

Greenbelt Site Survey Form

SITE INFORMATION

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|---------------------|----------------------------------|-----------|---------------|
| Local Plan Site Ref | LP1523 | | |
| Property Name/No. | Land at | Site Area | 1.42 |
| Road/Street Name | Westercroft Lane | | |
| Locality | Northowram | Eastings | 411722 |
| Town | Halifax | Northings | 427124 |
| Local Plan Area | Northowram and Shelf | | |
| Ward | Northowram and Shelf Ward | | |

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

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| 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? | Yes |
| 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

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| 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? | Yes |
| 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 sparsely 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? | Yes |

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| Development of the site | Would lead to coalescence of towns |
| Does site fulfil Green Belt Purpose II? | Yes |

PURPOSE III: To assist in safeguarding the countryside from encroachment

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| 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? | No |
| 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 buildings agricultural? | No |

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| 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

Comments

Site performs well when assessed against five Green Belt purposes.