

PENDLE BOROUGH COUNCIL

GREEN BELT ASSESSMENT

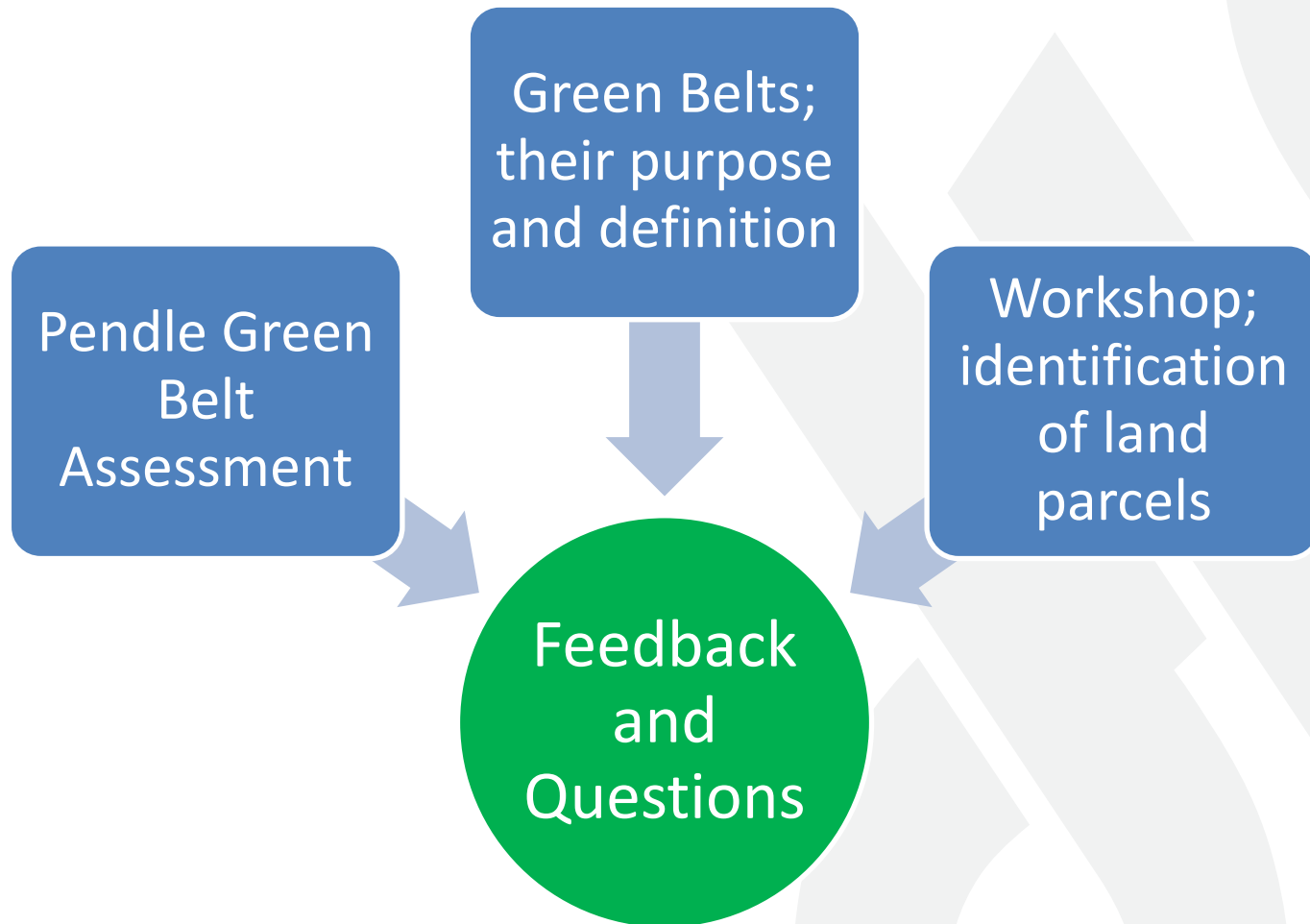
DLP Planning Ltd

KEY STAKEHOLDERS WORKSHOP

2nd June 2016



Pendle Green Belt Assessment



What is the Green Belt

History of Green Belts

- Control Urban growth
- Concept in England developed around London 1919 - 1944

Green Belts Today

National Planning Policy Framework (NPPF) – Section 9

Paragraph 79

The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

Paragraph 83

...Once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan...

