

Greenbelt Site Survey Form

SITE INFORMATION

Local Plan Site Ref	LP1101		
Property Name/No.	Land at Score Hill	Site Area	1.22
Road/Street Name			
Locality	Shelf	Eastings	411644
Town	Halifax	Northings	427848
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?	No
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?	No
Development of site would lead to	Low potential for unrestricted sprawl	
Does site fulfil Green Belt Purpose I?	No	

PURPOSE II: To prevent neighbouring towns merging into one another

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

Development of the site	<input type="text" value="Would lead to coalescence of towns"/>
Does site fulfil Green Belt Purpose II?	<input type="text" value="Yes"/>

PURPOSE III: To assist in safeguarding the countryside from encroachment

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

The site	<input type="text" value="Performs an important role in safeguarding the countryside from encroachment"/>
Does site fulfil Green Belt Purpose III?	<input type="text" value="Yes"/>

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

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

Development of site would lead to

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

Comments

Site performs well when assessed against five Green Belt purposes.