

**Table 6 Criteria for Green Belt Purpose 4. To Preserve the Setting and Special Character of Historic Towns**

Does the parcel make a positive contribution to the setting of the historic town? Measured in terms of: -

- 1) Can features of the historic town be seen from within the parcel?
- 2) Is the parcel in the foreground of views towards the historic town from public places?
- 3) Is there public access within the parcel?
- 4) Does the parcel form part of an historic landscape that is related to an historic town?
- 5) Does the local landform or landscape form part of the setting of a conservation area or village?
- 6) Does the Parcel form part of an historic Landscape?

<p><b>Critical importance to Green Belt Purpose</b></p> <p>Continued inclusion within Green Belt of paramount importance</p>	<p>Critical</p>	<p>Land where development would conflict <b>fundamentally</b> with Green Belt purpose.</p> <ul style="list-style-type: none"> <li>• The land clearly forms part of the historic landscape setting of the town or key historic features, and provides a strong contribution to the historic setting.</li> <li>• The land may/may not be affected already by the existing physical/visual presence of the urban edge and may have a varied character</li> </ul>
<p><b>Major importance to Green Belt Purpose</b></p> <p>Continued inclusion within Green Belt of major importance</p>	<p>Major</p>	<p>Land where development would conflict <b>substantially</b> with Green Belt purpose.</p> <ul style="list-style-type: none"> <li>• The land provides a strong contribution to the setting and historical character of the town.</li> <li>• Strategic level of development has potential to undermine this character.</li> </ul>
<p><b>Moderate importance to Green Belt Purpose</b></p> <p>Continued inclusion within Green Belt of moderate importance</p>	<p>Moderate</p>	<p>Land where development would conflict <b>significantly</b> with Green Belt purpose.</p> <ul style="list-style-type: none"> <li>• The land provides some contribution to the historic setting and special character of the town, although it is significantly reduced by the presence of features/land uses that do not form part of the towns character, or it may be distant from the urban edge and therefore contribute less to the purpose (other land closer to the urban edge performs the function of setting).</li> </ul>
<p><b>Slight/Negligible importance to Green Belt Purpose</b></p> <p>Continued inclusion within Green Belt of minor/negligible importance</p>	<p>Slight/ Negligible</p>	<p>Land where development would have <b>limited</b> impact on this purpose of Green Belt.</p> <ul style="list-style-type: none"> <li>• The land is physically and visually dominated by the immediate urban edge and has no relationship with key historical feature within the town.</li> <li>• Land that is predominately rural away from existing urban areas.</li> </ul>

***Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict land***

- 3.46 It is the overall restrictive nature of Green Belt that, through its limitation of the supply of other development opportunities, encourages regeneration and the re-use of previously developed land within existing urban areas. It is therefore difficult to differentiate how any given parcel of land would contribute to the fulfilment of this purpose. However, it may be possible to draw adequate conclusions about where the release of Green Belt land for development may assist with, or provide a catalyst to the regeneration of adjoining parts of the urban area (by improving access, or providing improved employment opportunities for example).

***Urban Edge Assessment***

- 3.47 In addition to assessing the five purposes it is important to incorporate an urban edge assessment. This will ensure that the existing Green Belt boundaries are fit for purpose; crucially that they can be drawn to defensible boundaries. This process will be used to highlight areas currently outside of the Green Belt that could be added to it and also areas which could be 'rounded off'. This could potentially release land for development.

***Methodology for implementing the assessment of land parcels***

***Stage 1***

- 3.48 All mapping and other relevant information was brought together into a comprehensive GIS workspace.

***Stage 2***

- 3.49 A desktop based assessment to appraise land parcels was carried out by the team. This formed an initial view of the parcels

***Stage 3***

- 3.50 Based upon our initial appraisal, site visits were undertaken to ensure that the appraisal was accurate in some instances the initial appraisals were altered.

#### 4.0 IDENTIFICATION OF GREEN BELT PARCELS

- 4.1 Using the methodology set out in Section 2 of this report, the existing Green Belt; potential new areas of Green Belt land; and the Protected Areas were divided into individual parcels of land for assessment.
- 4.2 Tables 7, 8 and 9 described all of the land parcels that were assessed. The plans in Appendix 3 clearly illustrate each of these parcels on an Ordnance Survey map base.

**Table 7 Current Green Belt Parcels**

Parcel Number	Description
P001	Largely comprising agricultural fields divided by small wooded areas and hedgerows, and incorporating Fir Trees Brook, scattered farm buildings and a small residential development off Fir Trees Lane to the north, the parcel has a predominantly rural character. It is contained to the north by the A6068, and partially contained to the south-east by Fir Trees Brook. The A6068 would act as a strong barrier to further encroachment into the countryside to the north. Sloping landform offers open views to the south-east.
P002	Comprising agricultural fields, linear wooded areas and occasional farm buildings, the parcel has an overall strong rural character. It is contained to the north by the A6068, partially to the west by Fir Tree Brook, to the south by Grove Lane, Whitaker Clough and the River Calder, and to the east by Moor Isles Clough. Sloping landform offers open views to the south-east. This parcel adjoins Burnley Green Belt parcels P2, P5, P6 and P51.
P003	Comprising a single agricultural field adjacent to the River Calder, the parcel has a strong rural character with no urban influence. It is contained to the north and west by the River Calder, and to the south by a block of woodland. Low-lying, it is visually enclosed with restricted views along the valley and up to the ridge tops. Physical containment of the parcel is poor. This parcel adjoins Burnley Green Belt parcel P6.
P004	Comprising agricultural fields, small blocks of woodland, farm buildings and a fishery, the parcel has a strong rural character. It is contained to the north by Croft Top Lane, to the south by the A6068 and adjacent development, to the east by the vegetated Spurn Clough, and to the west by Guide Lane. The A6068 would act as a strong barrier to further encroachment into the countryside to the south, however, the sloping landform offers open views to the south.
P004a	Comprising agricultural fields and farm buildings accessed along narrow country lanes, the parcel has a strong rural character. It is contained to the north by Stump Hall Road, to the south by the A6068 and adjacent development, to the east by Guide Lane, and to the west by the urban

	settlement of Higham and Back Lane. The A6068 would act as a strong barrier to further encroachment into the countryside to the south, however, the sloping landform offers open views to the south.
P004b	Comprising residential gardens for properties on the north-east side of Higham, the parcel has a semi-urban character. It is not perceived to be part of the countryside.
P005	Comprising agricultural fields and farm buildings, the parcel has a predominantly rural character. It is contained to the north by the A6068, to the south by the River Calder and Spurn Clough, to the east by Spurn Clough, and to the west by Moor Isles Clough. The A6068 would act as a strong barrier to further encroachment into the countryside to the north. Sloping landform offers open views to the south, which include the wastewater treatment works.
P006	Comprising an agricultural field west of the River Calder, with the wastewater treatment works beyond to the east, the parcel has a predominantly rural character and is perceived to be part of the countryside. It is contained to the east by the River Calder. There is no significant landscape feature which would act as a constraint to further encroachment to the west. This parcel adjoins Burnley Green Belt parcel P5
P007	Comprising agricultural fields and farm buildings, areas of woodland and a wastewater treatment works in its south-west corner, the parcel has a predominantly open rural character overall, despite visible concrete water treatment beds. It is contained to the north by the A6068, to the east by Greenhead Lane and the M65, and to the west by Spurn Clough and the River Calder. Sloping landform offers open views to the south. This parcel adjoins Burnley green belt parcels P5 and P33.
P008	Comprising agricultural fields and farm buildings, the parcel has a predominantly rural character and is perceived to be part of the countryside. It is contained to the north and east by Pendle Water. There are no significant landscape features which provide containment to the south or west. This parcel is adjoined to Burnley Green Belt parcels P5 and P33
P009	Largely comprising agricultural fields, small areas of woodland, farm buildings and Pendle Water, the parcel has a predominantly rural character. It is contained to the west by the M65 and to the east by Holme End, Barden Lane and Healdwood Drive. The M65 would act as a strong barrier to further encroachment into the countryside to the west. This parcel is adjoined to Burnley Green Belt parcel P28.
P010	Largely comprising agricultural fields and unmanaged grassland, with farm buildings and a market gardeners with poly tunnels to the south, the parcel has a predominantly rural character. Contained to the west by the