What is an exceptional circumstance?

Green Belt in Pendle

North East Lancashire Structure Plan – 1979

Green Belts will be established between or adjacent to...Padiham and Burnely (north of A671), Colne, Trawden, Colne and Foulrdige”

The draft Lancashire Structure Plan (1987) was more specific

...between Padiham/Burnley and Barrowford, Nelson and Barrowford, Barrowford and Colne, Colne and Trawden, Colne and Foulridge, Colne and Laneshaw Bridge

Which came into effect on 4 January 1990.

But still the detailed boundaries needed to be defined in Local Plans.

After public consultation, public enquiry and modifications, the Pendle Local Plan was adopted in 1999 which formally designated the Green Belt

The 5 purposes of the Green Belt

ONE

- To check the unrestricted sprawl of large built-up areas

TWO

- To prevent neighbouring towns merging into one another

THREE

- To assist in safeguarding the countryside from encroachment

FOUR

- To preserve the setting and special character of historic towns

FIVE

- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land

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

- Sense of permanence
- Constrains the outer expansion of urban areas
- Sprawl vs. well located and planned urban extensions
- Periphery of settlements becomes the focus: are boundaries well defined (strong) and fit in the landscape setting?

2. To prevent neighbouring towns merging into one another

- Retain their separate identities and setting
- Clear physical and visual distinctions

3. To assist in safeguarding the countryside from encroachment

- Any Green Belt land at the periphery of an urban area could be seen to achieve this;
- Landscape quality not a reason for designating land as Green Belt, BUT landscape character assessments do inform the appropriate location for significant development
- How strong is the land parcel's rural character?

4. To preserve the setting and special character of historic towns

- Protection of identified historic towns
 - Colne
 - Nelson
- Which historic features contribute to the special character of the town/have a direct relationship with the surrounding countryside?

5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land

- The overall restrictive nature of the Green Belt achieves this, rather than any specific land parcel.
- Some Green Belt release has the potential to be a catalyst for the regeneration of adjoining urban areas.

Unclear Definitions

Green Belt Purpose	Definitions
<p>To check the unrestricted sprawl of large built-up areas</p>	<p>Sprawl – spread out over a large area in an untidy or irregular way (Oxford English Dictionary online).</p> <p>Large built-up areas – in the context of this study settlements in the M65 Corridor spatial area.</p>
<p>To prevent neighbouring towns from merging</p>	<p>Neighbouring Towns – Nelson, Colne, Brierfield and Barrowford.</p> <p>Merging – to combine or cause to combine into a single entity (Oxford English Dictionary online). This can be by way of general sprawl (see above); or</p> <p>Ribbon development – the building of houses along a main road, especially one leading out of a town or village (Oxford English Dictionary online).</p>

Unclear Definitions

<p>To assist in safeguarding the countryside from encroachment</p>	<p>Encroachment – a gradual advance beyond usual or acceptable limits (Oxford English Dictionary online).</p> <p>Countryside – open land with an absence of built development (R (Lee Valley Regional Park Authority) v Epping Forest DC [2016]), typically characterised by rural land uses including agriculture and forestry.</p>
<p>To preserve the setting and special character of historic towns</p>	<p>Historic town – a settlement with a market charter and/or a significant grouping of assets, which are protected by historic designations or local policy.</p>
<p>To assist in urban regeneration by encouraging the recycling of derelict and other urban land</p>	<p>Recycling – in this context the re-use of previously developed (Brownfield) land</p>

