

Cheshire East Council
**Green Belt Assessment Update
2015**
Final Consolidated Report

Issue | 7 July 2015

This report takes into account the particular instructions and requirements of our client.

It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number Job number







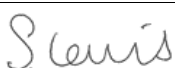
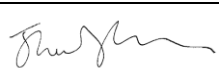
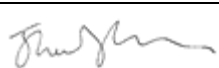
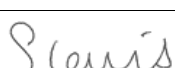
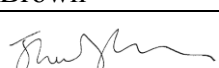
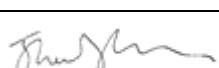
Ove Arup & Partners Ltd
13 Fitzroy Street
London
W1T 4BQ
United Kingdom
www.arup.com



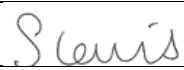
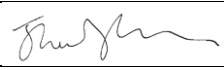
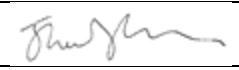
working in partnership with

ARUP

Document Verification

Job title		Green Belt Assessment Update 2015		Job number	
				Job number	
Document title		Final Consolidated Report		File reference	
Document ref					
Revision	Date	Filename	CEC Green Belt Update Draft Report 03.03.15 .docx		
Draft 1	3 Mar 2015	Description	First draft		
			Prepared by	Checked by	Approved by
		Name	Sarah Lewis	Jane Healey Brown	Jane Healey Brown
		Signature			
Draft for Issue	12 Mar 2015	Filename	CEC Green Belt Update Draft for Issue 12.03.15.docx		
		Description			
			Prepared by	Checked by	Approved by
		Name	Sarah Lewis	Jane Healey Brown	Jane Healey Brown
		Signature			
Issue	10 Apr 2015	Filename	01042015 Final Report SL amends.docx		
		Description	Final report to issue to CEC		
			Prepared by	Checked by	Approved by
		Name	Sarah Lewis	Jane Healey Brown	Jane Healey Brown
		Signature			
Issue	28 Apr 2015	Filename	CEC Green Belt Update Final For Issue 28 04 15.docx		
		Description	Revision following client review.		
			Prepared by	Checked by	Approved by
		Name	Sarah Lewis	Jane Healey Brown	Jane Healey Brown
		Signature			
Issue Document Verification with Document					
<input checked="" type="checkbox"/>					

Document Verification

Job title		Green Belt Assessment Update 2015		Job number	
				Job number	
Document title		Final Consolidated Report		File reference	
Document ref					
Revision	Date	Filename	CEC GB Final Report ARUP Review with CEC Final		
Issue	7 Jul 2015	Description	Final report agreed between Cheshire East and Arup.		
			Prepared by	Checked by	Approved by
		Name	Stewart House (CEC) / Sarah Lewis (Arup)	Sarah Lewis (Arup)	Jane Healey Brown (Arup)
		Signature			
		Filename			
		Description			
			Prepared by	Checked by	Approved by
		Name			
		Signature			
		Filename			
		Description			
			Prepared by	Checked by	Approved by
		Name			
		Signature			
		Filename			
		Description			
			Prepared by	Checked by	Approved by
		Name			
		Signature			

Issue Document Verification with Document



Contents

	Page
Executive Summary	1
1 Introduction	5
1.1 Overview	5
1.2 Purpose of the Green Belt Assessment Update	5
1.3 Structure of the Green Belt Assessment Update	6
1.4 Study Area	7
2 Context	9
2.1 Local Plan Strategy Examination	9
2.2 National Planning Policy Framework	9
2.3 NPPG: Housing and Economic Land Availability Assessment	10
2.4 PAS Planning on the Doorstep: The Big Issues – Green Belt	11
2.5 Government Position	12
3 Green Belt Assessment Update 2015	14
3.1 Inspector’s Interim Views	14
3.2 Critical Friend Review of Green Belt Assessment 2013	16
3.3 Best Practice Review	17
3.4 Implications for 2015 Update	25
3.5 Timeline in Preparing the Evidence of the Need for Green Belt Release	27
4 Methodology	29
4.1 Overview	29
4.2 Defining General Areas and Parcels with the General Areas	31
4.3 Defining Green Belt Parcels	32
4.4 Assessing the Five Purposes	36
4.5 Overall Assessment	53
4.6 Consultation	55
5 Green Belt History and Policy within Cheshire East	57
5.1 Origins of Green Belt Policy in England	57
5.2 Draft Green Belt in Cheshire	58
5.3 Confirmation and Extension of the Green Belt in the Cheshire Structure Plan	58
5.4 Definition of precise Green Belt Boundaries through Local Plans	60
5.5 Adjustments to Green Belt in the Cheshire Replacement Structure Plan	61

5.6	Regional Spatial Strategy	62
5.7	Local Policy	63
5.8	Review of Original Purposes	65
6	Review of the Exceptional Circumstances	66
6.1	Overview	66
6.2	Need for Growth	67
6.3	Meeting Needs – North Cheshire Green Belt	72
6.4	Meeting Needs - South Cheshire Green Belt	80
6.5	Exceptional Circumstances Summary	82
7	Stage 1: General Area Assessment	84
7.1	Overview	84
7.2	General Area Assessment Results	86
8	Stage 2: Green Belt Parcel Assessment	88
8.1	Overview	88
8.2	Green Belt Parcel Results	88
9	Summary and Conclusions	107
9.1	2015 Update Findings	107
9.2	Response in 2015 Update to the Inspector’s Comments	109
9.3	Other matters	110
9.4	Further recommendations	111

Appendices

Appendix A

General Area Assessment Table

Appendix B

Green Belt Parcel Maps

Appendix C

Green Belt Parcel Assessment Table

Appendix D

Stockport Meeting Minutes

Appendix E

Parcels within General Areas

Appendix F

Mapped Parcel Assessment Results

Appendix G

Parcel boundary changes between 2013 Green Belt Assessment and 2015 Green Belt Assessment

Executive Summary

The Inspector published his Interim Views on the Legal Compliance and Soundness of the submitted Cheshire East Local Plan Strategy on 12th November 2014 and issued a subsequent clarification letter dated 28th November 2014. In relation to the Green Belt Assessment 2013, the inspector noted:

“The process and evidence relating to the proposed amendments to the Green Belt boundary in the north of the district seem flawed...”

The Green Belt Assessment Update has been produced to address the inspector’s concerns set out in full in his Interim Views and to take account of national policy, guidance and best practice in carrying out Green Belt reviews.

The purpose of the study is to provide an independent and objective appraisal of the Green Belt in Cheshire East against national Green Belt policy, including the five purposes of Green Belt, as defined in the National Planning Policy Framework.

The key differences in approach from the 2013 assessment are:

- Following a two stage approach so that the whole Green Belt is considered;
- Revising methodology for defining parcels so that smaller parcels are identified where possible;
- Assessing land against all five purposes of the Green Belt, with none screened out; and
- Inclusion of ‘no contribution’ as an assessment option so as not to assume that all land fulfils a Green Belt purpose.

The Update consists of two main stages. Stage 1 is General Area Assessment of the whole Green Belt in Cheshire East and is used to identify areas for further assessment under stage 2. The second stage considers smaller parcels of land adjacent to the main settlements, as well as parcels adjacent to smaller settlements in General Areas that were judged to make a lesser contribution to Green Belt purposes.

Exceptional Circumstances

Within Cheshire East, there are significant identified needs for market and affordable housing, as well as for new employment land provision.

The non-Green Belt potential of settlements inset within the North Cheshire Green Belt has been calculated and it is considered that, without making amendments to the Green Belt boundary, the proportion of development that could be accommodated in the north of the Borough would not be sufficient to represent sustainable patterns of development. The low level of development possible without Green Belt boundary changes would have adverse socio-economic consequences.

There is no potential to meet development needs arising within Cheshire East within any neighbouring areas lying within the inner boundary of the Green Belt, or within any neighbouring areas lying beyond the outer boundary of the Green Belt.

As set out in the Spatial Distribution Update work, some development can be channelled to other areas of Cheshire East beyond the outer Green Belt boundary, and the recommended Spatial Distribution option proposes to do this. It is considered that directing further additional development to these locations beyond the outer Green Belt boundary would lead to unsustainable patterns of development and would not provide sufficient new development in the northern area of Cheshire East.

For the North Cheshire Green Belt, the exceptional circumstances are therefore the need to allocate sufficient land for market and affordable housing and employment development, combined with the significant adverse consequences for patterns of sustainable development of not doing so.

Within the South Cheshire Green Belt, the same circumstances do not apply. It may be that site-based exceptional circumstances exist and in these cases, it will be for individual proposals to set out the exceptional circumstances that justify the alteration of Green Belt boundaries.

Stage 1: General Area Assessments

For the stage 1 assessment, 44 General Areas were defined by dividing up the whole Green Belt using the very strong boundaries afforded by motorways and A-roads.

Each defined General Area was assessed against the five purposes of Green Belt, as set out in the National Planning Policy Framework (NPPF), paragraph 80:

1. To check the unrestricted sprawl of large built-up areas;
2. To prevent neighbouring towns merging into one another;
3. To assist in safeguarding the countryside from encroachment;
4. To preserve the setting and special character of historic towns; and
5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Detailed criteria for assessing each purpose are set out in the study methodology, to ensure a consistent approach in assessing land against Green Belt purposes.

For each of the Green Belt purposes, each General Area was assessed as making:

- No contribution to that purpose of Green Belt;
- A contribution to that purpose of Green Belt;
- A significant contribution to that purpose of Green Belt; or
- A major contribution to that purpose of Green Belt.

A judgement was then made on the overall contribution the parcel makes to Green Belt, considering the extent to which the parcel fulfilled each of the five purposes as well as the fundamental aim of Green Belt, as defined in the NPPF 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 permanence”.

Areas taken forward for further assessment in stage 2 were areas adjacent to settlements in the settlement hierarchy (Alderley Edge, Alsager, Bollington, Congleton, Chelford, Disley, Handforth, Knutsford, Mobberley, Poynton, Prestbury, Macclesfield and Wilmslow) as well as areas adjacent to other settlements within stage 1 General Areas identified as making a ‘contribution’ or ‘no contribution’ to Green Belt. These additional areas were around High Legh, Scholar Green, Rode Heath, Mount Pleasant and Mow Cop.

Stage 2: Green Belt Parcel Assessments

For stage 2, parcels of land for assessment were defined using defensible boundaries. A classification of strong, moderate and weak boundaries was produced. Parcels of land were defined by searching out from the existing settlement to the nearest strong boundary. Where this would result in a parcel of over 5 ha, moderate boundaries were used where possible to reduce the size of the parcel. Weak boundaries have not been used to define parcels.

Each parcel was assessed against the five purposes of Green Belt and given an overall judgement, using the same methodology and assessment categories as for the General Areas assessments.

Of the 401 parcels identified, none were judged overall to make no contribution to the Green Belt; 84 were judged to make a contribution; 206 were judged to make a significant contribution and 111 were judged to make a major contribution. The results of the parcel assessments are shown in the maps accompanying the main Green Belt Assessment Update document.

Findings

The Green Belt Assessment Update only considers the purposes of Green Belt. It does not consider any other planning factors, such as sustainable development; landscape; ecology; or infrastructure etc. As such, it does not make any recommendations as to which areas of land should or should not be released from the Green Belt.

The results of the assessment will be used to inform decisions regarding land to release for potential development. These decisions will also need to consider all the other evidence but in Green Belt terms, the parcels identified as making ‘a contribution’ have the greatest potential to be considered for release due to their lower contribution to Green Belt function. Release of parcels assessed as having a higher weight and making a significant or major contribution can also be considered but the weight of evidence would need to be greater to show the

exceptional circumstances which outweigh the benefits of a potential site remaining in the Green Belt. Conversely, there may be other factors which count against releasing potential sites that make a lower contribution to Green Belt purposes, such as their recreational value, or constraints to development or sustainability considerations.

1 Introduction

1.1 Overview

Arup has been appointed by Cheshire East Council (CEC) to provide support for the Green Belt Assessment Update. Arup has jointly prepared the Update with CEC including providing critical friend advice to review and revise the methodology used for the Green Belt Assessment 2013; and assessing Green Belt parcels of land identified through applying the agreed updated methodology.

This assessment is an update to the Green Belt Assessment 2013; as such it builds upon and incorporates aspects of the work carried out in 2013. This includes reviewing, revising and further defining the methodology; and taking forward Green Belt parcels for assessment in the 2015 Update.

Arup has worked closely with Cheshire East Council to prepare this Update. In this report the following chapters and appendices have been completed by Cheshire East Council:

- Executive Summary;
- Chapter 5: Green Belt History and Policy within Cheshire East;
- Chapter 6: Review of Exceptional Circumstances;
- Appendix F: Mapped parcel assessment results; and
- Appendix G: Parcel boundary changes between the 2013 and 2015 Assessments.

In preparation for the Green Belt Assessment Update Cheshire East Council has also been responsible for reviewing and refining the Green Belt parcels against an agreed boundary definition methodology and defining new parcels for assessment.

Arup has provided advice on the methodology for the Update; carried out assessment of parcels which are new or have revised boundaries; and provided advice on the overall report. Taking account of the chapters and appendices listed above, Arup has prepared this 2015 Update in partnership with Cheshire East Council.

1.2 Purpose of the Green Belt Assessment Update

There are two main purposes to this Green Belt Assessment Update:

1. To reassess whether there are exceptional circumstances that could justify the alteration of the existing Green Belt boundary through the preparation of the Local Plan, considering update evidence produced since the 2013 assessment; and
2. To provide an independent and objective appraisal of the Green Belt in Cheshire East against national Green Belt policy, including the five purposes of Green Belt, as defined in the National Planning Policy Framework.

The approach and outcomes from the update also respond directly to the Inspector's initial views on the Green Belt Assessment 2013¹.

The Update assesses the performance of sites against the purposes of Green Belt. It does not recommend which sites should be released as this is a matter for policy making; by considering the results of the Green Belt assessments and the weight of exceptional circumstances for release including the need for development on Green Belt sites; the individual site characteristics; and the need for development in particular locations. It should be noted that the higher the performance against Green Belt purposes, the greater the exceptional circumstances that will be necessary to make the case for the release of sites from the Green Belt.

For the purposes of this Update, the area within the National Park boundary is excluded as it is outside of the Green Belt and planning within the National Park is the responsibility of the Peak District National Park Authority. It was also considered appropriate to screen out national and international designations (SSSI, Ramsar, SAC, and SPA) from the assessment; this is in line with the 2013 Assessment.

1.3 Structure of the Green Belt Assessment Update

The Green Belt Assessment Update Report is set out as follows:

- Chapter 1 introduces the study, setting out the purposes of the study, the structure of the report and details the study area.
- Chapter 2 provides further context for the assessment, including the Interim Views of the Local Plan Strategy Planning Inspector, current national policy in relation to the Green Belt and reviews the latest guidance on Green Belt Assessments.
- Chapter 3 summarises the outcomes from the review of the Green Belt Assessment 2013 methodology and considers how the Inspectors initial views can be addressed, taking into account best practice and guidance.
- Chapter 4 sets out the methodology used for the Green Belt Assessment Update 2015 where the biggest change has been to introduce a General Area Assessment of the whole extent of the Green Belt in Cheshire East.
- Chapter 5 gives a review of the history and origins of Green Belt policy in Cheshire East.
- Chapter 6 reviews the exceptional circumstances set out in the 2013 Green Belt Assessment, and provides an update to consider more recent evidence, including the revised objectively-assessed need figures and additional urban potential work carried out by the Council.
- Chapter 7 presents a summary of the results from the stage 1 General Area Assessments. The individual assessments of general areas of Green Belt are included in Appendix A.

¹ Interim Findings and clarification letter 28/11/14

- Chapter 8 analyses the results from the stage 2 Green Belt parcel assessments. The individual assessments for each parcel are included in Appendix C.
- Chapter 9 sets out the conclusions from the Green Belt Assessment Update and advises on further considerations relating to site selection and safeguarding land.

1.4 Study Area

The Borough of Cheshire East is in the North West of England and is bounded to the west by Cheshire West and Chester; to the north by Warrington and the Greater Manchester conurbation; to the south by Shropshire and the North Staffordshire conurbation of Stoke-on-Trent and Newcastle-under-Lyme; and to the east by Derbyshire and the Peak District National Park.

Cheshire East was created as part of Local Government Reorganisation in 2009 and it covers the eastern part of the historic county of Cheshire. It is a large Borough, with many towns, villages and rural areas. The towns and villages vary greatly in character and face differing issues with different needs for the future. The Council is working on a new Local Plan that aims to contribute towards the creation of a coherent identity for the Borough.

Cheshire East has 40,630 hectares of land designated as Green Belt, located in the northern and south eastern parts of the Borough. These are known as the North Cheshire Green Belt (forming part of the Green Belt surrounding Greater Manchester) and the South Cheshire Green Belt (forming part of the Green Belt surrounding the Potteries conurbation). The current Green Belt boundary is drawn tightly around settlements inset within the Green Belt leaving little space for future development. It is therefore appropriate to review whether these boundaries should be altered and to assess land in the Green Belt to determine the extent to which it continues to fulfil a Green Belt function.

In addition, there is an area of locally-defined 'Green Gap' primarily designated to prevent Crewe, Nantwich and a number of surrounding settlements from merging into one another. Assessment of this Green Gap area is excluded from this Green Belt Assessment and is considered elsewhere in the Local Plan evidence base.

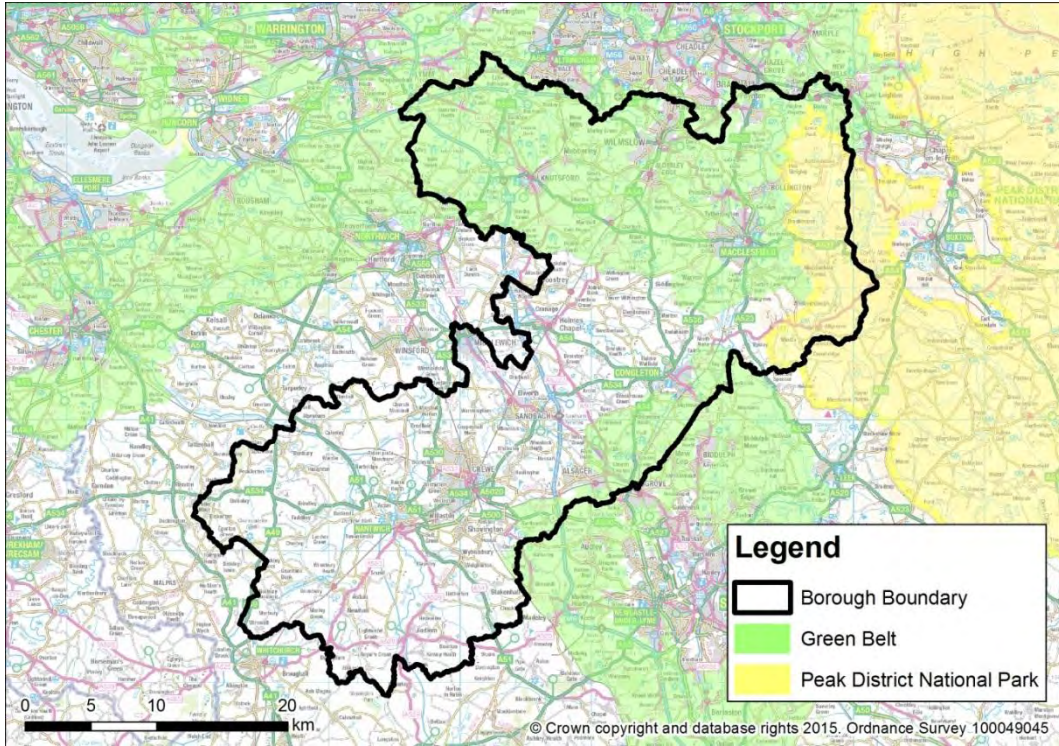


Figure 1-1: Map showing areas of Green Belt within Cheshire East

2 Context

2.1 Local Plan Strategy Examination

Cheshire East Council submitted its Local Plan Strategy to the Secretary of State for Communities and Local Government on 20th May 2014 for examination. Hearing sessions on aspects of the plan excluding sites were held during September and October 2014. Following closure of the first round of hearing sessions, the Inspector published his Interim Views of the Legal Compliance and Soundness of the Local Plan on 12th November 2014.

These interim views identified a number of shortcomings in the evidence base related to Green Belt. These are further explored in Section 3.1 of this report.

2.2 National Planning Policy Framework

2.2.1 NPPF Policy 9: Protecting Green Belt Land

The National Planning Policy Framework² (NPPF) sets out the role and purpose of the Green Belt in England as follows:

“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 permanence.” (Paragraph 79)

The permanence of Green Belt is considered an essential characteristic and the NPPF states that *“once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan”* (Paragraph 83). The NPPF makes it clear that in revising Green Belt boundaries local planning authorities should seek to ensure that the boundaries defined will endure over the longer term and that there may be a need to consider whether land should be safeguarded for development beyond the plan period.

Where exceptional circumstances exist to consider land within the Green Belt for future housing, employment and infrastructure needs it is important areas identified for development do not compromise the aims of Green Belt policy as specified in paragraph 79 or the wider purposes set out in paragraph 80. Therefore, a Green Belt Assessment should consider the degree to which areas or parcels of land perform against the following purposes:

- **Purpose 1:** to check unrestricted sprawl of large built up areas;
- **Purpose 2:** to prevent neighbouring towns merging into one another;
- **Purpose 3:** to assist in safeguarding the countryside from encroachment;
- **Purpose 4:** to preserve the setting and special character of historic towns; and
- **Purpose 5:** to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Sustainable development remains an important factor when considering Green Belt boundary changes. Local planning authorities are encouraged to “take

² <http://planningguidance.planningportal.gov.uk/>

account of the need to promote sustainable patterns of development” (Paragraph 84). This includes considering the consequences of channelling development towards urban areas inside the Green Belt boundary, towns and villages inset within the Green Belt or locations beyond the outer Green Belt boundary.

When applying Green Belt boundary changes NPPF paragraph 85 recommends Local Planning Authorities apply the following criteria:

- ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development;
- not include land which it is unnecessary to keep permanently open;
- where necessary, identify in their plans areas of ‘safeguarded land’ between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period;
- make clear that the safeguarded land is not allocated for development at the present time; planning permission for the permanent development of safeguarded land should only be granted following a Local Plan review which proposes the development;
- satisfy themselves that Green Belt boundaries will not need to be altered at the end of the development plan period; and
- define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.

2.3 NPPG: Housing and Economic Land Availability Assessment

National Planning Practice Guidance asks the question “Do housing and economic needs override constraints on the use of land such as Green Belt?” The guidance states that local planning authorities should meet objectively assessed needs unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF or specific policies indicate development should be restricted. Such policies include land designated as Green Belt. The Framework makes clear that, once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan.

The guidance also states that a Strategic Housing Land Availability Assessment (SHLAA) should establish realistic assumptions about the availability, suitability and viability of land to meet identified need for housing over the plan period and take account of any constraints such as Green Belt, which indicate that development should be restricted and which may restrain the ability of an authority to meet its need.

This guidance emphasises the strength of Green Belt policy once established within the Local Plan. It also highlights the consideration which should be given to Green Belt when carrying out assessment of land for potential development.

2.4 PAS Planning on the Doorstep: The Big Issues – Green Belt

The Planning Advisory Service (PAS) has issued an advice note on Green Belt³ and how the planning process works with Green Belt issues in light of accommodating strategic housing requirements.

Emphasis is placed on the purposes of the Green Belt as opposed to the quality of the landscape when undertaking a Green Belt review. The quality of the landscape becomes a planning consideration when selecting appropriate sustainable locations for development.

Much of the Green Belt was established 40 years ago or more, prior to development plans and has not been objectively assessed since. The Green Belt land and its context may have changed in this time, and as a result some of the purposes will now be more important or relevant than others.

The note sets out how the five purposes might be used when assessing the contribution of the land to the Green Belt:

Purpose 1: to check the unrestricted sprawl of large built-up areas – the interpretation of ‘sprawl’ may have changed since the Green Belt was conceived in the 1930’s. For example, is development that is planned positively through a Local Plan and well designed with good masterplanning, considered as sprawl?

Purpose 2: to prevent neighbouring towns from merging into one another – this purpose may not necessarily seek to maintain distance separation between settlements; consideration must be given to the character of the place and the land in between.

Purpose 3: to assist in safeguarding the countryside from encroachment – presumably all Green Belt land does this, making it difficult to distinguish the contribution of one area from another. An assessment should consider the difference between urban fringe and open countryside, favouring the latter and also taking into account the types of boundaries that can be achieved.

Purpose 4: to preserve the setting and special character of historic towns – in practice this relates to very few towns as in most there is already modern development between the historic core and the countryside.

Purpose 5: to assist urban regeneration by encouraging the recycling of derelict and other urban land - the amount of land that could be developed in urban areas would have been factored in before identifying Green Belt land. All Green Belt therefore achieves this to the same extent.

The advice note identifies the types of land that might be considered for development through a Green Belt review, to be assessed against the five purposes of the NPPF as being:

- ‘It would effectively be ‘infill’, with the land partially enclosed by development;

³ Planning on the Doorstep: The Big Issues - Green Belt, January 2014

- The development would be well contained by the landscape e.g. with rising land;
- There would be little harm to the qualities that contributed to the distinct identity of separate settlements;
- A strong boundary could be created with a clear distinction between 'town' and 'country.'

The purpose of a Green Belt review is to identify areas of land that are the most appropriate for development, taking into account the need to promote sustainable patterns of development. Wider sustainability issues such as accessibility and environmental assets must be taken into account. The advice note suggests that the most sustainable locations for development should be identified unless outweighed by the effect on the overall integrity of the Green Belt.

2.5 Government Position

A parliamentary briefing was published in December 2014⁴ which provides an up to date Government view on Green Belt matters. The briefing states:

'It is for local authorities to define and maintain Green Belt land in their local areas. The Government expects local planning authorities with Green Belts to establish Green Belt boundaries in their Local Plans which set the framework for Green Belt and settlement policy.' (Section 2, page 2)

The briefing note refers to the updated online Planning Practice Guidance from October 2014 (summarised above). It states the aim of the Government announcement was to reaffirm local authorities' ability to 'safeguard their local area against urban sprawl, and protect the green lungs around towns and cities'. (Section 2.1, page 4).

The briefing provides further clarity on the Governments position to give weight to Green Belt policy, by referring to the written ministerial statement to Parliament on 17th January 2014 which states 'unmet need, whether for traveller sites or for conventional housing, is unlikely to outweigh harm to the Green Belt and other harm to constitute the 'very special circumstances' justifying appropriate development in the Green Belt.'⁵

In terms of providing flexibility to change Green Belt designations, Government acknowledges that local planning authorities are able to use existing laws to review and tailor the extent of Green Belt land in their local areas.

'As has always been the case, councils can review local designations to promote growth. We encourage councils to use the flexibilities set out in the National Planning Policy Framework to tailor the extent of Green Belt land in their areas to reflect local circumstances.... We encourage Councils to make the best use of this [previously developed land in the Green Belt], whilst protecting the openness

⁴ www.parliament.uk/briefing-papers/sn00934.pdf

⁵ HC Deb 17 Jan 2014 c35WS

of the Green Belt in line with the requirements in the National Planning Policy Framework.⁶

Details in the briefing note emphasise that Local Authorities must initiate a Green Belt review as part of their Local Plan process. It confirms the Government position that appropriate weight and consideration should be given to Green Belt policy. It also highlights the flexibility of the NPPF to allow local authorities to review and revise Green Belt designations to take account of local circumstances.

⁶ HC Deb 6 Sep 2012 cc29WS

3 Green Belt Assessment Update 2015

This chapter describes the scope and purpose of the additional work undertaken in the 2015 Update. It sets out the Green Belt matters the Inspector sought clarification on. It also summarises the ‘critical friend’ advice provided in relation to a number of specific matters raised by the Inspector and an initial review of the 2013 Assessment, namely:

- The extent of the assessment area;
- Definition of Green Belt parcels;
- Use of weak / moderate boundaries; and
- Assessment against Green Belt Purposes 4 and 5.

3.1 Inspector’s Interim Views

The Inspector published his interim views on the Legal Compliance and Soundness of the submitted Cheshire East Local Plan on 12th November 2014 and provided subsequent clarification in a letter dated 28th November 2014. In relation to the Green Belt Assessment 2013, the inspector noted:

“The process and evidence relating to the proposed amendments to the Green Belt boundary in the north of the district seem flawed, particularly the release of sites from the Green Belt and the provision of Safeguarded Land, and there seems to be insufficient justification for establishing a new Green Belt in the south of the district” (Section A, paragraph 4).

Table 3-1 provides a summary of the inspector’s main concerns and whether these are included in the scope of work for the Green Belt Assessment Update 2015.

12/11/14 Interim Findings Paragraph Ref.	28/11/14 Paragraph Ref.	Inspector’s Requirement	Green Belt Assessment Update 2015.
83		Clarify timeline in developing the case and preparing evidence of the need for Green Belt release.	Clarification of the timeline is provided at section 3.5 of this Green Belt Assessment Update.
83		Ensure proposed Green Belt release sites are evidenced as not having a strong contribution to the Green Belt (covers all sites, including safeguarded land).	The parcel assessment will identify the contribution to the Green Belt. CEC will propose Green Belt release sites based on consideration of the evidence from the Green Belt Assessment Update alongside consideration of other Local Plan evidence.
85		Ensure and demonstrate that all 5 Green Belt purposes are considered in the site assessment.	The methodology used for this Update covers all five purposes.
85		Ensure consistency in assessment and	The agreed methodology

12/11/14 Interim Findings Paragraph Ref.	28/11/14 Paragraph Ref.	Inspector's Requirement	Green Belt Assessment Update 2015.
		selection of sites for release.	applies a consistent approach towards the assessment of General Areas and Green Belt Parcels. CEC will use the evidence from the Update to inform decisions on the selection of sites for release.
85		Ensure small and larger sites are included in the assessment (Green Belt and Safeguarded Land).	The methodology defines Green Belt parcels taking account of smaller and larger areas. The General Area Assessment has also been introduced in the 2015 Update to assess larger areas ensuring coverage across the whole Green Belt.
88	2iv	Ensure Green Belt function is given greater weight compared with other factors (all sites, including safeguarded land).	The 2015 Update will inform CEC decision making for site selection. At this point CEC will consider Green Belt function as well as other factors.
86		Include impact on wider Green Belt beyond Cheshire East in assessments.	This has been addressed within the 2015 Update.
23		Engage with Stockport MBC in the Green Belt assessment.	A meeting was held with SMBC and CEC where the matters raised by SMBC were reviewed and an approach agreed for the 2015 Update.
91	2vi	Identify exceptional circumstances needed to establish proposed new Green Belt.	This is addressed elsewhere in the evidence base and outside of the scope of the Green Belt Assessment Update.
91	2vi	Provide evidence to support the likely extent of new Green Belt.	This is addressed elsewhere in the evidence base and outside of the scope of the Green Belt Assessment Update.
91		Set out implications of proposed development in area of new Green Belt search area.	This is addressed elsewhere in the evidence base and outside of the scope of the Green Belt Assessment Update.
92	2vi	Demonstrate other policy is insufficient and new Green Belt is therefore required.	This is addressed elsewhere in the evidence base and outside of the scope of the Green Belt Assessment Update.
	2vi	If sufficient information is available, include proposed detailed boundaries of new Green Belt.	This is addressed elsewhere in the evidence base and outside of the scope of the Green Belt

12/11/14 Interim Findings Paragraph Ref.	28/11/14 Paragraph Ref.	Inspector's Requirement	Green Belt Assessment Update 2015.
			Assessment Update.
	2vi	Ensure clear justification for scale of safeguarded land release.	This is addressed elsewhere in the evidence base and outside of the scope of the Green Belt Assessment Update.

Table 3-1: Inspector's Interim Views on the Green Belt Assessment 2013

3.2 Critical Friend Review of Green Belt Assessment 2013

Using the Inspector's interim views as a start point, a 'critical friend' review was carried out on the methodology used for the Cheshire East Green Belt Assessment 2013. The main findings from the critical friend review are set out below. This provides a summary of the approach in relation to key matters in the 2013 Green Belt Assessment. This is followed in the subsequent sections with a review of best practice undertaken elsewhere. These are then considered, along with the policy and guidance summarised in section 2 above, resulting in a series of recommendations for the 2015 Update.

3.2.1 Summary of Issues Arising in 2013 Green Belt Assessment

Issue 1: Extent of the Assessment Area

The 2013 Green Belt Assessment did not cover the whole of the Green Belt. Instead Cheshire East Council adopted a focused approach to “*reduce the size of the study area and discount areas where change is unlikely*” (p14, 2013 Green Belt Assessment).

Issue 2: Defining Parcels for Assessment

Cheshire East Council defined strategic parcels for assessment based on the following factors:

- Potential to provide future sustainable locations for development (determined using the settlement hierarchy); and
- Areas where there are potential significant development pressures (defined as areas with significant clusters of sites submitted to the SHLAA and areas with proposed and alternative strategic sites set out in the Council's Development Strategy).

This resulted in Cheshire East assessing Green Belt parcels around the Principal Towns, Key Service Centres and Local Service Centres as well as parcels located in clusters within the Green Belt which were influenced by policy considerations.

Issue 3: Use of Moderate / Weak Boundaries

Wherever possible, parcels were defined from the edge of the urban area out to the nearest strong boundary using the table (figure 3.2) in the Green Belt Assessment 2013. In areas where the use of only strong boundaries would have led to excessively large parcels being defined, moderate-weak boundaries were considered if they could be used to define parcels of a more manageable size. Whilst these moderate-weak boundaries were not classified any further (i.e. whether they are moderate or weak), a degree of professional judgement was applied so that particularly weak boundaries were not used.

Issue 4: Screening Out Purposes 4 and 5

Purpose 4 ‘to preserve the setting and special character of historic towns’ was screened out of the 2013 Assessment as the original reasons for designating the Cheshire Green Belt were to prevent the outward spread of development from the adjacent conurbations and to restrict the spread of development around the historic town of Chester (which is outside of the Cheshire East Council area). The Green Belt Assessment 2013 considered (in terms of Green Belt policy) that none of the settlements in the study area are classed as historic towns.

Purpose 5 ‘to assist in urban regeneration’ was screened out as the Green Belt Assessment 2013 stated this could be applied equally to all land in the Green Belt. The assumption was made that all Green Belt in Cheshire East performed an equal role in assisting urban regeneration.

3.3 Best Practice Review

A best practice review of other local planning authority Green Belt Assessments was undertaken with a particular focus on the matters raised by the Inspector and arising from our review of the 2013 Green Belt Assessment, namely:

- Approach towards assessing the whole Green Belt;
- Defining Green Belt boundaries;
- Approach towards assessing land in the Green Belt against purpose 4: to preserve the setting and special character of historic towns; and
- Approach towards assessing land in the Green Belt against purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

The purpose of the best practice review was to inform recommendations for the methodology for the 2015 Update.

It is acknowledged that there is no single ‘correct’ way to undertake Green Belt Assessments and that there are variations in methodologies for a variety of reasons. For robustness, we have sought, where possible, to consider the methodologies used in cases where Green Belt Assessments have been tested successfully through examination by the Planning Inspectorate as this provides a greater degree of confidence in approach. The tables in the following section include the status of Local Plans and cases where they have been successfully adopted.

3.3.1 Green Belt Assessment

When undertaking Green Belt Assessments local planning authorities have applied a range of approaches based on the purpose of the assessment. Table 3-2 provides an overview of the approaches used. The PAS guidance supports the assessment of the whole Green Belt, and this was the case in the examples we looked at.

The Bath and North East Somerset, Rushcliffe and Rotherham Local Authorities all considered the entire extent of land within their respective Green Belts through the assessment of General Areas. These Local Authorities have all undertaken Green Belt reviews and have had their Local Plans found sound by an Inspector and adopted in 2014.

Most General Areas were drawn using ‘strong natural and infrastructure boundaries’, or created using ‘sustainability credentials’ identified within other studies (for example, a sustainable growth strategy).

Local Authority and Local Plan Status	Approach to Green Belt Assessment	Commentary
Bath and North East Somerset Council (adopted in July 2014)	The start point for the review comprises the analysis of sixteen land cells forming the basis for the Core Strategy Sustainability Appraisal (SA), which enabled cross-referencing between the two studies. However as the SA concentrated more on the northern portion of the Local Authority, it was considered necessary to define three further land cells to cover the remaining southern part of the Green Belt designation. The three additional cells were based on strong infrastructure features, and defined to allow specific large-scale areas of the Green Belt to be assessed.	The Green Belt cells included in the assessment cover the whole extent of the BANES Green Belt.
Rushcliffe (adopted December 2014)	The first review stage does not look at specific sites or zones, but instead, assesses the strategic performance of broad areas of Green Belt, taking into account sustainability considerations (accessibility, environmental factors and infrastructure capacity) and Green Belt factors. This involves assessing the function of broad areas of Green Belt against the five purposes which were defined within an earlier report through analysis of the sustainability credentials of broad areas around Nottingham and areas for strategic review across the more rural portions of the Green Belt.	The Inspector stated that a documented comprehensive review of the Green Belt in Rushcliffe was necessary to demonstrate that the Green Belt impacts of Local Plan proposals have been fully considered. Broad areas for assessment were considered which covered the whole extent of the Green Belt.
North East Derbyshire Borough Council (not yet adopted)	The first stage in the methodology is to assess the function of ‘general areas’ of Green Belt land around existing settlements in the north of the district against the five purposes set out in the NPPF. These ‘general areas’ are largely North, South, East and West of the larger	The review is focused upon the Green Belt surrounding the settlements in the north and west of the

Local Authority and Local Plan Status	Approach to Green Belt Assessment	Commentary
	<p>settlements and for smaller settlements; these general areas encompass the entire surrounding area.</p> <p>Each purpose was assessed against a numerical scoring mechanism, as it was considered most suitable to enable an objective assessment to identify those areas of Green Belt that are least sensitive to change and where development would be least damaging in principle. General areas which are considered least sensitive to change were then assessed against technical site-based constraints pro forma.</p>	<p>district, with the sole purpose of identifying suitable land that is capable of providing affordable housing in line with the emerging strategy and policies in the Local Plan.</p>
<p>Rotherham (adopted September 2014)</p>	<p>A total of 127 logical parcels were identified for purposes of assessment based on character areas. Each individual parcel was set to be of similar character, to have a similar impact on the openness of the Green Belt and wherever possible to be clearly defined by durable, significant and strong physical boundaries that are capable of withstanding the passage of time. Parcel identification was informed by Rotherham's Landscape Character Assessment (2010).</p>	<p>The Review takes the existing inner Green Belt boundary, which was defined by the UDP, as the start point for assessment and covers the whole Green Belt</p>

Table 3-2: Approach to Green Belt Assessment

3.3.2 Boundary Definition

In general, best practice applied to Green Belt boundary definition relies on the objectives of the paragraph 85 of the NPPF (see section 2.1).

The Local Authorities included in the table below have all applied a consistent approach to boundary definition based on national guidance, where the priority has been given to strong defensible boundaries. All authorities have defined both strong and weak boundaries. The Green Belt Assessment for Tewkesbury, Gloucester and Cheltenham was selected as an example as it prioritised boundaries in order of preference.

Table 3-3 provides an overview of approaches used by different local authorities to define Green Belt boundaries. These are all based on the criteria set out in paragraph 85.

Local Authority and Local Plan Status	Approach to Boundary Definition	Commentary
<p>Tewkesbury, Gloucester and Cheltenham Joint Core Strategy Green Belt Assessment 2011. (GCT Joint Plan submitted November 2014)</p>	<p>The order of preference for boundary features is: A road edge; Building line that provides a straight logical line and clearly represents the edge of the urban area; A pathway, stream, ridge, car park, playground or other physical feature; An ownership boundary marked by physical features such as a hedgerow or fence line;</p>	<p>Specifies that boundaries should attempt to follow a permanent physical feature on the ground that creates a logical, strong and defensible boundary.</p> <p>Where a lower preference is chosen for the boundary, there must be reasoning for this. It is noted that the approach only seeks to amend minor irregularities to the boundary and will</p>

Local Authority and Local Plan Status	Approach to Boundary Definition	Commentary
	In the absence of any physical features to follow on the ground to provide a straight line between two permanent physical features	not alter large areas.
Runnymede Green Belt Review 2014 (adopted January 2015)	<p>Specifies durable / likely to be permanent features as:</p> <p><u>Infrastructure</u>: Motorway; roads, railway.</p> <p><u>Landform</u>: River, canal or watercourse, prominent physical features, protected woodland or hedge, existing development with strongly established, regular or consistent boundaries.</p> <p>Features lacking in durability / soft boundaries are defined as:</p> <p><u>Infrastructure</u>: private / unmade roads, power lines, development with weak, irregular, inconsistent or intermediate boundaries</p> <p><u>Natural</u>: Field boundary, tree line</p>	<p>The function of the existing Green Belt area in preventing sprawl, which could not otherwise be restricted by a barrier is considered through the extent the existing built form has strongly established or recognisable boundaries:</p> <p>Strongly established, regular or consistent built form comprises well-defined or rectilinear built form edges which have restricted recent growth in the Green Belt</p> <p>Irregular, inconsistent or intermediate built form comprises imprecise or softer boundaries which have not restricted growth within the Green Belt.</p>
Rotherham Green Belt Review 2012 (adopted September 2014)	<p>Strong boundaries are defined as a motorway; public and made roads; a railway line; river; stream, canal or other watercourse; prominent physical features (e.g. ridgeline); protected woodland/hedge; and existing development with strong established boundaries.</p> <p>Weak boundaries are considered to be private/ unmade roads; field boundaries; power lines; non-protected woodlands/hedge and trees; and development with weak or intermediate boundaries.</p>	<p>In defining the Green Belt boundary, Rotherham also sought to apply general “operational criteria”:</p> <p>In order to produce a boundary which is easily identifiable and recognisable on the ground and which possess the requisite permanence, features such as roads, watercourses, landmarks and field boundaries are used wherever possible.</p> <p>Areas such as playing fields and open lanes which have no environmental or physical links to the open countryside are not included within the Green Belt, but those areas which extend the countryside into urban centres are preserved and fulfil an important function as “Green Wedges”.</p> <p>On the urban fringe there are substantial areas of open land which are blighted or have a poor environment. These may be linked to the open countryside, but may not necessarily be protected by the Green Belt because they do not fall within its objectives or may even benefit from development.</p> <p>Additionally collieries or other such industrial landscape features, which were originally considered as Green Belt land, are included in the assessment of Green Belt General Areas.</p>

Local Authority and Local Plan Status	Approach to Boundary Definition	Commentary
North East Derbyshire Green Belt Methodology 2012 (not yet adopted)	The following criteria are used to determine the site boundaries: Roads; Railway lines; Rivers or streams; Hedgerows or walls; Prominent physical features such as ridgelines; and Relative position of the existing built up area.	The boundaries of the sites are given careful consideration to ensure that they provide robust and defensible boundaries over time. This is particularly important as weak boundaries can be vulnerable to urban encroachment. Any new Green Belt boundaries should be strong and durable.

Table 3-3: Best Practice Review of Boundary Definition

3.3.3 Purpose 4 Assessment

Table 3-4 below sets out an overview of the approaches which other Local Authorities are taking to assessing Green Belt Purpose four: ‘to preserve the setting and special character of historic towns’.

A number of Local Authorities have chosen to follow the PAS guidance from January 2014 which states that the assessment of this purpose relates to very few settlements in reality, due largely to the pattern of modern development that often envelopes historic towns. In practice, this has resulted in Local Authorities removing this purpose from the assessment.

Given the interim comments made by the Inspector on the Cheshire East Local Plan Strategy that the original evidence ‘does not consider all the purposes of the Green Belt, omitting the contribution to urban regeneration and preserving the setting and special character of historic towns’ it is prudent to consider what the fourth purpose means in terms of the Green Belt in Cheshire East.

Generally, methodologies which chose to consider the fourth purpose seek to assess the role which the Green Belt plays in preserving the historic core of settlements and the setting of key historic features (such as Conservation Areas, Listed Assets and Key Views), as evidenced below.

Local Authorities and Local Plan Status	Approach to Purpose 4	Commentary
Chester Green Belt Review (adopted in January 2015)	Each General Area is assessed against the contribution it makes to the Historic Character of the City. Using the ‘Chester – Future of an Historic City Report’ (1994), the assessment describes the importance of key edges to the City, corridors of open space and distinctive environmental features that are integral to the setting of the urban area and which are of importance to the relationship between the	General Areas were assessed for the ‘contribution’ to the historic character and environment of Chester.

Local Authorities and Local Plan Status	Approach to Purpose 4	Commentary
	City and the Rural Landscapes.	
Bath and North East Somerset (adopted July 2014)	It was considered that ‘Bristol, Bath, Keynsham Midsomer Norton and Radstock should be regarded as ‘towns’ when appraising land parcels. Keynsham Midsomer Norton and Radstock all have Town Councils.	<p>General Areas were assessed for the extent to which they supported the key historic features (such as the setting of a Conservation Area or outlying clusters of listed buildings). Where General Areas were largely separate from the historic core, it was considered that the role of the Green Belt in fulfilling these purposes was weak.</p> <p>General Areas were also assessed for the extent to which the Green Belt exhibited ‘landscape openness’ which protected the urban core or ‘key views’ to sensitive assets.</p>
Rushcliffe (adopted December 2014)	This purpose was assessed based on whether ‘development would impact on Conservation Areas and the setting and character of highly valued assets’. A higher score was also offered to areas of Green Belt land that have a ‘clear link with the settlement’s historic core’ and a lower score for settlements without a clear historic core or where the historic core has been subsumed by the 20 th Century development.	General Areas were assessed for the extent to which Green Belt supported the setting of historic towns or historic features (such as Listed Assets).
Dacorum Borough Council (adopted September 2013)	<p>The Green Belt Study assesses the role of the Green Belt in providing a ‘green ring around historic settlements or providing the landscape context to historic features that preserve the setting by keeping the land open’. It is acknowledged that the definition of this purpose goes beyond a simple definition of historic towns and relates to the identification of all the key historic places across the study area in both urban and rural settings.</p> <p>Existing designations of historic value and interest, such as conservation areas, historic parks and gardens and scheduled ancient monuments have been used to identify historic ‘places’ relevant to this assessment. Both the physical and visual relationship between the Green Belt and these places has been assessed with the setting, character in context, and perceptions of openness forming important factors.</p>	Key networks of General Areas which performed roles in preserving the setting and historic character within the Study Area were identified and removed from the Review.

Table 3-4: Comparative Analysis of the Approach to Purpose 4

3.3.4 Purpose 5 Assessment

The approach to assessing the fifth Green Belt purpose varies substantially across Local Authorities. Whilst the justifications behind choosing whether or not to assess this purpose are variable, at least two of the authorities which have had Local Plans found sound and undertaken Green Belt Reviews in the last year have considered it necessary to assess the role of the Green Belt in assisting urban regeneration for the following reasons:

- Green Belt is considered to play an important role in recycling derelict and other urban land, by restricting the availability of Greenfield Sites. However, the extent to which the Green Belt restricts the availability of Greenfield Sites is of greater importance in some areas than others.
- Specific local circumstances and regeneration priorities outweigh the protection of the Green Belt at certain locations.

A number of Local Authorities have decided to exclude purpose five from their assessments. Indeed, the advice note issued by PAS in January 2014 suggests that the amount of land within urban areas that could be developed should already have been factored in before identifying Green Belt land. Other Local Authorities considered that assessing this purpose requires too many assumptions, including whether that development would have otherwise occurred in the part of the Green Belt being assessed and the implications of Green Belt release on brownfield land within the urban area.

However, based on the Inspector's interim comments on the Cheshire East Local Plan Strategy and the approach Arup have employed in undertaking other Green Belt Reviews (including Barnsley and Bath and North East Somerset), it is considered prudent to assess the extent to which the General Area supports urban regeneration and the recycling of derelict and other urban land.

Local Authority	Approach to Purpose 5	Commentary
Bath and North East Somerset (adopted July 2014)	<p>Each General Area is assessed against the each of the five 'Green Belt Purposes'.</p> <p>The Bristol and Bath Green Belt is considered to play an important role in encouraging the recycling of derelict and other urban land, by restricting the availability of greenfield sites. The considerations applied are outlined below.</p> <p>The land parcel adjoins the urban areas, defined as Bristol, Bath, Keynsham, Midsomer Norton or Radstock for the appraisal of this Green Belt purpose.</p> <p>The land parcel contains land where BANES Council have experienced development pressure.</p>	<p>General Areas are assessed for their proximity to major developed areas within the Local Authority. Regard was made to identify regeneration areas within the Borough and the sustainability objectives (i.e. directing development from villages to urban regeneration areas).</p> <p>In terms of development pressures, the review commented on whether the Green Belt was important in restricting the availability of Greenfield sites and the impact which constraining supply could have on development pressures within urban land.</p> <p>Where the extent to which the Green Belt fulfilled the purpose varied across the General Area this was reflected in the qualitative summary.</p>

Local Authority	Approach to Purpose 5	Commentary
Rushcliffe (adopted December 2014)	<p>With regard to purpose 5, the Review stated:</p> <p>‘Consider if development would impact upon the likelihood of sites within the existing urban area in coming forward, and whether development in the broad location would facilitate the possibility of reusing previously developed land.</p> <p>It is recognised this purpose could only be achieved in combination with the appropriate regeneration/development plan policies. For this purpose, an average value of 3 is used unless more local circumstances identify that the location it is also necessary to have an appreciation of the history of the Nottingham-Derby Green Belt, the original intentions of the designation when it was prepared at the local level and the extent of previous changes, and any specific regeneration issues.’</p>	<p>The assessment details the definition of ‘local circumstances’ further. Considerations are offered to:</p> <p>Whether the General area assists in the recycling of derelict land.</p> <p>Comparisons are made to the household projections and objectively assessed need which largely mean that Greenfield development in areas currently identified as Green Belt is necessary.</p> <p>Whether the General Area contains previously developed land and whether this has received planning applications.</p>
Dacorum Borough Council (adopted September 2013)	<p>The fifth national Green Belt purpose has been screened out. This is because the relationship between the Green Belt and recycling of urban land is influenced by a range of external factors including Local Plan policies, Brownfield land availability and the land/development market. Due to the fact that the Local Policy Review demonstrates that there is a limited supply of available or unallocated brownfield land in St Albans, Dacorum and Welwyn.</p> <p>The fifth purpose has been discounted from a number of studies. The notion that the presence of Green Belt assists regeneration is a generalisation. Fulfilment of this purpose can be inferred where nearby development projects have occurred on previously development land, but this inference raises two questions.</p> <p>Firstly, would that development have otherwise occurred in the part of the Green Belt being assessed (i.e. if it were not Green Belt), or on another part of the Green Belt? (I.e. Is this specific part of the Green Belt performing the fifth function?)</p> <p>Secondly, if there have been no nearby projects on previously developed land, does this mean that the Green Belt designation does not assist regeneration, or that other factors (for example, the land market) are preventing land recycling opportunities from coming forward for development?</p>	None.

Local Authority	Approach to Purpose 5	Commentary
North Hertfordshire District Council (not adopted) Green Belt Review produced in November 2014	The fifth purpose of the Green Belt has not been assessed, as it was considered that the other four purposes are all deemed to contribute to urban regeneration.	None.

Table 3-5: Best Practice Approach to Purpose 5

3.4 Implications for 2015 Update

The best practice review and Inspector's interim findings have informed the approach to the 2015 Green Belt Update. The approaches adopted in response to these factors are described below.

3.4.1 General Area Assessment

PAS guidance from January 2014 states a Green Belt Review is considered to be a strategic review across the whole Green Belt area. Best practice research was carried out to inform the approach for the Cheshire East Green Belt Assessment 2015 Update. Findings from the initial conclusions in the Inspector's November 2012 Report into the Bath and North East Somerset Local Plan found that in the absence of a comprehensive review of the Green Belt, it was difficult to agree with Council conclusions on future growth.

The approach for the Cheshire East General Area Assessment is based on meeting the Inspector's requirement to achieve a consistent approach whilst ensuring the evidence base is proportionate. Based on best practice and PAS advice, the recommendation for the 2015 update was to assess the whole extent of the Cheshire East Green Belt. Given the scale of the Green Belt within Cheshire East, a detailed assessment of small parcels across the whole extent of the Green Belt would be unnecessarily onerous or prudent for making a balanced judgement of numerous Green Belt parcels. Therefore, the first stage in the Green Belt assessment was to define larger 'General Areas' for containing the assessment of the comprehensive update.

Once the areas were defined, the first stage of the assessment identified the overall performance of the General Areas, ensuring a consistent and objective assessment was applied using the clearly defined methodology set out in chapter 4 of this report. The results from the General Area Assessment were used to identify smaller parcels for the second stage detailed assessment. The principles applied to define the smaller parcels are set out in chapter 4, section 4.2.2 of this report.

Responding to the Inspector's Requirements:

The Inspector requested Cheshire East Council apply a consistent approach towards the Green Belt Assessment (Interim Views Paragraph 85). Defining General Areas allows for a consistent assessment of the whole Green Belt in Cheshire East.

3.4.2 Boundary Definition

Many Green Belt methodologies suggest having strong boundary definitions based on paragraph 85 of the NPPF which suggests defining boundaries using physical features that are recognisable and permanent. The methodologies suggest strong boundaries are created by: infrastructure such as motorways, main roads and rail; development that has a strongly established, regular or consistent built form; prominent topographical features; protected woodland and ownership boundaries marked by physical features such as a hedgerow or fence line. Weaker boundaries are defined by private or unmade roads, power lines and development with weak, irregular, inconsistent or intermediate boundaries.

The recommendation taken forward for the 2015 Update was to prioritise the use of strong boundaries and defer to moderate boundaries where necessary. Moderate boundaries have been defined as minor and private maintained roads, development with intermediate established boundaries, prominent field boundaries and footpaths, disused railway lines, lines of protected trees, non-protected woodlands and brooks. The justification for these being moderate boundaries is set out in table 4.2, chapter 4. Whilst weak boundaries were identified these were avoided for the purposes of parcel definition.

Responding to the Inspector's Requirements:

The Inspector raised concerns regarding the inclusion of smaller and larger sites in the assessment (Interim Views Paragraph 85). Boundary definitions used for the Green Belt Assessment 2013 have been reviewed and further defined to enable Cheshire East Council to reduce the size of larger parcels using strong and moderate defensible boundaries.

3.4.3 Inclusion of Purposes 4 and 5

Following the Inspector's interim views, PAS guidance and analysis of best practice from other local authorities, the 2015 Update includes assessment of the Green Belt in Cheshire East against Green Belt purposes 4 and 5, i.e. impact on historic towns and urban regeneration (see chapter 2). Further detail on the methodology used for these purposes is set out in Chapter 4, sections 4.4.5 and 4.4.6.

Responding to the Inspector's Requirements:

The Inspector requested Cheshire East Council carry out an assessment of all five Green Belt purposes as defined in the NPPF (Interim Views Paragraph 85). Therefore the 2015 Update has included purposes 4 and 5.

3.5 Timeline in Preparing the Evidence of the Need for Green Belt Release

The plan-making process has gone through numerous stages and consultations. The possibility for Green Belt release has been considered and developed throughout this plan-making process.

The Issues and Options paper (2010) considered various spatial options for meeting development needs. These included options for growth in settlements beyond the Green Belt as well options which included growth in settlements inset within the Green Belt, although it did not consider any specific sites that may accommodate such growth.

Given the evidence available at this early stage in plan preparation (including the Strategic Housing Market Assessment and Strategic Housing Land Availability Assessment), it became apparent that there were significant development needs within the area covered by the North Cheshire Green Belt and a fairly modest supply of non Green Belt land available to meet those needs. Whilst the need for Green Belt release was not certain at this time, it was clearly a possibility that should be considered.

The draft Town Strategies (2012) enabled meaningful engagement with communities, and as part of this they needed to float the possibility of Green Belt release. This inevitably meant that the identification of some potential sites was required at this early stage to help facilitate a healthy discussion and debate. Some of these sites have continued through to the submitted Local Plan Strategy, but only because they have been tested through subsequent work.

The Development Strategy (2013) and Possible Additional Sites (2013) documents were published prior to the finished Green Belt Assessment (2013). These documents did set out a range of potential site options prior to the publication of the Green Belt Assessment. However, it is important to note that these documents did not constitute a draft Plan, but were a legitimate step in gathering opinion in the plan-making process.

The 2013 Green Belt Assessment was published on the Council's website in September 2013. Its findings on the need for Green Belt release and the exceptional circumstances to justify this were fully considered in the first draft plan, which was published as the Pre-Submission Core Strategy for consultation in November and December 2013. The selection of sites in the pre-submission document was also fully informed by the evidence base in the whole, including the 2013 Green Belt Assessment.

The Submission Local Plan Strategy (2014) further refined the selection of sites based on consideration of the evidence and responses received to the Pre-

Submission consultation. Decisions on sites were taken at that time with full consideration of the evidence including the 2013 Green Belt Assessment. The selection of Green Belt sites in the Submission Plan was significantly different to those sites previously tested for opinion through the plan preparation process prior to the publication of the Green Belt Assessment in September 2013.

Following receipt of the Inspector's Interim Views on the Soundness and Legal Compliance of the Submitted Local Plan Strategy and suspension of the examination, the Green Belt Assessment has been comprehensively updated in this report. This confirms that the exceptional circumstances to justify alteration of the North Cheshire Green Belt boundary still exist and provides an updated assessment of parcels of land against the five purposes of Green Belt, as defined in the NPPF.

The findings from this Green Belt Assessment Update have also been considered through the revised work on the Spatial Distribution of Development and are being considered through the additional work on Site Selection where the assessment of sites follows a sequential order, considering non Green Belt sites first, then looking at 'top-up' from Green Belt sites where required in the following order:

- 1st. Sites within parcels making a contribution to Green Belt purposes;
- 2nd. Sites within parcels making a significant contribution to Green Belt purposes;
- 3rd. Sites within parcels making a major contribution to Green Belt purposes.

4 Methodology

This section provides a very detailed description of the methods used in undertaking the Green Belt Assessment. This is purposefully detailed, and therefore lengthy, to ensure transparency in approach. As already noted, there is no single ‘correct’ method for undertaking Green Belt assessments, and it is intended that the detail provided here along with the rationale behind each element of the approach will provide transparency and clarity. The methodology was agreed in advance with Cheshire East Council.

4.1 Overview

The approach used for the Green Belt Assessment Update 2015 is summarised in Figure 4-1 below. The update comprises of two main stages:

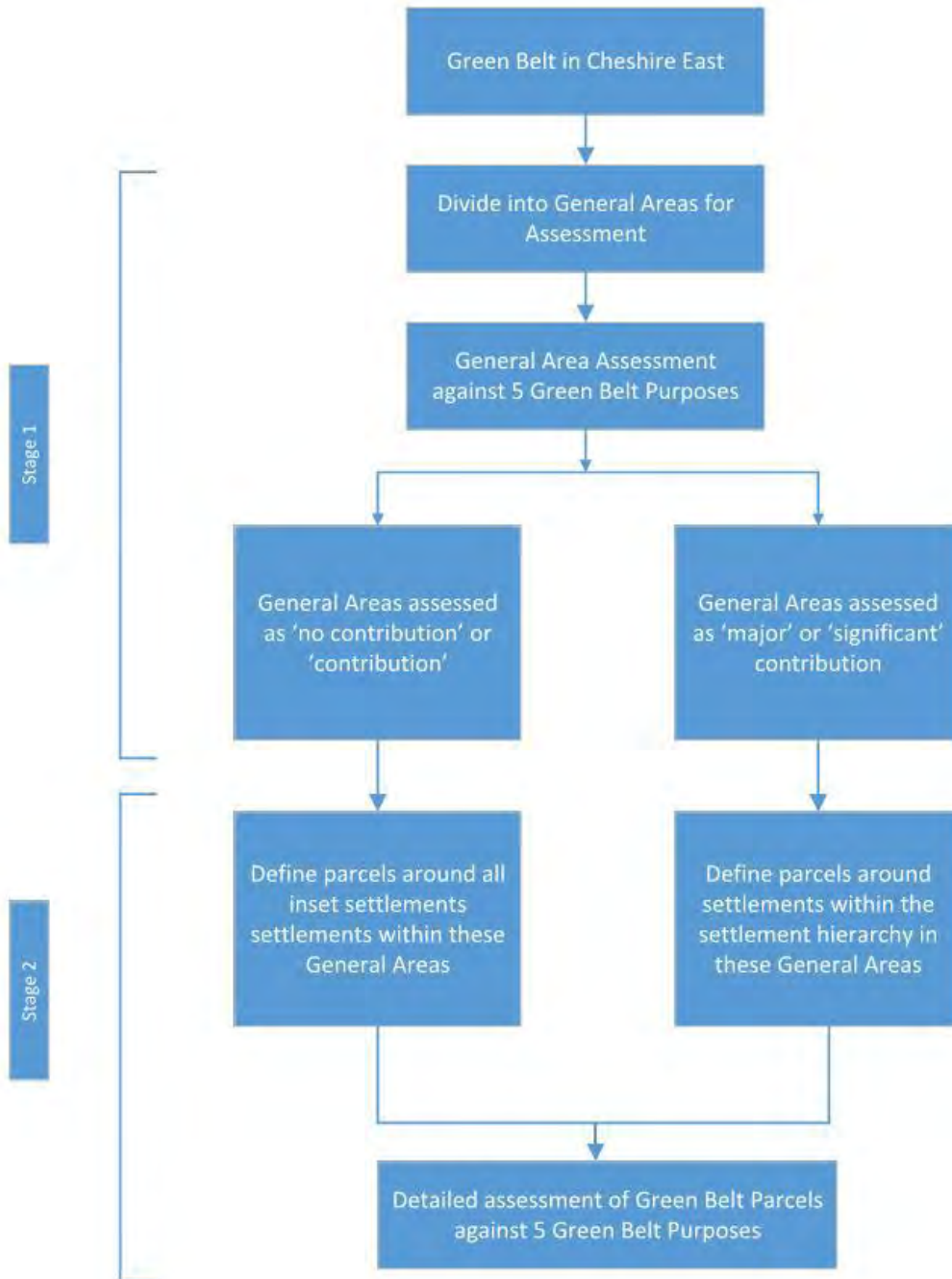
- **Stage 1** – General Area Assessment
- **Stage 2** – Green Belt Parcel Assessment

The General Area Assessment covers the whole extent of the Green Belt in Cheshire East whilst the Green Belt Parcel Assessment provides a further detailed assessment on smaller parcels of land either:

- a) Around settlements on the edge or inset into the Green Belt in General Areas identified in the Stage 1 Assessment as providing a ‘contribution’ or ‘no contribution’ to the Green Belt; or
- b) Around all settlements identified as Principal Towns, Key Service Centres, and Local Service Centres.

In addition, CEC asked that sites included in the Local Plan Strategy – Submission Version and not covered by the above criteria have been included in the assessment, albeit reported separately.

Figure 4-1: Overview of Methodology



4.2 Defining General Areas and Parcels with the General Areas

4.2.1 Approach to Defining the General Areas within Cheshire East

To ensure the whole of the Green Belt in Cheshire East was covered, the General Areas were drawn using the settlement inset boundary to define the internal extent of the Green Belt. The external extent was defined by the Cheshire East Council Local Authority Boundary. As referenced in section 1.1 areas within the National Park and sites with a national or international environmental designation (e.g. Ramsar / SSSI) were excluded. General Areas were then divided up using the defensible boundary definitions in section 4.3, with the following strong features used:

- Motorways; and
- A-Roads.

These are identified as the strongest boundaries to use, so were prioritised over other strong boundaries as a means of dividing up the Green Belt into General Areas. The methodology recognises that both the settlement inset boundary and the Cheshire East Local Authority Boundary do not form strongly defensible boundaries. At the detailed assessment stage, boundaries within the defensible boundary methodology (section 4.3) have been used to determine resultant land parcels. The approach set out in this section resulted in the division of the Green Belt in Cheshire East into 44 General Areas (see Figure 4-1).

Each of the General Areas was assessed against the five purposes of Green Belt.

4.2.2 Relationship to Green Belt Parcels

The General Area Assessment forms the first stage of the Green Belt Update. A more detailed assessment of Green Belt Parcels was carried out following on from the General Area Assessment.

The detailed assessment stage adopted a focused approach in order further assess smaller parcels of Green Belt land against the five Green Belt purposes, as defined in the NPPF. For the second stage of the assessment the following principles were applied:

1. Green Belt parcels were identified within General Areas identified as making a 'contribution' or 'no contribution' to Green Belt purposes in the first stage of the assessment (these are the lowest level outputs).
2. Green Belt parcels were identified around principal towns, key service centres and local service centres within Cheshire East Council's Submission Plan settlement hierarchy;

The boundaries for parcels were defined using the defensible boundary methodology in section 4.3.

For General Areas making a ‘contribution’, or ‘no contribution’, parcels were identified around settlements on the edge or inset into the Green Belt (including those identified as ‘other settlements or rural areas’ within the settlement hierarchy). Parcels were drawn from the settlement inset boundary to the nearest strong or medium defensible boundary, rather than covering the whole General Area. This approach takes into consideration sustainable development factors when defining Green Belt parcels, as set out in NPPF paragraph 84 as it assesses parcels which have a good relationship with an existing settlement inset within the Green Belt boundary

Within General Areas making a ‘contribution’ or ‘no contribution’ where there are no inset settlements, no further assessment has been undertaken as it is considered these areas would not support sustainable development.

Consistency has been ensured by applying the same assessment criteria to both the General Areas and parcels. The methodology for the applying the 5 Green Belt purposes is set out in chapter 4.

In addition to the above, as already noted in section 4.1, a separate assessment of Green Belt parcels included in the Local Plan submission and not covered by the above criteria was provided at the request of CEC.

4.3 Defining Green Belt Parcels

The methodology for the 2015 Update includes a review of the parcels of land against the defined boundary types to determine in each case whether there is a less-strong boundary that could be used instead to define smaller parcels of land than used in the 2013 Assessment, in accordance with the Inspector’s suggestion. CEC and Arup agree that weak boundaries will not provide a good basis on which to define parcels for assessment, so there is a need to refine the definition of boundary strengths so that only strong or moderate boundaries are used to define the revised parcels.

In agreement with Cheshire East Council, strategic parcel boundaries have been drawn up to the edge of the inset boundary which in certain cases includes a strong boundary (e.g. an ‘A’ road) on the inset boundary edge. This ensures any Green Belt release would allow for a continuous revised inset boundary rather than resulting in small isolated pockets of Green Belt.

CEC have suggested there needs to be a degree of professional judgement applied when defining parcels. This is because where features occur together, they may constitute a stronger boundary than they would alone. For example, a private road (unmaintained), a non-protected hedge and a brook (non-wooded and level with surroundings) are all weak boundaries. However, a private road (maintained) with a brook running along one side and a significant hedge beyond that might be considered as a moderate boundary when all features are considered together.

It is considered appropriate to screen out national and international designations (SSSI, Ramsar, SAC, and SPA) from the assessments. As not all of these designations have a physical defined boundary on the ground it will be appropriate to draw the boundary to the nearest strong or moderate boundary that

is consistent with the methodology, even if this overlaps into a national or international designation.

The tables set out the boundary definitions for the Cheshire East Green Belt Assessment Update 2015; these have been graded by priority to show the criteria for strong, moderate and weak boundaries. The priorities have been set to guide the order of preference for boundary definition. Therefore strong boundaries should be selected, followed by moderate boundaries. Within these classifications, where possible the highest priority boundaries should be used in the first instance.

Strong Boundaries	Grading Priority	Reasons for grading
Motorway	1	Strong identifiable boundary with strong permanence
Main road (A roads, B roads and unclassified roads)	1	Strong identifiable boundary with strong permanence
Railway line (in use)	1	Strong identifiable boundary with strong permanence
Residential, employment or other development with strong established boundaries	2	Site specific however should provide strong identifiable boundary with strong permanence
Reservoirs, lakes and meres	2	Site specific however should provide strong identifiable boundary and have a substantial degree of permanence
Rivers, streams and canals	3	Site specific however should provide strong identifiable boundary and have a substantial degree of permanence
Protected woodland (TPO) and ancient woodland	3	Designations provide statutory protection and a substantial degree of permanence
Protected hedges	4	Designations provide statutory protection and a substantial degree of permanence; hedges have a less identifiable boundary than woodland
Prominent topography	5	Site specific however topography should have prominent physical features

Table 4-1: Strong Boundaries

Moderate Boundaries	Grading Priority	Reasons for grading
Minor road (e.g. single track or unmetalled road) or byway open to all traffic	1	Road should provide a moderate boundary with moderate degree of permanence.
Residential, employment or other development with intermediate established boundaries	2	Intermediate built form comprises imprecise or softer boundaries which may not restricted growth within the Green Belt.
Private road (maintained)	3	Site specific however there may be a clearly defined boundary with a substantial degree of permanence if the road is maintained
Prominent field boundaries (i.e. clearly defined and accompanied by continuous physical features such as significant hedge, stone wall, watercourse, line of trees)	3	Site specific however there may be a clearly defined boundary with a substantial degree of permanence
Prominent public footpath, public bridleway or restricted byway (i.e. clearly defined and accompanied by other physical features such as significant hedge, stone wall, watercourse, line of trees)	3	Site specific however there may be a clearly defined boundary with a substantial degree of permanence
Disused railway lines (where in cutting or on raised embankment)	4	Physical feature would provide an identifiable boundary
Line of protected trees (TPO)	4	Physical feature would provide an identifiable boundary and protection would provide a degree of permanence.
Non protected woodlands	5	Tree line of mature trees would provide an identifiable boundary
Brook (where wooded or with steep sides)	5	Physical feature would provide an identifiable boundary

Table 4-2: Moderate Boundaries

Weak Boundaries	Grading Priority	Reasons for grading
Residential, employment or other development with weak or intermediate established boundaries	1	Irregular, inconsistent or intermediate built form comprises imprecise or softer boundaries which may not restricted growth within the Green Belt
Other public footpath, public bridleway or restricted byway that is not clearly defined as a physical feature or is unaccompanied by other physical features	2	Lack of physical features represents a weak boundary
Disused railway line (where level with surrounding area)	2	Lack of physical features to define the boundary would result in a weak boundary
Open space boundaries	3	Site specific however likely to have

Weak Boundaries	Grading Priority	Reasons for grading
		inconsistent boundary
Private road (unmaintained)	3	
Non-protected hedges	4	Non-protected hedgerows lack permanence in comparison to protected hedgerows; if hedge is intermittent or less mature this creates a weak boundary
Line of non-protected trees	4	Non-protected trees lack permanence in comparison to protected trees; if trees are intermittent or less mature this creates a weak boundary
Brooks (non-wooded and level with surroundings)	5	Weak boundary due to weak physical features
Culverted watercourses	5	Weak boundary due to weak physical features
Field boundaries (where physical features are lacking or intermittent)	5	Site specific however the field boundary will form a weak boundary if physical features are lacking
Power lines	5	Weak boundary

Table 4-3: Weak Boundaries

These tables provide a detailed definition of the boundaries used to determine the Green Belt parcels within Cheshire East. Whilst the principle has been used to apply strong high priority boundaries where possible, there are cases where boundaries have been used which are defined as moderate. The use of these boundaries applies to the review of ‘large’ parcels as set out in section 4.3.1.

4.3.1 ‘Large’ Parcels

All parcels over 5 hectares have been deemed to be ‘large’ and where possible the size of ‘large’ parcels has been reduced. In the first instance boundaries have been drawn from the strong category however if this still results in a ‘large’ parcel, moderate boundaries have been used instead.

In doing this, consideration has been given to the grading priority so that a low grade strong boundary is replaced by a high grade moderate boundary where possible. The same principle applies to ‘large’ parcels defined by moderate boundaries, or by parcels with boundaries within one category but with differing grading priorities.

4.3.2 Identifying cross administrative Green Belt boundaries

If a Green Belt parcel crosses an administrative boundary into a neighbouring authority, the nearest available strong or moderate boundary has been used to avoid large parcels. The principles for boundary prioritisation have been followed as set out in tables 4.1 and 4.2, however if a moderate boundary occurs before a

strong boundary, the moderate boundary has been used to ensure minimal inclusion of Green Belt from neighbouring authorities within a strategic parcel.

4.4 Assessing the Five Purposes

4.4.1 Introduction

Green Belt Purposes

The Green Belt in Cheshire East has been assessed against the five Green Belt purposes as set out in paragraph 80 of the NPPF.

- to check the unrestricted sprawl of large built up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Assessment Categories

For each purpose and for the overall assessment of Green Belt, the following summary assessment has been applied:

Major Contribution – contributes to the purpose in a strong and undeniable way, where removal of this parcel from the Green Belt would detrimentally undermine this purpose.

Significant Contribution – contributes to the majority of the purpose but does not fulfil all elements.

Contribution – makes a limited degree of contribution to the purpose, as some relationship has been identified between the parcel and the purpose.

No Contribution - makes no contribution to the Green Belt purpose.

This classification for the overall assessment uses the categories from the Green Belt Assessment 2013 and provides a further definition to provide guidance on how each category has been applied. The 2015 Update has also introduced ‘no contribution’ to take account of areas or parcels within the Green Belt which do not have a role in fulfilling some or all Green Belt purposes. Section 4.5 provides further details on how the assessment has been applied.

‘Settlement Hierarchy’

To enable a detailed technical assessment to be carried out for Green Belt parcels, the following settlements have been identified within the ‘settlement hierarchy’ (policy PG2 in the submitted version of the Local Plan Strategy). These have been used to inform the location of Green Belt parcels and to support the assessments against Green Belt purposes. The settlements have been defined by CEC as Principal Towns, Key Service Centres and Local Service Centres.

These settlements are identified within Cheshire East's Local Plan Submission settlement hierarchy. Parcels identified around Principal Towns, Key Service Centres and Local Service Centres have been carried forward from the Green Belt Assessment 2013 and reviewed for the 2015 Update.

'Other' Settlements and Rural Areas are also defined within the settlement hierarchy. Arup and Cheshire East Council decided to adopt a pragmatic approach to 'other settlements' to take account of Green Belt purposes and sustainability factors.

Where General Areas have been assessed as making a 'contribution' to Green Belt purposes, 'other settlements' inset within the Green Belt have been included in the 2015 Update. Where General Areas have been assessed as making a 'significant contribution' or 'major contribution', the Green Belt Assessment Update 2015 has just focused on Green Belt parcels around Principal Towns, Key Service Centres and Local Service Centres.

Hierarchy	Settlements	Settlements inset within or adjacent to the Green Belt
Principal Town	Crewe and Macclesfield.	Macclesfield
Key Service Centre	Alsager, Congleton, Handforth, Knutsford, Middlewich, Nantwich, Poynton, Sandbach and Wilmslow.	Alsager, Congleton, Handforth, Knutsford, Poynton and Wilmslow
Local Service Centre	Alderley Edge, Audlem, Bollington, Bunbury, Chelford, Disley, Goostrey, Haslington, Holmes Chapel, Mobberley, Prestbury, Shavington and Wrenbury.	Alderley Edge, Bollington, Chelford, Disley, Mobberley and Prestbury
Other Settlements and Rural Areas	The following inset settlements are included in the 2015 Update due to their location in General Areas considered to make a limited contribution to Green Belt purposes: High Legh, Scholar Green, Rode Heath, Mount Pleasant and Mow Cop	High Legh, Scholar Green, Rode Heath, Mount Pleasant and Mow Cop
Adjacent Areas	In addition to settlements in Cheshire East, Kidsgrove was included as there is Green Belt land directly adjacent to the urban area within Cheshire East that is in a General Area considered to make a limited contribution to Green Belt purposes	Kidsgrove

Table 4-4: Cheshire East Settlement Hierarchy

To enable each parcel to be assessed consistently against the five Green Belt purposes in the following section we have used definitions; a table with key questions and recommended approaches; further detail on the methodology; and justification of the method to guide the assessment of General Areas and Green Belt parcels.

4.4.2 Purpose 1: To Check The Unrestricted Sprawl Of Large Built-Up Areas

Box 1: Purpose 1 Definitions

Sprawl - the straggling expansion of an urban or industrial area, irregular or straggling form, spread out over a large area in an untidy or irregular way.

Well connected (or well contained) – “contiguous land” highly contained by the existing urban area, i.e. to be surrounded by high levels of built development.

Contained land – displays low levels of containment within the urban form, i.e. to be surrounded by low levels of built development.

Open land – land which is lacking of development.

Urban area – this refers to areas in the settlement hierarchy (see section 4.4.1).

Round-off – where the existing settlement is an irregular shape, will the parcel fill in a gap and / or complete the shape?

Settlement pattern – see settlement hierarchy in section 4.4.1.

Ribbon development – a line of buildings extending along a road, footpath or private land generally without accompanying development of the land to the rear. A “ribbon” does not necessarily have to be served by individual accesses nor have a continuous or uniform building line. Buildings sited back, staggered or at angles and with gaps between them can still represent ribbon development, if they have a common frontage or they are visually linked.

Purpose 1 Assessment Guidance

Key Questions	Recommended Approach
1. Boundary Definition: Would future development be firmly contained by strong or physical features?	Describe the strength of parcel boundaries using the definitions in section 4.3.
2. Level of Containment: A. Does the parcel protect open land that is well connected or contained by the urban area? B. Would development help “round off” the settlement pattern?	Check the definitions in box 1 and the settlement hierarchy in section 4.4.1. Describe the degree of connection to the urban area (referencing the relevant settlement in the hierarchy). Identify if there is any potential for “rounding off”.
3. Ribbon Development: What role does the parcel play in preventing ribbon development?	Check the definition in box 1. Describe if ribbon development is present or if there is the potential for ribbon development. Describe the extent the parcel plays a role in preventing ribbon development.
What is the overall assessment for purpose 1?	Options: Major contribution; Significant contribution; Contribution; or No contribution.

Purpose 1 Justification

The approach for purpose 1 is based on the guidelines used by Cheshire East for the Green Belt Assessment 2013. Further key questions have been included to enable a robust and consistent assessment.

4.4.3 Purpose 2: Prevent neighbouring towns merging into one another.

Box 2: Purpose 2 Definitions

Settlements – see settlement hierarchy in section 4.4.1 and also include villages inset into the Green Belt.

Openness – the visible openness of the Green Belt in terms of the absence of built development, a topography which supports long line views and low levels of substantial vegetation. Consider both actual distance (the distance between settlement and countryside) and perceived distance (e.g. a wooded area located between a new development and the settlement would not impact the perception of openness from the settlement). Openness should be assessed from the edge of the settlement / inset boundary outwards.

Essential gap – a land gap between two or more settlements where development would significantly reduce the perceived or actual distance between settlements.

Largely essential gap – a land gap between two or more settlements where limited development may be possible without merging of settlements.

Less essential gap – a land gap between settlements where development may be possible without any risk of merging of settlements.

Merging – combining to form a single entity.

Purpose 2 Assessment Guidance

Key Questions	Recommended Approach
Would a reduction in the gap between the settlements compromise the openness of the Green Belt land?	Provide a comparison of the remaining gap with adjacent gaps between settlements, if development of the parcel were to take place. Describe whether the parcel forms an essential, largely essential or less essential gap between (named) settlements (see box 2). Describe if reduction in the gap would lead to actual or perceived merging of settlements.
Do natural features or infrastructure provide a strong physical barrier or boundary which maintains the presence of the gap between settlements?	Using the boundary definitions in section 4.3, consider strong boundaries only. Describe whether the parcel plays a major, significant or limited role, or no contribution in maintaining the gap when considering the presence of strong natural features or infrastructure.
What is the overall assessment for purpose 2?	Options: Major contribution; Significant contribution; Contribution; or No contribution.

Purpose 2 Justification

The approach for purpose 2 is based on the guidelines used by Cheshire East for the Green Belt Assessment 2013. Further key questions have been included to enable a robust and consistent assessment.

4.4.4 Purpose 3: To assist in safeguarding the countryside from encroachment.

Box 3: Purpose 3 Definitions

Strong and robust boundaries – refer to the strong and moderate boundaries defined in section 4.3.

Encroachment – to intrude or advance gradually beyond an acceptable or established limit.

Urbanising influences – built environment uses which adjoin or are adjacent to the parcel such as residential properties / development; industrial uses; school / sports / community leisure uses; and farms.

Settlement – refer to settlements in the settlement hierarchy in section 4.4.1.

Openness – the visible openness of the Green Belt in terms of the absence of built development, a topography which supports long line views and low levels of substantial vegetation. Consider both actual distance (the distance between settlement and countryside) and perceived distance (e.g. a wooded area located between a new development and the settlement would not impact the perception of openness from the settlement). Openness should be assessed from the edge of the settlement / inset boundary outwards.

Major degree of openness – contributes to openness in a strong and undeniable way, where removal of this parcel from the Green Belt would detrimentally undermine the overall openness of the Green Belt.

Significant degree of openness – contributes to openness in a significant way, whereby removal of part of this parcel would not have a major impact upon the overall openness of the Green Belt.