	M65, a dense roadside tree belt generally provides visual screening from the motorway. The parcel is contained to the north and east by Pendle Water, and to the south by Greenhead Lane. The M65 would act as a strong barrier to further encroachment into the countryside to the west.
P011	Largely comprising agricultural fields and small wooded areas, with farm buildings in the northern portion and stables to the south, the parcel has a predominantly rural character. It is contained to the east by the Leeds and Liverpool Canal and to the west by the meandering Pendle Water. Pendle Water would act as a strong barrier to further encroachment into the countryside to the west. This parcel adjoins Burnley Green Belt parcel P10.
P012	Comprising the Reedley Marina to the south, together with unmanaged grassland and a small wooded area to the north, the parcel has a semi-rural character, with the marina creating a perception of encroachment. It is contained to the east by the railway line, and to the south and west by the Leeds and Liverpool Canal. The canal would act as a strong barrier to further encroachment into the countryside to the west. This parcel adjoins Burnley Green Belt parcel P1.
P013	Largely comprising grass sports pitches with a small wooded area to the north, the parcel has a semi-urban to semi-rural character. There is already a perception of significant encroachment, since the parcel is contained on three sides: to the north and east by urban residential development, and to the west by the railway line. Although providing limited visual separation, the railway line would provide a strong barrier to further encroachment into the countryside to the west. This parcel adjoins Burnley Green Belt parcel P1.
P014	Largely comprising open agricultural fields with farm buildings and some drystone walls, the parcel has a strong rural character. It is contained to the north by the A6068, to the south by the M65, to the south by the M65, to the east by the B6248 and to the west by Greenhead Lane. Sloping landform offers open views to the south-east.
P015	A linear parcel comprising a linear belt of mature ancient semi-natural woodland along Old Laund Clough on the western side, with agricultural fields to the east, the parcel has a strong rural character. It is contained to the north by the A6068, to the south-east by the M65, to the south by the B6248, and to the west by the woodland limit on its western side. The western woodland belt would provide a barrier to further encroachment into the countryside to the west.
P016	Largely comprising agricultural fields, farm buildings and a sports club with running track, the parcel has a predominantly rural character and little sense of internal enclosure. It is bound to the north by the A6068, to the west by the B6248, and to the east by woodland and/or a strong tree line.

P016a	Comprising small-holding activity with grazing land, the parcel reads as part of the urban settlement of Fence, with a semi-urban slightly degraded character. It is contained on all sides: by residential development on Wheatley Lane Road and Old Laund Street, and by the A6068 to the south-east, from which traffic is audible.
P017	Comprising agricultural fields with farm buildings and small blocks of woodland, the parcel has a predominantly rural character. It is contained to the south by the urban settlement of Fence, to the north and west by Noggarth Road and to the east by Harpers Lane. Noggarth Road would provide a barrier to further encroachment into the countryside to the north.
P017a	Comprising an agricultural field with a pylon tower and two residential properties on its northern boundary, the parcel has a semi-rural character. It is contained to the south by the urban settlement of Fence, to the north by Noggarth Road, to the east by Harpers Lane and to the east by a field boundary. Noggarth Road would provide a barrier to further encroachment into the countryside to the north.
P017b	Comprising agricultural fields with drystone walling, the parcel has a predominantly rural character. It is contained to the south by the urban settlement of Fence, to the north by Croft Top Lane, to the east by Noggarth Road and to the west by Spurn Clough. Croft Top Lane would provide a barrier to further encroachment into the countryside to the north.
P018	Comprising agricultural fields with farm buildings, small areas of woodland, intermittent private residences and three pylon towers, the parcel has a semi-rural character. It is contained to the north by Noggarth Road, to the south by Wheatley Lane Road, to the east by Sandyhall Lane and to the west by field boundaries.
P018a	Comprising agricultural fields with farm buildings and drystone walls, a disused quarry, two pylon towers and limited residential ribbon development along Wheatley Lane Road and Sandyhall Lane, the parcel has a predominantly rural character. It is contained to the south by Wheatley Lane Road, to the west by Sandyhall Lane, to the north by field boundaries and a farm track, and to the east by field boundaries/tracks. The parcel reads as part of the countryside.
P018b	Comprising agricultural fields with farm buildings and drystone walling, the parcel has a predominantly rural character. It adjoins the urban settlement of Fence at its southern tip. It is contained to the north by Noggarth Road, and to the south, east and west by field boundaries. Noggarth Road would provide a barrier to further encroachment into the countryside to the north.
P018c	Comprising agricultural fields, the parcel has a predominantly rural

	<p>character. It is contained to the west by the urban settlement of Fence, to the south by the urban settlement of Fence and Wheatley Lane Road, and to the north and east by field boundaries.</p>
P019	<p>Comprising agricultural fields and woodland, with farm buildings and a burial ground along its northern boundary, the parcel has a predominantly rural character. It is contained to the north by Wheatley Lane Road, to the south by the A6068, and to the east and west by field boundaries. The A6068 would provide a barrier to further encroachment into the countryside to the south. In combination with Parcel P019a, this parcel provides separation from the proposed extension to the Lomeshaye Industrial Estate, thereby preventing the effective merger of Nelson and Fence.</p>
P019a	<p>Comprising agricultural fields with farm buildings, the parcel has a predominantly rural, semi-degraded character. It is contained to the north by ribbon development along Wheatley Lane Road, to the south by the A6068 and to the east by a strongly vegetated field boundary. The A6068 would provide a barrier to further encroachment into the countryside to the south. In combination with Parcel P019, this parcel provides separation from the proposed extension to the Lomeshaye Industrial Estate, thereby preventing the effective merger of Nelson and Fence.</p>
P020	<p>Comprising agricultural fields with areas of woodland and farm buildings, the parcel has a strongly rural character. It is contained to the north by Wheatley Lane Road, to the south by the A6068, to the east by Carr Hall Road and to the west by field boundaries. The A6068 would provide a barrier to further encroachment into the countryside to the south.</p>
P021	<p>Largely comprising agricultural fields divided by small wooded areas and hedgerows, and incorporating a small existing residential development along Churchill Road to the north, the parcel has a semi-rural character. Located between the Lomeshaye Industrial Estate to the west and Carr Hall Road to the east at Barrowford, it is largely contained by urban development, as well as to the north by the A6068. The A6068 would provide a barrier to further encroachment into the countryside to the north</p>
P022	<p>Comprising a mixed land use of agricultural fields, allotments, a cemetery, Barrowford Park and Pendle Heritage Centre, the parcel has a semi-rural character, which is influenced by and degraded by restricted views of and noise from the adjacent M6. The parcel is contained to the south-east by the M65, to the north and west by Pendle Water and the urban settlement of Barrowford, and to the north-east by the B6247. The parcel is not perceived to be part of the countryside.</p>
P022a	<p>Comprising a sports ground, cricket pitch and small block of woodland, the parcel has a semi-urban character, which is dominated by and degraded by restricted views of and noise from the adjacent M65. The parcel is contained to the south-east by a steep wooded embankment</p>