Green Belt Assessment for Pendle

Stage 1 and 2
Methodology, Strategic Overview
and Land Parcel Identification



Stage 3 and 4
Detailed Review of the Green Belt
and Deliverability Assessment



Stage 5
Reporting



Consult with Key Stakeholders

**Consultation closes
on Monday 20 June**

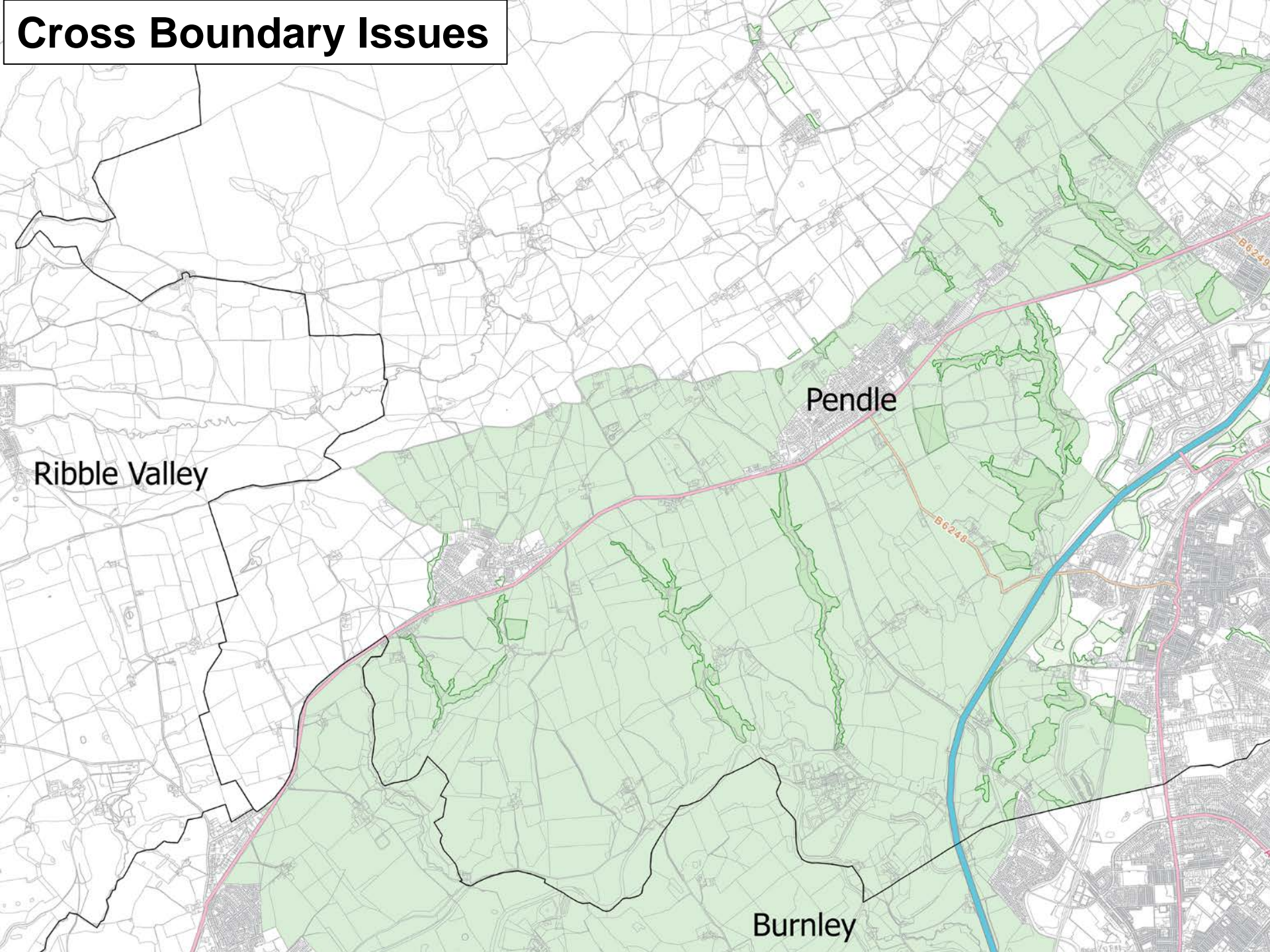
Identification of Land Parcels

- Green Belt will be divided into suitable and clearly defined parcels of land and we will also consider identifying some smaller more focused parcels of land close to existing settlement boundaries
- Consider areas beyond existing Green Belt to be added to the existing Green Belt
- Consider 'Protected Areas' within the assessment

The NPPF makes it clear that Green Belt boundaries should be robust and permanent. Therefore strong boundaries, which make sense on the ground, must be used.

Strong Boundaries	Moderate to Weak Boundaries
Motorway Main 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, 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