Limited degree of openness – makes a limited contribution to openness, whereby the removal of this parcel would not impact upon the overall openness of the Green Belt.

No degree of openness – makes no contribution to the openness of the Green Belt.

Beneficial uses – identified as opportunities to provide access to the countryside; for outdoor sport and recreation; to retain and enhance landscapes; to retain and enhance visual amenity; and to retain and enhance biodiversity (as defined in NPPF paragraph 81).

Purpose 3 Assessment Guidance

Key Questions	Recommended Approach
Are there strong and robust boundaries to contain development and prevent encroachment in the long term?	Refer to the definitions in box 3. Identify strong, moderate and / or weak boundaries around the parcel which will prevent or allow encroachment.
Existing urbanising influences: A. What is the existing land use / uses? B. What is the proximity and relationship	Refer to the definitions in box 3. Describe if there are any urbanising influences within or adjacent to the parcel.

Key Questions	Recommended Approach
to the settlement? C. What is the relationship to the countryside?	Describe the relationship of the parcel to the settlement and the surrounding countryside.
3. Does the parcel protect the openness of the countryside?	Refer to the definitions in box 3. Use the guidelines in table 4.5 to decide the degree of openness taking account of built form, long line views and vegetation.
Does the parcel serve a beneficial use of the Green Belt which should be safeguarded?	Refer to the definitions in box 3. List the beneficial uses served by the parcel or state where there are no beneficial uses.
What is the overall assessment for purpose 3?	Options: Major contribution; Significant contribution; Contribution; or No contribution.

Built Form	Long-line views	Vegetation	Degree of Openness
Less than 10%	Open long-line views	Low vegetation	Major degree of openness
		Dense vegetation	Major - Significant degree of openness
	No long line views	Low vegetation	Major - Significant degree of openness
		Dense vegetation	Significant degree of openness
Less than 20%	Open long-line views	Low vegetation	Major - Significant degree of openness
		Dense vegetation	Limited - Significant degree of openness
	No long line views	Low vegetation	Limited – Significant degree of openness
		Dense vegetation	Limited degree of openness
Between 20 and 30%	Open long-line views	Low vegetation	Limited - Significant degree of openness
		Dense vegetation	Limited degree of openness
	No long line views	Low vegetation	Limited degree of openness
		Dense vegetation	No degree of openness
More than 30%	Open long-line views	Low vegetation	Limited degree of openness
		Dense vegetation	No degree of openness
	No long line views	Low vegetation	No degree of openness
		Dense vegetation	No degree of openness

Table 4-5: Degree of Openness

Purpose 3 Justification

The approach for purpose 3 is based on the guidelines used by Cheshire East for the Green Belt Assessment 2013. Further key questions have been included to enable a robust and consistent assessment. This includes defining the degree of openness as set out in Table 4-5.

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

In order to identify historic towns in Cheshire East for the purposes of the Green Belt Assessment Update, it was important to define ‘historic’ to ensure a consistent approach was applied to settlements across the Borough. The approach involved a review of background documents and desk-based research, to firstly identify ‘historic towns’ and secondly to support the assessment of the role which Green Belt plays in preserving the setting and character of historic towns.

Stage 1: Determining a ‘Historic Town’ within Cheshire East.

A review of the background evidence-based documents indicates there is variation in the definition of a ‘historic town’ within Cheshire East:

- Using the Cheshire County Council Cheshire Historic Towns Surveys (2003), the following settlements were identified as ‘historic towns’ within Cheshire East: Alsager, Brereton, Congleton, Middlewich, Sandbach, Audlem, Bunbury, Crewe, Nantwich, Wybunbury, Alderley Edge, Bollington, Knutsford, Macclesfield, Nether Alderley and Wilmslow.
- The Core Strategy identifies ‘historic towns’ as Nantwich and Knutsford (see figure 2.5 Cheshire East Functional Diagram)
- The Cheshire Historic Landscape Assessment (2007) identified post-medieval settlements as including Crewe, Nantwich, Sandbach, Congleton, Middlewich, Holmes Chapel, Congleton, Macclesfield, Knutsford and Poynton.

Due to the different conclusions for ‘historic towns’ resulting from the background research, it was necessary to carry out a desk-based assessment of the ‘historic’ characteristics of principal towns, key service centres and local service centres within the Green Belt. The assessment looked at two key factors:

- Is the settlement listed in the Domesday Book?
- Does the settlement have historic fabric from post 1086 which is identified through the presence of a conservation area?

The assessment ascertained whether towns had an ‘historic core’ which existed prior to the Domesday Period (see Table 4-6 below) using the information from the 1086 Domesday Book⁷. It was important to consider whether the historic fabric from settlements listed in the Domesday Book had been preserved beyond 1086 and also to capture post 1086 historic settlements; therefore the assessment criteria also included the presence of a conservation area within the development limits.

⁷ <http://www.domesdaybook.co.uk/cheshire.html>

This approach has been taken because the Domesday Book compiled in 1086 forms a benchmark and a reliable source of evidence for identifying the historic nature of the settlements within the Green Belt. Post-Domesday historic cores are captured by assessing whether settlements have a Conservation Area, evidenced by CEC Conservation Area Appraisals.

This method was recommended by Arup's heritage and landscape experts qualified in heritage conservation with chartered memberships in the Institute of Archaeology and the Landscape Institute. The approach combining both information from the Domesday Book and the conservation area designations provides additional robustness, with continued protection of a historic core within the settlement centre.

It should be noted this method provides a high level assessment for the purposes of the Green Belt assessment. It is anticipated Cheshire East Council would carry out further detailed heritage and landscape assessments as part of detailed site appraisals outside of the scope of the Green Belt Assessment Update.

Core Strategy Settlement in the Green Belt	Comment	Domesday Book	Conservation Area	Designated	Appraised	Reason for conservation area designation
Principal Towns						
Macclesfield	Domesday Book recorded settlement in 1183 as a market town			1969	2005	Macclesfield Town Centre
				1975	2009	Macclesfield Canal Conservation Area The Macclesfield Canal is of considerable architectural, historic and scenic interest
				1990	-	Prestbury Road, Macclesfield
				1994	-	Hurdsfield Road
				1990	-	Buxton Road, Macclesfield
				1988	-	Christ Church, Macclesfield
				1969 / 2005	2005	Town Centre, Macclesfield
				1982	-	Barracks Square,

Core Strategy Settlement in the Green Belt	Comment	Domesday Book	Conservation Area	Designated	Appraised	Reason for conservation area designation
						Macclesfield
				1996	-	Park Lane, Macclesfield
				1978 / 1993	-	High Street, Macclesfield
				1969 / 1993	-	Park Green, Macclesfield
				1990	-	St. Paul's Square, Macclesfield
Key Service Centres						
Alsager	Small farming village until 19 th century due to rail connections. Significant Bronze Age site near town.			1981	2004	Alsager Conservation Area
Congleton	Origins during the roman occupation however became a market town during the Anglo-Saxon period. Granted first town charter in 1272 and was rebuilt following floods in 1451. Potential for Stone Age and Bronze Age sites near town.			1980	2010	Lawton Street / Moody Street
				1969	2010	Congleton West Street
				1975	2009	Macclesfield Canal Conservation Area The Macclesfield Canal is of considerable architectural, historic and scenic interest
				-	-	Park Lane, Congleton
Handforth	Handforth Hall dates back to 1562 however significant growth occurred in 1960's and 1970's when two overspill housing estates were created.					
Knutsford	Recorded in Domesday Book;			1989	2005	Knutsford
				1976	2005	Legh Road,

Core Strategy Settlement in the Green Belt	Comment	Domesday Book	Conservation Area	Designated	Appraised	Reason for conservation area designation
	post WWII overspill housing estates were created					Knutsford
				2006	2006	Cross Town, Knutsford
				2006	2007	Heathfield Square, Knutsford
				1994	-	St Johns, Knutsford
Poynton	Omitted from Domesday Book, first mention is 1289. Extensive house building from 1870's and post WWII.					
Wilmslow	Originally Anglo-Saxon settlement however developed in 19 th century with the expansion of the railways			1975	2008	Styal, Wilmslow
				1988	2008	St Bartholomew's, Wilmslow
				1988	-	Bollin Hill
				1980	2008	Hawthorn Lane
				1988	-	Highfield, Wilmslow
Local Service Centres						
Alderley Edge	Early medieval settlement recorded in 13th century. Evidence of Mesolithic and Bronze age occupation.			1974	2004	Following the construction of the railway in 1842, local landowner, Sir Humphrey de Trafford, laid out an extensive estate of new roads and new houses were incrementally added, filling-in most of the available sites by 1910. Of these, nine are now listed grade II. The conservation

Core Strategy Settlement in the Green Belt	Comment	Dome-sday Book	Conser-vation Area	Desig-nated	Appr-aised	Reason for conservation area designation
						area boundary largely reflects de Trafford's original estate boundaries although also included are properties along Congleton Road and Whitebarn Road, mainly built between 1910 and the 1930s. The conservation area is notable for its heavily wooded streets and substantial Victorian villas.
				1989	-	Davey Lane, Alderley Edge
				1987	-	Elm Grove, Alderley Edge
				1989	-	Trafford Road, Alderley Edge
Bollington	Developed in 19th century due to cotton spinning.			1976	2006	Bollington
				1993	-	Bollington Cross
				1973	2006	Kerridge
				1975	2009	Macclesfield Canal Conservation Area The Macclesfield Canal is of considerable architectural, historic and scenic interest
Chelford	Village with a Georgian church.					

Core Strategy Settlement in the Green Belt	Comment	Domesday Book	Conservation Area	Designated	Appraised	Reason for conservation area designation
Disley	Anglo-Saxon origins, developed in 19th century due to cotton mill			1973	2006	Disley
				1973	-	Higher Disley
Mobberley	Church constructed in 1245.			1976	2006	Mobberley Conservation Area
Prestbury	There is no evidence of a settlement before Saxon times and major development occurred in 19th century.			1990	-	Prestbury Conservation Area

Table 4-6: Historic Nature of Core Strategy Settlements in the Green Belt

Whilst Chelford was listed in the Domesday Book it has not been taken forward as an ‘historic town’ for the purposes of this assessment, as the town does not include a conservation area. Therefore the historic fabric is likely to have been eroded over time due to infill development and is not considered to have a historic core. This was confirmed by CEC.

Cheshire East Historic Towns:

Using the information from Table 4-6, the following settlements have been identified as ‘historic towns’ for the purposes of the Green Belt Assessment Update. These are towns which have a conservation area and in some cases have also been listed in the Domesday Book.

Macclesfield, Alsager, Congleton, Knutsford, Bollington and Mobberley all have an historic core which existed within the Domesday Book and a designated Conservation Area within their core.

Wilmslow, Alderley Edge, Disley and Prestbury have a designated Conservation Area at their core.

Stage 2: Assessing the proximity of historic elements to the Green Belt.

The second stage in assessing the contribution which Green Belt makes to Purpose 4 was to analyse the proximity of the settlement’s historic core to the Green Belt boundary. This step captures whether the role of the Green Belt in preserving the setting of the historic core has been weakened by modern in-fill development within the development limits.

To assess the role of the Green Belt in protecting the historic core, the following buffers were applied from the edge of the Green Belt inset boundary for settlements defined as ‘historic towns’:

- 500m for Principal Towns;

- 250m for Key Service Centres; and
- 250m for Local Service Centres.

The distances defined for the buffers took into consideration the overall scale of the settlement and took account of the relationship between the settlement's historic core and land within the Green Belt located on the settlement edge. The buffer was used as a 'spatial container' to assess the types of in-fill or edge of settlement development surrounding the historic core, further details the approach to this stage are set out in the Purpose 4 Assessment Guidance.

The buffer distances were agreed in collaboration with CEC and based on respecti7ve settlement size and application of judgment (as there is no formal guidance on this matter). The purpose of undertaking this step was to assess whether the historic core has been diluted through modern in-fill development. The outcome of this assessment is a focussed analysis of those historic towns where the Green Belt performs some role in preserving the setting and special character.

Stage 3: Additional factors for preserving the setting and special character.

Additional factors were also taken into consideration in order to fully understand the role of the Green Belt in preserving the character and setting of the 'historic towns' defined for the purposes of the Update. These additional factors include settlement characteristics, historic elements, and Green Belt characteristics. Further details on the assessment criteria for stage 3 are set out in the Purpose 4 Assessment Guidance.

Purpose 4 Assessment Guidance

Key Questions	Recommended Approach
Is the nearest settlement to the parcel a historic town?	Describe which historic towns the parcel is located near to using the historic towns list defined in section 4.4.5. If there are no historic towns near to the parcel, the parcel makes "no contribution" to this purpose.
Has the historic core been diluted through modern infill development within the development limits?	Assess the proximity of the historic elements to the Green Belt using a buffer from the internal Green Belt boundary of: 250m for Local Service Centres 250m for Key Service Centres 500m for Principal Towns Assess the types of infill or edge of settlement development within the buffer area defined from the inset boundary to check whether the historic core or conservation area boundary is: Adjacent to parcel boundary; Separated by non-designated but pre WWII development; Separated by post WWII development; or Separated by trees or other natural features.

Key Questions	Recommended Approach
<p>What role does the Green Belt play in preserving the setting and special character of the historic town?</p>	<p>This applies if the settlement has a strong historic core which the Green Belt has a role in preserving.</p> <p>Consider the following:</p> <p>Settlement form including size and scale of settlement; form (cluster / linear / ribbon); and focus (inward / none / one directional e.g. along a river).</p> <p>Historic elements such as conservation areas; doomsday record; listed buildings and registered parks and gardens.</p> <p>Relationship with the Green Belt parcel including land form; land cover; and landscape features of the parcel.</p> <p>Outward and inward views between the historic settlement and the parcel including key views, land marks and detractors.</p>
<p>What is the overall assessment for purpose 4?</p>	<p>Options:</p> <p>Major contribution – parcels surrounding those settlements which are considered to have a strong historic core with historic assets in close proximity to the Green Belt.</p> <p>Significant contribution – parcels which surround those settlements which are considered to have a historic core an historic assets which are not in close proximity to the Green Belt boundary.</p> <p>Contribution – parcels surrounding those settlements which have a historic core and diluted buffer with modern (post WWII) infill development.</p> <p>No contribution – parcels surrounding settlements which are not defined as historic towns for the purposes of the Green Belt Assessment.</p>

Purpose 4 Justification

The approach for purpose 4 has been informed by the best practice review and specialist technical advice from the heritage and landscape architects in Arup. The approach is based on sound evidence from established historical sources (the Domesday Book) and Council based assessments (Conservation Areas). The first principles for the approach to purpose 4 are also informed by legal advice to define what is meant by an ‘historic town’.

4.4.6 Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land?

Box 4: Purpose 5 Definitions

Urban regeneration – investment and development to improve the economic, physical, social and environmental condition of an area.

Brownfield land – an urban site for potential development that has previously been developed.

Urban Potential – potential development from sites located within urban areas (defined as % of current settlement capacity).

Settlement – refer to the settlements in the settlement hierarchy in section 4.4.1.

Urban Potential of Brownfield Land in Cheshire East and Neighbouring Authorities

When assessing purpose 5, it was important to take account of the Inspector's concerns regarding the impact of Green Belt on urban regeneration. The best practice review in section 3.3 identified a few possible approaches. Following discussions with Cheshire East, it was agreed the evidence on urban potential of settlements was the most up to date in informing the level of urban regeneration within settlements in the Green Belt.

For the purposes of the Update, it was decided to consider potential brownfield supply from undeveloped brownfield sites and sites found through the Cheshire East urban potential assessment of brownfield land within principal towns, key service centres and local service centres. This was deemed to encompass 'derelict and other urban land'.

Taking account of best practice elsewhere and the relationship between development of sites within urban and Green Belt areas, it was decided parcels surrounding respective settlements all had an equal role in assisting in urban regeneration. This includes settlements within Cheshire East and settlements in neighbouring authorities located adjacent to the administrative boundary.

The degree of contribution Green Belt parcels make in fulfilling purpose 5 was defined by assessing the potential for urban regeneration within settlements in Cheshire East and neighbouring authorities. To understand the potential for regeneration, undeveloped brownfield supply and urban potential figures were used and compared to total settlement size to assess the percentage brownfield development within urban areas. A threshold was then applied relating to the scale of potential urban regeneration.

This method recognises the Inspector's interim views and sufficiently differentiates the role of the Green Belt in Cheshire East in encouraging the recycling of derelict and other urban land. It should be noted the purpose 5 assessment is a theoretical exercise as it is an assessment of 'potential' and there is no guarantee that restricting development on Green Belt parcels judged as

making a ‘contribution’ will result in the development of brownfield sites within adjacent settlements.

Table 4-7 shows the urban potential of settlements (within the settlement hierarchy) in the Green Belt and the thresholds applied when assessing Green Belt contribution to purpose 5.

For settlements in neighbouring authorities outside of Cheshire East, the Council has applied the following methodology:

- The brownfield and urban potential figures have been collated using the information sent by neighbouring authorities.
- The total number of dwellings in each settlement has been extracted from the 2011 Census data. Ward boundaries have been used wherever possible (e.g. Heald Green) but there are some instances where ward and settlement boundaries are not well aligned (e.g. High Lane). In these instances, output areas have been used to match the settlement boundary as closely as possible.
- Some sites in the data provided by Stockport and High Peak Councils have been excluded where they do not fit with Cheshire East Councils methodology for defining brownfield potential (e.g. are greenfield / open space etc.) or they do not fit the methodology for assessing Green Belt land against purpose 5 (e.g. they are not within settlements that directly adjoin an area of Cheshire East Green Belt).

It should be noted figures for the large brownfield redevelopment site at Woodford Aerodrome in Stockport have also been excluded as it is Green Belt site and does not align with the purpose 5 methodology for “assisting in urban regeneration and recycling of derelict and other urban land.” The site is not adjacent to any inset settlement and is included within the Green Belt. As such, it is not considered to be ‘urban land’ or offer opportunities for urban regeneration. Therefore, it would not be appropriate to include it in the assessment of Green Belt parcels against this purpose.

Purpose 5 Assessment Thresholds:

- No contribution: Zero urban potential
- Contribution: >0 - 1% urban potential
- Significant contribution: >1% - 5% urban potential
- Major contribution: >5% urban potential

Settlement	Total dwellings	Brownfield Commitments & Urban potential (number of dwellings)	Percentage of total	Green Belt assessment
Alderley Edge	2,574	56 brownfield	2.2%	Significant contribution
Alsager	5,384	13 brownfield	0.2%	Contribution
Bollington	3,613	262 brownfield	7.3%	Major contribution
Chelford	577	187 brownfield	32.4%	Major contribution
Congleton	11,981	357 brownfield	3.0%	Significant contribution
Disley	2,038	218 brownfield	10.7%	Major contribution
Handforth	3,219	20 brownfield	0.6%	Contribution
Knutsford	6,131	31 brownfield	0.5%	Contribution
Macclesfield	24,144	967 brownfield	4.0%	Significant contribution
Mobberley	1,401	1 brownfield	0.1%	Contribution
Poynton	5,667	43 brownfield	0.8%	Contribution
Prestbury	1,577	12 brownfield	0.8%	Contribution
Wilmslow	10,733	62 brownfield	0.6%	Contribution

Table 4-7: Urban Potential of Cheshire East Settlements Inset or Adjacent to the Green Belt⁸

Settlements outside Cheshire East

Settlement	Total dwellings	Brownfield Commitments & Urban potential (number of dwellings)	Percentage of total	Green Belt assessment
Bowden, Trafford	3,889	63	1.6%	Significant Contribution
Bramhall, Stockport	10,481	257	2.5%	Significant contribution
Cheadle Hulme, Stockport	11,484	116	1.0%	Contribution
Hale Barns, Trafford	3,981	75	1.9%	Significant Contribution
Hale, Trafford	4,338	53	1.2%	Significant Contribution
Hazel Grove, Stockport	8,169	375	4.6%	Significant contribution

⁸ Source: Urban Potential Study 2015

Settlement	Total dwellings	Brownfield Commitments & Urban potential (number of dwellings)	Percentage of total	Green Belt assessment
Heald Green, Stockport	5,054	2	0.0%	No contribution
High Lane, Stockport	1,962	7	0.4%	Contribution
Kidsgrove, Newcastle-under-Lyme	7,094	272	3.8%	Significant Contribution
New Mills, High Peak	3,785	257	6.8%	Major Contribution

Table 4-8: Urban Potential of Adjacent Settlements in Neighbouring Areas

Purpose 5 Assessment Guidance

Key Questions	Recommended Approach
What is the brownfield urban potential of the respective settlement (including settlements in neighbouring authorities where parcels are located on an administrative boundary)?	See Table 4-7 for percentage urban potential for respective settlement.
What is the overall assessment for purpose 5?	Major contribution – urban potential > 5% Significant contribution – urban potential > 1% - 5% Contribution – urban potential > 0% - 1% No contribution – no urban potential and / or parcel has no links to settlements identified as principal towns, key service centres or local service centres.

Purpose 5 Justification

The approach for purpose 5 takes account of the Inspector's interim views as it adopts a settlement focused approach. A pragmatic approach has been adopted due to the variation applied to purpose 5 by other authorities. A significant number of authorities have screened out this purpose, whilst others have been based on very specific urban regeneration information. In order to progress the assessment in Cheshire East, it was felt the most robust approach was to use undeveloped brownfield land and urban potential data as a way of assessing the potential for urban regeneration between settlements in the Borough.

4.5 Overall Assessment

The purpose of the overall assessment is to consider the outcomes of each of the five purposes and then make a judgement on the overall contribution the parcel makes to the Green Belt. The definitions for each of the following assessment categories are set out in section 4.4.1:

- Major Contribution;

- Significant Contribution;
- Contribution; and
- No Contribution.

To ensure consistency through the Assessment Update and assist in making the judgement for the overall assessment the following guidance has been used.

Firstly the assessor considers the outcomes of each of the five purposes and then makes a judgement based on the extent the parcel fulfils the Green Belt purpose as defined in NPPF paragraph 79:

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

The principles for making the overall assessment take account of the contribution the parcel has made for each of the five purposes. Whilst consideration needs to be given to applying equal weighting to each of the five purposes, a final judgement needs to be made taking account of the fundamental aim of the Green Belt. Therefore the Green Belt Assessment Update has applied the following guidance to the overall assessment. It should be noted that this is guidance as professional judgement is also required. Therefore, an explanation is provided for the summary conclusion for each parcel.

For parcels where one or two of the five purposes were identified as providing a “major contribution” the assessor had to consider if the release of the parcel from the Green Belt would detrimentally undermine the Green Belt purpose and the overall Green Belt function defined by NPPF paragraph 79. If this was the case, the parcel was deemed to be making a “major contribution” to the Green Belt.

For cases where four or more of the same contribution category were identified, it was considered the overall assessment should reflect the majority contribution. For example, a parcel makes a “contribution” to purposes 1, 2, 3 and 4; and a “significant contribution” to purpose 5. The overall assessment would be the parcel made a “contribution” to the Green Belt. The exception to this is where the “major contribution” principle makes an over-riding case. This principle also cannot be applied where up to four purposes make “no contribution” as the overall assessment will always need to reflect the “contribution” made from the other purpose. This is likely to only be the case where purpose 4 is not relevant as the parcel is not related to an historic town, therefore leaving four purposes to be considered.

Where the assessment of the five purposes results in a split of two assessments in the same category, the assessor had to defer to the greater of the two contributions identified to take account of the necessary weight given to Green Belt policy. For example two of the purposes are identified as making a “contribution” and two purposes make a “significant contribution”. The overall assessment is the parcel makes a “significant contribution” to the Green Belt.

Equally, where the assessment includes one “major contribution” and one “significant contribution”; or two purposes are identified as making a “significant

contribution” then the overall assessment is “significant contribution”. This reflects a balanced judgement, recognising the function of the Green Belt for these two purposes.

4.6 Consultation

4.6.1 Neighbouring Authorities

The Council engaged with all neighbouring authorities⁹ in December 2014 to agree consensus regarding the proposed approach to and scope of the updated Green Belt Assessment.

Following this engagement, further consultation with Newcastle-under-Lyme Borough Council, Stockport Metropolitan Borough Council, Stoke and Trafford Councils took place on the detailed study methodology.

In line with the assessment methodology, engagement also took place with High Peak Borough Council, Newcastle-under-Lyme Borough Council, Stockport Metropolitan Borough Council and Trafford Metropolitan Borough Council to determine the brownfield potential in settlements in adjoining local authority areas where they are adjacent to stage 1 general areas or stage 2 parcels of land in Cheshire East.

As set out in section 4.4.2, the administrative boundary may not necessarily be a strong or moderate boundary that is suitable for defining parcels for assessment. In a limited number of cases, parcels of land extend into the neighbouring areas of both Stockport and Newcastle-under-Lyme. The Council worked with these authorities to seek agreement over the definition and assessment of parcels that cross the administrative boundary.

The Council wrote to all neighbouring authorities again following publication of the final draft report for the second technical workshop held on 20th May to consult on the findings of the Green Belt Assessment update. Further minor changes were made following consideration of responses to this consultation.

4.6.2 Stockport Metropolitan Borough Council

Further to the engagement with all neighbouring authorities and as requested by the Inspector, a meeting was held with Stockport Metropolitan Borough Council on 26th January 2015 to run through the proposed approach and scope of the assessment. Agreement was reached, as shown in the minutes of the meeting provided at Appendix D.

There has been further dialogue between the two authorities throughout the preparation of the Green Belt Assessment, including in respect of the detailed study methodology, the brownfield potential in settlements adjacent to the

⁹ Association of Greater Manchester Authorities, Cheshire West and Chester Council, Derbyshire County Council, High Peak Borough Council, Newcastle-under-Lyme Borough Council, Peak District National Park Authority, Shropshire Council, Staffordshire County Council, Staffordshire Moorlands District Council, Stockport Metropolitan Borough Council, Stoke-on-Trent City Council, Trafford Metropolitan Borough Council and Warrington Borough Council.

administrative boundary, the boundaries of parcels crossing the administrative boundary and the findings of the Green Belt Assessment Update.

4.6.3 Stakeholders and Interested Parties

A workshop was held on 23rd January 2015 to explain the broad approach proposed for the 2015 Update. This was relatively early in the development of the methodology therefore the broad approach and scope of the Green Belt Assessment Update were presented and discussed, rather than detailed matters. Feedback from the first workshop was considered when drawing up the detailed methodology.

A second workshop was held on 20th May 2015 to share draft results from the assessments and to seek to agree common ground with stakeholders. Whilst not all participants agreed, there was some broad agreement that the methodology employed addresses the concerns identified by the Inspector in his Interim Views and is in line with national policy and guidance in relation to Green Belt. Feedback from the second workshop has been considered and incorporated into the final report where appropriate. In particular, sources of data and statistics have been made more explicit and a new Appendix G clarifies which parcels have new or amended boundaries from the 2013 assessment, and which ones have the same boundaries.

5 Green Belt History and Policy within Cheshire East

Cheshire East has 40,630 hectares of land designated as Green Belt, located in the northern and south-eastern parts of the Borough. These form part of the Green Belts surrounding Greater Manchester and the Potteries conurbations.

When carrying out the assessment of Green Belt in Cheshire East, it is important to consider the origins and rationale behind the Green Belt designation and to appreciate the timescales involved and the extent of previous changes to the policy.

5.1 Origins of Green Belt Policy in England

5.1.1 The London Green Belt

The Greater London Planning Committee proposed the first Green Belt in England in 1935. Subsequently, the Green Belt London and Home Counties Act was published in 1938 and provided the origins of the definitions of what land uses are appropriate in a Green Belt. A ‘Green Belt Ring’ was implemented around London through the 1944 Greater London Plan.

5.1.2 Circular 42/55

The 1947 Town and Country Planning Act allowed local planning authorities to control the use of land. Circular 42/55 was published in 1955 and extended the principle of Green Belts beyond London.

The circular references the importance of checking unrestricted sprawl of urban areas and safeguarding the surrounding countryside from further encroachment. It invited local authorities to establish a Green Belt where desirable to:

- (a) Check the further growth of a large built-up area;
- (b) Prevent neighbouring towns from merging into one another; or
- (c) Preserve the special character of a town.

The circular notes that

“wherever practical a Green Belt should be several miles wide and that inside a Green Belt, approval should not be given except in very special circumstances for the construction of new buildings”.

The fundamental aims of Green Belt policy as currently set out in the National Planning Policy Framework have changed little since the original Circular 42/55.

5.2 Draft Green Belt in Cheshire

Draft Green Belts were defined in Cheshire and the former South Lancashire area in the late 1950s and early 1960s. The main reasons for designating Green Belts were to:

- Prevent the outward spread of development from Greater Manchester, Merseyside and the Potteries; and
- Restrict the spread of development around the historic town of Chester.

As both the Merseyside conurbation and the historic town of Chester are some distance from what is now the Borough of Cheshire East, it is considered that the main original intent for the area of Green Belt in Cheshire East was to prevent the outward spread of development from Greater Manchester and the Potteries.

A written statement on the North Cheshire Green Belt (dated 1961) which was intended to form an amendment to the Cheshire County Development Plan confirms this and also refers to undeveloped breaks between existing towns and settlements. The reasons for the Green Belt are recorded to be:

“It is considered essential to prevent the further major spread of that part of the South-East Lancashire conurbation lying in Cheshire and to preserve as far as possible the undeveloped breaks between existing towns and settlements”.

These original draft Green Belt proposals were submitted to the Ministry of Housing and Local Government in 1961 and although they were not formally approved at this time, Green Belt control has been operated in the area concerned ever since submission.

The regional framework was set by the Strategic Plan for the North West published in 1973. This advocated that development should be concentrated in the Mersey Valley, between the Merseyside and Greater Manchester conurbations, primarily to assist in the regeneration of these older areas. To achieve this, there was seen to be a need for a broad Green Belt. This approved regional strategy therefore supports the concept of Green Belts north and south of the ‘Mersey Belt’.

The draft Green Belts in Cheshire included a substantial area in the north east of the county on the south side of the Manchester conurbation. This area encompasses land across the northern part of Macclesfield Borough including land surrounding the settlements of Knutsford, Wilmslow, Alderley Edge, Poynton and Disley. It also included a large area of land north of the Potteries conurbation up to Alsager and Congleton.

5.3 Confirmation and Extension of the Green Belt in the Cheshire Structure Plan

The Greater Manchester Metropolitan County was created on 1st April 1974. Following this, the North Cheshire Green Belt as drafted in 1961 crossed the administrative boundary between the counties of Cheshire and Greater Manchester.

The first Cheshire County Structure Plan approved in 1979 contained inter alia Policies for Rural Cheshire. Policy 13.39 related to the definition of the Green Belts and stated:

"13.39 There will be two broad areas of Green Belt in the County:-

Across the north of the county, from the vicinity of Chester, Neston and Ellesmere Port in the west, extending south of and between Runcorn and Warrington New Towns, north of Northwich, to the vicinity of Poynton, Disley and Macclesfield in the east; and

In the south of the county between Alsager and Congleton, to link with the North Staffordshire Green Belt. The extent of the Green Belts is broadly depicted on the Key Diagram, and the boundaries will be defined precisely in local plans."

The key diagram indicated that the approved Cheshire Structure Plan extended the earlier draft Green Belt to include land surrounding the town of Macclesfield as being within the broad extent of the North Cheshire Green Belt.

Within Greater Manchester, the 1981 County Structure Plan emphasised the need for a coherent Green Belt policy with Greater Manchester. It took forward the part of the submitted North Cheshire Green Belt now falling within Greater Manchester and contained general guidance on the areas to be included.

5.3.1 Circular 14/84

In 1984, a further circular set out further advice on Green Belts. It emphasised the importance and permanence of Green Belts and gave advice on defining detailed boundaries through Local Plans. Paragraph 3 noted:

"the essential characteristics of the Green Belt is their permanence and their protection must be maintained as far as can be seen ahead".

In terms of permanence, it was clear that:

"Once the general extent of a Green Belt has been approved as part of the structure plan for an area it should be altered only in exceptional circumstances. If such an alteration is proposed the Secretary of State will wish to be satisfied that the authority has considered opportunities for development within the urban area contained by and beyond the Green Belt. Similarly, Green Belt boundaries defined in adopted local plans or earlier approved development plans should only be altered exceptionally".

5.3.2 First Alteration Cheshire County Structure Plan

The Secretary of State for the Environment approved the First Alteration Cheshire County Structure Plan on 29th July 1985. Policy H5 related to the definition of the Green Belts, the geographical distribution of which remained unchanged from the approved County Structure Plan 1979.

The reasons and explanation for the Green Belt policy were:

- i. *To check the further growth of Merseyside, Greater Manchester and the Potteries;*
- ii. *To prevent neighbouring towns from merging into each other;*
- iii. *To preserve the special character of towns; and*
- iv. *The Green Belt boundaries will be defined in Local plans, including the South Cheshire Green Belt Local Plan.*

5.4 Definition of precise Green Belt Boundaries through Local Plans

For the northern part of the Cheshire East Green Belt, precise boundaries were drawn up during the process of adopting Local Plans during the 1980s:

- Macclesfield Local Plan adopted April 1984;
- Poynton and Disley Local Plan adopted July 1985;
- Knutsford Area Local Plan adopted March 1987;
- Wilmslow Local Plan adopted January 1988

At the time of adoption, the Wilmslow Local Plan included two unallocated areas between the urban limits and the inner boundary of the Green Belt (areas now known as Safeguarded Land) which were intended to give flexibility and enable further allocations to be made in order to meet housing needs post 1996. As a result of this flexibility, the Wilmslow Local Plan considered that the boundaries of the Green Belt were “*intended to be permanent for at least 30 years – i.e. up to at least 2017*”.

The other Local Plans did not include any specific policies on unallocated land between the urban limits and inner boundary of the Green Belt and these plans did not specify a timescale over which the new Green Belt boundaries were intended to endure.

Within South Cheshire, the then Cheshire County Council adopted the South Cheshire Green Belt Local Plan in August 1983. As the title suggests, this plan dealt only with the boundaries of the Green Belt in South Cheshire.

The 1984 Greater Manchester Green Belt Local Plan set the detailed boundaries of that part of the North Cheshire Green Belt now falling within Greater Manchester.

5.4.1 Planning Policy Guidance Notes

In 1988 Circular 42/55 was replaced with Planning Policy Guidance Note 2 (PPG2). Then in 1995 PPG2 was amended to add positive objectives for Green Belts, such as to provide opportunities for access to the open countryside for the urban population, provide opportunities for outdoor sport and outdoor recreation near urban areas, and to retain attractive landscapes and enhance landscapes near to where people live. PPG2 also identified the need for Local Planning Authorities to promote sustainable patterns of development.

PPG2 1995 states “When drawing Green Belt boundaries in development plans local planning authorities should take account of the need to promote sustainable patterns of development.”

5.5 Adjustments to Green Belt in the Cheshire Replacement Structure Plan

The Cheshire Replacement Structure Plan was approved by the Secretary of State for the Environment on 23rd January 1992. The principal Structure Plan policy in respect of the Green Belt was Policy ENV3. The broad extent of the Green Belt remained unchanged. However, both the Examination in Public Panel and the Secretary of State considered the housing provision and the need to make an alteration to the Green Belt in Macclesfield. Given the development pressure at that time both to satisfy local need and need from outside the District, the Replacement Structure Plan approved by the Secretary of State on 23rd January 1992 allowed for an adjustment to the Green Belt for the most part on the south side of the town of Macclesfield.

5.5.1 Detailed changes to Green Belt boundaries in the Macclesfield Borough Local Plan

The draft Macclesfield Borough Local Plan published in 1994 proposed the release of a large area of Green Belt to the south and south-west of Macclesfield. Whilst the inspector was satisfied that exceptional circumstances existed to justify the release of Green Belt, he was not satisfied that they warranted such a large area of land to be excluded from the Green Belt. Consequently, the area to the south of the town (now known as the South Macclesfield Development Area) was removed from the Green Belt but the remaining area to the south west (between Congleton Road, Gawsforth Road and Chelford Road) remained as Green Belt. Some other smaller areas of land were also removed from the Green Belt. Land was removed from the Green belt at:

1. Land to the south of Macclesfield town (65.00 ha);
2. Pool End Farm, East Tytherington, Macclesfield (0.56 ha);
3. Lower Roewood, Birtles Road, Macclesfield (1.50 ha);
4. Two areas of land at Adlington Storage Depot, Hope Green, Poynton (2.74 ha);
5. Land to the north of Parkgate Industrial Estate, Knutsford (10.00 ha).

In addition, two areas previously outside of the Green Belt were included within the Green Belt:

1. Danes Moss Tip, Macclesfield (9.50 ha);
2. Blakelow Gardens / land adjacent to Leadbeaters Reservoir, Macclesfield (5.00 ha).

The Cheshire 2011 Replacement Structure Plan also considered the issue of Green Belt. In approving Cheshire’s Replacement Structure Plan (Cheshire 2011) the

Secretary of State indicated that local plans should consider adjustment to the Green Belt around Macclesfield, along the Staffordshire boundary and as part of a review of Chester's development needs evaluate the scale, nature and choices for development of the City.

The Cheshire 2011 Replacement Structure Plan was adopted in 1999 with an extension of the Green Belt to include Frodsham, Helsby and Lordship Marshes and no reduction in the broad extent of the Green Belts elsewhere in Cheshire.

5.5.2 Extension to the South Cheshire Green Belt

Policy NE.1 of the Borough of Crewe and Nantwich Local Plan (Adopted 13th November 1997) was concerned with the extension of the South Cheshire Green Belt:

“The South Cheshire Green Belt will be extended into that part of the Borough of Crewe and Nantwich which is defined on the proposals map.

Justification: To implement the Secretary of State's decision that a firm defensible boundary be identified for the North Staffordshire Green Belt, and although not specifically mentioned in his decision letter, for the South Cheshire Green Belt as well. To complement green belt designations and policies in neighbouring authorities as part of the strategy to assist urban regeneration in Crewe and the Potteries.”

There is no further information recorded on the history of this proposal, but it is believed that prior to this decision by the Secretary of State, the South Cheshire Green Belt existed only in the former Congleton Borough. The outer extent of the North Staffordshire Green Belt where it met the former Borough of Crewe and Nantwich is believed to have been the county boundary. Therefore, it is considered that South Cheshire Green Belt was extended to include the area around Barthomley and Weston by the Secretary of State sometime in the 1990s and confirmed in the 1997 Borough of Crewe and Nantwich Local Plan.

5.5.3 Further National Guidance

National Guidance in the form of PPG3 (Housing) issued in 2000, stated that there may be a case for reviewing green belt boundaries to allow the development of urban extensions where this would be the most sustainable of the available options. Draft revised guidance (PPS3) was published in December 2005.

5.6 Regional Spatial Strategy

The North West of England Regional Spatial Strategy and remaining Cheshire Structure Plan policies were revoked on 20th May 2013 by The Regional Strategy for the North West (Revocation) Order 2013. Consequently, the Regional Spatial Strategy is no longer part of the statutory development plan for Cheshire East.

Whilst the Regional Spatial Strategy has been abolished, it is useful to briefly consider what conclusions were drawn from its evidence base at the time. Policy RDF4 of the NWRSS related specifically to Green Belts. Overall, the general

extent of the Region's Green Belt will be maintained (over the plan period to 2021). Within Cheshire, there is no need for any exceptional substantial strategic change to Green Belt boundaries before 2011, and a presumption against exceptional strategic change after 2011. Where exceptional strategic change is necessary, policy RDF4 required that the Regional Planning Body (now defunct) together with relevant stakeholder should investigate the need for change and options for implementation. Any other local detailed boundary changes should be examined by the Local Development Framework process (now the Local Plan process).

The NWRSS did not envisage any exceptional substantial change would be required to the Green Belt in the North West to 2021 but did recognise that other, more location specific detailed boundary changes may be required to meet exceptional circumstances.

5.7 Local Policy

Local policy relating to Green Belt consists of saved policies from:

- Macclesfield Borough Local Plan (adopted January 2004);
- Congleton Borough Local Plan First Review (adopted January 2005); and
- Borough of Crewe and Nantwich Replacement Local Plan (adopted February 2005)

5.7.1 Macclesfield Borough Local Plan (adopted January 2004)

The Plan states that “the object of planning policy in a Green Belt is to keep land open and keep levels of activity at a minimum. Thus it is the intention that a Green Belt shall have a rural character and restrictions on building are severe”.

The Macclesfield Borough Local Plan covered the period to 2011, although a number of policies have been ‘saved’ in perpetuity by Direction from the Secretary of State.

These include policy GC1 ‘Green Belt – New Buildings’ which prevents the construction of new buildings in the Green Belt, except under very special circumstances or for one of the specified purposes. These purposes include:

- Limited infilling within the settlements of Gawsworth, Henbury, Lyme Green and Sutton provided that the development is in scale and character with the settlement in question; and
- Limited affordable housing for local community needs.

Policy GC4 ‘Major Developed Sites in the Green Belt’ allows for limited infilling and redevelopment at a number of identified major developed sites that are washed over by the Green Belt. Other Green Belt policies in the Macclesfield Borough Local Plan were not saved as they were considered to be a repeat of national policy.

5.7.2 Congleton Borough Plan First Review (adopted January 2005)

Within the Congleton Local Plan, the defined purpose of Green Belt is “to check the unrestrained growth of the built-up area and to safeguard the countryside against further encroachment”.

The Plan covered the period up to 2011 but a number of its policies have also been saved under a Direction from the Secretary of State. Policy PS7 ‘Green Belt’ prevents development within the Green Belt unless for one of the specified purposes which include:

- New dwellings in accordance with policy H6;
- Controlled infilling in Astbury, Lawton Gate, Red Bull and The Bank;
- Limited affordable housing for local needs;
- Limited types of employment development;
- Re-use of existing rural buildings.

Policy E6 relates to employment development in the Green Belt and policy H6 allows for agricultural workers dwellings, replacement dwellings, conversion of existing buildings and limited affordable housing. Policy H16 addresses extensions to dwellings in the Green Belt, H17 with extensions to residential curtilage and policy S9 limits new shopping development in the Green Belt to farm shops that assist with rural diversification and local shops within settlements where infill is acceptable.

5.7.3 Borough of Crewe and Nantwich Replacement Local Plan (adopted February 2005)

This Plan seeks no loss of Green Belt land to built development except in very special circumstances. It notes that there is a need for very strict protection of the openness of land included within the Green Belt in order to achieve the land use objectives of the Green Belt. At the same time, it does recognise that policy must allow for appropriate new uses and development including the need for farmers and others to diversify their enterprises.

As with the other relevant Local Plans, the Borough of Crewe and Nantwich Local Plan covers the period to 2011, although a number of its policies have also been saved under a Direction from the Secretary of State including its Green Belt policy.

Policy NE.1 seeks to prevent inappropriate development in the Green Belt except in very special circumstances. It also allows for the re-use of buildings within the Green Belt subject to a number of criteria. In addition, policy RES.11 ensures that extensions to dwellings in the Green Belt must be subordinate to the original building and policy RES.13 states that new sites for Gypsies and Travellers should not be located in the Green Belt.

5.8 Review of Original Purposes

The main purpose of the Green Belt in Cheshire East was to prevent the outward spread of development from Greater Manchester, Merseyside and the Potteries. North Cheshire retains a close socio-economic relationship with the Manchester conurbation as the area of South Cheshire covered by Green Belt designation does with the Potteries. This original purpose is still considered to be a key purpose of the Green Belt today, although this needs to be considered in light of enlarged travel-to-work areas and increased personal mobility. As a result, the 'outward spread of development' is not necessarily confined to the edges of the conurbations and could occur throughout the Green Belt area. As a result, separation between settlements within the extent of the Green Belt and maintenance of the open areas between them is also of great importance.

6 Review of the Exceptional Circumstances

6.1 Overview

The NPPF (¶14) establishes a presumption in favour of sustainable development. For plan-making, this means that:

“Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:

- *Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this framework taken as a whole; or*
- *Specific policies in this Framework indicate development should be restricted”*

Footnote 9 in the NPPF clarifies that land designated as Green Belt is one of those policies that could indicate that development should be restricted.

In addition, NPPF (¶83) addresses the circumstances under which Green Belt boundaries can be altered and the mechanism for doing so:

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

NPPF ¶84 sets out other factors to consider when reviewing Green Belt boundaries:

“When drawing up or reviewing Green Belt boundaries local planning authorities should take account of the need to promote sustainable patterns of development. They should consider the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary”.

To determine whether ‘exceptional circumstances’ exist to justify altering Green Belt boundaries through the preparation of the Local Plan, it will be necessary to look at the objectively assessed needs for development and consider whether these needs can be accommodated without incursions into the Green Belt and the consequences for sustainable patterns of development of not changing Green Belt boundaries.

The 2013 Green Belt Assessment sets out the exceptional circumstances required to justify making alterations to the Green Belt boundary through the preparation of the Local Plan. The Inspector’s Interim Views on the Legal Compliance and Soundness of the Submitted Cheshire East Local Plan Strategy and his associated clarification letter confirm that the Council has identified the exceptional circumstances required to justify altering Green Belt boundaries. The exceptional circumstances are the need to allocate sufficient land for market and affordable housing and employment development, combined with the significant adverse consequences of not doing so, particularly since it is not practicable to fully meet the development needs of the area without amending Green Belt boundaries.

Much of the information to inform the demonstration of exceptional circumstances (such as objectively assessed need for development, spatial distribution of development, urban potential etc.) has been updated since the 2013 Green Belt Assessment so it is necessary to reconsider the arguments for exceptional circumstances in light of the most up to date information to determine whether the exceptional circumstances are still applicable.

6.2 Need for Growth

The need for growth is set out throughout the Local Plan evidence base. Growth in Cheshire East is both necessary and beneficial for the following reasons:

- To accord with the Government's growth agenda and national planning policy
- To help achieve the ambition of the Local Enterprise Partnership for Cheshire and Warrington to be the best performing regional economy outside of the South East
- To build upon the economic success of Cheshire East and attract more inward investment
- To provide more diverse employment including well paid highly skilled jobs
- To generate greater expenditure in local shops and services so spreading improved prosperity to many local people
- To provide a range of new homes including much needed affordable housing
- To retain young people and attract suitably qualified employees to live and work locally, limiting travel congestion
- To provide more opportunities for skills and personal development
- To help deliver much needed local regeneration schemes
- To provide improved physical infrastructure and other services that are accessible to all
- To provide improvements to the built and natural environment
- To promote a thriving rural economy and tourism industry

There is a strong link between the provision of new housing and jobs. A strong economy offering sustainable growth is essential in maintaining the Borough's prosperity in a fast changing world. However, it is important that economic growth is within environmental limits and improves social conditions.

An adequate supply of housing plays a fundamental role in building a successful economy. Evidence shows that demand for housing over the next twenty years will outstrip supply unless we substantially increase the amount of new housing provided through the Local Plan; in particular housing that meets local needs and is affordable. One of the core planning principles set out in the National Planning Policy Framework (¶19) is that the planning system should:

'proactively drive and support sustainable economic development to deliver the homes, businesses and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking into account the needs of the residential and business communities'.

The extent to which a location provides access to markets and a skilled workforce will impact on attracting inward investment into an area. Individuals make decisions on where they wish to live taking into account the quality of housing and the environment. Consequently the availability of good housing and high quality environments influence decisions about business location, investment and growth.

If we do not provide sufficient housing, economic growth will be constrained because new businesses will decide not to locate in Cheshire East, whilst house prices will increase, exacerbating the affordability problem. In areas of high cost housing, employers have particular difficulty in recruiting to lower paid posts which restricts economic growth. The consequences may be significant in personal and environmental terms with lower paid workers being forced to live in areas of cheaper housing outside Cheshire East but travelling long distances into the Borough to work.

Housing development also makes an important contribution to the local economy in its own right. It creates employment opportunities for construction workers and also generates increased retail expenditure in the local economy. A 2011 study by the Centre for Economics and Business Research estimated that if housebuilding rose to 300,000 dwelling starts per year by 2015 (from 95,000 in 2010), then between 2012 and 2015, the construction sector would contribute an extra £75 billion to GDP over that period, creating some 201,000 extra permanent jobs. The 2015 Home Builders Federation report 'The Economic Footprint of UK house building' estimates that if the annual supply of homes rose by 100,000 (over and above the 2014 level of approx. 140,000), it would result in £1.1 billion more net capital expenditure, £13.6 billion increase in economic output, 430,000 extra jobs, £1.2 billion more tax paid, £432 million extra investment in local infrastructure and £3.2 billion in resident spending on goods and services.

In addition to the economic benefits of housing growth, there are significant social reasons to provide new housing. These reflect the particular local need of Cheshire East and include:

- The population of Cheshire East grew by 5.2% to 370,100 people between 2001 and 2011. The Cheshire East Housing Development Study (2015) sets out population projections based on high, mid and low-trend migration rates. These projections range from 398,300 to 418,900 people by 2030 which represents a 20 year increase of between 29,300 and 49,900 people.
- The Cheshire East Housing Development Study (2015) shows that the principal projection (based on mid-trend migration) suggests an increase of 1,286 households per year (25,712 additional households 2010 – 2030).

- When considering overcrowding to take account of concealed families and homeless households, communal housing and vacant / second homes, the projected household growth increases to 28,241 households over the 20 year period 2010-2030 (average of 1,412 households per year).
- As demonstrated in the Cheshire East Housing Development Study, the objectively assessed need for housing in Cheshire East is 36,000 net additional dwellings over the 20 year period 2010-2030.
- The demand for affordable housing. Across Cheshire East there is an objectively assessed need for 7,100 affordable dwellings between 2010 and 2030, equivalent to an average of 355 dwellings per year. (Cheshire East Housing Development Study, 2015).
- The projected and substantial increase in residents over the age of 65 means that there will be an increased demand for particular types of housing (such as bungalows) to the extent that demand will outstrip supply.
- The social housing waiting list showed that across Cheshire East 10,952 people have applied for social housing (Housing Waiting List, May 2012). Of these, 9,889 have local connection in Cheshire East.
- The need to increase the proportion of the population of working age through in-migration to ensure we have a viable working population.
- To ensure the managed release of sufficient land for development to meet the objectively assessed needs for market and affordable housing, in accordance with the requirements of the National Planning Policy Framework.

Further evidence on the need for new housing and employment development is set out elsewhere in the Local Plan evidence base and the most up to date information can be found in the Ekosgen report ‘Alignment of Economic, Employment and Housing Strategy’ and the ORS Report ‘Cheshire East Housing Development Study 2015’.

The objectively assessed need for housing in Cheshire East is a maximum of 36,000 dwellings over the 20 year period 2010-30, equivalent to an average of 1,800 dwellings per year. The gross requirement for employment land is 378 hectares over the same time period (an annual rate of 18.9 hectares).

6.2.1 Housing Need in the North Cheshire Green Belt

The Green Belt in the north of the Borough is drawn very tightly around existing settlements. With the exception of two areas of safeguarded land (total circa 22ha) which are now sites with planning permission in the Wilmslow and Handforth area, there is very little room for expansion of settlements without incursions into the Green Belt.

The Green Belt has been a very successful instrument in limiting the expansion of urban areas and encouraging the recycling of derelict and other urban land. In addition, many of the settlements do not have a significant industrial heritage and are not blighted by large areas of derelict industrial land.

Within Cheshire East, the northern sub-market area (as set out in the Cheshire East Housing Development Study) is recognised as a dynamic, successful and desirable area with high demand for new housing and at present has a significant level of pent-up demand; The 2009 Land Registry Household Survey shows that open market housing in Cheshire East is relatively unaffordable. When considering the ratio of lower-quartile incomes to lower-quartile house prices, Cheshire East was the 8th least affordable Borough in the North West. The proportion of households in Cheshire East that could afford the lower quartile (LQ) house price was 35.8%. Within the towns and villages inset into the North Cheshire Green Belt, this figure ranged from 10.0% in Prestbury to 47.5% in Wilmslow and Alderley Edge.

Sub-area	Lower Quartile	Median	Income required to afford LQ Price	Income required to afford median price	% households who could afford LQ price	% households who could afford median price
Prestbury	£290,000	£450,000	£82,857	£128,571	10.0%	7.9%
Poynton	£180,000	£231,000	£51,429	£66,000	15.6%	6.9%
Macclesfield Rural	£183,000	£249,972	£52,286	£71,421	17.0%	6.1%
Knutsford Town	£173,690	£240,000	£49,626	£68,571	18.8%	6.4%
Knutsford Rural	£200,000	£290,500	£57,143	£83,000	24.7%	6.2%
Disley	£141,000	£188,000	£40,286	£53,714	35.5%	14.4%
Macclesfield and Bollington	£115,000	£150,000	£32,857	£42,857	38.6%	24.8%
Wilmslow and Alderley Edge	£160,000	£240,000	£45,714	£68,571	47.5%	8.8%

Table 6.1: Housing Affordability. Source: Land Registry 2009 Household Survey

The SHMA considered general market supply and demand in each of the identified sub-areas (Disley, Knutsford Rural, Knutsford Town, Macclesfield and Bollington; Macclesfield Rural; Poynton; Prestbury; and Wilmslow and Alderley Edge). Within these sub-areas, demand exceeded supply for all sizes of property in all of the sub-areas, except for two-bedroom properties in Macclesfield and Bollington, and one and four-bedroom properties in Prestbury. Demand generally exceeded supply for each type of property with some exceptions as shown in Figure 6.1 below. It is notable that demand exceeded supply for all types of property in Disley, Knutsford Town, Poynton and Wilmslow and Alderley Edge.

		Disley	Knutsford Rural	Knutsford Town	Macclesfield and Bollington	Macclesfield Rural	Poynton	Prestbury	Wilmslow and Alderley Edge	Cheshire East
Tenure	Total									
	Owner Occupied									
	Private Rented									
Property size	One									
	Two									
	Three									
	Four or more									
Property type	Detached Hse									
	Semi Det Hse									
	Terraced Hse									
	Flat (inc bedsits)									
	Bungalow									

	Demand exceeds supply and particular pressure on stock
	Demand exceeds supply and some pressure on stock
	Demand equals supply; demand likely to be satisfied

Figure 6.1: Review of General Market Housing Supply and Demand. Source: Cheshire East SHMA 2010

The number of households in need varies across the area and ranges from 2.4% (50 households) in Prestbury to 8.0% (158 households) in Disley.

Sub-area	No. households in need	Total no. households	% households in need
Disley	158	1,966	8.0%
Knutsford Rural	271	5,410	5.0%
Knutsford Town	456	5,851	7.8%
Macclesfield & Bollington	1,278	26,015	4.9%
Macclesfield Rural	153	4,374	3.5%
Poynton	357	6,047	5.9%
Prestbury	50	2,065	2.4%
Wilmslow and Alderley Edge	822	16,071	5.1%

Table 6.2: Households in need by sub-area. Source: 2009 Household Survey / 2010 SHMA

This need can be for a variety of reasons as shown in Table 6.3 below.

Category	Factor
Homeless households or with insecure tenure	N1 Under notice, real threat of notice or lease coming to an end
	N2 Too expensive, and in receipt of housing benefit or in arrears due to expense
Mismatch of housing need and dwellings	N3 Overcrowded according to the 'bedroom standard' model
	N4 Too difficult to maintain
	N5 Couples, people with children and single adults over 25 sharing a kitchen bathroom or WC with another household
	N6 Household containing people with mobility impairment or other special needs living in unsuitable accommodation
Dwelling amenities and condition	N7 Lacks a bathroom, kitchen or inside WC and household does not have resource to make fit

Category	Factor
	N8 Subject to major disrepair or unfitness and household does not have resource to make fit
Social needs	N9 Harassment or threats of harassment from neighbours or others living in the vicinity which cannot be resolved except through a move

Table 6.3: Reasons for Housing Need

Growth of the towns in the north of Cheshire East is constrained by very tightly drawn Green Belt boundaries and the whole area was previously subject to a restrictive housing policy prior to the introduction of the Regional Spatial Strategy in 2008 so there has been a very limited overall increase in the housing stock in the recent past.

There is an increasing need for Cheshire East's northern towns to provide new housing stock. Although the population is increasing, it is also ageing. Without intervention, the number of people of working age is predicted to reduce despite the population increasing overall. This clearly has the potential for adverse implications for the local economy and could lead to a decline in town centres and result in a number of local services and facilities becoming unviable.

Consequently, there is an urgent need to retain and attract young people and families to support the local economy, facilities and services. A lack of suitable and affordable housing is likely to be a severe barrier to achieving this aim and without suitable new housing stock the population will age faster and proportion of working age people will decline further.

A lack of new stock is likely to drive house prices higher due to the constrained supply. Coupled with a lower proportion of working age people, local employers may struggle to recruit staff with the necessary skills and experience. People in lower paid jobs may need to live elsewhere and commute into the area for work due to the lack of affordable and suitable housing. This will increase the need to travel, increasing congestion and pollution.

6.3 Meeting Needs – North Cheshire Green Belt

As set out in the NPPF, local planning authorities should take account of the need to promote sustainable patterns of development, and consider the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.

These are considered below, in turn.

6.3.1 Channelling Development towards towns and villages inset within the Green Belt boundary

Cheshire East is its own self-contained Housing Market Area and all the urban areas inside the Green Belt boundary are outside of the Borough, within Greater Manchester. Therefore, the first priority for meeting development needs in the north of the Borough should be to meet those needs within the existing towns and villages inset within the Green Belt boundary. All of the towns and villages are

able to meet some of their own development needs in this way, through the recycling of land within the urban areas, the use of existing safeguarded land and re-allocation of longstanding employment allocations where there is little prospect of the sites being used for that purpose.

This section considers the development potential within each of the towns and villages inset within the northern Green Belt boundary. Because the Local Plan Strategy will cover a 20 year period with a base date of 1st April 2010, it is also appropriate to consider development that has already taken place since this date.

The following have been considered to determine the 'Non Green Belt Potential' of each settlement:

Housing:

- Net completions 1st April 2010 – 31st December 2014;
- Net commitments 31st December 2014;
- Non Green Belt Sites in the Submitted Local Plan Strategy (without planning permission);
- Additional brownfield urban potential;
- Additional greenfield urban potential; and
- Non Green Belt edge of settlement sites considered suitable for further consideration.

Employment:

- Take up 1st April 2010 – 31st March 2013
- Supply 1st April 2013 (excluding sites in the Submitted Local Plan Strategy);
- Non Green Belt Sites in the Submitted Local Plan Strategy);
- Additional urban potential; and
- Non Green Belt edge of settlement sites considered suitable for further consideration.

The urban potential figures have been derived from the Urban Potential Study (2015).

Settlement	Net completion s 01/04/10 - 31/12/14	Net commitment s (31/12/14)	Non Green Belt LPS sites (withou t consent)	Additional brownfiel d urban potential	Additional greenfield urban potential	Total Non Green Belt Potentia l 2010- 2030
Macclesfield	372	1008	1050	431	35	2896
Handforth	63	256	0	9	15	343
Knutsford	22	296	0	0	0	318
Poynton	-3	30	0	15	0	42
Wilmslow	68	266	0	37	0	371
Alderley Edge	22	67	0	4	6	99
Bollington	19	218	0	49	53	339
Chelford	2	186	0	1	3	192
Disley	7	150	0	71	0	228
Mobberley	5	2	0	0	0	7
Prestbury	6	25	0	0	0	31
High Legh	0	3	0	0	2	5
Pickmere	1	1	0	0	0	2
Rainow	0	0	0	0	0	0
Total	584	2508	1050	617	114	4873

Table 6.4: Non Green Belt Housing Potential by Settlement (North Cheshire Green Belt)¹⁰

There is capacity within the settlements in the northern part of the Borough inset within the Green Belt boundary to accommodate up to 4,873 net additional dwellings over the plan period on non-Green Belt land.

Settlement	Take-Up 01/04/10 - 31/03/13	Supply (01/04/13) excluding LPS sites	Non Green Belt LPS sites	Additional urban potential	Total Non Green Belt Potential 2010-2030
Macclesfield	0.16	3.01	5.00	0.00	8.17
Handforth	0.00	9.72	0.00	0.32	10.04
Knutsford	0.01	0.00	6.00	0.00	6.01
Poynton	0.00	0.30	0.00	0.00	0.30
Wilmslow	0.00	0.07	0.00	0.00	0.07
Alderley Edge	0.01	0.06	0.00	0.00	0.07

¹⁰ Urban potential in small settlements below the level of Local Service Centre has not been considered through the Urban Potential Study. The level of housing urban potential in the small settlements of High Legh, Pickmere and Rainow has therefore been estimated.

Settlement	Take-Up 01/04/10 - 31/03/13	Supply (01/04/13) excluding LPS sites	Non Green Belt LPS sites	Additional urban potential	Total Non Green Belt Potential 2010-2030
Bollington	0.00	1.47	0.00	0.00	1.47
Chelford	0.00	0.00	0.00	0.00	0.00
Disley	0.00	0.00	0.00	0.00	0.00
Mobberley	0.00	0.00	0.00	0.00	0.00
Prestbury	0.00	0.00	0.00	0.00	0.00
High Legh	0.00	0.00	0.00	0.00	0.00
Pickmere	0.00	0.00	0.00	0.00	0.00
Rainow	0.00	0.00	0.00	0.00	0.00
Total	0.18	14.63	11.00	0.32	26.13

Table 6.5: Non Green Belt Employment Land Potential by Settlement (North Cheshire Green Belt)¹¹

There is capacity within the settlements in the northern part of the Borough inset within the Green Belt boundary to provide for up to 26.13 ha of employment land on non-Green Belt land.

Table 6.6 shows the usually-resident population in each settlement. Within all of the settlements inset within the North Cheshire Green Belt, there is a total population of 135,555. This represents 36.6 % of the total resident population of Cheshire East recorded in the 2011 Census (370,127).

Settlement	Population
Macclesfield	52,186
Handforth	6,570
Knutsford	13,191
Poynton	13,016
Wilmslow	23,662
Alderley Edge	5,276
Bollington	7,593
Chelford	1,219
Disley	4,444
Mobberley	3,050
Prestbury	3,398
High Legh	556
Pickmere	767
Rainow	627

¹¹ Urban potential in small settlements below the level of Local Service Centre has not been considered through the Urban Potential Study. The level of employment urban potential in the small settlements of High Legh, Pickmere and Rainow has therefore been estimated.

Settlement	Population
Total	135,555

Table 6.6: Usual Resident Population by Settlement. Source: Census 2011.

Table 6.4 shows that there is capacity within the settlements in the northern part of the Borough inset within the Green Belt boundary to accommodate up to 4,873 net additional dwellings over the plan period on non-Green Belt land. This represents 13.5% of the objectively assessed need total of 36,000 new dwellings, as set out in the Cheshire East Housing Development Study 2015 report. Table 6.5 shows that there is capacity within the same settlements to provide for up to 26.13 ha of employment land on non-Green Belt land. This represents 6.9 % of the total requirement for 378 ha, as set out in the Alignment of Economic, Employment and Housing Strategy report.

Table 6.6 shows that 36.6% of the total Cheshire East population lives in these settlements. It is clear that provision of 13.5% of the housing need and 6.9% of the employment land need in an area containing 36.6% of the population represents a very low level of development.

6.3.2 Channelling Development to locations beyond the outer Green Belt boundary

There are large areas of Cheshire East that lie beyond the outer Green Belt boundary and consideration must also be given to channelling development needs arising in settlements inset into the Green Belt in these areas beyond the Green Belt.

When channelling development to locations beyond the outer Green Belt boundary, it will also be important to consider the impact on sustainable patterns of development, as required by NPPF paragraph 84.

Consideration must be given to a spatial strategy that channels development to areas beyond the outer Green Belt where possible, subject to promoting sustainable patterns of development.

The Spatial Distribution Update report fully sets out the considerations in relation to sustainable patterns of development, including in relation to the Green Belt as required by NPPF paragraph 84. This will also be fully considered through the Site Selection work currently underway.

Table 6.7 below takes the proposed dwelling numbers from the Spatial Distribution Update option 6 (recommended approach) for each Principal Town and Key Service Centre and shows an indicate proportion of growth (in dwelling numbers) for each settlement.

Settlement	Green Belt Status	Existing Dwellings (2011 Census)	Proposed Net Additional Dwellings (Spatial Distribution Update)	Indicative growth in dwellings 2010 - 2030
Congleton	Beyond the Green Belt	11981	4150	34.6%
Alsager	Beyond the Green Belt	5834	2000	34.3%
Sandbach	Beyond the Green Belt	8119	2750	33.9%
Middlewich	Beyond the Green Belt	5920	1950	32.9%
Crewe	Beyond the Green Belt	31460	7700	24.5%
Nantwich	Beyond the Green Belt	8536	2050	24.0%
Wilmslow / Handforth ¹²	Inset within the Green Belt	13952	3100	22.2%
Macclesfield	Inset within the Green Belt	24144	4250	17.6%
Knutsford	Inset within the Green Belt	6131	950	15.5%
Poynton	Inset within the Green Belt	5667	650	11.5%

Table 6.7: Indicative Growth in Number of Dwellings by Settlement (Principal Towns and Key Service Centres)

The table demonstrates that under the recommended spatial distribution option, it is proposed that the Principal Towns and Key Service Centres beyond the Green Belt will accommodate a significant proportion of housing growth, ranging from a 24.0% increase in the number of dwellings in Nantwich to a 34.6% increase in the number of dwellings in Congleton.

Conversely, it can be seen that the settlements inset within the Green Belt will accommodate a lower proportion of housing growth, ranging from a 11.5% increase in the number of dwellings in Poynton, up to a 22.2% increase in the total number of dwellings in Wilmslow and Handforth (including the proposals for the North Cheshire Growth Village).

Overall, the settlements inset within the Green Belt have a total dwelling stock of 49,894. Under the proposed spatial distribution of development, this would increase by 17.9% (+8,950 net additional homes) during the plan period. The settlements beyond the Green Belt have a total dwelling stock of 71,850. Under the proposed spatial distribution, this would increase by 28.7% (+20,600 net additional homes) during the plan period.

¹² The Wilmslow / Handforth figures include the proposals for a new settlement at the North Cheshire Growth Village. The figures have been combined as the North Cheshire Growth Village is designed to meet needs arising from a wider area than Handforth alone.

This clearly shows that the recommended spatial strategy as set out in the Spatial Distribution Update report seeks to channel a proportion of development to locations beyond the outer Green Belt boundary.

For comparison, if the boundaries of the North Cheshire Green Belt were not altered, and the increase in dwellings in each of the inset settlements limited to that which could be achieved through the 'Non Green Belt Potential' of each settlement (set out in Table 6.4), the maximum indicative proportional increase in number of dwellings would be: Macclesfield (12.0%); Wilmslow / Handforth (5.3%); Knutsford (5.2%); and Poynton (0.7%).

The AECOM Spatial Distribution Update Report considers a number of different options for the spatial distribution of development, which include options for providing additional levels of development in locations beyond the outer Green Belt boundaries. The reasons for selecting the recommended option with the numbers shown in Table 6.7 above. It also sets out the reasons for rejection of the alternative options and sets out the consequences for patterns of sustainable development of each option. As set out in the report, options for spatial distribution that involve further channelling of development to locations in Cheshire East beyond the Green Belt boundary would result in unsustainable patterns of development.

As well as areas within Cheshire East, consideration has been given to other neighbouring areas beyond the outer Green Belt boundary which could potentially accommodate development needs arising in settlements inset into the Green Belt.

6.3.2.1 Peak District National Park

Under the National Parks and Access to the Countryside Act (1949) Section 5 as amended by Section 61 of the 1995 Environment Act, the statutory purposes of the National Park designation are:

- i. To conserve and enhance the natural beauty, wildlife and cultural heritage of the national parks; and
- ii. To promote opportunities for the understanding and enjoyment of the special qualities [of the parks] by the public.

In line with these purposes, the Peak Park Core Strategy does not set a housing target, does not allocate land for housing development and policy HC1 is clear that "*provision will not be made for housing solely to meet open market demand*". New housing is limited to affordable homes with occupation restricted to local people in perpetuity and some other very limited circumstances. The Peak District National Park is not an appropriate location to meet development needs arising in Cheshire East.

6.3.2.2 High Peak Borough

The possibility of meeting needs within areas of High Peak Borough that are outside of the National Park and that are either inset within the Green Belt boundary (including New Mills and Chinley) or beyond the outer edge of the

Green Belt (including Whaley Bridge, Chapel-en-le-Frith and Buxton) has been considered.

Most of these areas within High Peak Borough could be considered to be fairly remote from the areas of north Cheshire where the need arises, particularly when considering the geography and topography of the area. The High Peak sub-area already experiences a low jobs-density and a high level of out-commuting for employment. Provision of development in the High Peak Borough to meet some of Cheshire East's housing needs is likely to represent unsustainable patterns of development, increasing the distance people travel to work. In particular, it is likely to increase the volume of traffic crossing the Peak District National Park to access employment, education, retail and leisure opportunities back in Cheshire.

Furthermore, High Peak Borough Council has its own challenges in meeting its objectively-assessed need for housing. It has also confirmed that it is unable to make any provision for need arising in Cheshire East.

Overall, it is clear that Cheshire East's development needs cannot be accommodated within High Peak Borough. Any increase in the level of housebuilding in the High Peak would serve to meet a higher proportion of its own housing needs, rather than meeting any needs arising within Cheshire East.

6.3.2.3 Cheshire West and Chester

The North Cheshire Green Belt extends across into the neighbouring authority area of Cheshire West and Chester. The urban areas of Northwich, Davenham and Winsford lie beyond the outer boundary of the Green Belt. Although relatively close to the boundary with Cheshire East, these locations remain fairly distant from the majority of the Cheshire East settlements inset within the Green Belt where the development needs arise.

The Cheshire West and Chester Local Plan Part 1 (Strategic Policies) was adopted on 29th January 2015. The plan seeks to meet the needs arising in Cheshire West and Chester over than plan period but makes no provision for need arising elsewhere. The Plan made an alteration to Green Belt around the City of Chester, to assist in meeting needs, indicating the difficulties faced by Cheshire West and Chester to meet its own development needs without making incursions into the Green Belt. Overall, there remains a need to identify further sites in the second part of the Plan, the Land Allocations and Detailed Policies document.

Discussions with Cheshire West and Chester Council confirm that there is no scope to meet needs arising in Cheshire East within Cheshire West and Chester.

6.3.3 Channelling Development towards the urban area within the Green Belt

Some of the identified development needs could potentially be met within the southern part of the Greater Manchester conurbation (Manchester / Stockport / Trafford).

Manchester City Council, Stockport Council and Trafford Council all have adopted Core Strategies and each authority has confirmed that there is no scope to accommodate any of the need arising from Cheshire East within Greater Manchester.

The population of the City of Manchester is rising rapidly following decades of population decline and its Core Strategy sets a housing provision figure of 60,000 new dwellings between March 2009 and April 2027 (3,333 net additional dwellings per year). The southern part of the city, with strongest links to communities in Cheshire East has a number of traditionally popular residential areas which do not suffer from the same levels of vacant and derelict land witnessed in other parts of the city. As such, the Core Strategy directs the vast majority of new housing to the north, east and inner areas of Manchester in addition to the city centre. The South Manchester sub-area is only expected to accommodate 5% of the new housing over the Plan period, reflecting the lack of land available for new residential development.

Within Stockport, there is a large redevelopment site close to the boundary with Cheshire East at Woodford. Discussions with Stockport MBC confirm that the Woodford site is required to meet development needs arising from within Stockport and cannot be considered to meet the needs arising in Cheshire East.

6.4 Meeting Needs - South Cheshire Green Belt

Within the South Cheshire Green Belt, the patterns of development are very different to those in the north. The main towns (Congleton and Alsager) are located adjacent to, but beyond the Green Belt and the only inset settlements are small villages (below the level of Local Service Centres).

When looking at the 'Non Green Belt Potential' of Congleton and Alsager, potential non-Green Belt edge of settlement sites have also been considered.

Settlement	Net completions 01/04/10 - 31/12/14	Net commitments 31/12/14	Non Green Belt LPS sites (without consent)	Additional brown-field urban potential	Additional greenfield urban potential	Edge of settlement non GB sites suitable for further consideration	Total Non Green Belt Potential 2010-2030
Alsager	63	861	565	4	27	1074	2594
Congleton	402	1059	1830	56	196	2140	5683
Scholar Green	62	18	0	0	0	0	80
Rode Heath	1	4	0	0	0	0	5
Mount Pleasant	0	2	0	0	0	0	2
Mow Cop	0	1	0	0	0	0	1

Total	528	1945	2395	60	223	3214	8365
-------	-----	------	------	----	-----	------	------

Table 6.8: Non Green Belt Housing Potential by Settlement (South Cheshire Green Belt)¹³

There is potential capacity within the southern Green Belt settlements to accommodate up to 8,365 net additional dwellings over the plan period. This represents 23.2% of the objectively assessed need total of 36,000 new dwellings, as set out in the Cheshire East Housing Study 2015 report.

Settlement	Take-Up 01/04/10 - 31/03/13	Supply (01/04/13) excluding LPS sites	Non Green Belt LPS sites	Additional urban potential	Edge of settlement non GB sites suitable for further consideration	Total Non Green Belt Potential 2010-2030
Alsager	0.12	0.00	10.00	0.00	10.00	20.12
Congleton	0.00	3.80	20.00	0.14	0.00	23.94
Scholar Green	0.00	0.00	0.00	0.00	0.00	0.00
Rode Heath	0.00	0.00	0.00	0.00	0.00	0.00
Mount Pleasant	0.00	0.00	0.00	0.00	0.00	0.00
Mow Cop	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.12	3.80	30.00	0.14	10.00	44.06

Table 6.9: Non Green Belt Employment Land Potential by Settlement (South Cheshire Green Belt)¹⁴

There is potential capacity within the southern Green Belt settlements to accommodate up to 44.06 hectares of employment land. This represents 11.7% of the total requirement for 378 hectares, as set out in the Alignment of Economic, Employment and Housing Strategy report.

Table 6.10 shows the usually-resident population in each settlement. Within all of the settlements inset within, or adjacent to the South Cheshire Green Belt, there is a total population of 43,211. This represents 11.7% of the total resident population of Cheshire East recorded in the 2011 Census (370,127).

¹³ Urban potential in small settlements below the level of Local Service Centre has not been considered through the Urban Potential Study. The level of housing urban potential in the small settlements of Scholar Green, Rode Heath, Mount Pleasant and Mow Cop has therefore been estimated.

¹⁴ Urban potential in small settlements below the level of Local Service Centre has not been considered through the Urban Potential Study. The level of employment urban potential in the small settlements of Scholar Green, Rode Heath, Mount Pleasant and Mow Cop has therefore been estimated.

Settlement	Population
Alsager	11,775
Congleton	26,482
Scholar Green	1,536
Rode Heath	2,019
Mount Pleasant	515
Mow Cop	884

Table 6.10: Usual Resident Population by Settlement. Source: Census

Table 6.8 shows that there is capacity within the settlements inset within or directly adjacent to the South Cheshire Green Belt to accommodate up to 8,365 net additional dwellings over the plan period on non-Green Belt land. This represents 23.2% of the objectively assessed need total of 36,000 new dwellings, as set out in the Cheshire East Housing Study 2015 report. Table 6.9 shows that there is capacity within the same settlements to provide for up to 44.06 hectares of employment land on non-Green Belt land. This represents 11.7% of the total requirement for 378 hectares, as set out in the Alignment of Economic, Employment and Housing Strategy report.

Table 6.10 shows that 11.7% of the total Cheshire East population lives in these settlements. The availability of non-Green Belt sites to accommodate up to 23.2% of the total housing need and 11.7% of the total employment land need on non-Green Belt land indicates that there are various options for accommodating development outside of the Green Belt. Overall, the arguments for exceptional circumstances in the North Cheshire Green Belt, related to the inability to meet development needs without making alterations to the Green Belt boundary, may not apply in the South Cheshire Green Belt.

Both Alsager and Congleton are located just beyond the outer Green Belt boundary, rather than being inset within it, and retain room for expansion without incursions into the Green Belt.

Exceptional circumstances may also be site-specific and dependent on the individual development proposals and how they would contribute to and improve the local area. If there are any exceptional circumstances related to a specific site or area, these should be set out elsewhere in the evidence base, such as the site selection work.

6.5 Exceptional Circumstances Summary

The 2013 Green Belt Assessment sets out the exceptional circumstances required to justify making alterations to the Green Belt boundary through the preparation of the Local Plan. The Inspector's Interim Views on the Legal Compliance and Soundness of the Submitted Cheshire East Local Plan Strategy and his associated clarification letter confirm that the Council has identified the exceptional circumstances required to justify altering Green Belt boundaries. The exceptional

circumstances are the need to allocate sufficient land for market and affordable housing and employment development, combined with the significant adverse consequences of not doing so, particularly since it is not practicable to fully meet the development needs of the area without amending Green Belt boundaries.

A review of the exceptional circumstances against the updated evidence base confirms that these exceptional circumstances still exist in the North Cheshire Green Belt.

Within Cheshire East, there are significant identified needs for market and affordable housing, as well as for new employment land provision.

The non-Green Belt potential of settlements inset within the North Cheshire Green Belt has been calculated and it is considered that, without making amendments to the Green Belt boundary, the proportion of development that could be accommodated in the north of the Borough would be very low.

There is no potential to meet development needs arising within Cheshire East within any neighbouring areas lying within the inner boundary of the Green Belt, or within any neighbouring areas lying beyond the outer boundary of the Green Belt.

The recommended spatial distribution option already channels some development to locations beyond the outer Green Belt boundary, but as set out in the Spatial Distribution Update, options that channel further development to beyond the outer Green Belt boundary would represent unsustainable patterns of development. The level of development set out in the Spatial Distribution Update recommended option cannot be accommodated without making alterations to the North Cheshire Green Belt boundary.

This confirms that the previously-identified exceptional circumstances in the North Cheshire Green Belt still exist. These are the need to allocate sufficient land for market and affordable housing and employment development, combined with the significant adverse consequences for patterns of sustainable development of not doing so, as confirmed in the Inspector's Interim Views on the Legal Compliance and Soundness of the Submitted Cheshire East Local Plan Strategy.

Within the South Cheshire Green Belt, the same circumstances do not apply. It may be that site-based exceptional circumstances exist and in these cases, it will be for individual proposals to set out the exceptional circumstances that justify the alteration of Green Belt boundaries.

7 Stage 1: General Area Assessment

7.1 Overview

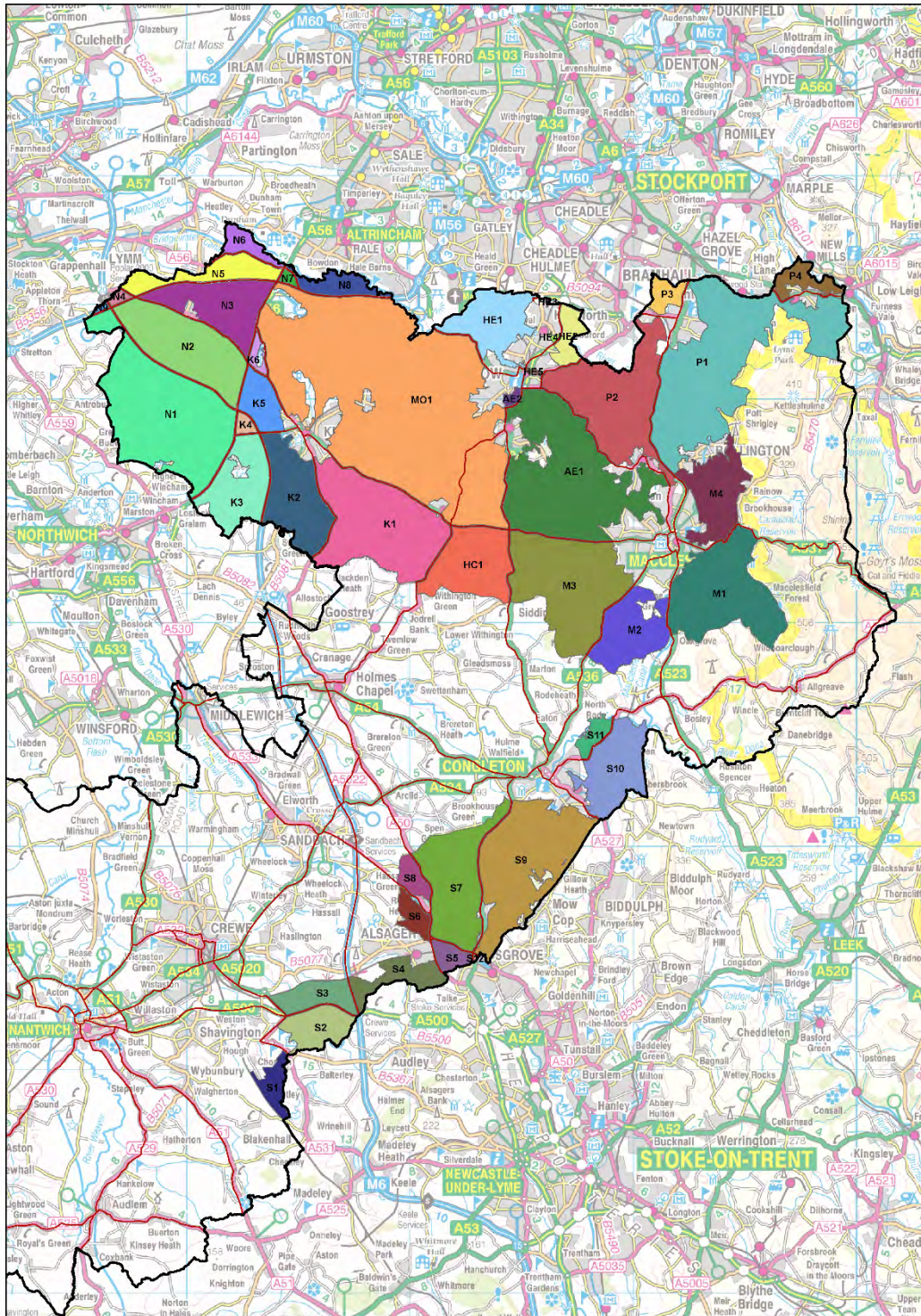
The General Areas were defined using the principles set out in section 4.2. Figure 7-1 shows how the Green Belt in Cheshire East has been sub-divided into 44 General Areas.