	<p>which rises up to the M65, and to the west by Pendle Water and the urban settlement of Barrowford. The parcel is not perceived to be part of the countryside.</p>
P023	<p>Comprising sports pitches, woodland and some pasture, and bisected by Colne Water, the parcel has a predominantly semi-urban character, which is degraded by noise from the M65. It is contained on all sides: to the north and west by the M65, and to the south and east by the Leeds and Liverpool Canal and the urban settlement of Nelson. The parcel is not perceived to be part of the countryside.</p>
P024	<p>Comprising agricultural fields, woodland, and a row of small cottages accessed by a narrow lane, the parcel has a semi-rural character. Some distant industrial noise is discernible. The parcel is contained to the north by the M65. Thick woodland shields the parcel from the motorway, reducing the impact of noise, and from the sewage works to the south.</p>
P024b	<p>Comprising scrub woodland bisected by a small stream which cuts deeply into wooded banks, the parcel has a semi-rural character. Intrusive noise from the nearby motorway detracts from the rural character. It is contained to the north by Greenfield Road, to the west by the Leeds and Liverpool Canal and to the east by a stream.</p>
P025	<p>Comprising agricultural fields bound by modern wire fences, hedges and dry stone walling, the parcel has a strong rural character. It is contained to the west by the urban settlement of Higherford, to the south by the B6247, to the east by the Leeds and Liverpool Canal, and to the north by Red Lane.</p>
P026	<p>Largely comprising agricultural fields with farm buildings, the parcel overall has a strong rural character, with generally unspoilt open gently undulating terrain. A reservoir occupies the parcel's southern tip, constituting an obvious man-made intervention, with the water contained within hard defined steep grass embankments rising high above the surrounding topography. Noise from the M65 is intrusive in the vicinity of the reservoir. The parcel is contained to the west by the Leeds and Liverpool Canal, to the south-east by the B6247 and to the east by Wanless Water.</p>
P027	<p>Comprising open pasture with scrubby woodland, the parcel is dominated by noise from the M65 and has a semi-urban character. The parcel is contained to the north by the B6247 and to the south by the M65. It is not perceived to be part of the countryside, being cut off by these two roads, both of which rise above the parcel.</p>
P028	<p>Comprising agricultural fields with paddocks and farm buildings, together with some residential development along the B6247, the parcel has a predominantly rural character. The topography rises sharply up from the rough pasture and woodland beside Wanless Water up towards the edge</p>

	of the cut which holds the disused railway line. The rise affords long distance views of a rural character to the north, of which this parcel feels like a continuation. The parcel is contained to the south by the B6247, to the north by Red Lane, to the west by Wanless Water and to the east by Heirs House Lane and the disused railway line.
P029	Comprising a single field of open rough pasture, this parcel has a strong rural character. The land rises steeply from Wanless Water to the deep railway cutting, affording long distance views of the surrounding countryside to the north, of which this parcel feels a continuation. The parcel is contained to the north-west by Wanless Water, to the east by the disused railway line and to the south by Red Lane and a farm track, with trees forming a dense canopy overhead.
P030	Comprising open agricultural fields defined by drystone walls and hedges, farm buildings, isolated cottages, small woodland copses and allotments in the southern tip, the parcel has a strong rural character. The parcel is elevated above Wanless Water and the Leeds and Liverpool Canal, with long distance views out to countryside to the east and south-east, of which this parcel feels a continuation. It is contained to the north by Red Lane, to the west by Heirs House Lane and the disused railway track, and to the east by field boundaries.
P031	Comprising open agricultural fields defined by drystone walls and hedges, a ford, and bisected by Slipper Hill, this parcel has a strong rural character. The parcel is elevated above Wanless Water and the Leeds and Liverpool Canal, with long distance views out to countryside to the east and north-east, of which this parcel feels a continuation. It is contained to the west by the disused railway line, to the east by Smithy Lane, and to the south by Red Lane.
P032	Comprising ill-defined agricultural fields of rough pasture to the east, an area of woodland to the west and a small housing estate to the north, the parcel sits on a ridge with distant views into Colne and to the distant moors beyond. With a semi-rural character, the perception is of a fragment of rural land squeezed between housing along Red Lane and the sports fields and small stadium to the south. The parcel is contained by Red Lane to the north, field boundaries to the south and east, and a rural lane to the west.
P033	Comprising agricultural fields of steeply rolling terrain edged with tall banks and hedges, farm buildings and narrow lanes, the parcel has a strongly rural character. Views out across the reservoir towards Foulridge and beyond reinforce the sense of isolation. The parcel is contained to the north by Lake Burwain, to the south by Red Lane, to the east by the A56, and to the west by Smithy Lane.
P034	Largely comprising Lake Burwain, with agricultural fields in the northern section, narrow lanes and a ford, the parcel has a strongly rural

	<p>character. Open views are offered out across the reservoir and to the hills beyond to the north. The parcel is contained to the south by the southern limit of Lake Burwain, to the east by the A56, to the north-west by the disused railway line, to the north by Reedymoor Lane and to the north-east by the northern limit of the lake.</p>
P034a	<p>Comprising agricultural fields of open undulating rough pasture, the parcel has a semi-rural character. The character is degraded at the eastern end where the parcel is overlooked by a modern housing development and industrial activity on the edge of Foulridge. Wire fences and drystone walls define the outer boundary of the parcel, but the inner field boundaries are degraded. The parcel is contained to the north by the disused railway line, to the south and west by the B6251 and to the east by the urban limit of Foulridge.</p>
P034b	<p>Comprising a domestic garden, the parcel has an urban character. It is not perceived to be part of the countryside.</p>
P034c	<p>Comprising a series of well-maintained landscaped gardens associated with houses on Alma Avenue, with views south over the reservoir and beyond, the parcel has an urban character. It is not perceived to be part of the countryside.</p>
P034d	<p>Comprising agricultural fields, a church and associated burial ground, the parcel has a semi-rural quality. It is contained by the urban settlement limit of Foulridge to the north, the A56 to the east, the northern edge of Lake Burwain with scrubby woodland to the south, and Lake Burwain Greenway to the west. The reservoir would provide a barrier to further encroachment to the south.</p>
P034e	<p>Comprising undulating agricultural fields which rise up steeply from the reservoir edge, and provide long distance panoramic views to the south, the parcel has a semi-urban character. The boundary with parcel P034 is indistinct, due to degradation of the field boundary to the west - as such, this parcel constitutes a continuation of P034's rural character. P034e's character is, however, degraded due to being contained to the north and east by the development limit of Foulridge. The parcel is contained to the south by the reservoir and to the west by field boundaries.</p>
P035	<p>Despite some suburban residential development comprising large houses and bungalows in the western portion, the parcel largely comprises agricultural fields with farm buildings and has a strong rural character overall. Isolated vernacular stone-built agricultural farmhouses and barns, set within fields of pasture studded with small copses of trees and edged with drystone walls and wire fences, contribute to this character. Long distance views are provided to the north of a rural, rugged and remote landscape, of which this parcel feels like a continuation. The parcel is contained to the north by Noyna Road, to the west by the A56, to the south by field boundaries and Moss Houses Beck, and to the east by</p>