Cross Boundary Issues



Ribble Valley

Pendle

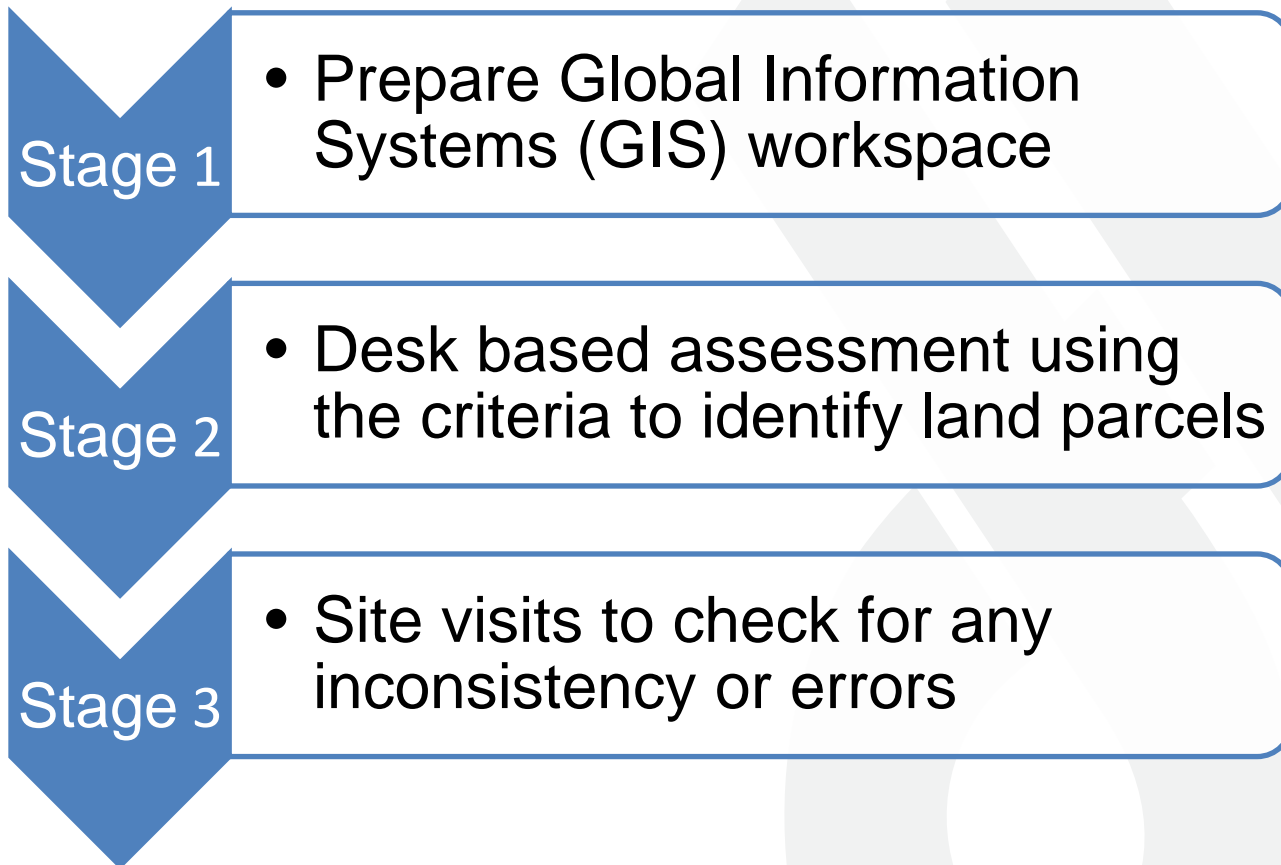
Burnley

B6248

B6249

Identification of Land Parcels

Method for implementing the criteria



Appraisal of Land Parcels

A clear and transparent appraisal methodology of Green Belt parcels is essential. It is important that meaningful conclusions can be reached to the relative value of each land parcel.