The General Areas were assessed against the 5 Green Belt purposes as set out in paragraph 80 of the NPPF.

- to check the unrestricted sprawl of large built up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

The General Area assessment against these 5 purposes was carried out using the approach detailed in the Green Belt Methodology (see section 4.4).

Figure 7-1: Map of General Areas for Green Belt in Cheshire East.



7.2 General Area Assessment Results

The detailed results from the General Area Assessment can be found in Appendix A. A summary of the assessment results are detailed in Table 7-1.

Overall Assessment	General Area Reference
Major Contribution	Knutsford: K1, K2, K5 Macclesfield: M4 Mobberley: MO1 Poynton: P1, P3, P4 Shavington: S1, S2, S3 Northwich: N1, N8
Significant Contribution	Alderley Edge: AE1 Holmes Chapel: HC1 Handforth: HE1, HE2 Macclesfield: M1, M2, M3 Poynton: P2 Alsager: S5, S6, S8 Congleton: S11
Contribution	Alderley Edge: AE2 Handforth: HE3, HE4, HE5 Knutsford: K3, K4, K6 Alsager: S4, S7 Congleton: S9, S10 Northwich: N2, N3, N4, N5, N6, N7, N9 Shavington: S12

Table 7-1: General Area Assessment Results

In total, 44 General Areas were assessed against the five purposes of Green Belt. The results of the assessments are:

- 13 General Areas make a major contribution to the Green Belt;
- 12 General Areas make a significant contribution to the Green Belt;
- 19 General Areas make a contribution to the Green Belt; and
- No General Areas make 'no' contribution to the Green Belt.

Table 7.1 shows that General Areas which make a lesser contribution to the Green Belt are distributed to the north-east of the Borough and in the south around Congleton and Alsager.

Chapter 8 covers the second stage of the detailed assessment, whereby smaller parcels have been defined and assessed based on locations around settlements within the settlement hierarchy and locations within General Areas which make a 'contribution' or 'no contribution' to the Green Belt. A table is provided at Appendix E which lists all the parcels in relation to the corresponding General Areas. In accordance with the approach set out in section 4.2.2 General Areas

‘N4’ and ‘N9’ make a lesser contribution to Green Belt purposes; however they have not been taken forward to the Stage 2 parcel assessment as there are no inset settlements within these areas.

8 Stage 2: Green Belt Parcel Assessment

8.1 Overview

This chapter summarises the results from the second stage of the Green Belt Assessment Update 2015. It sets out analysis of the results from the Green Belt parcel assessment with full details included in Appendix C.

Arup and Cheshire East Council have worked jointly in preparing this Update. Arup carried out a critical friend review of the Green Belt Assessment 2013 methodology and a revised approach agreed for the 2015 Update (see chapter 3). Cheshire East Council reviewed all parcels included in the 2013 Assessment and amended boundaries where necessary using the boundary definitions in section 4.3. Cheshire East Council also identified further parcels around settlements within General Areas assessed in Stage 1 as providing a lesser contribution to the purposes of Green Belt.

A two-step approach was taken to assessing Green Belt parcels, building on the work done for the Green Belt Assessment 2013:

- For parcels with no boundary changes, Cheshire East Council and Arup reviewed the assessment against purposes 1 – 3 using the agreed methodology set out in the 2015 Update. Arup then completed the assessment for purposes 4 and 5 and updated the overall assessment. Site visits were carried out by Arup and Cheshire East Council where required to complete the assessment.
- For parcels with boundary changes or new parcels, Arup carried out site visits, assessing these parcels against the five Green Belt purposes and completing an overall assessment for each parcel.

Appendix G sets out which parcels are new parcels or have boundary changes and it sets out which parcels have no boundary changes from the 2013 assessments. It also gives a commentary on the reasons for changes to assessments from the 2013 study where the boundaries have not changed.

This approach built on the work already completed for the Green Belt Assessment 2013. It ensured a revised methodology was applied in a consistent way, responding to the issues raised by the Inspector, sample checks were carried out through the assessment process to ensure consistency

8.2 Green Belt Parcel Results

8.2.1 Summary

The detailed results from the Green Belt Parcel Assessment can be found in Appendix C. A summary of the assessment results are detailed in Table 8-1.

Site assessment	Parcel references
Major contribution	Alderley Edge: AE01, AE03, AE04, AE05, AE06, AE20, AE21
	Alsager: AS01, AS06, AS07,
	Bollington: BT01, BT02, BT03, BT04, BT05, BT06, BT07, BT08, BT09, BT12, BT16, BT18, BT26, BT31, BT33
	Chelford: CF01, CF02, CF03, CF08, CF09
	Congleton: CG08, CG12, CG13, CG15, CG18, CG19
	Disley: DS01, DS02, DS04, DS05, DS08, DS09, DS15, DS16, DS17, DS18, DS19, DS20, DS21, DS22, DS23, DS24, DS26, DS27, DS28, DS32, DS33
	Handforth: HF01, HF02, HF05, HF06, HF07, HF08, HF09, HF11
	High Legh: N3-03, N3-04
	Knutsford: KN01, KN13, KN14, KN15, KN22
	Macclesfield: MF13, MF21, MF22, MF26, MF27, MF31, MF44, MF45
	Mobberley: MB01, MB02, MB04, MB07, MB08, MB09
	Mow Cop: S9-16, S9-20, S9-24, S9-29
	Prestbury: PR06, PR08, PR15, PR17, PR20, PR22, PR25
	Poynton: PY13, PY14, PY16, PY17, PY21
	Scholar Green: S7-02, S7-03, S9-01, S9-14
Wilmslow: WM05, WM29	
Significant contribution	Alderley Edge: AE02, AE07, AE08, AE09, AE10, AE11, AE12, AE13, AE14, AE15, AE16, AE17, AE18, AE19
	Alsager: AS05, AS08, AS09, AS10, AS11, AS12, AS13
	Bollington: BT11, BT13, BT14, BT15, BT17, BT19, BT20, BT21, BT22, BT23, BT24, BT25, BT27, BT29, BT30, BT32
	Chelford: CF04, CF05, CF06, CF07
	Congleton: CG01, CG02, CG03, CG05, CG07, CG10, CG11, CG14, CG16, CG17, CG20
	Disley: DS03, DS06, DS07, DS10, DS11, DS12, DS13, DS14, DS25, DS29, DS30, DS31
	Handforth: HF04, HF15
	High Legh: N2-01, N2-03, N3-01, N3-02
	Knutsford: KN02, KN04, KN05, KN06, KN07, KN08, KN09, KN11, KN12, KN16, KN17, KN18, KN19, KN20, KN21
	Macclesfield: MF02, MF03, MF04, MF05, MF06, MF07, MF08, MF09, MF11, MF12, MF14, MF15, MF16, MF24, MF28, MF29, MF30, MF32, MF33, MF34, MF35, MF36, MF38, MF39, MF40, MF41, MF43, MF46, MF47, MF48, MF49, MF50, MF51, MF54, MF55, MF56
	Mobberley: MB03, MB05, MB06
	Mow Cop: S9-17, S9-18, S9-19, S9-22, S9-26, S9-27, S9-28
	Poynton: PY05, PY06, PY07, PY08, PY09, PY10, PY12, PY18, PY19, PY20, PY23, PY25
	Prestbury: PR01, PR03, PR04, PR05, PR07, PR09, PR12, PR13, PR16, PR19,

Site assessment	Parcel references
	PR26, PR27, PR28
	Scholar Green: S7-01, S7-04, S7-05, S7-06, S7-07, S7-08, S7-09, S7-10, S7-11, S7-12, S7-13, S9-02, S9-04, S9-09, S9-10, S9-11, S9-15
	Wilmslow: WM02, WM03, WM07, WM08, WM11, WM12, WM16, WM18, WM20, WM21, WM22, WM23, WM24, WM27, WM28, WM30, WM31, WM32, WM34, WM35, WM36, WM37, WM39, WM40, WM42, WM44, WM45, WM46, WM50, WM51, WM52, WM55, WM57
Contribution	Alsager: AS02, AS03, AS04
	Bollington: BT10, BT28
	Congleton: CG04, CG06, CG09
	Disley: DS34, DS35, DS36
	Handforth: HF03, HF10, HF12, HF16, HF18, HF19
	High Legh: N2-02
	Knutsford: KN03, KN10, KN23
	Macclesfield: MF01, MF10, MF17, MF18, MF19, MF20, MF23, MF25, MF37, MF42, MF52, MF53
	Mow Cop: S9-21, S9-23, S9-25
	Poynton: PY01, PY02, PY03, PY04, PY11, PY15, PY22, PY24
	Prestbury: PR02, PR10, PR11, PR14, PR18, PR21, PR23, PR24
	Scholar Green: S9-03, S9-05, S9-06, S9-07, S9-08, S9-12, S9-13, S12-01, S12-02, S12-03
	Wilmslow: WM01, WM04, WM06, WM09, WM10, WM13, WM14, WM15, WM17, WM19, WM25, WM26, WM33, WM38, WM41, WM43, WM47, WM48, WM49, WM53, WM54, WM56

Table 8-1: Green Belt Parcel Assessment Results

8.2.2 Geographical distribution

The assessment shows parcels which make a lesser contribution to the Green Belt due to being assessed as making a ‘contribution’ are clustered around Macclesfield and Wilmslow in the north of the district, and Scholar Green further south. There are no parcels which make ‘no contribution’.

The majority of parcels around Alderley Edge, Alsager, Bollington, Disley, Handforth, Mobberley, Poynton and Prestbury make either a ‘significant’ or ‘major’ contribution to the Green Belt in Cheshire East when assessed against the five purposes.

Mapped assessment results are shown in Appendix F.

8.2.3 Parcels assessed as ‘contribution’

The following table provides further details on the parcels which have been assessed in the 2015 Update as making a ‘contribution’ to the Green Belt.

The parcels referenced in Table 8-2 have the greatest potential to be considered for release due to their lower contribution to Green Belt function. The outcome of the Green Belt Assessment Update will be used to inform Cheshire East Council on decisions regarding land to release for potential development. Not all parcels listed in this table are likely to be released and this Update needs to be considered alongside other evidence before potential sites identified. It is expected that sites selected from the Green Belt parcel ‘contribution’ table will be prioritised for consideration to ‘top up’ non-Green Belt sites, in locations where demand is demonstrated as exceeding supply of non-Green Belt sites.

Cheshire East Council can also consider release of parcels which have been assessed as having a higher weight and making a ‘significant’ or ‘major’ contribution to Green Belt purposes. Where Cheshire East Council considers taking this approach a greater case will need to be made for exceptional circumstances which outweighs the benefits of a potential site remaining in the Green Belt.

Parcel reference	Settlement	Overall assessment summary	Assessment
AS02	Alsager	The parcel makes a limited contribution to Green Belt purposes. The parcel plays a limited role in preventing ribbon development and has a limited degree of openness given surrounding roads and development. Development of the parcel would not significantly affect the gap between Alsager and Rode Heath thus the parcel has a limited role in preventing nearby towns from merging.	Contribution
AS03	Alsager	The parcel makes a limited contribution to Green Belt purposes. The parcel is robustly contained by strong road boundaries and subject to limited horticultural development. Although subject to a sense of enclosure by the road network and settlement boundaries, the parcel does make a limited contribute to separation of settlements and a wider sense of openness in this location.	Contribution
AS04	Alsager	The parcel makes a limited contribution to Green Belt purposes. The parcel includes the washed over settlement of Lawton Gate with strong road network boundaries to the north and west and moderate boundaries to the east and south. As the parcel is highly developed its inclusion in the Green Belt limits further expansion but does not significantly contribute to openness, safeguarding or checking sprawl. The only contribution the parcel makes to Green Belt purposes is in assisting urban regeneration given Alsager’s urban potential.	Contribution
BT10	Bollington	The parcel has limited contribution to the Green Belt. Although the parcel has a major contribution to assisting urban regeneration, it does not in terms of preventing urban sprawl and safeguarding land, which are the fundamental aims, as stated in paragraph 79 of the NPPF; the parcel has a no contribution to these purposes. The parcel is largely developed and there is no degree of openness. Given the level of development	Contribution

Parcel reference	Settlement	Overall assessment summary	Assessment
		within the parcel, it plays a limited contribution to preserving the historic setting despite the heritage assets within it.	
BT28	Bollington	Although the parcel has a major contribution to assisting urban regeneration, it does not in preventing urban sprawl and safeguarding land, which are the fundamental aims as stated in paragraph 79 of the NPPF. The parcel has a limited contribution to preventing sprawl as there have been a number of developments. These developments however are largely for assisting outdoor sport and recreation. The developments detract from the openness of the Green Belt and therefore the parcel has a limited contribution. The parcel also has a limited contribution to preserving the historic settlement due to the presence of development.	Contribution
CG04	Congleton	The parcel makes a limited contribution to Green Belt purposes given that it is well contained by the urban area and provides a limited degree of openness. Furthermore whilst it has strong boundaries these may be insufficient to prevent encroachment given its connection to the urban area. The parcel therefore makes a limited contribution to checking unrestricted sprawl and safeguarding the countryside from encroachment. Development of the parcel would round off the settlement pattern. The parcel makes a significant contribution to assisting in urban regeneration.	Contribution
CG06	Congleton	The parcel makes a limited contribution to Green Belt purposes as it does not play any role in preventing nearby towns from merging and it makes a limited contribution to checking unrestricted sprawl given the parcel is closely related to the urban area with a weak boundary separation. The parcel also supports a limited degree of openness. Development of the parcel would round off the settlement pattern.	Contribution
CG09	Congleton	The parcel makes a limited contribution to Green Belt purposes given that it is well contained by the urban area and development of the parcel would help to round off the settlement pattern. Thus the parcel makes a limited contribution to checking unrestricted sprawl. Furthermore the parcel has a limited role in safeguarding the countryside from encroachment given its limited connection to the countryside.	Contribution
DS34	Disley	The parcel makes a limited contribution to Green Belt purposes. The parcel is adjacent to the urban edge and although fairly rural and open in character there are urbanising influences. The parcel makes a limited contribution to checking unrestricted sprawl and safeguarding the countryside from encroachment. The parcel makes no contribution to preventing nearby towns from merging.	Contribution
DS35	Disley	The parcel makes a limited contribution to Green Belt	Contribution

Parcel reference	Settlement	Overall assessment summary	Assessment
		purposes. This parcel of land is bound by a railway line A6 (Buxton Road), public footpath (No.17) Coppice Lane and Bollinhurst Brook. Due to the high degree of built form from within this parcel, consisting largely of residential properties with some TPOs, the degree of openness has been significantly compromised. The parcel makes a limited contribution to checking unrestricted sprawl and in preventing nearby towns from merging.	
DS36	Disley	The parcel makes a limited contribution to Green Belt purposes. With residential properties occupying much of this site and some TPOs, the character of this parcel is urban. Due to the level of built form within this site, this parcel offers little contribution in preserving the openness of the Green Belt or in preventing urban sprawl or encroachment. The parcel does however make a limited contribution to preventing nearby towns from merging.	Contribution
HF03	Handforth	The parcel makes a limited contribution to Green Belt purposes given that it is well connected to the urban area and provides the opportunity to round off the settlement pattern. It also plays a limited role in preventing the further merging of Handforth and Wilmslow.	Contribution
HF10	Handforth	The parcel makes a limited contribution to Green Belt purposes as it is well contained within Handforth along the south eastern and south western boundaries. It makes a limited contribution to checking unrestricted sprawl given that it provides the opportunity to round off the settlement pattern with the strong northern boundary of the Link Road to contain development. Given that the parcel is detached from the countryside it plays a limited role in safeguarding the countryside from encroachment.	Contribution
HF12	Handforth	The parcel makes a limited contribution to Green Belt purposes given that approximately 50% of the parcel is already developed with a gym, office buildings and associated car park. The remainder of the parcel is heavily vegetated and therefore it has a limited degree of openness. Given this existing encroachment into the parcel, the parcel has a limited role in safeguarding the countryside from encroachment. The strong western boundary of the A34 has been unable to prevent sprawl from Handforth.	Contribution
HF16	Handforth	The parcel makes a limited contribution to Green Belt purposes. It has a limited separation role given that Handforth and Wilmslow have already merged. However the parcel is largely detached from Handforth and has no urbanising influences within it thus supporting a significant degree of openness. It therefore makes a significant contribution to safeguarding the countryside from encroachment. Given its limited connection to Handforth, the parcel makes a limited contribution to checking unrestricted	Contribution

Parcel reference	Settlement	Overall assessment summary	Assessment
		sprawl.	
HF18	Handforth	The parcel makes a limited contribution to Green Belt purposes. It has strong boundaries and is well connected to the urban area. The parcel could be seen as rounding off the settlement pattern although the area is currently free from urbanising influences despite being isolated from the surrounding countryside. The parcel makes a limited contribution to checking unrestricted sprawl and in preventing towns from merging.	Contribution
HF19	Handforth	The parcel makes a limited contribution to Green Belt purposes. It has a significant role in preventing the further merging of Wilmslow and Handforth however due to its connections with the urban area and strong boundaries to prevent further encroachment in the future, the parcel only serves a limited contribution to checking unrestricted sprawl, safeguarding the countryside from encroachment and assisting urban regeneration.	Contribution
KN03	Knutsford	The parcel makes a limited contribution to Green Belt purposes despite its major role in preserving Knutsford's historic setting and character as a Conservation Area lies in close proximity to the parcel. The parcel makes a lesser contribution to checking unrestricted sprawl and safeguarding the countryside from encroachment given that it is well contained by the urban area and consists of 50% built form thus it has a limited degree of openness. Furthermore, development of the parcel would help to round off the settlement pattern.	Contribution
KN10	Knutsford	The parcel makes a limited contribution to Green Belt purposes despite its major contribution to preserving Knutsford's historic setting and character. The parcel makes a lesser contribution to checking unrestricted sprawl given that it is well connected to Knutsford and could provide the opportunity to round off the settlement pattern. Furthermore it also makes a limited contribution to safeguarding the countryside from encroachment given that it consists of a children's playground and there are no long line views out of the parcel from the settlement however the parcel does provide access to the countryside and opportunities for sports and recreation.	Contribution
KN23	Knutsford	The parcel makes a limited contribution to Green Belt purposes. This parcel is located to the south of Knutsford; it is bounded by the urban area to the north and east and by Toft's Road and Gough's Lane to the west and south. The parcel is located within the Legh Road Conservation Area and contains a number of properties. Development here would be well contained and would help create a more rounded edge to the existing settlement pattern thus the parcel only makes a limited contribution to checking unrestricted sprawl and safeguarding the countryside from encroachment.	Contribution

Parcel reference	Settlement	Overall assessment summary	Assessment
		However the whole of the parcel is encompassed by a Conservation Area thus the parcel makes a major contribution to preserving Knutsford's historic setting and character.	
N2-02	High Legh	The parcel has a limited contribution to the purposes of the Green Belt. The parcel has a limited role in preventing urban development and encroachment on the parcel. As the parcel is highly urbanised there is limited degree of openness provided by the parcel. The parcel has no contribution to the prevention of merging, preserving a historic settlement or assisting urban regeneration.	Contribution
MF01	Macclesfield	The parcel is not connected well to the urban area and therefore plays a small contribution in protecting the area from sprawl. There is little chance of settlements merging if this parcel was developed out and due to its existing uses it would not contribute significantly to protecting the countryside. There are no historical assets nearby but the parcel does play a significant contribution in assisting in urban regeneration.	Contribution
MF10	Macclesfield	The parcel makes a limited contribution to Green Belt purposes given that the level of existing development within the parcel means that it plays a limited role in checking unrestricted sprawl and in safeguarding the countryside from encroachment. It makes no contribution to preventing towns from merging or in preserving the historic setting however it does make a significant contribution to assisting urban regeneration.	Contribution
MF17	Macclesfield	The parcel makes a limited contribution to Green Belt purposes. The parcel is well connected to the existing settlement along the north eastern and south eastern boundaries however it has a limited role in preventing ribbon development. Given that it is bound by woodland and hedgerows, it has a limited degree of openness. It therefore plays a limited role in checking unrestricted sprawl and in safeguarding the countryside from encroachment. The parcel acts as a green finger extending into the urban area and therefore does not contribute to preventing towns from merging. It also makes no contribution to preserving Macclesfield's historic setting and character. It does however make a significant contribution to assisting in urban regeneration given Macclesfield's brownfield urban capacity rate.	Contribution
MF18	Macclesfield	The parcel makes a limited contribution to Green Belt purposes. The parcel is located to the north of Macclesfield forming part of the gap between Macclesfield and Tytherington. The land is currently used as playing fields. The parcel is well contained to prevent encroachment long term: the River Bollin provides the boundary to the north, south and west, with the railway line providing the eastern boundary. The parcel makes a limited contribution to checking unrestricted sprawl and safeguarding the countryside.	Contribution

Parcel reference	Settlement	Overall assessment summary	Assessment
MF19	Macclesfield	The parcel makes a limited contribution to Green Belt purposes. The parcel is formed from the Macclesfield Riverside Park, and is located to the south of Tytherington, adjacent to the railway line to the west and the urban edge to the north, south and east. The parcel prevents the southwards encroachment of the residential area, although this would be checked by the railway line and therefore it only has a limited contribution in this.	Contribution
MF20	Macclesfield	The parcel makes a limited contribution to Green Belt purposes. Formed from Tytherington Wood, the land is Ancient Woodland. The parcel is well contained by the urban edge, limiting its role in preventing sprawl and encroachment and the parcel does not form a fundamental part of the gap between Macclesfield and Prestbury.	Contribution
MF23	Macclesfield	The parcel makes a limited contribution to Green Belt purposes. The boundaries of this small site are strong and the openness has already been compromised due to the level of development present and the area is now effectively residential in nature. The parcel contains a number of mature trees and a Grade II Listed Building. This site is surrounded by Tytherington Business park and the existing settlement boundary, this parcel therefore offers a limited contribution to checking unrestricted sprawl and safeguarding the countryside.	Contribution
MF25	Macclesfield	The parcel makes a limited contribution to Green Belt purposes. This parcel has strong boundaries, however due to its relationship to the existing settlement boundary and the road junction, the parcel has limited contribution to preventing sprawl. The parcel has a limited degree of openness.	Contribution
MF37	Macclesfield	The parcel has a limited contribution to the Green Belt. The parcel has a limited contribution to the prevention of urban sprawl and to safeguarding the countryside from encroachment. The parcel is a small area of land and has a limited degree of openness with no contribution to the prevention of merging and to preserving the historic setting.	Contribution
MF42	Macclesfield	The parcel makes a limited contribution to Green Belt purposes. This is a relatively small parcel of land contained by a network of road this site has relatively strong boundaries which consists largely of residential properties and agriculture land. Urbanising influences already exist in much of this site, as a significant proportion of it is already developed which limits its contribution to protecting the openness of the Green Belt.	Contribution
MF52	Macclesfield	The parcel forms part of the washed over village of Lyme Green and has already been completely developed with development having reached its full extent. It therefore makes no contribution to checking unrestricted sprawl or safeguarding the countryside	Contribution

Parcel reference	Settlement	Overall assessment summary	Assessment
		from encroachment however given Macclesfield's high brownfield urban capacity for potential development rate, the parcel makes a significant contribution to assisting urban regeneration and thus overall makes a limited contribution to Green Belt purposes.	
MF53	Macclesfield	The parcel plays a limited contribution to protecting the Green Belt because of the existing development already within the land. The parcel's connection with the existing settlement and the existing development within the parcel means that the parcel makes a limited contribution to checking unrestricted sprawl. The parcel makes no contribution to preventing towns from merging, safeguarding the countryside from encroachment or preserving the historic setting. The parcel makes a significant contribution to assisting in urban regeneration.	Contribution
S9-21	Mow Cop	The parcel makes a limited contribution to Green Belt purposes as it does not contribute to preventing towns from merging, preserving the historic setting or assisting in urban regeneration. It does however make a significant contribution to checking unrestricted sprawl and has been successful in preventing sprawl thus far. It makes a limited contribution to safeguarding the countryside from encroachment given the urbanising influences within and adjacent to the parcel.	Contribution
S9-23	Mow Cop	The parcel has a limited contribution to the Green Belt as it has limited contribution to preventing encroachment on the countryside and preventing urban sprawl. The parcel has a significant level of development on the parcel with a few areas that have a limited degree of openness. The parcel does make a significant contribution to preventing Mount Pleasant and Mow Cop from merging. It makes no contribution to preserving a historic settlement or assisting urban regeneration.	Contribution
S9-25	Mow Cop	The parcel has a limited contribution to the purpose of the Green Belt as it has limited contribution to preventing encroachment on the countryside and preventing urban sprawl. The parcel has a significant level of development on the parcel with a few areas that have a limited degree of openness. The parcel has a limited contribution to preventing the merging of Mount Pleasant and Mow Cop. It makes no contribution to preserving a historic settlement or assisting urban regeneration.	Contribution
PY01	Poynton	This parcel is located on the southern edge of Poynton and forms a thin, wedge shaped area of land bounded by a railway and major road. The parcel is part developed comprising the Hope Green Rest Home, and associated parking area, together with a grassed area forming the southern half of the parcel. Given existing development within the parcel and its proximity to the urban area, the parcel has a limited role in checking	Contribution

Parcel reference	Settlement	Overall assessment summary	Assessment
		unrestricted sprawl and in safeguarding the countryside from encroachment. The parcel has no contribution to preserving the historic setting or in preventing towns from merging.	
PY02	Poynton	The parcel is predominantly flat and comprises woodland with Tree Preservation Orders on some trees. It also provides a strong visual buffer when viewed from the south but plays a limited contribution to narrowing the gap between settlements and checking unrestricted sprawl. The parcel has no contribution to preserving the historic setting as the parcel is not located near a conservation area. The parcel has a limited contribution to assisting urban regeneration.	Contribution
PY03	Poynton	The parcel makes a limited contribution to Green Belt purposes. The strong boundary to the east would effectively contain development and the openness of the parcel and land beyond to the west is compromised by built development. The parcel has no contribution to preserving the historic setting as the parcel is not located near a conservation area. The parcel has a limited contribution to assisting urban regeneration.	Contribution
PY04	Poynton	The parcel makes a limited contribution to Green Belt purposes given that it does not play a role in preventing nearby towns from merging and half of the parcel has already been developed thus it has a limited role in safeguarding the countryside from encroachment. It does however play a significant role in preventing further ribbon development along the A523 and in checking the unrestricted sprawl of Poynton.	Contribution
PY11	Poynton	The parcel makes a limited contribution to Green Belt purposes given its weak southern and northern boundaries which are unlikely to be sufficient in preventing urban sprawl and encroachment in the long term. The parcel lies adjacent to Poynton along the southern boundary however dense trees to the west and the school located within the parcel hinder long line views from the settlement. Given the irregular shape of the settlement the parcel provides the opportunities to round off the settlement pattern (along with PY10).	Contribution
PY15	Poynton	The parcel makes a limited contribution to Green Belt purposes. The land is well contained by road boundaries, is adjacent to the urban area, and has already been encroached upon by development reducing its open character. However the Green Belt is particularly narrow to the north of Poynton and whilst the parcel is relatively small, development would contribute to a minor narrowing of the gap. The parcel has no contribution to preserving the historic setting as the parcel is not located near a conservation area. The parcel has a limited contribution to assisting urban regeneration.	Contribution

Parcel reference	Settlement	Overall assessment summary	Assessment
PY22	Poynton	The parcel has a limited contribution to the purposes of the Green Belt. The parcel has potential for rounding off development. The parcel has no contribution to preserving the historic setting as the parcel is not located near a conservation area. The parcel has a limited contribution to assisting urban regeneration.	Contribution
PY24	Poynton	The parcel makes a limited contribution to Green Belt purposes despite that it is mostly detached from the settlement of Poynton and lies adjacent to open countryside with limited urbanising influences thus making a major contribution to safeguarding the countryside from encroachment. The parcel plays a lesser role in checking unrestricted sprawl given its lack of connection to Poynton. The parcel does not play a separation role between settlements.	Contribution
PR02	Prestbury	The parcel has contained development therefore preventing sprawl onto the Green Belt. The parcel is well connected to the urban settlement and would provide an opportunity to round off development due to the irregular boundaries of the existing development. The parcel has significantly contributing to preventing encroachment on the Green Belt. The parcel has limited contribution to preventing merging and a reduction in this gap would not lead to the merging of Bollington and Prestbury. Additionally, there is limited contribution to assisting urban regeneration in Prestbury.	Contribution
PR10	Prestbury	Whilst contributing to the overall openness of the wider Green Belt the parcel in itself is relatively enclosed from the wider Green Belt. Its contribution to maintaining a wider gap between settlements is minor and it does contribute to preventing encroachment into the countryside. The parcel has a major contribution to preserving the historic setting of Prestbury as the parcel is located within the conservation area. The parcel has a limited contribution to assisting urban regeneration and has a limited contribution overall.	Contribution
PR11	Prestbury	Whilst contributing to the overall openness of the wider Green Belt the parcel in itself is relatively enclosed from the wider Green Belt. Its contribution to maintaining a wider gap between settlements is minor and it does contribute to preventing encroachment into the countryside. The parcel has a major contribution to preserving the historic setting of Prestbury as the parcel is located within the conservation area. The parcel has a limited contribution to assisting urban regeneration and has a significant contribution overall.	Contribution
PR14	Prestbury	The parcel has a limited contribution to the Green Belt given that it is well connected to the settlements and has a limited role in preventing urban sprawl. The parcel makes no contribution to three of the Green Belt purposes including the prevention of merging, safeguarding the countryside and preserving the	Contribution

Parcel reference	Settlement	Overall assessment summary	Assessment
		historic setting of a town. It does make a limited contribution to assisting urban regeneration.	
PR18	Prestbury	The parcel has a limited contribution to the purpose of the Green Belt. The parcel performs a function which contains existing ribbon development and encroachment, contributing to the wider openness of the Green Belt. The parcel has a limited contribution to preventing urban sprawl and preventing the merging of settlements. The parcel has no contribution to preserving the historic setting.	Contribution
PR21	Prestbury	There is an opportunity to round off development in the eastern part of the parcel; this is due to the weak boundary currently formed by the existing development. The parcel is largely open farmland with elements of urbanisation that detract from the openness. The parcel has no contribution to preventing settlements from merging nor preserving the historic setting due to the lack of proximity to relevant settlements. The parcel makes a limited contribution to assisting urban regeneration.	Contribution
PR23	Prestbury	The parcel makes a limited contribution to Green Belt purposes due to the presence of development and the lack of countryside. The parcel does not contribute to preventing urban sprawl or encroachment on the countryside. The parcel additionally does not prevent towns from merging or preserves the historic settlement of Prestbury. However the parcel does contribute to assisting urban regeneration given the brownfield urban capacity rate.	Contribution
PR24	Prestbury	The parcel makes a limited contribution to Green Belt purposes due to the presence of development and the lack of countryside. The parcel does not contribute to preventing urban sprawl or encroachment on the countryside. The parcel additionally does not prevent towns from merging or preserves the historic settlement of Prestbury. However the parcel does contribute to assisting urban regeneration given the brownfield urban capacity rate.	Contribution
S9-03	Scholar Green	The parcel has a limited contribution to the purposes of the Green Belt. The parcel has a limited role in preventing sprawl and would provide an opportunity for round off. The parcel is small and is surrounded by field boundaries which limits the degree of openness due to the small size of the parcel. The parcel has no contribution to the prevention of merging, preserving a historic town or assisting urban regeneration.	Contribution
S9-05	Scholar Green	The parcel makes a limited contribution to the Green Belt. Whilst it makes a significant contribution to safeguarding the countryside from encroachment, it makes a limited contribution to checking unrestricted sprawl given that development of the parcel would help to round off the settlement pattern. The parcel makes no contribution to preventing towns from	Contribution

Parcel reference	Settlement	Overall assessment summary	Assessment
		merging, preserving the historic setting and character, or in assisting in urban regeneration.	
S9-06	Scholar Green	The parcel makes a limited contribution to the Green Belt. Whilst it makes a significant contribution to safeguarding the countryside from encroachment, it makes a limited contribution to checking unrestricted sprawl given that development of the parcel would help to round off the settlement pattern. The parcel makes no contribution to preventing towns from merging, preserving the historic setting and character, or in assisting in urban regeneration	Contribution
S9-07	Scholar Green	The parcel has a limited contribution to the Green Belt. The parcel has a limited contribution to preventing urban sprawl as development has occurred on the parcel which has a significant urbanising influence. Therefore the parcel has a limited degree of openness and a limited contribution to safeguarding the countryside. There is an overall degree of limited contribution of Green Belt protection within this parcel due to the limited contribution the parcel has on protecting the green belt from sprawl. The parcel has no contribution to the prevention of merging, preserving a historic town or assisting urban regeneration.	Contribution
S9-08	Scholar Green	The parcel has a limited contribution to the Green Belt. The parcel has development located within the boundaries therefore it has a limited contribution to protecting urban sprawl and the parcel would provide an opportunity to round off development. The railway line to the east provides a strong boundary that would contain development. The parcel has a limited contribution to safeguarding the countryside as it has a limited degree of openness.	Contribution
S9-12	Scholar Green	The parcel is located between two housing developments therefore there is limited prevention of sprawl. The parcel plays a limited contribution to protecting the Green Belt from encroachment and has a limited degree of openness. There is no contribution to the protection of historical settings or urban renewal and a limited contribution to preventing towns from merging.	Contribution
S9-13	Scholar Green	The parcel plays a limited contribution to Green Belt purposes. The parcel is nearly completely developed with urban sprawl having extended onto the parcel. Existing ribbon development within the parcel has nearly reached its full potential and therefore the parcel has a limited role in preventing further ribbon development and checking unrestricted sprawl. The strong eastern boundary of the Macclesfield Canal will assist in preventing further encroachment beyond the parcel into the countryside however the parcel itself has only a limited degree of openness given the extensive development and therefore plays a limited role in safeguarding the countryside from	Contribution

Parcel reference	Settlement	Overall assessment summary	Assessment
		encroachment.	
S12-01	Scholar Green	The parcel makes a limited contribution to Green Belt purposes. Urban sprawl has already encroached onto the parcel and it is completely developed with industrial and residential development. It has no degree of openness given the amount of built form and the heavy vegetation around the boundaries of the parcel and to the north of the parcel. Furthermore ribbon development within the parcel has already reached its full extent and the parcel plays no preventative role. However the parcel has a significant contribution to assisting urban regeneration.	Contribution
S12-02	Scholar Green	Whilst the parcel has strong boundaries on all sides, urban sprawl has already extended onto the parcel. The parcel plays a limited role in preventing ribbon development along the small section of the A34 contained within the parcel. The parcel consists of approximately 20% built form however given that the buildings on the parcel are relatively spread out, the parcel does still retain a limited degree of openness and plays a limited role in preventing further encroachment to the south of the parcel which consists of relatively open countryside between the settlements of Butt Lane.	Contribution
S12-03	Scholar Green	The parcel makes a contribution to Green Belt purposes. Although it has a role in assisting in urban regeneration, it makes a limited contribution to preventing towns from merging and in checking unrestricted sprawl and in checking unrestricted sprawl and. The parcel makes no contribution to safeguarding the countryside from encroachment and in preserving the historic setting and character.	Contribution
WM01	Wilmslow	A small area bounded by the River Dean to the north and east, the A34 to the south and Handforth Road to the west. The parcel is surrounded by trees and there is a fairly flat grassed area at the northern end. Most of the remainder of the area contains residential properties set in large plots. Although part of a very small gap between Wilmslow and Handforth to the east of Handforth Road, these settlements have already merged to the west of Handforth Road. The parcel provides no contribution to preserving the historic town as there are no conservation areas located nearby. The parcel makes a limited contribution to assisting urban regeneration. Given the size of the parcel, its degree of enclosure, strong boundaries, proximity to the urban area and previous encroachment by built development, it is considered to perform a limited contribution to Green Belt purposes.	Contribution
WM04	Wilmslow	The parcel makes a contribution to the purposes of the Green Belt. This parcel is bounded by Dean Row Road to the north, Brown Lane to the west and Cross Lane to the south east. Existing clusters of development have formed along the southern and northern end of Cross	Contribution

Parcel reference	Settlement	Overall assessment summary	Assessment
		Lane. Whilst the parcel offers little in the way as a separation function, it does serve to prevent further urban encroachment into the open countryside. The parcel is well connected to the urban area. The parcel provides no contribution to preserving the historic town as there are no conservation located nearby. The parcel makes a limited contribution to assisting urban regeneration.	
WM06	Wilmslow	The parcel has a limited contribution to Green Belt purposes. It makes no contribution to preventing towns from merging or from preserving Wilmslow's historic setting and character. However the parcel does make a significant contribution to checking unrestricted sprawl given that it is well connected to the urban area and plays a role in preventing ribbon development. The parcel makes a limited contribution to assisting urban regeneration.	Contribution
WM09	Wilmslow	The parcel makes a limited contribution to the Green Belt. The parcel has largely prevented development and makes a significant contribution in preventing urban sprawl however the parcel makes no contribution to preventing towns from merging or in preserving the setting and character. The parcel has a limited contribution to safeguarding the countryside as it has a limited degree of openness.	Contribution
WM10	Wilmslow	The parcel plays a limited contribution to protecting the Green Belt. There is a large amount of development on the parcel which limits the degree of openness. The parcel therefore has a limited contribution to safeguarding the countryside and no contribution to preventing sprawl.	Contribution
WM13	Wilmslow	The parcel has a limited contribution to the Green Belt and for the five purposes of the Green Belt. The parcel has a limited degree of openness due to dense woodland and is well connected to the urban settlement. The parcel has a limited contribution to preventing urban sprawl and no contribution to the preventing the merging of settlements.	Contribution
WM14	Wilmslow	The parcel has a limited contribution to the Green Belt. The parcel has a limited contribution to prevention of sprawl however no contribution to preventing merging. The parcel has a limited contribution to safeguarding the Green Belt. The historic setting is not impacted and the parcel only plays a small contribution in recycling derelict or urban land.	Contribution
WM15	Wilmslow	The parcel has a limited contribution to the purpose of the Green Belt. This is a narrow parcel of land, which runs parallel to the southern side of the River Bollin. Despite its connection to the urban area, this parcel retains a significant degree of openness. However, it is well contained by strong boundaries and is isolated from the wider countryside. The parcel makes a limited contribution to preserving the historic setting	Contribution

Parcel reference	Settlement	Overall assessment summary	Assessment
		of Wilmslow due to presence of a listed building on the eastern boundary. The parcel makes a limited contribution to assisting urban regeneration.	
WM17	Wilmslow	The parcel only plays a contribution in the purpose of the Green Belt and because there is already a high level of development within the parcel it would not impact the Green Belt if this was removed from Green Belt. Due to the development on the parcel there is a limited degree of openness and a limited contribution to the prevention of merging.	Contribution
WM19	Wilmslow	The parcel plays a limited contribution to the purposes of the Green Belt. There is existing development occupying half of the parcel thus it has a limited degree of openness and plays a limited role in safeguarding the countryside from encroachment. The parcel makes a limited contribution to preventing Wilmslow from merging with Alderley Edge. The parcel has a significant role in preventing further ribbon development along the boundaries and thus plays a significant role in checking unrestricted sprawl.	Contribution
WM25	Wilmslow	The parcel makes a limited contribution to Green Belt purposes given that it is nearly completely built out. The parcel has no degree of openness given the large areas of woodland and built form and therefore makes a limited contribution to safeguarding the countryside. Furthermore it plays a limited role in checking unrestricted sprawl and preventing further ribbon development. The parcel makes no contribution to preventing towns from merging.	Contribution
WM26	Wilmslow	The parcel has limited contribution to the Green Belt. This strip of agricultural land has strong boundaries and is well connected to the urban area, being virtually surrounded by it. It is free from urbanising influences within the parcel and does add to the sense of separation of Wilmslow and Alderley Edge although not adding to any physical separation. It has served to prevent development extending along Alderley Road. It is isolated from the wider countryside and plays only a minor role in safeguarding the countryside from encroachment however it has a significant degree of openness. The parcel has no contribution to preserving the historic setting and a limited contribution to assisting urban regeneration.	Contribution
WM33	Wilmslow	Predominantly agricultural in character this parcel has been the subject of some urban sprawl, and makes no contribution to preventing towns from merging. However located at Wilmslow's southern tip this land does play a role in preventing the extension of Wilmslow into the open countryside and thus the parcel makes a significant contribution to safeguarding the countryside from encroachment. Existing boundaries may not be able to withstand development pressures. The parcel has no contribution to preserving the historic setting of Wilmslow and a limited	Contribution

Parcel reference	Settlement	Overall assessment summary	Assessment
		contribution to assisting urban regeneration.	
WM38	Wilmslow	The parcel has a limited contribution to the Green Belt. The parcel has a large proportion of development however has a significant role in preventing further ribbon development along Newgate Road and Greaves Road therefore it makes a significant contribution in preventing urban sprawl. It has a limited role in safeguarding the countryside given the limited degree of openness. It makes no contribution to preventing settlements from merging or preserving the historic setting of Wilmslow.	Contribution
WM41	Wilmslow	The parcel has a limited contribution to the Green Belt. The parcel has some development and has a limited degree of openness due to the proximity of development. The parcel has moderate boundaries which may lead to sprawl in the future. The parcel has no contribution to the prevention of merging or to preserving the historic character of Wilmslow.	Contribution
WM43	Wilmslow	The parcel has a limited contribution to the Green Belt. Approximately one third of the parcel is developed and therefore it has a limited degree of openness and a limited contribution in safeguarding the countryside from encroachment. The parcel has no contribution to preventing merging, or preserving the historic setting of Wilmslow. The parcel has limited contribution to preventing urban sprawl and to assisting urban regeneration.	Contribution
WM47	Wilmslow	The parcel makes a limited contribution to Green Belt purposes despite having a major contribution to its role in preserving the historic setting of Wilmslow as it is encompassed by the Wilmslow Conservation Area and an area of archaeological potential. The parcel makes no contribution to safeguarding the contribution to checking unrestricted sprawl or preventing towns from merging. It makes a limited countryside from encroachment given that it supports a beneficial use of the Green Belt, thus overall it makes a significant contribution to the Green Belt.	Contribution
WM48	Wilmslow	This is a small parcel of land contained by Manchester Road, the River Bollin and the railway viaduct. By virtue of its siting this parcel offers only a very limited contribution to the purposes of Green Belt. The parcel has a significant contribution to preserving the historic settlement and a limited contribution to assisting urban regeneration.	Contribution
WM49	Wilmslow	This is a small parcel of land contained by the Railway viaduct and A34 and consists largely of wooded areas. By virtue of its siting this parcel offers only a very limited contribution to the purposes of Green Belt. The parcel has a limited contribution to preserving the historic setting of Wilmslow and to assisting urban regeneration.	Contribution

Parcel reference	Settlement	Overall assessment summary	Assessment
WM53	Wilmslow	Overall, this parcel only makes a limited contribution to Green Belt purposes. The parcel makes a limited contribution to assisting urban regeneration and in checking unrestricted sprawl. The parcel makes a significant contribution to safeguarding the countryside from encroachment given its degree of openness and the beneficial Green Belt uses it supports however the parcel makes no contribution to preventing towns from merging or in preserving the historic setting of Wilmslow.	Contribution
WM54	Wilmslow	The parcel makes a limited contribution to Green Belt purposes. There is existing development and industrial uses within the parcel, thus the parcel supports a limited degree of openness. The parcel makes no contribution to preventing towns from merging or preserving the historic setting and character. The parcel plays a significant contribution in protecting the Green Belt from sprawl. The parcel has a limited contribution to assisting in urban renewal.	Contribution
WM56	Wilmslow	The parcel makes a limited contribution to the overall purposes. The parcel already hosts development therefore has a limited contribution to preventing sprawl and to safeguarding the countryside. The parcel does have a significant role in preventing neighbouring settlements from merging but makes no contribution to reserving the historic town.	Contribution

Table 8-3: Contribution and No Contribution

Overall, there are 84 parcels which have been assessed as providing a ‘contribution’ to the Green Belt in Cheshire East. Additional Parcel Assessment

8.2.4 Other Parcels

Cheshire East Council requested Arup include parcels which are included in the Local Plan Submission but do not meet the criteria for being located in General Areas which perform less well the Green Belt assessment; or being located around ‘priority’ settlements (see section 4.4.1). The results of the parcels which fall in this category are summarised in this section¹⁵.

Overall Assessment	Green Belt Parcels
Major Contribution	HF13, HF14, HF17

¹⁵ These parcels are not included in Table 6-1 and Table 7-1

9 Summary and Conclusions

9.1 2015 Update Findings

The parcels assessed were considered to make the following contributions to the Green Belt.

Site assessment	Parcel references
Major contribution	Alderley Edge: AE01, AE03, AE04, AE05, AE06, AE20, AE21
	Alsager: AS01, AS06, AS07,
	Bollington: BT01, BT02, BT03, BT04, BT05, BT06, BT07, BT08, BT09, BT12, BT16, BT18, BT26, BT31, BT33
	Chelford: CF01, CF02, CF03, CF08, CF09
	Congleton: CG08, CG12, CG13, CG15, CG18, CG19
	Disley: DS01, DS02, DS04, DS05, DS08, DS09, DS15, DS16, DS17, DS18, DS19, DS20, DS21, DS22, DS23, DS24, DS26, DS27, DS28, DS32, DS33
	Handforth: HF01, HF02, HF05, HF06, HF07, HF08, HF09, HF11
	High Legh: N3-03, N3-04
	Knutsford: KN01, KN13, KN14, KN15, KN22
	Macclesfield: MF13, MF21, MF22, MF26, MF27, MF31, MF44, MF45
	Mobberley: MB01, MB02, MB04, MB07, MB08, MB09
	Mow Cop: S9-16, S9-20, S9-24, S9-29
	Prestbury: PR06, PR08, PR15, PR17, PR20, PR22, PR25
	Poynton: PY13, PY14, PY16, PY17, PY21
Scholar Green: S7-02, S7-03, S9-01, S9-14	
Wilmslow: WM05, WM29	
Significant contribution	Alderley Edge: AE02, AE07, AE08, AE09, AE10, AE11, AE12, AE13, AE14, AE15, AE16, AE17, AE18, AE19
	Alsager: AS05, AS08, AS09, AS10, AS11, AS12, AS13
	Bollington: BT11, BT13, BT14, BT15, BT17, BT19, BT20, BT21, BT22, BT23, BT24, BT25, BT27, BT29, BT30, BT32
	Chelford: CF04, CF05, CF06, CF07
	Congleton: CG01, CG02, CG03, CG05, CG07, CG10, CG11, CG14, CG16, CG17, CG20
	Disley: DS03, DS06, DS07, DS10, DS11, DS12, DS13, DS14, DS25, DS29, DS30, DS31
	Handforth: HF04, HF15
	High Legh: N2-01, N2-03, N3-01, N3-02
	Knutsford: KN02, KN04, KN05, KN06, KN07, KN08, KN09, KN11, KN12, KN16, KN17, KN18, KN19, KN20, KN21
	Macclesfield: MF02, MF03, MF04, MF05, MF06, MF07, MF08, MF09, MF11, MF12, MF14, MF15, MF16, MF24, MF28, MF29, MF30, MF32, MF33, MF34,

Site assessment	Parcel references
	MF35, MF36, MF38, MF39, MF40, MF41, MF43, MF46, MF47, MF48, MF49, MF50, MF51, MF54, MF55, MF56
	Mobberley: MB03, MB05, MB06
	Mow Cop: S9-17, S9-18, S9-19, S9-22, S9-26, S9-27, S9-28
	Poynton: PY05, PY06, PY07, PY08, PY09, PY10, PY12, PY18, PY19, PY20, PY23, PY25
	Prestbury: PR01, PR03, PR04, PR05, PR07, PR09, PR12, PR13, PR16, PR19, PR26, PR27, PR28
	Scholar Green: S7-01, S7-04, S7-05, S7-06, S7-07, S7-08, S7-09, S7-10, S7-11, S7-12, S7-13, S9-02, S9-04, S9-09, S9-10, S9-11, S9-15
	Wilmslow: WM02, WM03, WM07, WM08, WM11, WM12, WM16, WM18, WM20, WM21, WM22, WM23, WM24, WM27, WM28, WM30, WM31, WM32, WM34, WM35, WM36, WM37, WM39, WM40, WM42, WM44, WM45, WM46, WM50, WM51, WM52, WM55, WM57
Contribution	Alsager: AS02, AS03, AS04
	Bollington: BT10, BT28
	Congleton: CG04, CG06, CG09
	Disley: DS34, DS35, DS36
	Handforth: HF03, HF10, HF12, HF16, HF18, HF19
	High Legh: N2-02
	Knutsford: KN03, KN10, KN23
	Macclesfield: MF01, MF10, MF17, MF18, MF19, MF20, MF23, MF25, MF37, MF42, MF52, MF53
	Mow Cop: S9-21, S9-23, S9-25
	Poynton: PY01, PY02, PY03, PY04, PY11, PY15, PY22, PY24
	Prestbury: PR02, PR10, PR11, PR14, PR18, PR21, PR23, PR24
	Scholar Green: S9-03, S9-05, S9-06, S9-07, S9-08, S9-12, S9-13, S12-01, S12-02, S12-03
	Wilmslow: WM01, WM04, WM06, WM09, WM10, WM13, WM14, WM15, WM17, WM19, WM25, WM26, WM33, WM38, WM41, WM43, WM47, WM48, WM49, WM53, WM54, WM56

Table 7-1: Green Belt Parcel Assessment Results

The parcels identified as making a ‘contribution’ have the greatest potential to be considered for release due to their lower contribution to Green Belt function. Overall, there are 84 parcels which have been assessed as providing a ‘contribution’ to the Green Belt in Cheshire East. No parcels are assessed as making ‘no contribution’.

The outcome of the Green Belt Assessment Update will be used to inform Cheshire East Council on decisions regarding land to release for potential development. Not all parcels listed in this table are likely to be released and this Update needs to be considered alongside other evidence before potential sites identified. It is expected that sites selected from the Green Belt parcel

‘contribution’ table will be considered as having the greatest potential to ‘top up’ non-Green Belt sites, in locations where demand is demonstrated as exceeding supply of non-Green Belt sites.

Cheshire East Council can also consider release of parcels which have been assessed as having a higher weight and making a ‘significant’ or ‘major’ contribution to Green Belt purposes. Where Cheshire East Council considers this approach, a greater case will need to be made for exceptional circumstances which outweigh the benefits of a potential site remaining in the Green Belt.

The assessment shows parcels which make a lesser contribution to the Green Belt due to being assessed as making a ‘contribution’ or ‘no contribution’ are clustered around Macclesfield and Wilmslow in the north of the district, and Scholar Green further south.

The majority of parcels around Alderley Edge, Alsager, Bollington, Disley, Handforth, Mobberley, Poynton and Prestbury make either a ‘significant’ or ‘major’ contribution to the Green Belt in Cheshire East when assessed against the five purposes.

9.2 Response in 2015 Update to the Inspector’s Comments

The purpose of the Green Belt Assessment Update 2015 was to address the interim views raised by the Inspector in November 2014. A summary of these views is set out in section 3.1. The views which relate to this Update are set out in this chapter, along with details on how Arup and Cheshire East Council have jointly responded.

9.2.1 Green Belt Contribution

Interim Findings Paragraph 83: Ensure proposed Green Belt release sites are evidenced as not having a strong contribution to the Green Belt (this covers all sites, including safeguarded land).

Arup / Cheshire East Response: The methodology for assessing parcels against the five Green Belt purposes is detailed in chapter 4. The outcome of the parcel assessment is summarised in chapter 6 and detailed in Appendix C. Cheshire East Council can use the evidence from the Green Belt Assessment Update to inform decisions on proposed release sites, taking account of the Inspector’s interim views.

9.2.2 Green Belt Purposes

Interim Findings Paragraph 85: Ensure and demonstrate that all five Green Belt purposes are considered in the Green Belt Assessment.

Arup / Cheshire East Response: The methodology for conducting the assessment against all five purposes is set out in chapter 4. Section 4.4.5 details the approach for purpose 4 to preserve the setting and special character of historic towns. Section 4.4.6 details the approach for purpose 5 to assist in urban

regeneration by encouraging the recycling of derelict and other urban land. The results from the assessments of General Areas and Green Belt parcels against purposes 4 and 5 are detailed in Appendix A and C.

9.2.3 Parcel Size

Interim Findings Paragraph 85: Ensure small and larger sites are included in the assessment (Green Belt and safeguarded land).

Arup / Cheshire East Response: This has been taken account of in the methodology for defining parcel boundaries (see section 4.3). Section 4.3.1 refers to the approach used, where possible, to reduce the size of larger parcels. The 2015 Update also acknowledges the importance of including small, edge of settlement parcels. This has been addressed by ensuring parcels are drawn up to the edge of the inset Green Belt boundary.

9.2.4 Impact on Neighbouring Authorities

Interim Findings Paragraph 86: Include impact on wider Green Belt beyond Cheshire East in assessments.

Arup / Cheshire East Response: When drawing parcel boundaries, the 2015 Update has used the nearest strong or moderate defensible boundary from the Green Belt inset boundary. For parcels located near administrative boundaries, this has meant part of the parcel area has included Green Belt in neighbouring authorities. These parcels have been assessed using the methodology set out in chapter 4. The results of parcel assessments impacting neighbouring Green Belt will also be reviewed with neighbouring Local Authorities. In addition, parcel assessments have taken into account settlements in neighbouring authorities when assessing purposes 2 and 5.

9.2.5 Engagement with Neighbouring Authorities

Interim Findings Paragraph 23: Engage with Stockport MBC in the assessment.

Arup / Cheshire East Response: A meeting was held with Stockport MBC in February 2015 to discuss concerns regarding the Green Belt Assessment 2013 and agree an approach for the 2015 Update. This included reviewing parcels adjacent to Stockport's administrative boundary, with Stockport MBC.

9.3 Other matters

Arup has provided further critical friend advice following on from the Green Belt Assessment Update. This relates to Local Plan Strategy – Submission Version proposals for new Green Belt in the South of the Borough and methodology for Safeguarded Land proposals. This advice is published separately as part of the Local Plan evidence base.

9.4 Further recommendations

Arup's detailed analysis of the Green Belt in Cheshire East raised a further issue regarding the relationship between the Green Belt boundary and settlements within the Borough. The Green Belt inset boundary does not reflect the urban form in a small number of cases, with development largely encroaching into the Green Belt or settlement cores being 'washed over' by the Green Belt.

For example, in Mobberley the part of the settlement which is inset within the Green Belt does not include the settlement core which is 'washed over' by the Green Belt. This could raise future issues regarding sustainable patterns of development.

Arup recommends the Green Belt inset boundary is reviewed and updated in terms of its relationship with the existing urban form. This issue could be addressed through the Site Allocations and Development Policies Document.

Appendix A

General Area Assessment Table

General Area	1 Check the unrestricted sprawl of large built-up areas	2 Prevent nearby towns from merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
AE1	Significant contribution: the area is well contained by the A357, the A358 and the A34 which form strong boundaries; this has contained development in Alderley Edge, Prestbury, and the north west area of Macclesfield.	Significant Contribution: the general area assists in preventing settlements from merging including Prestbury and Macclesfield.	Significant contribution: the area makes some contribution to protecting the countryside from encroachment as it protects a significant degree of openness of the Green Belt; it supports all beneficial uses of the Green Belt such as access to the countryside via footpaths and bridleways therefore providing opportunities for outdoor sport and recreation. The area retains landscapes, visual amenity and biodiversity.	Significant contribution: Alderley Edge and Prestbury conservation areas are bounded by the Green Belt therefore it plays a significant role in protecting the heritage features.	Significant contribution: the area borders Macclesfield, Alderley Edge and Prestbury. Macclesfield has 4.0% brownfield urban capacity for potential development, Alderley Edge has 2.2% brownfield urban capacity for potential development, and Prestbury has 0.8% brownfield urban capacity for potential development. Thus the area makes a significant contribution to this purpose	The area is well contained with strong boundaries which has prevented sprawl to a large extent and has assisted in safeguarding the countryside from encroachment. The general area plays a significant role in preventing the merging of Prestbury and Macclesfield in addition to preserving the conservation areas of Alderley Edge and Prestbury. The area has a significant contribution to encouraging the recycling of urban derelict land.	Significant contribution
AE2	Contribution: the area is well contained by A34, Alderley Road and Holly Road North which form strong boundaries; there has been some sprawl from Wilmslow within the parcel.	Contribution: the general area assists in preventing Alderley Edge and Wilmslow from merging.	Contribution: the area makes some contribution to protecting the countryside from encroachment as it protects a limited degree of openness of the Green Belt, it supports three beneficial uses of the Green Belt which are providing access to the countryside, providing opportunities for outdoor sport due to the presence of Alderley Edge Golf Club and retaining visual amenity.	Contribution: Alderley Edge conservation area is not located near the general area assessment however there listed buildings within the boundary.	Significant Contribution: Alderley Edge has 2.2% brownfield urban capacity for potential development and Wilmslow has 0.6% brownfield urban capacity for potential development	The general area makes a limited degree of contribution to each purpose of the Green Belt; there has been limited sprawl into the general area which has limited the degree the openness of the Green Belt area and has reduced the gap between Wilmslow and Alderley Edge. There is a lack of heritage features located near the site and the general area has significantly assisted in the recycling of urban land.	Contribution
HC1	Significant contribution: the area is well contained by the A537, the A34, Whisterfield Road and Holmes Chapel Road which form strong boundaries; there has been virtually no sprawl onto the general area.	Contribution: the general area assists in preventing Macclesfield and Chelford from merging however the gap between these settlements is large and would require significant amounts of development to merge the settlements.	Significant contribution: The area provides a significant degree of openness and all beneficial uses. The area provides access to the countryside via footpaths and bridleways therefore providing opportunities for outdoor sport and recreation. The area retains landscapes, visual amenity and biodiversity. There is limited built form which is contained by strong boundaries.	No Contribution: Chelford is not considered a historic town for the purposes of this Green Belt Assessment.	Major Contribution: the general area borders Chelford which has 32.4% brownfield urban capacity for potential development.	The general area contributes to the majority of the purpose as it prevents urban sprawl and encroachment on the countryside by retaining strong boundaries. The majority of the area is undeveloped and therefore has a significant degree of openness. There is a major contribution to assisting with the recycling of derelict land given urban capacity in Chelford.	Significant contribution
HE1	Contribution: the area is well contained by the airport to the west and Adlington Road to the south. The administrative boundary to the north is weak as there is a lack of physical infrastructure to support it. The area is surrounded by Handforth, Heald Green and Wilmslow from which there has been some sprawl.	Significant contribution: the general area assists in preventing settlements from merging including Heald Green and Handforth. There is a railway line running through the site which provides significant infrastructure to prevent further encroachment between settlements.	Significant contribution: the area makes some contribution to protecting the countryside from encroachment as it protects a significant degree of openness of the Green Belt; it supports all beneficial uses of the Green Belt including access to the countryside via footpaths and bridleways therefore providing opportunities for outdoor sport and recreation. The area retains landscapes, visual amenity and biodiversity. In general, the boundaries for the site are strong and should prevent encroachment.	Significant contribution: Handforth is not defined as an historic town for the purposes of the Green Belt Assessment. Wilmslow has a number of conservation areas which the Green Belt area supports in protecting the setting and character.	Contribution: the general area includes the settlements of Wilmslow and Handforth. Both settlements have 0.6% brownfield land for potential development. Heald Green which falls within Stockport Council is located to the north of the administrative boundary. Heald Green has very limited brownfield land for potential development thus overall the general area plays a limited role in assisting urban regeneration.	There are three purposes which have significant contribution to the purpose of the Green Belt and include preventing urban settlements from merging, preserving the setting of historical towns and assisting in safeguarding the countryside from encroachment. The other purposes have a limited contribution to the Green Belt as the administrative boundary of the area is weak and does not prevent sprawl and is restricted in assisting in the regeneration of urban land.	Significant contribution

General Area	1 Check the unrestricted sprawl of large built-up areas	2 Prevent nearby towns from merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
HE2	Significant Contribution: the area is well contained by the A34 to the west and the A5102 to the south. The administrative boundary to the north and west is weak as there is a lack of physical infrastructure to support it. There is some ribbon development in the area however the area has been largely successful in preventing urban sprawl therefore having a significant contribution to the purpose.	Contribution: the general area assists in preventing settlements from merging including Cheadle Hulme and Handforth. There is a road running to the north of the area which provides significant infrastructure to prevent further encroachment between settlements.	Significant contribution: the area makes some contribution to protecting the countryside from encroachment as it protects a significant degree of openness of the Green Belt; it supports all beneficial uses of the Green Belt. This includes access to the countryside via footpaths and bridleways therefore providing opportunities for outdoor sport and recreation. The area retains landscapes, visual amenity and biodiversity.	Contribution: Handforth is not defined as a historic town for the purposes of the Green Belt Assessment. The General Area borders Wilmslow which is considered a historic town therefore the parcel has a limited contribution to preserving its historic setting.	Contribution: the general area includes the settlements of Wilmslow and Handforth. Both settlements have 0.3-0.6% brownfield land for potential development. Bramhall is located to the north of the administrative boundary with Stockport Council. Bramhall has 2.5% brownfield land for potential development. Thus overall the area makes a limited degree of contribution to the purpose.	The general area is well contained by the A34 and A5102 and the area has been largely successful in preventing urban sprawl. The general area makes a limited contribution to preserving the historic setting of Wilmslow and to assisting urban regeneration.	Significant Contribution
HE3	Contribution: the parcel is well contained by Handforth with strong boundaries to the north and east which could contain development consisting of the A6 to Manchester Airport Link Road and the railway line. The western and southern boundary of Tatton Road and the settlement boundary are weak and would be insufficient to prevent sprawl. Given the irregular shape of the settlement development of the parcel would help to round off the settlement pattern with the Link Road to the north providing a strong boundary.	No contribution: given the area is well contained within the urban area of Handforth it plays no separation role.	Contribution: the parcel is detached from the open countryside being highly contained within Handforth. The strong boundary of the link road to the north would prevent encroachment in the future. The parcel does however provide opportunities for outdoor sport and recreation given that it contains urbanising influences of a park, basketball courts and skate ramp. There are open long line views from the settlement boundary however the topography of the parcel is undulating with the northern section set at a higher level thus the parcel does support a significant degree of openness.	No contribution: Handforth is not a historic town; there is some evidence of listed buildings around the boundary of the general area however this is limited.	Contribution: Handforth has 0.6% brownfield urban capacity for potential development therefore making a limited contribution to the purpose.	The area provides a limited contribution to preventing urban sprawl and assisting the safeguarding the countryside encroachment. The area provides no contribution to preventing towns from merging or preserving historic towns as Handforth is not considered a historic town for the purposes of this Green Belt assessment. HE3 provides limited contribution to assisting urban regeneration in Handforth.	Contribution
HE4	Contribution: the majority of the area is already development with residential properties. The area is well connected to Handforth and Wilmslow to the north, west and south west. Given the shape of the settlement patterns and the very strong boundary resulting from the A34, development of this area would help to round off the settlement pattern and would be highly contained.	Significant contribution: the southern section of the area comprising residential properties falls within Wilmslow whilst the remainder of the area forms part of Handforth. Although Wilmslow and Handforth have already merged, there is a small gap in this location. Further development could reduce the gap further but Hall Wood (ancient woodland) and the River Dean would prevent further merging of the settlements.	Contribution: the area is partly developed with residential properties and is closely related to Handforth to the north and Wilmslow to the south. The area is only related to the countryside along the eastern and south eastern boundary of the A34 however this strong road boundary severs this relationship. The area does not support any degree of openness given the amount of built form, the dense vegetation and the lack of open long-line views. The area does however support 4 beneficial uses of the green belt including access to the countryside, retaining and enhancing landscapes, visual amenity and biodiversity. Development of the area would be well contained by the strong eastern road boundary.	Contribution: given that the majority of the area is within Handforth the contribution to this purpose is limited as only a small section of the area falls within Wilmslow. Thus it only plays a limited role in preserving the historic towns.	Contribution: Handforth and Wilmslow have 0.6% brownfield urban capacity for potential development.	The general area makes a contribution overall, when considering the five Green Belt purposes. The majority of the area consists of existing residential development and the area is well connected to the settlements along the northern, western and south western boundaries. The relationship to the countryside along the south and south east is severed by the strong road boundary of the A34. The southernmost section of the area falls within Wilmslow whilst the northern section falls within Handforth. The general area makes a significant contribution to preventing Handforth and Wilmslow from merging.	Contribution

General Area	1 Check the unrestricted sprawl of large built-up areas	2 Prevent nearby towns from merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
HE5	Contribution: the area is already partially developed to the north and south. The area is well connected to Wilmslow to the north, south and west. Development of the area would round off the settlement pattern and would be highly contained by the strong eastern boundary of the A5102.	No Contribution: the area forms part of Wilmslow and does not serve any separation purpose given its location.	Contribution: the area is partly developed with residential properties and is closely related to Wilmslow on the north, south and western boundaries. The area only related to the countryside along the eastern boundary however it does not support any degree of openness given the amount of built form, the dense vegetation and the lack of open long-line views. The area does however support 5 beneficial uses of the green belt including access to the countryside, opportunities for outdoor sport and recreation, retains and enhances landscapes, visual amenity and biodiversity. Development of the area would be well contained by the strong eastern road boundary.	Significant contribution due to presence of historical assets the general area's role in preserving the historic towns.	Contribution: Wilmslow has 0.6% brownfield urban capacity for potential development	The general area makes a limited contribution to Green Belt purposes given that the area is partially developed to the north and south and is well connected to Wilmslow to the north, south and west. The eastern road boundary forms a strong boundary which would contain development. Development of the area would help to round off the settlement pattern. The area therefore plays a limited role in preventing urban sprawl. Whilst the area does not support any degree of openness of the Green Belt given existing built form and high levels of vegetation, the area supports all 5 beneficial uses of the Green Belt. It thus has a limited role in preventing encroachment given that this has already taken place. Whilst the area makes no contribution to preventing nearby towns from merging, the area makes a significant contribution to preserving Wilmslow's historic assets.	Contribution
K1	Significant contribution: the area is connected to Knutsford on the north western boundary and Chelford on the eastern boundary, small-scale encroachment has already taken place in these areas.	Contribution: the general area provides a less essential gap between Knutsford and Chelford Development would not lead to the merging of these settlements.	Significant contribution: the area provides a significant degree of openness and supports all beneficial uses of the Green Belt. This includes access to the countryside via footpaths and bridleways therefore providing opportunities for outdoor sport and recreation. The area retains landscapes, visual amenity and biodiversity. The area has strong boundaries to the north, east and west and moderate boundaries to the south.	Major contribution: the general area preserves the historic setting of Knutsford due to the proximity of the historic town to the general area. There are some listed buildings along the boundary of the general area near Knutsford however there are many located within the general area. The general area provides an open landscape that preserves the historic setting.	Significant Contribution: the area is well connected to Knutsford which has 0.5% brownfield urban capacity for potential development. The area is connected to Chelford on one boundary which has 32.4% brownfield urban capacity for potential development, thus overall making a significant contribution to this purpose.	The general area provides a major contribution to the preservation of the historic town of Knutsford. The Green Belt therefore provides a major contribution to preserving the setting and character of historic towns. The area also provides a significant degree of openness despite a small degree of urbanisation from very limited sprawl from Knutsford. The general area does not contribute to preventing merging settlements as another urban settlement is not located near the area.	Major contribution
K2	Significant contribution: the area is connected to Knutsford on the northern boundary and is well contained by road boundaries on three sides.	No contribution: the general area does not form a gap between settlements.	Significant contribution: the area provides a significant degree of openness and supports all beneficial uses of the Green Belt. This provides access to the countryside via footpaths and bridleways therefore providing opportunities for outdoor sport and recreation. The area retains landscapes, visual amenity and biodiversity. The area has strong boundaries on three sides but the M6 and Knutsford are significant urbanising influences.	Major contribution: the general area preserves the historic setting of Knutsford due to the proximity of the historic town to the general area. There are some listed buildings along the boundary of the general area near Knutsford however there are many located within the general area. The general area provides an open landscape that preserves the historic setting.	Contribution: the area is well connected to Knutsford which has 0.5% brownfield urban capacity for potential development.	The general area provides a major contribution to the preservation of the historic town of Knutsford. The Green Belt therefore provides a major contribution to preserving the setting and character of historic towns. The area also provides a degree of openness however there are major urbanising influences from the M6 and the town of Knutsford. The general area does not contribute to preventing merging settlements as another urban settlement is not located near the area.	Major Contribution

General Area	1 Check the unrestricted sprawl of large built-up areas	2 Prevent nearby towns from merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
K3	Contribution: the area is not well connected to any urban areas and is well contained by road boundaries on three sides. The area could make some contribution in preventing ribbon development around Plumley.	No contribution: the general area does not form a gap between settlements.	Significant contribution: the area provides a significant degree of openness and supports all beneficial uses of the Green Belt. This provides access to the countryside via footpaths and bridleways therefore providing opportunities for outdoor sport and recreation. The area retains landscapes, visual amenity and biodiversity. The area has strong boundaries on three sides but the M6 and railway line are significant urbanising influences.	No contribution: the general area is not located near a historic town.	No contribution: the general area makes no contribution to the Green Belt purpose as it is not located near an urban settlement.	The general area is not connected to the settlement of Knutsford however has some heritage assets including a conservation area. Listed buildings and a registered park and gardens associated with Tabley House. The area is not located near to a historic town. Although the area provides a significant degree of openness, this is largely detracted by the urbanising influence of the M6 therefore the area plays a limited role in safeguarding the countryside from encroachment.	Contribution
K4	Contribution: the area is not well connected to any urban areas and is well contained by road boundaries on all sides. The area could make some contribution in preventing ribbon development.	No contribution: the general area does not form a gap between settlements.	Contribution: the area provides a limited degree of openness and supports 3 beneficial uses of the Green Belt. The area has strong boundaries on three sides, and the M6 and junction 19 are significant urbanising influences.	No contribution: there is only a single listed building in the general area.	No contribution: the general area makes no contribution to the Green Belt purpose as it is not located near an urban settlement.	The general area makes no contribution to two purposes of the Green Belt however does fulfil three of the Green Belt purposes. The area is small and bounded by roads on all sides which assists in preventing ribbon development. As the area is not connected to an urban settlement it has a limited role in preventing urban sprawl. The area has a limited degree of openness due to its size and major roads adjoining the site. The general area makes no contribution in preventing towns from merging, preserving heritage assets or assisting urban regeneration.	Contribution
K5	Significant contribution: the area is well connected to Knutsford and has largely prevented urban sprawl from the settlement into the Green Belt. There is evidence of some ribbon development however it is not extensive.	No contribution: the general area does not form a gap between settlements.	Significant contribution: the area provides a significant degree of openness and supports all beneficial uses of the Green Belt. The area has strong boundaries each side however the M6 and Knutsford are significant urbanising influences.	Major contribution: the general area preserves the historic setting of Knutsford due to the proximity of the historic town to the general area. There are two listed buildings along the boundary of the general area near Knutsford however there are many located within the general area. The general area provides an open landscape that preserves the historic setting.	Contribution: the general area is well connected to Knutsford which has 0.5% brownfield urban capacity for potential development thus making a limited contribution to this purpose.	The Green Belt adjoins the conservation area of Knutsford therefore plays a major role in preserving the historic setting. Knutsford is located on the southern boundary of the area in addition to the M6 in the south west of the parcel, these are large urbanising influences however less than 20% of the area is developed which ensures a significant degree of openness. The area has, for the majority, prevented urban sprawl despite some development in the southern part of the area.	Major contribution
K6	No Contribution: the area does not contribute to checking the unrestricted sprawl. Whilst there is a lack of connection to the urban area, there is established ribbon development along all three boundaries of the area, the full extent of which has been reached. The area therefore does not play a role in preventing further ribbon development.	No Contribution: the general area makes no contribution to preventing Knutsford and High Legh from merging given the area is already considerably developed and the size of the gap between these settlements is vast whereby a reduction in the gap would not lead to the actual or perceived merging of settlements.	Contribution: the area makes a limited contribution to safeguarding the countryside from encroachment as development has already encroached onto the majority of the area however the strong road boundaries on all sides will contain development within the area. Given the extent of urbanising influences within the area and the level of vegetation which borders the residential properties, the golf course and the lake, the area does not protect any degree of openness of the Green Belt. However the area does support 4 beneficial uses of the Green Belt including providing opportunities for outdoor sport and recreation, and retaining and enhancing landscapes,	No contribution: the general area makes no contribution to the Green Belt purpose as it is not located near a historic town	No contribution: the general area makes no contribution to the Green Belt purpose as it is not located near an urban settlement.	The general area makes a limited contribution to Green Belt purposes given it supports 4 beneficial uses of the Green Belt including providing opportunities for outdoor sport and recreation, and retaining and enhancing landscapes, visual amenity and biodiversity. The area does not contribute to checking the unrestricted sprawl given the established ribbon development along all three boundaries, the full extent of which has been reached. The area makes no contribution to preventing Knutsford and High Legh from merging given the gap between these settlements. The area is not located near to a settlement and therefore makes no contribution to preserving the setting and special character of historic towns or assisting in urban regeneration.	Contribution

General Area	1 Check the unrestricted sprawl of large built-up areas	2 Prevent nearby towns from merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
M1	Significant contribution: the area serves a purpose in preventing the unrestricted sprawl of Macclesfield and could also serve a purpose in limiting further ribbon development around the villages within the general area.	Contribution: the area does not serve a purpose in separating any large settlements but plays a significant role in separating several villages within the area.	visual amenity and biodiversity. Significant Contribution: This area is Peak Park Fringe and due to the topography has a great deal of openness with significant long range views throughout and across the area. The general area supports five beneficial uses of the Green Belt, with several opportunities for access to the countryside and outdoor recreation. The general area includes washed over settlements of Sutton and Langley however it is predominantly open countryside therefore having a significant contribution to the purpose.	Significant contribution: the general area is located close to the historic settlement of Macclesfield, however post WW2 development has occurred in the urban area adjacent to the Green Belt boundary; therefore the general area performs a significant rather than major contribution.	Significant contribution: Macclesfield has 4.0% brownfield urban capacity for potential development therefore the general area makes a significant degree of contribution to the purpose.	In terms of preventing sprawl and preserving the historic settlement the general area contributes to the majority of the purpose, but doesn't fulfil all elements of the purpose. This is due to the small amount of sprawl that has occurred in the north of the general area which has created a buffer of infill development between the historic town and the Green Belt. The area provides a significant contribution to recycling derelict land and a limited contribution to preventing merging, safeguarding the countryside from encroachment.	Significant contribution
M2	Contribution: the area is not well connected to the settlement of Macclesfield but could serve a purpose in limiting ribbon development around the village of Gawsworth within the general area.	No contribution: the general area does not form a gap between any towns.	Significant contribution: the area provides a significant degree of openness and supports 5 beneficial uses of the Green Belt, with several opportunities for access to the countryside and outdoor recreation. The area is generally well contained by strong boundaries, and does not have any significant urbanising influences.	Significant contribution: The general area is located close to the historic settlement of Macclesfield, however post WW2 development has occurred in the urban area adjacent to the Green Belt boundary; therefore the general area performs a significant contribution.	Significant contribution: Macclesfield has 4.0% brownfield urban capacity for potential development therefore the general area makes a significant degree of contribution to the purpose.	The general area provides a significant contribution to preserving a historic settlement and assisting the countryside from encroachment. Although there are some urbanising influences in the area such as the urban area of Macclesfield, the area provides all beneficial Green Belt uses. There has been some evidence of sprawl in the general area and it does not play a role in preventing towns from merging. The general area has a significant role in assisting the urban regeneration of Macclesfield.	Significant contribution
M3	Significant contribution: the area is well connected to the Weston suburb of Macclesfield, and could serve a role in preventing any further encroachment of this area into the green belt. The area could also serve a purpose in limiting ribbon development around the village of Warren within the general area.	No contribution: the general area does not form a gap between any towns.	Significant contribution: the area provides a significant degree of openness and supports 5 beneficial uses of the Green Belt. The area is generally well contained by strong boundaries, and could assist in safeguarding the countryside from further encroachment of Macclesfield.	Significant contribution: the general area is located close to the historic settlement of Macclesfield, however post WW2 development has occurred in the urban area adjacent to the Green Belt boundary; therefore the general area performs a significant contribution.	Significant contribution: Macclesfield has 4.0% brownfield urban capacity for potential development therefore the general area makes a significant degree of contribution to the purpose.	There are two purposes which represent a significant contribution to the Green Belt which is preventing urban sprawl and assisting in safeguarding the countryside from encroachment. The area is contained by strong boundaries and is predominantly characterised by open farmland which provides all beneficial uses of the Green Belt. The area should be successful in limiting further urban sprawl and preventing ribbon development.	Significant contribution
M4	Significant contribution: the area is well connected to Bollington and has some weak boundaries with Macclesfield, and could serve a role in preventing any further encroachment of these areas into the green belt. The area could also serve a purpose in limiting ribbon development within the general area.	Major contribution: the area maintains the gap between the settlements of Bollington and Macclesfield.	Significant contribution: the area provides a significant degree of openness and supports 5 beneficial uses of the Green Belt. The area is not well contained by strong boundaries to the north and south-east where Bollington and Macclesfield are urbanising influences. The area could therefore assist in safeguarding the countryside from further encroachment of Macclesfield.	Major contribution: there are several conservation areas which are included in the general area and there are two key historic settlements within its boundaries. These historic settlements are Bollington and Macclesfield. There are clusters of heritage assets such as listed buildings in Bollington and Macclesfield. The general area provides an open landscape which preserves these heritage assets by protecting their surroundings.	Major contribution: the area is well connected to Bollington has 7.3% brownfield urban capacity for potential development. The area is also connected to Macclesfield which has 4.0% brownfield urban capacity for potential development therefore the general area makes a major contribution to the purpose.	The general area plays a major role in preserving the historic character of Macclesfield and Bollington. The majority of Bollington is covered by a conservation area which adjoins the Green Belt and there are several other conservation areas that are included in the general area. It is largely categorised by undulating open farmland with several urbanising influences such as settlements and roads however maintain a significant degree of openness. The area has largely prevented urban sprawl from the settlements included in it boundaries.	Major contribution