	Moss Houses Beck.
P036	Comprising the eastern tip of Foulridge Upper Reservoir, agricultural fields and farm buildings, the parcel has a strongly rural character. Isolated vernacular stone buildings, drystone walls and wire fences contribute to this character, as do views looking north across the reservoir to the rural, rugged character of P035 and beyond, of which this parcel feels like a continuation. Twentieth century ribbon development along the south side of Castle Road overlooks the parcel, but is confined to the opposite side of the road beyond the parcel. The parcel is contained to the south by Castle Road, to the west by Brownhill Lane, to the east by field boundaries and to the north by the southern limit of the reservoir and a stream.
P036a	Comprising largely Foulridge Upper Reservoir, with surrounding agricultural fields and a small block of woodland to the north, the parcel has a strongly rural character overall. Modern residential development south of the parcel on the northern edge of Colne, on Noyna View and Manor Road, detracts from the rural quality in the south portion of the parcel. The parcel is contained to the west by the A56, to the east by Brownhill Lane and a field boundary, to the north by field boundaries and to the south by the settlement limit of Colne and the southern limit of the reservoir.
P036b	Comprising residential properties and their associated gardens on the north side of Noyna View, the parcel has an urban character. It is not perceived to be part of the countryside. It is bound to the north by Foulridge Upper Reservoir, to the west by the A56, to the south by Noyna View and to the east by a field boundary.
P036c	Comprising agricultural fields, the parcel has a semi-rural character; residential development on Noyna View to the west and Manor Road to the south detracts from the rural quality. The parcel is contained to the west by residential development on Noyna View, to the south by residential development on Manor Road, to the east by Brownhill Lane, and to the north by the south edge of Foulridge Upper Reservoir.
P037	Comprising agricultural fields edged by drystone walls and wire fences, with vernacular stone farm buildings, the parcel has a strong rural character. The open terrain offers long distance views to the north of rural, rugged and remote countryside, of which this parcel feels like a continuation. The parcel is contained to the south by Castle Road, to the east by Cockhill Lane, and to the north and west by a stream and field boundaries.
P037a	Comprising a golf course and club house, of open terrain with finely maintained areas of lawn and rough grass, and belts of mixed evergreen planting, the parcel has a semi-rural character. Although perceived as being distinct from the surrounding rural countryside, it is wholly

	<p>contained by a strongly rural landscape. It is bound to the south by Skipton Old Road, to the west by Cockhill Lane, and to the north and east by field boundaries.</p>
P038	<p>Comprising agricultural fields, a small copse of mature trees, farm buildings, drystone walls and a small residential development at its northern tip, the parcel has a strong rural character. It occupies an elevated position above the surrounding landscape, with long distance views in all directions of a rural landscape, of which this parcel feels a continuation. It is bound to the north by Castle Road, to the east by Cockhill Lane and Skipton Old Road, to the south east by Skipton Old Road and to the south-west and west by field boundaries.</p>
P038a	<p>Comprising a single agricultural field with drystone wall boundary, the parcel has a predominantly rural character. It is perceived as a continuation of the strong rural character found in parcel P038. Some residential properties along Skipton Old Road overlook the parcel, but their impact is diminished by the terrain which drops sharply at the edge of the road. The parcel is bound by drystone walls along field boundaries to the north, west and south-west, and by a tree liner and Skipton Old Road to the south-east.</p>
P039	<p>Comprising agricultural fields edged by drystone walls, farm buildings and isolated cottages, the parcel has a strong rural character. Radial views are offered of the surrounding landscape of the surrounding rural, rugged and remote countryside, of which this parcel feels like a continuation. The parcel is contained to the north by Skipton Old Road, to the east by Long Lane, and to the west and south by Hill Lane.</p>
P040	<p>Comprising open agricultural fields with degraded drystone wall boundaries, farm buildings, and large residential plots on the south side of Hill Lane and on the north side of the A6068, the parcel has a semi-rural character. A sense of enclosure is offered by the terrain which drops down southwards from Hill Lane to the A6068, providing long distance views to the other side of the valley. In general the A6068 is screened by trees, but glimpsed views and road noise exert an urban influence. The parcel is contained to the west by residential development along Skipton Old Road and Bent Lane, to the south by the A6068, to the east by field boundaries and properties along Alma Road, and to the north by Skipton Old Road and Hill Lane.</p>
P041	<p>Comprising dense woodland which is managed as part of a local nature reserve, disconnected agricultural fields, the small residential development of Spring Grove and further limited residential development along the A6068, the parcel has a semi-urban character. It is not perceived to be part of the countryside, although the former agricultural land use is still evident in the drystone walls that mark field boundaries, but which now stand within dense woodland, and some open fields of pasture remain at the eastern end of the parcel. The urban influence of</p>

	<p>modern development to the west of the parcel and noise from the A6068 are minimized by trees and the terrain, which rises steeply in places from the shallow flood plain of Colne Water to restrict views. The parcel is contained to the north by the A6068, to the south by Colne Water, to the west by residential development along the A6068 and Ball Grove Drive, and to the east by residential development along the A6068 and School Lane.</p>
P042	<p>Comprising agricultural fields which rise sharply to the south from Colne Water, with some built development at Winewall Village in the south-west corner, the parcel has the strong rural character of open countryside. The field system is marked by drystone walls and includes a curious example of vertical standing stones construction. Long distance views to the south encompass the surrounding landscape of strongly rural character, and of which this parcel feels like a continuation. Local vernacular stone built cottages and terraces follow Winewall Lane up to village of Winewall itself. The parcel is contained to the north by Colne Water, to the west by Rosley Street and Winewall Lane, to the south by Winewall village and field boundaries, and to the south-east by Keighley Road and Carrier's Row.</p>
P042a	<p>Comprising agricultural fields, an area of woodland, and built development along Rosley Street, Bright Street, Holme Street, Winewall Road and Trawden Road, the parcel has a semi-rural character. Views are offered to the surrounding landscape of a rolling mostly rural character, of which this parcel feels like a continuation. Along Trawden Road light industrial activity detracts from the rural character. The parcel is contained to the north by Winewall Lane, Rosley Street and Winewall Road, to the west by Colne Water and Trawden Road, and to the south-west by Winewall Lane.</p>
P042b	<p>Comprising agricultural fields, playing fields to the south, farm buildings and urban development at Winewall and along New Row, this parcel has a strongly rural character overall, accentuated by the rocky terrain, which includes the sheer walls of a large disused quarry, giving this parcel a rugged character. Except for modern estates at the edge of Trawden, views of the surrounding landscape encompass land of a rolling rural character of which this parcel feels like a continuation. The parcel is contained to the north by Winewall and a field boundary, to the east and south by Keighley, Road, and to the west by built development along the B6250.</p>
P043	<p>Comprising agricultural fields, farm buildings, isolated cottages and an area of woodland, the parcel has a very open, strongly rural character. But for the views of Colne, the parcel has a sense of remoteness, offering views to the surrounding landscape of a rolling rural and rugged character, of which this parcel feels like a continuation. The parcel is contained to the north by Colne Water and the B6250, to the east by Trawden Road, to the south by properties along Lachman Road and field</p>

	boundaries, and to the west by field boundaries, Mire Ridge and Colne Road.
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**Table 8 New Green Belt Parcels**