Green Belt purposes which will be assessed are:

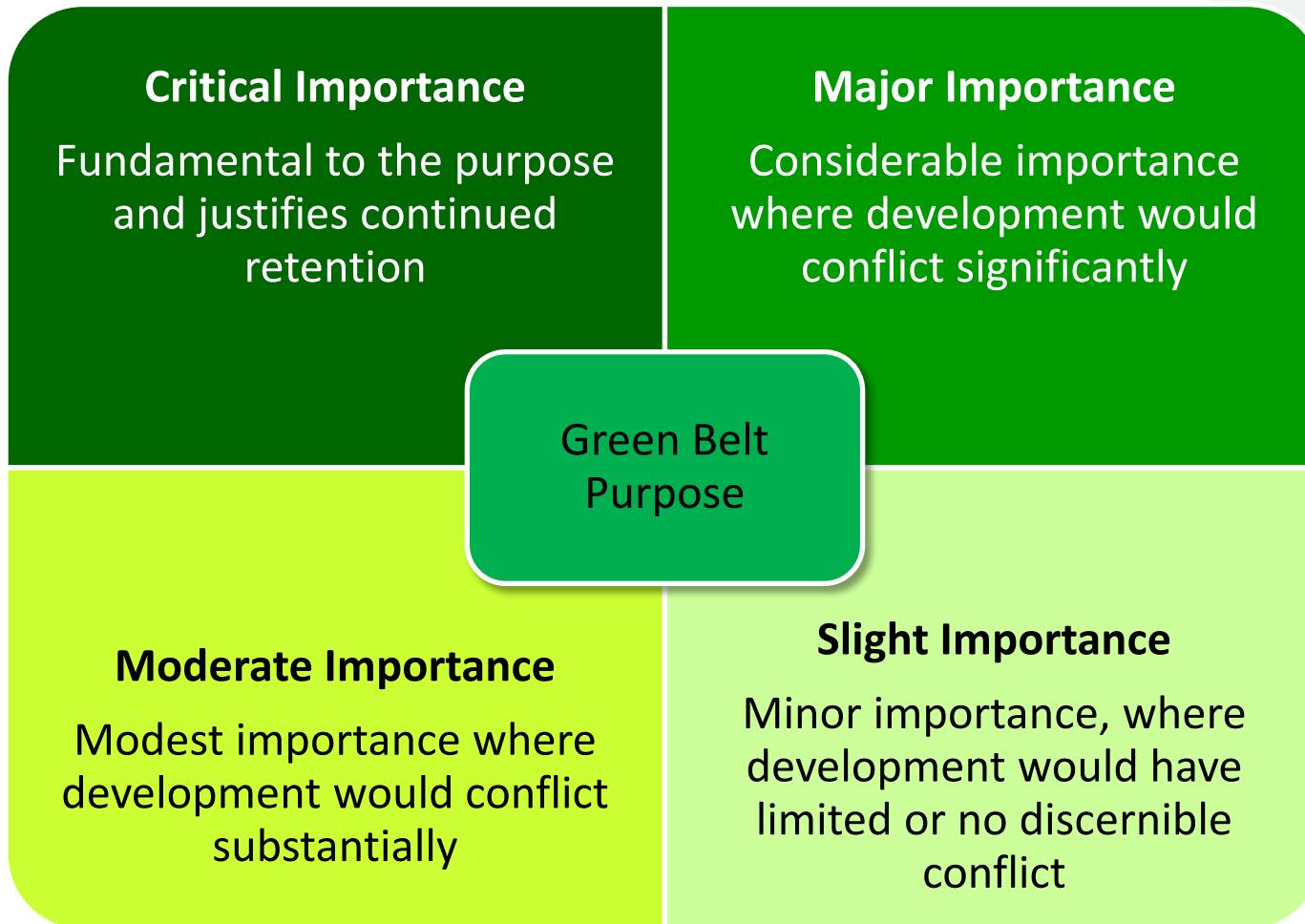
1. To check the unrestricted sprawl of large built-up areas
2. To prevent neighbouring towns from merging into one another
3. To assist in safeguarding the countryside from encroachment
4. To preserve the setting and special character of historic towns