General Area	1 Check the unrestricted sprawl of large built-up areas	2 Prevent nearby towns from merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
MO1	Significant contribution: the area is well contained by major roads. The administrative boundary to the north is weak as there is a lack of physical infrastructure to support it. There are five urban settlements which are connected to the general area and prevents sprawl from Knutsford, Wilmslow, Alderley Edge, Mobberley and Chelford.	Significant contribution: the general area assists in preventing settlements from merging including Knutsford, Mobberley and Wilmslow.	Significant contribution: the area makes some contribution to protecting the countryside from encroachment as it protects a significant degree of openness of the Green Belt; it supports all beneficial uses of the Green Belt. In general, the boundaries for the site are strong and should prevent encroachment.	Major contribution: the general area which surrounds Knutsford and Wilmslow and encompasses Mobberley is considered to be fulfilling a major contribution to this Green Belt purpose due to the proximity to historic settlements including Wilmslow, Knutsford and Mobberley and conservation areas.	Major Contribution: the area is connected to Mobberley, Knutsford, Wilmslow, Chelford and Alderley Edge. Mobberley has the potential to contribute 0.1% of total dwellings whilst Knutsford represents 0.5%, Wilmslow represents 0.6%, Chelford represents 32.4% and Alderley Edge represents 2.2%. Given the number of connected settlements to this area and the fact they all contribute to urban potential, it has been assessed as having a major contribution to this purpose.	The area is well connected to a number of settlements including Mobberley, Knutsford, Wilmslow, Chelford and Alderley Edge. It plays a major contribution in assisting in urban regeneration giving the urban potential figures for these settlements. It also makes a major contribution to preserving the historic setting and special character of Wilmslow, Knutsford and Mobberley. The area plays a significant role in preventing several settlements from merging and assists in safeguarding the countryside from development. The area is largely open farmland however there are some urbanising influences and provides all beneficial uses of the Green Belt.	Major contribution
P1	Significant contribution: the area is well connected to Bollington, and Disley and Poynton. As three of the area's boundaries are formed by the administrative boundary or the Peak District National Park boundary, the boundaries are weaker than in other areas of the green belt therefore this area has a particular role in restricting sprawl.	Major contribution: the area has a major contribution to the purpose as it separates Bollington and Prestbury as well as Poynton and Hazel Grove. The area provides an essential gap between these settlements and development would reduce the gap that separates these settlements	Significant contribution: the area provides a significant degree of openness and supports 5 beneficial uses of the Green Belt. The area is only well contained by strong boundaries in places, though the boundaries are weaker adjacent to settlements such as Bollington, Poynton and Disley therefore the area serves a purpose in safeguarding the countryside from further encroachment of these areas.	Significant contribution: due to the presence of numerous historical features such as historical settlements and conservation areas. The general area plays a major role in preserving these historical assets.	Major contribution: Bollington has 7.3% brownfield urban capacity for potential development, Disley has 10.7% brownfield urban capacity for potential development, and Poynton has 0.8% brownfield urban capacity for potential development. Hazel Grove and High Lane are located to the north of the administrative boundary. Hazel Grove has 4.6% urban capacity for potential development whilst High Lane has 0.4% urban capacity for potential development. Therefore, overall the area makes a major contribution to the purpose.	The general area has a significant contribution to preventing urban sprawl, preserving the setting of historical towns and assisting in safeguarding the countryside from encroachment. The area provides a significant degree of openness however there are weaker boundaries in some places which may lead to encroachment on the countryside. The general area provides a major contribution to preventing merging of settlements. There is a major contribution to assisting urban regeneration particularly given the area's connection to Bollington and Disley.	Major contribution
P2	Contribution: the area is well connected to Prestbury on three sides, where development would be relatively contained by strong rail and water boundaries. Elsewhere, the area is generally well contained by strong boundaries.	Significant contribution: the area makes a significant contribution in separating Prestbury and Bollington as well as Prestbury and Macclesfield. The area provides a largely essential gap between these settlements and development would reduce the gap that separates these settlements.	Significant contribution: the area provides a significant degree of openness and supports 5 beneficial uses of the Green Belt. The area is well contained by strong boundaries on three sides.	Significant contribution: due to presence of historical assets and the general area's role in preserving the historic town of Prestbury.	Contribution: the area is well connected to Prestbury, Wilmslow and Poynton. Prestbury has 0.8% brownfield urban capacity for potential development, Wilmslow has 0.6% brownfield urban capacity for potential development whilst Poynton has 0.8% brownfield urban capacity for potential development. Therefore the general area makes a limited contribution to this purpose.	The area plays a significant role in preserving the historic assets of the area and safeguarding the countryside from encroachment. The area provides a significant degree of openness and supports all beneficial uses of the Green Belt. Additionally the area has a significant contribution to preventing the settlements of Prestbury, Bollington and Macclesfield from merging. The area also supports a limited amount of urban regeneration.	Significant Contribution

General Area	1 Check the unrestricted sprawl of large built-up areas	2 Prevent nearby towns from merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
P3	Significant contribution: the area is well connected to Poynton to the south, where small-scale development could take place whilst being contained by existing roads. The area could contribute to the restriction of ribbon development.	Major contribution: the area makes a major contribution in separating Poynton and Hazel Grove. A reduction in the gap may lead to merging with the Greater Manchester Conurbation.	Contribution: the area provides a limited degree of openness and supports 4 beneficial uses of the Green Belt. The area is well contained by strong boundaries on three sides.	No contribution: as the general area is not located near any historic towns as Poynton is not considered a historic town for the purpose of the Green Belt Assessment.	Significant contribution: Poynton has 0.8% brownfield urban capacity for potential development. Hazel Grove is located beyond the administrative boundary to the north whilst Bramhall is located beyond the administrative boundary to the west. Hazel Grove has 4.6% brownfield urban capacity for potential development whilst Bramhall has 2.5% brownfield urban capacity for potential development. The location of the general area next to the administrative boundary means it makes a significant contribution to this purposes.	The general area is a small with a large urbanising influence from Poynton; the area is well maintained and has a significant degree of openness where it is not urbanised. The area makes a major contribution in preventing settlements from merging and a reduction in this gap would lead to merging. Whilst there is a limited contribution to assisting urban regeneration in Poynton, the area makes a significant contribution to assisting urban regeneration in settlements located beyond the administrative boundary	Major contribution
P4	Significant contribution: the area is well connected to Disley and High Lane and makes a significant contribution in preventing sprawl along the transport routes from these settlements. The area could serve a role in limiting any ribbon development from adjacent settlements to the north.	Major contribution: the area plays a major contribution in separating Disley from both New Mills and High Lane. The general area is a largely essential gap between these settlements and a reduction in the gap could lead to merging.	Significant contribution: the area provides a significant degree of openness and supports 5 beneficial uses of the Green Belt. The area has strong boundaries in part to the north and south but is less well contained by the administrative boundary on the west.	Significant contribution: due to the historic settlement of Disley and the conservation area along with numerous listed buildings in Disley, particularly clustered around the northern end of Buxton Old Road.	Major contribution: Disley has 10.7% brownfield urban capacity for potential development. High Lane is located partially within the general area and has 0.4% brownfield urban capacity for potential development. New Mills is located beyond the administrative boundary to the north east and has 6.8% brownfield urban capacity for potential development. Thus, overall the general area makes a major contribution to the Green Belt purpose.	The general area is a small area to the north east of the Cheshire East boundary. It is well connected to the settlements of Disley and High Lane and makes a significant contribution to preventing sprawl along transport routes from these settlements. It also makes a major contribution to assisting urban regeneration and a major contribution to preventing merging of settlements. The area provides a significant degree of openness however there is a weak boundary in the form of the administrative boundary which may not prevent encroachment.	Major contribution
S1	Contribution: the area makes some contribution in checking the unrestricted sprawl due to the proximity of nearby villages. However there is a lack of connection to the urban area and the adjacent areas consists of open land. The railway creates a strong boundary to the west of the area which could contain development however the south-eastern and northern boundaries are largely undefined by physical features. Overall the contribution is limited.	No Contribution: the area makes no contribution in separating any of the settlements within the settlement hierarchy.	Major Contribution: the area makes a major contribution to protecting the countryside from encroachment as it protects a significant degree of openness of the Green Belt; it supports 5 beneficial uses of the Green Belt. There are a few urbanising influences present within and adjacent to the area, however this does not detract from the overall openness or relationship to the countryside.	No contribution: The area is not located near to a historic town.	No contribution: the general area makes no contribution to the Green Belt purpose as it is not located near an urban settlement.	This area has a major contribution to the Green Belt due to the function it provides in assisting in the safeguarding of the countryside and provides all beneficial uses of the Green Belt. The area makes no contribution to preserving historical assets due to the lack of historic assets and additionally makes no contribution in assisting urban regeneration as the general area is not located near an urban settlement. Similarly, the general area makes no contribution to preventing merging settlements.	Major contribution

General Area	1 Check the unrestricted sprawl of large built-up areas	2 Prevent nearby towns from merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
S2	Contribution: the area makes some contribution in checking the unrestricted sprawl due to the presence of some significant boundaries and the adjacent Balterley Green village to the south. However there is a lack of connection to the urban area and the adjacent areas consists of open land. Overall the contribution is limited.	No Contribution: the area makes no contribution in separating any of the settlements within the settlement hierarchy.	Major Contribution: the area makes a major contribution to protecting the countryside from encroachment as it protects a significant degree of openness of the Green Belt; it supports 5 beneficial uses of the Green Belt. There are a few urbanising influences present within and adjacent to the area, however this does not detract from the overall openness or relationship to the countryside.	No contribution: The area is not located near to a historic town.	No contribution: the general area makes no contribution to the Green Belt purpose as it is not located near an urban settlement.	This area has a major contribution to the Green Belt due to the function it provides in assisting in the safeguarding of the countryside and provides all beneficial uses of the Green Belt. The area makes no contribution to preserving the setting of a historical settlement and additionally makes no contribution in assisting urban regeneration as the general area is not located near an urban settlement. Similarly, the general area makes a limited contribution to preventing merging settlements; there is limited contribution of preventing merging of villages not within the settlement hierarchy.	Major contribution
S3	Contribution: the area is well contained with strong road and rail boundaries on all sides. However, the area is sparsely developed and has no connection to the urban area. Overall the contribution is limited.	No contribution: the area makes no contribution in separating Crewe and Alsager.	Major Contribution: the area makes a major contribution to protecting the countryside from encroachment as it protects a major degree of openness of the Green Belt; it supports all five beneficial uses of the Green Belt. This includes access to the countryside via footpaths and bridleways therefore providing opportunities for outdoor sport and recreation. The area retains landscapes, visual amenity and biodiversity. The area is within the countryside and has minimal urbanising influences within the area.	No contribution: the area is not located near a historic town	No contribution: the general area makes no contribution to the Green Belt purpose as it is not located near an urban settlement.	This area has a major contribution to the Green Belt due to the function it provides in assisting in the safeguarding of the countryside and provides all beneficial uses of the Green Belt. The area makes no contribution to preserving the setting of a historical settlement due to the lack of proximity to such a settlement and additionally makes no contribution in assisting urban regeneration as the general area is not located near an urban settlement. Similarly, the general area makes no contribution to preventing merging settlements as the area has no connection to urban areas.	Major contribution
S4	Contribution: the area is well contained with strong road and rail boundaries on all sides. However, the area is sparsely developed and has limited connection to the urban area of Alsager. Overall the contribution is limited.	Contribution: the area makes a limited contribution to separating Kidsgrove and Alsager, however makes no contribution to separating Alsager and Crewe	Significant contribution: the area makes a significant contribution to protecting the countryside from encroachment as it protects a significant degree of openness of the Green Belt; it supports all five beneficial uses of the Green Belt including access to the countryside and opportunities for outdoor sport and recreation. There are some urbanising influences within the parcel in the form of small settlements which detract from the openness of the Green Belt. The area has strong boundaries to the east and west, but these are less well defined along the administrative boundary to the south, therefore the area provides a significant contribution to limiting encroachment.	Contribution: the general area has limited contribution to preserving the historic setting due to the limited connection to the urban settlement. The general area is connected to a modern development on the east of Alsager which provides a buffer for the historic core.	Contribution: there is potential for 35 brownfield dwellings in Alsager which represents 0.47% of total dwellings, this makes a limited contribution to the Green Belt purpose.	The general area has limited connection to the urban settlement of Alsager and has prevented sprawl to some degree, the area has strong boundaries to contain development. However the area makes a major contribution to protecting the countryside from encroachment as it protects a major degree of openness despite having some urbanising influences. The area has limited contribution to assisting urban regeneration and to preserving the character of the historic town.	Contribution
S5	Significant contribution: the area is well contained with strong boundaries of roads however there is a weaker boundary of the administrative boundary to the east. There has been a	Significant contribution: the area makes significant contribution to preventing Alsager and Kidsgrove from merging.	Significant contribution: the area makes a significant contribution to protecting the countryside from encroachment as it protects a significant degree of openness of the Green Belt; it supports all five beneficial uses of the Green Belt	Contribution: the general area has limited contribution to preserving the historic settlement of Alsager due to the distance from the historic core.	Significant contribution: there is potential for 35 brownfield dwellings in Alsager which represents 0.2% of total dwellings, this makes a limited contribution to the Green Belt purpose. The general area is adjacent to the administrative boundary and makes a	The general area has a significant contribution to the Green Belt. There is a significant degree of openness from the general area that has few urbanising influences such as residential development to the west of the area. The area has limited contribution to preventing sprawl due to the	Significant contribution

General Area	1 Check the unrestricted sprawl of large built-up areas	2 Prevent nearby towns from merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	small amount of sprawl in the west of the area however it is largely contained and sprawl is unlikely to take place in the future.		including access to the countryside and opportunities for outdoor sport and recreation. There are some urbanising influences within the parcel in the form of small settlements which detract from the openness of the Green Belt. The area has strong boundaries to the east and west, but these are less well defined along the administrative boundary to the south, therefore the area provides a significant contribution to limiting encroachment		significant contribution to Kidsgrove where urban potential accounts for 3.8% of total dwellings. Therefore, the area makes a significant contribution to this purpose.	development that has taken place however there are strong boundaries surrounding the site that prevent further encroachment and sprawl. The area makes a significant contribution in preventing the merging of settlements of Alsager and Kidsgrove. The general area makes a significant contribution to assisting urban regeneration in Kidsgrove, a settlement located across the administrative boundary.	
S6	Significant contribution: the area is well contained to the east and west by major roads, and to the north and south the canal and river provide strong boundaries. The boundaries are weakened by the B Roads around Lawton Heath End and due to the presence of ribbon development in Lawton Heath which could be rounded off whilst still being contained within the boundaries of Cherry Lane.	Significant contribution: the area serves a purpose in containing smaller villages and maintaining separation between Rode Heath and Alsager.	Contribution: the area makes a contribution to protecting the countryside from encroachment as it provides a limited significant degree of openness and supports 5 beneficial uses of the Green Belt. The external boundaries are generally strong, although encroachment has taken place to the east. There are some moderate internal boundaries which could contain development in this area.	Significant contribution: the area contributes to preserving the historic settlement of Alsager as it is located close to the settlement.	Contribution: there is potential for 35 brownfield dwellings in Alsager which represents 0.2% of total dwellings, this makes a limited contribution to the Green Belt purpose.	For three of the Green Belt purposes the general area provides a significant contribution. S6 provides a purpose in preventing Alsager and Rode Heath from merging however there is an opportunity to round off development as the area is well connected to the settlement and has strong boundaries. The area provides a significant degree of openness and all beneficial uses of the Green Belt with strong internal boundaries that could potential contain development. There is limited contribution to encouraging the use of brownfield land.	Significant contribution
S7	Contribution: the area is well contained with strong boundaries in the form of main roads, and although small settlements exist within the green belt, there is no clear connection to the urban area of Alsager.	No contribution: this is due to lack of proximity to settlements.	Contribution: the area makes a contribution to protecting the countryside from encroachment as it provides a limited degree of openness and supports 5 beneficial uses of the Green Belt. The external boundaries are generally strong, although encroachment has taken place with the presence of villages in this green belt area. The area is not connected to other urban areas.	Contribution: the general area has limited contribution to preserving the historic settlement of Alsager due to the distance from the historic core	No contribution: the area is not directly connected to the closest settlement of Alsager	The general area has limited contribution to four purposes of the Green Belt. This is predominantly due to the lack of proximity to a settlement in the settlement hierarchy, although it is close to Alsager it provides limited function in preserving the historic core in addition to preventing urban sprawl.	Contribution
S8	Significant contribution: the area is well contained with strong boundaries, and no encroachment or ribbon development has yet taken place within the area. There is no clear connection to the urban area of Alsager.	No contribution: this is due to the lack of proximity to urban settlements.	Significant contribution: the area makes a contribution to protecting the countryside from encroachment as it provides a significant degree of openness and supports 5 beneficial uses of the Green Belt. The external boundaries are strong and there is no existing encroachment or ribbon development within the area. The area is not connected to other urban areas.	No contribution: this is due to the lack of proximity to a historic settlement.	No contribution: the general area makes no contribution to the Green Belt purpose as it is not located near an urban settlement.	The general area has significant contribution in preventing urban sprawl and assisting in safeguarding the countryside from encroachment. These are two vital functions that the Green Belt provides. However the area provides no contribution in preventing towns from merging, preserving the character of historic settlements and assisting in urban regeneration.	Significant contribution

General Area	1 Check the unrestricted sprawl of large built-up areas	2 Prevent nearby towns from merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
S9	Contribution: with the exception of the A34, the area is not well contained by strong boundaries and has clear connections to existing settlements.	Contribution: whilst a small proportion of this general area plays a significant role in the separation of two villages (Mount Pleasant and Mow Cop), the majority of the area does not play a significant role in separating settlements.	Contribution: the area makes a contribution to protecting the countryside from encroachment as it provides a limited degree of openness and supports 5 beneficial uses of the Green Belt. Whilst only one external boundary is strong, there are some strong internal boundaries. There are some urbanising influences both within and adjacent to the area.	Contribution: the general area has limited contribution to preserving the historic setting due to the limited connection to the urban settlement of Congleton. Modern development provides a buffer for the historic core.	Significant contribution: Congleton has 3.0% brownfield urban capacity for potential development. Kidsgrove is located to the south of the general area falling within Newcastle Under Lyme. Kidsgrove has 3.8% brownfield urban capacity for potential development. Thus overall the general area makes a significant degree of contribution to the purpose.	The general area makes a limited degree of contribution to four purposes of the Green Belt. The area has a lack of strong boundaries and is well connected to the urban settlement therefore having limited contribution to preventing urban sprawl. The general area provides a significant degree of openness and delivers all beneficial uses of the Green Belt however there are some urbanising influences both within and adjacent to the area. S9 plays a limited contribution in preventing towns from merging as well as preserving the setting of historic towns.	Contribution
S10	Contribution: the southern part of this area is connected to Congleton, and already includes some areas of the settlement. The area is not well contained by strong boundaries here but the presence of the railway line and canal within the area could contain development to round off the settlement.	No contribution: this is due to the lack of proximity to settlements that could merge.	Contribution: the area makes a contribution to protecting the countryside from encroachment as it provides a limited degree of openness and supports 5 beneficial uses of the Green Belt. Whilst the southern and eastern boundaries are weak, there are some strong internal boundaries. There are some urbanising influences both within and adjacent to the area.	Contribution: the general area has limited contribution to preserving the historic setting due to the limited connection to the urban settlement of Congleton. Modern development provides a buffer for the historic core.	Significant contribution: Congleton has 3.0% brownfield urban capacity for potential development; this makes a significant degree of contribution to the Green Belt.	The general area makes limited contribution to three purposes of the Green Belt. The area has a lack of strong boundaries and is well connected to the urban settlement therefore having limited contribution to preventing urban sprawl. The general area provides a significant degree of openness and delivers all beneficial uses of the Green Belt however there are some urbanising influences both within and adjacent to the area. S10 plays a limited contribution in preventing towns from merging as well as preserving the setting of historic towns. There is significant contribution to assisting urban regeneration in Congleton.	Contribution
S11	Significant contribution: the area is well contained by strong boundaries and is largely unconnected to Congleton, aside from a small parcel adjacent to the Buglawton suburb. The area could serve a role in preventing further ribbon development along the A54.	No contribution: this is due to the lack of proximity to settlements that could merge.	Significant contribution: the area makes a significant contribution to protecting the countryside from encroachment as it provides a significant degree of openness and supports 5 beneficial uses of the Green Belt. The area is well contained by strong boundaries on most sides, apart from one small area adjacent to Buglawton.	Contribution: the general area has limited contribution to preserving the historic setting of Congleton. Modern development provides a buffer for the historic core.	Significant contribution: Congleton has 3.0% brownfield urban capacity for potential development; this makes a significant degree of contribution to the Green Belt.	The general area has a significant degree of openness and is contained by strong boundaries therefore significantly contributing to assisting safeguarding the countryside. The area makes a significant contribution to preventing sprawl and assisting with urban regeneration in Congleton. The general area has no contribution to preventing towns from merging and a limited contribution to preserving the character of historic towns.	Significant contribution
S12	No contribution: the area is well contained by strong boundaries and is largely connected to Kidsgrove, however the area has not contained urban sprawl as a large proportion is developed.	No contribution: the area has a less essential role to preventing settlements from merging. The A34 provides a significant boundary to these settlements merging.	No contribution – the area is contained by strong boundaries however the area predominantly consists of the water treatment works and other development therefore having no degree of openness.	No contribution due to lack of proximity to historic settlement.	Significant contribution: Kidsgrove has 3.8% brownfield urban capacity for potential development and therefore the general area makes a significant degree of contribution to this purpose.	The area only contributes to Green Belt purposes by assisting in urban regeneration. It does not contribute to the other purposes as it is largely developed and only a small proportion of green space remaining in the area. Thus overall it makes a limited degree of contribution.	Contribution

General Area	1 Check the unrestricted sprawl of large built-up areas	2 Prevent nearby towns from merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
N1	Contribution: the area makes some contribution in checking the unrestricted sprawl however there is a lack of connection to the urban area and the adjacent areas consists of open land. There are road boundaries within the area which could contain development. The northern and eastern road boundaries are very strong however the southern administrative boundary is undefined by physical features and is therefore weak. Overall the contribution is limited.	Contribution: the area makes some contribution to preventing the towns of Knutsford and Northwich from merging however given that the size of the gap between these settlements is vast and there are other general areas in-between, the contribution to this purpose is limited.	Major Contribution: the area makes a major contribution to safeguarding the countryside from encroachment as it protects a major degree of openness of the Green Belt; it supports four beneficial uses of the Green Belt. The area is closely related to the countryside. There are a few urbanising influences present within and adjacent to the area, however these are sparsely located and do not detract from the openness of the large general area. There are some strong boundaries to contain development and prevent encroachment.	No contribution: the general area makes no contribution to the Green Belt purpose as it is not located near a historic town	No contribution: the general area makes no contribution to the Green Belt purpose as it is not located near an urban settlement.	The area makes a major contribution to the Green Belt given its function in assisting in safeguarding the countryside from encroachment as it protects a major degree of openness of the Green Belt and is closely related to the countryside with sparse urbanising influences which are very limited within the context of the very large size of the area. The area plays a limited role in preventing Warrington, Northwich and Knutsford from merging due to the vast gap and presence of other general areas between these settlements. Furthermore, it also plays a limited role in checking unrestricted sprawl due to the fact it is unrelated to any urban areas.	Major contribution
N2	Contribution: the area makes some contribution in checking the unrestricted sprawl however given the lack of connection to the urban area and the strong physical boundaries resulting from the road boundaries, it has a limited contribution.	Contribution: the area makes some contribution to preventing the towns of Knutsford and Warrington from merging however given that the size of the gap between these settlements is vast and there are other general areas in-between, the contribution to this purpose is limited.	Significant Contribution: the area makes a significant contribution to safeguarding the countryside from encroachment as it is well related to the countryside and is detached from any settlement. It protects a significant degree of openness of the Green Belt albeit there are urbanising influences present within the area consisting of a number of farm properties and a garden centre. There are strong boundaries on all sides to prevent encroachment in the long term. The area supports 3 beneficial uses of the Green Belt.	No contribution: the general area makes no contribution to the Green Belt purpose as it is not located near a historic town	No contribution: the general area makes no contribution to the Green Belt purpose as it is not located near an urban settlement.	The area makes a limited contribution to the Green Belt given its function in safeguarding the countryside from encroachment as it protects a significant degree of openness, albeit there are a number of urbanising influences within and adjacent to the area and it supports 3 beneficial uses of the Green Belt. The area makes a lesser contribution to checking the unrestricted sprawl of large built up areas given that there is no connection to the urban area. Given the presence of other general areas between the nearby settlements and this general area, the area has a limited contribution in preventing nearby towns from merging. The area is not located near a historic town or an urban settlement and therefore makes no contribution to purpose 4 and 5.	Contribution
N3	Contribution: the area makes some contribution in checking the unrestricted sprawl however given the lack of connection to the urban area and the strong physical boundaries resulting from the road boundaries, it has a limited contribution.	Contribution: the area makes some contribution to preventing the towns of Knutsford and Warrington from merging however given that the size of the gap between these settlements is vast and there are other general areas in-between, the contribution to this purpose is limited.	Significant Contribution: the area makes a significant contribution to safeguarding the countryside from encroachment as it protects a significant degree of openness of the Green Belt; it supports 3 beneficial uses of the Green Belt and is closely related to the countryside. However there are a number of urbanising influences present within and adjacent to the area, most notably the village of High Legh however this only represents less than 10% built form and there are strong boundaries to contain development and prevent encroachment.	No contribution: the general area makes no contribution to the Green Belt purpose as it is not located near a historic town	No contribution: the general area makes no contribution to the Green Belt purpose as it is not located near an urban settlement.	The area makes a limited contribution to the Green Belt given its function in safeguarding the countryside from encroachment as it protects a significant degree of openness, albeit the village of High Legh is located within the area but only represents less than 10% built form. The area supports 3 beneficial uses of the Green Belt. The area makes a lesser contribution to checking the unrestricted sprawl of large built up areas given that there is no connection to the urban area. Given the presence of other general areas between the nearby settlements and this general area, the area has a limited contribution in preventing nearby towns from merging. The area is not located near a historic town or an urban settlement and therefore makes no contribution to purpose 4 and 5.	Contribution

General Area	1 Check the unrestricted sprawl of large built-up areas	2 Prevent nearby towns from merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
N4	Contribution: makes some contribution in checking the unrestricted sprawl, however given the adjacent areas consist of open land and there is no connection to the urban area, the contribution is limited. Furthermore, there are strong physical road boundaries to the north east, south east and south west which could contain development.	No Contribution: the area makes no contribution to preventing Warrington from merging with High Legh given the gap between these settlements is vast and the area itself is comparatively very small with much larger general areas adjacent to it and to the settlements.	Contribution: the area makes a contribution to safeguarding the countryside from encroachment as it is related to the countryside and it protects a degree of openness of the Green Belt. There are significant urbanising influences consisting of two adjacent motorways and four farm properties within the area. It supports 3 beneficial uses of the Green Belt and there are strong boundaries to contain development and prevent encroachment.	No contribution: the general area makes no contribution to the Green Belt purpose as it is not located near a historic town	No contribution: the general area makes no contribution to the Green Belt purpose as it is not located near an urban settlement.	The area makes a limited contribution to the Green Belt and safeguarding the countryside from encroachment as it protects a degree of openness. The area supports 3 beneficial uses of the Green Belt. The area makes a lesser contribution to checking the unrestricted sprawl of large built up areas given that there is no connection to the urban area. Given the size and location of the area in comparison to other larger areas adjacent to the nearby settlements, the area makes no contribution in preventing nearby towns from merging. The area is not located near a historic town or an urban settlement and therefore makes no contribution to purpose 4 and 5.	Contribution
N5	Contribution: the area makes some contribution in checking the unrestricted sprawl however given the adjacent areas consist of open land and there is no connection to the urban area, the contribution is limited. There is existing ribbon development and the area plays a preventative role however only in relation to further ribbon development along the southern side of Agden Brow since the extent for further ribbon development in other areas has already been reached. The southern M56 boundary represents a strong physical boundary which could contain development.	Contribution: the area makes some contribution to preventing the towns of Altrincham, Warrington and High Legh from merging however given that the size of the gap between these settlements is vast and there are other general areas in-between, the contribution to this purpose is limited. Furthermore, there are strong road boundaries to the north east, east, south and west which help to maintain the gap.	Significant Contribution: the area makes a significant contribution to safeguarding the countryside from encroachment as it is well related to the countryside and is detached from any settlement. It protects a significant degree of openness of the Green Belt and there are limited urbanising influences present within the area with the exception of residential ribbon development and sparsely located farm properties, albeit the villages of Little Bollington and Broomedge are adjacent to the area. There are strong boundaries on all sides to contain development with the exception of the administrative boundary to the north west. The area supports 5 beneficial uses of the Green Belt.	No contribution: the general area makes no contribution to the Green Belt purpose as it is not located near a historic town	No contribution: the general area makes no contribution to the Green Belt purpose as it is not located near an urban settlement.	The area makes a limited contribution to the Green Belt given its function in safeguarding the countryside from encroachment as it protects a significant degree of openness with limited urbanising influences. The area supports 5 beneficial uses of the Green Belt. The area makes a lesser contribution to checking the unrestricted sprawl of large built up areas given that there is no connection to the urban area however it does play a limited role in preventing further ribbon development. Given the size and location of the area in comparison to other larger areas adjacent to the nearby settlements, the area makes no contribution in preventing nearby towns from merging. The area is not located near a historic town or an urban settlement and therefore makes no contribution to purpose 4 and 5.	Contribution
N6	Contribution: the area has a limited contribution in checking the unrestricted sprawl given the area and its surroundings predominantly consists of open land which is unconnected to the urban area. The southern A56 boundary and the eastern boundary of the River Bollin represent strong physical boundaries which could contain development. Parts of the administrative boundary formed from field boundaries and lanes are however weaker. The area plays a role in preventing further ribbon development along the	Contribution: the area plays a limited role in preventing Warrington and Altrincham from merging given the size of the area and the strong road and river boundaries.	Significant Contribution: the area makes a significant contribution to safeguarding the countryside from encroachment as it is well related to the countryside and is detached from any settlement. It protects a significant degree of openness of the Green Belt albeit there are urbanising influences present within the area consisting of the village of Little Bollington. There are strong boundaries to the north east and south consisting of the road and the River Bollin to contain development. The area supports 5 beneficial uses of the Green Belt.	No contribution: the general area makes no contribution to the Green Belt purpose as it is not located near a historic town	No contribution: the general area makes no contribution to the Green Belt purpose as it is not located near an urban settlement.	The area makes a limited contribution to the Green Belt given its function in safeguarding the countryside from encroachment as it protects a significant degree of openness and supports all 5 beneficial uses of the Green Belt. The area makes a lesser contribution to checking the unrestricted sprawl of large built up area due to its location unconnected to the urban area and surrounded by open land. The area does however play a role in preventing further ribbon development along its southern boundary. Given its size and location the area plays a limited role in preventing nearby towns from merging. The area is not located near a historic town or an urban settlement and therefore makes no contribution to purpose 4 and 5.	Contribution

General Area	1 Check the unrestricted sprawl of large built-up areas	2 Prevent nearby towns from merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	northern side of Agden Brow.						
N7	Contribution: the area makes some contribution in checking the unrestricted sprawl however given the adjacent areas consist of open land and there is no connection to the urban area, the contribution is limited. There are strong road boundaries on all sides to contain development.	No contribution: the general area does not make any contribution to preventing settlements from merging given that it is not located near to any settlements and is a very small area with comparatively larger general areas adjacent to it and adjacent to surrounding settlements.	Significant Contribution: the area makes a significant contribution to safeguarding the countryside from encroachment as it is well related to the countryside and is detached from any settlement. It protects a significant degree of openness of the Green Belt and the only urbanising influence present within the area is a farm. There are strong road boundaries on all sides to contain development. The area supports 3 beneficial uses of the Green Belt.	No contribution: the general area makes no contribution to the Green Belt purpose as it is not located near a historic town	No contribution: the general area makes no contribution to the Green Belt purpose as it is not located near an urban settlement.	The area makes a limited contribution to the Green Belt given its function in safeguarding the countryside from encroachment as it protects a significant degree of openness, the only urbanising influence is a farm and it supports 3 beneficial uses of the Green Belt. The area makes a lesser contribution to checking the unrestricted sprawl of large built up areas given that there is no connection to the urban area. Given its size and location and the comparative role of other adjacent general areas, the area do not contribute to preventing nearby towns from merging. The area is not located near a historic town or an urban settlement and therefore makes no contribution to purpose 4 and 5.	Contribution
N8	Significant Contribution: the area makes a significant contribution in checking the unrestricted sprawl given the adjacent areas consist of Trafford Council's settlements of Altrincham, Bowdon and Hale Barns. However the administrative boundary which follows the River Bollin and is heavily wooded forms a strong northern boundary to the area which separates these settlements.	No contribution: the general area does not make any contribution to preventing settlements from merging given that the gap between Knutsford and Mobberley and the settlements in the neighbouring authority of Trafford is vast with other comparatively larger general areas in between providing separation. Furthermore the M56 maintains a strong boundary to the south of the area which provides separation.	Major Contribution: the area makes a major contribution to safeguarding the countryside from encroachment as it is closely related to Trafford Council being adjacent to Hale Barns and Bowdon to the north, albeit with separation provided by the River Bollin and wooded areas. The southern part of the area is well related to the countryside and the M56 road boundary will assist in preventing encroachment in the long term. Furthermore the area protects a significant degree of openness of the Green Belt with barely any urbanising influences. The area supports the beneficial uses of the Green Belt including retaining and enhancing landscapes, visual amenity and biodiversity.	No contribution: the general area makes no contribution to the Green Belt purpose as it is not located near a historic town	Significant contribution: Bowdon and Hale Barns are located to the north beyond the administrative boundary. Both settlements have 1.6% brownfield urban capacity for potential development and thus the general area makes a significant contribution to this purpose.	The area makes a major contribution to the Green Belt given its function in safeguarding the countryside from encroachment as it is closely related to the settlements of Hale Barns, Bowdon and Altrincham falling within Trafford Council's administration to the north, albeit with separation provided by the northern boundary of the River Bollin and wooded area. The area protects a significant degree of openness with barely any urbanising influences. The area makes a significant contribution to checking the unrestricted sprawl of large built up areas given this connection to Trafford Council's settlements. Given its location at the administrative boundary, the area does not contribute to preventing nearby towns from merging. The area is not located near a historic town and therefore makes no contribution to purpose 4. The area also makes a significant contribution to urban regeneration of Hale Barns and Bowden.	Major Contribution
N9	Contribution: the area makes some contribution in checking the unrestricted sprawl however given the adjacent areas consist of open land and there is no connection to the urban area, the contribution is limited. Furthermore, the area consists of slip roads and junctions associated with the M56 and M6.	No Contribution: the area makes no contribution to preventing Warrington from merging with High Legh given the gap between these settlements is vast and the area itself is very small in comparison to other much larger general areas adjacent to it and to the settlements. Furthermore, the area is partially occupied with slip roads and junctions associated with the M6 and M56.	Significant Contribution: the area makes a significant contribution to protecting the countryside from encroachment as there are no other urbanising influences with the exception of the slip roads and junctions associated with the M56 and M6 and the area supports a significant degree of openness despite the dense vegetation. There are strong road boundaries to prevent encroachment. It supports 3 beneficial uses of the Green Belt including retaining and enhancing landscapes, visual amenity and biodiversity given the wooded areas.	No contribution: the general area makes no contribution to the Green Belt purpose as it is not located near a historic town	No contribution: the general area makes no contribution to the Green Belt purpose as it is not located near an urban settlement.	The area makes a limited contribution to the Green Belt given its function in safeguarding the countryside from encroachment as it protects a significant degree of openness and has no urbanising influences other than road infrastructure. It supports 3 beneficial uses of the Green Belt. The area makes a lesser contribution to checking the unrestricted sprawl of large built up areas given that there is no connection to the urban area. Given its size and location and the comparative role of other adjacent general areas, the area does not contribute to preventing nearby towns from merging. The area is not located near a historic town or an urban settlement and therefore makes no contribution to purpose 4	Contribution

General Area	1 Check the unrestricted sprawl of large built-up areas	2 Prevent nearby towns from merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
						and 5.	

Appendix B

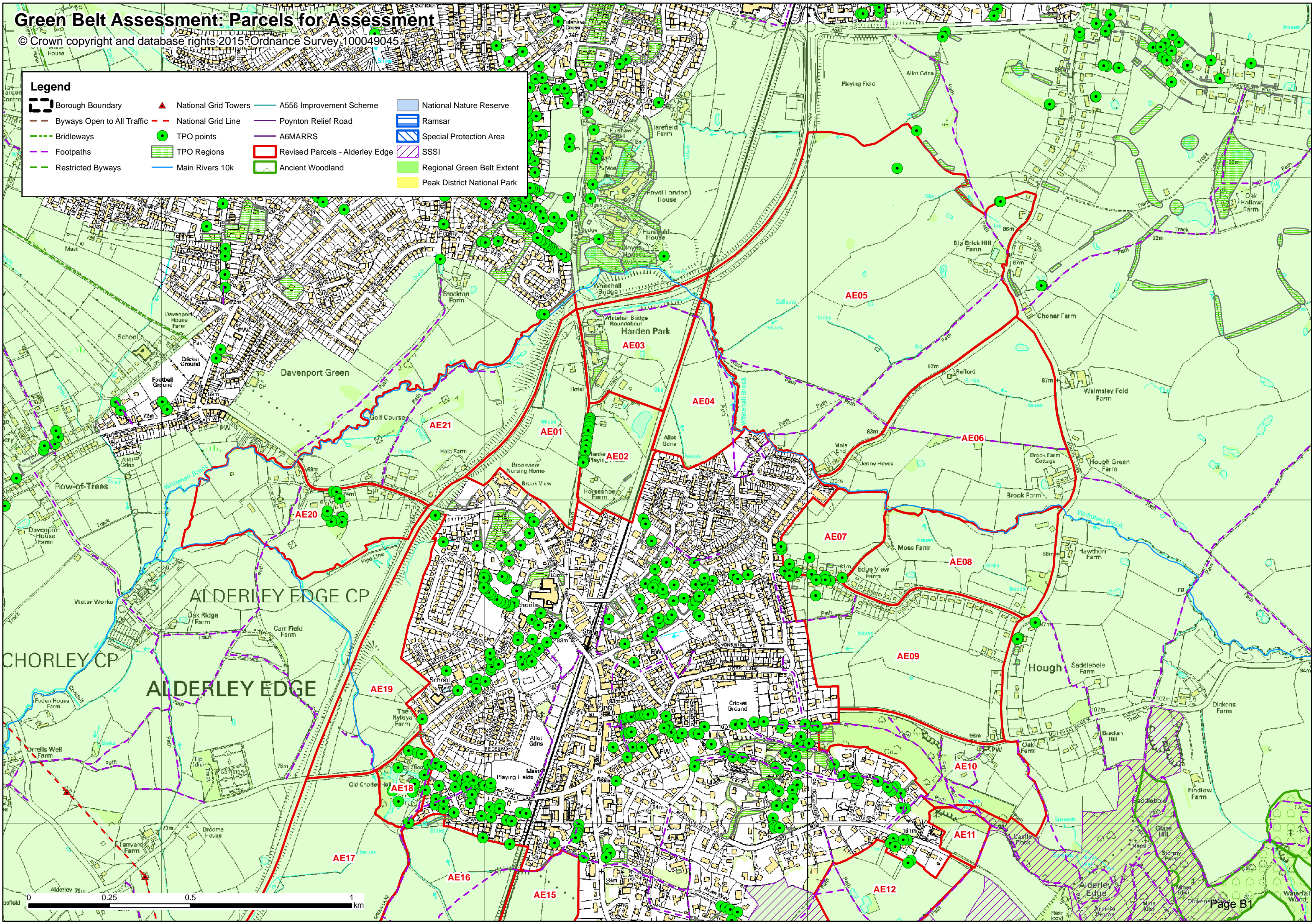
Green Belt Parcel Maps

Green Belt Assessment: Parcels for Assessment

© Crown copyright and database rights 2015. Ordnance Survey 100049045

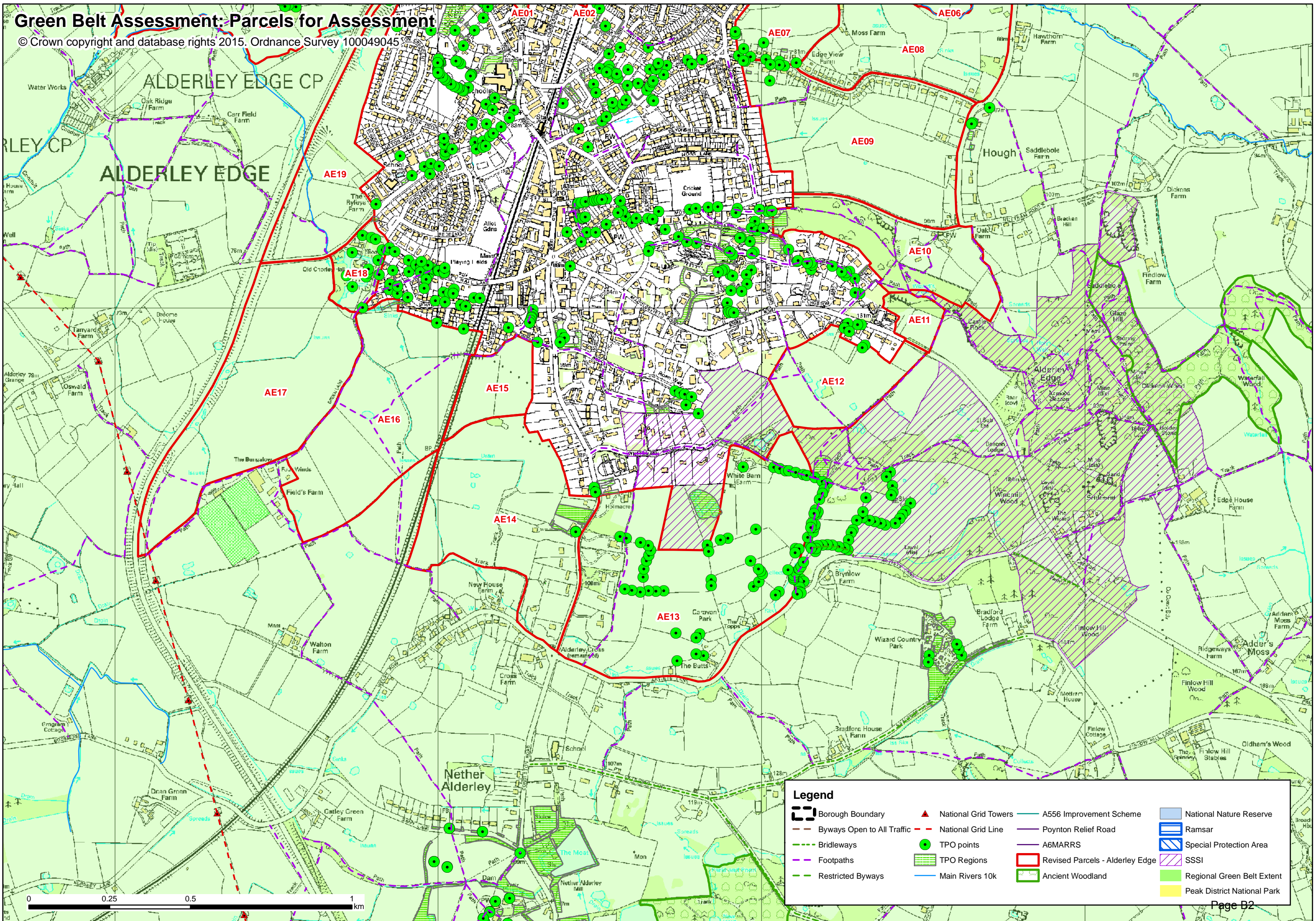
Legend

- | | | | |
|--|----------------------|--|-------------------------|
| | National Grid Towers | | National Nature Reserve |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |



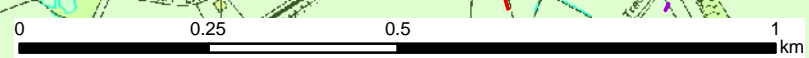
Green Belt Assessment: Parcels for Assessment

© Crown copyright and database rights 2015. Ordnance Survey 100049045



Legend

Borough Boundary	National Grid Towers	A556 Improvement Scheme	National Nature Reserve
Byways Open to All Traffic	National Grid Line	Poynton Relief Road	Ramsar
Bridleways	TPO points	A6MARRS	Special Protection Area
Footpaths	TPO Regions	Revised Parcels - Alderley Edge	SSSI
Restricted Byways	Main Rivers 10k	Ancient Woodland	Regional Green Belt Extent
			Peak District National Park

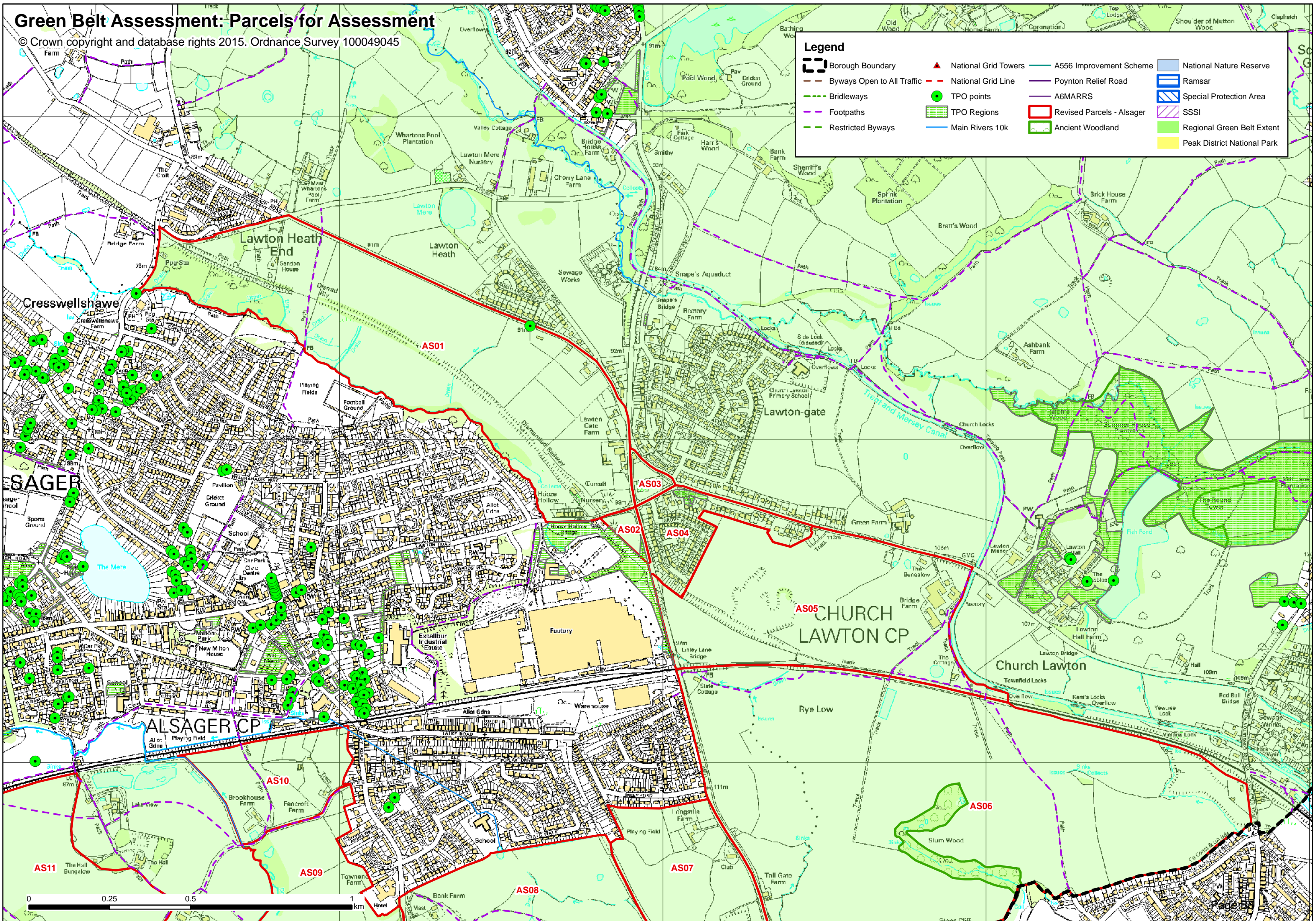


Green Belt Assessment: Parcels for Assessment

© Crown copyright and database rights 2015. Ordnance Survey 100049045

Legend

- | | | | | | | | |
|--|----------------------------|--|----------------------|--|---------------------------|--|-----------------------------|
| | Borough Boundary | | National Grid Towers | | A556 Improvement Scheme | | National Nature Reserve |
| | Byways Open to All Traffic | | National Grid Line | | Poynton Relief Road | | Ramsar |
| | Bridleways | | TPO points | | A6MARRS | | Special Protection Area |
| | Footpaths | | TPO Regions | | Revised Parcels - Alsager | | SSSI |
| | Restricted Byways | | Main Rivers 10k | | Ancient Woodland | | Regional Green Belt Extent |
| | | | | | | | Peak District National Park |



AS11 The Hall Bungalow

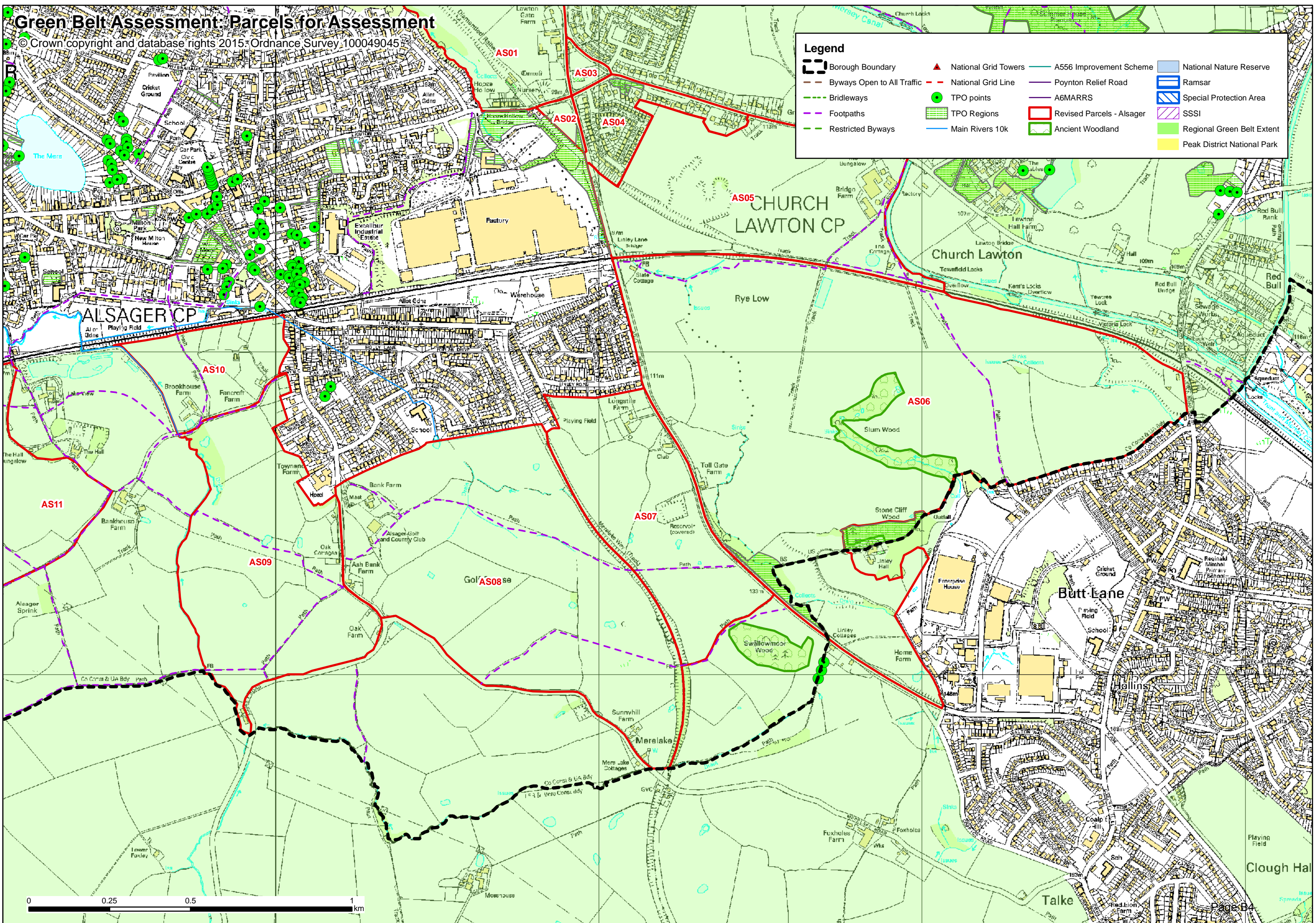
0 0.25 0.5 1 km

Green Belt Assessment: Parcels for Assessment

© Crown copyright and database rights 2015. Ordnance Survey 100049045

Legend

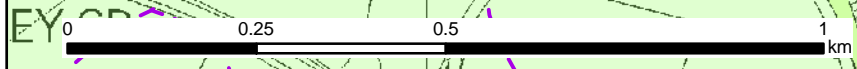
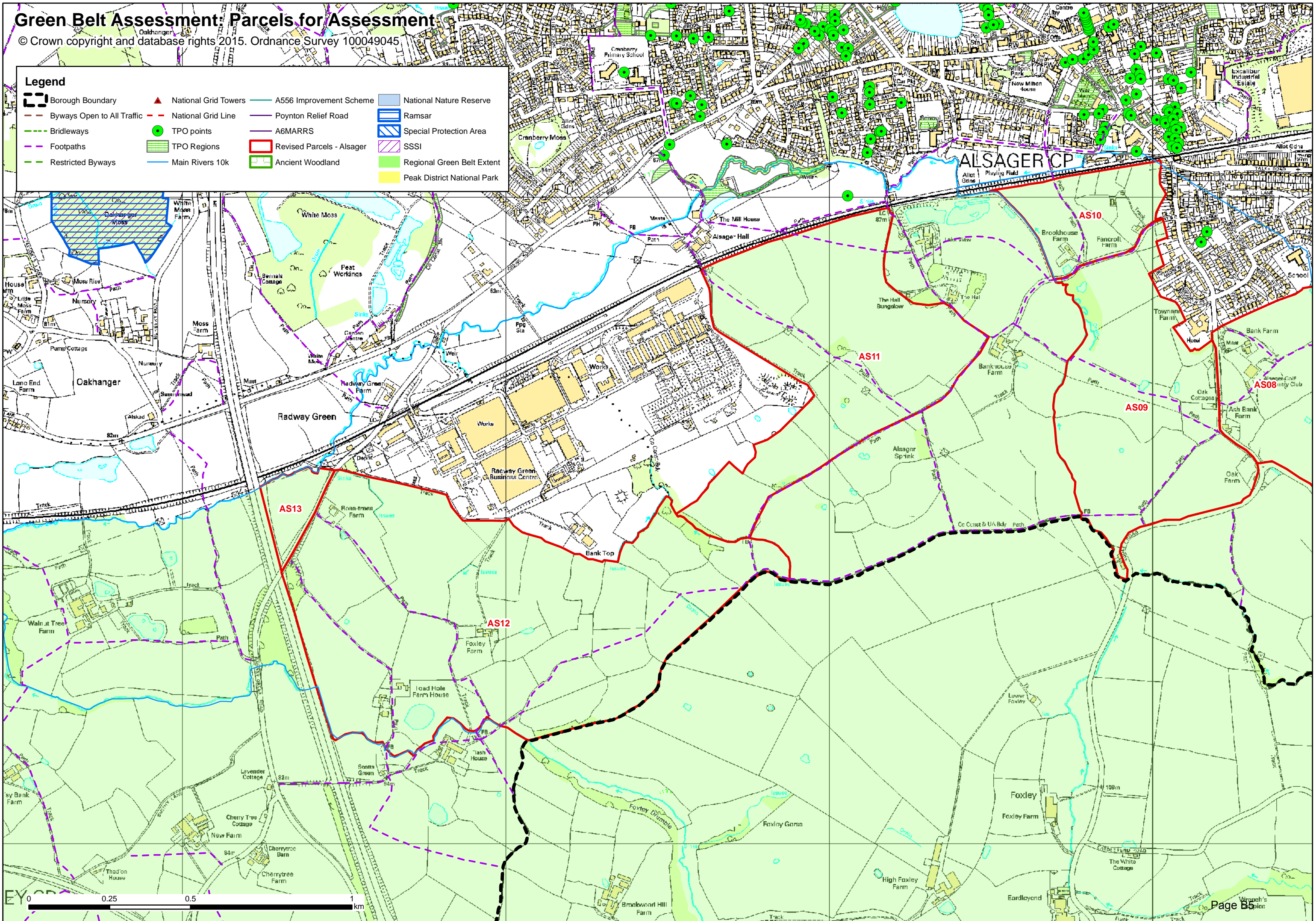
	Borough Boundary		National Grid Towers		A556 Improvement Scheme		National Nature Reserve
	Byways Open to All Traffic		National Grid Line		Poynton Relief Road		Ramsar
	Bridleways		TPO points		A6MARRS		Special Protection Area
	Footpaths		TPO Regions		Revised Parcels - Alsager		SSSI
	Restricted Byways		Main Rivers 10k		Ancient Woodland		Regional Green Belt Extent
							Peak District National Park



Green Belt Assessment: Parcels for Assessment

© Crown copyright and database rights 2015. Ordnance Survey 100049045

Legend			
	National Grid Towers	A556 Improvement Scheme	National Nature Reserve
	National Grid Line	Poynton Relief Road	Ramsar
	TPO points	A6MARRS	Special Protection Area
	TPO Regions	Revised Parcels - Alsager	SSSI
	Main Rivers 10k	Ancient Woodland	Regional Green Belt Extent
			Peak District National Park

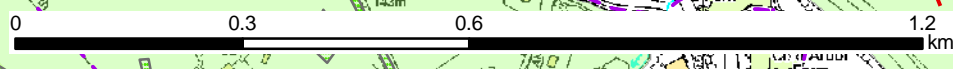
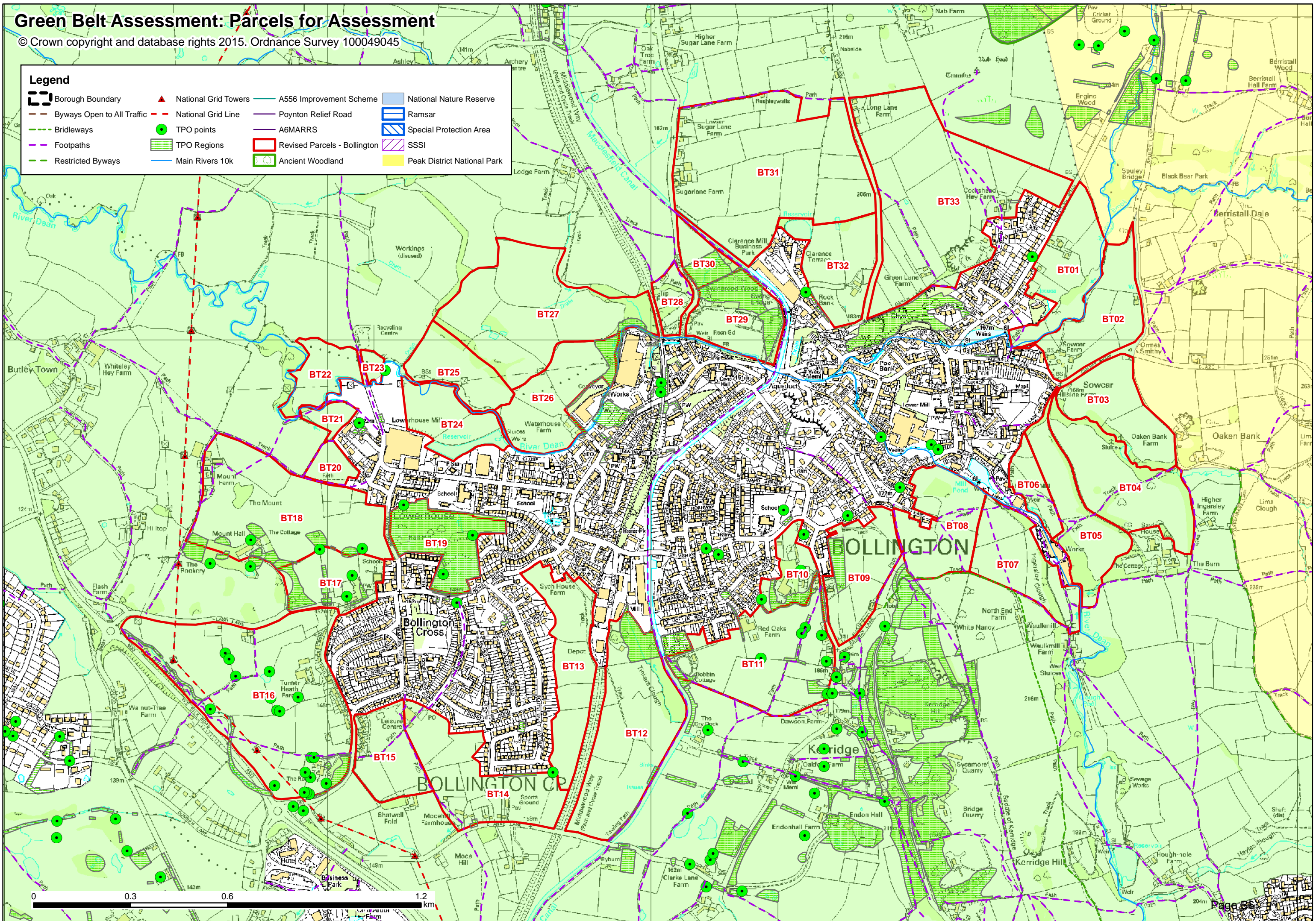


Green Belt Assessment: Parcels for Assessment

© Crown copyright and database rights 2015. Ordnance Survey 100049045

Legend

- | | | | |
|----------------------------|----------------------|------------------------------|-----------------------------|
| Borough Boundary | National Grid Towers | A556 Improvement Scheme | National Nature Reserve |
| Byways Open to All Traffic | National Grid Line | Poynton Relief Road | Ramsar |
| Bridleways | TPO points | A6MARRS | Special Protection Area |
| Footpaths | TPO Regions | Revised Parcels - Bollington | SSSI |
| Restricted Byways | Main Rivers 10k | Ancient Woodland | Peak District National Park |

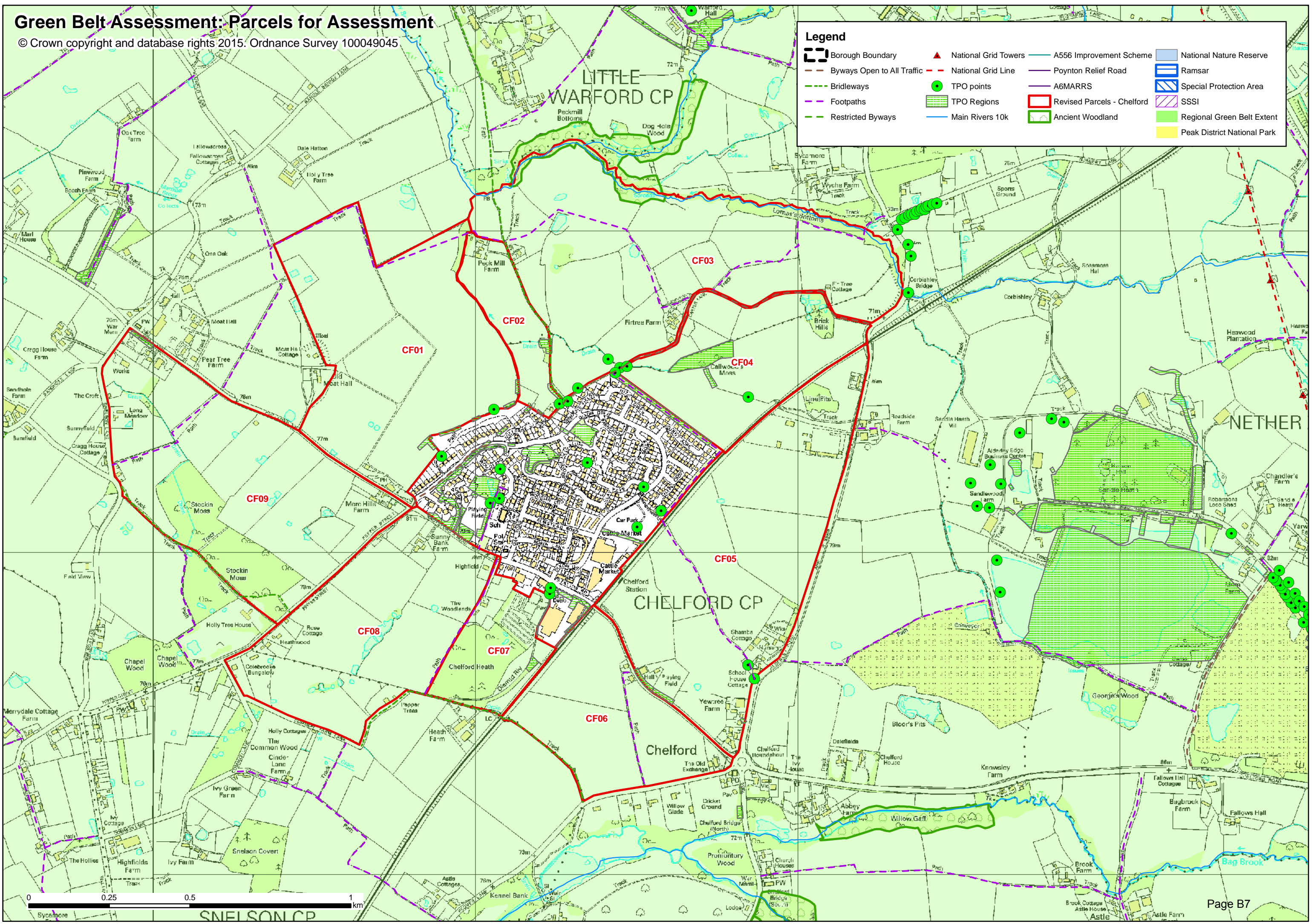


Green Belt Assessment: Parcels for Assessment

© Crown copyright and database rights 2015. Ordnance Survey 100049045

Legend

	Borough Boundary		National Grid Towers		A556 Improvement Scheme		National Nature Reserve
	Byways Open to All Traffic		National Grid Line		Poynton Relief Road		Ramsar
	Bridleways		TPO points		A6MARRS		Special Protection Area
	Footpaths		TPO Regions		Revised Parcels - Chelford		SSSI
	Restricted Byways		Main Rivers 10k		Ancient Woodland		Regional Green Belt Extent
							Peak District National Park

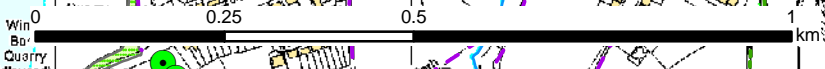
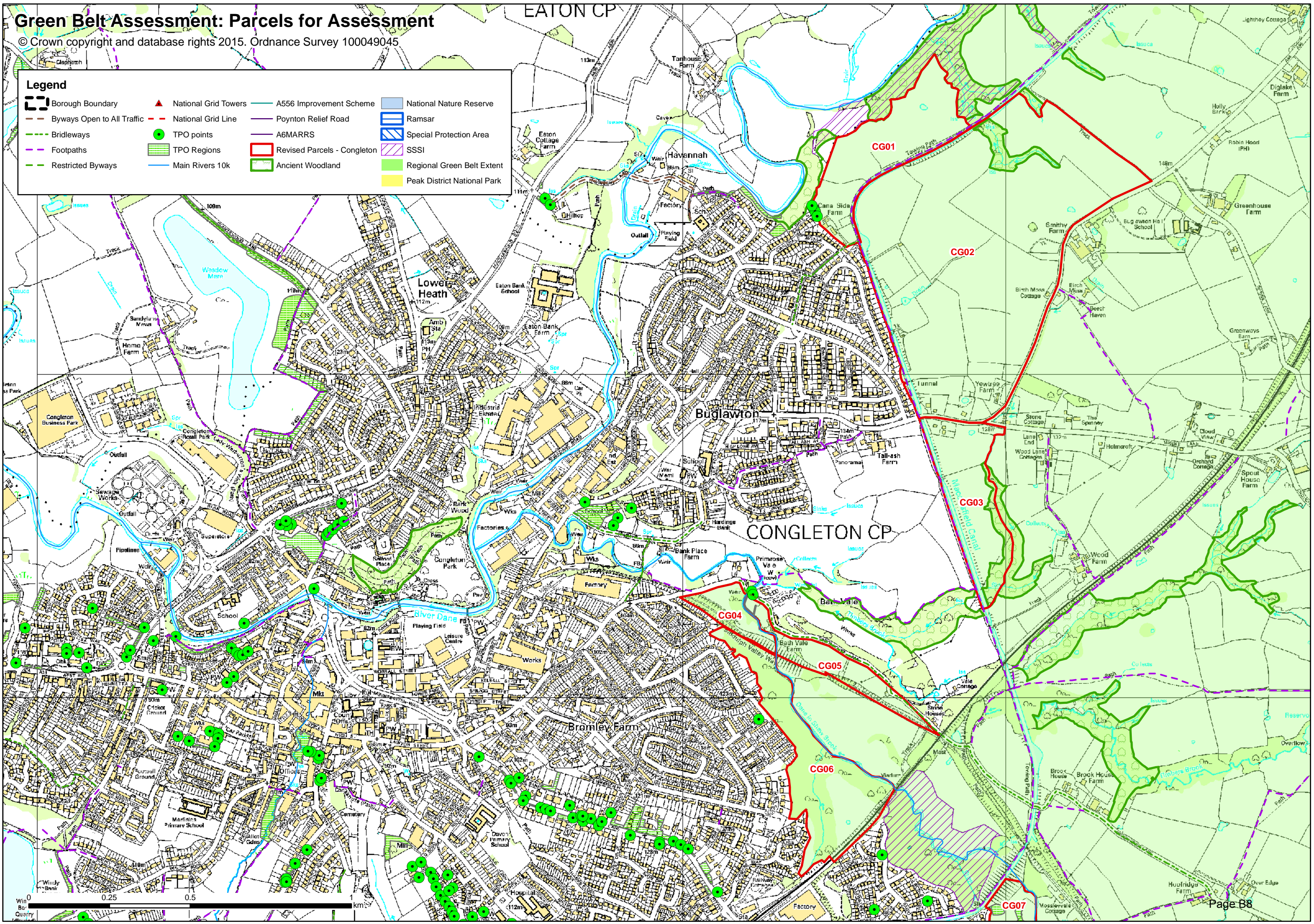


Green Belt Assessment: Parcels for Assessment

© Crown copyright and database rights 2015. Ordnance Survey 100049045

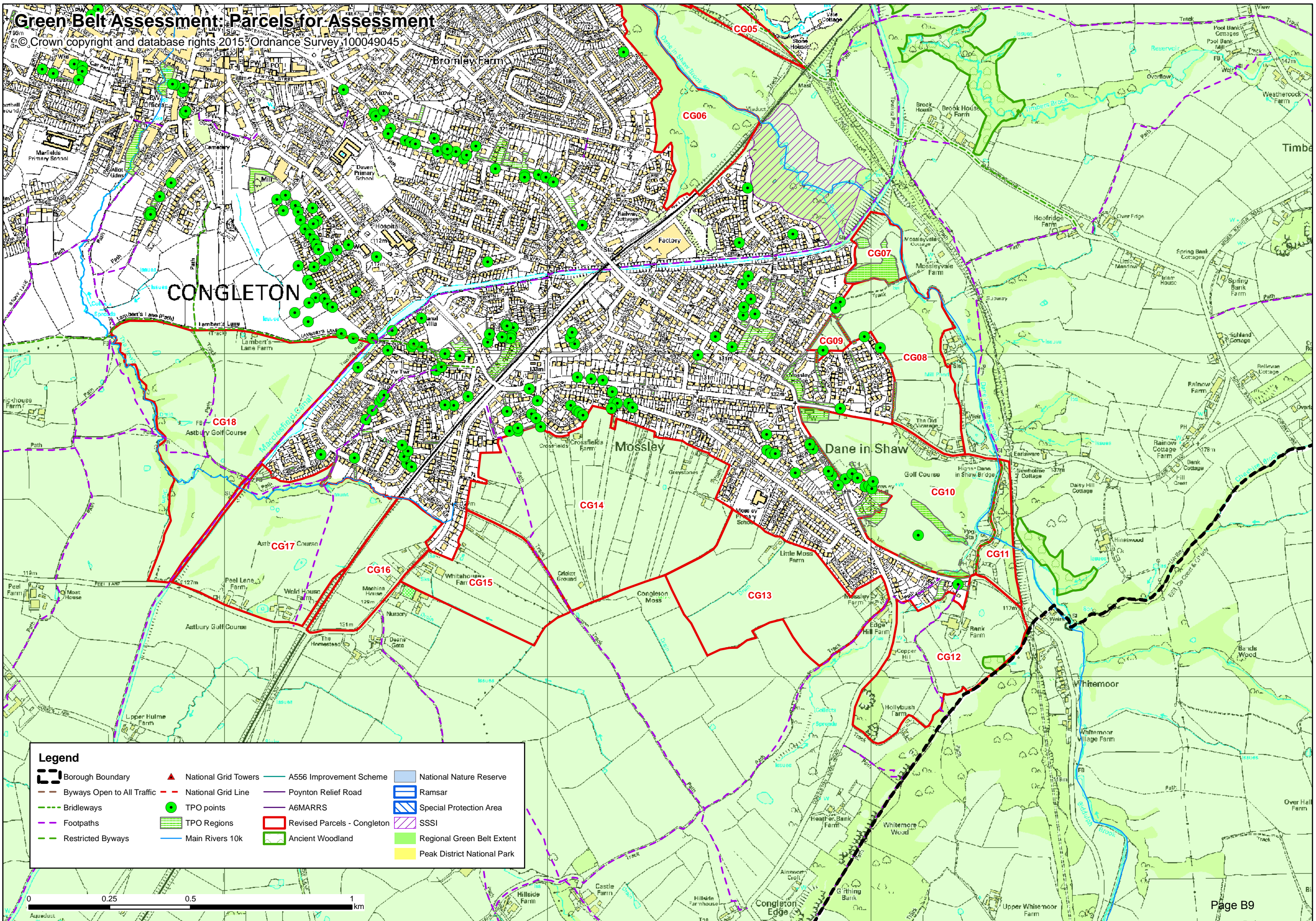
Legend

- | | | | |
|----------------------------|----------------------|-----------------------------|-----------------------------|
| Borough Boundary | National Grid Towers | A556 Improvement Scheme | National Nature Reserve |
| Byways Open to All Traffic | National Grid Line | Poynton Relief Road | Ramsar |
| Bridleways | TPO points | A6MARRS | Special Protection Area |
| Footpaths | TPO Regions | Revised Parcels - Congleton | SSSI |
| Restricted Byways | Main Rivers 10k | Ancient Woodland | Regional Green Belt Extent |
| | | | Peak District National Park |



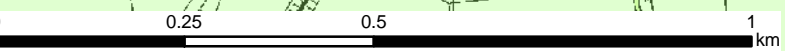
Green Belt Assessment: Parcels for Assessment

© Crown copyright and database rights 2015 Ordnance Survey 100049045



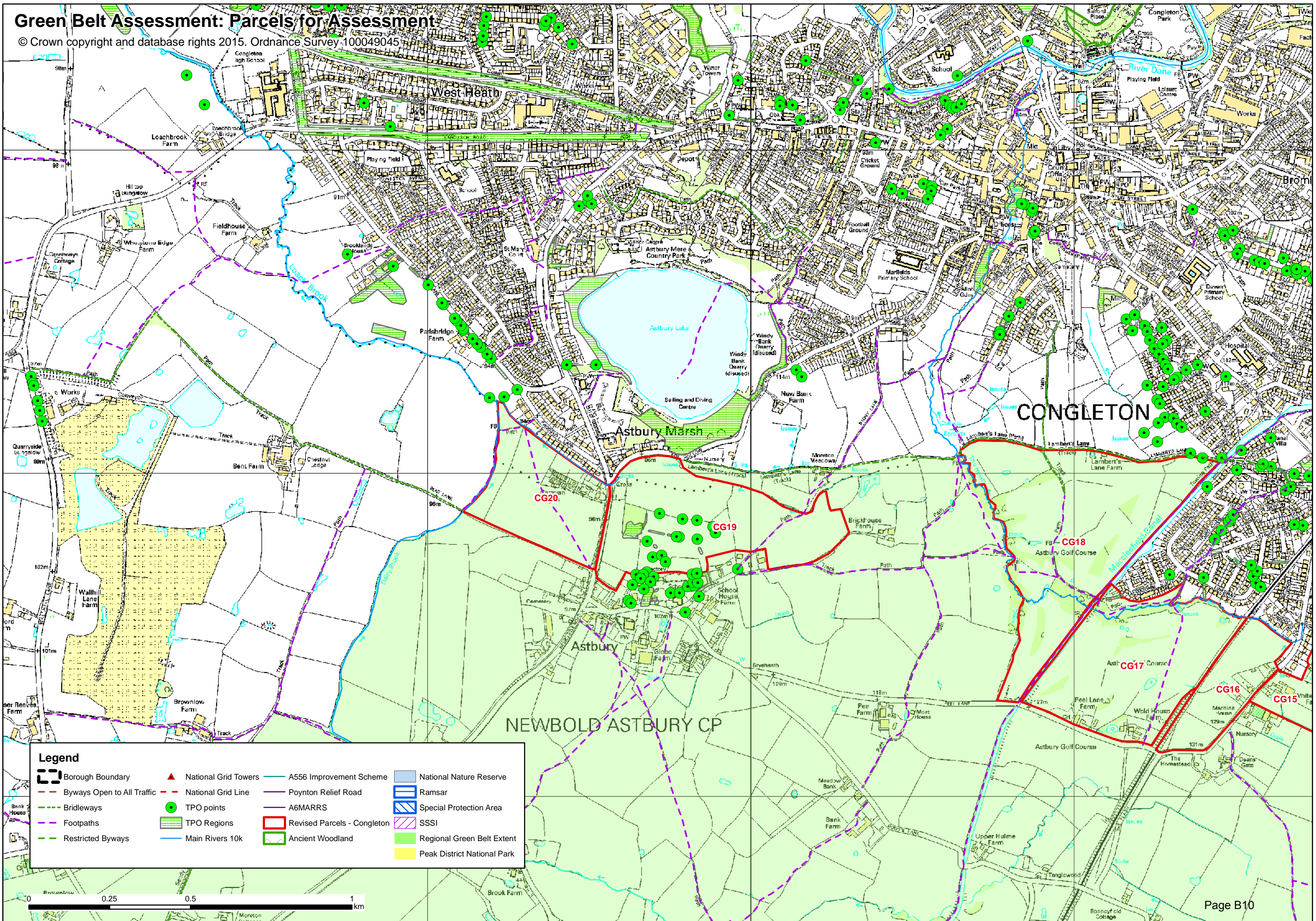
Legend

- | | | | |
|----------------------------|----------------------|-----------------------------|----------------------------|
| Borough Boundary | National Grid Towers | A56 Improvement Scheme | National Nature Reserve |
| Byways Open to All Traffic | National Grid Line | Poynton Relief Road | Ramsar |
| Bridleways | TPO points | A6MARRS | Special Protection Area |
| Footpaths | TPO Regions | Revised Parcels - Congleton | SSSI |
| Restricted Byways | Main Rivers 10k | Ancient Woodland | Regional Green Belt Extent |
| | | Peak District National Park | |