<b>Parcel Number</b>	<b>Parcel Description</b>
P001a	Comprising agricultural fields, the parcel has a predominantly rural character. It is contained to the south by the A6068, and to the east by the vegetated Acres Brook and the urban settlement of Higham, all of which would act as strong barriers to further encroachment into the countryside in both directions. A strong tree boundary provides containment to the west.
P024a	The parcel has a semi-rural character. Noise from the M65 detracts from the rural quality. The parcel is contained to the south by Colne Water, to the east by a stream, and to the west by the Leeds and Liverpool Canal.
P024c	Comprising a field, Colne Valley Greenway and temporary buildings associated with the Husky Trail, the parcel has a semi-rural character. Noise from the M65 detracts from the rural quality. The parcel is contained to the south by Colne Water, to the east by a stream, and to the west by the Leeds and Liverpool Canal.
P035a	Comprising agricultural fields and allotments, the parcel has a predominantly rural character. Some urban influence is apparent due to the parcel's location on the eastern edge of Foulridge, but the parcel is predominantly perceived to be a continuation of the strong rural character of parcel P035. The parcel is contained to the north by Nonya Road, to the west by the settlement edge of Foulridge, to the south by field boundaries and to the east by field boundaries and a vehicular track.
P043a	Comprising blocks of woodland, agricultural fields, and an industrial unit to the north, the parcel has a strongly rural character. The woodland serves to mostly screen views of the industrial unit and the southern portion of the parcel has a sense of being a continuation of the rural character of P043. The topography, however, favours views towards Colne. The parcel is contained to the north by Colne Water, to the east by field boundaries, to the south-west by Coal Pit Lane and to the south by Coal Pit Lane and a track leading to kennels.

**Table 9 Protected Areas**

Parcel Number	Parcel Description
PA.01	<p>Comprising agricultural fields divided by hedges, and farm buildings, the parcel has a semi-urban character. Surrounded by development to the north, south and west, views out of the parcel are further contained by hedges and the gently undulating topography, which dips down gently towards the urban influence of Nelson. Noise from the M65 and A6068 also detracts from the rural nature of the site. This site is confined to the north by residential development along Wheatley Lane Road, to the west by residential development along Carr Hall Road, to the south by residential development along Applegarth and Parrock Road, and to the east by field boundaries.</p>
PA.02	<p>Comprising fields of pasture divided by degraded and indistinct field boundaries, the parcel has a semi-rural character. It is contained to the north and south by urban residential development at Colne, to the east by a primary school and to the west by field boundaries.</p>
PA.03	<p>Bisected by Skipton Old Road and comprising open agricultural fields divided by degraded field boundaries, together with some limited residential development south of Skipton Old Road, the parcel has a semi-rural character. It is surrounded by development to the west, south and south-east, with views of the modern Park High School to the west. The topography is visually open towards the south, resulting in a visual connection with land of a strong rural character beyond the parcel. The parcel is contained by the eastern built edge of Colne to the west, development along the A6068 to the south, development along Bent Lane to the south-east, farm buildings and field boundaries to the north-east and Castle Road to the north.</p>

## 5.0 ASSESSMENT OF GREEN BELT PARCELS

5.1 The assessment matrix in Tables 10 to 12 set out the rating for each site against Green Belt purposes 1 to 4. The detailed comments supporting the assessment for each land parcel and are set out in Appendix 3 of this report.

**Table 10 Site Assessment Matrix Table – Existing Green Belt**

Parcel Number	Purpose 1 - To check the unrestricted sprawl of large built up areas	Purpose 2 - Prevent Neighbouring Towns from merging into one another	Purpose 3 - To assist in safeguarding the countryside from encroachment	Purpose 3 - To assist in safeguarding the countryside from encroachment, Capacity for change	Purpose 4 - To Preserve the setting and special character of Historic Towns
P001	Critical	Major	Major	Low	N/A
P002	Critical	Major	Critical	Little/No	N/A
P003	Critical	Moderate	Critical	Little/No	N/A
P004	Critical	Critical	Critical	Little/No	N/A
P004a	Critical	Critical	Critical	Little/No	N/A
P004b	Slight	Slight	Slight	Moderate	N/A
P005	Critical	Major	Major	Little/No	N/A
P006	Critical	Moderate	Major	Low	N/A
P007	Critical	Critical	Major	Low	N/A
P008	Critical	Critical	Major	Low	N/A
P009	Critical	Major	Major	Moderate	N/A
P010	Major	Moderate	Major	Moderate	N/A
P011	Major	Major	Major	Moderate	N/A
P012	Major	Moderate	Moderate	Moderate	N/A
P013	Moderate	Major	Moderate	Moderate	N/A
P014	Critical	Critical	Critical	Little/No	N/A
P015	Major	Critical	Critical (western side); Major (eastern side)	Little/No (western side); Moderate (eastern side)	N/A
P016	Critical	Critical	Major	Low	N/A
P016a	Slight	Slight	Slight	Moderate	N/A
P017	Moderate	Slight	Major	Moderate	N/A

P017a	Major	Slight	Moderate	Moderate	N/A
P017b	Major	Slight	Major	Moderate	N/A
P018	Critical	Critical	Major	Low	N/A
P018a	Major	Major	Major	Little/No	N/A
P018b	Major	Slight	Major	Low	N/A
P018c	Moderate	Slight	Moderate	Moderate	N/A
P019	Major	Critical	Major	Low	N/A
P019a	Major	Moderate	Moderate	Moderate	N/A
P020	Critical	Critical	Critical	Little/No	N/A
P021	Slight	Slight	Moderate	Moderate	N/A
P022	Critical	Critical	Moderate	Moderate	N/A
P022a	Critical	Critical	Slight	Moderate	N/A
P023	Critical	Critical	Slight	Moderate	N/A
P024	Major	Critical	Moderate	Moderate	N/A
P024b	Major	Major	Moderate	Moderate	N/A
P025	Critical	Major	Critical	Little/No	N/A
P026	Critical	Critical	Critical	Little/No	N/A
P027	Major	Major	Slight	Moderate	N/A
P028	Critical	Critical	Major	Low	N/A
P029	Critical	Critical	Critical	Little/No	N/A
P030	Critical	Critical	Critical	Little/No	N/A
P031	Critical	Critical	Critical	Little/No	N/A
P032	Major	Moderate	Moderate	Low	Slight
P033	Critical	Critical	Critical	Little/No	Slight
P034	Critical	Critical	Critical	Little/No	N/A
P034a	Moderate	Slight	Moderate	Moderate	N/A
P034b	Slight	Slight	Slight	High	N/A
P034c	Slight	Slight	Slight	High	N/A
P034d	Major	Major	Moderate	Moderate	N/A
P034e	Major	Moderate	Moderate	Moderate	N/A
P035	Critical	Critical	Critical	Little/No	Moderate
P036	Critical	Moderate	Critical	Little/No	Slight
P036a	Critical	Critical	Critical	Little/No	Slight
P036b	Slight	Slight	Slight	High	Slight
P036c	Moderate	Moderate	Slight	High	Slight
P037	Critical	Slight	Critical	Little/No	N/A
P037a	Critical	Slight	Critical	Little/No	N/A
P038	Critical	Slight	Critical	Little/No	N/A
P038a	Moderate	Slight	Major	Low	N/A
P039	Critical	Slight	Critical	Little/No	N/A

