

APPENDIX 6.7
EXTRACT FROM THE GREATER MANCHESTER GREEN BELT
REVIEW – APPENDIX 4.6 ROCHDALE

Stage 2 Greater Manchester Green Belt Study

Addendum: Assessment of Proposed 2021 PfE Plan Allocations

Greater Manchester Combined Authority

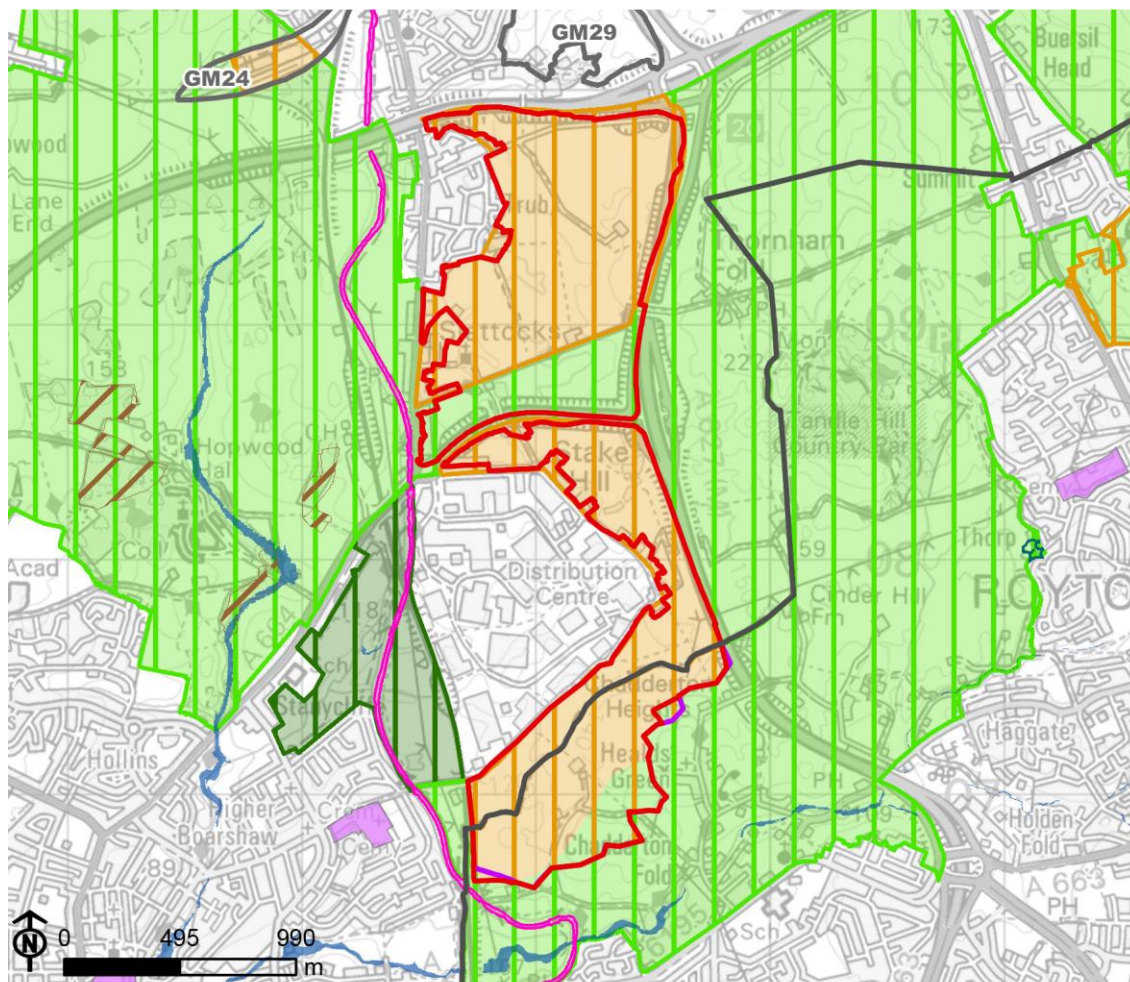
Final report

Prepared by LUC

June 2021



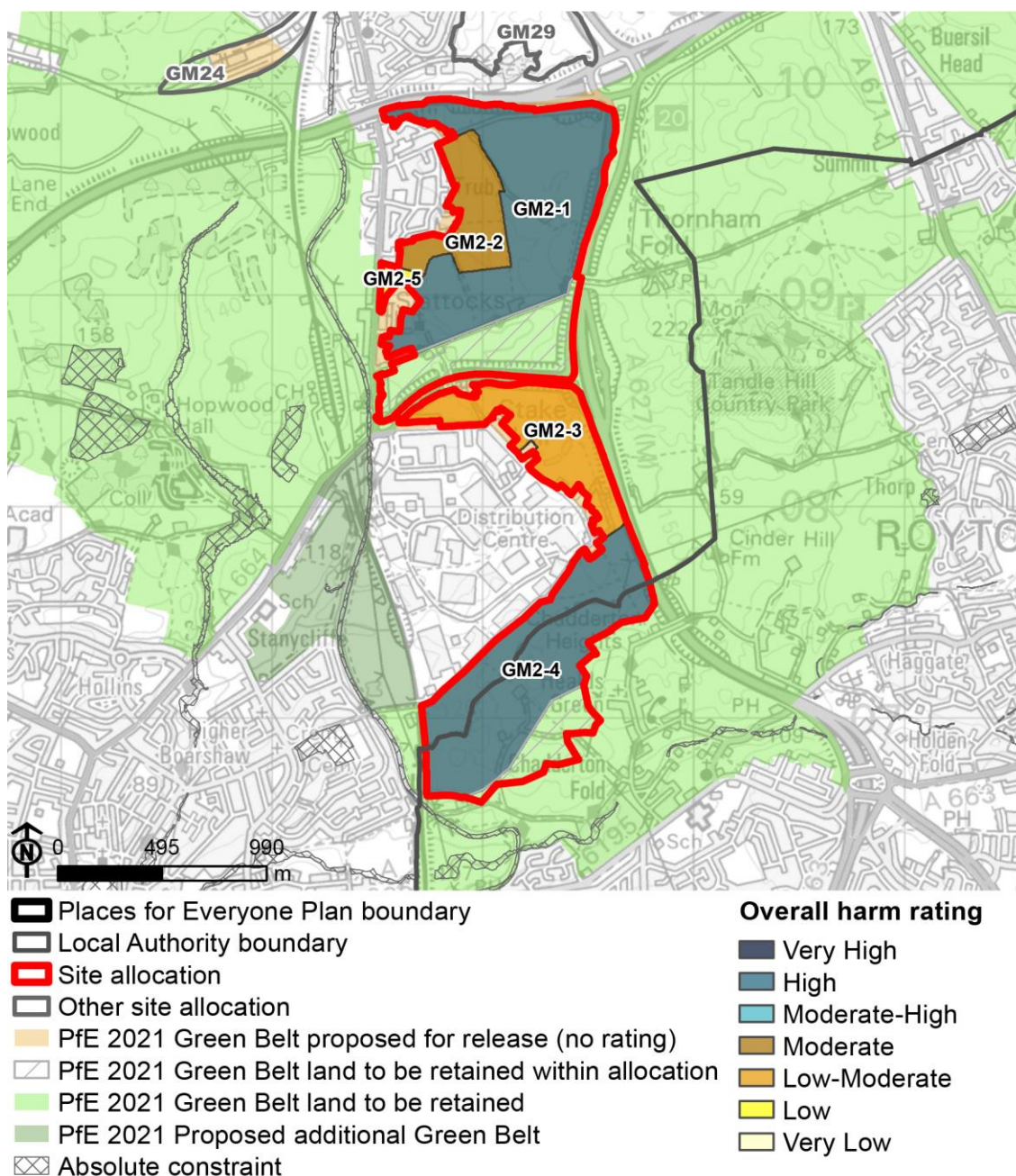
GM2 - Stakehill



- Legend:**
 - Places for Everyone Plan boundary
 - Local Authority boundary
 - Allocation - 2021
 - Allocation - 2020
 - PfE 2021 Green Belt proposed for release
 - PfE 2021 Green Belt land to be retained
 - PfE 2021 Proposed additional Green Belt
 - GMSF 2020 Green Belt proposed for release
 - GMSF 2020 Green Belt land to be retained
 - GMSF 2020 Proposed additional Green Belt
- Constraints:**
 - SAC
 - Ancient woodland
 - Cemetery
 - Registered common land
 - Flood zone 3
 - SSSI
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Land east of Stakehill Distribution Park, straddling the Metropolitan Boroughs of Rochdale and Oldham.

GM2



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Description

The 2021 PfE Plan proposes the retention within the Green Belt of an area of land on the southern edge of the Allocation, the area closest to the settlements of Chadderton Fold and Healds Green.

GM2

Analysis

The release of any of the land to the south of Stakehill Distribution Park, area GM2-4, was previously assessed as causing high harm to the Green Belt purposes. The land here makes a strong contribution to Green Belt Purpose 1 (checking the sprawl of a large built-up area) and Purpose 3 (safeguarding the countryside from encroachment), with Boarshaw Lane and a tree belt along the edge of the Distribution Park forming a fairly strong boundary to the rising land to the south-east. The retention of a slightly broader belt of land between Stakehill and Chadderton Fold will help to retain distinction between the two urban areas, but the revised release would still constitute a minor impact on the adjacent Green Belt, through containment of remaining land in the settlement gap, so the harm rating is still high.

Harm of release proposed in PfE 2021

Harm Rating	2020 Area (Ha)	2021 Area (Ha)
High	130.7	120.5
Moderate	18	18
Low-Moderate	27.1	27.1
Low	1.8	1.8
Retained Green Belt	24.5	34.4
Total Allocation area	202.5	202.1