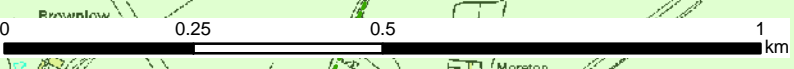


Green Belt Assessment: Parcels for Assessment

© Crown copyright and database rights 2015. Ordnance Survey 100049045



Legend			

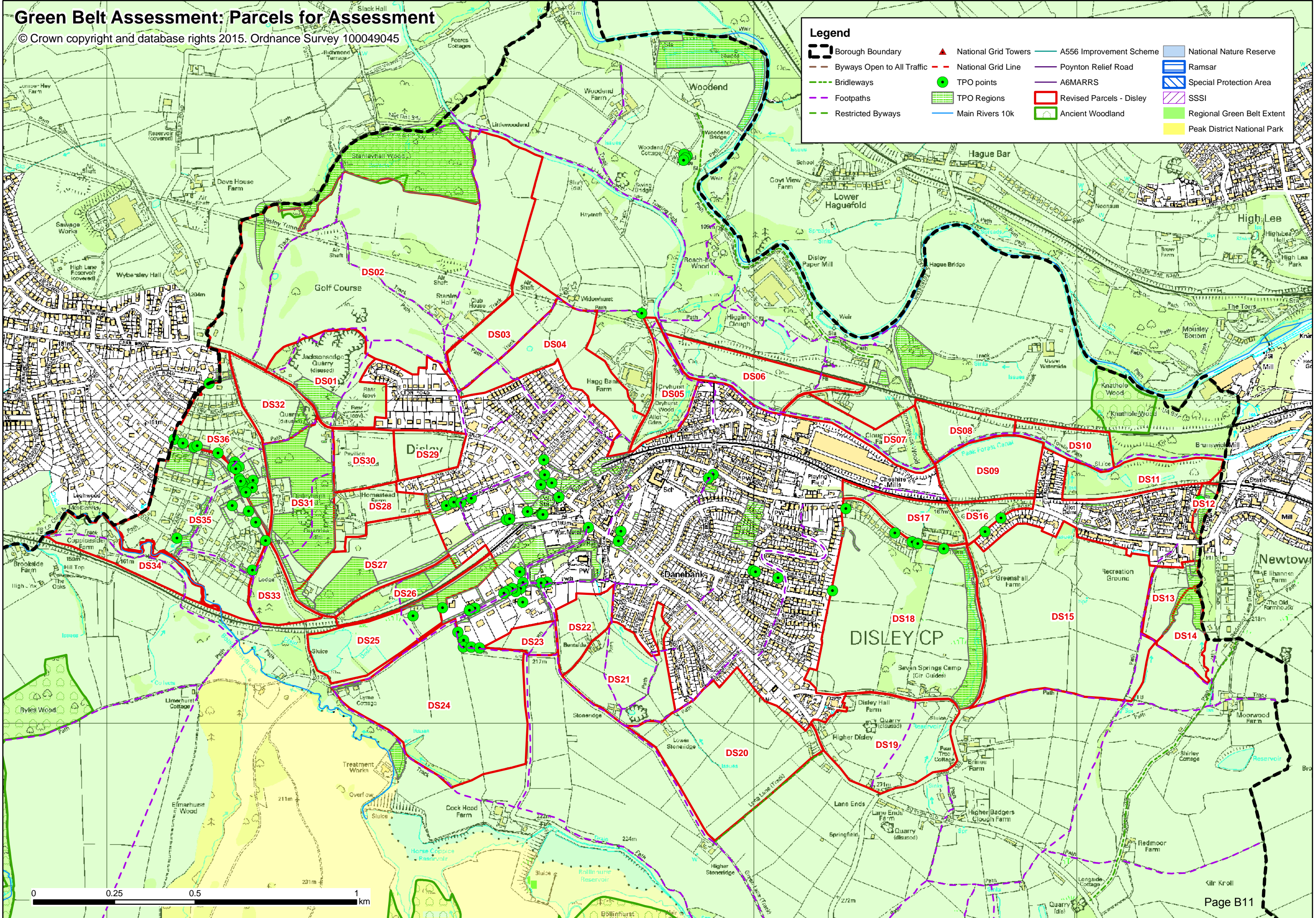


Green Belt Assessment: Parcels for Assessment

© Crown copyright and database rights 2015. Ordnance Survey 100049045

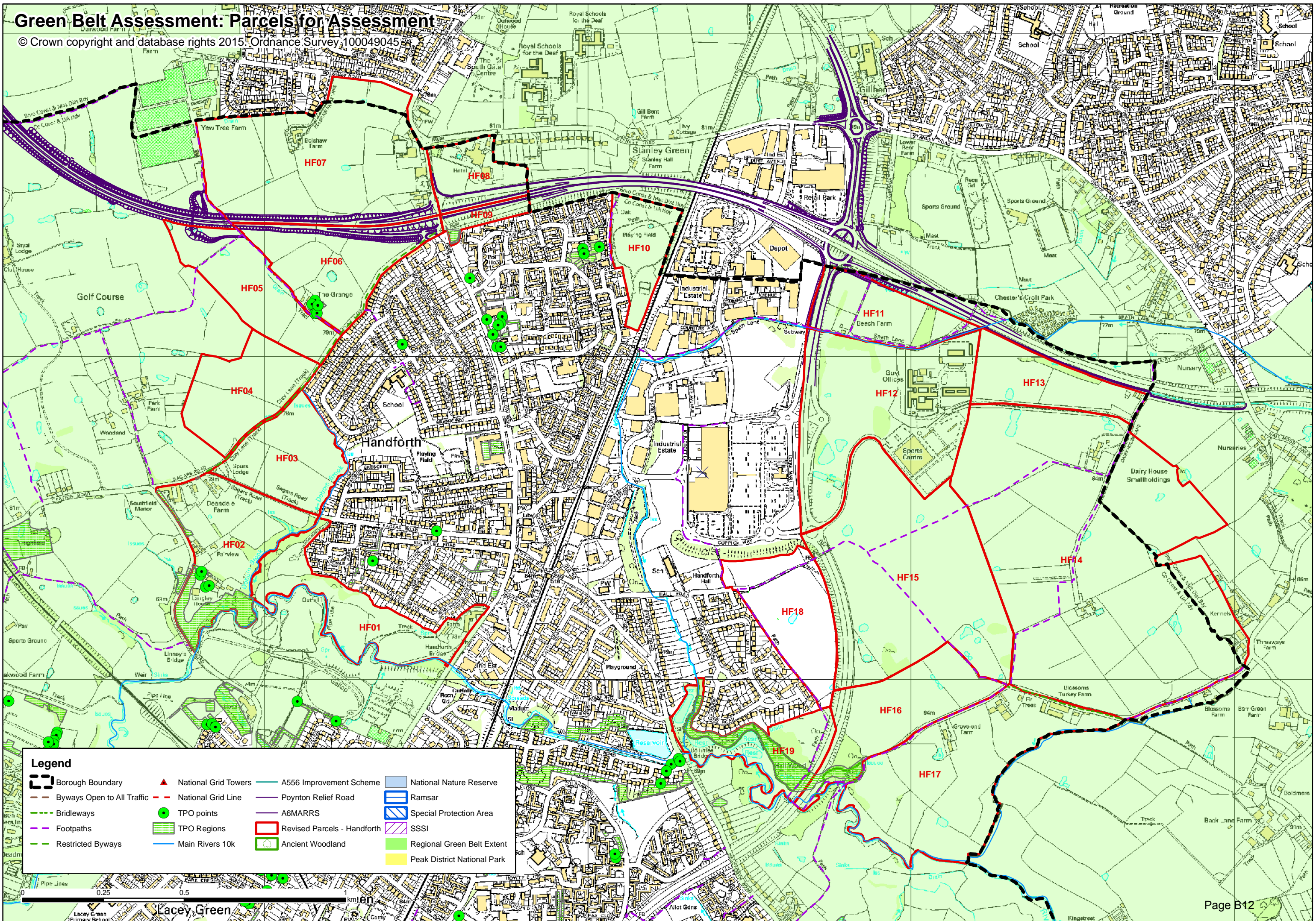
Legend

Borough Boundary	National Grid Towers	A556 Improvement Scheme	National Nature Reserve
Byways Open to All Traffic	National Grid Line	Poynton Relief Road	Ramsar
Bridleways	TPO points	A6MARRS	Special Protection Area
Footpaths	TPO Regions	Revised Parcels - Disley	SSSI
Restricted Byways	Main Rivers 10k	Ancient Woodland	Regional Green Belt Extent
			Peak District National Park

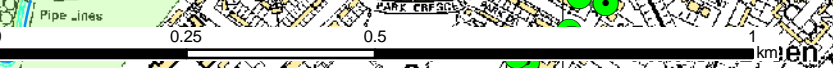


Green Belt Assessment: Parcels for Assessment

© Crown copyright and database rights 2015. Ordnance Survey 100049045

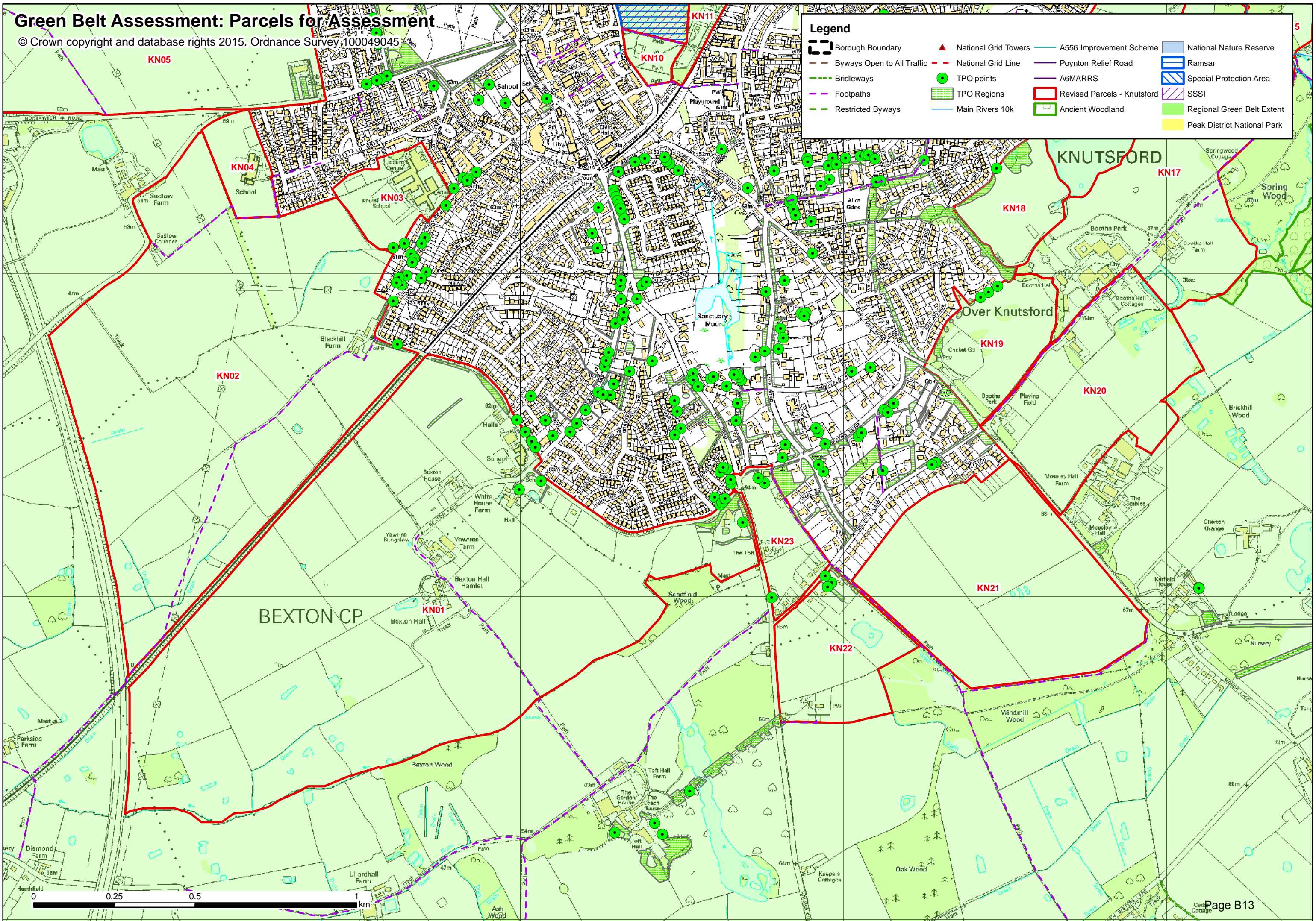


Legend			
	National Grid Towers		National Nature Reserve
	National Grid Line		Ramsar
	TPO points		Special Protection Area
	TPO Regions		SSSI
	Main Rivers 10k		Regional Green Belt Extent
			Peak District National Park



Green Belt Assessment: Parcels for Assessment

© Crown copyright and database rights 2015. Ordnance Survey 100049045



Legend

- Borough Boundary
- Byways Open to All Traffic
- Bridleways
- Footpaths
- Restricted Byways
- National Grid Towers
- National Grid Line
- TPO points
- TPO Regions
- Main Rivers 10k
- National Nature Reserve
- Ramsar
- Special Protection Area
- SSSI
- Revised Parcels - Knutsford
- Ancient Woodland
- Regional Green Belt Extent
- Peak District National Park

BEXTON CP

KNUTSFORD

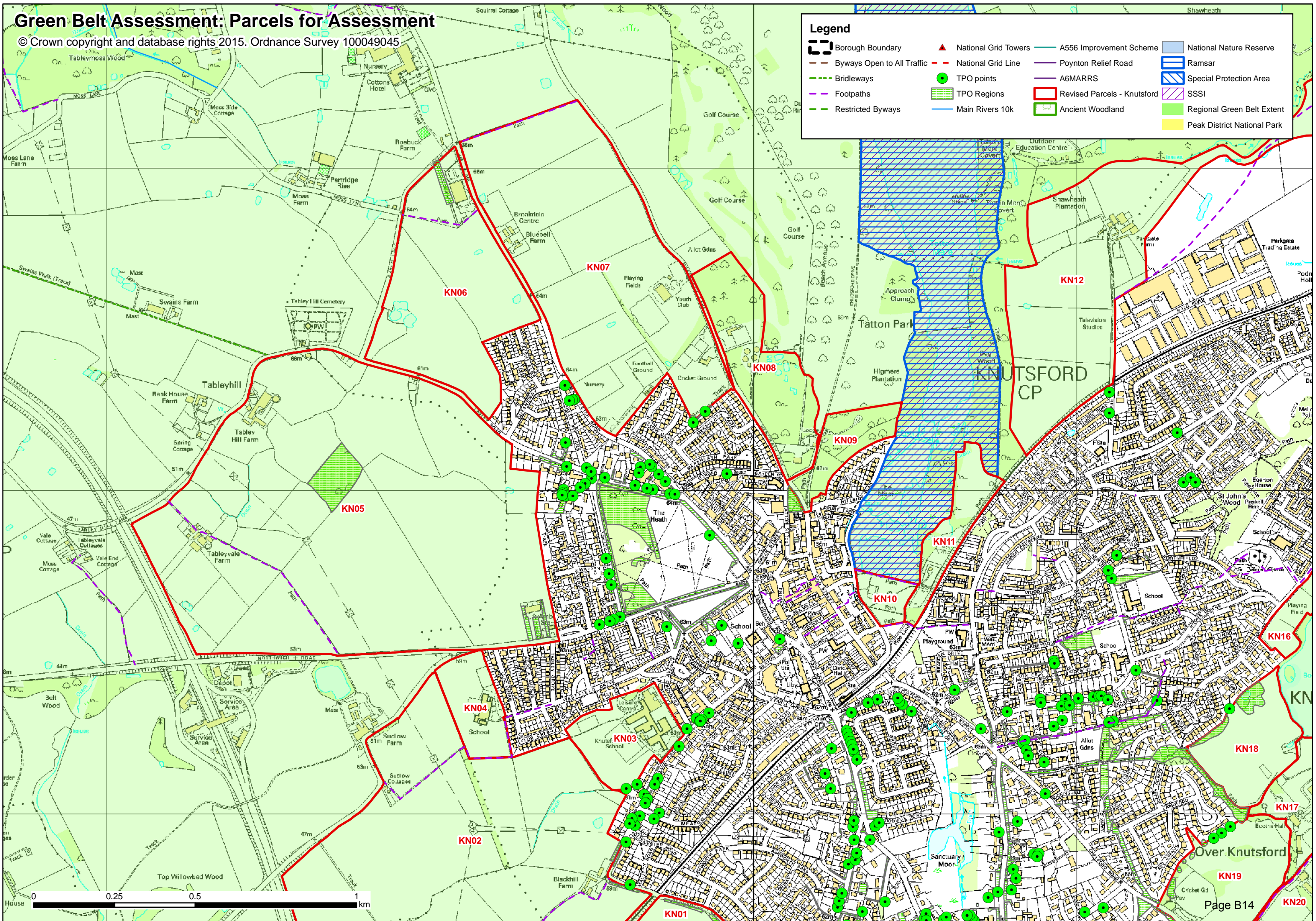
Over Knutsford

Green Belt Assessment: Parcels for Assessment

© Crown copyright and database rights 2015. Ordnance Survey 100049045

Legend

- | | | | | | | | |
|--|----------------------------|--|----------------------|--|-----------------------------|--|-----------------------------|
| | Borough Boundary | | National Grid Towers | | A556 Improvement Scheme | | National Nature Reserve |
| | Byways Open to All Traffic | | National Grid Line | | Poynton Relief Road | | Ramsar |
| | Bridleways | | TPO points | | A6MARRS | | Special Protection Area |
| | Footpaths | | TPO Regions | | Revised Parcels - Knutsford | | SSSI |
| | Restricted Byways | | Main Rivers 10k | | Ancient Woodland | | Regional Green Belt Extent |
| | | | | | | | Peak District National Park |

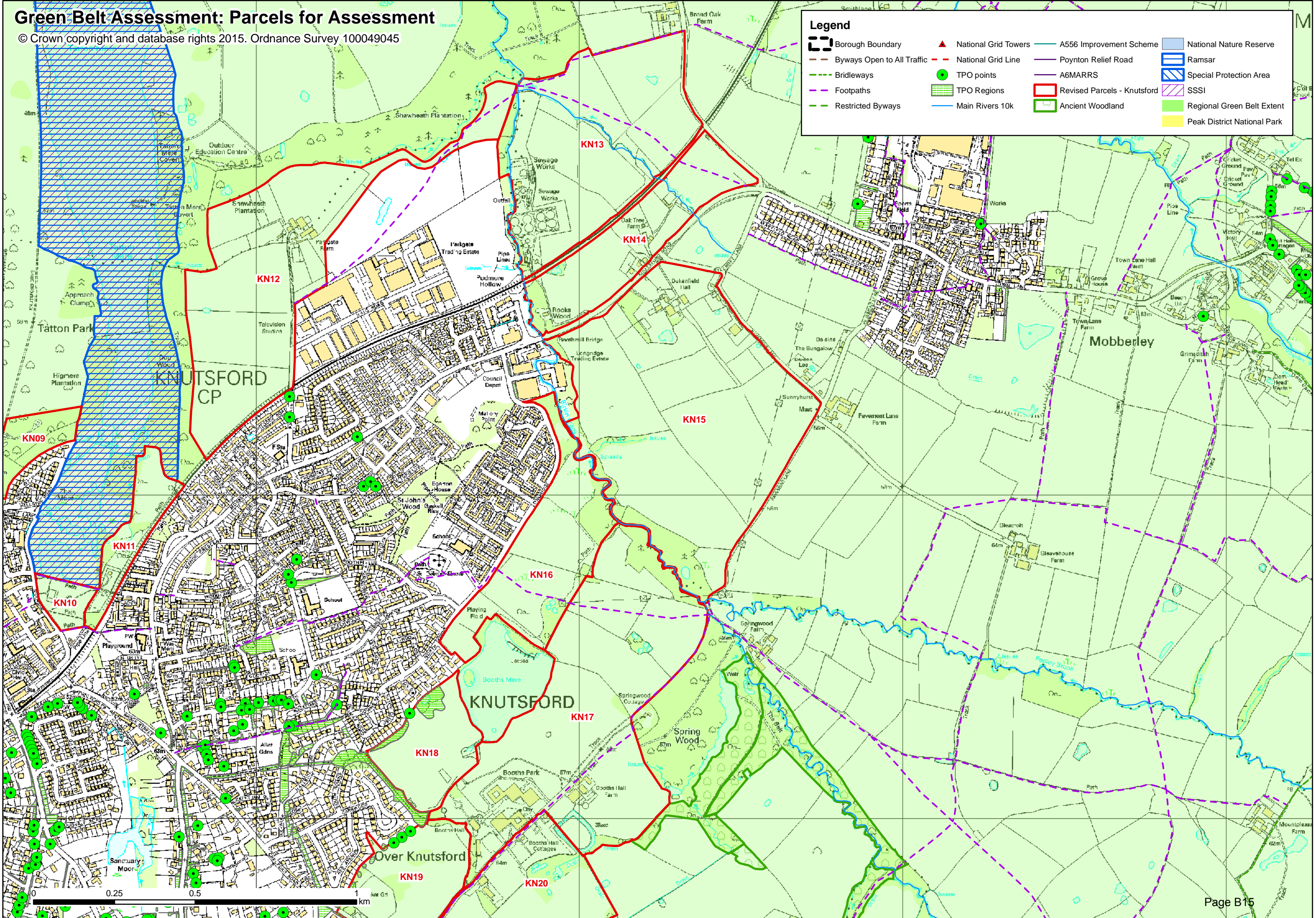


Green Belt Assessment: Parcels for Assessment

© Crown copyright and database rights 2015. Ordnance Survey 100049045

Legend

	Borough Boundary		National Grid Towers		A556 Improvement Scheme		National Nature Reserve
	Byways Open to All Traffic		National Grid Line		Poynton Relief Road		Ramsar
	Bridleways		TPO points		A6MARRS		Special Protection Area
	Footpaths		TPO Regions		Revised Parcels - Knutsford		SSSI
	Restricted Byways		Main Rivers 10k		Ancient Woodland		Regional Green Belt Extent
							Peak District National Park

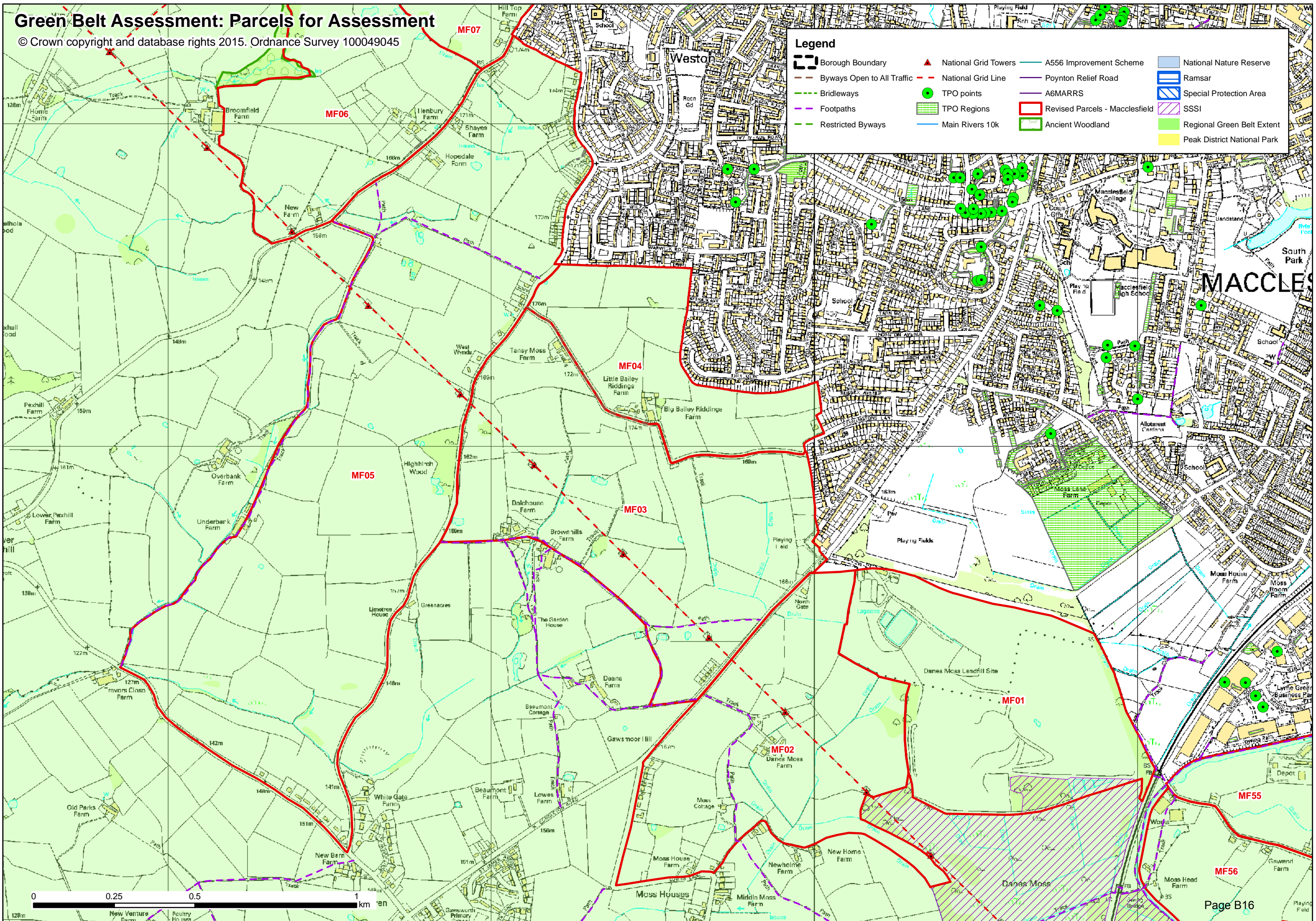


Green Belt Assessment: Parcels for Assessment

© Crown copyright and database rights 2015. Ordnance Survey 100049045

Legend

- | | | | |
|----------------------------|----------------------|--------------------------------|-----------------------------|
| Borough Boundary | National Grid Towers | A556 Improvement Scheme | National Nature Reserve |
| Byways Open to All Traffic | National Grid Line | Poynton Relief Road | Ramsar |
| Bridleways | TPO points | A6MARRS | Special Protection Area |
| Footpaths | TPO Regions | Revised Parcels - Macclesfield | SSSI |
| Restricted Byways | Main Rivers 10k | Ancient Woodland | Regional Green Belt Extent |
| | | | Peak District National Park |

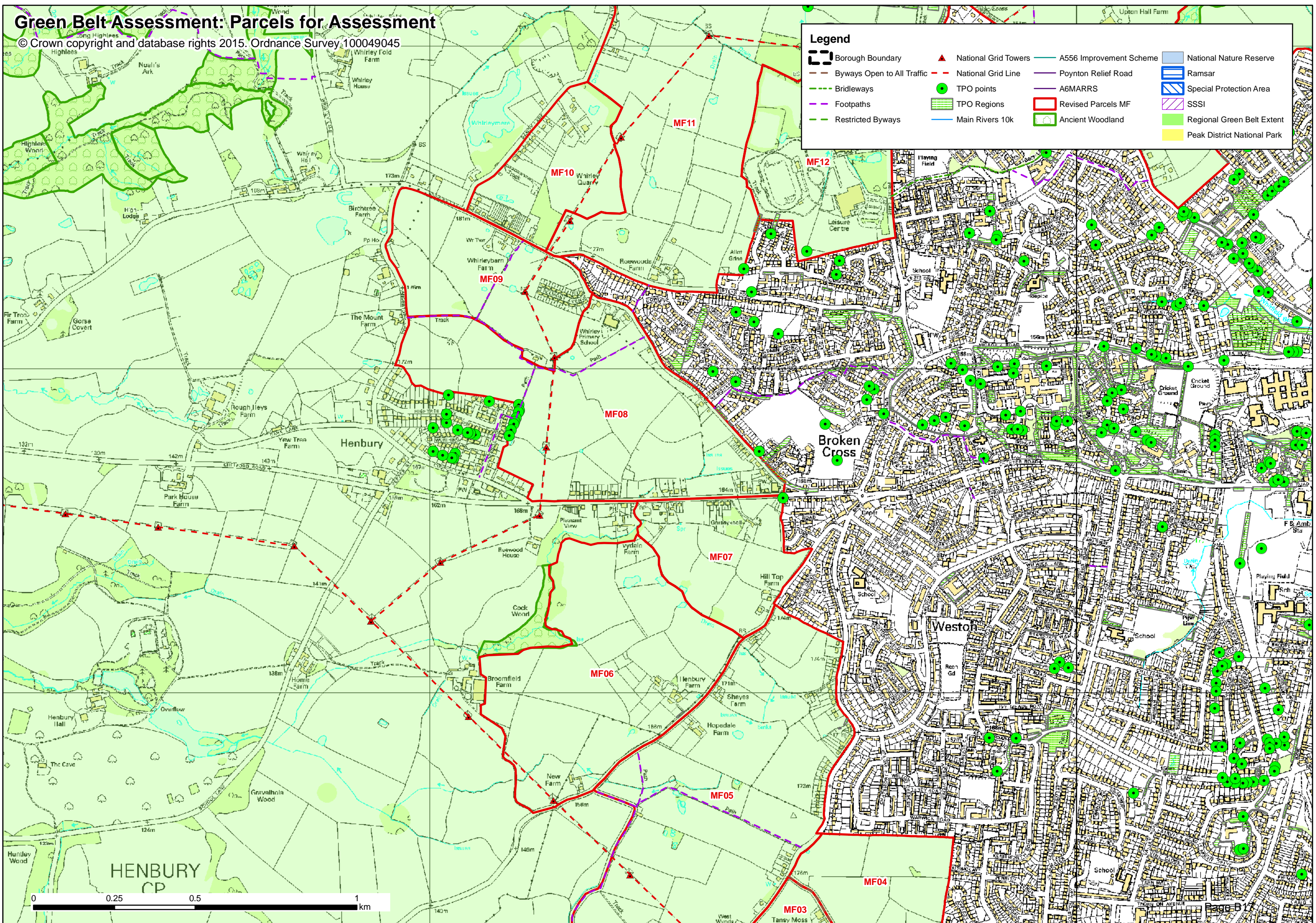


Green Belt Assessment: Parcels for Assessment

© Crown copyright and database rights 2015. Ordnance Survey 100049045

Legend

	Borough Boundary		National Grid Towers		A556 Improvement Scheme		National Nature Reserve
	Byways Open to All Traffic		National Grid Line		Poynton Relief Road		Ramsar
	Bridleways		TPO points		A6MARRS		Special Protection Area
	Footpaths		TPO Regions		Revised Parcels MF		SSSI
	Restricted Byways		Main Rivers 10k		Ancient Woodland		Regional Green Belt Extent
							Peak District National Park

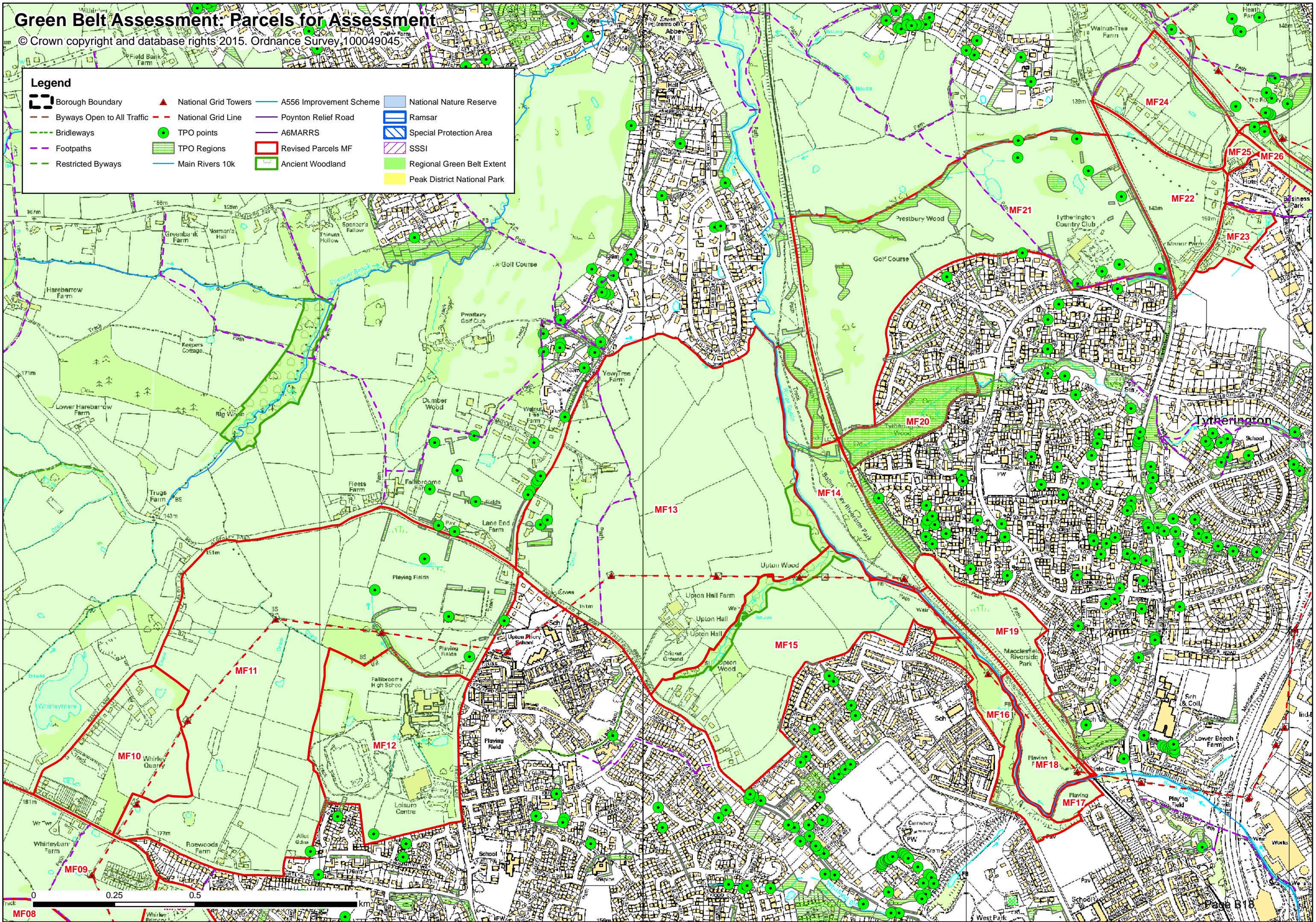


Green Belt Assessment: Parcels for Assessment

© Crown copyright and database rights 2015. Ordnance Survey 100049045

Legend

- | | | | |
|--|--|--|--|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

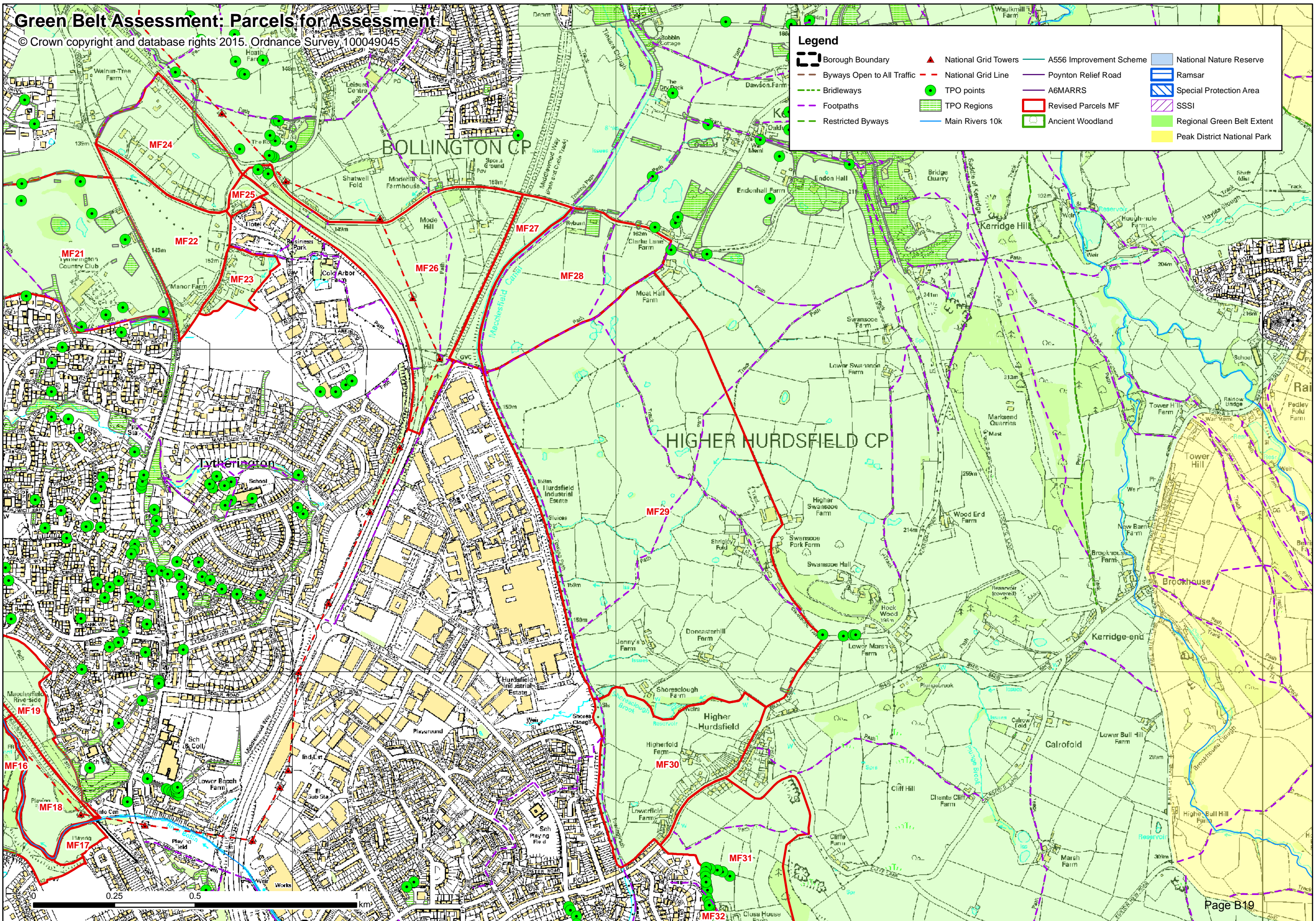


Green Belt Assessment: Parcels for Assessment

© Crown copyright and database rights 2015. Ordnance Survey 100049045

Legend

- | | | | |
|----------------------------|----------------------|-------------------------|-----------------------------|
| Borough Boundary | National Grid Towers | A556 Improvement Scheme | National Nature Reserve |
| Byways Open to All Traffic | National Grid Line | Poynton Relief Road | Ramsar |
| Bridleways | TPO points | A6MARRS | Special Protection Area |
| Footpaths | TPO Regions | Revised Parcels MF | SSSI |
| Restricted Byways | Main Rivers 10k | Ancient Woodland | Regional Green Belt Extent |
| | | | Peak District National Park |

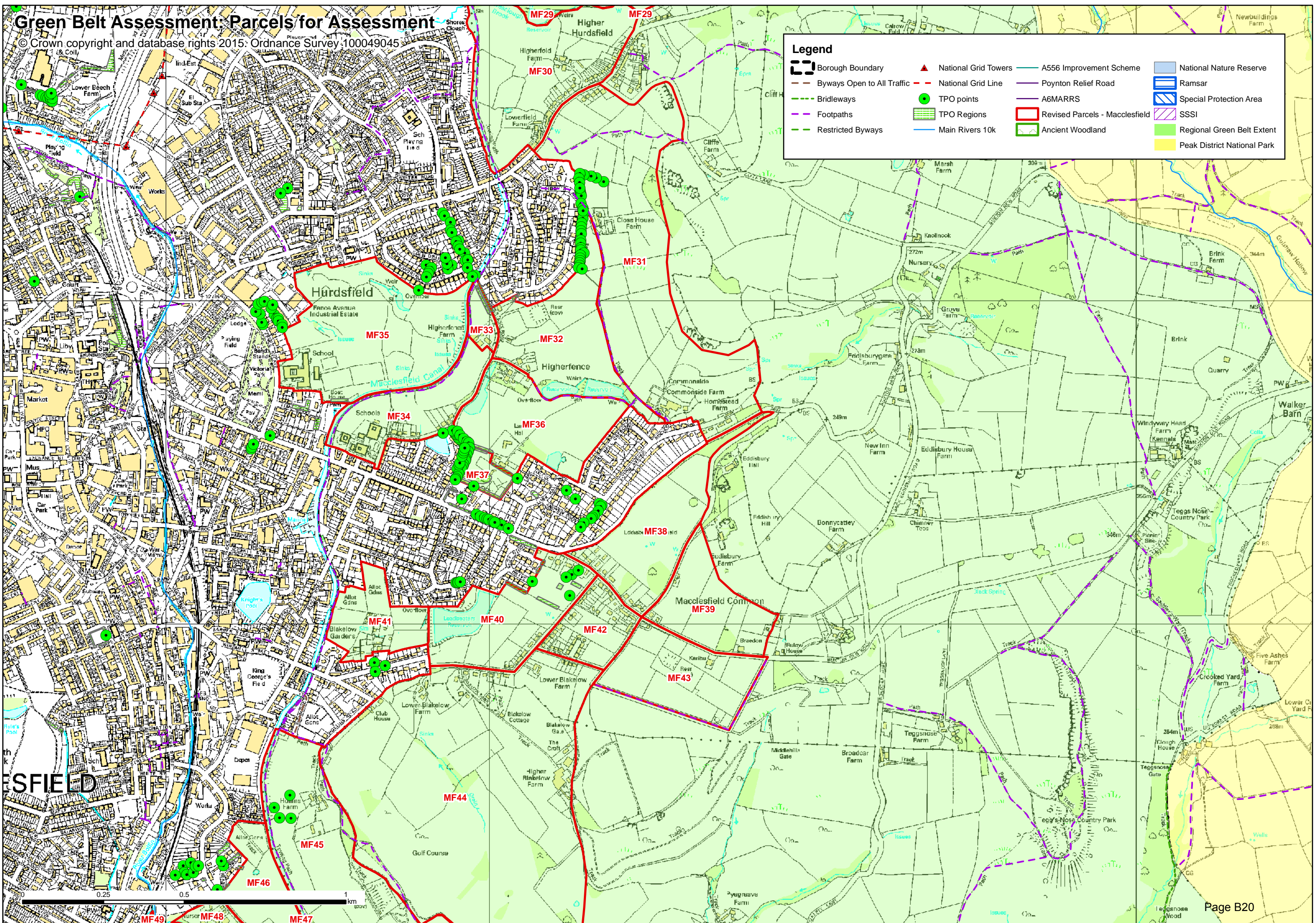


Green Belt Assessment: Parcels for Assessment

© Crown copyright and database rights 2015. Ordnance Survey 100049045

Legend

	Borough Boundary		National Grid Towers		A556 Improvement Scheme		National Nature Reserve
	Byways Open to All Traffic		National Grid Line		Poynton Relief Road		Ramsar
	Bridleways		TPO points		A6MARRS		Special Protection Area
	Footpaths		TPO Regions		Revised Parcels - Macclesfield		SSSI
	Restricted Byways		Main Rivers 10k		Ancient Woodland		Regional Green Belt Extent
							Peak District National Park



MACCLESFIELD

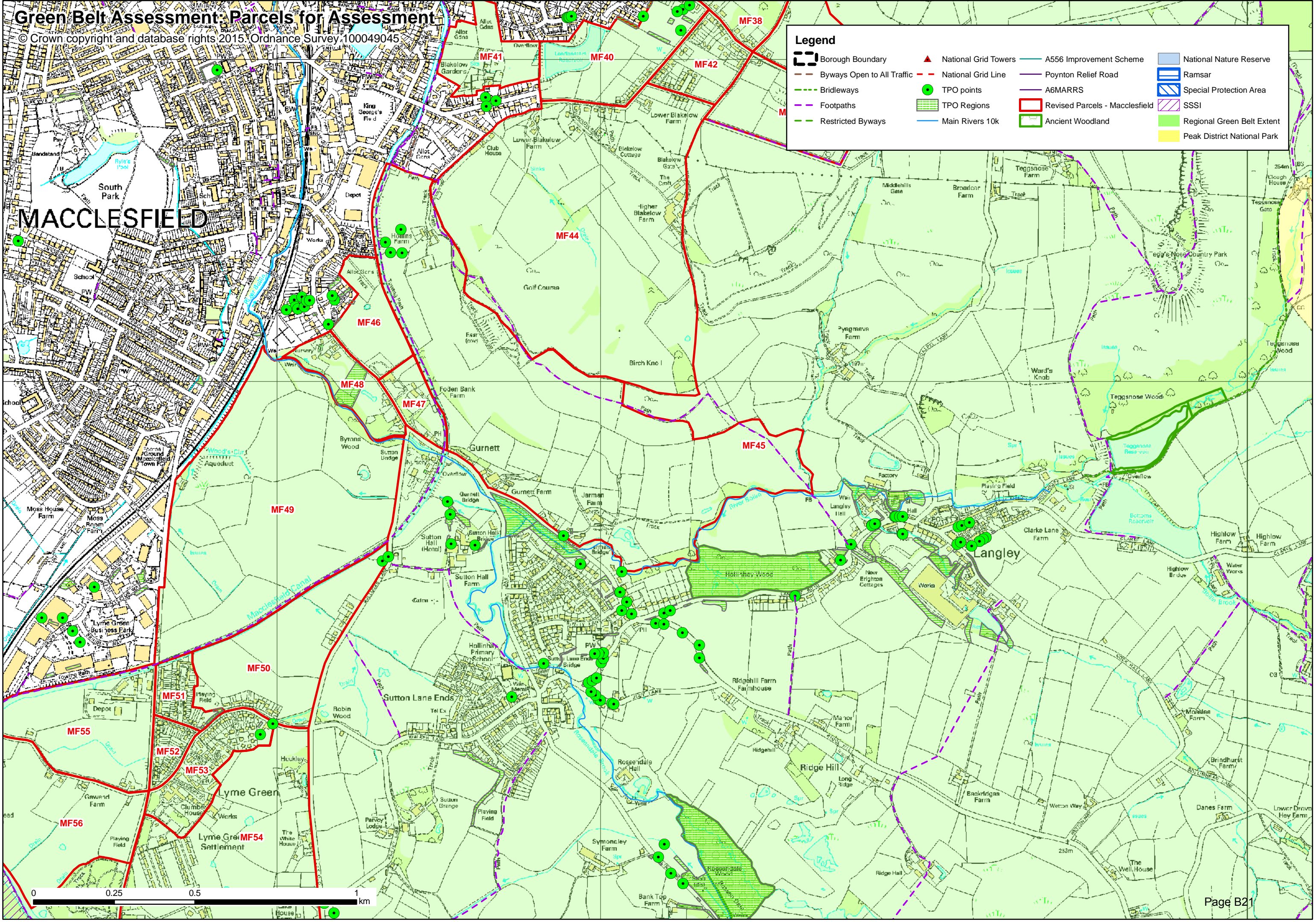
Green Belt Assessment - Parcels for Assessment

© Crown copyright and database rights 2015. Ordnance Survey 100049045

Legend

- | | | | |
|----------------------------|----------------------|--------------------------------|-----------------------------|
| Borough Boundary | National Grid Towers | A556 Improvement Scheme | National Nature Reserve |
| Byways Open to All Traffic | National Grid Line | Poynton Relief Road | Ramsar |
| Bridleways | TPO points | A6MARRS | Special Protection Area |
| Footpaths | TPO Regions | Revised Parcels - Macclesfield | SSSI |
| Restricted Byways | Main Rivers 10k | Ancient Woodland | Regional Green Belt Extent |
| | | | Peak District National Park |

MACCLESFIELD
























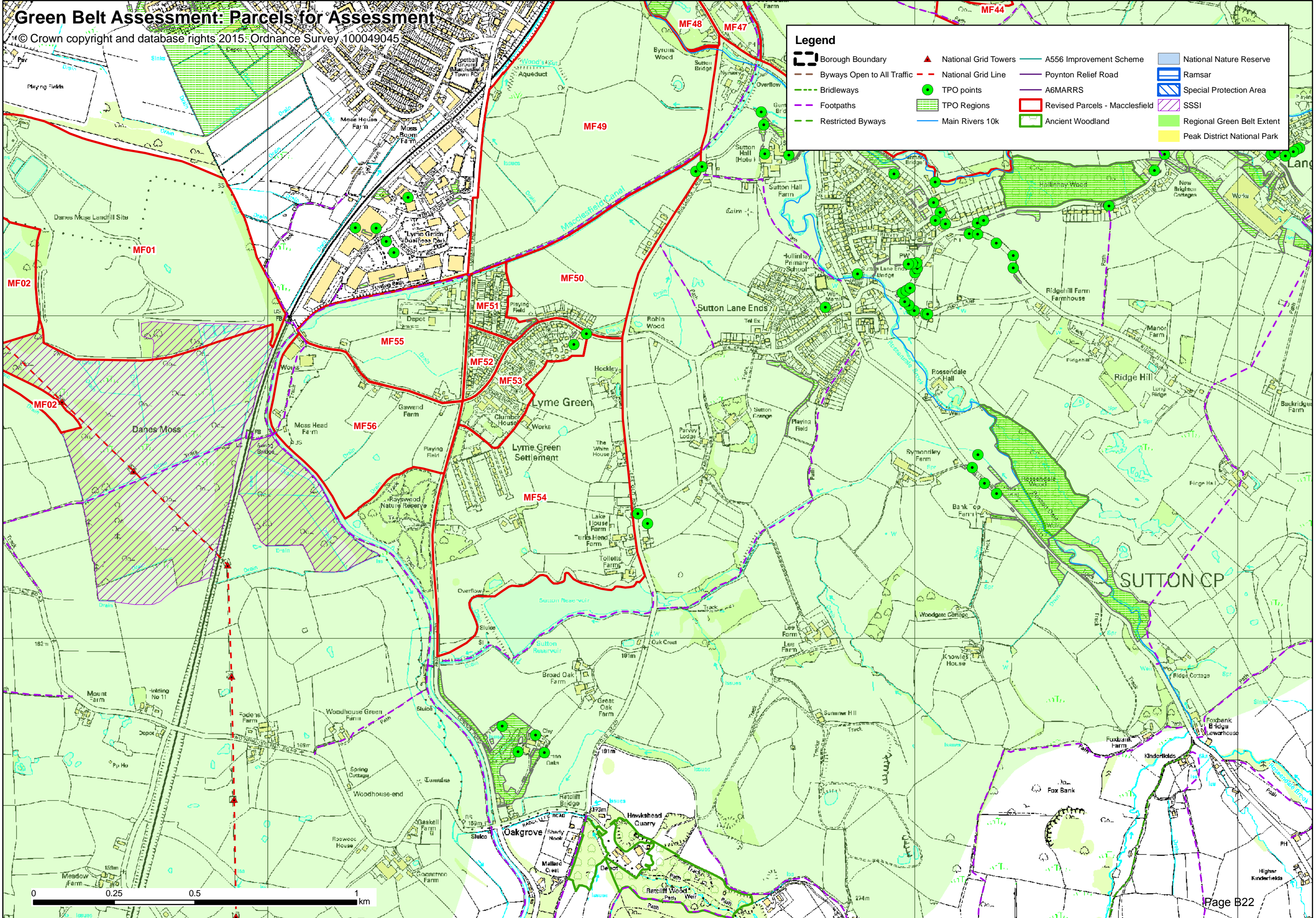
0 0.25 0.5 1 km

Green Belt Assessment: Parcels for Assessment

© Crown copyright and database rights 2015. Ordnance Survey 100049045

Legend

-  Borough Boundary
-  Byways Open to All Traffic
-  Bridleways
-  Footpaths
-  Restricted Byways
-  National Grid Towers
-  National Grid Line
-  TPO points
-  TPO Regions
-  Main Rivers 10k
-  A556 Improvement Scheme
-  Poynton Relief Road
-  A6MARRS
-  Revised Parcels - Macclesfield
-  Ancient Woodland
-  National Nature Reserve
-  Ramsar
-  Special Protection Area
-  SSSI
-  Regional Green Belt Extent
-  Peak District National Park

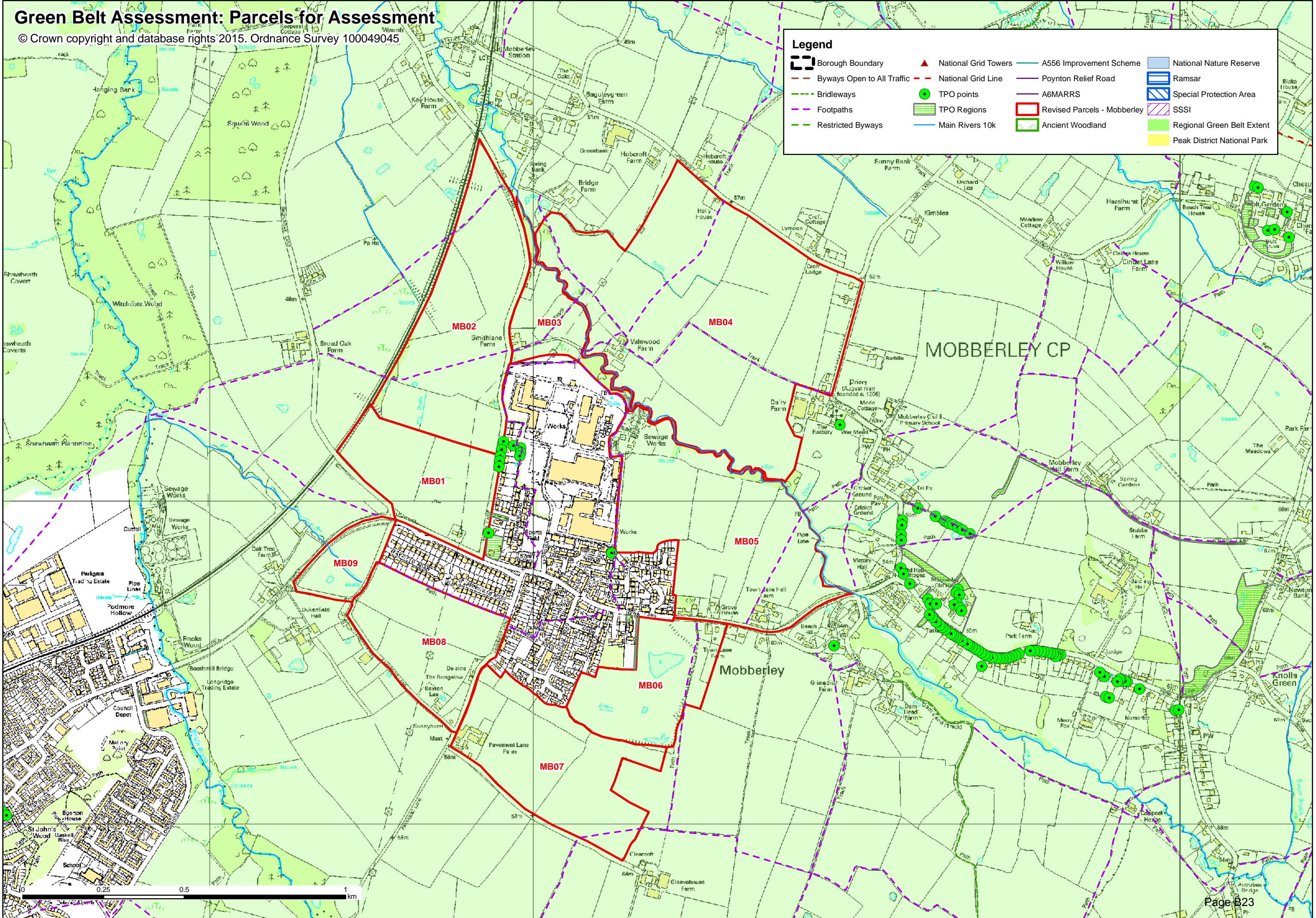


Green Belt Assessment: Parcels for Assessment

© Crown copyright and database rights 2015. Ordnance Survey 100049045

Legend

	Borough Boundary		National Grid Towers		A556 Improvement Scheme		National Nature Reserve
	Byways Open to All Traffic		National Grid Line		Poynton Relief Road		Ramsar
	Bridleways		TPO points		A6MARRS		Special Protection Area
	Footpaths		TPO Regions		Revised Parcels - Moberley		SSSI
	Restricted Byways		Main Rivers 10k		Ancient Woodland		Regional Green Belt Extent
							Peak District National Park

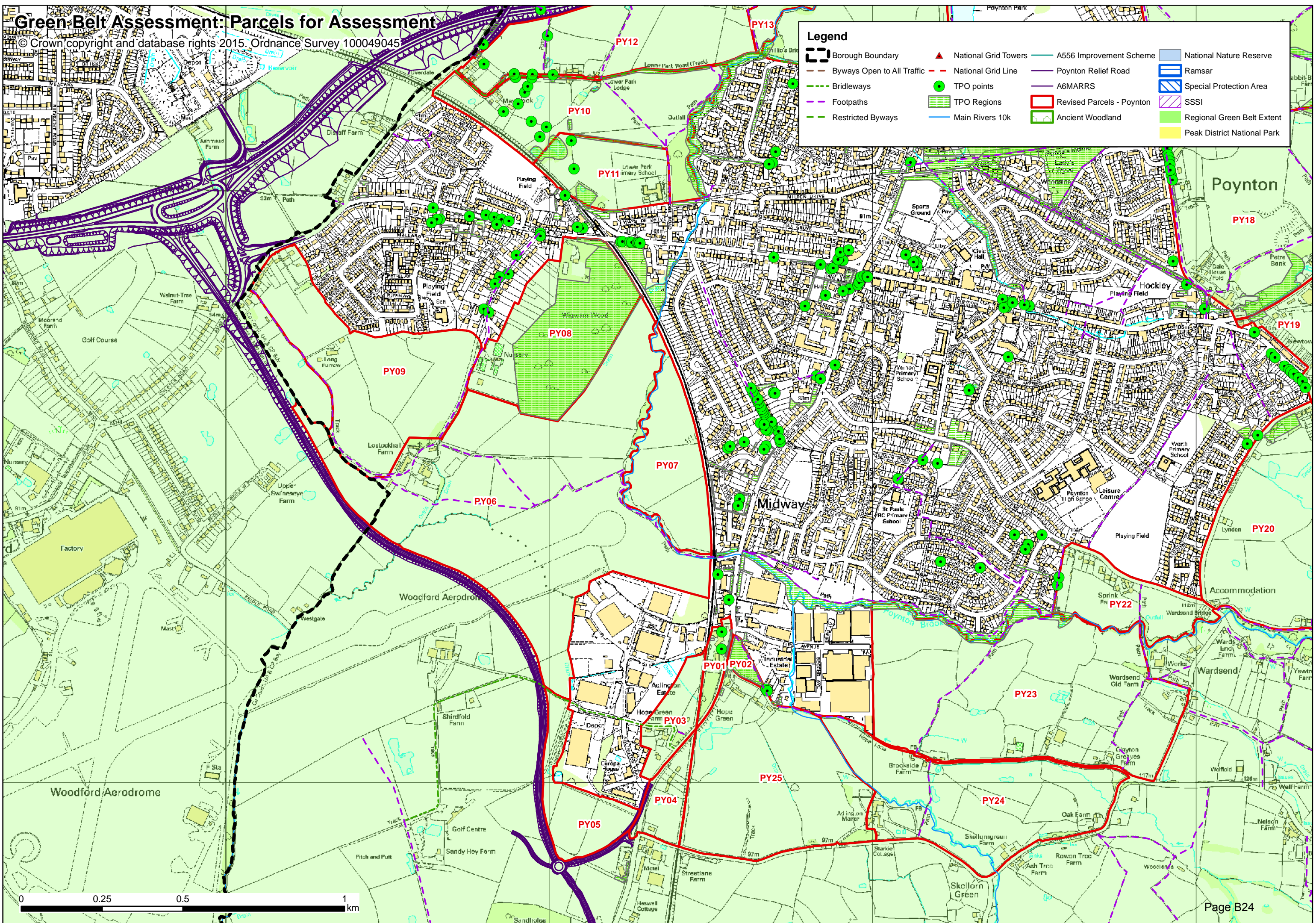


Green Belt Assessment: Parcels for Assessment

© Crown copyright and database rights 2015. Ordnance Survey 100049045

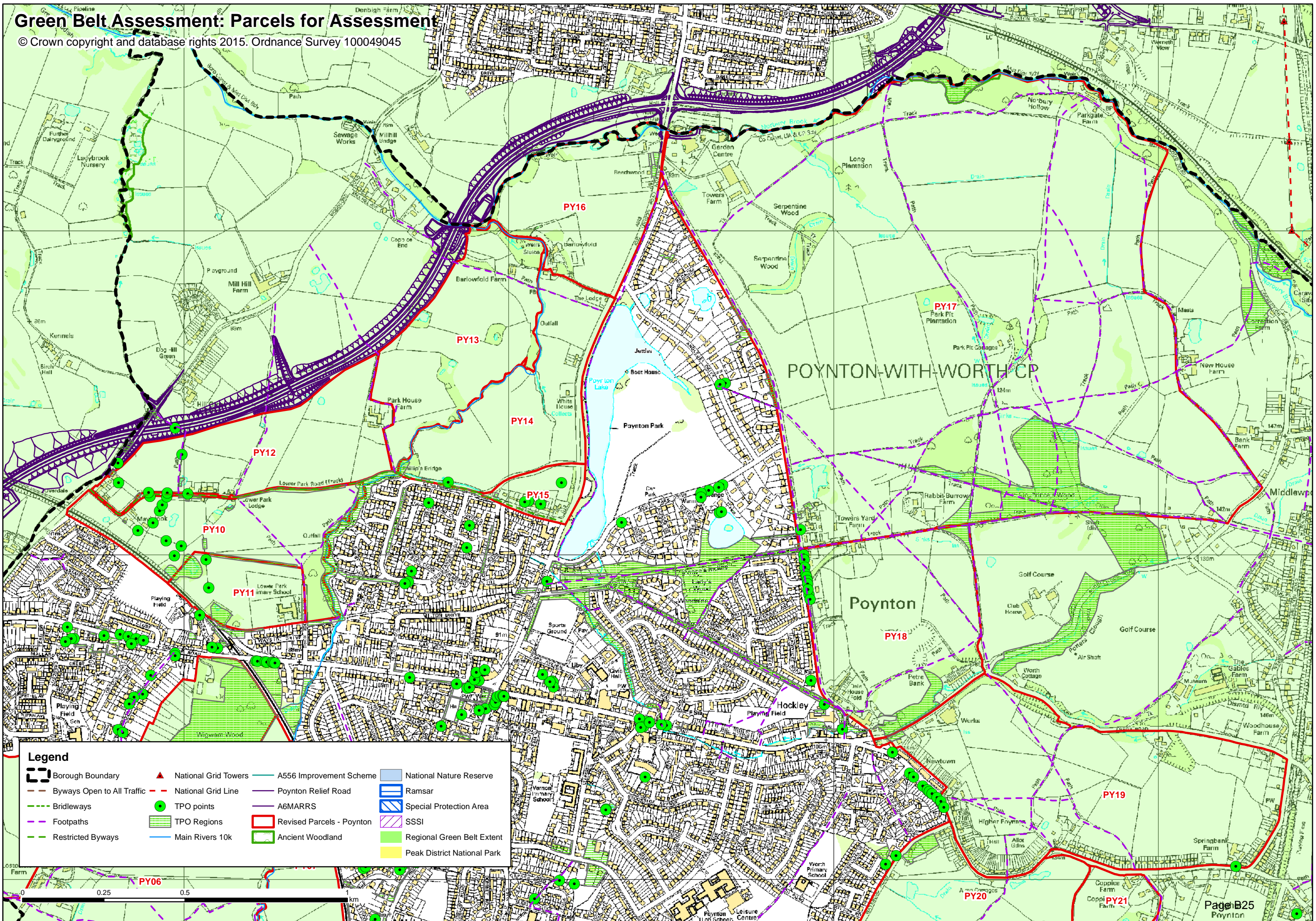
Legend

	Borough Boundary		National Grid Towers		A556 Improvement Scheme		National Nature Reserve
	Byways Open to All Traffic		National Grid Line		Poynton Relief Road		Ramsar
	Bridleways		TPO points		A6MARRS		Special Protection Area
	Footpaths		TPO Regions		Revised Parcels - Poynton		SSSI
	Restricted Byways		Main Rivers 10k		Ancient Woodland		Regional Green Belt Extent
							Peak District National Park



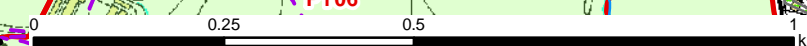
Green Belt Assessment: Parcels for Assessment

© Crown copyright and database rights 2015. Ordnance Survey 100049045



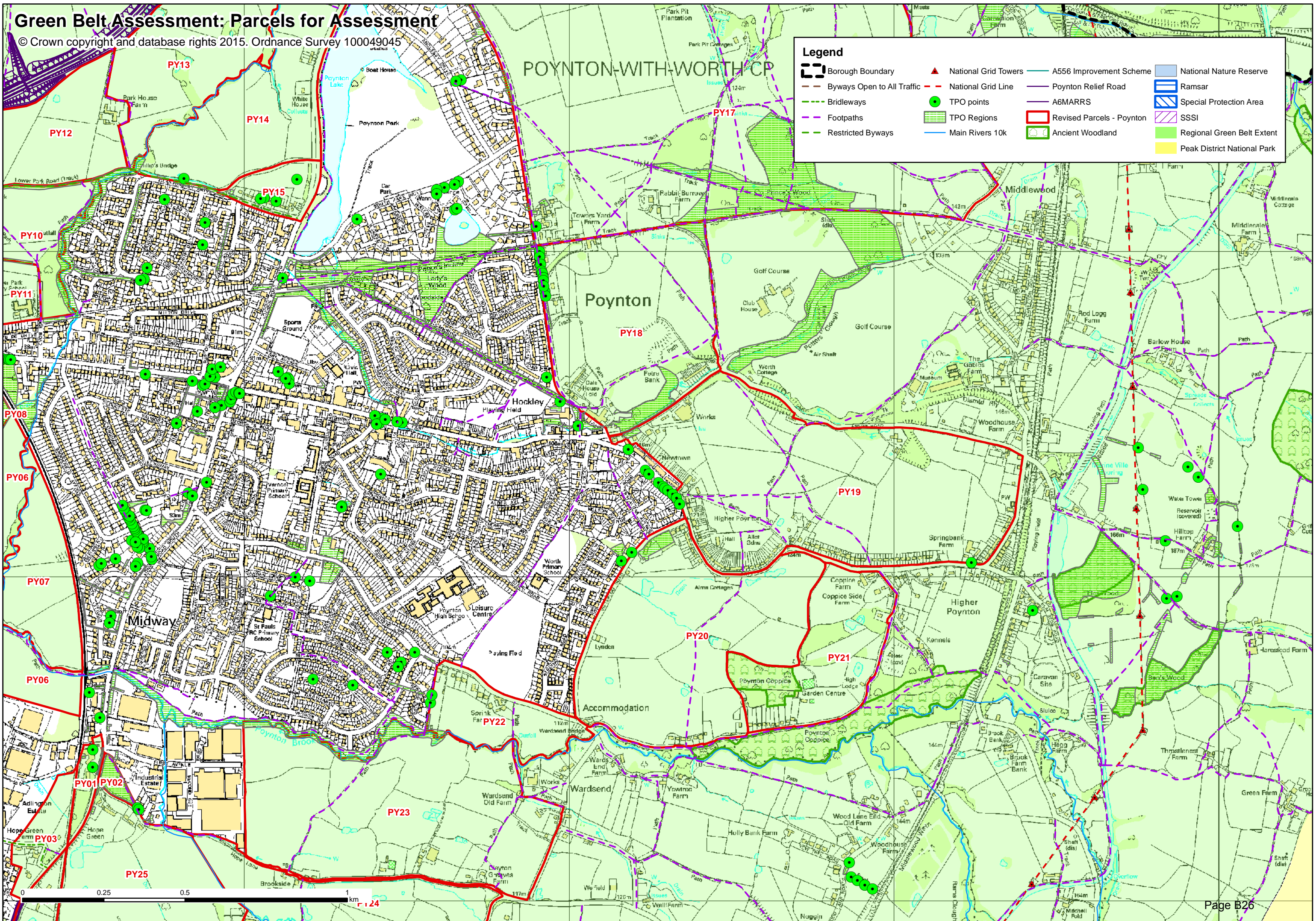
Legend

- | | | | |
|----------------------------|----------------------|-----------------------------|----------------------------|
| Borough Boundary | National Grid Towers | A556 Improvement Scheme | National Nature Reserve |
| Byways Open to All Traffic | National Grid Line | Poynton Relief Road | Ramsar |
| Bridleways | TPO points | A6MARRS | Special Protection Area |
| Footpaths | TPO Regions | Revised Parcels - Poynton | SSSI |
| Restricted Byways | Main Rivers 10k | Ancient Woodland | Regional Green Belt Extent |
| | | Peak District National Park | |



Green Belt Assessment: Parcels for Assessment

© Crown copyright and database rights 2015. Ordnance Survey 100049045



Legend

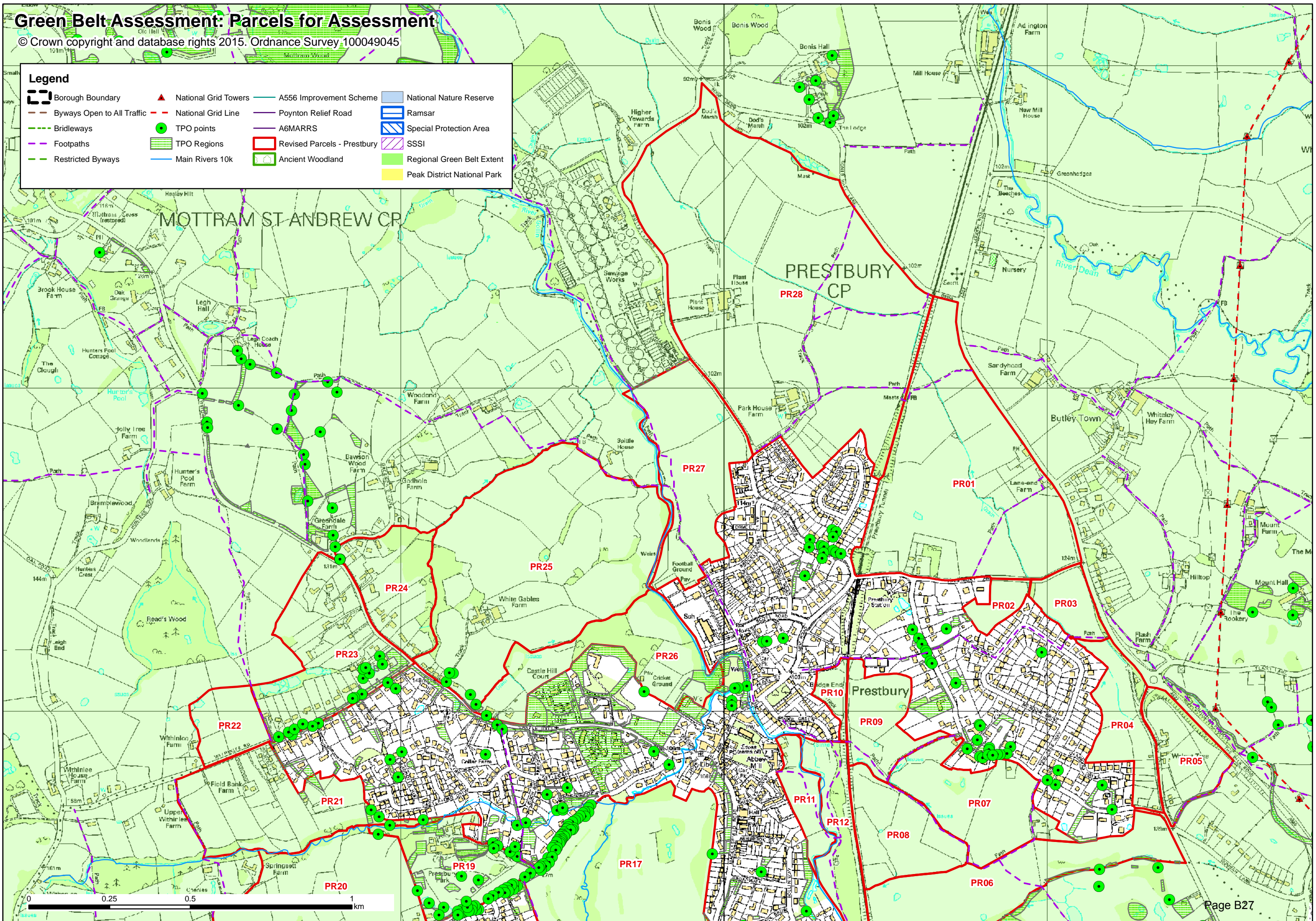
Borough Boundary	National Grid Towers	A556 Improvement Scheme	National Nature Reserve
Byways Open to All Traffic	National Grid Line	Poynton Relief Road	Ramsar
Bridleways	TPO points	AGMARRS	Special Protection Area
Footpaths	TPO Regions	Revised Parcels - Poynton	SSSI
Restricted Byways	Main Rivers 10k	Ancient Woodland	Regional Green Belt Extent
			Peak District National Park

Green Belt Assessment: Parcels for Assessment

© Crown copyright and database rights 2015. Ordnance Survey 100049045

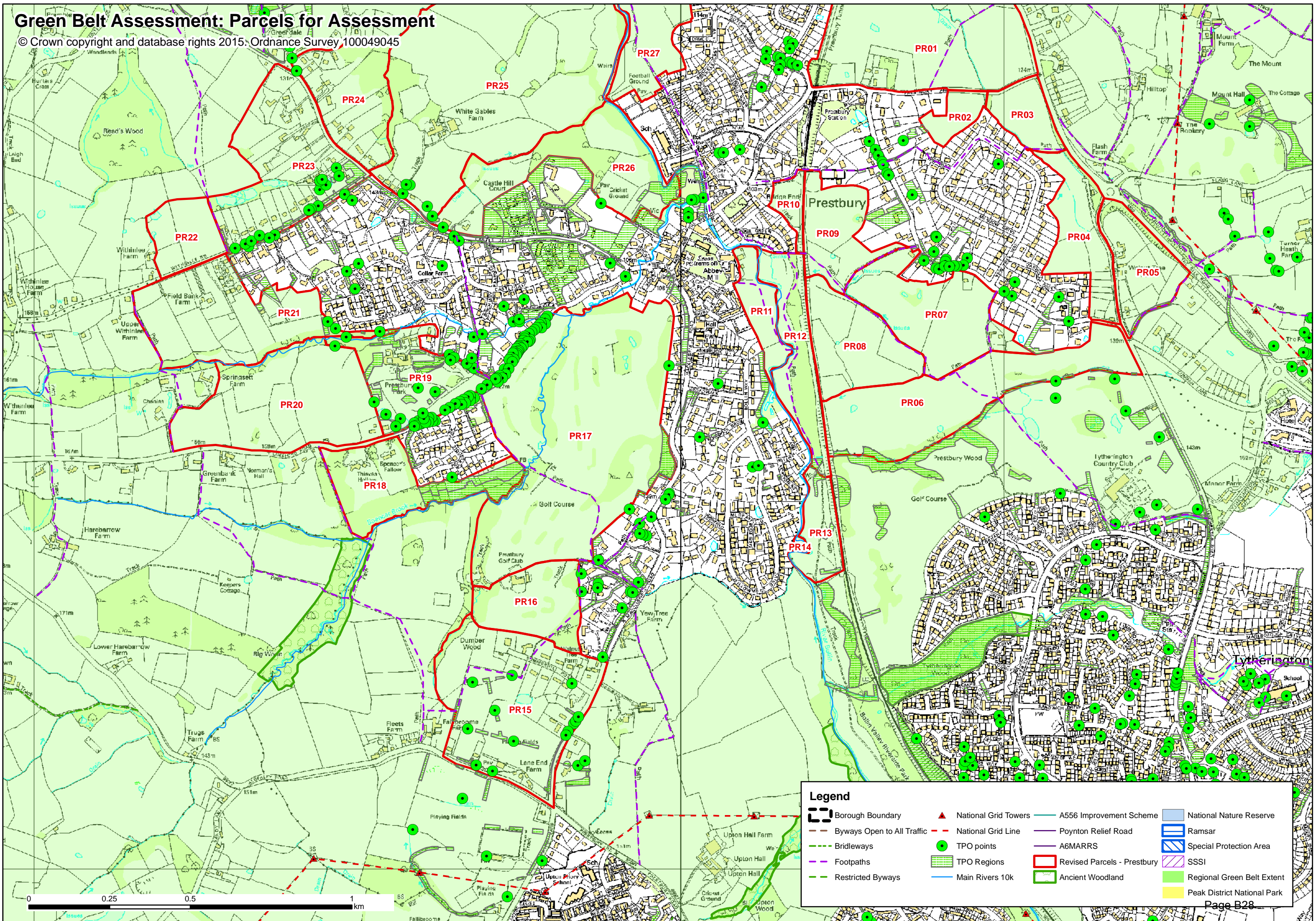
Legend

- | | | | |
|----------------------------|----------------------|-----------------------------|-----------------------------|
| Borough Boundary | National Grid Towers | A556 Improvement Scheme | National Nature Reserve |
| Byways Open to All Traffic | National Grid Line | Poynton Relief Road | Ramsar |
| Bridleways | TPO points | A6MARRS | Special Protection Area |
| Footpaths | TPO Regions | Revised Parcels - Prestbury | SSSI |
| Restricted Byways | Main Rivers 10k | Ancient Woodland | Regional Green Belt Extent |
| | | | Peak District National Park |



Green Belt Assessment: Parcels for Assessment

© Crown copyright and database rights 2015. Ordnance Survey 100049045



Legend

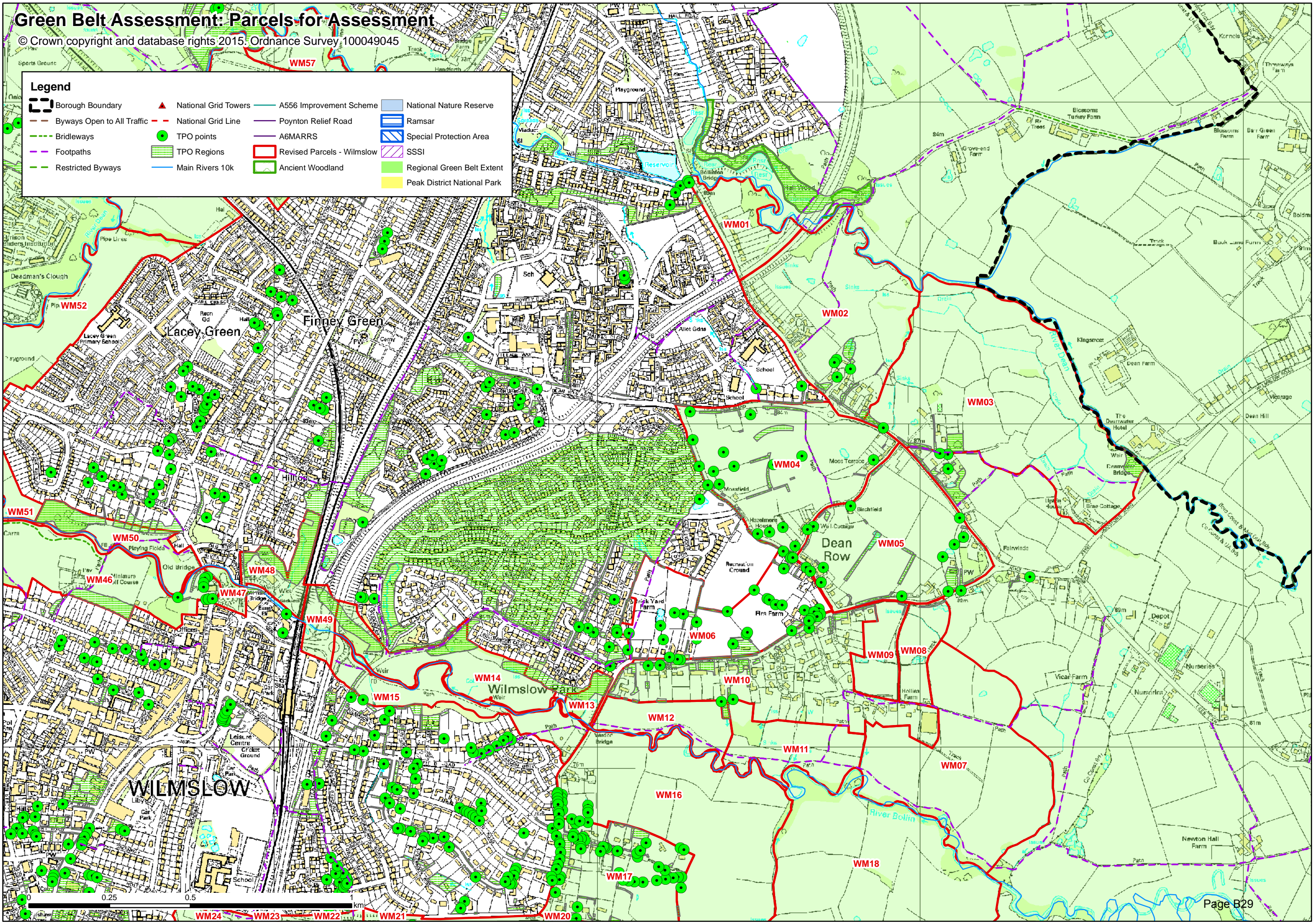
Borough Boundary	National Grid Towers	A56 Improvement Scheme	National Nature Reserve
Byways Open to All Traffic	National Grid Line	Poynton Relief Road	Ramsar
Bridleways	TPO points	A6MARRS	Special Protection Area
Footpaths	TPO Regions	Revised Parcels - Prestbury	SSSI
Restricted Byways	Main Rivers 10k	Ancient Woodland	Regional Green Belt Extent
		Peak District National Park	

Green Belt Assessment: Parcels for Assessment

© Crown copyright and database rights 2015. Ordnance Survey 100049045

Legend

- | | | | |
|--|----------------------|--|--|
| | National Grid Towers | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