P040	Critical	Major	Critical	Low	Slight
P041	Moderate	Major	Slight	Moderate	Slight
P042	Critical	Major	Critical	Little/No	Slight
P042a	Slight	Slight	Moderate	Low	N/A
P042b	Critical	Critical	Critical	Little/No	N/A
P043	Critical	Major	Critical	Little/No	Slight

**Table 11 Site Assessment Matrix Table – New Green Belt**

Parcel Number	Purpose 1 - To check the unrestricted sprawl of large built up areas	Purpose 2 - Prevent Neighbouring Towns from merging into one another	Purpose 3 - To assist in safeguarding the countryside from encroachment	Purpose 3 - To assist in safeguarding the countryside from encroachment, Capacity for change	Purpose 4 - To Preserve the setting and special character of Historic Towns
P001a	Critical	Moderate	Major	Low - Moderate	N/A
P024a	Moderate	Major	Moderate	Moderate	N/A
P024c	Moderate	Major	Moderate	Moderate	N/A
P035a	Major	Slight	Moderate	Low	N/A
P043a	Critical	Moderate	Critical	Little/No	Moderate

**Table 12 Site Assessment Matrix Table – Protected Areas**

Parcel Number	Purpose 1 - To check the unrestricted sprawl of large built up areas	Purpose 2 - Prevent Neighbouring Towns from merging into one another	Purpose 3 - To assist in safeguarding the countryside from encroachment	Purpose 3 - To assist in safeguarding the countryside from encroachment, Capacity for change	Purpose 4 - To Preserve the setting and special character of Historic Towns
PA.01	Slight	Slight	Slight	Moderate	N/A
PA.02	Moderate	Slight	Moderate	Low	Slight
PA.03	Major	Slight	Moderate	Low	N/A

## 6.0 CONCLUSIONS

- 6.1 Following the assessment of the identified parcels we consider that some parcels of land may be removed from the Green Belt if the Council can prepare further evidence that supports the necessary exceptional circumstances required. There are also areas of land currently outside of the Green Belt that if demonstrated through exceptional circumstances, would make a positive contribution to the purpose of Green Belt in Pendle Borough.
- 6.2 Furthermore, of the three Protected Areas assessed through this study, we consider that two do not fulfil the function of Green Belt. As Protected Areas are not 'Green Belt' it is still necessary for the Council to demonstrate the exceptional circumstances necessary for their consideration to be included as new Green Belt.
- 6.3 The Inspector for the Examination of the Core Strategy considered that it would be necessary for that plan and the emerging Site Allocations document to release land from the Green Belt for development to ensure that the Council's proposed spatial strategy could be delivered. Whilst this established the need to undertake an assessment of the Green Belt in Pendle, further evidence is required to release specific parcels of land for development. It is important that this evidence is used alongside this Green Belt assessment, to identify those parcels of land that will contribute in a sustainable way to the Council's spatial strategy and to ensure that the broad areas of Green Belt within the Borough still perform their original intended functions.
- 6.4 The assessment reveals that the vast majority of parcels of land continue to contribute to the intended function of the general extent of Green Belt in Pendle. Additionally parcel PA.03, protected area, is also considered to perform a Green Belt function despite not being Green Belt land.
- 6.5 We consider that the parcels of land set out in Table 13 no longer adequately contribute to the intended function of the general extent of the Green Belt in Pendle. The detailed assessment for each parcel is contained within Appendix 3.

**Table 13 Existing – No longer performs Green Belt function**

Parcel Number	Retain / Remove	Commentary	Impact of Green Belt Release
P004b	No longer contributes to overall Green Belt Function	<p>The parcel comprises residential gardens to the rear of Sabden Road and is strongly linked to the settlement of Higham. Removal from the Green Belt would provide the opportunity to establish a better defined edge to the Green Belt north of Higham at the boundaries of residential properties. Furthermore the parcel does not lie between settlements and therefore makes little contribution to the separation of settlements. The parcel has a semi-urban character and is not perceived to be part of the countryside.</p>	<p>Release of this Green Belt parcel would have no significant impact upon the wider Green Belt within this area of Pendle.</p> <p>There would be no detrimental impact upon the adjacent parcel (P004), which surrounds parcel P004b on three sides.</p>
P016a	No longer contributes to overall Green Belt Function	<p>The parcel forms a well contained piece of land isolated from the main Green Belt, and reads as part of Fence village. It makes little contribution to preventing the eastward expansion of Fence, which could be more strongly contained by the A6068. Development could occur without leading to the perception of merging with other settlements.</p> <p>Comprising small-holding activity with grazing land, the parcel reads as part of the urban settlement of Fence, with a semi-urban slightly degraded character. It is contained on all sides: by residential development along Wheatley Lane Road and Old Laund Street. It is capable of accommodating significant change without undue harm to wider landscape character.</p>	<p>Release of this Green Belt parcel would have minimal impact upon the wider Green Belt within this area of Pendle. The parcel plays no significant role in preventing sprawl or the merging of settlements.</p> <p>There would be no detrimental impact upon the surrounding parcels, as a stronger boundary to the Green Belt is provided by the A6068.</p>
P018c	No longer	The parcel helps to contain the	Release of this Green Belt parcel

	<p>contributes to overall Green Belt Function</p>	<p>northward expansion of Fence, however the topography rises sharply beyond the northern parcel boundary providing a natural barrier to further urban sprawl.</p> <p>The parcel forms part of a very wide gap between Fence and the next settlement to the north, Spen Brook. Development within the parcel would not lead to the perception of these settlements merging. The parcel benefits from significant containment on two sides. It is capable of accommodating significant change without undue harm to wider landscape character.</p>	<p>would have little impact upon the wider Green Belt within this area of Pendle. The parcel does help to contain the northern expansion of Fence, however a more suitable boundary; making use of the natural features (sloping topography) can be formed. The parcel plays no role in preventing settlements from merging.</p> <p>The surrounding Green Belt would not be compromised by this release and it would help to create a stronger boundary with the existing development to the west of the parcel.</p>
P021	<p>No longer contributes to overall Green Belt Function</p>	<p>The parcel forms an isolated gap to the south of the A6068 between the western residential edge of Nelson and the Lomeshaye Industrial Estate. Development in the parcel would not lead to the perception of urban sprawl.</p> <p>The parcel does not lie between two settlements and makes a very limited contribution to visual separation.</p> <p>Largely comprising agricultural fields divided by small wooded areas and hedgerows, and incorporating a small existing residential development along Churchill Road to the north, the parcel has a semi-rural character. It benefits from significant containment to the north, east and west. The A6068 may provide a stronger northern Green Belt boundary than that currently provided by Park Avenue.</p>	<p>Release of this Green Belt parcel would have minimal impact upon the wider Green Belt within this area of Pendle. The parcel forms an isolated gap between areas of development and therefore plays no role in containing sprawl or the merging of settlements.</p> <p>The surrounding Green Belt would not be compromised by this release and it would help to create a stronger boundary to the Green Belt, along the A6068.</p>
P034a	<p>No longer contributes</p>	<p>The parcel contains the urban area of Foulridge which lies</p>	<p>Release of this Green Belt parcel would have limited impact upon</p>