Purpose 5 to assist in urban regeneration will not be assessed

For each land parcel its ability to accommodate development will be assessed against these 4 purposes.

Each purpose is split into four categories

Appraisal of Land Parcels



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>Critical importance to Green Belt Purpose</p> <p>Continued inclusion within Green Belt of paramount importance</p>	<p>Critical</p>	<p>Land where development would conflict <u>fundamentally</u> with Green Belt purpose.</p> <ul style="list-style-type: none"> • 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'. • 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. • The land may/may not be affected already by the existing physical/visual presence of the urban areas and may have a varied character.
<p>Major importance to Green Belt Purpose</p> <p>Continued inclusion within Green Belt of major importance</p>	<p>Major</p>	<p>Land where development would conflict <u>significantly</u> with Green Belt purpose.</p> <ul style="list-style-type: none"> • The land abuts the urban areas, although its character may be influenced by it. • 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).
<p>Moderate importance to Green Belt Purpose</p> <p>Continued inclusion within Green Belt of moderate importance</p>	<p>Moderate</p>	<p>Land where development would conflict <u>substantially</u> with Green Belt purpose.</p> <ul style="list-style-type: none"> • The land provides some containment of the urban area although it is substantially 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).
<p>Slight/Negligible importance to Green Belt Purpose</p> <p>Continued inclusion within Green Belt of minor/negligible importance</p>	<p>Slight/ Negligible</p>	<p>Land where development would have <u>limited</u> impact on this purpose of Green Belt.</p> <ul style="list-style-type: none"> • 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'. • Development may allow opportunities for enhancement of degraded land and the definition of a stronger long-term Green Belt boundary.

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?

Critical importance to Green Belt Purpose

Continued inclusion within Green Belt of paramount importance

Critical

Land where development would conflict **fundamentally** with Green Belt purpose.

- 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'.
- 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.
- The land may/may not be affected already by the existing physical/visual presence of the urban areas and may have a varied character.

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?

Major importance to Green Belt Purpose

Continued inclusion within Green Belt of major importance

Major

Land where development would conflict **significantly** with Green Belt purpose.

- The land abuts the urban areas, although its character may be influenced by it.
- 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).

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?

Moderate importance to Green Belt Purpose

Continued inclusion within Green Belt of moderate importance

Moderate

Land where development would conflict **substantially** with Green Belt purpose.

- The land provides some containment of the urban area although it is substantially 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).

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?