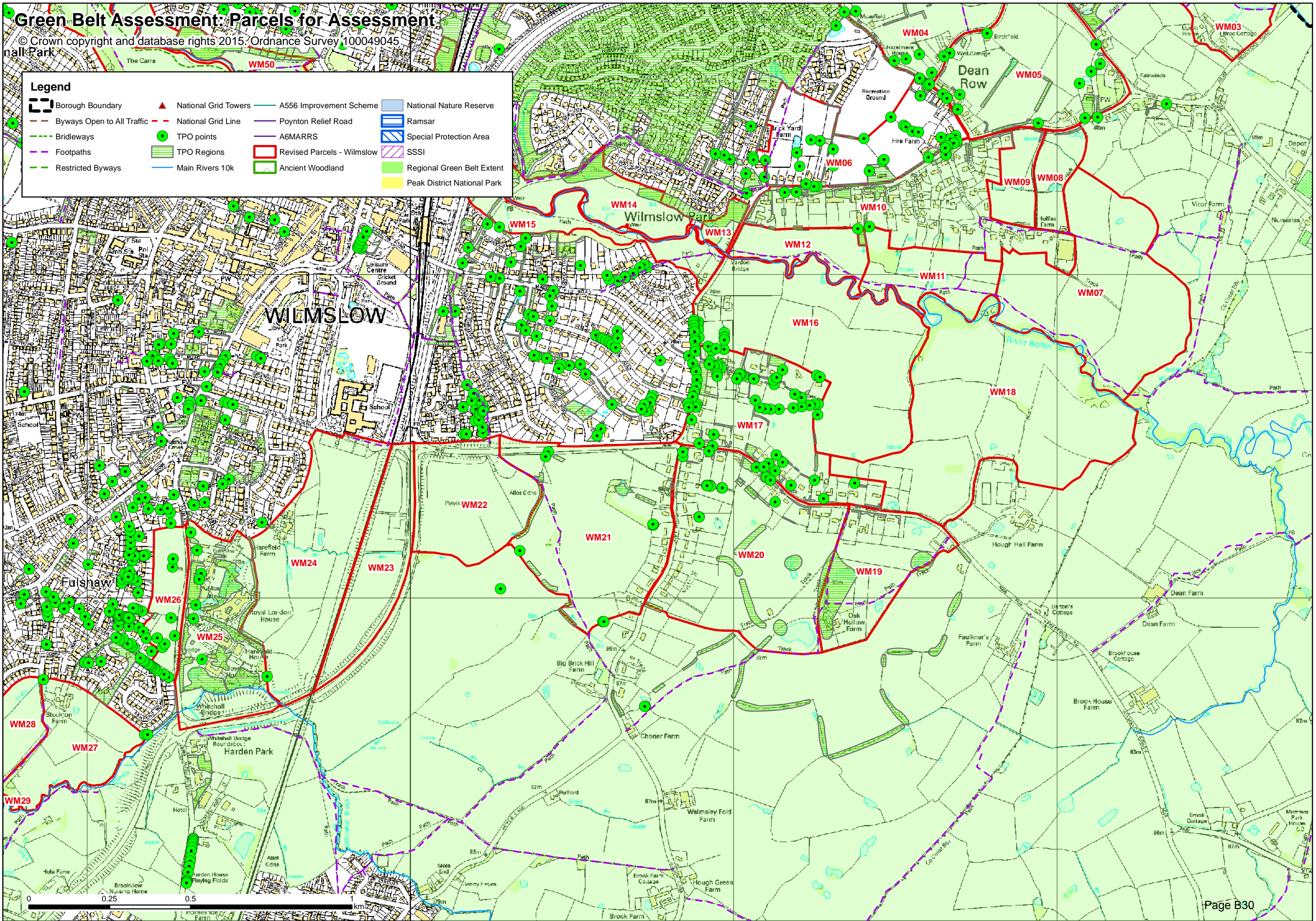


Green Belt Assessment: Parcels for Assessment

© Crown copyright and database rights 2015. Ordnance Survey 100049045

Legend

- | | | | | | | | |
|--|----------------------------|--|----------------------|--|----------------------------|--|-----------------------------|
| | Borough Boundary | | National Grid Towers | | A556 Improvement Scheme | | National Nature Reserve |
| | Byways Open to All Traffic | | National Grid Line | | Poynton Relief Road | | Ramsar |
| | Bridleways | | TPO points | | A6MARRS | | Special Protection Area |
| | Footpaths | | TPO Regions | | Revised Parcels - Wilmslow | | SSSI |
| | Restricted Byways | | Main Rivers 10k | | Ancient Woodland | | Regional Green Belt Extent |
| | | | | | | | Peak District National Park |

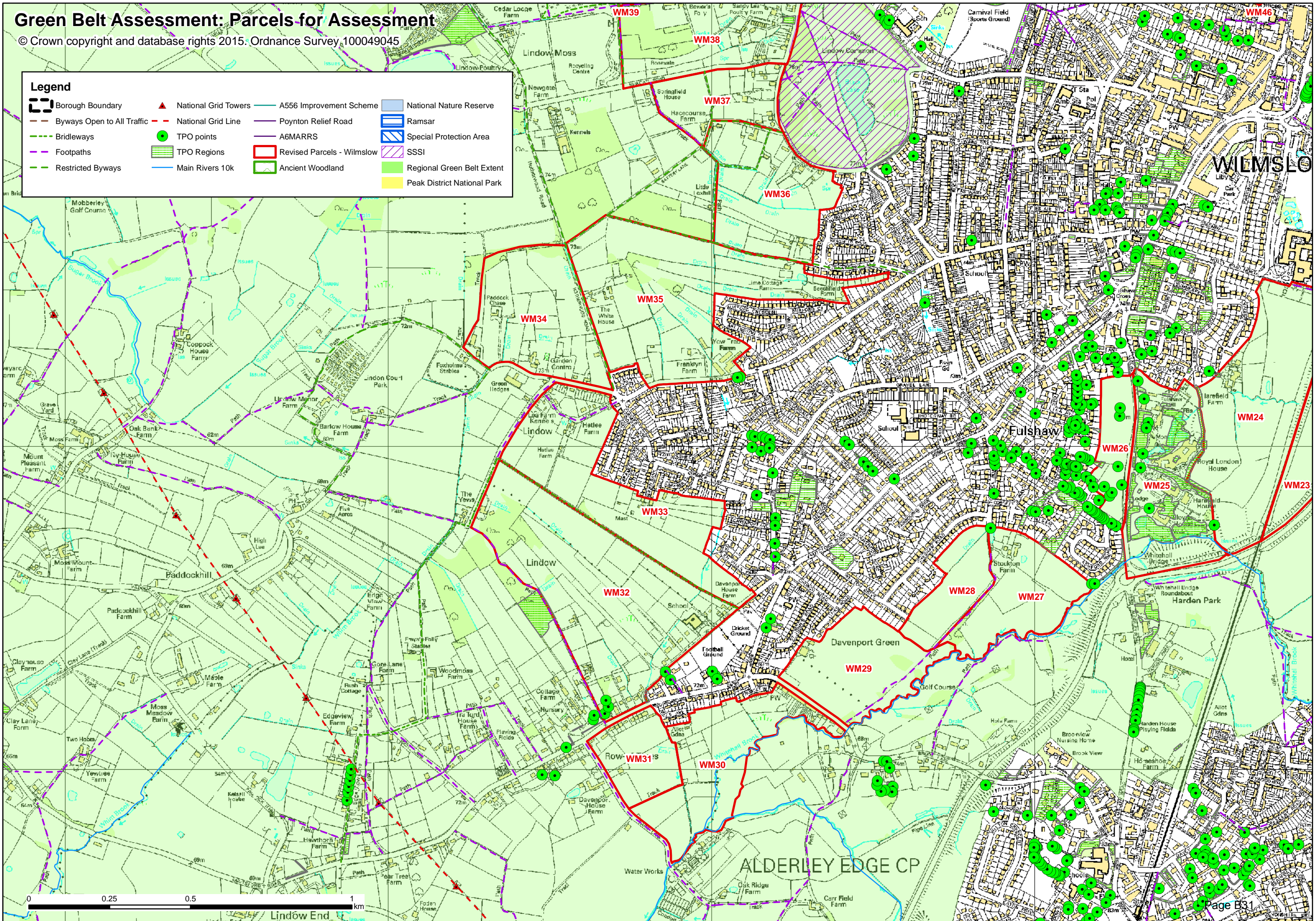


Green Belt Assessment: Parcels for Assessment

© Crown copyright and database rights 2015. Ordnance Survey 100049045

Legend

- | | | | |
|--|----------------------|--|--|
| | National Grid Towers | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

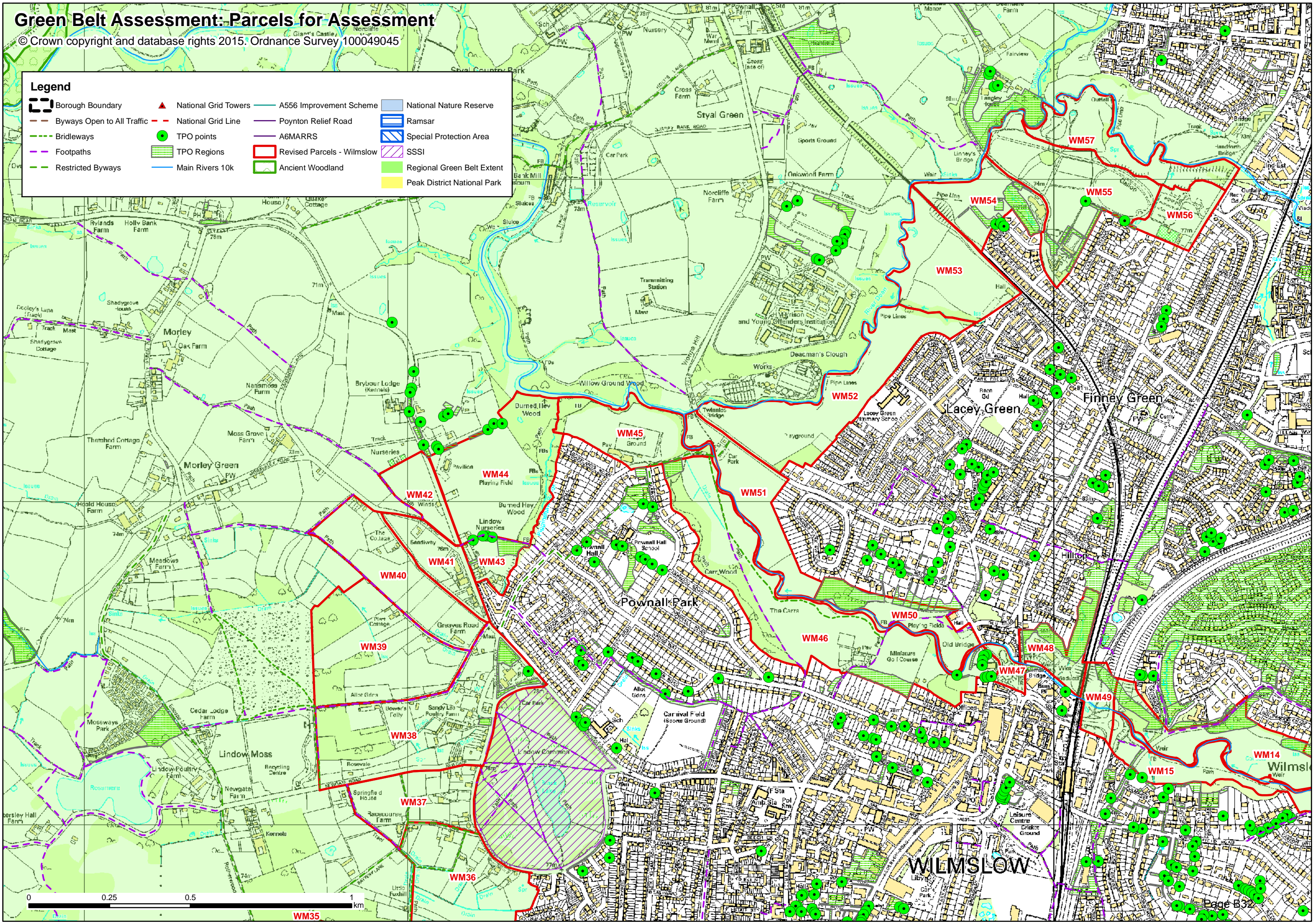


Green Belt Assessment: Parcels for Assessment

© Crown copyright and database rights 2015. Ordnance Survey 100049045

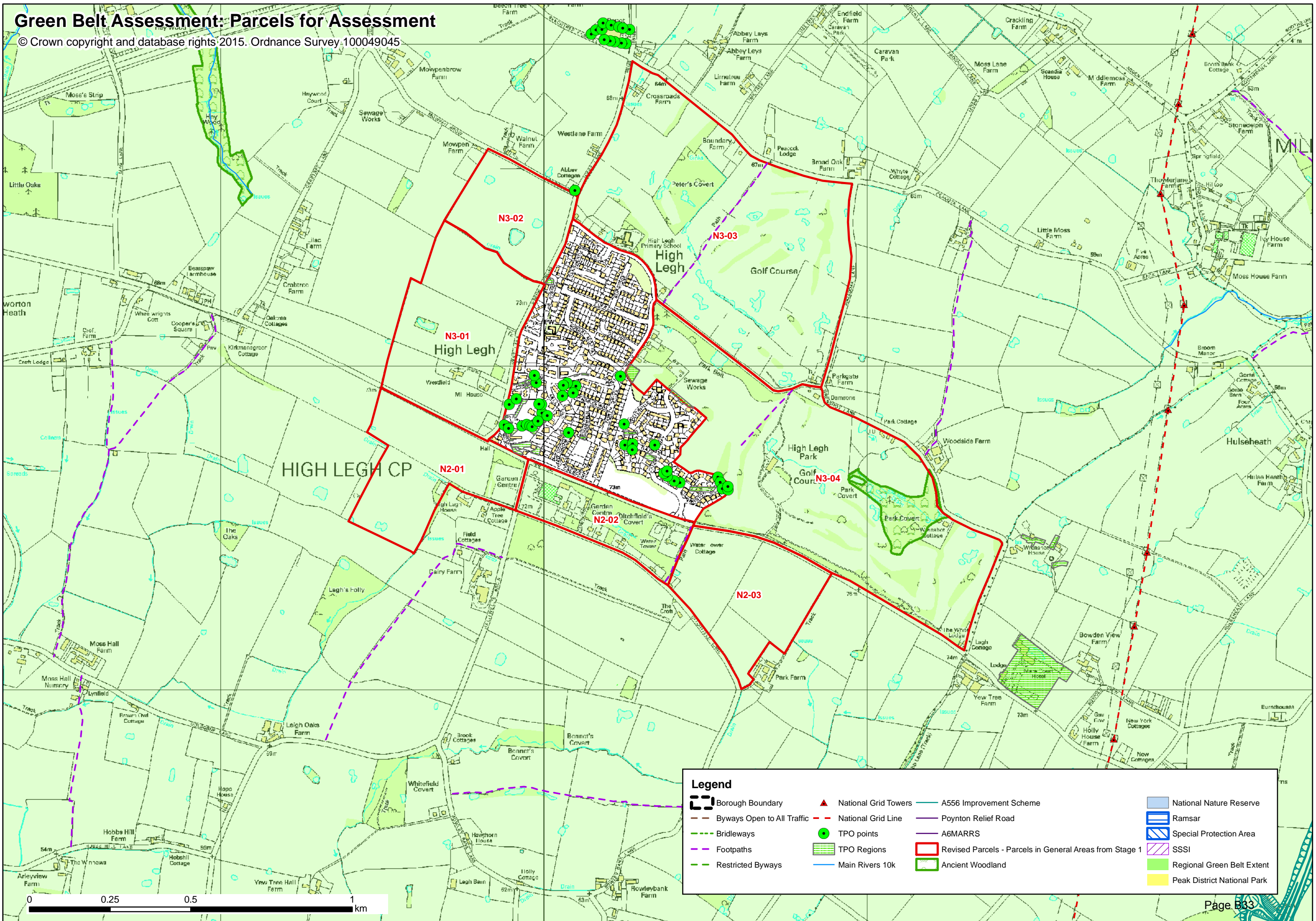
Legend

- | | | | |
|--|----------------------|--|--|
| | National Grid Towers | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |



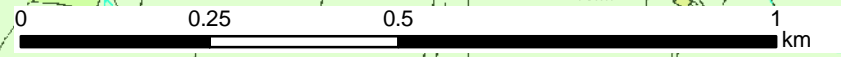
Green Belt Assessment: Parcels for Assessment

© Crown copyright and database rights 2015. Ordnance Survey 100049045



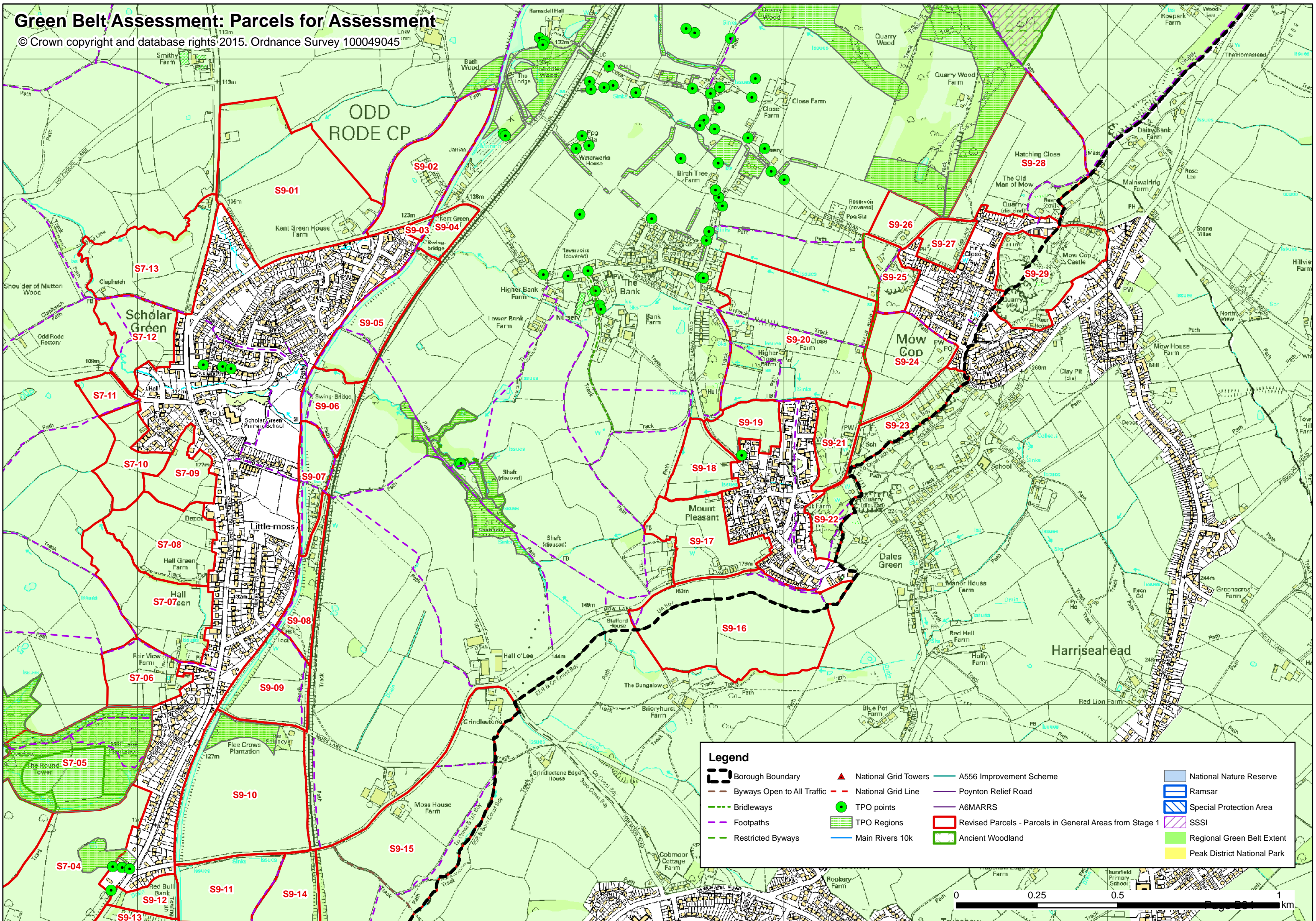
Legend

Borough Boundary	National Grid Towers	A56 Improvement Scheme	National Nature Reserve
Byways Open to All Traffic	National Grid Line	Poynton Relief Road	Ramsar
Bridleways	TPO points	A6MARRS	Special Protection Area
Footpaths	TPO Regions	Revised Parcels - Parcels in General Areas from Stage 1	SSSI
Restricted Byways	Main Rivers 10k	Ancient Woodland	Regional Green Belt Extent
			Peak District National Park



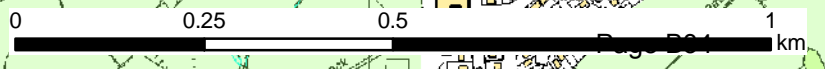
Green Belt Assessment: Parcels for Assessment

© Crown copyright and database rights 2015. Ordnance Survey 100049045



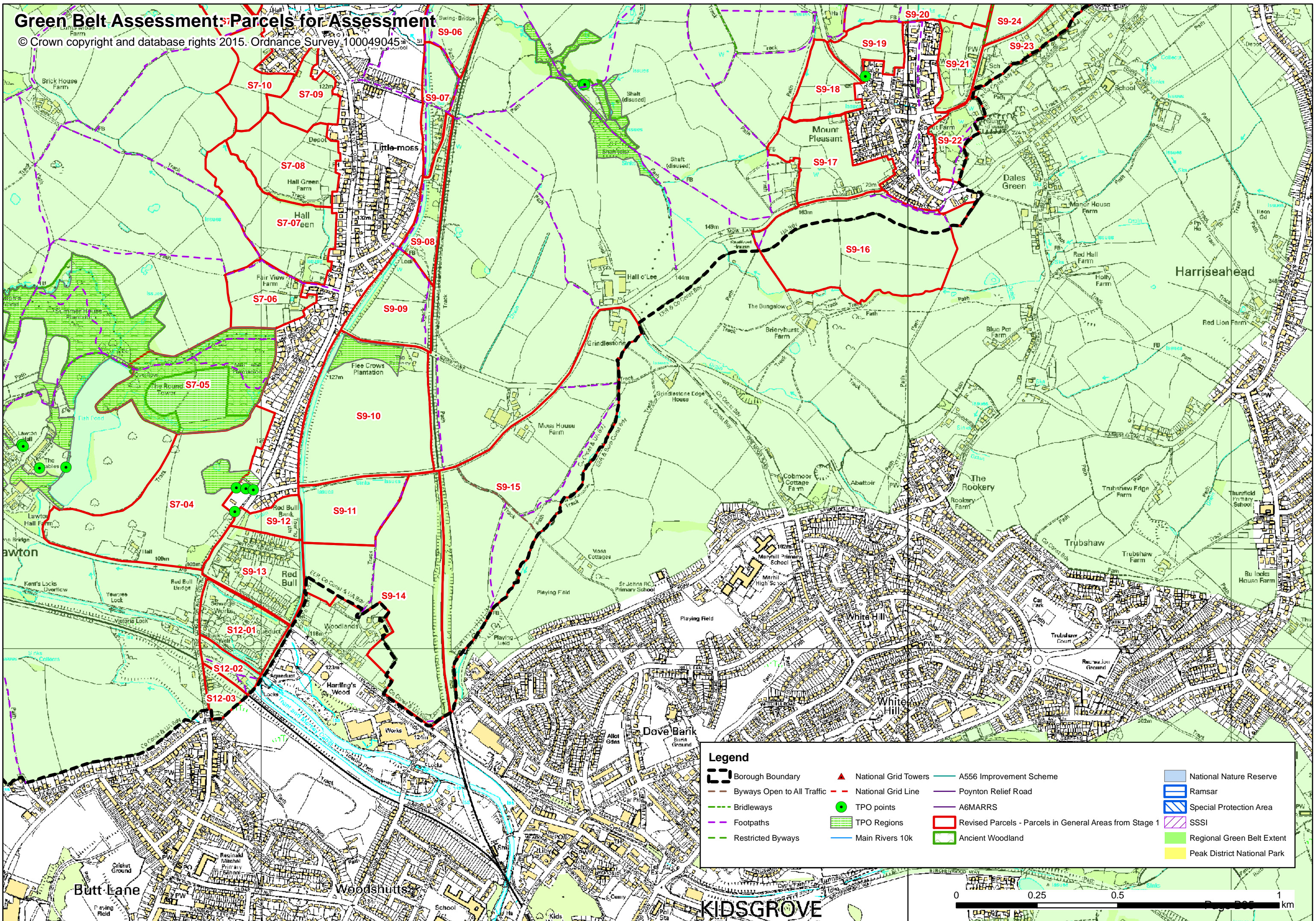
Legend

Borough Boundary	National Grid Towers	A556 Improvement Scheme	National Nature Reserve
Byways Open to All Traffic	National Grid Line	Poynton Relief Road	Ramsar
Bridleways	TPO points	A6MARRS	Special Protection Area
Footpaths	TPO Regions	Revised Parcels - Parcels in General Areas from Stage 1	SSSI
Restricted Byways	Main Rivers 10k	Ancient Woodland	Regional Green Belt Extent
			Peak District National Park



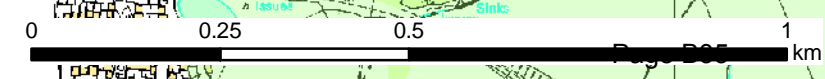
Green Belt Assessment: Parcels for Assessment

© Crown copyright and database rights 2015. Ordnance Survey 100049045



Legend

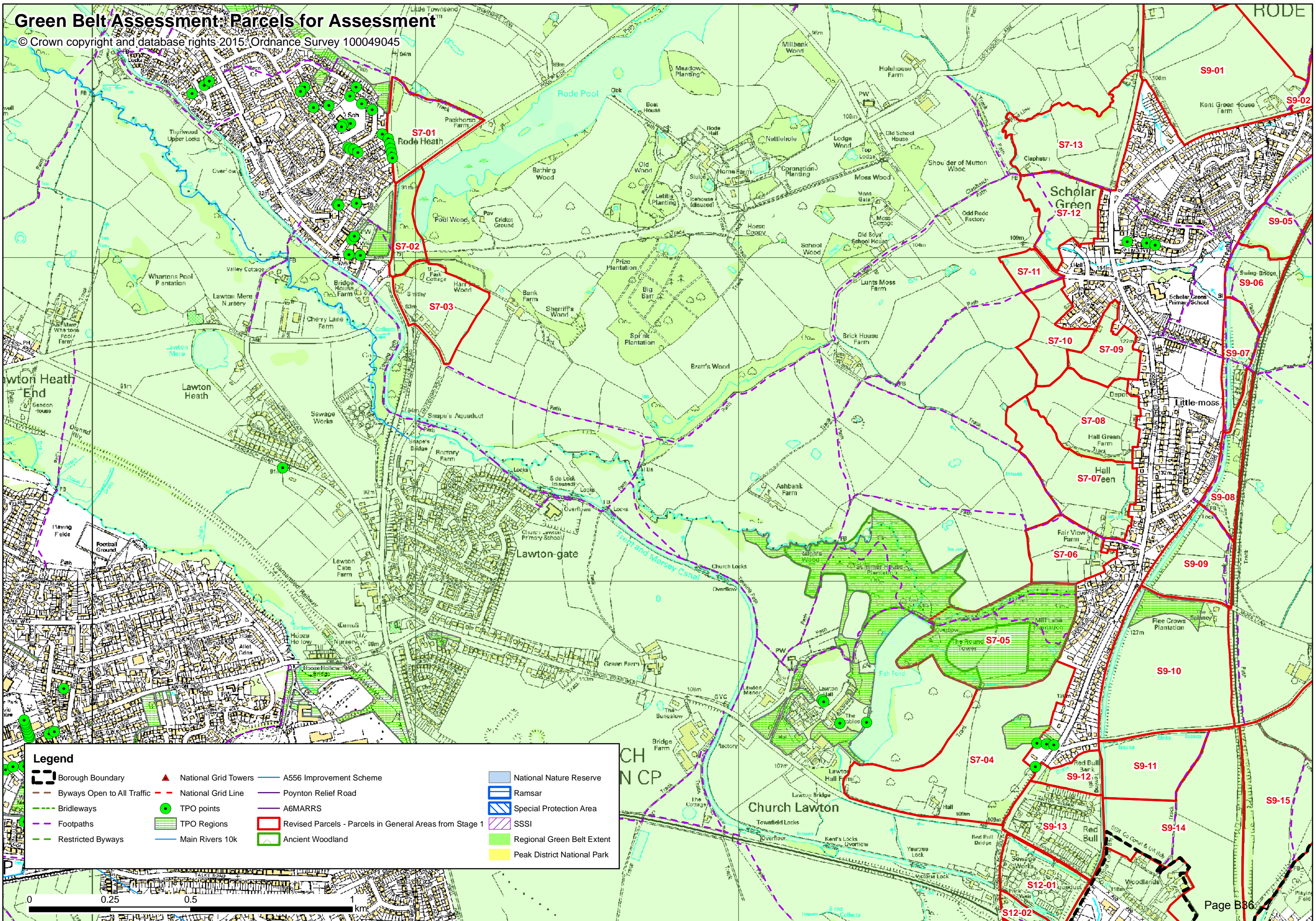
Borough Boundary	National Grid Towers	A556 Improvement Scheme	National Nature Reserve
Byways Open to All Traffic	National Grid Line	Poynton Relief Road	Ramsar
Bridleways	TPO points	A6MARRS	Special Protection Area
Footpaths	TPO Regions	Revised Parcels - Parcels in General Areas from Stage 1	SSSI
Restricted Byways	Main Rivers 10k	Ancient Woodland	Regional Green Belt Extent
			Peak District National Park



KIDSGROVE

Green Belt Assessment: Parcels for Assessment

© Crown copyright and database rights 2015. Ordnance Survey 100049045



Legend

Borough Boundary	National Grid Towers	A556 Improvement Scheme	National Nature Reserve
Byways Open to All Traffic	National Grid Line	Poynton Relief Road	Ramsar
Bridleways	TPO points	A6MARRS	Special Protection Area
Footpaths	TPO Regions	Revised Parcels - Parcels in General Areas from Stage 1	SSSI
Restricted Byways	Main Rivers 10k	Ancient Woodland	Regional Green Belt Extent
			Peak District National Park



Appendix C

Green Belt Parcel Assessment Table

Alderley Edge

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
AE01: Land east of Alderley Edge Bypass and west of Alderley Road	Significant Contribution: Well contained by the surrounding road network (Alderley/Wilmslow Road to the east and the A34 to the west) and backs onto properties along Brook Lane to the south. Prevents the opportunity for development to spread northwards along Alderley/Wilmslow Road, where there are already a number of buildings, including a hotel and public house contained within the adjacent parcel (ALE02).	Major Contribution: A vital area of land in maintaining a gap between Wilmslow and Alderley Edge.	Significant Contribution: Detached from the main built up area of Alderley Edge (with the exception of the southern boundary along Brook Lane), relatively open in feel, although the proximity of main roads reduces this somewhat. Well contained by the surrounding road network to prevent encroachment in the long term.	Contribution: Alderley Edge is a historic town with a designated Conservation Area. The Conservation Area does not fall within the 250m buffer to the south of the parcel however there is a listed building within the buffer but it is separated by an area of residential properties.	Significant contribution; Alderley Edge has 2.2% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel makes a major contribution to Green Belt purposes. Although the strong boundaries would prevent encroachment into the countryside, the parcel has an essential role in maintaining the separation of Alderley edge and Wilmslow. The land is has few urbanising influences and mainly consists of gently undulating fields. Openness is affected by the proximity of main roads, particularly the A34 to the west.	Major contribution
AE02: Land south of Harden Park and east of Alderley Road	Significant contribution: The parcel is well connected to Alderley Edge and has limited development however the parcel has been largely successful in preventing urban sprawl. The parcel is bounded by Alderley Road to the west, existing development to the south, a railway line to the east and a field boundary to the north.	Significant contribution: The parcel forms a less essential gap between Wilmslow and Alderley Edge and a reduction in this gap would not lead to the merging of these settlements.	Significant contribution: The parcel hosts a playing field which provides opportunities for outdoor sport and recreation. In general the parcel provides a significant degree of openness however there is mature woodland in the parcel which detracts from the overall sense of openness.	Contribution: The parcel has a limited contribution to preserving the historic setting of Alderley Edge.	Significant contribution; Alderley Edge has 2.2% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel has a significant contribution to each of the Green Belt purposes apart from preserving the historic setting of Alderley Edge as the parcel is not located near the historic core. The parcel has a significant contribution to preventing urban sprawl despite there being some development on the parcel. The parcel significantly contributes to safeguarding land as there is a playing pitch in the parcel and has a significant degree of openness.	Significant contribution
AE03: Land south of A34 and east of Alderley Road	Contribution: The parcel has strong boundaries to the north (A34), the west (Alderley Road) and the east (railway line). The southern boundary comprises of a moderate field boundary with substantial mature tree line. The parcel has a limited contribution to preventing urban sprawl due to significant ribbon development along Alderley Road. The parcel has prevented further development due to the strong boundaries.	Major contribution: The parcel forms an essential gap between Alderley Edge and Wilmslow and a reduction in the gap could lead to the merging of the settlements. However the A34 on the northern boundary would provide a significant barrier to development.	Significant contribution: Although the parcel has significant urbanising influences along Alderley Road, there is still a significant degree of openness provided by the parcel. Mature tree lines surround the parcel and there is a cluster of woodland in the centre.	Contribution: The parcel has a limited contribution to preserving the historic setting of Alderley Edge.	Significant contribution; Alderley Edge has 2.2% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel has a major contribution to preventing the merging of Wilmslow and Alderley Edge. If the parcel was removed from the Green Belt there is a risk that these settlements would merge therefore the parcel plays an essential role in preventing merging. The parcel has a significant contribution to safeguarding the countryside by providing a significant degree of openness. The parcel also provides a significant contribution to assisting urban regeneration. The parcel has a limited contribution to preventing urban sprawl as there is significant ribbon development along Alderley Road.	Major contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
AE04: Land east of railway and west of Whitehall Brook	Significant Contribution: Small, fairly flat area of land, contained by strong boundaries created by the rear gardens of the properties along Beech Road to the south, Whitehall Brook to the east and the railway line to the west. However the parcel is only partially contained by the urban edge to the south, adjacent to the rear of properties on Beech Road.	Major Contribution: Prevents the closure of a narrow gap between Alderley Edge and Wilmslow and the two settlements merging.	Significant Contribution: Prevents the northerly expansion of Alderley Edge into a narrow gap separating Alderley Edge and Wilmslow. Although there are strong boundaries, the majority of the land is divorced from the urban area.	Contribution: Alderley Edge is a historic town with a designated Conservation Area. The Conservation Area fall within the 250m buffer to the south of the parcel however it is separated from the parcel and the Green Belt by an area of residential properties.	Significant contribution; Alderley Edge has 2.2% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel makes a major contribution to Green Belt purposes. The parcel is mainly agricultural land, with a foot path crossing the northern edge and allotment gardens to the south western corner. The strong boundaries formed by the rear gardens of properties along Beech Road to the south, Whitehall brook to the east and a railway line to the west, create a coherent parcel, which is important in the separation of Alderley Edge and Wilmslow.	Major contribution
AE05: Land east of A34 / railway and west of Heyes Lane /Hough Lane	Major Contribution: Parcel is isolated from the urban area, with only a small area along the southern boundary abutting the urban edge. The parcel has an important role in preventing ribbon development, particularly along Heyes Lane, but has moderately strong boundaries to the South, east and west (rear of properties along The Circuit to the south, Whitehall Brook to the south west Heyes Lane to the north east and the A34 to the north west). The Northern boundary is not as robust; created by field boundaries formed by hedgerows and narrow lines of trees (not protected) and is unlikely to be sufficient to contain development.	Major Contribution: Prevents the closure of a narrow gap between Alderley Edge and Wilmslow and the two settlements merging, particularly at Hough Lane where there is some ribbon development spreading southwards from Wilmslow.	Major Contribution: Fairly flat open piece of land used for agriculture, open in character (although there are some properties and farm building mainly confined to the outer edges with outdoor sports facilities and allotments gardens to the south). Forms an important part of the northern edge of Alderley Edge, preventing encroachment, which would significantly narrow the gap between Alderley Edge and Wilmslow, particularly along Hough Lane. The northern boundary would be unlikely to prevent development encroaching northwards in the long term.	Contribution: Alderley Edge is a historic town with a designated Conservation Area. The Conservation Area fall within the 250m buffer to the south west of the parcel however it is separated from the parcel by a considerable area of residential development.	Significant contribution; Alderley Edge has 2.2% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel makes a major contribution to Green Belt purposes. Fairly flat area of land between A34, railway, Heyes Lane, Hough Lane and Whitehall brook consisting predominantly of large fields separated by hedges and narrow lines of trees (not protected) and a number of water courses and footpaths cross the area. Land plays an important role in preventing the spread of Alderley edge northwards and preventing further ribbon development southwards along Hough Lane and ultimately in preventing the 2 settlements merging.	Major contribution
AE06: Land to the south of Heyes Lane	Significant contribution: The parcel has a limited connection to the urban settlement of Alderley Edge however is largely not connected. The parcel has strong boundaries including Hough Lane, Heyes Lane and a river. There is some development on parcel which consists of farm buildings. As the majority of the parcel is largely undeveloped, the parcel has been largely successful in preventing urban sprawl.	No contribution: The parcel has no contribution to the prevention of merging as there is no town located near the east of Alderley Edge.	Major contribution: The parcel consists of flat open farmland with long line views across the countryside. There are some urbanising influences in the parcel however the parcel is large and has a significant degree of openness despite these influences.	Contribution: The parcel has a limited contribution to preserving the historic setting of Alderley Edge.	Significant contribution; Alderley Edge has 2.2% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel has a major contribution to the Green Belt due to its contribution to safeguarding the countryside. The parcel is mainly open farmland with field boundaries consisting of hedgerows. The parcel offers a major degree of openness. The parcel has a significant contribution to preventing urban sprawl given there is a limited amount of development on the parcel. The parcel has limited contribution to preserving the historic settlement and no contribution to the prevention of merging.	Major contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
AE07: Land to the east of Heyes Lane and north of Moss Road	Significant contribution: The parcel is well connected to Alderley Edge and has some ribbon development on the southern boundary along Moss Road. The parcel has been successful in preventing urban sprawl across the parcel and therefore has a significant contribution to the purpose.	No contribution: The parcel has no contribution to the prevention of merging as there is no town located near the east of Alderley Edge.	Significant contribution: The parcel has a significant contribution to the purpose of the Green Belt. It provides a significant degree of openness that has few urbanising influences.	Contribution: The parcel has a limited contribution to preserving the historic setting of Alderley Edge.	Significant contribution; Alderley Edge has 2.2% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel has a significant contribution to the Green Belt due to preventing sprawl on the Green Belt and safeguarding land. There is a limited amount of ribbon development on the southern boundary however the parcel has largely prevented urban sprawl and provides a significant degree of openness. The parcel plays a significant role in assisting urban regeneration; however has a limited contribution to preserving the historic setting of towns.	Significant contribution
AE08: Land to the north of Moss Road and west of Hough Lane	Significant contribution: The parcel is not particular well connected to Alderley Edge and has some ribbon development on the southern boundary along Moss Road. The parcel has been successful in preventing urban sprawl across the parcel and therefore has a significant contribution to the purpose.	No contribution: The parcel has no contribution to the prevention of merging as there is no town located near the east of Alderley Edge.	Significant contribution: The parcel has a significant contribution to safeguarding the countryside and provides a significant degree of openness. There are few urbanising influences in the parcel which do not from the openness of the parcel.	Contribution: The parcel has a limited contribution to preserving the historic setting of Alderley Edge.	Significant contribution; Alderley Edge has 2.2% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel has a significant contribution to the Green Belt due to preventing sprawl on the Green Belt and safeguarding land. There is a limited amount of ribbon development on the southern boundary however the parcel has largely prevented urban sprawl and provides a significant degree of openness. The parcel plays a significant role in assisting urban regeneration; however has a limited contribution to preserving the historic setting of towns.	Significant contribution
AE09: Land between Moss Road and Mottram Road	Significant Contribution: Parcel is well connected to the urban edge - adjacent to residential properties on 3 sides (Moss Road to the north, Hough Lane to the east and Duke Street to the west), with existing ribbon development along Moss Road and to a lesser extent along Hough Lane. Despite the existing ribbon development, the parcel does have an important role in preventing further ribbon development along Mottram Road.	No Contribution: Parcel is located to the east of Alderley Edge forming part of the wider Green Belt, but does not serve a separation function between Alderley Edge and Prestbury.	Contribution: Strong/robust boundaries created by Moss Road to the north, Hough Lane to the east, Mottram Road to the south and the rear gardens of properties along Duke Street to the west, would be sufficient to prevent encroachment into the countryside in the long term. Residential properties surround much of the parcel and can be seen across the area limiting the feeling of openness. As such the role of the parcel in preventing encroachment is limited	Major contribution: Alderley Edge is a historic town with a designated Conservation Area. The Conservation Area fall within the 250m buffer to the west of the parcel adjoining the Green Belt boundary and being adjacent to the south western edge of the parcel along Mottram Road. There are also a number of listed buildings within this Conservation Area. Alderley Edge is a Local Service Centre with a cluster form. The land form of the Green Belt to the east of Alderley Edge is flat with fields of varying sizes.	Significant contribution; Alderley Edge has 2.2% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel makes a significant contribution to Green Belt purposes. Located to the east of Alderley Edge, this parcel is surrounded by properties, limiting the role of the parcel in terms of preventing ribbon development and sprawl. While the area is mostly within agricultural use, the feeling of openness is reduced as properties can be seen across the area. Whilst the parcel makes a major contribution to preserving Alderley Edge's historic setting and character, the parcel makes no contribution to preventing Alderley Edge from merging with other settlements	Significant contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
AE10: Land to the south of Mottram Road	Significant contribution: The parcel is well connected to the urban settlement on the western side of the parcel and there is limited development along the northern boundary of Mottram Road. The parcel is bounded by existing development to the west and field boundaries to the east and the south. The gradient and woodland would prevent further development.	No contribution: The parcel has no contribution to the prevention of merging as there is no town located near the east of Alderley Edge.	Significant contribution: The parcel has a significant contribution. The parcel offers long line views across AE09 however is densely wooded therefore has a limited degree of openness. However the parcel has a significant contribution to preventing encroachment on the countryside.	Major contribution: Alderley Edge is a historic town with a designated Conservation Area. The Conservation Area fall within the 250m buffer to the west of the parcel adjoining the Green Belt boundary and being adjacent to the south western edge of the parcel along Mottram Road. There are also a number of listed buildings within this Conservation Area. Alderley Edge is a Local Service Centre with a cluster form. The land form of the Green Belt to the east of Alderley Edge is flat with fields of varying sizes.	Significant contribution; Alderley Edge has 2.2% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel has a significant contribution to the Green Belt. The parcel has limited development within its boundaries however for the most part is undeveloped. The parcel is densely wooded and has a steep gradient, therefore limiting opportunities for further development and encroachment. The parcel has a significant contribution to preserving the historic settlement and assisting urban regeneration.	Significant contribution
AE11: Land to the north of Macclesfield Road	Significant contribution: The parcel has a significant contribution to the purpose as it has prevented urban sprawl from Alderley Edge despite being well connected to the settlement and bounding a limited amount of existing development.	No contribution: The parcel has no contribution to the prevention of merging as there is no town located near the east of Alderley Edge.	Significant contribution: The parcel has a limited degree of openness due to the size of the parcel and the presence of mature woodland along the north and western boundaries. However there has been no encroachment on the parcel and therefore the parcel has a significant contribution to the purpose. There is development to the west of the parcel which as a slight urbanising influence and Macclesfield Road provides a significant urbanising influence.	Significant contribution: The parcel is adjacent to Alderley Edge Conservation Area therefore has a significant contribution to preserving the historic setting of the town.	Significant contribution; Alderley Edge has 2.2% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel has a significant contribution to preventing urban sprawl especially as the parcel is well connected to Alderley Edge. The parcel is heavily wooded in the northern area of the parcel which detracts from the openness of the parcel however still provides a significant contribution to safeguarding the countryside. The parcel has a significant contribution to preserving historic towns and assisting urban regeneration.	Significant contribution
AE12: Land to the south of Macclesfield Road	Significant contribution: The parcel is bounded by existing development to the north and north west and is well connected to the settlement. Despite this, the parcel has prevented further urban sprawl from Alderley Edge. There is existing ribbon development along Macclesfield Road to the north of the parcel and the parcel plays a major role in preventing further ribbon development along Macclesfield Road. Overall, the parcel makes a significant contribution to preventing urban sprawl.	No contribution: The parcel has no contribution to the prevention of merging as there is no settlement located near the south or east of Alderley Edge.	Significant contribution: The parcel has a significant degree of openness and is characterised by sloping open farmland and clusters of woodland. The existing development along the north and north west boundaries provides a limiting factor to the openness of the parcel. The parcel offers long line views of open farmland from the footpath traversing the eastern boundary.	Significant contribution: The parcel is adjacent to Alderley Edge Conservation Area therefore has a significant contribution to preserving the historic setting of the town.	Significant contribution; Alderley Edge has 2.2% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel has a significant contribution to the Green Belt purpose of preventing urban sprawl. Removal of this parcel from the Green Belt would detrimentally undermine this purpose as the parcel is well connected to the urban settlement of Alderley Edge and would provide an opportunity for development to take place. The parcel has a significant contribution to safeguarding the countryside as it provides long line views across countryside with small clusters of woodland. The parcel also provides a significant contribution to assisting urban regeneration and preserving the historic settlement.	Significant contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
AE13: Land to the east of Congleton Road between Whitebarn Road and Artists Lane	Significant contribution: The parcel has a significant contribution to preventing urban sprawl. Although there are forms of development within the parcel, these have taken place along roads therefore producing ribbon development. There are farm buildings along Artists Lane and a housing development on connected to Congleton Road. The parcel has strong boundaries to the south (Artists Lane) and to the west (Congleton Road). The east and north consist of moderate field boundaries.	No contribution: The parcel has no contribution to the prevention of merging as there is no town located near the south of Alderley Edge.	Significant contribution: The parcel has a significant contribution to safeguarding the countryside however there are some urbanising influences on the parcel which in some places restrict the degree of openness provided by the parcel. The parcel still provides a significant degree of openness despite these urbanising influences. The parcel consists mainly of undulating farmland and some clusters of woodland.	Significant contribution: The parcel is adjacent to Alderley Edge Conservation Area therefore has a significant contribution to preserving the historic setting of the town.	Significant contribution; Alderley Edge has 2.2% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel has a significant contribution to the Green Belt due to the prevention of urban sprawl and safeguarding the countryside. Although the parcel has a significant contribution to urban sprawl development has taken place on the parcel. This represents encroachment on the countryside however the parcel is large and therefore the development has a limited impact on the perception of openness.	Significant contribution
AE14: Land between Congleton Road and the railway line.	Significant contribution: There is some ribbon development to the east of the parcel however the parcel has been largely successful at preventing development from spreading further west. The parcel is bounded by the railway to the west therefore development would be contained. The other boundaries consist of Congleton Road to the east and field boundaries to the north and south.	No contribution: The parcel has no contribution to the prevention of merging as there is no town located near the south of Alderley Edge.	Significant contribution: The parcel has a significant contribution to safeguarding the countryside due to the openness provided by the open farmland. The existing development to the east provides a significant urbanising influencing to the parcel however the parcel still retains a significant degree of openness.	Significant contribution: The parcel is adjacent to Alderley Edge Conservation Area therefore has a significant contribution to preserving the historic setting of the town.	Significant contribution; Alderley Edge has 2.2% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel has a significant contribution to the Green Belt due to the prevention of urban sprawl in addition to the safeguarding of the countryside. The parcel has some ribbon development on the eastern boundary however the parcel retains a significant degree of openness. The parcel has significant contribution to assisting urban regeneration and preserving the historic setting of Alderley Edge.	Significant contribution
AE15: Land to the east of the railway line and south of Netherfields	Significant contribution: The parcel has a significant contribution to preventing urban sprawl as the parcel has strong boundaries to the north, west and east. The southern boundary is a field boundary accompanied by a hedgerow. The parcel is well connected to the settlement of Alderley Edge however does not provide an opportunity for round off.	No contribution: The parcel has no contribution to the prevention of merging as there is no town located near the south of Alderley Edge.	Significant contribution: The parcel has a significant contribution to safeguarding the countryside due to the openness provided by the open farmland. The existing development to the east provides a significant urbanising influencing to the parcel.	Significant contribution: The parcel is adjacent to Alderley Edge Conservation Area therefore has a significant contribution to preserving the historic setting of the town.	Significant contribution; Alderley Edge has 2.2% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel has a significant contribution to the Green Belt as it has prevented sprawl and has strong boundaries ensure a lack of encroachment. There are urbanising influences around the parcel however there is still a significant degree of openness. The parcel has no contribution to the prevention of merging settlements however has a significant contribution to preserving the historic setting of Alderley Edge.	Significant contribution
AE16: Land to the west of the railway line and south of Downesway	Significant contribution: The parcel has a significant contribution to preventing urban sprawl as the parcel has strong boundaries to the north (existing development), west (Green Lane) and east (railway line). The southern boundary is a field boundary accompanied by a hedgerow and bounds existing development. The northern part of the parcel is well connected to the settlement	No contribution: The parcel has no contribution to the prevention of merging as there is no settlement located near the south of Alderley Edge.	Significant contribution: The parcel has a significant contribution to safeguarding the countryside due to the openness provided by the open farmland. There is a significant urbanising influence from the 'A Pearson and Sons' development to the south of the parcel however the parcel is large and still retains a significant degree of openness. Although the	Contribution: The parcel has a limited contribution to preserving the setting of Alderley Edge.	Significant contribution; Alderley Edge has 2.2% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the	The parcel has a significant contribution to the Green Belt as it has prevented sprawl and has strong boundaries ensure a lack of encroachment. There are urbanising influences around the parcel however there is still a significant degree of openness. The parcel has no contribution to the prevention of merging settlements and a limited	Significant contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
	of Alderley Edge however does not provide an opportunity for round off. Although the southern part of the parcel bounds existing development, there is no opportunity for round off.		parcel borders existing development and the railway line, this does not detract from the openness.		purpose.	contribution to preserving the historic setting of Alderley Edge.	
AE17: Land to the east of Melrose Way and south of Chelford Road	Significant contribution: The parcel has a significant contribution to preventing urban sprawl as the parcel has strong boundaries to the north, west and east. The southern boundary is a footpath the follows existing development. The parcel does not provide an opportunity for round off as it is not well connected to the settlement.	No contribution: The parcel has no contribution to the prevention of merging as there is no town located near the south west of Alderley Edge.	Significant contribution: The parcel has a significant contribution to safeguarding the countryside due to the openness provided by the open farmland. There is a significant urbanising influence from the 'A Pearson and Sons' development to the south of the parcel however the parcel is large and still retains a significant degree of openness.	Contribution: The parcel has a limited contribution to preserving the historic setting of Alderley Edge.	Significant contribution; Alderley Edge has 2.2% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel has a significant contribution to the Green Belt as it has prevented sprawl and has strong boundaries ensure a lack of encroachment. There are urbanising influences around the parcel however there is still a significant degree of openness. The parcel has no contribution to the prevention of merging settlements and a limited contribution to preserving the historic setting of Alderley Edge.	Significant contribution
AE18: Land to the west of Green Lane and south of Chelford Road	Significant contribution: The parcel has a significant contribution to preventing urban sprawl. Although there is some development within the parcel it is historic development and there has been no 'modern' development within the parcel. The parcel is small and well connected to Alderley Edge. It has strong boundaries to the north, west and east and south.	No contribution: The parcel has no contribution to the prevention of merging as there is no town located near the west of Alderley Edge.	Contribution: There is limited contribution to safeguarding as there is development on the parcel which provides a significant urbanising influence. There is still a degree of openness on the parcel therefore it has a limited contribution to the purpose.	Significant contribution: There is a Grade I listed buildings within the parcel along with a scheduled ancient monument. The parcel therefore has a significant contribution to preserving the historic town of Alderley Edge.	Significant contribution; Alderley Edge has 2.2% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel has a significant contribution to the Green Belt due to the prevention of urban sprawl as the parcel has strong boundaries. The parcel has a significant contribution to preserving the historic setting of Alderley Edge and assisting urban regeneration. The parcel has no contribution to the prevention of merging and a limited contribution to safeguarding the countryside as there is development on the parcel which limits the degree of openness.	Significant contribution
AE19: Land to the east of Melrose Way, north of Chelford Road	Contribution: Well connected to the urban area to the east, where the parcel backs onto properties off Wilton Crescent, Aldford Place, Haddon Close and Sutton Road. The A34 forms western boundary, while Chelford Road forms the southern boundary. New residential properties off Brook Lane are located to the north of the area, where existing ribbon development is evident. Parcel helps to prevent ribbon development to the south along Chelford Road, although the A34 would ultimately check sprawl in the long term.	Significant Contribution: Forms part of the narrow Green Belt between Alderley Edge and Wilmslow to the north although this role is limited by the location of A34 to the west, which would limit any future development.	Contribution: Well contained area of land, connected to the urban edge along the northern and eastern boundaries. Land feels relatively open when looking westwards, despite being connected to residential properties and being extremely narrow, due to the lower positioning of the road. Location of the A34 would provide a barrier to further encroachment into the countryside.	Contribution: Alderley Edge is a historic town with a designated Conservation Area. The Conservation Area does not fall within the 250m buffer to the east of the parcel however there is a listed building within the buffer zone and a Scheduled Ancient Monument and further listed buildings within parcel AE18 located to the south east.	Significant contribution; Alderley Edge has 2.2% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel makes a significant contribution to Green Belt purposes. Narrow parcel of land, located to the west of Alderley Edge, adjacent to the urban edge and the A34. Ribbon development evident to the north of the area along Brook Lane, limiting the role of the land, although has a limited part to play in preventing further development to the south along Chelford Road. The parcel makes a significant contribution to preventing Alderley Edge and Wilmslow from merging albeit the location of the A34 would prevent encroachment into the countryside in the long term. The parcel is located in close proximity to historic assets	Significant contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
						including listed buildings and a Scheduled Ancient Monument.	
AE20: Land south of Whitehall Brook/Brook Lane and east of Melrose Way	Contribution: The parcel has had limited success in preventing urban sprawl there is a large amount of development within the parcel. Therefore the parcel could provide an opportunity for round off.	Major contribution: The parcel forms an essential gap between Wilmslow and Alderley Edge and a reduction in this gap would lead to the margining of settlements. The A34 provides a strong boundary between the settlements.	Contribution: There is limited contribution to safeguarding as there is development on the parcel which provides a significant urbanising influence. There is still a degree of openness on the parcel therefore it has a limited contribution to the purpose.	Contribution: The parcel has a limited contribution to preserving the setting of Alderley Edge as it is separated from the settlement by the A34 which detracts from the historic setting.	Significant contribution; Alderley Edge has 2.2% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel has a major contribution to the Green Belt as it prevents the settlements of Alderley Edge and Wilmslow from merging. A reduction in this gap would lead to the merging of these settlements. The parcel has limited contribution to preventing sprawl as there has been a large amount of development on the parcel and therefore there has been encroachment on the countryside. Despite this, the parcel has a degree of openness due to the nature of the parcel. The parcel has a limited contribution to preserving the historic settlement.	Major contribution
AE21: Land south of Whitehall Brook and north of Brook Lane	Significant Contribution: Large detached properties form the southern edge of the parcel along Brook Lane and form the extent of ribbon development opportunities. Part of the Alderley Edge Golf Club covers the remaining land within the parcel, with the remaining boundaries formed by the brook to the north and the A34 to the east. Parcel has a role in preventing the northerly sprawl of development from Alderley Edge towards Wilmslow	Major Contribution: Ribbon development along Brook Lane already links Alderley Edge with Wilmslow. Any additional development here would lead to the 2 settlements merging.	Significant Contribution: Majority of the parcel is formed from part of the Alderley Edge Golf Club. There are existing properties along Brook Lane, but the land feels predominantly open, although 'manufactured'. Although the land adjoins residential properties along Brook Lane, the area feels a little detached from the main urban areas (largely due to the A34 which separates the land from the main urban area). The land has a significant role in preventing the northerly spread of development towards Wilmslow.	Contribution: Alderley Edge is a historic town with a designated Conservation Area. The Conservation Area does not fall within the 250m buffer to the south of the parcel however there is a listed building located within the parcel along the southern boundary.	Significant contribution; Alderley Edge has 2.2% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel makes a major contribution to Green Belt purposes. Land located between Brook Lane, Alderley Edge Bypass and Brook Lane. The majority of the area is part of the Alderley Edge Golf Course, with some established properties fronting Brook Lane, although still feeling detached from the main urban area. Parcel has an essential role in preventing further development which would lead to the merger of Alderley Edge and the Davenport Green area of Wilmslow.	Major contribution

Alsager

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
AS01: Land north of Alsager between Cherry Lane, Sandbach Road and Knutsford Road	Significant Contribution: reasonably well connected to existing built up area and contained by strong boundaries formed by urban edge to the south and east and highways to the north and west. Currently limits formation of additional ribbon development on a number of surrounding roads.	Major Contribution: forms a significant proportion of the gap between Alsager and Rode Heath which also contains significant areas of existing development including Lawton Heath End, Lawton Heath and Lawton Gate. Contributes to the wider Green Belt. Existing highways infrastructure provide strong physical boundary to the parcel.	Significant Contribution: Parcel mainly consists of undulating agricultural land with evidence of urbanising influence along Crewe Road and Linley Lane. Parcel contains encroachment from Alsager on the southern boundary but is mainly free from urbanising influences in other areas.	No contribution: Alsager is a historic town featuring in the Domesday Book and with a designated Conservation Area. The Conservation Area and listed buildings are located towards the south of the Green Belt and there are no historic assets within the 250m buffer on the north eastern side of the Green Belt.	Contribution: Alsager has 0.2% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel makes a major contribution to Green Belt purposes. The parcel is well contained by strong highways boundaries with strong connections to the northern urban edge of Alsager. Some encroachment has occurred to Crewe Road and Linley Lane. The parcel prevents the northerly expansion of Alsager toward the settlements of Lawton Gate and Lawton Heath and is vital in preventing the settlements from merging.	Major contribution
AS02: Small triangle of land east of Alsager, west of Linley Lane and south of Crewe Road	Contribution: the parcel plays a limited role in preventing ribbon development along Crewe Road up to the former railway line. Future development would be contained by highways which mark the boundary to north and east, and woodland to the south west.	Contribution: Small, well bounded parcel. Part of the small gap between Alsager and Lawton Gate, but Lawton Gate is washed-over so does not significantly affect gap between Alsager and Rode Heath	Contribution: although free from urbanising influences and in agricultural use, firm boundaries enclose the parcel offering containment of any future development and surrounding roads / development limit the sense of openness however the parcel does make a contribution to a sense of openness on the approach to Alsager.	No contribution: Alsager is a historic town featuring in the Domesday Book and with a designated Conservation Area. The Conservation Area and listed buildings are located towards the south of the Green Belt and there are no historic assets within the 250m buffer on the eastern side of the Green Belt.	Contribution: Alsager has 0.2% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel makes a limited contribution to Green Belt purposes. The parcel plays a limited role in preventing ribbon development and has a limited degree of openness given surrounding roads and development. Development of the parcel would not significantly affect the gap between Alsager and Rode Heath thus the parcel has a limited role in preventing nearby towns from merging.	Contribution
AS03: Small triangle of land bounded by Liverpool Road West, Crewe Road and Knutsford Road	Contribution: strong boundaries formed by surrounding road network separating the parcel from existing settlements. The parcel does not play a strong role in preventing ribbon development and future development here would be well contained.	Contribution: Small, well bounded parcel. Part of the small gap between Alsager and Lawton Gate, but Lawton Gate is washed-over so does not significantly affect gap between Alsager and Rode Heath	Contribution: Robust boundaries contain existing horticultural development within the site and its relationship to nearby settlements and the surrounding countryside is enclosed by highways boundaries.	No contribution: Alsager is a historic town featuring in the Domesday Book and with a designated Conservation Area. The Conservation Area and listed buildings are located towards the south of the Green Belt and there are no historic assets within the 250m buffer on the eastern side of the Green Belt.	Contribution: Alsager has 0.2% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel makes a limited contribution to Green Belt purposes. The parcel is robustly contained by strong road boundaries and subject to limited horticultural development. Although subject to a sense of enclosure by the road network and settlement boundaries, the parcel does make a limited contribution to separation of settlements and a wider sense of openness in this location.	Contribution
AS04: Lawton Gate built-up area south of Liverpool Road West	No Contribution: Road network forms strong boundaries north and west with moderate boundaries to the east and south. Eastern edge of the parcel opens directly to open countryside. Forms part of the wider Green Belt containing	No Contribution: is part of a settlement in its own right and does not have a significant role in separating Alsager from other settlements however does contribute to containing development within	No Contribution: the parcel is fully urbanised with a limited contribution to openness.	No contribution: Alsager is a historic town featuring in the Domesday Book and with a designated Conservation Area. The Conservation Area and listed buildings are located towards the south of the Green Belt and there	Contribution: Alsager has 0.2% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel makes a limited contribution to Green Belt purposes. The parcel includes the washed over settlement of Lawton Gate with strong road network boundaries to the north and west and moderate boundaries to the	Contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
	Alsager's expansion to the north east. The parcel is heavily urbanised with Green Belt washed over the settlement of Lawton Gate. There is little opportunity for further development, other than possibly some small-scale infill development.	the wider greenbelt.		are no historic assets within the 250m buffer on the eastern side of the Green Belt.		east and south. As the parcel is highly developed its inclusion in the Green Belt limits further expansion but does not significantly contribute to openness, safeguarding or checking sprawl. The only contribution the parcel makes to Green Belt purposes is in assisting urban regeneration given Alsager's urban potential.	
AS05: Land east of Linley Lane, south of Liverpool Road and north of railway line.	Major contribution: the parcel has strong boundaries on all sides consisting of Liverpool Road West to the north, Linley Lane to the west, the railway line to the south and a towing path to the east. The north western boundary consists of existing residential development within the Green Belt. The parcel is connected to Alsager on the western boundary and is adjacent to open land along all other boundaries. There is existing ribbon development along Liverpool Road West and the parcel plays a significant role in preventing further ribbon development along the southern side of Liverpool Road West.	Contribution: the parcel forms a less essential gap between Alsager and Scholar Green whereby a reduction in this gap would not lead to the actual or perceived merging of settlements however it would lead to a narrowing of the gap between these settlements albeit the gap would be a similar distance to the current gap between Alsager and Kidsgrove. Furthermore Ralph's Wood provides a strong boundary which will maintain the gap.	Significant contribution: the parcel is undeveloped and in agricultural use and has strong boundaries on all sides to help prevent encroachment in the long term. There are limited urbanising influences within the parcel with only a farm located to the eastern boundary however the parcel lies adjacent to existing residential development within the Green Belt to the north western boundary and also to Alsager and the Excalibur Industrial Estate to the western boundary. The parcel supports a major degree of openness given there are open long line views and low levels of vegetation. The parcel supports beneficial uses of the Green Belt including retaining and enhancing landscapes and visual amenity.	No contribution: Alsager is a historic town featuring in the Domesday Book and with a designated Conservation Area. The Conservation Area and listed buildings are located towards the south of the Green Belt and there are no historic assets within the 250m buffer on the eastern side of the Green Belt.	Contribution: Alsager has 0.2% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel makes a significant contribution to Green Belt purposes. The parcel plays a major role in checking unrestricted sprawl given its role in preventing ribbon development along Liverpool Road West. Furthermore given its openness and undeveloped nature and its connection to Alsager it has a significant role in safeguarding the countryside from encroachment. The parcel makes a limited contribution to preventing nearby towns from merging and assisting in urban regeneration.	Significant contribution
AS06: Area of land between Alsager and Kidsgrove, south of the railway line and east of Linley Lane	Significant contribution: the parcel has strong boundaries on all sides consisting of the railway line to the north, the A34 to the east, Linley Lane to the south west and the settlement boundary of Kidsgrove located within Newcastle Under Lyme Borough to the south east which forms a moderate boundary. The parcel is strongly connected to the settlement of Butt Lane along the full south eastern boundary and is partly connected to Alsager at the western most end. The remainder of the parcel lies adjacent to open land to the north and south.	Major contribution: the parcel forms an essential gap between Alsager and Kidsgrove (located in Newcastle Under Lyme Borough). Due to the very large size of the parcel, some limited development may be possible to the eastern and western most edges without the risk of the settlements merging however full development would reduce the gap to the extent that the actual merging of settlements would occur. The parcel therefore makes a major contribution to preventing nearby towns from merging.	Significant contribution: the parcel is in agricultural use and has no urbanising influences within it with the exception of a farm and a cottage. The strong road and railway boundary to the north and south west will prevent encroachment from Alsager to the west however the parcel lies adjacent to the settlement boundary of Butt Lane which forms a moderate boundary which may not be sufficient to prevent encroachment long term. The parcel supports a major degree of openness given there are open long line views and low levels of vegetation. The parcel supports	No contribution: Alsager is a historic town featuring in the Domesday Book and with a designated Conservation Area. The Conservation Area and listed buildings are located towards the south of the Green Belt and there are no historic assets within the 250m buffer on the eastern side of the Green Belt.	Significant contribution: Alsager has 0.2% brownfield urban capacity for potential development however the parcel lies adjacent to the administrative boundary with Newcastle Under Lyme and the parcel adjoins the settlement of Kidsgrove (Butt Lane) along its south eastern boundary. Kidsgrove has 3.8% brownfield urban capacity for potential development therefore overall the parcel makes a significant contribution to the purpose.	The parcel makes a major contribution to Green Belt purposes given its role in preventing Alsager from merging with Butt Lane. The parcel makes a significant contribution to checking unrestricted urban sprawl and safeguarding the countryside from encroachment given its connection to the urban areas of Alsager and Butt Lane and given its strength of the boundary with Butt Lane.	Major contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
			beneficial uses of the Green Belt including providing access to the countryside, retaining and enhancing landscapes and visual amenity, and biodiversity.				
AS07: Land south of Alsager to the west of Linley Lane	Major Contribution: The parcel prevents ribbon development extending southwards from Alsager along Linley Lane. The parcel adjoins Alsager at its far northern end but the majority is significantly detached from the urban area and there are moderate boundaries to the south and west.	Major Contribution: The parcel forms part for the gap separating Alsager and Kidsgrove, a narrowing of this gap would compromise the openness of the Green Belt.	Significant Contribution: bar some urbanising development in the north of the parcel the land is mainly in agricultural use and free from urbanising influences. The southern and western boundaries are moderate and may not be sufficient to prevent further encroachment in the longer term.	No contribution: Alsager is a historic town featuring in the Domesday Book and with a designated Conservation Area. The Conservation Area and listed buildings are located towards the south of the Green Belt and there are no historic assets within the 250m buffer on the south eastern side of the Green Belt.	Contribution: Alsager has 0.2% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel makes a major contribution to Green Belt purposes. The parcel maintains an important open gap between Kidsgrove and Alsager preventing Alsager's encroachment into the open countryside from the north. It also prevents ribbon development stretching southwards from Alsager's urban boundary which would also reduce the gap between settlements.	Major contribution
AS08: Land south of Alsager between Merelake Way (track), Merelake Road and Audley Road	Significant Contribution: The parcel is well connected to and abuts the southern urban edge of Alsager, although it does extend some way out into the open countryside. The parcel also plays an important role in preventing ribbon development along Audley Road. The boundary to the east is moderate.	Significant Contribution: forms part of the gap between Alsager and Kidsgrove, a reduction in which could compromise the openness of the Green Belt, although a significant gap would still remain.	Significant Contribution: there are some urbanising features to the north and east of the parcel although the majority of the parcel is a golf course and open countryside and retains an open aspect. The western boundary is unlikely to prevent further encroachment in the longer term.	No contribution: Alsager is a historic town featuring in the Domesday Book and with a designated Conservation Area. The Conservation Area and listed buildings are located towards the south of the Green Belt and there are no historic assets within the 250m buffer on the south eastern side of the Green Belt.	Contribution: Alsager has 0.2% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel makes a significant contribution to Green Belt purposes The parcel contains Alsager's development toward Kidsgrove maintaining a gap between the settlements and ensuring openness of the Green Belt in this area whilst also contributing to the wider aim of maintaining an open Green Belt. The parcel plays a significant role in preventing ribbon development along Audley Road.	Significant contribution
AS09: Land south of Fanny's Croft and west of Audley Road	Significant Contribution: the north-eastern corner of the parcel is adjacent to the urban area but the majority of the parcel is detached from the urban area, is open countryside and has only moderate boundaries. The parcel also plays an important role in preventing ribbon development spreading southwards along Audley Road	Contribution: Does not perform a strong role in retaining the gap between Alsager and Kidsgrove however does form part of the wider Green Belt function toward maintaining openness.	Significant Contribution: there are no significant urbanising features within the parcel and the majority is significantly detached from the urban area. In addition, there are only moderate boundaries to prevent further encroachment longer term.	Contribution: Alsager is a historic town featuring in the Domesday Book and with a designated Conservation Area. The Conservation Area is not located within the 250m buffer to the east of the parcel however there are some listed buildings located on Audley Road within the buffer to the north east of the parcel.	Contribution: Alsager has 0.2% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel makes a significant contribution to Green Belt purposes. The parcel plays a significant role in checking unrestricted sprawl given its importance in preventing ribbon development along Audley Road. It is fairly detached from the urban area with few urbanising influences; this parcel also has moderate boundaries and forms part of the gap separating Alsager and Radway Green.	Significant contribution
AS10: Land south of the railway line and north of Fanny's Croft	Contribution: The parcel is well connected to and abuts the south western urban edge of Alsager. It does not have a significant role in preventing ribbon development and has robust boundaries to the	No Contribution: does not really perform a separation function although it does contribute to the wider aims of the Green Belt.	Significant Contribution: although relatively well contained by the urban area, there are few significant urbanising features within the parcel. The western and southern boundaries may not prove	Significant contribution: Alsager is a historic town featuring in the Domesday Book and with a designated Conservation Area. The Conservation Area is located to the north of the parcel and falls	Contribution: Alsager has 0.2% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel makes a significant contribution to Green Belt purposes. Although the parcel is quite well contained by the urban area, it does not play much of a role in preventing ribbon	Significant contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
	north (rail line) and east (urban edge) although the boundaries to the west (small watercourse) and south (private road) are not as strong. It could be argued that development here would help to 'round off' the settlement pattern.		sufficiently robust to contain any development in the longer term.	within the 250m buffer zone close to the Green Belt boundary, albeit there is some limited separation by modern development. There are also some listed building located to the east of the parcel within the 250m buffer along Audley Road close to the Green Belt boundary. Alsager is a Key Service Centre with a cluster form. This southern section of the Green Belt surrounding Alsager is undulating. There are clear views of the settlement from the Green Belt. The land cover consists of arable farmland with fields of varying sizes and patterns.		development and has a very limited role in the separation of Alsager and Radway Green, its lack of strong boundaries to the south and west means that it plays a significant role in safeguarding the countryside from further encroachment in the future. Given the proximity of Alsager's Conservation Area located to the north of the parcel as well as listed buildings close by, the parcel has a significant role in preserving Alsager's historic setting and character.	
AS11: Land east of Radway Green Industrial Area and south of railway line	Significant contribution: the parcel has a strong boundary to the north consisting of the railway line whilst the western and eastern boundaries are moderate formed by Radway Green Business Centre to the west and a private maintained road with hedge lining forming part of the eastern boundary. The remainder of the eastern boundary as well as the southern and western boundary consists of a public footpath with hedge lining and intermittent trees, thus forming a weaker boundary. The parcel is predominantly surrounded by open land however it is connected to Alsager to the north and the Radway Green Business Centre to the west and north west.	No Contribution: The parcel does not have a significant role in the separation of settlements, although it does form part of the wider Green Belt.	Significant contribution: the railway boundary to the north is likely to assist in preventing encroachment from Alsager to some extent however there are no other strong boundaries which would prevent encroachment. The parcel consists of agricultural land with no urbanising influences within the parcel however it adjoins the Radway Green Business Centre to the west and north west and adjoins the settlement of Alsager to the north. Due to the topography of the parcel which slopes upwards from the railway line and the undulating nature of the landscape there are no long line views however there are low levels of vegetation with only sparse trees and hedges along field boundaries. The parcel therefore supports a significant degree of openness. The parcel provides access to the countryside, retains and enhances landscapes, visual amenity and biodiversity.	Major contribution: Alsager is a historic town featuring in the Domesday Book and with a designated Conservation Area. The Conservation Area is located to the north east of the parcel and falls within the 250m buffer zone close to the Green Belt boundary. Alsager is a Key Service Centre with a cluster form. This southern section of the Green Belt surrounding Alsager is undulating and the land slopes upwards to the south away from Alsager, as a result, the views from the settlement do not go beyond the top of this hill whereas there are clear views of the settlement from the Green Belt. The land cover consists of arable farmland with fields of varying sizes and patterns. Pylons cut across the parcel in a north to south direction.	Contribution: Alsager has 0.2% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel makes a significant contribution to Green Belt purposes. The parcel is located to the south of Alsager with the railway line providing a strong northern boundary. The remaining boundaries are weaker with the Radway Green Business Centre bordering the parcel to the west. The parcel consists of open agricultural land supporting a significant degree of openness and given the parcel's connection to Alsager and the Business Centre, the parcel plays a significant contribution to checking unrestricted sprawl and safeguarding the countryside from encroachment. Furthermore given the presence of historic assets, the parcel makes a major contribution to preserving the setting of historic towns.	Significant contribution
AS12: Land south of Radway Green Industrial Area and east of M6 motorway	Significant Contribution: the parcel is adjacent to the Radway Green industrial area but divorced from Alsager. Boundaries are only moderate to the south and east, formed by tree and hedge rows but	No Contribution: Does not have a significant role in the separation of settlements, although it does form part of the wider Green Belt.	Major Contribution: moderate boundaries to the east and south suggest the parcel may be vulnerable to encroachment in the long term. The land is largely in agricultural use with a strong	No contribution: Alsager is a historic town featuring in the Domesday Book and with a designated Conservation Area. The Conservation Area and listed buildings are located towards the	Contribution: Alsager has 0.2% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel makes a significant contribution to Green Belt purposes. The land is flat and open with only moderate boundaries suggesting vulnerability to encroachment. The site has a	Significant contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
	stronger to the north and west formed by the M6 and Radway Green. Future development would be isolated from existing services in Alsager.		relationship to the wider countryside. There are few urbanising influences and the parcel retains a rural and open character.	south of the Green Belt and there are no historic assets within the 250m buffer on the south western side of the Green Belt.		distant relationship to Alsager and performs a major role in protecting the countryside from future encroachment. However the parcel makes no contribution to preventing the merging of nearby towns or preserving Alsager's historic setting and character given its lack of proximity to historic assets.	
AS13: Triangle of land bounded by Radway Green Road, M6 motorway and the railway line	Significant Contribution: the parcel is well contained by strong rail and road boundaries and connected to Radway Green. The parcel is a significant distance from Alsager and its services and contains expansion of Radway Green to the west. The parcel does play a role in preventing ribbon development spreading outwards along Radway Green Road.	No Contribution: Does not have a significant role in the separation of settlements, although it does form part of the wider Green Belt.	Significant Contribution: the parcel is well contained and enclosed by firm infrastructure which would be sufficient to prevent further encroachment in the longer term. However, the parcel is detached from the urban area, is largely free from urbanising influences and retains an open and rural character.	No contribution: Alsager is a historic town featuring in the Domesday Book and with a designated Conservation Area. The Conservation Area and listed buildings are located towards the south of the Green Belt and there are no historic assets within the 250m buffer on the south western side of the Green Belt.	Contribution: Alsager has 0.2% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel makes a significant contribution to Green Belt purposes. The strong boundaries which contain the parcel ensure any future development would be contained within the parcel. However, it is functionally divorced from the settlement of Alsager and weakly connected to Radway Green and does play a role in preventing ribbon development along Radway Green Road.	Significant contribution