	to overall Green Belt Function	<p>immediately to the east. However its character is influenced by it significantly; which has led to a poorly defined edge with the settlement. Stronger boundaries exist to the edges of the parcel. The character is degraded at the eastern end where the parcel is overlooked by a modern housing development and industrial activity on the edge of Foulridge. Wire fences and drystone walls define the outer boundary of the parcel, but the inner field boundaries are degraded.</p> <p>The parcel does not lie directly between two settlements, development would have no impact on upon preventing settlements from merging.</p> <p>The parcel benefits from significant containment to the north and east. It is capable of accommodating significant change without undue harm to wider landscape character.</p>	<p>the Green Belt in this area. There would be minimal impact upon the wider purpose of preventing settlements from merging. The parcel contains parts of the urban area, however the edge is poorly defined and land degraded as a result of development. A much stronger and more permanent boundary exists along the B6251 (Whitemoor Road).</p> <p>The surrounding Green Belt would not be compromised by this release, but would be benefitted by the creation of a stonger and well defined boundary to the Green Belt.</p>
P034b	No longer contributes to overall Green Belt Function	<p>The parcel is developed and dominated by the urban area, it can no longer fulfil a Green Belt purpose. It is no longer perceived to be part of the countryside.</p>	<p>This parcel of land is already developed. As it can no longer serve a Green Belt function it should be removed.</p> <p>By removing this parcel a stronger Green Belt boundary following the edge of the built-up area can be formed.</p>
P034c	No longer contributes to overall Green Belt Function	<p>The parcel is developed and dominated by the urban area, it can no longer fulfil a Green Belt purpose. It is no longer perceived to be part of the countryside.</p>	<p>This parcel of land is already developed. As it can no longer serve a Green Belt function it should be removed.</p> <p>By removing this parcel a stronger Green Belt boundary following the northern shore of Lake Burwain can be formed.</p>
P036b	No longer contributes	<p>The parcel is developed and dominated by the urban area, it</p>	<p>This parcel of land is already developed. As it can no longer</p>

	to overall Green Belt Function	can no longer fulfil a Green Belt purpose. It is no longer perceived to be part of the countryside.	serve a Green Belt function it should be removed.  By removing this parcel a stronger Green Belt boundary following the southern shore of Foulridge Upper Reservoir can be formed.
P036c	No longer contributes to overall Green Belt Function	<p>The parcel provides some containment of the urban area, however it is significantly influenced by it along the southern and western boundaries. The southern boundary is poorly defined against the urban area and a much stronger boundary to P036a exists. The parcel plays only a small role in establishing a gap between Colne and Foulridge and its removal would not lead to the perception of the two settlements merging.</p> <p>Comprising agricultural fields, the parcel has a semi-rural character; residential development on Noyna View to the west and Manor Road to the south detracts from the rural quality. It is capable of accommodating significant change without undue harm to wider landscape character.</p>	<p>Release of this Green Belt parcel would have minimal impact upon the Green Belt within this area of Pendle. The parcel is surrounded on two sides by development and to the north by a resevoir.</p> <p>By removing this parcel a stronger Green Belt boundary can be formed alongside the southern shore of Foulridge Upper Reservoir.</p>
P042a	No longer contributes to overall Green Belt Function	Comprising agricultural fields, an area of woodland, and built development along Rosley Street, Bright Street, Holme Street, Winewall Road and Trawden Road, the parcel has a semi-rural character. The parcel is contained to the north by Winewall Lane, Rosley Street and Winewall Road, to the west by Colne Water and Trawden Road, and to the south-west by Winewall Lane. Potential to mitigate adverse visual impacts is limited due to open views.	<p>Release of this Green Belt parcel would have a moderate impact upon the Green Belt in this area. There would be minimal impact upon the wider role of the Green Belt in the Winewall and Colne area, as the two settlements can already be considered to have merged.</p> <p>The village is currently washed over by Green Belt which has prevented any significant development from taking place. However, given that this parcel</p>

	<p>Development within this parcel would have limited impact on the purpose of including land within the Green Belt as Winewall and Colne can already be considered to have merged. However release of this parcel for development would increase the perception of this merger. The parcel plays no role in the separation of Winewall and Trawden. This parcel is surrounded by residential development on three sides and a road to the West and is visually dominated by the settlement.</p>	<p>performs poorly in respect of Green Belt purposes 1 and 2, the release of this parcel, effectively within the centre of the village, could be considered to have relatively little impact upon the wider purpose of Green Belt in this area.</p> <p>The surrounding Green Belt parcels would not be compromised by this release. A stronger boundary, than that which exists to the north and north-west of the parcel could be created to ensure that no further development beyond the village occurs after the plan period.</p>
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6.6 Table 14 sets out the parcels of land currently designated as Protected Areas (Policy 3A) that do not fulfil the requirements for inclusion within the Green Belt. The detailed assessment for each parcel is contained within Appendix 3.

**Table 14 Protected Areas**

Parcel Number	Retain / Remove	Commentary	Impact on the Green Belt
PA.01	Does not contribute to overall Green Belt Function	This site is confined to the north by residential development along Wheatley Lane Road, to the west by residential development along Carr Hall Road, to the south by residential development along Applegarth and Parrock Road, and to the east by field boundaries. As such the parcel no longer plays a role in preventing sprawl.	<p>The addition of this parcel to the Green Belt would make minimal contribution to the wider Green Belt within this area of Pendle. The parcel is surrounded on all sides by development.</p> <p>Keeping this parcel out of the Green Belt would maintain a strong Green Belt boundary.</p>
PA.02	Does not contribute to overall Green Belt Function	Comprising fields of pasture divided by degraded and indistinct field boundaries, the parcel has a semi-rural character. The parcel benefits from significant containment to the north and south, however the	<p>The addition of this parcel to the Green Belt would make minimal contribution to the wider Green Belt within this area of Pendle.</p> <p>The parcel is surrounded on all sides by development and has</p>

		<p>western boundary is not contained by a significant landscape feature, such that changes could extend over a wide area. Development at this site would not result in the perception of settlements merging.</p>	<p>weak boundaries on the edge of the Green Belt.</p> <p>Keeping this parcel out of the Green Belt would maintain a strong Green Belt boundary along Red Lane.</p>
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6.7 The brief for this assessment also required parcels of land, adjacent to the existing Green Belt to be considered for possible designation as Green Belt. Of the five parcels of land assessed, the following four land parcels would make a contribution to the broad purpose of the general extent of Green Belt in Pendle. The detailed assessment for each parcel is contained within Appendix 3.

