

Greenbelt Site Survey Form

SITE INFORMATION

Local Plan Site Ref	LP0779		
Property Name/No.	Stanage Lane	Site Area	0.28
Road/Street Name			
Locality	Shelf	Eastings	412172
Town	Halifax	Northings	429445
Local Plan Area	Northowram and Shelf		
Ward	Northowram and Shelf Ward		

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

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

PURPOSE II: To prevent neighbouring towns merging into one another

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

Development of the site	Would not result in the merging of towns
Does site fulfil Green Belt Purpose II?	No

PURPOSE III: To assist in safeguarding the countryside from encroachment

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

The site	Does not perform an important role in safeguarding the countryside from encroachment
Does site fulfil Green Belt Purpose III?	No

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

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

Development of site would lead to

Does site fulfil Green Belt Purpose IV?

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

Does site fulfil Green Belt Purpose V?

Comments

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

OVERALL ASSESSMENT SUMMARY

Number of Purposes Fulfilled

Meets 0-2 of the identified purposes

Comments

Site performs poorly when assessed against five Green Belt purposes.