Bollington

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
BT01: Land to the east of Shrigley Road	Significant Contribution: Prevents further development to the east of Bollington. The south west and south of the parcel is bounded by ribbon development and is well connected to the urban area. However the north and east areas are not connected to the development. The parcel plays a role in preventing further ribbon development. The parcel is bounded by the roads of Shrigley Road, Ingersley Road and Spuley Lane; these create strong boundaries. The east of the parcel is bounded by a moderate field boundary.	No contribution: The parcel is on the eastern edge of Bollington which is close to the Peak District National Park boundary. There is a no adjacent settlement to Bollington therefore the parcel makes no contribution to maintaining the gap between settlements.	Significant contribution: The parcel has strong boundaries due to the roads that surround the parcel as well as a moderate field boundary. These boundaries would prevent encroachment in the long term. However the parcel has urbanising influences such as ribbon development and an abattoir. The majority of the parcel is open farmland which mainly has low vegetation and offers long line views from Shrigley Road which provides a significant degree of openness.	Major contribution: The parcel encompasses part of the Bollington Conservation Area therefore the parcel provides a major contribution to preserving the setting of the historic town.	Major contribution: Bollington has 7.3% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel has a major contribution to the Green Belt given its role in preserving Bollington's historic setting and special character and in assisting urban regeneration. The parcel has a significant contribution to checking unrestricted sprawl. There is some development within the parcel however the parcel is characterised by open farmland and provides long line views from the settlement toward the Peak District National Park. The parcel has no contribution to preventing towns from merging as there are no settlements located on the eastern side of Bollington. The parcel has a significant contribution preserving the historic setting of the Bollington Conservation Area.	Major contribution
BT02: Land to the north of Smithy Brown and west of Spuley Lane	Significant contribution: The west of the parcel is connected to the settlement of Bollington. The parcel is bounded by Blaze Hill and Spuley Lane to the south and east, existing development to the west and a river to the north; these create strong boundaries. The parcel prevents ribbon development and further development to the east of Bollington.	No contribution: The parcel is on the eastern edge of Bollington which is close to the Peak District National Park boundary. There is a no adjacent settlement to Bollington therefore the parcel makes no contribution to maintaining the gap between settlements.	Significant contribution: The parcel predominantly consists of open farmland that is used for grazing however there are urbanising influences consisting of farm buildings and residential dwellings. However the majority of the parcel offers long line views and has low vegetation therefore contributes to a significant degree of openness.	Major contribution: The parcel encompasses part of the Bollington Conservation Area therefore the parcel provides a major contribution to preserving the setting of the historic town.	Major contribution: Bollington has 7.3% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel has a major contribution to the Green Belt given its role in preserving Bollington's historic setting and special character and in assisting urban regeneration. The parcel has a significant contribution to checking unrestricted sprawl. There is some development within the parcel however the parcel is characterised by open farmland on a gradient and provides long line views from the settlement toward the Peak District National Park. The parcel has no contribution to preventing towns from merging as there are no settlements located on the eastern side of Bollington. The parcel has a significant contribution preserving the historic setting of the Bollington Conservation Area.	Major contribution
BT03: Land between Smithy Brow and Oakenbank Lane	Significant Contribution: Compact parcel of land, located on the edge of Bollington, detached from the main urban area and has moderate boundaries. Currently limits the ability of ribbon development	No Contribution: Part of the wider Green Belt, but does not have a separation function.	Significant Contribution: Important in preventing the spread of Bollington eastwards into open land. With moderate boundaries and very few urbanising influences, the parcel does not adjoin the urban area, leaving it	Major contribution: The Bollington Conservation Area falls within the 250m buffer zone and lies adjacent to the Green Belt and to the western edge of the parcel along Smithy	Major contribution: Bollington has 7.3% brownfield urban capacity for potential development, therefore the parcel makes a	The parcel makes a major contribution to Green Belt purposes. Situated away from the main urban area, the parcel is within agricultural use and is free from urbanising influences. With moderate	Major contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
	forming up Smithy Brow.		divorced from the urban edge and therefore susceptible to future encroachment.	Brow. There are also a number of listed buildings located within the buffer zone.	major degree of contribution to the purpose.	boundaries surrounding the parcel, the land has a significant role in preventing ribbon development along Smithy Brow and in preventing long term encroachment eastwards. The western edge of the parcel lies adjacent to the Bollington Conservation Area thus it has a major role in preserving Bollington's historic setting and character.	
BT04: Land south of Smithy Road / Ingersley Road / Mill Lane junction	Major contribution: The parcel is not connected to the settlement of Bollington. The parcel is bounded by field boundaries on all sides and includes a footpath on the eastern boundary. The parcel prevents ribbon development and further development to the east of Bollington.	No contribution: The parcel is on the eastern edge of Bollington which is close to the Peak District National Park boundary. There is a no adjacent settlement to Bollington therefore the parcel makes no contribution to maintaining the gap between settlements.	Major contribution: There are no urbanising influences in the parcel and largely has no relationship with the existing settlement. It consists of open farmland that is used for grazing with low vegetation and open long-line views. The parcel therefore has a major degree of openness. The parcel provides access to the countryside via a footpath.	Contribution: The Bollington Conservation Area falls within the 250m buffer zone and lies adjacent to the Green Belt. The northern tip of the parcel is adjacent to the Bollington Conservation Area but there is a very weak relationship between them and the parcel is not well connected to the urban settlement.	Major contribution: Bollington has 7.3% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel has a major contribution to the Green Belt. The parcel has prevented urban sprawl and encroachment on the countryside. The parcel is predominantly open farmland which has a major degree of openness and assists with urban regeneration in Bollington. The parcel makes a limited contribution to preserving the historic settlement as it is not well related to the conservation area and additionally does not prevent merging as another settlement is not located to the south of Bollington.	Major contribution
BT05: Land to the south of Mill Lane and west of Savio House	Major contribution: The north of the parcel is connected to the settlement however there are no opportunities to round off the edge of the urban area. The parcel is bounded by field boundaries to the south and west, by existing development to the north and by a maintained private road to the east. The parcel prevents ribbon development and further development to the east of Bollington.	No contribution: The parcel is on the eastern edge of Bollington which is close to the Peak District National Park boundary. There is a no adjacent settlement to Bollington therefore the parcel makes no contribution to maintaining the gap between settlements.	Major contribution: There are no urbanising influences in the parcel and largely has no relationship with the existing settlement. It consists of open farmland that is used for grazing with low vegetation and open long-line views. The parcel therefore has a major degree of openness. The parcel provides access to the countryside via a footpath.	Significant contribution: The Bollington Conservation Area falls within the 250m buffer zone and lies adjacent to the Green Belt, although there is a band of trees which would reduce the impact of development slightly.	Major contribution: Bollington has 7.3% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel has a major contribution to the Green Belt. The parcel has prevented urban sprawl and encroachment on the countryside. The parcel is predominantly open farmland which has a major degree of openness and assists with urban regeneration in Bollington. The parcel makes a significant contribution to preserving the historic and additionally does not prevent merging as another settlement is not located to the south of Bollington.	Major contribution
BT06: Land to the east of Ingersley Vale	Major contribution: The parcel has prominent topography and has a steep gradient. This ensures the parcel prevents unrestricted sprawl despite there being limited development on the north east boundary of the parcel. The other boundaries of the parcel consist of field boundaries and the river.	No contribution: The parcel is on the eastern edge of Bollington which is close to the Peak District National Park boundary. There is a no adjacent settlement to Bollington therefore the parcel makes no contribution to maintaining the gap between settlements. The parcel is enclosed by existing development other Green Belt parcels therefore would not	Significant contribution: There is existing development on the north east of the boundary however this is a limited urbanising influence and the majority of the parcel is covered by dense vegetation. This creates a significant degree of openness. The prominent topography of the parcel prevents encroachment in the long term. Parcel provides long line views	Significant contribution: The parcel is connected to Bollington Conservation Area therefore the parcel provides a significant contribution to preserving the setting of the historic town.	Major contribution: Bollington has 7.3% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel makes a major contribution to the Green Belt. The parcel makes a major contribution to assisting urban regeneration and preventing urban sprawl. It makes a significant contribution to safeguarding the countryside from encroachment given its significant degree of openness and also in preserving Bollington's historic	Major contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
		result in the merging of settlements.	across to White Nancy.			setting and character. The parcel has no contribution to preventing towns from merging as there are no settlements located on the eastern side of Bollington.	
BT07: Land to the west of the River Dean and Ingersley Clough	Major contribution: The parcel has prominent topography and has a steep gradient. This ensures the parcel prevents unrestricted sprawl despite there being limited development on the north east boundary of the parcel. The other boundaries of the parcel consist of field boundaries and the river which obstructs opportunities for sprawling development.	No contribution: The parcel is on the southern edge of Bollington. There is a no adjacent settlement to Bollington to the south therefore the parcel makes no contribution to maintaining the gap between settlements.	Major contribution: There is existing development on the east boundary however this is a limited urbanising influence. There are long line views which create a major degree of openness. The prominent topography of the parcel prevents encroachment in the long term.	Significant contribution: The parcel is connected to Bollington Conservation Area therefore the parcel provides a significant contribution to preserving the setting of the historic town.	Major contribution: Bollington has 7.3% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel has a major contribution to the Green Belt. The parcel has prevented urban sprawl and encroachment on the countryside. The parcel is predominantly open farmland which has a major degree of openness and assists with urban regeneration in Bollington. The topography of the parcel plays a major role in preventing urban sprawl. The parcel has a significant contribution to preserving the historic settlement and it offers long line views across Bollington. The parcel does not prevent merging as another settlement is not located to the south of Bollington.	Major contribution
BT08: Land to the south of Lord Street and east of Cow Lane	Major contribution: The parcel has prominent topography and has a steep gradient. This ensures the parcel prevents unrestricted sprawl despite there being limited development on the north east boundary of the parcel. The other boundaries of the parcel consist of field boundaries and the river which obstructs opportunities for sprawling development.	No contribution: The parcel is on the southern edge of Bollington. There is a no adjacent settlement to Bollington to the south therefore the parcel makes no contribution to maintaining the gap between settlements.	Major contribution: There is existing development on the north boundary however this is a limited urbanising influence. There are long line views across Bollington and upwards toward White Nancy which creates a major degree of openness. The prominent topography of the parcel prevents encroachment in the long term.	Significant contribution: The parcel is connected to Bollington Conservation Area and Kerridge Conservation Area therefore the parcel provides a significant contribution to preserving the setting of the historic town.	Major contribution: Bollington has 7.3% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel has a major contribution to the Green Belt. The parcel has prevented urban sprawl and encroachment on the countryside. The parcel is predominantly open farmland which has a major degree of openness and assists with urban regeneration in Bollington. The topography of the parcel plays a major role in preventing urban sprawl. The parcel has a significant contribution to preserving the historic settlement and it offers long line views across Bollington. The parcel does not prevent merging as another settlement is not located to the south of Bollington.	Major contribution
BT09: Land south of Chancery Lane	Significant Contribution: Well contained and connected to the urban area, with Chancery Lane to the north, Jackson Lane to the west and Redway Lane to the south, although a public footpath forms less strong boundary to the south. Ribbon development already evident within the parcel along Redway Lane and to	No Contribution: Does not have a significant role in the separation of Bollington from other settlements, although does contribute to the wider Green Belt.	Significant Contribution: Predominantly used for grazing animals, the parcel does have some urbanising influences, mostly confined to the south of the parcel. These include a church on Jackson Lane, a public house on Jackson Lane/Redway Lane and a row of residential properties also along	Major contribution: The Kerridge Conservation Area encompasses the entire parcel. The land form in this part of the Green Belt consists of sloping hills with large wooded areas which hinder views into and out of the settlement.	Major contribution: Bollington has 7.3% brownfield urban capacity for potential development, therefore the parcel makes a major degree of contribution to the purpose.	The parcel makes a major contribution to Green Belt purposes. The whole of the parcel falls within the Bollington Conservation Area thus the parcel plays a major role in preserving Bollington's historic setting and character. The parcel is well contained with the exception of the eastern boundary. Well	Major contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
	a lesser extent along Jackson Lane. There would be some opportunity for further ribbon development to take place.		Redway Lane. While the majority of the parcel is well contained, the less strong eastern boundary may expose the parcel to future encroachment into the open countryside.			connected to the urban edge and contains a number of urbanising influences including existing ribbon development along Jackson Lane and Redway Lane (with some opportunity for additional ribbon development to form). The less strong eastern boundary would however leave the area vulnerable to future encroachment.	
BT10: Land to the east of Bishop Road and south of Grimshaw Lane	Contribution: Parcel is well connected to the urban area; the parcel would provide an opportunity to round off development due to the high level of urbanisation. The boundaries of Jackson Lane, Grimshaw Lane and existing development would provide strong boundaries that would contain sprawl if the parcel should be developed.	No contribution: The parcel is on the southern edge of Bollington which is close to the Peak District National Park boundary. There is a no adjacent settlement to Bollington therefore the parcel makes no contribution to maintaining the gap between settlements. The parcel is enclosed by existing development other Green Belt parcels therefore would not result in the merging of settlements.	No contribution: Large urbanising influence of Hollin Hall and associated car park in addition to residential development. There is no degree of openness provided by the parcel.	Contribution: The parcel is located in Kerridge Conservation Area and hosts Hollin Hall Hotel which is a Grade II listed building. The parcel has a limited role in preserving the historic setting due to the development that has taken place within the parcel.	Major contribution: Bollington has 7.3% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel has limited contribution to the Green Belt. Although the parcel has a major contribution to assisting urban regeneration, it doesn't in terms of preventing urban sprawl and safeguarding land, which are the fundamental aims, as stated in paragraph 79 of the NPPF; the parcel has a no contribution to these purposes. The parcel is largely developed and there is no degree of openness. Given the level of development within the parcel it plays a limited contribution to preserving the historic setting despite the heritage assets within it	Contribution
BT11: Land between Jackson Lane and the Macclesfield Canal	Significant contribution: The parcel largely consists of open land with a small amount of ribbon development on the eastern boundary. Despite this the parcel is preventing further development and sprawl. The parcel is bounded by the Macclesfield Canal to the west, existing development to the north, Jackson Lane to the west and a field boundary with a footpath to the south.	No contribution: The parcel is on the southern edge of Bollington. There is a no adjacent settlement to Bollington to the south therefore the parcel makes no contribution to maintaining the gap between settlements.	Significant contribution: The parcel largely consists of open farmland with long line views from the footpath heading south. There is a farm located in the parcel and some ribbon development on the eastern boundary however predominantly the parcel is open with low vegetation and has a significant degree of openness.	Significant contribution: The parcel is mainly located in Kerridge Conservation Area. The parcel has a significant role in preserving the historic town due to the openness that parcel provides and the lack of development.	Major contribution: Bollington has 7.3% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel has significant contribution to the Green Belt. Although the parcel has a major contribution to assisting urban regeneration, preventing urban sprawl and safeguarding land are the fundamental aims as stated in paragraph 79 of the NPPF. The parcel has a no contribution to these purposes. There is some development within the parcel however the parcel is characterised by open farmland and provides long line views from the settlement. The parcel has no contribution to preventing towns from merging as there are no settlements located on the eastern side of Bollington. The parcel has a significant contribution preserving the historic setting of the Kerridge Conservation Area.	Significant contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
BT12: Land between the Macclesfield Canal and the Middlewood Way (path and cycle way)	Significant Contribution: Limited opportunity for ribbon development, due to the strong boundaries formed by the canal and path/cycle way. However, parcel is free from urbanising influences and only connects to the urban edge along the narrow northern boundary which adjoins an industrial area.	Significant Contribution: A long narrow parcel of land, located within the narrow gap between Bollington and Tytherington (Macclesfield). Would not reduce the overall gap, as the area of Bollington Cross is closer, but it would have the effect of altering the settlement pattern, adding weight to this area of Bollington, which would have the effect of bringing the settlements closer together.	Significant Contribution: Extremely open in character and free from urbanising influences. The parcel is relatively detached from the urban edge (with the exception of a narrow edge along the northern boundary which adjoins the industrial estate). Parcel maintains the gap between Bollington and Tytherington and prevents the southwards spread of the settlement.	Major contribution: The Macclesfield Canal Conservation Area falls within the 250m buffer zone and lies adjacent to the Green Belt and to the eastern and southern boundary of the parcel encompassing part of the northern section of the parcel.	Major contribution: Bollington has 7.3% brownfield urban capacity for potential development, therefore the parcel makes a major degree of contribution to the purpose.	The parcel makes a major contribution to Green Belt purposes. The parcel is relatively large and will make a major contribution to assisting in urban regeneration. Furthermore, the parcel makes a major contribution to preserving Bollington's historic setting and character given that the Bollington Conservation Area encompasses part of the northern section of the parcel. The parcel is relatively well contained, it is very open in character and free from urbanising influences. Little opportunity for ribbon development to occur, but has important roles in maintaining the gap between Bollington and Tytherington and preventing the overall spread of Bollington southwards into the countryside.	Major contribution
BT13: Land to the south of Henshall Road, east of South West Avenue	Contribution: The parcel is well connected to the urban edge backing onto houses along South West Avenue (to the west), Henshall Road and Ledley Street (to the north) and an industrial area to the east. Very little opportunity for ribbon development to form along any of the boundaries. The southern boundary is not strong (hedgerow), although it is very narrow and there is a possibility that it would not be sufficient to prevent sprawl longer term.	Contribution: Although part of a narrow gap between Bollington and Macclesfield, the parcel is extremely narrow and separated from the narrowest part of the gap by the Bollington Cross area. Thus reducing the separation function of the parcel.	Contribution: The parcel is undulating farm land. Free from urbanising influences, although the urban edge is visible across the parcel. Encroachment has already taken place with the development of Bollington Cross, leaving the parcel relatively enclosed and unlikely to contribute towards further encroachment.	Contribution: The Macclesfield Canal Conservation Area falls within the 250m buffer zone and lies in close proximity to the Green Belt boundary to the north east of the parcel however it is separated from the parcel by modern industrial warehouses.	Major contribution: Bollington has 7.3% brownfield urban capacity for potential development, therefore the parcel makes a major degree of contribution to the purpose.	The parcel makes a significant contribution to Green Belt purposes. It is a relatively enclosed area of undulating farm land. The parcel does not have a role in preventing ribbon development, and has a limited role in preventing future encroachment. The land is part of a narrow strip of land separating Bollington and Tytherington, but does not have a separation function in its own right. However given the size of the parcel and Bollington's brownfield urban potential, the parcel makes a major contribution to assisting in urban regeneration.	Significant contribution
BT14: Land to the north of Clarke Lane, west of the Middlewood Way	Significant contribution: The southern boundary consists of Clarke Lane, the eastern boundary consists of existing development and the western boundary consists of a footpath and field boundary. The parcel has prevented sprawl from Bollington.	Significant contribution: The parcel provides a largely essential gap between Macclesfield and Bollington and a reduction in the gap could lead to merging. However Silk Road provides strong barrier to merging settlements of Tytherington and Bollington.	Significant contribution: The parcel mainly consists of open farmland however also hosts a leisure centre, playing pitch and sports ground; additionally there is a farm to the south. There is also the urbanising influence of the settlement around the parcel. Despite these influences and the mainly low vegetation with some trees and hedges, the parcel has a significant degree of openness.	No contribution: The parcel is not located near a conservation area and is not well connected to the urban settlement.	Major contribution: Bollington has 7.3% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel has significant contribution to the Green Belt. Although the parcel has a major contribution to assisting urban regeneration, preventing urban sprawl and safeguarding land are the fundamental aims as stated in paragraph 79 of the NPPF. The parcel has significant contribution to safeguarding the countryside and providing opportunities for outdoor sport and recreation. The parcel has	Significant contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
						prevented urban sprawl from Bollington and is well connected to the urban settlement. The parcel provides a largely essential gap between Prestbury and Tytherington	
BT15: Land to the east of Bollington Road and south of Princess Drive	Significant contribution: The boundaries of the parcel consist of existing development creating a strong boundary, field boundaries, a footpath which create moderate boundaries and a road which creates a strong boundary. Ribbon development has occurred on the western boundary of the parcel however the parcel has been successful in preventing further development.	Significant contribution: The parcel provides a largely essential gap between Macclesfield and Bollington and a reduction in the gap could lead to merging. However Silk Road provides strong barrier to merging settlements of Tytherington and Bollington.	Significant contribution: The parcel mainly consists of open farmland however it has ribbon development to the west and includes playing pitches. There is also the urbanising influence of the settlement around the northern boundary of the parcel. Despite these influences and the mainly low vegetation with some trees and hedges, the parcel has a significant degree of openness.	No contribution: The parcel is not located near a conservation area and is not well connected to the urban settlement.	Major contribution: Bollington has 7.3% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel has significant contribution to the Green Belt. Although the parcel has a major contribution to assisting urban regeneration, preventing urban sprawl and safeguarding land are the fundamental aims as stated in paragraph 79 of the NPPF. The parcel has significant contribution to safeguarding the countryside and providing opportunities for outdoor sport and recreation. The parcel has prevented urban sprawl from Bollington and is well connected to the urban settlement. The parcel provides a largely essential gap between Prestbury and Tytherington.	Significant contribution
BT16: Land between The Silk Road (A523), Bollington Road and Flash Lane	Significant Contribution: Part of the open countryside to the west of Bollington, backing onto properties along Bollington Road. Strong boundaries (formed by roads) contain the parcel. The Green Belt limits the opportunity for more ribbon development, particularly down Bollington Road and along Flash Lane.	Major Contribution: Part of a very narrow gap between Bollington, Tytherington and Macclesfield. Loss of this gap would effectively lead to the three settlements merging.	Significant Contribution: Protects open land separating Bollington, Tytherington and Prestbury. Some urbanising uses including residential properties, Turner Heath Farm and a number of electricity pylons. Although there are strong boundaries to prevent long term encroachment, the parcel does not have a particularly strong connection to the urban edge.	Major contribution: The Bollington Cross Conservation Area falls within the 250m buffer zone and lies adjacent to the Green Belt and to the north eastern boundary of the parcel. Furthermore there are a number of listed buildings located along the B5090 to the east of the parcel.	Major contribution: Bollington has 7.3% brownfield urban capacity for potential development, therefore the parcel makes a major degree of contribution to the purpose.	The parcel makes a major contribution to Green Belt purposes. Predominantly agricultural land abutting The Silk Road, containing a number of properties, particularly along Bollington Road and other urbanising uses. The parcel has a significant role in preventing further ribbon development along Bollington Road, but its main role is in maintaining the narrow gap between Bollington, Tytherington and Prestbury. It also makes a major contribution to preserving Bollington's historic setting and character given that the Conservation Area lies adjacent to the north eastern boundary of the parcel.	Major contribution
BT17: Land to the north of Flash Lane	Significant contribution: The south of the parcel is bounded by the B5090 which creates a strong boundary. The western boundary consists of a maintained private road to a residential care home and the	Significant contribution: The parcel provides an essential gap between Prestbury and Bollington and a reduction in the gap could lead to merging. The Silk Road provides strong barrier to merging settlements	Significant contribution: The western area of the parcel hosts dense woodland however the majority of the parcel is open countryside which provides long line views from the private road on the western boundary.	Significant contribution: The parcel is located adjacent to Bollington Cross Conservation Area. The parcel has a significant role in preserving the historic town due to the	Major contribution: Bollington has 7.3% brownfield urban capacity for potential development, therefore the parcel makes a	The parcel has significant contribution to the Green Belt. Although the parcel has a major contribution to assisting urban regeneration, preventing urban sprawl and safeguarding land are the	Significant contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
	other boundaries consist of moderate field boundaries and existing development. The parcel has been successful in preventing further sprawl from Bollington and does not provide an opportunity to round off development.	of Prestbury and Bollington.	Although there is dense vegetation there is a significant degree of openness on the rest of the parcel.	openness that parcel provides and the lack of development.	significant degree of contribution to the purpose.	fundamental aims as stated in paragraph 79 of the NPPF. The parcel has a significant contribution to preventing urban sprawl and preventing encroachment on the countryside whilst providing views open farmland. The parcel has a significant contribution to preserving the historic setting of the town and prevents Bollington and Prestbury from merging.	
BT18: Land to the west of Moss Brow	Significant contribution: The parcel is bounded by field boundaries on all sides apart from the eastern side where it is bound by Moss Brow and existing development which creates a strong boundary. The parcel has been successful in preventing sprawl from Bollington.	Major contribution: The parcel provides an essential gap between Prestbury and Bollington and a reduction in the gap would lead to merging. The Silk Road provides strong barrier to merging settlements of Tytherington and Bollington.	Major contribution: There is some urbanisation due to the presence of the farm however the majority of the parcel is open farmland which has an undulating topography. Looking south there are long line views of the countryside which gives the parcel a significant degree of openness.	No contribution: The parcel is not located near a Conservation Area.	Major contribution: Bollington has 7.3% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel has a major contribution to the Green Belt. The parcel plays a major role in preventing Prestbury and Bollington from merging. The parcel also plays a major role in safeguarding the countryside as there has been no encroachment and the parcel offers long line views of open farmland. The parcel has a significant contribution to preventing urban sprawl.	Major contribution
BT19: Land to the east of Moss Brow, north of Henshall Road	Contribution: Firmly contained parcel, enclosed by residential development. Prevents further development along Moss Brow and Henshall Road. However there is existing development at either end of Henshall Lane and Moss Brow and so could be used to connect existing development, helping to "round off" the existing settlement pattern.	No Contribution: Contained by existing development, this parcel does not perform a separation function between Bollington and Prestbury.	Contribution: Well contained parcel of land, surrounded by existing residential development. The parcel itself is free from urbanising influences, but being surrounded by development, limits the feeling of openness. The strong boundary formed by Moss Brow would be sufficient to prevent future encroachment.	Significant contribution: The Bollington Conservation Area falls within the 250m buffer zone however it is separated from the parcel and the Green Belt boundary by residential development. There are also a number of listed buildings located within the 250m buffer zone.	Major contribution: Bollington has 7.3% brownfield urban capacity for potential development, therefore the parcel makes a major degree of contribution to the purpose.	The parcel makes a significant contribution to Green Belt purposes. Located to the west of Bollington, it is well contained by residential properties and Dean Valley Community Primary School to the north. The parcel itself is free from urbanising influences, but has robust boundaries formed by existing development, Henshall Road and Moss Brow, which would prevent future encroachment. The parcel does not perform a separation function and has a limited role in preventing ribbon development. Development of the parcel would help to round off the settlement pattern. Whilst Bollington has a high brownfield urban potential rate, the parcel is not overly large in comparison to other parcels thus reducing the weight of this contribution.	Significant Contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
BT20: Land to the south and west of Moss Lane	Significant contribution: The parcel is well connected to the settlement. It is bounded by existing development to the east and a footpath and track to the south and west, the northern boundary is Moss Lane which creates a strong boundary. The parcel has prevented sprawl from the development.	Contribution: The parcel provides a less essential gap between Prestbury and Bollington and a reduction in the gap would not lead to merging. The Silk Road provides strong barrier to merging settlements of Prestbury and Bollington.	Significant contribution: From the residential development the parcel provides a view of open countryside that extends beyond the parcel. This provides a significant degree of openness.	No contribution: The parcel is not located near a Conservation Area.	Major contribution: Bollington has 7.3% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel has significant contribution to the Green Belt. Although the parcel has a major contribution to assisting urban regeneration, preventing urban sprawl and safeguarding land are the fundamental aims as stated in paragraph 79 of the NPPF. The parcel has a significant contribution to preventing urban sprawl and to safeguarding the countryside by providing a significant degree of openness despite being enclosed by existing development and field boundaries. The parcel provides a less essential gap between Prestbury and Bollington.	Significant contribution
BT21: Land to the north and west of Moss Lane	Significant contribution: The parcel is bounded by existing development to the east and the parcel has been successful in preventing urban sprawl. The parcel is also bounded by a river and field boundaries.	Contribution: The parcel provides a less essential gap between Prestbury and Bollington and a reduction in the gap would not lead to merging. Silk Road provides strong barrier to merging settlements of Tytherington and Bollington.	Significant contribution: There are some urbanising influences bounding the parcel including residential development however the majority of the parcel is bounded by a river and field boundaries. The parcel is mainly open farmland however there are clusters of dense vegetation which limits the degree of openness.	No contribution: The parcel is not located near a Conservation Area.	Major contribution: Bollington has 7.3% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel has significant contribution to the Green Belt. Although the parcel has a major contribution to assisting urban regeneration, preventing urban sprawl and safeguarding land are the fundamental aims as stated in paragraph 79 of the NPPF. The parcel has significant contribution to preventing urban sprawl as it is well connected to the settlement and has not allowed development to occur on the parcel. The parcel provides a significant degree of openness due to the views across the countryside. The parcel plays a limited role in preventing Bollington and Prestbury from merging.	Significant contribution
BT22: Land to the west of Albert Road	Significant contribution: Not well connected to urban settlement however the strong boundaries of the river and road to the south and east of the parcel would prevent urban sprawl. The west is also bounded by a river and the north is bounded by a field boundary.	Contribution: The parcel provides a less essential gap between Prestbury and Bollington and a reduction in the gap would not lead to merging. Silk Road provides strong barrier to merging settlements of Prestbury and Bollington.	Significant contribution: The parcel is flat and characterised by open farmland, it is bounded by a cluster of woodland and a river on the west and south. The parcel provides long line views across the countryside from the road and has a significant degree of openness.	No contribution: The parcel is not located near a Conservation Area.	Major contribution: Bollington has 7.3% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel has significant contribution to the Green Belt. Although the parcel has a major contribution to assisting urban regeneration, preventing urban sprawl and safeguarding land are the fundamental aims as stated in paragraph 79 of the NPPF. The parcel has significant contribution to preventing urban sprawl as it has not allowed development to occur on the parcel. The parcel provides a significant degree of openness due to the views across the countryside. The	Significant contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
						parcel plays a limited role in preventing Bollington and Prestbury from merging.	
BT23: Land to the north east of Albert Road	Significant Contribution: The parcel has limited connection to the urban settlement; the land adjacent to the parcel has been allocated for industrial development. The strong boundaries of the parcel which comprise of a substantial river and road ensure that urban sprawl is prevented.	No contribution: The parcel is on the northern edge of Bollington, there is a no adjacent settlement to Bollington in this direction therefore the parcel makes no contribution to maintaining the gap between settlements.	Contribution: The parcel is small and contained by a river and a road therefore creating strong boundaries. The parcel has low vegetation and has a limited degree of openness due to its size.	No contribution: The parcel is not located near a Conservation Area.	Major contribution: Bollington has 7.3% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel has significant contribution to the Green Belt. Although the parcel has a major contribution to assisting urban regeneration, preventing urban sprawl and safeguarding land are the fundamental aims as stated in paragraph 79 of the NPPF. The parcel has significant contribution to preventing urban sprawl as it has not allowed development to occur on the parcel. The parcel provides a limited degree of openness due to its size. The parcel plays a limited role in preventing Bollington and Prestbury from merging.	Significant contribution
BT24: Land between Lowerhouse Mills, the reservoir and the River Dean	Contribution: a relatively small parcel of land abutting the existing settlement which is strongly bounded by existing development and the River Dean. Although the parcel is adjacent to the built up area, there is no potential for ribbon development to occur. There are no urbanising influences within the parcel although the adjacent industrial buildings and pylons to the north do affect the openness.	No Contribution: Does not have a role in the separation of Bollington from other settlements, although does contribute to the wider Green Belt.	Contribution: the parcel is in agricultural use for grazing and although there are no urbanising influences within the parcel, the adjacent industrial buildings to the south and pylons to the north do affect the sense of openness. The reservoir, existing development and the River Dean provide good defensible boundaries to prevent further encroachment in the future.	Significant contribution: The Bollington Conservation Area falls within the 250m buffer zone however it is separated from the parcel and the Green Belt boundary by residential development. There are also a number of listed buildings located within the 250m buffer zone and also adjacent to the parcel to the south west.	Major contribution: Bollington has 7.3% brownfield urban capacity for potential development, therefore the parcel makes a major degree of contribution to the purpose.	The parcel makes a significant contribution to Green Belt purposes given its major role in preserving Bollington's historic setting and character. Despite the lack of development within the parcel, its proximity to large industrial buildings and pylons affects the sense of openness. There are strong boundaries to prevent further encroachment and the parcel does not have a role in maintaining the separation of settlements. However Bollington has a high brownfield urban potential rate thus the parcel makes a major contribution to this purpose.	Significant contribution
BT25: Land to the north of the River Dean and east of the Recycling Centre	Significant contribution: The parcel is not well connected to the urban settlement however it has played a significant role in containing urban sprawl. The parcel is bounded by field boundaries on all sides.	No contribution: The parcel is on the northern edge of Bollington, there is a no adjacent settlement to Bollington in this direction therefore the parcel makes no contribution to maintaining the gap between settlements.	Significant contribution: The parcel consists of open farmland with field boundaries comprised mainly of hedges. The low vegetation and open views create a significant degree of openness.	No contribution: The parcel is not located near a Conservation Area.	Major contribution: Bollington has 7.3% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel has significant contribution to the Green Belt. Although the parcel has a major contribution to assisting urban regeneration, preventing urban sprawl and safeguarding land are the fundamental aims as stated in paragraph 79 of the NPPF. The parcel has a significant contribution to preventing urban sprawl and to safeguarding the countryside as the parcel consists of open farmland	Significant contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
						creating a significant degree of openness. The parcel has no contribution to preventing merging as there is no settlement located near the northern border of the town.	
BT26: Land to the north of the River Dean and Calder Close	Major contribution: The parcel is bounded by field boundaries to the north and west, the southern and eastern boundary consists of existing development. The parcel next to the parcel is being developed for housing however the parcel has ensured that urban sprawl is not occurring in the Green Belt.	No contribution: The parcel is on the northern edge of Bollington, there is a no adjacent settlement to Bollington in this direction therefore the parcel makes no contribution to maintaining the gap between settlements.	Significant contribution: The parcel consists of open farmland with field boundaries comprised mainly of hedges. The low vegetation and open views create a significant degree of openness.	No contribution: The parcel is not located near a Conservation Area.	Major contribution: Bollington has 7.3% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel has major contribution to the Green Belt. The parcel is well connected to the urban settlement and has successfully prevented development within the Green Belt therefore having a major contribution to the Green Belt. The open farmland that characterises the parcel has a significant degree of openness as it is characterised by open farmland. The parcel has no contribution to preventing merging there is no settlement located near the northern border of the town. The parcel has a major contribution to assisting urban regeneration.	Major contribution
BT27: Land to the west of the Middlewood Way	Significant contribution: The parcel is largely detached from the urban settlement with a small part of the southern boundary near urban development. This part of the parcel is wooded and contains a river which is a barrier to development. The parcel is largely bounded by field boundaries which create moderate boundaries. The parcel has largely prevented urban sprawl.	No contribution: The parcel is on the northern edge of Bollington, there is a no adjacent settlement to Bollington in this direction therefore the parcel makes no contribution to maintaining the gap between settlements.	Significant contribution: The parcel consists of open farmland with field boundaries comprised mainly of hedges. The low vegetation and open views create a significant degree of openness.	Contribution: The far eastern end of the parcel is adjacent to the Bollington Conservation Area but its contribution is limited as it is screened by the significant tree belt.	Major contribution: Bollington has 7.3% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel has significant contribution to the Green Belt. Although the parcel has a major contribution to assisting urban regeneration, preventing urban sprawl and safeguarding land are the fundamental aims as stated in paragraph 79 of the NPPF. The parcel has a significant contribution to preventing urban sprawl and to safeguarding the countryside as the parcel consists of open farmland creating a significant degree of openness. The parcel has no contribution to preventing merging as there is no settlement located near the northern border of the town.	Significant contribution
BT28: Land between Middlewood Way to the east, a Middlewood Way, Lodge Brown and the Macclesfield Canal	Contribution: The parcel is bounded by Middlewood Way to the east, a footpath to the north, Adlington Road to the east and a river to the south. These features create strong boundaries There are few developments on the parcel however the area has been landscaped and urbanised. Therefore the parcel has not prevented sprawl of development	No contribution: The parcel is on the northern edge of Bollington, there is a no adjacent settlement to Bollington in this direction therefore the parcel makes no contribution to maintaining the gap between settlements.	Contribution: A large part of the parcel is a play area and skate park as well as a car park for accessing Middlewood Way. There is also a small amount of residential development on the parcel. These urbanising influences cause a lack of openness on the parcel however the parcel provides a significant opportunity for community and	Contribution: The parcel is located within Bollington Conservation Area, however due to the development that has taken place, the parcel has a limited contribution to the preservation of the historic town.	Major contribution: Bollington has 7.3% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	Although the parcel has a major contribution to assisting urban regeneration, it does not in preventing urban sprawl and safeguarding land, which are the fundamental aims as stated in paragraph 79 of the NPPF. The parcel has a limited contribution to preventing sprawl as there have been a number of developments. These	Contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
	and leisure uses.		leisure uses.			developments however are largely for assisting outdoor sport and recreation. The developments detract from the openness of the Green Belt and therefore the parcel has a limited contribution. The parcel also has a limited contribution to preserving the historic settlement due to the presence of development.	
BT29: Land to the east of Adlington Road and west of Macclesfield Canal	Significant contribution: The strong boundaries of the parcel have prevented sprawl from the settlement, particularly the Macclesfield Canal to the east, the river to the south and Adlington Road to the west. The northern boundary is comprised of a field boundary that runs through the dense woodland.	No contribution: The parcel is on the northern edge of Bollington, there is a no adjacent settlement to Bollington in this direction therefore the parcel makes no contribution to maintaining the gap between settlements.	Significant contribution: A large part of the parcel is densely wooded however the remainder of the parcel provides a recreational ground for the community. There is a pavilion within the parcel and a small amount of residential development. The parcel provides a significant degree of openness where the vegetation is low however where the parcel is wooded there is a limited degree of openness.	Significant contribution: The parcel is located within two conservation areas: Bollington Conservation Area and Macclesfield Canal Conservation Area. The parcel has a significant contribution to preserving the setting of the historic town.	Major contribution: Bollington has 7.3% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	Although the parcel has a major contribution to assisting urban regeneration, preventing urban sprawl and safeguarding land are the fundamental aims as stated in paragraph 79 of the NPPF. The parcel has a significant contribution to both of these purposes of preventing urban sprawl and safeguarding the countryside. The parcel hosts a playing field which provides opportunities for outdoor recreation. The parcel has a significant degree of openness. The parcel has a significant contribution to preserving the historic town, however has no contribution to preventing towns from merging.	Significant contribution
BT30: Land to the east of Lodge Brow and west of Macclesfield Canal	Significant contribution: The parcel is bounded by the Macclesfield Canal and Adlington Road which create strong boundaries. The southern boundary is a moderate field boundary. The parcel is not well connected to the settlement however has contained sprawl from Bollington and prevented ribbon development.	No contribution: The parcel is on the northern edge of Bollington, there is a no adjacent settlement to Bollington in this direction therefore the parcel makes no contribution to maintaining the gap between settlements.	Significant contribution: The parcel has dense vegetation of Swinerood Wood and open farmland. There are no long line views on the parcel and there is a limited degree of openness. However the parcel has successfully prevented encroachment therefore has a significant contribution to the Green Belt.	Significant contribution: The parcel is adjacent to the Macclesfield Canal Conservation Area. The parcel has a significant contribution to preserving the setting of this conservation area.	Major contribution: Bollington has 7.3% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	Although the parcel has a major contribution to assisting urban regeneration, preventing urban sprawl and safeguarding land are the fundamental aims as stated in paragraph 79 of the NPPF. The parcel has a significant contribution to both of these purposes. The parcel is densely wooded and provides a limited degree of openness however has a significant contribution to preserving the historic town and preventing urban sprawl. The parcel has no contribution to preventing towns from merging.	Significant contribution
BT31: Land north of Clarence Mill between Sugar Lane and Long Lane	Significant contribution: The parcel is bounded by Long Lane to the east and Sugar Lane to the west, the northern and southern boundaries are comprised of field boundaries. There is some existing development on the	No contribution: The parcel is on the northern edge of Bollington, there is a no adjacent settlement to Bollington in this direction therefore the parcel makes no contribution to maintaining the gap between settlements.	Major contribution: The parcel consists of open farmland with field boundaries comprised mainly of hedges. The low vegetation and open views create a significant degree of openness.	Significant contribution: The parcel is adjacent to the Macclesfield Canal Conservation Area. The parcel has a significant contribution to preserving the setting of this	Major contribution: Bollington has 7.3% brownfield urban capacity for potential development, therefore the parcel makes a	The parcel has a major contribution to safeguarding the countryside by providing a significant degree of openness despite some urbanising features within the parcel. The parcel significantly contributes to	Major contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
	southern boundary of the parcel and the parcel contains some farm development however has largely contained urban sprawl and prevented ribbon development.			conservation area and the wider historic town.	significant degree of contribution to the purpose.	preventing urban sprawl, although there is some ribbon development within the parcel, the parcel prevents further development. The parcel also contributes to preserving the historic settlement of Bollington. The parcel has no contribution to preventing the merging of towns.	
BT32: Land to the east of Clarence Terrace and west of Long Lane	Significant contribution: The parcel has prevented urban sprawl despite there being residential property located on the parcel and adjacent to the parcel. The parcel is bounded by Long Lane to the east and a field boundary to the south and north. The western boundary comprises existing development.	No contribution: The parcel is on the northern edge of Bollington, there is a no adjacent settlement to Bollington in this direction therefore the parcel makes no contribution to maintaining the gap between settlements.	Significant contribution: The parcel is generally open farmland with significant urbanising influence of residential development. There is a significant degree of openness in the parcel although enclosed by a mature tree line.	Significant contribution: The parcel is adjacent to the Macclesfield Canal Conservation Area and the Bollington Conservation Area. The parcel has a significant contribution to preserving the setting of these conservation areas and the wider historic town.	Major contribution: Bollington has 7.3% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	Although the parcel has a major contribution to assisting urban regeneration, preventing urban sprawl and safeguarding land are the fundamental aims as stated in paragraph 79 of the NPPF. The parcel has a significant contribution to both of these purposes of preventing urban sprawl and safeguarding the countryside. The parcel has a significant contribution to both of these purposes. The parcel is bounded by roads and existing development which create strong boundaries. This has prevented urban sprawl within the parcel and has prevented encroachment. There is development within the parcel however the parcel retains a significant degree of openness due to the open farmland. The parcel has no contribution to preventing towns from merging.	Significant contribution
BT33: Land to the west of Long Lane	Significant contribution: The northern and eastern boundaries consist of field boundaries which are moderate. The western boundary consists of Long Lane and to the south the boundary is mainly existing development. There are farms present within the parcel however it has prevented sprawl from other developments.	No contribution: The parcel is on the north eastern edge of Bollington which is close to the Peak District National Park boundary. There is a no adjacent settlement to Bollington in this direction therefore the parcel makes no contribution to maintaining the gap between settlements.	Major contribution: There are farms located in the parcel however there are no other urbanising influences in the parcel and has long line views across open countryside. The large parcel consists of farmland which has low vegetation therefore having a major degree of openness. From the viewpoint at Nab Head, views of the Peak District National Park can be seen which increases the perception of openness.	Significant contribution: The parcel is adjacent to the Bollington Conservation Area and the Pott Shrigley Conservation Area. The parcel has a significant contribution to preserving the setting of these conservation areas and the wider historic town.	Major contribution: Bollington has 7.3% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel has a major contribution to safeguarding the countryside by providing a significant degree of openness despite some urbanising features within the parcel. There are open long line views towards to the Peak District National Park which have a major degree of openness. The parcel significantly contributes to preventing urban sprawl, although there is some development within the parcel, the parcel prevents further development. The parcel also contributes to preserving the historic settlement of Bollington. The parcel has no contribution to preventing the merging of towns.	Major contribution

Chelford

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
CF01: North West of Chelford	Major contribution: The parcel has a major contribution to preventing urban sprawl. The parcel is well connected to the settlement of Chelford however has successfully prevented further development.	No contribution: The parcel provides no contribution to preventing the merging of settlements.	Major contribution: The parcel provides major contribution to safeguarding the countryside due the major degree of openness that is provided by flat open farmland. There are some urbanising influences within the parcel however due to the large size of the parcel, these developments do not detract from the openness.	No contribution: The parcel has no contribution to preserving a historic settlement as for the purposes of this Green Belt assessment, Chelford is not considered a historic town.	Major contribution: Chelford has 32.4% brownfield urban capacity for potential development, therefore the parcel makes a major degree of contribution to the purpose.	The parcel has a major contribution to the Green Belt. There are three purposes which have a major contribution: preventing urban sprawl, safeguarding the environment and assisting urban regeneration. The parcel has a major contribution to preventing urban sprawl as it has prevented development despite being bounded by existing development on the eastern boundary. The parcel offers a major degree of openness due to the size of the parcel and the open farmland that characterises it. The parcel has no contribution to the prevention of merging and a no contribution to preserving the historic town.	Major contribution
CF02: Land to the north of Millbank Close up to Peck Mill Farm	Major contribution: The parcel has a major contribution to preventing urban sprawl. The parcel is well connected to the settlement of Chelford however has successfully prevented further development including ribbon development.	No contribution: The parcel provides no contribution to preventing the merging of settlements.	Significant contribution: The parcel provides a significant contribution to safeguarding the countryside due the significant degree of openness that is provided by open farmland. There are some urbanising influences within the parcel and the parcel is bounded by existing development which reduces the perception of openness.	No contribution: The parcel has no contribution to preserving a historic settlement as for the purposes of this Green Belt assessment, Chelford is not considered a historic town.	Major contribution: Chelford has 32.4% brownfield urban capacity for potential development, therefore the parcel makes a major degree of contribution to the purpose.	The parcel has a major contribution to the Green Belt. The parcel has a major contribution to preventing urban sprawl as it has prevented development despite being bounded by existing development on the southern boundary. The parcel offers a significant degree of openness due to the size of the parcel and the open farmland that characterises it. The parcel has no contribution to the prevention of merging and a no contribution to preserving the historic town.	Major contribution
CF03: Land to the north of Drumblefield and Carter Lane	Major contribution: The parcel has a major contribution to preventing urban sprawl. The parcel is well connected to the settlement of Chelford however has successfully prevented further development.	No contribution: The parcel provides no contribution to preventing the merging of settlements.	Major contribution: The parcel has a major degree of openness due to the majority of the parcel being characterised by open farmland. There are few urbanising influences in the parcel however these do not detract from the major degree of openness that is provided by the parcel.	No contribution: The parcel has no contribution to preserving a historic settlement as for the purposes of this Green Belt assessment, Chelford is not considered a historic town.	Major contribution: Chelford has 32.4% brownfield urban capacity for potential development, therefore the parcel makes a major degree of contribution to the purpose.	The parcel has a major contribution to preventing urban sprawl as it has prevented development despite being bounded by existing development on the southern boundary. The parcel has a major degree of openness due to the size of the parcel and the open farmland that characterises it. The parcel has no contribution to the prevention of merging and a no contribution to preserving the historic town.	Major contribution
CF04: Land to the north east of Chelford between Carter Lane and the railway line	Significant Contribution: Preventing eastwards expansion of Chelford along Carter lane and the railway line to the south. Strong southern boundary formed by a railway line but Carter Lane to the north is not as strong. Parcel adjoins the eastern edge of	Contribution: Forms part of the gap between Chelford and Alderley Edge. However, the gap is fairly wide and loss of this parcel would not significantly reduce the	Significant Contribution: Preventing further development spreading eastwards from Chelford. Parcel is agricultural with two pockets of woodland and free from urbanising influences. Question whether the northern boundary would be sufficient to prevent further encroachment in the	No contribution: The parcel has no contribution to preserving a historic settlement as for the purposes of this Green Belt assessment,	Major contribution: Chelford has 32.4% brownfield urban capacity for potential development, therefore the parcel makes a major degree of contribution to	The parcel makes a significant contribution to Green Belt purposes. It adjoins Chelford urban area but has a stronger relationship with the open countryside. It plays a significant role in preventing eastwards spread of Chelford. Whilst the parcel makes a major contribution to assisting	Significant contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
	Chelford but feels detached from it.	gap.	longer term.	Chelford is not considered a historic town.	the purpose.	urban regeneration, it does not contribute to preserving Chelford's historic setting and character and makes a limited contribution to preventing the merger of nearby towns.	
CF05: Land to the south east of Chelford between railway line, Knutsford Road and Alderley Road	Significant Contribution: Strong boundaries to this parcel formed by railway line to the north, Knutsford Road to the west and Alderley Road to the east. Parcel is separated from Chelford to the north by the railway which gives a good strong boundary to the existing settlement. However, Knutsford Road does cross the railway and this parcel does play an important role in preventing spread of Chelford south and east wards and also prevents additional ribbon development forming along Knutsford Road.	Contribution: Forms part of the gap between Chelford and Alderley Edge. However, the gap is fairly wide and loss of this parcel would not significantly reduce the gap.	Significant Contribution: Parcel contains some urbanising influence around its edges but is predominantly free from development and it prevents development from spreading south beyond the railway line. Boundaries are strong enough to contain development in the long term. Parcel has existing linear development mainly centred along Alderley Road. Parcel has a relationship with both built development to the north and the surrounding countryside.	No contribution: The parcel has no contribution to preserving a historic settlement as for the purposes of this Green Belt assessment, Chelford is not considered a historic town.	Major contribution: Chelford has 32.4% brownfield urban capacity for potential development, therefore the parcel makes a major degree of contribution to the purpose.	The parcel makes a significant contribution to Green Belt purposes. The parcel has strong boundaries which play an important role in preventing the southwards spread of Chelford. The land is mainly agricultural with some development in the southern corner. Railway line provides a visual distinction between the urban area and open countryside. Whilst the parcel makes a major contribution to assisting urban regeneration, it does not contribute to preserving Chelford's historic setting and character and makes a limited contribution to preventing the merger of nearby towns.	Significant contribution
CF06: Land to the south of Chelford between railway line, Peover Lane and Knutsford Road	Significant contribution: The parcel has a significant contribution to the prevention of urban sprawl and ribbon development along Knutsford Road to retain the division of Chelford.	No contribution: There are no settlements located south of Chelford therefore the parcel has no contribution to preventing merging.	Significant contribution: The parcel has a significant contribution to safeguarding the countryside due to the significant degree of openness the parcel has; the parcel offers long line views across open farmland. There are few urbanising influences in the parcel however these do not detract from the openness.	No contribution: The parcel has no contribution to preserving a historic settlement as for the purposes of this Green Belt assessment, Chelford is not considered a historic town.	Major contribution: Chelford has 32.4% brownfield urban capacity for potential development, therefore the parcel makes a major degree of contribution to the purpose.	Although the parcel has a major contribution to assisting urban regeneration, preventing urban sprawl and safeguarding land are the fundamental aims as stated in paragraph 79 of the NPPF. The parcel has a significant contribution to these purposes. The parcel has a significant contribution to preventing urban sprawl, it is not particularly connected to the settlement however has some disparate development along the northern and eastern boundaries. The parcel has a significant degree of openness due to open farmland and has no contribution to preserving the historic settlement. There is no contribution to preventing nearby towns from merging.	Significant contribution
CF07: Land to the west of Stobart's Depot and the railway line	Significant contribution: The parcel has a significant contribution to the prevention of urban sprawl as the parcel borders existing development to the north of the parcel. The parcel has successfully prevented development within the parcel. The parcel may provide an opportunity for round off	No contribution: There are no settlements located south of Chelford therefore the parcel has no contribution to preventing merging.	Significant contribution: The parcel has a significant contribution to safeguarding the countryside due to the significant degree of openness the parcel has; the parcel offers views across open farmland however much of the parcel is woodland which has a limited degree of openness. There are few urbanising influences in the parcel however	No contribution: The parcel has no contribution to preserving a historic settlement as for the purposes of this Green Belt assessment, Chelford is not	Major contribution: Chelford has 32.4% brownfield urban capacity for potential development, therefore the parcel makes a major degree of contribution to the purpose.	Although the parcel has a major contribution to assisting urban regeneration, preventing urban sprawl and safeguarding land are the fundamental aims as stated in paragraph 79 of the NPPF. The parcel has a significant contribution to these purposes. The parcel has a significant contribution to preventing	Significant contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
	development.		these do not detract from the openness.	considered a historic town.		urban sprawl. There is some development along the northern boundaries however the parcel has successfully prevented urban development. The parcel has a significant degree of openness due to open farmland and the woodland does not detract from the perception of openness. There is no contribution to preventing nearby towns from merging.	
CF08: Land to the south of Knutsford Road and east of Pepper Street	Major contribution: The parcel has a major contribution to preventing urban sprawl. The parcel is well connected to the settlement of Chelford however has successfully prevented further development.	No contribution: There are no settlements located south of Chelford therefore the parcel has no contribution to preventing merging.	Major contribution: The parcel is a large area of open farmland to the south of Chelford that has a major degree of openness. There are few urbanising features within the parcel however these do not detract from the openness.	No contribution: The parcel has no contribution to preserving a historic settlement as for the purposes of this Green Belt assessment, Chelford is not considered a historic town.	Major contribution: Chelford has 32.4% brownfield urban capacity for potential development, therefore the parcel makes a major degree of contribution to the purpose.	The parcel has a major contribution to preventing urban sprawl as it has prevented development despite being bounded by existing development on the southern boundary. The parcel has a major degree of openness due to the size of the parcel and the open farmland that characterises it. The parcel plays no contribution to the prevention of settlements merging and no contribution to preserving the historic town.	Major contribution
CF09: Land to the south of Chelford Road to the east of Snelson Lane and west of Pepper Street	Major contribution: The parcel has a major contribution to preventing urban sprawl. The parcel is not well connected to the settlement of Chelford however has successfully prevented further development.	No contribution: There are no settlements located south of Chelford therefore the parcel has no contribution to preventing merging.	Major contribution: The parcel is a large area of open farmland to the south of Chelford that has a major degree of openness. There are few urbanising features within the parcel however these do not detract from the openness.	No contribution: The parcel has no contribution to preserving a historic settlement as for the purposes of this Green Belt assessment, Chelford is not considered a historic town.	Major contribution: Chelford has 32.4% brownfield urban capacity for potential development, therefore the parcel makes a major degree of contribution to the purpose.	The parcel has a major contribution to preventing urban sprawl as it has prevented development despite being bounded by existing development on the southern boundary. The parcel has a major degree of openness due to the size of the parcel and the open farmland that characterises it. The parcel has no contribution to the prevention of merging and no contribution to preserving the historic town.	Major contribution

Congleton

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
CG01: Area of land north-east of Swaledale Avenue / Gordale Close and north-west of the canal	Significant Contribution: this small parcel is well contained by the canal along the south eastern boundary, and protected woodland along the southwest, western and northern boundaries. A small portion of the parcel adjoins the urban area to the south but in general the area is not well connected to the urban area.	No Contribution: Does not have a role in the separation of Congleton from other settlements, although does contribute to the wider Green Belt.	Significant Contribution: the boundaries to the parcel are robust in terms of containing development. However the parcel is free of urbanising influences and is relatively detached from the urban area.	Major contribution: Congleton is a historic town with a designated Conservation Area. The Macclesfield Canal Conservation Area lies within the 250m buffer to the south of the parcel and lies adjacent to the southern boundary of the parcel. Congleton is a Key Service Centre with a cluster form. The land form is undulating consisting of grassland with some limited areas of woodland, particularly to the north. There are open views into and out of the settlement from the Green Belt.	Significant contribution: Congleton has 3.0% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel makes a significant contribution to Green Belt purposes. The parcel comprises largely grazing land. The southern part of the parcel, which also contains farm buildings at the boundary with the urban area, is separated from the grazing land to the north by a hedgerow. The parcel is well contained by strong boundaries – the Macclesfield canal (also within a Conservation Area) to the east also has a footpath along its western side, and the woodland to the west/north is designated Ancient Woodland. Thus the parcel plays a major role in preserving Congleton's historic setting and character. The parcel is relatively detached from the urban area and performs a significant role in preventing encroachment into the wider Green Belt.	Significant contribution
CG02: Land east of Buglawton between the canal and Buxton Road	Significant Contribution: the parcel is separated from the urban area by the canal which forms a strong boundary along the western/northern edge of the parcel. The A54 Buxton Road defines the eastern boundary. However the north east boundary is not so strong, comprising of a hedgerow. The parcel helps prevent further ribbon development extending along the A54.	No Contribution: Does not have a role in the separation of Congleton from other settlements, although does contribute to the wider Green Belt.	Significant Contribution: the canal forms a strong boundary separating the parcel from the urban area. The land is largely free of urbanising influences and is open in character. The boundary to the north-east may not be sufficient to prevent further encroachment in the longer term.	Major contribution: Congleton is a historic town with a designated Conservation Area. The Macclesfield Canal Conservation Area lies within the 250m buffer zone to the west of the parcel and lies adjacent to the northern and western boundary of the parcel. Furthermore there are a number of listed buildings along the western boundary of parcel adjacent to the Green Belt boundary. Congleton is a Key Service Centre with a cluster form. The land form is undulating consisting of grassland with some limited areas of woodland, particularly to the north. There are open views into and out of the settlement from the Green Belt.	Significant contribution: Congleton has 3.0% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel makes a significant contribution to Green Belt purposes. The parcel comprises grazing land with a small number of residential properties along the southern boundary adjacent to the A54. There is a small pond, and footpath along the hedgerow forming the north eastern boundary. At the northern part of the parcel a 'finger' of Ancient Woodland extends into the land. The canal, which lies within a Conservation Area, forms a strong boundary but clearly separates the parcel from the edge of the urban area. Given its proximity to historic assets, the parcel makes a major contribution to preserving Congleton's historic setting and character. The north eastern boundary may not prevent longer term encroachment into the Green Belt beyond thus the parcel makes	Significant contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
						a significant contribution to safeguarding the countryside from encroachment.	
CG03: Land south of Buxton Road between Macclesfield Canal and belt of woodland	Significant Contribution: the parcel has a weak relationship with the urban area. The Macclesfield canal runs along the western boundary of the parcel, the A54 Buxton road defines the northern edge and a watercourse/ ancient woodland forms the eastern boundary. Prevents ribbon development spreading outwards along Buxton Road.	No Contribution: Does not have a role in the separation of Congleton from other settlements, although does contribute to the wider Green Belt.	Significant Contribution: the canal forms a strong boundary separating the parcel from the urban area. The land is largely free of urbanising influences and is open in character. The ancient woodland, canal and A54 give strong boundaries to prevent further encroachment in the longer term.	Major contribution: Congleton is a historic town with a designated Conservation Area. The Macclesfield Canal Conservation Area lies within the 250m buffer zone to the west of the parcel and lies adjacent to the western boundary of the parcel. Furthermore there are a number of listed buildings along the western boundary of parcel adjacent to the Green Belt boundary. Congleton is a Key Service Centre with a cluster form. The land form is undulating consisting of grassland with some limited areas of woodland, particularly to the north. There are open views into and out of the settlement from the Green Belt.	Significant contribution: Congleton has 3.0% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel makes a significant contribution to Green Belt purposes. The parcel is largely grazing land with a small cluster of residential dwellings in the north west corner of the parcel but largely free from urbanising influences. The canal lies within a Conservation Area thus the parcel makes a major contribution to preserving Knutsford's historic setting and character. Overhead power lines at the southern and northern parts of the parcel cross the site. The parcel forms part of the open countryside and is not well related to the urban area; it has a significant role in preventing ribbon development forming along Buxton Road	Significant contribution
CG04: Land to the east of Vaudrey Crescent	Contribution: the parcel has strong boundaries to the north east, north west and south consisting of Biddulph Valley Way to the south, Bromley Road to the north, and the Dane in Shaw Brook which is heavily tree lined to the north east. The parcel is well contained by the urban area to the north and south albeit the area to the north is currently undeveloped. Given the irregular shape of the settlement, development of the parcel would round off the settlement pattern.	No contribution: the parcel does not perform a separation role between settlements	Contribution: the parcel is well connected to Congleton along the northern and southern boundary. The parcel has no urbanising influences within it and consists of considerable vegetation to the south along Biddulph Valley Way and to the north east with the Dane in Shaw Brook. The topography of the parcel is very varied with the Biddulph Valley Way at a considerably lower level and with Bromley Road sloping steeply downwards to the north with the parcel itself at a much higher level. As such there are no long line views and a limited degree of openness. The parcel has strong boundaries on all sides however these may be insufficient to prevent encroachment given that new residential development is currently taking place adjacent to the northern tip of the parcel.	No contribution: Congleton is a historic town with a designated Conservation Area however there are no Conservation Areas located within the 250m buffer zone to the north west of the parcel.	Significant contribution: Congleton has 3.0% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel makes a limited contribution to Green Belt purposes given that it is well contained by the urban area and provides a limited degree of openness. Furthermore whilst it has strong boundaries these may be insufficient to prevent encroachment given its connection to the urban area. The parcel therefore makes a limited contribution to checking unrestricted sprawl and safeguarding the countryside from encroachment. Development of the parcel would round off the settlement pattern. The parcel makes a significant contribution to assisting in urban regeneration.	Contribution
CG05: Land between Brookhouse Lane	Contribution: the parcel has strong boundaries on all sides. The parcel is	No contribution: the parcel does not perform a separation role	Significant contribution: the parcel is connected to Congleton along the	No contribution: Congleton is a historic town with a designated	Significant contribution:	The parcel makes a significant contribution to Green Belt	Significant contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
and the Biddulph Valley Way	connected to the urban area along the northern boundary of Brookhouse Lane which is an unmaintained tree lined road, albeit the area to the north is currently undeveloped. The southern boundary consists of the Biddulph Valley Way whilst the western boundary consists of the Dane in Shaw Brook which is heavily tree-lined. Given the irregular shape of the settlement, development of the parcel (along with CG04 and CG06) could round off the settlement pattern.	between settlements	northern boundary and lies adjacent to the countryside along the southern and western boundary. The southern boundary of the Biddulph Valley Way is set at a much lower level and provides a strong boundary which will prevent encroachment beyond it in the long term. The parcel is in agricultural use with the only urbanising influences being a farm property. The topography of the parcel slopes upwards towards the south and the topography of the surrounding area is very varied with the north western corner of the parcel being at a considerably lower level. There are open long line views across the parcel thus supporting a significant degree of openness.	Conservation Area however there are no Conservation Areas located within the 250m buffer zone to the north west of the parcel.	Congleton has 3.0% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	purposes as although development of the parcel could round off the settlement pattern, the parcel supports a significant degree of openness and the southern boundary of the parcel provides a strong boundary to prevent encroachment in the long term. Thus the parcel makes a significant contribution to safeguarding the countryside from encroachment and makes a limited contribution to checking unrestricted sprawl.	
CG06: Land between Hutton Drive and Dane in Shaw Brook	Contribution: the parcel has strong boundaries to the north, north east and south consisting of Biddulph Valley Way to the north, the heavily tree lined Dane in Shaw Brook to the north east and the railway line to the south beyond which is the urban area. The parcel is directly connected to the urban area along the south western boundary which adjoins the rear gardens of residential properties with no other separation thus creating a weak boundary which may not be able to prevent sprawl. Given the irregular shape of the settlement, development of the parcel (along with CG04 and CG05) could round off the settlement pattern.	No contribution: the parcel does not perform a separation role between settlements	Contribution: the parcel consists entirely of a wooded area with no urbanising influences within it. The parcel adjoins Congleton along the south western boundary and to the south beyond the railway line. The south western boundary is weak and may not be able to prevent encroachment in the long term. Given the heavy vegetation the parcel has no long line views and a limited degree of openness. The parcel does however retain and enhance visual amenity and biodiversity.	Contribution: Congleton is a historic town with a designated Conservation Area. One of the Conservation Areas is located within the 250m buffer zone to the south west of the parcel however it is separated by residential development.	Significant contribution: Congleton has 3.0% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel makes a limited contribution to Green Belt purposes as it does not play any role in preventing nearby towns from merging and it makes a limited contribution to checking unrestricted sprawl given the parcel is closely related to the urban area with a weak boundary separation. The parcel also supports a limited degree of openness. Development of the parcel would round off the settlement pattern.	Contribution
CG07: Land west of Blackshaw Close and south of canal	Significant contribution: the parcel has strong boundaries to the north consisting of a towing path, and to the south consisting of the boundary of the TPO region. The western boundary of Blackshaw Close adjoins the urban area and may be insufficient to prevent sprawl particularly on the eastern side of Blackshaw Close albeit the topography of the land slopes downwards away from Congleton.	No contribution: the parcel does not perform a separation role between settlements	Significant contribution: the parcel lies adjacent to Congleton along the western boundary and is well connected to the countryside along the remaining boundaries. The parcel consists of heavy vegetation with two TPO regions and there are no urbanising influences within the parcel. The topography of the land slopes down away from Congleton thus there are open long line views from the settlement out beyond the	Significant contribution: The parcel has a significant contribution to preserving the historic setting of the Macclesfield Canal Conservation Area. The conservation area lies within the 250m buffer zone to the east of the parcel and lies adjacent to the western boundary of the parcel. Congleton is a Key Service Centre with a cluster form. The land form is undulating	Significant contribution: Congleton has 3.0% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel makes a significant contribution to Green Belt purposes given that it is well connected to the countryside and is only attached to the urban area along the western boundary. The parcel plays a significant role in preventing sprawl along the eastern side of Blackshaw Close. Furthermore the parcel retains and enhances landscapes, visual amenity and biodiversity. The	Significant contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
	The parcel therefore plays a significant role in preventing sprawl in this area. The eastern boundary of the Dane in Shaw Brook is strong with tree lining and set within a low embankment.		parcel. The parcel retains and enhances landscapes, visual amenity and biodiversity.	consisting of grassland with clusters of woodland. There are open views into and out of the settlement from the Green Belt. There are listed buildings along the boundary of the parcel.		parcel therefore makes a significant contribution to checking unrestricted sprawl and safeguarding the countryside from encroachment. The parcel does not play a separation role between settlements.	
CG08: Land between Ryedale Way, Leek Road and Wards Lane	Major contribution: the parcel is connected to the urban area along its western and north western boundary which consists of the rear gardens of residential properties representing a weak boundary. The north and southern boundaries are strong consisting of Reade's Lane to the south and to the north consisting of the boundary of a TPO region and the Dane in Shaw Brook. The eastern boundary is partly strong consisting of Wards Lane which is a hedge lined maintained road and also the tree lined Dane in Shaw Brook. The remainder of the eastern boundary follows the line of the residential development at the end of Wards Lane however partially following the topography of the land thus representing a moderate boundary. There is existing ribbon development along Reade's Lane which has nearly reached its full extent however the parcel plays a major role in preventing this and also preventing ribbon development extending along Wards Lane.	No contribution: the parcel does not perform a separation role between settlements	Significant contribution: the parcel is in agricultural use with some urbanising influences including residential development along Reade's Lane within the parcel and Wards Lane adjacent to the parcel. The parcel is connected to Congleton along the western and north western boundaries and lies adjacent to the countryside along the eastern boundary. The weak western boundary may be insufficient to prevent encroachment in the long term. The topography of the land slopes downwards from the settlement with Wards Lane set at a much lower level. There are open long line views from the settlements thus the parcel supports a significant degree of openness.	No contribution: Congleton is a historic town with a designated Conservation Area however there are no Conservation Areas located within the 250m buffer zone to the north west of the parcel.	Significant contribution: Congleton has 3.0% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel makes a major contribution to Green Belt purpose given its role in checking unrestricted sprawl as it has a major role in preventing further ribbon development along Reade's Lane and extending onto Wards Lane. The parcel makes a significant contribution to safeguarding the countryside from encroachment given that it supports a significant degree of openness and has limited urbanising influences within it although there are residential properties adjacent to it and along its southern boundary. The parcel makes a significant contribution to assisting in urban regeneration.	Major contribution
CG09: Land between Woburn Drive and Hulton Close	Contribution: the parcel is well contained by the urban form being bound by Congleton along the north western and southern boundary. These boundaries are weak consisting of the rear gardens of residential properties and they are unlikely to be able to prevent sprawl. The north eastern boundary consists of a tree lined ditch representing a weak boundary. Given the irregular shape of the settlement, development of the parcel would act as infill which would round off the settlement	No contribution: the parcel does not perform a separation role between settlements	Contribution: the parcel consists of a children's playground with a wooden fence surrounding it. The parcel is largely detached from the countryside being connected to Congleton along the southern and north western boundaries however the north eastern boundary may be insufficient to prevent further encroachment into the countryside. Given the heavily vegetation along the north western boundary there are no long line views out from the settlement and there is a limited	No contribution: Congleton is a historic town with a designated Conservation Area however there are no Conservation Areas located within the 250m buffer zone to the north west of the parcel.	Significant contribution: Congleton has 3.0% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel makes a limited contribution to Green Belt purposes given that it is well contained by the urban area and development of the parcel would help to round off the settlement pattern. Thus the parcel makes a limited contribution to checking unrestricted sprawl. Furthermore the parcel has a limited role in safeguarding the countryside from encroachment given its limited connection to the countryside.	Contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
	pattern.		degree of openness. The parcel does however provide opportunities for sports and recreation.				
CG10: Golf course and land between Reade's Lane, Biddulph Road and Castle Inn Road / Mill Lane	Significant Contribution: the parcel is well contained roads – Reade's Lane to the north, A527 Biddulph Road to the west (except for a small part of the edge of the urban area extending into the parcel) and south, and Castle Inn Road/Mill Lane to the east. The parcel plays a role in restricting ribbon development along Reade's Lane from its junction with Biddulph Road, and along the north side of Biddulph Road at the southern extent of the parcel.	Contribution: the southern extent of the parcel begins to form part of the relatively narrow gap between Congleton and the settlement of Biddulph, a distance of approximately 2km. The south side of Biddulph Road beyond the parcel forms a spur of residential marking the southernmost extent of the urban area.	Significant Contribution: the parcel comprises mainly a golf course and therefore retains an open character and is largely free of urban influences. The eastern boundary formed by the A527 and the edge of the Golf Club/residential cluster, adjoins the main urban area.	No contribution: Congleton is a historic town with a designated Conservation Area however there are no Conservation Areas located within the 250m buffer zone to the north west of the parcel.	Significant contribution: Congleton has 3.0% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel is predominantly a golf course with belts of woodland some of which contain trees with TPOs, as well as individual trees on the parcel. As there is a belt of residential development extending along the south of the parcel, and relatively strong boundaries to the parcel, it could be argued that this area would help to round off the settlement, although the majority of the land plays a recreational function and it could be considered as contributing to closing the gap between Congleton and Biddulph. The parcel has no contribution to preserving the historic setting of Congleton. The parcel has a significant contribution to assisting urban regeneration.	Significant contribution
CG11: Narrow strip between Castle Inn Road / Mill Lane and the Biddulph Valley Way	Significant Contribution: the parcel forms a thin strip of land bounded by Castle Inn Road / Mill Lane to the west, the Biddulph Valley Way to the west, and the A527 to the south. A small section adjoins Reade's Lane to the north. The parcel does not adjoin the edge of the urban area. The parcel does help to prevent ribbon development spreading outwards along Biddulph Road.	Contribution: the southern extent of the parcel begins to form part of the relatively narrow gap between Congleton and the settlement of Biddulph, a distance of approximately 2km.	Significant Contribution: the parcel retains an open character. There is some sporadic urban development along Castle Inn Road/Mill Lane but the parcel is detached from the urban area.	No contribution: Congleton is a historic town with a designated Conservation Area however there are no Conservation Areas located within the 250m buffer zone to the north west of the parcel.	Significant contribution: Congleton has 3.0% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel comprises mainly areas of woodland / pasture land plus some areas of grazing land. The parcel is disconnected from the urban area, helps to prevent ribbon development spreading along Biddulph Road and makes a contribution to maintaining the openness of the gap between Congleton and Biddulph. The parcel has no contribution to preserving the historic setting of Congleton. The parcel has a significant contribution to assisting urban regeneration.	Significant contribution
CG12: Land between Biddulph Road and Congleton Edge Road north of Hollybush Farm	Significant Contribution: the parcel is contained by Congleton Edge Road to the west, the edge of a 'spur' of the urban area to the north and a section of Biddulph Road, The southern/eastern boundary is moderate and formed from a farm access road, line of trees, field boundaries and the boundary with	Contribution: The parcel extends into the strategic gap between Congleton and Biddulph although the topography means that development of the parcel would not affect the overall openness of the gap. The southern edge of the parcel does not provide a strong defensible boundary to prevent the	Major Contribution: the parcel comprises mainly grazing land and is open in character. The parcel is attached to the urban area at the northern end but is largely detached from the urban area and the southern/eastern boundary is moderate and could encourage encroachment in the longer term into	No contribution: Congleton is a historic town with a designated Conservation Area however there are no Conservation Areas located within the 250m buffer zone to the north west of the parcel.	Significant contribution: Congleton has 3.0% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the	The parcel is largely grazing land with belts of trees, hedgerows and a woodland area. There are also ponds and a small pocket of woodland which is designated Ancient Woodland which extends into adjoining land to the east. A public right of way crosses the land from north to south. The parcel	Major contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
	Staffordshire. The parcel helps to prevent ribbon development extending southwards along Congleton Edge Road and eastwards along Biddulph Road.	gap being closed further in the future but there is a significant distance between the settlements.	the Green Belt beyond.		purpose.	helps to prevent ribbon development extending southwards along Congleton Edge Road and eastwards along Biddulph Road. Development of the parcel would reduce the gap between Congleton and Biddulph to less than 2km and the moderate southern boundary means it may be difficult to stop further encroachment in the longer term. The parcel has no contribution to preserving the historic setting of Congleton. The parcel has a significant contribution to assisting urban regeneration.	
CG13: Area of land to the rear of properties on Doreen Avenue, Priory Close and Edgeview Road	Significant contribution: the parcel has fairly weak boundaries with the northern boundary formed by the urban area and the rear gardens of residential properties representing a weak boundary. The southern boundary consists of field boundaries with intermittent trees and hedgerow lining thus representing a weak boundary. The western boundary consists of a field boundary with dense tree lining thus representing a strong boundary. The north eastern boundary consists of Biddulph Road which does represent a strong boundary however there has already been sprawl across it with ribbon development within the parcel. The full extent of this ribbon development has nearly been reached and the parcel plays a significant role in preventing this. The eastern boundary is strong consisting of a private maintained road with heavy tree lining and a watercourse set within a low level ditch.	Contribution: the parcel forms a less essential gap between Congleton and Biddulph whereby a reduction in the gap would not lead to the actual or perceived merging of settlements. Development of the parcel would however slightly reduce the perceived separation between the settlements however Whitemore Wood provides a strong natural boundary which will help to maintain the perception of separation.	Major contribution: the parcel is in agricultural use and adjoins the settlement along the northern boundary. The northern boundary is weak and is unlikely to be able to prevent encroachment in the long term. The remaining boundaries are well related to the countryside and there are no urbanising influences with the exception of ribbon development within the parcel along Biddulph Road and Little Moss Farm adjacent to the northern boundary. The parcel provides open long line views from the settlement outwards and therefore supports a major degree of openness.	No contribution: Congleton is a historic town with a designated Conservation Area however there are no Conservation Areas located within the 250m buffer zone to the north west of the parcel.	Significant contribution: Congleton has 3.0% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel makes a major contribution to Green Belt purposes given that it supports a major degree of openness and plays a major role in safeguarding the countryside from encroachment as it is well related to the countryside and the boundary with the settlement is weak and may not be able to prevent encroachment in the long term. Furthermore the parcel makes a significant contribution to checking unrestricted sprawl given its role in preventing further ribbon development along Biddulph Road. The parcel makes a limited contribution to preventing Congleton from merging with Biddulph.	Major contribution
CG14: Land south of Congleton to rear of properties on Moss Road, Russell Close, Boundary Lane, Abbott's Close extending out to the	Significant Contribution: a large proportion of the parcel adjoins the edge of the urban area. The south western boundary is moderately strong, defined by an access road to a residential dwelling, whilst to the south east a tree belt/hedgerow forms	Contribution: development of the parcel would have some impact on the openness of the gap between Congleton and Biddulph although it would not lead to a narrowing of the gap overall.	Significant Contribution: the parcel is largely free of urban influences, retaining an open character. The south eastern boundary is moderate and could encourage encroachment beyond into the open countryside.	No contribution: Congleton is a historic town with a designated Conservation Area however there are no Conservation Areas located within the 250m buffer zone to the north west of the parcel.	Significant contribution: Congleton has 3.0% brownfield urban capacity for potential development, therefore the parcel makes a	The parcel has a significant contribution to the purpose of the Green Belt. The parcel comprises mainly small linear shaped fields used for grazing. There are a number of mature trees and hedgerows and a small pond on the	Significant contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
cricket ground and line of trees	a moderate boundary.				significant degree of contribution to the purpose.	parcel. The parcel's less strong boundaries to the south mean that there could be pressure for encroachment beyond in the longer term. The parcel has no contribution to preserving the historic setting of Congleton. The parcel has a significant contribution to assisting urban regeneration	
CG15: Land to the east of Moss Road	Significant contribution: the parcel is only connected to the urban area along the south western edge with the rear gardens of residential properties forming a weak boundary. The parcel has a strong boundary to the north consisting of a heavily tree and hedge lined private gated access road which is partially unmaintained. The western boundary is also strong consisting of Moss Lane. The eastern boundary is moderate consisting of a tree lined field boundary whilst the southern boundary is weaker consisting of a hedge lined field boundary. There is existing ribbon development along Moss Road and the parcel has a significant role in preventing further ribbon development taking place within the parcel.	Contribution: the parcel forms a less essential gap between Congleton and Biddulph whereby a reduction in the gap would not lead to the actual or perceived merging of settlements. Development of the parcel would however slightly reduce the perceived separation between the settlements however Whitemore Wood provides a strong natural boundary which will help to maintain the perception of separation.	Major contribution: the parcel is in agricultural use with limited vegetation and with a flat topography. The parcel is largely detached from Congleton with only the north western edge of the parcel adjoining the settlement. The remainder of the parcel is well related to the countryside. There are some limited urbanising influences of a farm property along Moss Road within the parcel and a nursery adjacent to the parcel. There are open long line views from the settlement outwards to the countryside and therefore the parcel supports a major degree of openness.	No contribution: Congleton is a historic town with a designated Conservation Area however there are no Conservation Areas located within the 250m buffer zone to the north west of the parcel.	Significant contribution: Congleton has 3.0% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel makes a major contribution to Green Belt purposes given that it supports a major degree of openness and plays a major role in safeguarding the countryside from encroachment as it is well related to the countryside being only connected to Congleton along the north western edge of the parcel. Furthermore the parcel makes a significant contribution to checking unrestricted sprawl given its role in preventing further ribbon development along Moss Lane. The parcel makes a limited contribution to preventing Congleton from merging with Biddulph.	Major contribution
CG16: Land between Moss Road and the railway line, south of properties on Paddocks Grove.	Significant Contribution: This wedge shaped parcel is strongly bounded by a railway to the west and Moss Road to the east and south. The northern part adjoins the edge of the urban area. Some ribbon development has occurred along Moss Road but the parcel plays an important role in preventing further ribbon development extending southwards from Congleton.	No Contribution: Does not have a role in the separation of Congleton from other towns, although does contribute to the wider Green Belt.	Significant Contribution: The parcel is mainly open in character comprising predominantly grazing land with some residential ribbon development. The northern end is adjacent to the urban area but parcel extends outwards into the open countryside although it does have strong boundaries to prevent further encroachment in the future.	No contribution: Congleton is a historic town with a designated Conservation Area however there are no Conservation Areas located within the 250m buffer zone to the north west of the parcel.	Significant contribution: Congleton has 3.0% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel is a narrow wedge shaped parcel of land which is well contained by the railway to the west and Moss Road to the east / south. There is a small pond on the land and a small area adjacent to Development of the parcel in isolation would extend a narrow wedge of the urban area out into the countryside and it also plays an important role in preventing non-compact linear type development extending outwards into the open countryside from the urban area. The parcel has no contribution to preserving the historic setting of Congleton. The parcel has a significant contribution to assisting	Significant contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
						urban regeneration.	
CG17: Land south of properties on Linksway / Camborne Close between Macclesfield Canal, railway and Peel Lane	Significant Contribution: Square shaped parcel mainly in use as a golf course. Strongly bounded by the canal to the west, Peel Lane to the south and the railway to the east. The northern edge of the parcel adjoins the urban area. The Asbury Golf Club and a small cluster of residential buildings are served off Peel Lane. Due to the existing development pattern of Congleton, any further extension of the urban area here could be considered as sprawl.	No Contribution: Does not have a role in the separation of Congleton from other towns, although does contribute to the wider Green Belt.	Significant Contribution: the parcel is open in character with little encroachment by urban development. Any development here would be a finger extending outwards into the countryside.	Significant contribution: The parcel has a significant contribution to preserving the historic setting of the Macclesfield Canal Conservation Area. The Macclesfield Canal Conservation Area lies within the 250m buffer zone to the west of the parcel and lies adjacent to the western boundary of the parcel. Congleton is a Key Service Centre with a cluster form. The land form is undulating consisting of grassland with some limited areas of woodland. There are open views into and out of the settlement from the Green Belt.	Significant contribution: Congleton has 3.0% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel is mainly in use as a golf course. There is an area of woodland alongside the watercourse at the northern edge of the parcel adjoining the urban area and mature trees can be found throughout the golf course area. Whilst the parcel is well connected with the urban area and has robust boundaries, there are limited urban influences, and the parcel helps prevent encroachment into the countryside beyond. The parcel has a significant contribution to preserving the historic setting of Macclesfield Canal Conservation Area. The parcel has a significant contribution to assisting urban regeneration.	Significant contribution
CG18: Land between Lamberts Lane, Macclesfield Canal, Peel Lane and The Howty	Significant Contribution: this parcel forms the bulk of the Astbury Golf Course. The parcel is bounded to the east by the canal and to the north by the less robust a bridleway (Lamberts Lane). The less strong western boundary is formed by a watercourse with a small part following a track at the southern end and a very small section bounded by Peel Lane. It is not well connected to the existing urban area.	No Contribution: Does not have a role in the separation of Congleton from other towns, although does contribute to the wider Green Belt.	Major Contribution: The canal currently forms a robust boundary to the existing urban area. Were development to cross this boundary, there are few boundaries to prevent it spreading a significant way out into the open countryside. The parcel does not have a strong western boundary. It is almost free of any development apart from a few small farm buildings at the northern end. The separation of the parcel by the Macclesfield canal from the urban area weakens its relationship with the settlement.	Significant contribution: The parcel has a significant contribution to preserving the historic setting of the Macclesfield Canal Conservation Area. The Macclesfield Canal Conservation Area lies within the 250m buffer zone to the east of the parcel and lies adjacent to the western boundary of the parcel. Congleton is a Key Service Centre with a cluster form. The land form is undulating consisting of grassland with some limited areas of woodland. There are open views into and out of the settlement from the Green Belt.	Significant contribution: Congleton has 3.0% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The majority of the parcel comprises the Astbury Golf Course with a small area of grazing land at the north west corner. The parcel is also characterised by pockets of woodland in and around the golf course. The parcel is somewhat divorced from the urban area and is free from urban development (apart from some isolated farm buildings); The western edge of the parcel is not defined by a strong moderate boundary and is close to the village of Astbury. Encroachment onto the parcel would contribute to closing this narrow gap. The parcel has a significant contribution to preserving the historic setting of Macclesfield Canal Conservation Area. The parcel has a significant contribution to assisting urban regeneration.	Major contribution
CG19: to the east of Newcastle Road and south of Fol Hollow	Major contribution: the parcel is only connected to the urban area along the north western boundary. The parcel has strong boundaries to the west and north west consisting of Newcastle	No contribution: the parcel does not perform a separation role between settlements as Astbury is a washed over village.	Major contribution: the parcel is well related to the countryside and is only connected to Congleton along the north western boundary. However the washed over village of Astbury	Significant contribution: The parcel has a significant contribution to preserving the historic setting of Astbury Conservation Area. The	Significant contribution: Congleton has 3.0% brownfield urban capacity for potential	The parcel makes a major contribution to Green Belt purposes given that it supports a major degree of openness and plays a major role in safeguarding	Major contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
	Road (A34) to the west and Fol Hollow to the north west. The southern boundary consists of field boundaries around the washed over village of Astbury, some of which are demarcated with trees or hedges and some of which are not, thus representing a weak-moderate boundary. The remainder of the southern boundary consists of a private hedged line access road. The northern and eastern boundaries follow hedge and tree lined field boundaries representing a moderate boundary. There is potential for ribbon development along Newcastle Road towards Astbury and the parcel plays a major role in preventing this.		borders the parcel to the south. The parcel therefore plays a major role in safeguarding this area between Astbury and Congleton from encroachment which could then result in further encroachment beyond Astbury. The parcel is in agricultural use with no built form within it. There is limited vegetation within it apart from a small wooded area and sparse TPO trees and there are open long line views from the settlement out towards the countryside thus the parcel supports a major degree of openness.	conservation area lies within the 250m buffer zone to the south of the parcel. Congleton is a Key Service Centre with a cluster form. The land form is undulating consisting of grassland with some limited areas of woodland. There are open views into and out of the settlement from the Green Belt. There is a cluster of listed buildings in the Astbury Conservation Area near the boundary of the parcel.	development, therefore the parcel makes a significant degree of contribution to the purpose.	the countryside from encroachment as it is well related to the countryside being only connected to Congleton along the north western edge of the parcel. The washed over village of Astbury is located adjacent to the southern boundary of the parcel and therefore the parcel plays a major role in preventing further encroachment between Astbury and Congleton and beyond. Furthermore the parcel makes a major contribution to checking unrestricted sprawl given its role in preventing ribbon development along Newcastle Road towards Astbury.	
CG20: Land south of properties on Padgbury Lane, east of Dairy Brook, north of Bent Lane and west of Newcastle Road (A34)	Significant Contribution: square shaped parcel bounded by the A34 Newcastle Road to the east, Bent Lane to the south, a watercourse to the west and along the edge of back gardens forming the southern extent of the urban area. There is an open area adjoining the gardens to the south (which appear to be extended gardens), as far as the caravan park. The parcel helps to restrict ribbon development southwards along the A34, is not particularly well related to the urban area and does not have strong southern and western boundaries.	No Contribution: Although important in maintaining a gap between Congleton and Astbury, this is a washed over village. The parcel does not have a role in the separation of Congleton from other towns, although does contribute to the wider Green Belt.	Significant Contribution: open in character and largely free of urban development apart from some farm buildings. The parcel does not have strong southern and western boundaries which may not be sufficient to prevent further encroachment into the surrounding countryside in the longer term.	Contribution: The parcel has a limited contribution to preserving the historic setting of Astbury Conservation Area. The conservation area lies within the 250m buffer zone to the east of the parcel and lies adjacent to the western boundary of the parcel. Congleton is a Key Service Centre with a cluster form. The land form is undulating consisting of grassland with some limited areas of woodland. There are open views into and out of the settlement from the Green Belt. There is a cluster of listed buildings in the Astbury Conservation Area.	Significant contribution: Congleton has 3.0% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel comprises largely grazing land with the north east corner occupied by a caravan park and an open area which appears to be extended gardens for the properties off Padgate Lane. Development of the parcel would close the narrow gap between the edge of the urban area and Astbury village, the parcel prevents ribbon development extending along Newcastle Road and boundaries may not be sufficient to withstand future development pressures in the longer term. The parcel has a significant contribution to preserving the historic setting of Astbury Conservation Area. The parcel has a significant contribution to assisting urban regeneration.	Significant contribution