**Table 15 New Green Belt**

Parcel Number	Add to Green Belt	Commentary
P001a	Performs Green Belt Function	<p>The parcel directly abuts the western edge of Higham and would provide strong containment and prevent the potential for sprawl. There is no alternative strong physical boundary further from the edge of Higham. Comprising of agricultural fields, the parcel has a predominantly rural character. It is contained to the south by the A6068, and to the east by the vegetated Acres Brook and the urban settlement of Higham, all of which would act as strong barriers to further encroachment into the countryside in both directions. The parcel is not well contained to the north, such that changes could extend over a wide area.</p>
P024a	Performs Green Belt Function	<p>At present the boundary does not follow a strong topographical or man made feature. This change would ensure that the outer Green Belt boundary is aligned to a strong physical feature on the ground, by aligning the boundary with the water course (Wanless Water) and a dense line of mature trees.</p> <p>Further investigation of Green Belt mapping by the Council prior to the adoption of the Pendle Local Plan (1999) suggests that this parcel of land, together with Parcel 24c, was intended for inclusion within the Green Belt. They are both shown as such in the:</p> <ul style="list-style-type: none"> <li>• Green Belt Subject Plan (1987);</li> <li>• Green Belt Local Plan (1990);</li> <li>• Draft Pendle Local Plan (1992); and</li> <li>• Pendle Local Plan - Deposit Edition (1994)</li> </ul> <p>In the Inspectors Report (1996) and the Proposed Modifications (1997) there is no reference to the proposed removal of any land from the Green Belt in this area.</p> <p>The conclusion would seem to be that the omission of Parcels 24a and 24c is simply the result of a mapping error associated with the preparation of the Proposals Map for the Pendle Local Plan 1999</p>
P024c	Performs Green Belt Function	<p>The parcel follows the urban edge of Barrowford and could help to prevent sprawl. A stronger boundary already exist along Colne Water to the south and east In combination with</p>

		<p>other parcels in this location, the parcel would help to prevent the potential for the merging of Colne and Barrowford, which would be enhanced should development take place within this parcel.</p> <p>See 24a for further comments on history of Green Belt mapping.</p>
P043a	Performs Green Belt Function	<p>Comprising blocks of woodland, agricultural fields, and an industrial unit to the north, the parcel has a strongly rural character. The woodland serves to mostly screen views of the industrial unit and the southern portion of the parcel has a sense of being a continuation of the rural character of P043.</p> <p>The parcel does not benefit from significant containment to the south or east, such that changes could extend over a wide area. The potential to mitigate adverse visual impacts is limited due to open views.</p> <p>Inclusion of the land would provide a new well defined threshold to the south of Colne and prevent the potential for sprawl, as it provides stronger physical boundaries than parts of parcel P043.</p>

6.8 It is important to emphasise that the parcels of land it is considered could perform a Green Belt function, should still be supported by exceptional circumstances. If the Council chooses to add any of these parcels to the existing Green Belt, the land should only be added for its contribution to the purposes of including land in the Green Belt and not as a compensatory measure should any other land parcel be removed from the Green Belt. There is no requirement to add to the Green Belt in one area, if some is removed in another.

**Exceptional Circumstances**

6.9 Whilst this assessment has considered how each parcel performs against the five purposes of Green Belt in the NPPF, the key question is whether exceptional circumstances can be demonstrated in order to release land from the Green Belt for development. Even if the land assessed is no longer considered to fulfil a Green Belt purpose, exceptional circumstances still need to be demonstrated to release it from Green Belt. Furthermore, if land is identified in this assessment as still making a contribution to the Pendle Green Belt, this does not imply that exceptional circumstances cannot be demonstrated for its release from the Green Belt. Essentially

a 'planning balance' must be reached; considering the contribution of an individual parcel to the Green Belt function alongside the exceptional circumstances for its release.

**Amendments to the Report**

- 6.10 Following the consultation on the draft Green Belt Assessment undertaken by Pendle Borough Council as part of their Local Plan Part 2 consultation which closed on 7<sup>th</sup> April 2017, SPRU have reviewed the comments submitted specifically in regards to the Green Belt Assessment Report. A full response is provided in a separate report issued June 2017 to the Council. This set out that a number of changes would be made to the report which are summarised in the table below.

**Table 16 Summary of Report Amendments**

No.	Amendment
1	Table 7 – P021
2	Table 9 - PA.02 and PA.03
3	Table 14 – PA.02 and PA.03
4	Paragraph 6.2
5	Paragraph 6.4
6	Appendix 2 – Map labels
7	Appendix 3 – Individual Site Assessments

## **7.0 DUTY TO CO-OPERATE**

- 7.1 The NPPF requires local planning authorities to consult neighbouring authorities on strategic priorities (Paragraph 156 and 178). The Planning Practice Guidance: Duty to Cooperate outlines the requirement as: *'a legal duty on local planning authorities, county councils in England and public bodies to engage constructively, actively and on an on-going basis to maximise the effectiveness of Local and Marine Plan preparation in the context of strategic cross boundary matters'*
- 7.2 As set out within this report, the Pendle Green Belt forms part of the wider Lancashire Green Belt and therefore cannot be viewed in isolation. The Green Belt is a strategic matter, and therefore the Council must engage the relevant bodies.
- 7.3 The Council has fulfilled the legal requirements of the Duty and has ensured that engagement has been proactive and positive.
- 7.4 The Council engaged with all local authorities in East Lancashire with part of the Lancashire Green Belt within their administrative boundaries and invited them to attend the Green Belt workshop prior to the methodology being finalised. Representatives from Burnley Council and Lancashire County Council took part in the workshop and made contributions to discussion.
- 7.5 It was clear at the workshop, and subsequently through the Green Belt assessment, that despite the Green Belt crossing over the administrative boundary into Burnley, there are no 'shared' parcels of land that are no longer considered to perform a Green Belt function in either this Assessment or the Burnley Green Belt Review (LUC, 2016). Furthermore there are no parcels wholly within Pendle, which are no longer considered to perform a Green Belt function that are likely to have a detrimental impact upon the Green Belt in Burnley.
- 7.6 As a result of this, there is clearly no further action for either Council to take, nor further points at this point in time, that necessitate further discussion.
- 7.7 For clarity the Green Belt parcels within Pendle and Burnley which have a relationship with each other are set out in Table 17.

**Table 17 Pendle Green Belt Relationships with Burnley Green Belt**

Pendle Parcel	Burnley Parcels
P001	Adjoins P2
P002	Adjoins P2, P51, P6 and P5
P003	Contiguous with P6
P006	Contiguous with P5
P007	Contiguous with P33 (in part) Adjoins P5
P008	Contiguous with P33 Adjoins P5
P009	Contiguous with P28
P011	Contiguous with P10
P012	Contiguous with P1
P013	Contiguous with P1

**APPENDIX 1 – A) METHODOLOGY CONSULTATION AND B) SUMMARY**

**APPENDIX 2 – ASSESSMENT MAPS**

**APPENDIX 3 – SITE ASSESSMENTS AND INDIVIDUAL SITE MAPS**

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