Slight/Negligible importance to Green Belt Purpose

Continued inclusion within Green Belt of minor/negligible importance

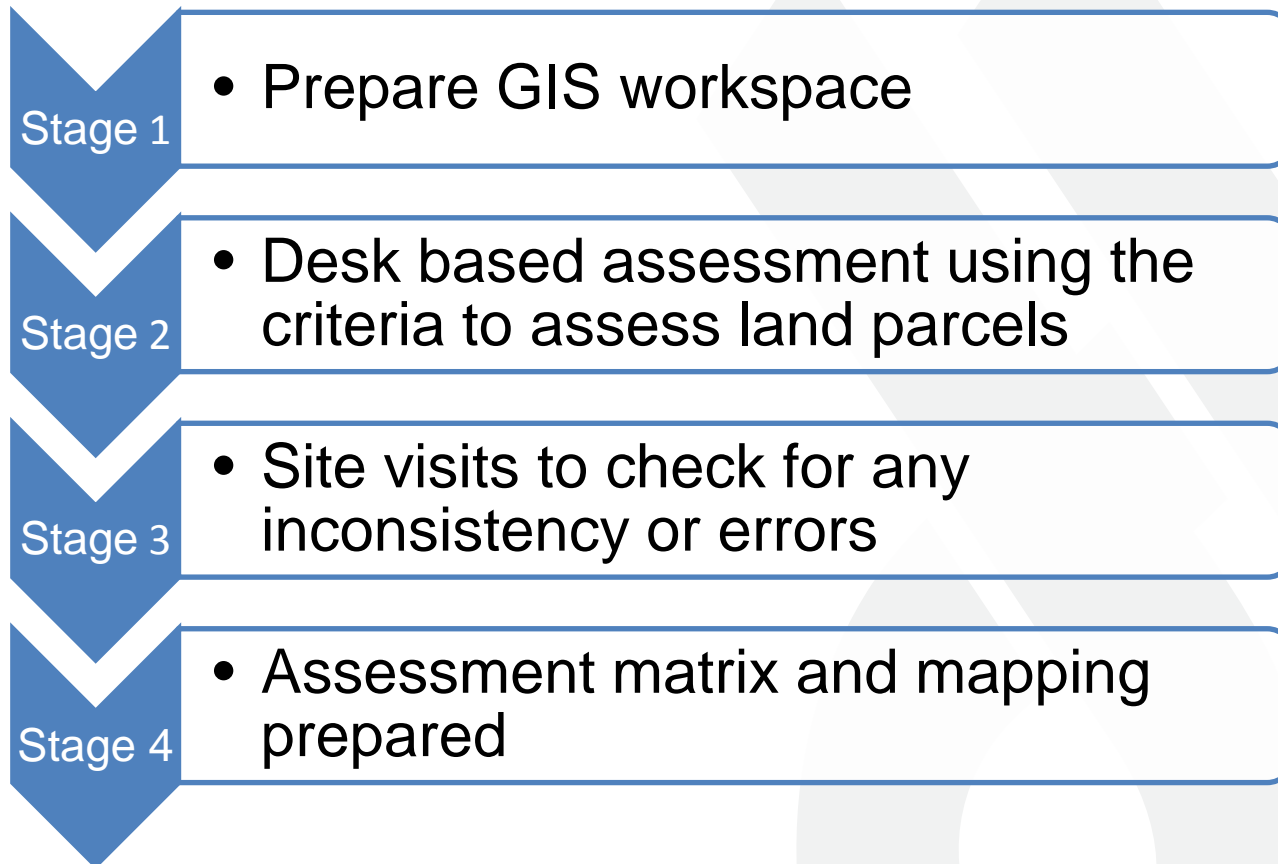
Slight/ Negligible

Land where development would have **limited** impact on this purpose of Green Belt.

- 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'.
- Development may allow opportunities for enhancement of degraded land and the definition of a stronger long-term Green Belt boundary.

Appraisal of Land Parcels

Method for implementing the assessment



Workshop Exercise

Using the criteria for Green Belt boundaries we want you to:

1. Define land parcels in the existing Green Belt
2. Define land parcels which could be used as safeguarded land
3. Define areas which could be designated as new areas of Green Belt

Consider how strong the boundaries are according to the criteria

How strong is the existing Green Belt boundary around the urban area, could it be changed

What about parcels close to the administrative boundary

Feedback & Discussion on Workshop Exercise

Any Questions?