Disley

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
DS01: Land to the north of Jacksons Edge Road and west of Hilton Road	Significant contribution: The parcel mainly comprises of open land contained within the urban area of Disley although there is already low levels of encroachment onto the parcel in the form of a detached bungalow on the south-west boundary and some residential properties on the southern boundary. The parcel has strong boundaries to the south formed by Jacksons Edge road and on the east formed by the established boundary of residential properties on Hilton Road. However the northern and western boundaries are weaker boundaries consisting of an undefined public footpath to the north and no clear boundaries to the west other than vegetation. There is established ribbon development east of the parcel along Jacksons Edge Road outside of the parcel boundary. There is also encroachment of ribbon development onto the parcel along the southern boundary although this is sporadic. Therefore the parcel plays a role in preventing further ribbon development along Jacksons Edge Road.	Major contribution: The parcel forms an essential gap between the settlement of Disley and High Lane to the west. There is dense vegetation on the parcel and its topography does not support clear long line views across although there exists opportunities particularly on the south-east for long line views. Given the presence of Disley Golf Course on the north-west boundary, and the heavily treed nature of the parcel, a reduction of the gap would not lead to perceived or actual merging of settlements and the gap will be wider compared to other locations. However, the parcel plays a major role in maintaining the gap between the settlements of Disley and High Lane given there are no strong boundaries.	Significant contribution: The strong boundaries of Jacksons Edge Road on the south and the residential development on the east contain the parcel on two sides. However the weak northern boundary formed by a public foot path and the western boundary formed by vegetation is unlikely to be sufficient in preventing encroachment long term. Majority of the parcel comprises of woodland although there are some urbanising influences within the parcel in the form of some residential properties on the southern boundary. Urbanising influences adjoin the parcel on the north and west in the in the form of the golf course and on the east in the form of residential development. There is less than 20% built form on the parcel. Dense vegetation restricts long line views. Overall the parcel supports a limited degree of openness. The parcel provides a beneficial use to the Green Belt in that the two public footpaths across the parcel provide access to the adjoining golf course and countryside. Furthermore the reservoir on the parcel and the heavily treed nature of the parcel is likely to support biodiversity.	Contribution: Within the 250m buffer there are historic elements (listed buildings and conservation area) but this is separated from the Green Belt boundary by established development. Disley is a relatively small Local Service Centre with a dispersed form. It has a designated conservation area and a number of listed buildings particularly within the centre of the settlement. The landform of the parcel is flat with dense vegetation which constrains views of the settlement although there are few opportunities for long line views on the eastern part of the parcel.	Major contribution: Disley has 10.7% brownfield urban capacity for potential development, therefore the parcel makes a major degree of contribution to the purpose	The parcel makes major contributions to majority of the Green Belt purpose. The parcel has a major role in preventing settlements from merging and assisting with urban regeneration. The parcel has a significant contribution to preventing urban sprawl and to safeguarding the countryside.	Major contribution
DS02: Land to the north of Hilton Road at Disley Golf Course	Significant Contribution: The parcel consists of open land that does not adjoin the settlement with the exception of a small part of the southern boundary. The parcel has moderate boundaries on the north in the form of Stanleyhall woods and weak boundaries on the east and west in the form of intermittent lines of trees and open fields. Due to its irregular shape, the southern boundary comprises of both strong and weak boundaries; Jacksons Edge Road	Major Contribution: The parcel forms an essential gap between the settlement of Disley and High Lane to the west. Its western boundary forms the administrative boundary with the settlement of High Lane. Reduction of the gap particularly on the south west would lead to actual and perceived merging of settlements although this is the same as in other locations where there is existing merging of Disley and High Lane. The parcel	Significant Contribution: Jacksons Edge Road / residential development to the south and woodland to the north may contain development however the unclear physical boundaries of the east and west is unlikely to be sufficient in preventing encroachment long term. There are urbanising influences within the parcel in the form of its existing leisure use as a golf course and the detached residential dwelling on the south. Countryside adjoins the parcel on	Contribution: Within the 250m buffer there are historic elements (listed buildings and conservation area) however these are separated from the Green Belt boundary by established development. Disley is a relatively small Local Service Centre with a dispersed form. It has a designated Conservation Area and a number of Listed Buildings	Major contribution: Disley has 10.7% brownfield urban capacity for potential development, therefore the parcel makes a major degree of contribution to the purpose	Over role this parcel makes a major contribution to the Green Belt. This is mainly because it makes major contributions to more than one Green Belt purpose and because removal of this parcel from the Green Belt will detrimentally undermine its function of preventing nearby towns from merging into one.	Major Contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
	and residential development on Hilton Road form the strong southern boundaries whilst vegetation and a public footpath form the weak southern boundary. The sparse development on the parcel consists of the Golf Club to the east and a detached residential property to the south-west along Jacksons Edge Road. There is ribbon development west of the parcel along Carr Road and also east of the parcel along Jacksons Edge road. The parcel plays a role in preventing further ribbon development along Jacksons Edge Road.	plays a major role in maintaining the gap between the two settlements given as there are no strong boundaries on the west.	the north, east and partly on the west although there are urbanising influences of residential development partly on the south and west. The parcel consists mainly of open land with less than 10% built form, there are open long line views across the parcel and low vegetation. Overall the parcel supports a major degree of openness. In addition the parcel serves a beneficial use to the Green Belt in that it provides access to the countryside and opportunities for sport.	particularly focused at the centre of the settlement. The landform of the parcel is flat consisting of mown grassland. There are opportunities for open views from the settlement although boundary vegetation partly constrains views. From the Green Belt, the settlement is visible although there are areas where boundary trees/hedges limits views of the settlement.			
DS03: Land to the north east of Stanley Hall Lane	Contribution: the parcel has moderate boundaries on all sides consisting of the tree lined Stanley Hall Lane to the south west, a road to the south east also called Stanley Hall Lane lined with a wooden fence, the Disley Golf Club House access road, car park, and path lined with a stone wall and wooden fence to the north west, and a field boundary with hedge and fence lining to the north east. The parcel is predominantly surrounded by open land and is only connected to Disley at its southernmost corner, adjacent to residential properties on Stanley Hall Lane.	No contribution: there are no settlements to the north of Disley	Significant contribution: the parcel is in agricultural use with no urbanising influences present within the parcel and limited urbanising influences adjacent to the parcel. The moderate boundaries on all sides may be insufficient to prevent encroachment in the long term. The parcel is flat although slopes slight downwards to the north. It supports a major degree of openness having open long line views and no vegetation within the parcel. It supports beneficial uses of the Green Belt including providing access to the countryside, and retaining and enhancing landscapes and visual amenity.	Contribution: Disley is a historic town with a designated Conservation Area however the Conservation Area boundary does not fall within the section of the 250m buffer zone located adjacent to the parcel given that parcel reference DS04 lies adjacent to it.	Major contribution: Disley has 10.7% brownfield urban capacity for potential development, therefore the parcel makes a major degree of contribution to the purpose.	The parcel makes a significant contribution to Green Belt purposes given its contribution to assisting in urban regeneration and given its role in safeguarding the countryside from encroachment as it supports a major degree of openness and a number of beneficial uses of the Green Belt. As the parcel has a limited connection to the urban area of Disley it has a limited role in checking unrestricted sprawl. The parcel makes no contribution to preventing nearby towns from merging or to preserve the historic setting of Disley.	Significant Contribution
DS04: Land to the west of Hag Bank Lane	Contribution: the parcel has moderate boundaries on all sides consisting of Stanley Hall Lane to the north west which is wooden fence lined, the Disley settlement boundary to the south consisting of the rear gardens of residential properties which have no clear separation, Hagg Bank Lane to the south east, the tree lined boundary line of Hagg Banks Farm to the north east, and a tree lined footpath boundary to the north. Due to the shape of the parcel, it is	No contribution: there are no settlements to the north of Disley	Contribution: the parcel is in agricultural use with sheep grazing. There are no existing urbanising influences within the parcel however it is located adjacent to residential development and a farm to the south and north east. The settlement boundary to the south is insufficient to prevent encroachment in the long term. The western half of the parcel support a major degree of openness given that the land	Major contribution: Disley is a historic town with a designated Conservation Area. The Conservation Area boundary is located within the 250m buffer zone adjacent to the southernmost corner of the parcel located on the other side of the railway line albeit there is some tree separation. Disley is a Local Service Centre which has a cluster form. The	Major contribution: Disley has 10.7% brownfield urban capacity for potential development, therefore the parcel makes a major degree of contribution to the purpose.	The parcel makes a major contribution to Green Belt purposes given its role in assisting in urban regeneration and preserving Disley's historic setting and character. The parcel makes a limited contribution to checking the unrestricted sprawl given that the eastern side of the parcel is well contained by the settlement boundary and Hagg Bank Farm and development of the half of the parcel would round off the settlement pattern. Furthermore,	Major contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
	connected to Disley along two southern boundary lines with the eastern half of the parcel being well contained by the settlement and Hagg Bank Farm to the north. Development of this eastern half of the parcel could round off the settlement pattern with the tree lined field boundary providing a moderate boundary within the parcel.		slopes downwards to the north providing open long line views with no vegetation, whereas the eastern half of the parcel has a limited degree of openness given the long line views from the settlement are blocked by Hagg Bank Farm to the north and there is an area of dense vegetation at the southernmost edge. It supports beneficial uses of the Green Belt including retaining and enhancing landscapes, and visual amenity.	majority of Disley's listed buildings are located in the centre of Disley within the Conservation Area. The Green Belt to the north of Disley slopes downwards away from Disley before sloping up again beyond the railway line.		this half of the parcel has a limited degree of openness given that long line views are blocked thus the parcel makes a limited contribution to safeguarding the countryside from encroachment as the settlement boundary is insufficient to prevent encroachment in the long term.	
DS05: Land north of Hollinwood Road, east of Hagg Bank Lane and west of Sherbrook Road	Significant Contribution: Small parcel of land contains part of Disley's northern edge and is bound by Peak Forest Canal, Hollinwood Road, Sherbrook Road and Hagg Bank Lane. Dryhurst Wood gives a good edge to the current settlement boundary and would be effective in containing development. The parcel has prevented ribbon development spreading up Hagg Bank Lane.	No Contribution: Due to the small size and siting of this parcel it does not play a role in preventing settlements from merging	Significant Contribution: parcel includes a woodland area, allotments and an open field. The topography of the land slopes down towards the canal. Although adjacent to the urban area, the area is fairly free from built development and the separation by the woodland and the rising topography means that most of it retains an open aspect.	Major Contribution: Disley is a historic town with a designated Conservation Area. The Conservation Area boundary is located within the 250m buffer zone to the southernmost edge of the parcel on Hollinwood Road. Furthermore there are a number of listed buildings located adjacent to the western boundary of the parcel. The majority of Disley's listed buildings are located in the centre of Disley within the Conservation Area. The Green Belt to the north is of Disley slopes downwards away from Disley before sloping up again beyond the railway line and there is significant vegetation and wooded areas in this location. As a result, views from and into the settlements are hindered by trees and vegetation.	Major contribution: Disley has 10.7% brownfield urban capacity for potential development, therefore the parcel makes a major degree of contribution to the purpose.	The parcel makes a major contribution to Green Belt purposes. This parcel is located to the north of Disley and is mostly characterised by wooded area, but also includes allotments an open area of land. Limited due to the physical constrains of the site, there are very few urbanising influences in this parcel. The land plays a significant role in preventing urban encroachment and in preventing ribbon development. The parcel makes a major contribution to preserving Disley's historic setting and character given that the Conservation Area lies adjacent to the southernmost edge of the parcel. The parcel makes a major contribution to assisting urban regeneration.	Major contribution
DS06: Land north of canal and south of railway line, west of Redhouse Lane	Contribution. The boundaries forming this site are relatively strong due to the canal and woodland and there is limited scope for ribbon development to form as the boundary to Redhouse Lane is wooded.	No Contribution: Due to the small size and siting of this parcel it does not play a role in preventing settlements from merging	Significant Contribution: The parcel is adjacent to the urban area but feels very detached – it is separated by the canal and area is largely covered by mature woodland area with an opening in the central part of the site. The canal which runs to the south of this site provides a strong	Contribution: Disley is a historic town with a designated Conservation Area. The Conservation Area boundary is located within the 250m buffer zone to the south of the parcel albeit it is separated by the railway line, towing	Major contribution: Disley has 10.7% brownfield urban capacity for potential development, therefore the parcel makes a major degree of contribution to the purpose.	The parcel makes a significant contribution to Green Belt purposes. There are very few urbanising influences within this pocket of land. However, it is adjacent to the urban area and the strong boundaries would prevent any further encroachment in the longer	Significant contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
			defensible barrier to preventing urban encroachment.	path and a number of rows of residential development. Furthermore there are a number of listed buildings located within the Green Belt along Redhouse Lane. Disley is a Local Service Centre which has a cluster form. The majority of Disley's listed buildings are located in the centre of Disley within the Conservation Area. The Green Belt to the north is of Disley slopes downwards away from Disley before sloping up again beyond the railway line and there is significant vegetation and wooded areas in this location. As a result, views from and into the settlements are hindered by trees and vegetation.		term thus it makes a significant contribution to safeguarding the countryside from encroachment. The parcel makes a major contribution to assisting urban regeneration. It makes a limited contribution to preserving Disley's historic setting and character given that the Conservation Area is separated by modern development.	
DS07: Land to the north of the canal and between Redhouse Lane and Lower Greenshall Lane	Significant contribution: the parcel has strong-moderate boundaries on three sides consisting of tree lined Redhouse Lane to the west, the tree lined tow path and Peak Forest Canal to the south and tree lined Lower Greenshall Lane to the east which is an unmaintained track. The northern boundary is weaker following the field boundaries which are lined with a wooden post fence and trees. The parcel is connected to the urban area of Disley along the southern boundary albeit separated by the Canal, whilst the remaining boundaries are located adjacent to open land. To the north of the parcel there is some limited ribbon development along Redhouse Lane and Cloughside and the parcel has a role in preventing further ribbon development along the small section of Redhouse Lane located within the parcel.	No contribution: there are no settlements to the north of Disley however New Mills which falls within the authority of High Peak Borough Council is located to the north east of the parcel. Given the location of the parcel it does not play a separation role between these settlements.	Significant contribution: the parcel is in agricultural use with a wooded area to the eastern side. There are limited urbanising influences with only a farm present within the parcel. To the north of the parcel is some residential development. Cheshire Mills borders the parcel to the south and the southern boundary of the Canal has prevented any encroachment onto the parcel. Whilst the heavy vegetation along the Canal restricts views out of the parcel from the settlement, there are open long line views from Redhouse Lane in an easterly direction. There are low levels of vegetation within the parcel itself with the exception of the wooded area to the east. The parcel supports beneficial uses of the Green Belt including providing access to the countryside, opportunities for sport and recreation, retaining and enhancing landscapes, visual	Contribution: Disley is a historic town with a designated Conservation Area. Whilst the Conservation Area boundary is not located within the 250m buffer zone to the north east of Disley Green Belt, the Canal bridge located in the Green Belt to the south western most corner of the parcel is Grade II listed. Disley is a Local Service Centre which has a cluster form. The majority of Disley's listed buildings are located in the centre of Disley within the Conservation Area. The Green Belt to the north of Disley slopes downwards away from Disley before sloping up again beyond the railway line and there is significant vegetation and wooded areas in this	Major contribution: Disley has 10.7% brownfield urban capacity for potential development, therefore the parcel makes a major degree of contribution to the purpose.	The parcel makes a significant contribution to Green Belt purposes given its role in assisting in urban regeneration. It makes a significant contribution to checking unrestricted sprawl given that the southern boundary borders Disley and it supports a major degree of openness and supports 5 beneficial uses of the Green Belt thus making a significant contribution to safeguarding the countryside from encroachment.	Significant Contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
			amenity and biodiversity.	location. As a result, views from and into the settlements are hindered by trees and vegetation.			
DS08: Land to the north of the canal, east of Lower Greenshall Lane	Contribution: the parcel has strong-moderate boundaries consisting of the railway line to the north, the tree lined Lower Greenshall Lane to the west which is an unmaintained track, the tree lined towing path and Peak Forest Canal to the south, and a field boundary to the east. None of the boundaries are directly adjacent to the urban area of Disley, only the south western corner of the parcel connects to Disley.	Major contribution: the parcel forms an essential gap between Disley and Newtown (New Mills) which falls within the authority of High Peak Borough Council. A reduction in this gap would nearly result in the merging of settlements and would mean that the gap between the settlements is narrowest at this point.	Significant contribution: the parcel is in agricultural use with horses grazing. There are no urbanising influences within or directly adjacent to the parcel and there are strong-moderate boundaries of the Canal and railway line to prevent encroachment in the long term. The parcel is fairly flat with no vegetation throughout the parcel, there are long line views and the parcel supports a major degree of openness. The parcel provides beneficial uses of the Green Belt including providing access to the countryside, providing opportunities for sport and recreation given its use by joggers, retaining and enhancing landscapes, visual amenity and biodiversity.	Contribution: Disley is a historic town with a designated Conservation Area. Whilst the Conservation Area boundary is not located within the 250m buffer zone to the north east of Disley Green Belt, the Canal bridge located in the Green Belt to the south western most corner of the parcel is Grade II listed. Disley is a Local Service Centre which has a cluster form. The majority of Disley's listed buildings are located in the centre of Disley within the Conservation Area. The Green Belt to the north of Disley slopes downwards away from Disley before sloping up again beyond the railway line and there is significant vegetation and wooded areas in this location. As a result, views from and into the settlements are hindered by trees and vegetation.	Major contribution: Disley has 10.7% brownfield urban capacity for potential development, therefore the parcel makes a major degree of contribution to the purpose.	The parcel makes a major contribution to Green Belt purposes given its role in preventing Disley from merging with Newtown. It also provides a major contribution to assisting in urban regeneration and preserving the setting of historic towns. It makes a significant contribution to safeguarding the countryside from encroachment given its major degree of openness and beneficial uses of the Green Belt. Due to its lack of direct connection to Disley, it makes a lesser contribution to checking unrestricted urban sprawl.	Major Contribution
DS09: Land south of Peak Forest Canal, north of railway line, east of Lower Greenshall Lane and west of Overdale Road	Significant Contribution: This site is bounded by the, railway line, Peak Forest Canal, Lower Greenshall Lane and the rear of properties on Overdale Road. It is adjacent to an area of existing employment to the west and a residential area to the east. The parcel is fairly well related to the urban area although due to the topography and separation by the railway line, it does feel separate. Also, the parcel has played a significant role in preventing ribbon development forming along Lower Greenshall Lane.	Major Contribution: Forms part of the very narrow gap between Disley and Newtown. Despite being within the Parish of Disley, Newtown forms part of the New Mills urban area.	Significant Contribution: Boundaries that make up this parcel are strong (canal, railway line, settlement area) New development would be well contained within this parcel particularly by the canal to the north, which provides a strong defensible barrier to future development pressures. However, this area of land is made up on one large, sloping open field and has no urbanising influences. This parcel does play a role in preventing urban encroachment as the parcel feels somewhat	Contribution: Disley is a historic town with a designated Conservation Area. Whilst the Conservation Area boundary is not located within the 250m buffer zone to the north east of Disley Green Belt, there are a number of listed buildings along Lower Greenshall Lane along the western boundary of the parcel.	Major contribution: Disley has 10.7% brownfield urban capacity for potential development, therefore the parcel makes a major degree of contribution to the purpose.	The parcel makes a major contribution to Green Belt purposes. The parcel is made up of open agricultural land, lined by mature trees and hedging the topography of land slopes down towards the canal. It has a major role in separating Disley from Newtown; and a significant role in preventing ribbon development along Lower Greenshall Lane. It retains an open character, despite its proximity to the urban areas.	Major contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
			detached from the adjacent urban areas.				
DS10: Area of land between the Peak Forest Canal and railway, north of Overdale Road	Significant Contribution: The railway line to the north and the clearly defined Peak Forest Canal to the south form strong boundaries however, the eastern and western boundaries have no clear physical boundaries therefore forming weak boundaries. This parcel comprises of open land that is predominantly detached from the settlement other than a small part of the southern boundary. The parcel plays limited role in preventing ribbon development given the absence of ribbon development in close proximity to the parcel, other than residential development on Overdale Road on part of the southern boundary.	Significant Contribution: The parcel forms a less essential gap between the settlement of Disley and New Mills to the east. Although development here would lead to a slight narrowing of the gap between the two, the gap is certainly narrower in other locations. Therefore a reduction of the gap would not lead to the actual merging of settlements. Furthermore, although parts of the parcels is flat with low levels of vegetation supporting long line views, majority of the parcel consists of dense vegetation and as such a reduction of the gap is not likely to impact on the perception of openness. The parcel plays a significant role in separating Disley and New Mill given the strong severance by ancient woodland area to the east.	Significant Contribution: The railway line along the northern boundary and the Peak Forest Canal along the southern boundary contain the parcel on two sides however the eastern and western boundaries have no clear physical boundaries which is insufficient in preventing encroachment long term. The parcel is detached from the settlement with no urbanising influences within or adjoining the parcel other than residential development on Overdale Road adjoining a small part of the southern boundary. The parcel consists of overgrown scrublands with mature vegetation on parts of the parcel. Overall the parcel supports a significant degree of openness given the absence of built development, the level of vegetation and the gently undulating topography which supports long line views.	Contribution: Within the 250m buffer there are historic elements (listed buildings and Conservation Area) however these are separated from the Green Belt boundary by established development. Disley is a relatively small Local Service Centre with a dispersed form. It has a designated Conservation Area and a number of Listed Buildings particularly within the centre of the settlement. The landform of the parcel is gently undulating. There are views from the settlement although this is partly constrained by vegetation on parts of the parcel. There are views of the settlement from the Green Belt although these are constrained in some areas by vegetation.	Major contribution: Disley has 10.7% brownfield urban capacity for potential development, therefore the parcel makes a major degree of contribution to the purpose	Overall the parcel makes a significant contribution to the Green Belt because it fulfils majority of the Green Belt purposes but makes limited degree of contribution to preserving the setting of the special character of the settlement.	Significant Contribution
DS11: Land south of Peak Forest Canal and north of railway, east of properties on Overdale Road	Contribution: Adjacent to residential properties on Overdale Road and a built up area of New Mills. Due to the strong boundaries that define this site, such as railway line and Peak Forest Canal there is no scope for ribbon development within this parcel.	Significant Contribution: Serves a very significant role in preventing the merging of Disley and New Mills. The effectiveness of this area of land is however impinged upon due to built up area located adjacent to the south boundary which, extends from Newton/New Mills to Disley.	Significant Contribution: This area of land consists mainly of mature trees which cover the majority of this site. Aside from 1 or 2 building this parcel is free of urbanising influences. The railway line serves as a strong defensible boundary, preventing encroachment into this parcel. However the canal also forms a strong boundary which would withstand development from encroaching into the countryside.	No contribution: Disley is a historic town with a designated Conservation Area however this does not fall within the 250m buffer zone to the east of Disley and there are no historic assets in close proximity to the parcel.	Major contribution: Disley has 10.7% brownfield urban capacity for potential development. The parcel also lies adjacent to the administrative boundary with High Peak Borough Council with the southern and eastern boundary of the parcel adjoining the settlement of New Mills/Newtown. New Mills has 6.8% brownfield urban capacity for potential development. Thus overall the parcel makes a major contribution to this purpose.	The parcel makes a significant contribution to Green Belt purposes. The parcel is well contained by strong physical boundaries. The parcel has a significant role in preventing the merging of New Mills and Disley and in safeguarding the countryside from encroachment. This area of land has a limited role in preventing ribbon development.	Significant contribution
DS12: Pottershey Clough	Contribution: A very small parcel of land defined by Buxton Road, railway line, the Authority's administrative boundary and residential properties located	Significant Contribution: A very thin slice of land positioned between two urban areas. However the size of the site and existing ribbon of development	Contribution: Whilst the belt of trees (most protected by the Pottershey Clough TPO) in this parcel have provided a strong deterrent to urban encroachment	No contribution: Disley is a historic town with a designated Conservation Area however this does not fall within the 250m buffer	Major contribution: Disley has 10.7% brownfield urban capacity for potential development. The parcel also lies adjacent to the	The parcel makes a significant contribution to Green Belt purposes. The scale and position of this parcel between urban areas and pattern of development	Significant contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
	along Meadowside. Positioned between two built up areas this parcel is well connected. However due to the amount of tree coverage there is very limited scope of ribbon development.	established along Buxton Road to the south of this area of land undermine this parcels contribution to preserving the gap between settlements.	due to this parcel size and position between the built up area, the land plays a limited role in preserving the openness of the Green Belt.	zone to the east of Disley and there are no historic assets in close proximity to the parcel.	administrative boundary with High Peak Borough Council with the parcel being almost fully encompassed by the settlement of New Mills/Newtown. New Mills has 6.8% brownfield urban capacity for potential development. Thus overall the parcel makes a major contribution to this purpose.	adjacent to this parcel limit this parcel's contribution. Given the brownfield urban capacity rate of Disley and New Mills, the parcel makes a major contribution to this purpose. Whilst the parcel plays a significant contribution to maintaining the gap between settlements, there is established ribbon development which already undermines this gap.	
DS13: Land south of development fronting Buxton Road adjacent to the boundary with Derbyshire	Contribution: Located to the south of a built up area which extend into the borough from New Mills. There is limited scope for further development due to moderate boundary types which surround this parcel; field boundaries, public footpaths and a stream.	Contribution: This parcel is complimentary and plays a role in retaining a gap between New Mills and Disley.	Significant Contribution: Aside from a small handful of buildings and hard standing this parcel consists largely of agricultural land and is open in character. The land plays a role in discouraging encroachment; however the boundaries to the south and east of this area are unlikely to contain any future development pressures.	No contribution: Disley is a historic town with a designated Conservation Area however this does not fall within the 250m buffer zone to the east of Disley and there are no historic assets in close proximity to the parcel.	Major contribution: Disley has 10.7% brownfield urban capacity for potential development. The parcel also lies adjacent to the administrative boundary with High Peak Borough Council with the parcel adjoining the settlement of New Mills/Newtown along its northern boundary. New Mills has 6.8% brownfield urban capacity for potential development. Thus overall the parcel makes a major contribution to this purpose.	The parcel makes a significant contribution to Green Belt purposes. This parcel is bound by a stream, field boundary, Public Footpath Disley No 36 and No 37. A relatively open parcel of land lined with mature trees (most protected by a TPO) containing few urbanising influences. There is very limited scope for ribbon development within this parcel. However the parcel does play a significant role in discouraging encroachment and a limited role in preserving the green gap between settlements.	Significant contribution
DS14: Land south-west of Woodbourne Road, New Mills	Significant Contribution: A stream and field boundary lined with trees, Public Footpath (Disley No 36) offer moderate boundaries. The site does not serve to limit ribbon development urban sprawl. However, it is divorced from the urban area and moderate boundaries may not be sufficient to contain any development.	Contribution: Development of this site is unlikely to significantly reduce the gap between settlements.	Significant Contribution: This area of land consists of 3 agricultural fields. The north boundaries of the site are lined with a group of mature trees protected by the Pottershey Clough TPO, which limits the development potential of this site and strengthens the eastern boundary. Separated from the urban edge this parcel has a limited role in preventing urban encroachment but the southern boundaries may not be sufficient to prevent further encroachment should development take place here.	No contribution: Disley is a historic town with a designated Conservation Area however this does not fall within the 250m buffer zone to the east of Disley and there are no historic assets in close proximity to the parcel with the exception of a listed building to the east along Redmoor Lane.	Major contribution: Disley has 10.7% brownfield urban capacity for potential development, therefore the parcel makes a major degree of contribution to the purpose.	The parcel makes a significant contribution to Green Belt purposes. The parcel is a triangular plot of land which is largely open in character and consists of agricultural land containing mature trees. Detached from the urban area with an open feel and only moderate boundaries to prevent further future encroachment thus having a significant contribution to safeguarding the countryside. The boundaries of the parcel are moderate and may not be able to prevent urban sprawl thus it makes a significant contribution to this purpose.	Significant contribution
DS15: Land south of Buxton Road and east of Greenshall Lane	Significant Contribution: The parcel have a strong northern boundary formed by residential development and the A6 Buxton Road, but have weak boundaries	Major Contribution: The parcel forms a largely essential gap between the settlement of Disley and New Mills to the east whereby development of the	Significant Contribution : The strong northern boundary of residential development and the A6 Buxton Road is likely to contain development however the	Significant Contribution: Within the 250m buffer there are historic elements (listed buildings and conservation area) but this	Major contribution: Disley has 10.7% brownfield urban capacity for potential development, therefore the parcel makes a major degree of	The parcel makes a major contribution to preventing neighbouring towns from merging and in encouraging the recycling of derelict and other urban land. It is	Major Contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
	on three sides formed by Greenshall Lane to the west, and obscure public foot paths to the east and south. This parcel predominantly comprises of open land that is mostly detached from the settlement except on the northern boundary although there is low level encroachment on the parcel in the form of a detached property on the western boundary. There is established ribbon development on the northern boundary along Buxton road. The parcel plays a limited role in preventing further ribbon development on Buxton Road.	parcel would lead to a narrowing of the gap between the settlements however the gap is narrower in other locations. Given the views outwards from the parcel, reduction of this gap would lead to an actual and perceived reduction in the already narrow gap. Along with DS15, the parcel plays a major role in maintaining the gap between the settlement of Disley and New Mills given there are no strong boundaries.	weak boundaries to the south, east and west formed by footpaths and a farm track is unlikely to be sufficient in preventing encroachment long term. The parcel predominantly consists of open fields used for grazing animals with no urbanising influences other than the detached residential dwelling on the western boundary and a sports/recreation ground on the north-eastern part of the parcel. The parcel is mostly detached from the settlement with the exception of the northern boundary where it adjoins residential development. This parcel consists mostly of open agricultural land with less than 10% built form. There are open long-line views across the parcel and mostly low vegetation. Overall it supports a major degree of openness. The parcel supports opportunities for sport and recreation given the recreation ground on the eastern part of the parcel.	is separated from the Green Belt boundary by open fields and some modern development. Disley is a relatively small Local Service Centre with a dispersed form. It has a designated Conservation Area and a number of Listed Buildings particularly focused around the centre of the settlement. The parcel comprises of rough grassland with a gently rolling landform. There are no landscape features of value. From the Green Belt the historic settlement is clearly visible.	contribution to the purpose	also important in checking urban sprawl, safeguarding the countryside and preserving the character of the historic town. Overall, it makes a major contribution to Green Belt purposes.	
DS16: Small triangle of land between Buxton Road and the railway line, east of Lower Greenshall Lane	Significant Contribution: A very small triangular plot of land bound by Buxton Road, a railway line and lower Greenshall Lane. Contained by strong boundaries this parcel is well connected to the urban edge and has strong boundaries to contain development. However, it plays a very important role in preventing further ribbon development along Buxton Road.	Major Contribution: Due to the pattern of development which has spread along Buxton Road between settlements this parcel plays an essential role in preventing the merger of Newtown and Disley	Contribution: Apart from a couple of residential properties this parcel consists of an open field lined with mature trees and hedging. The boundaries of this parcel are strong and are sufficient to contain development and prevent further future encroachment.	Contribution: Disley is a historic town with a designated Conservation Area. Whilst the Conservation Area boundary is not located within the 250m buffer zone to the east of Disley Green Belt, there are a number of listed buildings along Lower Greenshall Lane along the western boundary of the parcel.	Major contribution: Disley has 10.7% brownfield urban capacity for potential development, therefore the parcel makes a major degree of contribution to the purpose.	The parcel makes a major contribution to Green Belt purposes. The topography of this land is undulating and slopes down towards the railway line. Largely free of development this parcel has a significant degree of openness. It plays a major role in preserving the gap between built up areas and in preventing further ribbon development along Buxton Road.	Major contribution
DS17: Land between Buxton Road and the railway line, west of Lower Greenshall Lane	Significant Contribution: This parcel is well connected to the urban edge and is bounded by Buxton Road, a railway line, Lower Greenshall Lane and a boundary of mature trees and hedging. Development including a petrol station restaurant and associated car parking has formed	Major Contribution: Due to the pattern of development which has spread along Buxton Road between settlements this parcel plays an essential role in preventing the merger of Newtown and Disley	Contribution: Consisting largely of open agricultural land this parcel degree of openness is limited due to its position, sandwiched between Buxton Road and a railway line, which contains Cheshire Mills (an existing employment area) plus the existing commercial developments in the	Contribution: Disley is a historic town with a designated Conservation Area. Whilst the Conservation Area boundary is not located within the 250m buffer zone to the east of Disley Green Belt, there are a	Major contribution: Disley has 10.7% brownfield urban capacity for potential development, therefore the parcel makes a major degree of contribution to the purpose.	The parcel makes a major contribution to Green Belt purposes. This parcel largely of open agricultural land lined with mature trees and hedging. Included within this is also a petrol station, restaurant and area of are of hard standing and allotments. This parcel provides a major role in	Major contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
	along Buxton Road, but the parcel plays an important role in preventing further ribbon development along Buxton Road.		parcel's south-eastern corner. The railway and road provide strong boundaries which are likely to withstand future development pressures.	number of listed buildings along Lower Greenshall Lane along the eastern boundary of the parcel.		preventing the merger of settlements and in preventing further ribbon development along Buxton Road.	
DS18: Land east of Disley urban area, south of Buxton Road, west of Greenshall Lane and north of Corks Lane	Significant Contribution: Large parcel of land adjacent to a predominantly residential area of Disley eastern urban edge and is bounded by Buxton Road, Greenshall Lane, and Corks Lane. A ribbon of semidetached and detached dwelling has already established along Buxton Road extending out of Disley towards Newtown but the parcel plays an important role in preventing further ribbon development, primarily along Buxton Road but also Corks Lane and Greenshall Lane.	Major Contribution: Complimentary to parcel DS15 this land forms part of the gap between settlements. Removal of this parcel would significantly compromise the openness of the Green Belt.	Significant Contribution: Aside from Buxton Road the boundaries of this site are of a moderate strength. A ribbon of trees along the eastern boundary protected by a TPO creates a stronger barrier which is likely to withstand development pressures. Land uses within this parcel are arable and grazing land, garden curtilages, residential properties and a Girl Guides camp. This parcel has a high degree of openness and provides a deterrent to urban encroachment.	Major Contribution: Disley is a historic town with a designated Conservation Area. One of the Conservation Area boundaries is located within the 250m buffer zone adjacent to the Green Belt boundary and along the southern boundary of the parcel. There are a number of listed buildings located within the Conservation Area. Disley is a Local Service Centre which has a cluster form. The parcel comprises agricultural land with an undulating landform. From the Green Belt the historic settlement is clearly visible.	Major contribution: Disley has 10.7% brownfield urban capacity for potential development, therefore the parcel makes a major degree of contribution to the purpose.	The parcel makes a major contribution to Green Belt purposes. This parcel is adjacent to residential properties located on: Chantry Road, Chantry Close, Sheardhall Avenue and Crabtree Avenue and is bounded by Buxton Road, Greenshall Lane and Cork Lane. The topography of the land slopes downwards from Corks Lane to Buxton Road. The land uses within this parcel preserve the openness of this land and this parcel forms an important contribution to preserving the openness of the Green Belt, particularly as it has a major role in maintaining the separation between Disley and Newtown. It also has a major role in preserving Disley historic setting and character given that the Conservation Area adjoins the southern boundary of the parcel.	Major contribution
DS19: Land between Corks Lane, Ward Lane and Buxton Old Road	Significant Contribution: Adjacent to the easterly tip of Disley's urban edge but fairly detached from it and forms part of the open countryside between Disley and New Mills. A sporadic pattern of development has formed along Buxton Old Road, Ward Lane and Corks Lane, but this parcel is important in preventing further linear and non-compact development in this area.	No Contribution: Forms part of the wider Green Belt surrounding Disley but does not play a separation function	Significant Contribution: Although some development has established along the edge of the built up area within this parcel, the central part of this land consists of open grassed land with clusters of mature trees offering a degree of openness. This parcel therefore has a function in preventing encroachment of Disley eastern tip. Corks Lane and Ward Lane are not strong boundaries to prevent further encroachment in the future.	Major Contribution: Disley is a historic town with a designated Conservation Area. One of the Conservation Area boundaries is located within the 250m buffer zone adjacent to the Green Belt boundary and along the western boundary of the parcel partially extending into the parcel. There are a number of listed buildings located within the Conservation Area. Disley is a Local Service Centre which has a cluster form. The parcel comprises agricultural land with an undulating landform. From the Green Belt the historic settlement is clearly visible.	Major contribution: Disley has 10.7% brownfield urban capacity for potential development, therefore the parcel makes a major degree of contribution to the purpose.	The parcel makes a major contribution to Green Belt purposes. The topography of this land is undulating and contains grassed land a disused quarry, a covered reservoir and sporadic residential and agricultural buildings. This parcel forms an important function in preventing urban encroachment and preventing ribbon development along Buxton Old Road and the surrounding country lanes. It also has a major role in preserving Disley historic setting and character given that the Conservation Area falls within part of the parcel.	Major contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
DS20: Land west of Buxton Old Road, north of Long Lane (track) and east of Green Lane	Significant Contribution: The parcel comprises of open land adjacent to the urban area of Disley. There are moderate boundaries to the north in the form of residential development, moderate boundaries on the west and south in the form of Green Lane - a clearly defined single track which forms part of Gritstone Trail. The parcel has weaker boundaries in the form of a hedge-lined track to the east and a public footpath on part of the western boundary. The parcel adjoins ribbon development on the north along Buxton Old Road. The extent for further ribbon development on this boundary has been reached. There is established ribbon development on the north-western boundary along Elizabeth Avenue. The parcel plays a role in preventing further ribbon development along the western boundary.	No contribution: The parcel makes no contribution to maintaining the gap between Disley and other towns; therefore it makes no contribution in preventing nearby towns from merging into one another.	Significant Contribution: The established boundary of residential development to the north and the moderate boundary of Green Lane on the south-west contain the parcel on two sides however the unclear foot paths on the north-west and east is unlikely to be sufficient in preventing encroachment long term. The parcel consists of open fields in agricultural use with no urbanising influences other than a detached residential dwelling on the western boundary. The parcel adjoins the settlement on two sides consisting of residential dwellings to the north and partly on the east but adjoins countryside on the south, west and partly on the east. The parcel comprises of less than 10% built form, with low levels of vegetation and an undulating topography that supports long line views across. Overall it supports a major degree of openness. The parcel supports visual amenity of the countryside.	Major Contribution: Within the 250m buffer the conservation area extends close to the Green Belt boundary. Disley is a relatively small Local Service Centre with a dispersed form. It has a designated Conservation Area and a number of Listed Buildings. The parcel comprises of gently undulating rough grassland with no landscape features of value. There are views from the settlement although this is constrained in some areas due to adjoining development. The historic settlement is clearly visible from the Green Belt.	Major contribution: Disley has 10.7% brownfield urban capacity for potential development, therefore the parcel makes a major degree of contribution to the purpose	Overall the parcel makes a major contribution to the Green Belt because it makes major contributions to two of the Green Belt purposes. Furthermore removal of this parcel from the Green Belt will detrimentally undermine the Green Belt purpose of preserving the setting and special character of the historic town of Disley as well as the overall function of the Green Belt as set out in paragraph 79 of the NPPF.	Major Contribution
DS21: Land to the west of properties on Goyt Road	Significant Contribution: The parcel predominantly comprises of open land adjacent to the urban area of Disley although there is existing low levels of encroachment on the parcel in the form of a detached property on the north-west boundary and some residential properties on the southern boundary. The parcel's boundaries are vulnerable on two sides formed by a farm track and line of trees on the north-west boundary and a public footpath on the south-eastern boundary. It has a moderate boundary to the south-west formed by Green Lane - a clearly defined track/minor road and moderate northern and north-eastern boundary formed by residential development. Given the irregular shape of the settlement boundary of Disley,	No contribution: The parcel makes no contribution to maintaining the gap between Disley and other towns; therefore it makes no contribution in preventing nearby towns from merging into one another.	Significant Contribution: Moderate boundaries of residential development to the north and north-east and Green Lane to the south-west contain the parcel on two sides however the south-eastern and north-western boundaries formed by a footpath and farm track is unlikely to be sufficient in preventing encroachment long term. The parcel mainly comprises of open land used for grazing animals although the parcel does have some urbanising influences in the form of a detached farm property on the western boundary and some farm houses on the southern boundary. However built form on the parcel is less than 10%. The parcel adjoins the settlement on the northern and north-east boundary where it adjoins	Major Contribution: Within the 250m buffer there are historic elements (listed buildings and conservation area) located in close proximity to the Green Belt boundary. Disley is a relatively small Local Service Centre with a dispersed form. It has a designated Conservation Area and a number of Listed Buildings particularly within the centre of the settlement. The parcel comprises of rough grassland with an undulating landform. There are no landscape features of value. From the Green Belt the historic settlement is clearly visible.	Major contribution: Disley has 10.7% brownfield urban capacity for potential development, therefore the parcel makes a major degree of contribution to the purpose	Although the parcel makes significant contributions in majority of the purposes, overall this parcel makes a major contribution to the overall function of the Green Belt because removal of this parcel from the Green Belt will be detrimental to its purpose of preserving the setting and special character of the historic town of Disley and will also undermine the overall function of the Green Belt as set out in paragraph 79 of the NPPF.	Major Contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
	development on a small part (northern part) of this parcel could round off the settlement pattern. There is established ribbon development on the northern and eastern boundaries and the parcel plays a limited role in preventing further ribbon development on the north particularly along Bentside Road.		residential development. The gently undulating topography of the parcel with the low levels of substantial vegetation supports long line views across. Overall, the parcel supports a major degree of openness. The parcel serves a beneficial use to the Green Belt in that the public footpaths across the parcel provides access to the countryside and Gritstone Trail on the southern boundary supports recreation opportunities given the number of people seen walking during the time of visit. Furthermore the parcel supports visual amenity of the countryside.				
DS22: Land to the west of properties on St Marys Road	Significant Contribution: The parcel consists of open land adjacent to the urban area of Disley. It adjoins the settlement on the northern and eastern boundaries. The parcel has moderate boundaries in the form of residential development to the east and Red Lane / Gritstone Trail to the west. However the parcel's southern boundary is vulnerable formed by a farm track and line of trees. Given the irregular shape of the settlement boundary of Disley, development on some of this parcel could round off the settlement pattern. There is ribbon development north-west of the parcel outside the parcel boundary along Red Lane. The Parcel plays a role in preventing further ribbon development along this road.	No Contribution: The parcel makes no contribution to maintaining the gap between Disley and other towns; therefore it makes no contribution in preventing nearby towns from merging into one another.	Significant Contribution: The moderate boundary of residential development to the east and Red Lane/Gritstone Trail to the west contain the parcel on two sides. However the boundary to the south is unlikely to be sufficient in preventing encroachment long term. The parcel consists of open fields with no urbanising influences other than a farm building on the southern boundary forming less than 10% built form on the parcel. There are urbanising influences adjoining the parcel on two sides consisting of a cemetery on the north and residential development to the east. The parcel has low levels of vegetation and a gently undulating topography that supports long line views across. Overall it supports a major degree of openness.	Major Contribution: Within the 250m buffer the conservation area boundary extends close to the Green Belt Boundary. Disley is a relatively small Local Service Centre with a dispersed form. It has a designated Conservation Area and a number of Listed Buildings particularly within the centre of the settlement. The parcel comprises of rough grassland with a gently undulating landform with open views from the settlement. There are no landscape features of value. From the Green Belt the settlement is clearly visible.	Major contribution: Disley has 10.7% brownfield urban capacity for potential development, therefore the parcel makes a major degree of contribution to the purpose	Overall the parcel makes a major contribution to the Green Belt because it makes major contributions to two of the Green Belt purposes. Removal of this parcel from the Green Belt will undermine the overall Green Belt function.	Major Contribution
DS23: Land to the rear of properties on Red Lane, west of Green Lane	Significant Contribution: The parcel comprises of open land adjacent to the urban area of Disley. It has a moderate boundary to the east in the form of Red Lane / Gritstone Trail. The boundary is formed of mature vegetation to the north and public footpath and line of trees to the south. There is ribbon development north-east of the	No Contribution: The parcel makes no contribution to maintaining the gap between Disley and other towns. Therefore it makes no contribution in preventing nearby towns from merging into one another.	Significant Contribution: The eastern boundary of Red Lane / Gritstone Trail contain the parcel on one side, however the public footpath and line of trees to the south and the unprotected vegetation to the north is unlikely to be sufficient in preventing encroachment long term. The parcel comprises of open fields with no urbanising influences	Major Contribution: Within the 250m buffer there are historic elements consisting of listed buildings and the conservation area located in close proximity to the Green Belt boundary. Disley is a relatively small Local Service Centre with a dispersed form. It has a designated Conservation	Major contribution: Disley has 10.7% brownfield urban capacity for potential development, therefore the parcel makes a major degree of contribution to the purpose	The parcel makes significant contributions to two purposes, major contributions to two purposes and no contribution to the Green Belt purpose of preventing nearby towns from merging into one another. Overall the parcel makes a major contribution to the Green Belt because removal of this parcel will detrimentally undermine its purpose of	Major Contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
	parcel immediately along Red Lane consisting of 3 residential properties. The parcel plays a role in preventing further ribbon development along the eastern boundary.		within it. It is detached from the settlement with the exception of the northern boundary which adjoins urbanising influences in the form of residential development. The parcel has low level vegetation and its flat topography supports long line views across. Overall the parcel supports major degree of openness thus protecting the openness of the countryside. The public footpath across the parcel provides access to the countryside. Furthermore the parcel supports visual amenity of the countryside.	Area and a number of Listed Buildings with a focus around the centre of the settlement. The parcel has a flat landform and comprises of grassland. There are no landscape features of value. The settlement is visible from the Green Belt.		preserving the setting and special character of historic towns and would also undermine the overall function of the Green Belt as set out in paragraph 79 of the NPPF.	
DS24: Land to the south of Red Lane, east of Lyme Cottage	Significant Contribution: The parcel comprises of open land that is detached from the settlement on all sides with the exception of a small part of the northern boundary. There is low level encroachment on the parcel in the form of some residential properties on the south-west boundary. The parcel's boundaries consist of Red Lane to the north, a public footpath and maintained track to the west, public footpaths and vegetation to the south and a maintained track to the east. Ribbon development adjoins the parcel to the north along Red Lane and there is also ribbon development within the parcel on the north-western edge along Red Lane consisting of three houses. Therefore the parcel plays a role in preventing further ribbon development along Red Lane.	No contribution: The parcel makes no contribution to maintaining the gap between Disley and other towns; therefore it makes no contribution in preventing nearby towns from merging into one another.	Major Contribution: The boundaries on all sides of the parcel may not be sufficient in preventing encroachment long term. The parcel predominantly comprises of flat open fields in agricultural use although the parcel does have some urbanising influences in the form of three residential dwellings confined to the north-west boundary. The parcel is mostly detached from the settlement with no urbanising influences adjoining the parcel other than residential development on a small part of the northern boundary. There is less than 10% built form on the parcel, generally low levels of vegetation and a topography that supports long line views across. Overall this parcel supports a major degree of openness of the countryside.	Major Contribution: Within the 250m buffer, there are historic elements consisting of the conservation area and listed buildings. Although the historic core is separated from the Green Belt boundary by development, the Green Belt boundary is in fairly close proximity to the historic core of the settlement. The settlement has a designated Conservation Area and a number of Listed Buildings which are focused in the centre of the settlement. Landscape features of value on the parcel consist of a line of protected trees on part of the north-east boundary. The landform of the parcel is flat with a predominantly animal grazing landscape. There are open views from the settlement. From the Green Belt, the settlement is clearly visible.	Major contribution: Disley has 10.7% brownfield urban capacity for potential development, therefore the parcel makes a major degree of contribution to the purpose	Overall the parcel makes a major contribution to the Green Belt because it makes major contributions to majority of the Green Belt purposes. Removal of this parcel from the Green Belt will detrimentally undermine the overall Green Belt function.	Major Contribution
DS25: Land north of Red Lane and south of railway line	Significant Contribution: Strip of land contains part of an extending south western tip of Disley urban edge. A railway Lane, Red Lane and a private access track make up	Significant Contribution: Forms part of the wider Green Belt between Disley and High Lane. Removal of this parcel would reduce the gap between	Significant Contribution: large part of the site is occupied by tree coverage some of which are protected by TPOs. Due to the position of a pond and trees the	Contribution: Disley is a historic town with designated Conservation Areas. One of the Conservation Areas lies	Major contribution: Disley has 10.7% brownfield urban capacity for potential development, therefore the parcel makes a major degree of	The parcel makes a significant contribution to Green Belt purposes. It serves a significant separation function between Disley and High	Significant contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
	a coherent parcel. Parcel serves as a deterrent further ribbon development existing out of the settlement boundary along Red Lane.	settlements although the impact would not be as great as the loss of Green Belt on the other side of the railway.	boundaries of this parcel are strong and likely to contain development. Development of this parcel would represent encroachment into the countryside.	within the 250m buffer with a number of listed buildings and whilst this lies in close proximity to the Green Belt boundary and the parcel, it is separated by a dense wooded area and residential development. Landscape features of value on this side of the Green Belt consist of a TPO region to the north of the parcel. Views of the settlement from the Green Belt are partially constrained by the dense areas of vegetation.	contribution to the purpose.	Lane, it prevents ribbon development extending along Red Lane and it has strong boundaries to prevent encroachment into the countryside. It also has a limited role in preserving Disley historic setting and character given that the Conservation Area is located close by albeit separated by woodland and residential development.	
DS26: Land south of Buxton Road West, directly west of Disley urban area and north of railway line	Major Contribution: Bounded by the railway line, the A6 (Buxton Road West) and a small part of Disley's western settlement boundary. This parcel is well adjacent to the urban area. However, sited between High Lane and Disley this parcel plays a crucial role in preventing ribbon development along Buxton Road West, although the eastern half is also protected by TPOs	Major Contribution: The gap between High Lane and Disley is fairly narrow and has been undermined by sprawl in surrounding parcels. Situated alongside the main route between the two settlements, this parcel plays an important role in keeping them separate	Contribution: Adjacent to only a very small part of Disley's urban edge. This area of land is occupied to a large extent by trees (some protected) restricting the development potential of this site. Strong boundaries would prevent any further encroachment in the future.	Contribution: Disley is a historic town with designated Conservation Areas. One of the Conservation Areas lies within the 250m buffer with a number of listed buildings and whilst this lies in close proximity to the Green Belt boundary and the parcel, it is separated by a dense wooded area and residential development. Landscape features of value on this side of the Green Belt consist of a TPO region occupying the northern half of the parcel. Views of the settlement from the Green Belt are partially constrained by the dense vegetation occupying the entirety of the parcel.	Major contribution: Disley has 10.7% brownfield urban capacity for potential development, therefore the parcel makes a major degree of contribution to the purpose.	The parcel makes a major contribution to Green Belt purposes. The parcel is a narrow strip of land, free of development (except a small yard area). This parcel is covered by mature trees some protected. This area of land plays a major role in preventing ribbon development and the merging of settlements. It has a limited role in preserving Disley's historic setting and character given that the Conservation Area is separated from the parcel by a woodland and residential development.	Major contribution
DS27: Land to the north of Buxton Road West, south west of Homestead Road	Significant Contribution: This parcel predominantly consists of open land contained within the urban area of Disley although there is very low level encroachment on the parcel in the form of a detached property on the south-western boundary and a residential property on the northern boundary. The parcel has	Major contribution: The parcel forms an essential gap between Disley and High Lane. A reduction in this gap could lead to the merging of settlements given the opportunity for ribbon development.	Significant Contribution: Buxton Road West to the south, the protected trees to the west and the private road to the north contain the parcel on three sides. However the unprotected line of trees along the eastern boundary is unlikely to be sufficient in preventing encroachment long term. The parcel mostly comprises of	Contribution: Within the 250m buffer there are historic elements consisting of the conservation area and listed buildings, however this is separated from the Green Belt boundary by established development. Disley is a Local Service Centre with a	Major contribution: Disley has 10.7% brownfield urban capacity for potential development, therefore the parcel makes a major degree of contribution to the purpose	Overall the parcel makes a major contribution to the overall Green Belt function because it fulfils majority of the five purposes of the Green Belt but only makes limited degree of contributions to one of the purposes.	Major contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
	a strong southern boundary in the form of the A6 Buxton Road West. It has moderate boundaries in the form of protected trees to the west and on the northern boundary in the form of a private road. However the parcel has a weak eastern boundary in the form of non-protected trees. There is ribbon development immediately adjacent the parcel on the northern boundary along Homestead Road. There is also ribbon development further east outside of the parcel boundaries along Buxton Road West. This parcel plays a role in preventing further ribbon development along Buxton Old Road and along Homestead Road.		undeveloped scrubland that is slightly elevated on the south and west, gently sloping northwards. There is substantial vegetation on the southern and western parts of the parcel which is subject to a Tree Preservation Order. There are some urbanising influences within the parcel consisting of a detached property on the south-west and a residential property on the north-east. This forms less than 10% built form on the parcel. There are urbanising influences adjoining the parcel on the northern and eastern boundaries consisting of residential properties. Long line views are mostly restricted by vegetation although there are some opportunities for long line views from Buxton Road West due to the elevated nature of the parcel. Overall the parcel supports a limited degree of openness.	dispersed form. It has a designated Conservation Area and a number of Listed Buildings focused around the centre of the settlement. Landscape features of value on the parcel consist of a protected region of vegetation on the western half of the parcel and along the southern boundary. The parcel has an elevated landform with scrubland and dense vegetation on parts. Due to the elevated nature of the parcel, the settlement is visible from the Green Belt although there are areas where views are constrained by vegetation.			
DS28: Land to the west of Homestead Road	Significant Contribution: This parcel is well connected to the urban area of Disley. There is already encroachment on the parcel in the form of three detached residential properties on the eastern half of the parcel and a number of developments on the western half of the parcel. The parcel have moderate boundaries on all sides consisting of a private road on the southern boundary, protected trees on the western boundary, residential development with mature vegetation on the eastern boundary and a brick wall, established vegetation and residential dwellings on the northern boundary. There is ribbon development outside the parcel boundary adjacent the north-east boundary on Lymewood Drive and also ribbon development within the parcel along the southern boundaries as well as established ribbon development along Homestead	Major contribution: Due to the position and size of the parcel, the parcel plays a major a separation role between the settlement of Disley and High Lane to the west. A reduction in the gap would lead to the actual or perceived merging of these settlements.	Significant Contribution: Moderate boundaries of protected trees to the west, private road to the south, residential development to the west and a brick wall with established vegetation and residential development to the north contain the parcel on all sides; this may prevent encroachment long term. There are urbanising influences on majority of the parcel consisting mostly of residential development. There are urbanising influences adjoining the parcel on the north in the form of a sports club and on the east in the form of residential properties. The parcel consists of more than 30% built form and there is dense vegetation on parts of the parcel and also adjacent the parcel on Disleybank Wood. Overall, the parcel makes no contribution to the openness of the Green Belt due to existing development and dense vegetation within and adjacent the parcel which restricts long line	Contribution: Within the 250m buffer there are historic elements consisting of the conservation area and listed building, however this is separated from the Green Belt boundary by development. Disley is a Local Service Centre with a dispersed form. It has a designated Conservation Area and a number of Listed Buildings focused around the centre of the settlement. The landform of the parcel is flat with minimal views of the parcel from the settlement. The settlement is visible from the Green Belt although there are areas where views are constrained due to vegetation and existing development.	Major contribution: Disley has 10.7% brownfield urban capacity for potential development, therefore the parcel makes a major degree of contribution to the purpose	The parcel majorly fulfils majority of the Green Belt purposes but doesn't fulfil all elements of the five purposes of the Green Belt in that it makes no contribution in preventing nearby towns from merging. Therefore overall it makes a major contribution to the Green Belt.	Major contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
	Road further east outside the parcel boundaries. Therefore the parcel plays a role in preventing further ribbon development along its northern and southern boundaries.		views.				
DS29: Land to the west of Lymewood Drive	Contribution: The parcel is well connected to the urban area of Disley adjoining the settlement on three sides. It has strong boundaries on three sides comprising of Lymewood Drive on the eastern and southern boundaries and Jacksons Edge Road on the north. However the parcel has a moderate boundary on the west in the form of unprotected trees/hedges. Given the irregular shape of the settlement boundary of Disley, the parcel provides opportunity to round off the settlement pattern. Ribbon development surrounds the parcel on the north along Jacksons Edge Road and on the south and east along Lymewood Road. The parcel plays a role in preventing further ribbon development along Jacksons Edge Road and Lymewood Drive.	Contribution: Due to the position of the parcel in a fairly central part of the settlement of Disley mostly surrounded by development, the parcel has a less essential separation role between the settlement of Disley and High lane to the west. A reduction in the gap may lead to the actual or perceived merging of these settlements.	Significant Contribution: The strong road boundaries on the north, east and south contain the parcel on all sides with the exception of the western boundary which is formed by a prominent field boundary and may not be sufficient in preventing encroachment long term. The parcel consists of open fields with no urbanising influences within the parcel. There are some outbuildings/sheds on the parcel which does not appear to be in use. The parcel adjoins the settlement on all sides with urbanising influences in the form of a sports club to the west and residential development to the north, east and west. Other than vegetation along the northern boundary and on the western boundary there are low levels of vegetation on the parcel. The parcel consists of open greenfield land with no built form. Its long line views are fairly restricted due to the established vegetation along the northern and western boundaries and adjacent development. Overall it supports a significant degree of openness.	Contribution: Within the 250m buffer there are historic elements consisting of the conservation area and listed building, however this is separated from the Green Belt boundary by modern infill residential development. Disley is a Local Service Centre with a dispersed form. It has a designated Conservation Area and a number of Listed Buildings focused around the centre of the settlement. The landform of the parcel comprises of flat rough grassland. The Green Belt is visible from the settlement especially from Lymewood Drive. The settlement is visible from the Green Belt although views are partly constrained from Jacksons Edge Road by boundary vegetation.	Major contribution: Disley has 10.7% brownfield urban capacity for potential development, therefore the parcel makes a major degree of contribution to the purpose	Although this parcel makes limited degree of contribution to majority of the Green Belt purposes, overall it is considered to make a major contribution to the Green Belt purposes and removal of this parcel from the Green Belt will detrimentally undermine the overall Green Belt function of preventing urban sprawl.	Significant contribution
DS30: Land to the south of Jacksons Edge Road including the sports field	Significant Contribution: The parcel is contained within the urban area of Disley. There is already encroachment within the parcel consisting of two buildings on the western boundary associated with its use as a sports ground/club with the associated parking. It has a strong boundary to the north formed by Jacksons Edge Road and moderate boundaries in the form of a clearly defined footpath to the west, existing development separated	Contribution: Due to the position of the parcel in a fairly central part of the settlement of Disley and the established existing development west of the parcel adjacent the settlement of High lane, the parcel plays a less essential separation role between the settlement of Disley and High lane to the west. A reduction in the gap could lead to the actual or perceived merging of these settlements.	Significant Contribution: The strong boundary of Jacksons Edge Road to the north, the clearly defined footpath to the west and the wall/development to the south contain the parcel on three sides. The prominent field boundary on the eastern boundary may not be sufficient in preventing encroachment long term. Currently, the entire parcel is in use as the Disley Sports Club. There are urbanising influences adjoining the parcel on three sides	Contribution: There are historic elements comprising of the conservation area and listed buildings within the 250m buffer, however the historic core of the settlement is separated from the Green Belt boundary by modern development. Disley is a Local Service Centre with a dispersed form. It has a designated Conservation Area and a number of	Major contribution: Disley has 10.7% brownfield urban capacity for potential development, therefore the parcel makes a major degree of contribution to the purpose	Overall the parcel makes a significant contribution to the Green Belt because it fulfils majority of the five purposes of the Green Belt but makes limited degree of contribution to preventing nearby towns from merging and in preserving the setting and special character of the historic town.	Significant Contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
	with a brick wall and vegetation to the south and a prominent field boundary to the east formed by a line of non-protected trees/hedges. There is established ribbon development further north and east of the parcel along Jacksons Edge Road and sparse ribbon development south of the parcel along Lymewood Drive to the south. The parcel plays a potential role in preventing further ribbon development along Jacksons Edge Road and Lymewood Drive.		comprising of some residential development to the north, a detached residential property to the west and few properties/development to the south. The established vegetation along the parcel boundaries partly restricts long line views across but there are opportunities for long line views on parts of the parcel. The parcel comprises of less than 10% built form. Overall it supports a significant degree of openness. The parcel provide opportunities for outdoor sport and recreation given its existing use as a sports ground.	Listed Buildings particularly focused around the centre of the settlement. The landform of the parcel comprises of flat mown grassland. Views of the settlement from the Green Belt are partly constrained by boundary vegetation.			
DS31: Land to the east of Light Alders Lane	Significant Contribution: The parcel predominantly comprises of open land that is fairly well-connected to the urban area of Disley although there is existing development on the parcel consisting of two detached residential properties on the western boundary and a detached residential property on the eastern boundary. The parcel has strong boundaries on all sides comprising of Light Alders Lane to the west, a clearly defined public footpath with protected woodland to the north, protected woodland to the south and protected woodland and a clearly defined footpath to the east. There is established ribbon development west of the parcel along Light Alders Lane and also within the parcel on the western boundary consisting of two residential dwellings. As such this parcel plays a role in preventing further ribbon development along Light Alders Lane.	Significant contribution: The parcel forms a largely essential gap between Disley and High Lane. A reduction in this gap could lead to the merging of settlements given the opportunity for further development.	Significant Contribution: Strong protected woodland boundaries contain the parcel on all sides which will prevent encroachment in the long term. The parcel predominantly comprises of Disleybank Wood with limited built form or urbanising influences within the parcel other than two detached residential properties on the western boundary and one detached property on the eastern boundary. The parcel adjoins the settlement on two sides with urbanising influences consisting of residential properties to the west and partly to the east. There is less than 20% built form on the parcel, however there is substantial and dense vegetation on the parcel which completely restricts long line views. Overall the parcel supports a limited degree of openness. The footpaths across the parcel provide access to the countryside thus serving a beneficial use to the Green Belt.	Contribution: There are historic elements comprising of the conservation area and listed buildings within the 250m buffer, however these are separated from the Green Belt boundary by modern development. Disley is a Local Service Centre with a dispersed form. It has a designated Conservation Area and a number of Listed Buildings particularly focused around the centre of the settlement. The parcel comprises of woodland area. There are no views of the settlement from the parcel due to dense vegetation.	Major contribution: Disley has 10.7% brownfield urban capacity for potential development, therefore the parcel makes a major degree of contribution to the purpose	Overall this parcel is considered to make a significant contribution to the Green Belt because it fulfils the majority of the five purposes of the Green Belt.	Significant Contribution
DS32: Land between Light Alders Lane and Jacksons Edge Road	Significant Contribution: The parcel consists of open land that is fairly well connected to the urban area of Disley. The parcel has strong boundaries to the north in the form of Jacksons Edge Road and to the west in the form of	Major contribution: The parcel forms an essential gap between the settlements of Disley and the settlement of High Lane to the west. Whereby development would lead to a narrowing of the gap between the two. This parcel	Significant Contribution: The strong road boundaries to the north and west and the moderate boundary of the defined public footpath with protected vegetation contain the parcel on all sides. This will prevent encroachment in	Contribution: Within the 250m buffer there are historic elements consisting of the conservation area and listed buildings, however these are separated at considerable	Major contribution: Disley has 10.7% brownfield urban capacity for potential development, therefore the parcel makes a major degree of contribution to the purpose	Overall this parcel makes a major contribution to the Green Belt as it makes a major contribution to the majority of the five purposes of the Green Belt as set in the NPPF.	Major contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
	Light Alders Lane. It however has a moderate southern boundary in the form of a clearly defined public footpath with protected trees. There is established ribbon development west of the parcel along Light Alders Way and some ribbon development south of the parcel also along Light Alders Lane. There is ribbon development north-west of the parcel along Jacksons Edge road. The parcel therefore plays a role in preventing further ribbon development on Light Alders Lane and Jacksons Edge road.	play a major role in maintaining the gap between the settlements of Disley and High Lane given as there are no strong boundaries between the two.	the long term. The parcel consists of open greenfield land used for grazing animals adjoining the settlement on the western boundary. There are no urbanising influences within the parcel but there are urbanising influences adjacent the parcel in the form of established residential developments to the west. There are also some urbanising influences north of the parcel in the form of some residential properties along Jacksons Edge Road. There is no built development on the parcel, it has low levels of vegetation and a flat topography that supports open long line views. Overall the parcel supports a major degree of openness.	distance from the Green Belt boundary by modern infill development. Disley is a relatively small Local Service Centre with a dispersed form. It has a designated Conservation Area and a number of Listed Buildings particularly focused around the centre of the settlement. This parcel comprises of a flat scrubland with landscape features on the south-east region subject to a Tree Preservation Order. There are opportunities for views of the Green Belt and surrounding countryside from the settlement although this is constrained in some locations by surrounding development and mature vegetation. The settlement is visible from the Green Belt although is constrained in some parts by boundary vegetation.			
DS33: Land between Buxton Road West, Coppice Lane and the railway	Significant Contribution: Triangular plot of land is bordered by A6 (Buxton Road West), Railway line, Coppice Lane and a public footpath (No. 17). This parcel is well connected to the urban area. The entire parcel is covered in trees (although these are not protected). Parcel is important in preventing further ribbon development along Buxton Road West.	Major Contribution: Forms part of a narrow gap between Disley and High Lane. Removal of this parcel would impact upon the width of the gap between settlements, particularly as it is adjacent to the main route between the settlements.	Contribution: This parcel is separate from the settlement boundary but sits adjacent to a built-up residential area that has encroached into the Green Belt. Whilst the site offers no contribution to preserving the openness, it does, due to the amount of tree coverage offers green buffer between built up area and the wider Green Belt to the south. Buxton Road and the railway line provide strong defensible boundaries which would resist development pressures.	Major contribution: Disley is a historic town with designated Conservation Areas. The parcel is not located near to the 250m buffer zone as it is completely detached from the settlement however it encompasses Lyme Park Conservation Area which lies within the Peak District National Park. The Conservation Area occupies the whole of the parcel and is also a Registered Park and Garden. Landscape features of value on this side of the Green Belt consist of numerous wooded areas which constrain views into and out of the settlement.	Major contribution: Disley has 10.7% brownfield urban capacity for potential development, therefore the parcel makes a major degree of contribution to the purpose.	The parcel makes a major contribution to Green Belt purposes. This parcel largely comprises a woodland area, with lodge building and vehicular access. This parcel plays a vital function in retaining a gap between settlements and thus makes a major contribution to this purpose. The parcel plays a major role in preserving Disley's historic setting and character given that Lyme Park Conservation Area encompasses the whole of the parcel.	Major contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
DS34: Land at the end of Coppice Lane north of the railway line	Contribution: This parcel is located to the south east of High Lane's settlement boundary and is contained by Bollinhurst Brook, a railway line and The Council's administrative boundary (wooded). Due to the boundaries which make up this parcel (railway line and brook) there is limited scope for ribbon development to form within this parcel.	No Contribution: Forms part of the wider Green Belt but does not serve a specific separation function. Although part of Disley Parish, it is adjacent to the urban area of High Lane. Development would not close the gap between Disley and High Lane	Contribution: North eastern boundary sits adjacent to a group of trees which strengthen this boundary and restrict the spread of High Lane into the open countryside. The north eastern boundary of this area of land sits adjacent to a built up area not located within the settlement boundary. Boundaries are strong to resist any further encroachment into the countryside in the future.	Contribution: Disley is a historic town with designated Conservation Areas. The parcel is not located near to the 250m buffer zone as it is completely detached from Disley however it is near to Lyme Park Conservation Area which lies within the Peak District National Park and is also a Registered Park and Garden albeit it is separated by areas of woodland.	Significant contribution: Disley has 10.7% brownfield urban capacity for potential development however the parcel is adjacent to the settlement of High Lane to the north and the administrative boundary with Stockport Council. High Lane has 0.4% brownfield urban capacity for potential development thus overall the parcel makes a significant degree of contribution to the purpose.	The parcel makes a limited contribution to Green Belt purposes. The parcel is adjacent to the urban edge and although fairly rural and open in character there are urbanising influences. The parcel makes a limited contribution to checking unrestricted sprawl and safeguarding the countryside from encroachment. The parcel makes no contribution to preventing nearby towns from merging.	Contribution
DS35: Residential area south of Buxton Road including properties on Farm Lane, Park Road and Coppice Lane	Contribution: This parcel is made up of a predominantly residential area located adjacent to High Lane settlement boundary but within the Parish of Disley. Due to the extensive degree of development within this parcel, this area of land offers a limited contribution to preventing ribbon development / unchecked urban sprawl.	Contribution: This parcel forms part of the Green Belt between Disley and High Lane. However, the openness in this parcel has been significantly diminished by the high level of existing development and therefore this area does not play a significant role in preventing settlements from merging, although the Green Belt designation does serve to prevent further intensification of development.	No Contribution: Whilst the Green Belt designation may help to prevent further intensification of developed uses within the parcel, the high coverage by existing development means that this area cannot be considered as countryside. Despite being in the Parish of Disley (Cheshire), it effectively forms part of the adjacent urban area of High Lane within Greater Manchester.	Contribution: Disley is a historic town with designated Conservation Areas. The parcel is not located near to the 250m buffer zone as it is completely detached from Disley and adjoins High Lane. However the eastern boundary of the parcel lies adjacent to the Lyme Park Conservation Area which is also a Registered Park and Garden however the parcel itself is completely developed. Landscape features of value on this side of the Green Belt consist of numerous wooded areas which constrain views into and out of the settlement of High Lane.	Significant contribution: Disley has 10.7% brownfield urban capacity for potential development however the parcel is adjacent to the settlement of High Lane forming an extension of it and being adjacent to the administrative boundary with Stockport Council. High Lane has 0.4% brownfield urban capacity for potential development thus overall the parcel makes a significant degree of contribution to the purpose.	The parcel makes a limited contribution to Green Belt purposes. This parcel of land is bound by a railway line A6 (Buxton Road), public footpath (No.17) Coppice Lane and Bollinhurst Brook. Due to the high degree of built form from within this parcel, consisting largely of residential properties with some TPOs, the degree of openness has been significantly compromised. The parcel makes a limited contribution to checking unrestricted sprawl and in preventing nearby towns from merging.	Contribution
DS36: Residential area north of Buxton Road including properties on Light Alders Lane and Lyme Road	No contribution: A triangular, residential area adjacent to High Lane's settlement boundary. Development has already established throughout this area of land, this parcel therefore does not play a role in preventing further unchecked urban sprawl.	Contribution: This parcel forms part of the Green Belt between Disley and High Lane. However, the openness in this parcel has been significantly diminished by the high level of existing development and therefore this area does not play a significant role in preventing settlements from merging although the Green Belt designation does serve to prevent further intensification of development.	No Contribution: Whilst the Green Belt designation may help to prevent further intensification of developed uses within the parcel, the high coverage by existing development means that this area cannot be considered as countryside. Despite being in the Parish of Disley (Cheshire), it effectively forms part of the adjacent urban area of High Lane within Greater Manchester.	Contribution: Disley is a historic town with designated Conservation Areas. The parcel is not located near to the 250m buffer zone as it is completely detached from Disley and adjoins High Lane. However the southernmost tip of the parcel lies adjacent to the Lyme Park Conservation Area which is also a	Significant contribution: Disley has 10.7% brownfield urban capacity for potential development however the parcel is adjacent to the settlement of High Lane forming an extension of it and being adjacent to the administrative boundary with Stockport Council. High Lane has 0.4% brownfield urban capacity for potential development thus overall the	The parcel makes a limited contribution to Green Belt purposes. With residential properties occupying much of this site and some TPOs, the character of this parcel is urban. Due to the level of built form within this site, this parcel offers little contribution in preserving the openness of the Green Belt or in preventing urban sprawl or encroachment. The parcel does however make a limited contribution to preventing	Contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
				Registered Park and Garden, albeit the parcel itself is completely developed. Landscape features of value on this side of the Green Belt consist of numerous wooded areas which constrain views into and out of the settlement of High Lane.	parcel makes a significant degree of contribution to the purpose.	nearby towns from merging.	

Handforth

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
HF01: Land south and west of properties on Valley Drive / Knowle Park, north of River Dean and east of Dobbin Brook	Significant Contribution: Strong boundary to east with Manchester Road, River Dean to the south and existing development to the north. Wooded area to the north helps to reinforce this boundary against further southwards development. Has a role in preventing southward sprawl of Handforth as well as ribbon development along Manchester Road.	Major Contribution: Although Wilmslow and Handforth have already merged in places, there is a gap in this location and this parcel is vital in maintaining the gap between Handforth and Wilmslow, and preventing ribbon development along Manchester Road.	Significant Contribution: The parcel is well connected to the urban area, and has strong boundaries to withstand any future encroachment in the surrounding countryside. However, the area is fairly free of urbanising influences, particularly away from the Manchester Road end and the parcel retains a reasonable degree of openness	No contribution: Handforth is not a historic town therefore the parcel makes no contribution to this purpose.	Contribution; Handforth has 0.6% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel makes a major contribution to Green Belt purposes. The parcel is predominately agricultural land with farm buildings to the north east corner. The urban area forms two boundaries to the site with Manchester Road to the east. The parcel plays a significant role in preventing southwards sprawl of Handforth as well as a major role maintaining the small gap between Handforth and Wilmslow.	Major contribution
HF02 : Land west of Dobbin Brook between Stanneylands Road and Sagars Road	Significant contribution: the parcel has strong boundaries on all sides consisting of Sagars Road to the north east and north west which is a heavily tree lined unmaintained road, Stanneylands Road to the south west, and the heavily tree lined Dobbin Brook to the south east. The parcel is largely detached from the urban area of Handforth with the exception of the eastern corner of the parcel and it is surrounded by open land. There is potential for ribbon development along Stanneylands Road and therefore the parcel plays a significant role in preventing this.	Major Contribution: Although Wilmslow and Handforth have already merged in places, this parcel (alongside HF01) forms part of the remaining gap between them. A reduction in the gap would result in the merging of Wilmslow and Handforth along their entire boundaries and thus it performs a vital separation role.	Significant contribution: the parcel is almost completely detached from Handforth with only the very eastern corner adjacent to it. The majority of the parcel is well connected to the open countryside however encroachment has already occurred and there are a number of urbanising influences present within the parcel including residential properties to the south and farm properties to the north. There is heavy tree coverage and vegetation throughout the parcel as well as along the south eastern boundary which hinders any long line views however the parcel retains and enhances biodiversity.	No contribution: Handforth is not a historic town	Contribution: Handforth has 0.6% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	This parcel makes a major contribution to Green Belt purposes given its role in maintaining the last remaining gap between Handforth and Wilmslow. The parcel is detached from the settlement and is well connected to the countryside thus contributing to safeguarding the countryside from encroachment however it only makes a significant contribution and not major, given that some existing encroachment onto the parcel has already taken place. The parcel makes a major contribution in checking unrestricted sprawl given its role in preventing ribbon development along Stanneylands Road.	Major contribution
HF03: Land to the east of Lampson Crescent between Sagars Road and Clay Lane	Contribution: the parcel has strong boundaries to the north west consisting of an unmaintained section of Clay Lane with wooden fence and hedge lining, and Sagars Road to the south west consisting of a shrub lined unmaintained road. The parcel is fairly well-connected to Handforth along the north eastern and north western boundary with only the Dobbin Brook and tree lining along the south eastern boundary providing separation. These weak boundaries with the settlement are unlikely to be able to prevent urban sprawl and given the	Contribution: whilst the parcel forms part of the remaining gap between Wilmslow and Handforth, the gap is significantly narrower in other locations and development of the parcel would not cause any further merging of the settlements beyond what has already occurred.	Contribution: the parcel is adjacent to Handforth along the weak north eastern and south eastern boundary of the Dobbin Brook which is unlikely to be able to prevent encroachment in the long term particularly to the north east where there is limited tree lining. The parcel is in agricultural use with no urbanising influences within it. It is flat with open long line views from the settlement outwards thus supporting a significant degree of openness.	No contribution: Handforth is not a historic town	Contribution: Handforth has 0.6% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel makes a limited contribution to Green Belt purposes given that it is well connected to the urban area and provides the opportunity to round off the settlement pattern. It also plays a very limited role in preventing the further merging of Handforth and Wilmslow.	Contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
	irregular shape of the settlement the parcel provides the opportunity to round off the settlement pattern.						
HF04: Land to the north west of Clay Lane	Significant contribution: the parcel has strong boundaries on all sides consisting of dense tree lining along field boundaries to the north, west and south whilst the north eastern boundary consists of a section of Clay Lane which is unmaintained and heavily tree lined. The parcel is almost completely surrounded by open land and is only connected to Handforth at its eastern most edge. There is potential for ribbon development along Clay Lane which the parcel has a role in preventing.	Contribution: the parcel form a less essential gap between Handforth and Heald Green whereby a reduction in the gap would not lead to the actual or perceived merging of settlements given that the remaining gap is significantly narrower in other locations. The proposed A6 to Manchester Airport Link Road will provide a strong boundary which will help to maintain the perception of a gap.	Significant contribution: the parcel is well connected to open countryside and is detached from Handforth with only the eastern most edge of the parcel being adjacent to Handforth. Whilst the parcel has strong boundaries with dense tree lining, these boundaries may not be sufficient to prevent encroachment in the long term. The dense tree lining prevents open views from the settlement outwards. The parcel is in agricultural use with no urbanising influences within or adjacent to it. A golf course lies adjacent to the north of the parcel. The parcel retains and enhances landscapes and biodiversity.	No contribution: Handforth is not a historic town	Contribution: Handforth has 0.6% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel makes a significant contribution to Green Belt purposes given that it is well related to the countryside with no urbanising influences within it. The parcel makes a significant contribution to checking unrestricted sprawl given its role in preventing ribbon development along Clay Lane. The parcel makes a lesser contribution to preventing the merging of Heald Green and Handforth.	Significant contribution
HF05: Land between Clay Lane and the proposed A6 – Manchester Airport Relief Road Scheme, west of The Grange	Significant contribution: the parcel has strong boundaries on all sides consisting of field boundaries with dense tree lining and with Clay Lane to the south east and the proposed A6 to Manchester Airport Link Road to the north. The parcel is only connected to Handforth along this section of Clay Lane forming the south eastern boundary. There is potential for ribbon development along Clay Lane which the parcel has a role in preventing.	Major contribution: the parcel forms an essential gap between Handforth and Heald Green. The parcel retains part of the remaining gap between the settlements which would otherwise result in their complete merging. Whilst the proposed A6 to Manchester Airport Link Road will provide a strong boundary which will help to maintain the perception of a gap, development up to this boundary on both sides would still result in the merging of settlements.	Significant contribution: The parcel is well connected to the open countryside along the south western boundary with the south eastern boundary lying adjacent to Handforth. The parcel consists of heavy vegetation and therefore there are no long line views from the settlement outwards. The parcel retains and enhances landscapes and biodiversity. The A6 to Manchester Airport Link Road forming the northern boundary provides a strong boundary which could prevent encroachment in the long term.	No contribution: Handforth is not a historic town	Contribution: Handforth has 0.6% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel makes a major contribution to Green Belt purposes given its role in maintaining the remaining gap between Handforth and Heald Green. The parcel plays a lesser but still significant role in safeguarding the countryside from encroachment given that it is well related to the countryside and the A6 Link Road forms a strong northern boundary to prevent encroachment in the long term. The parcel makes a significant contribution to checking unrestricted sprawl given its role in preventing ribbon development along Clay Lane.	Major contribution
HF06: Land between Clay Lane and the proposed A6 – Manchester Airport Relief Road Scheme, east of The Grange	Significant contribution: the parcel has strong boundaries on all sides consisting of the A6 to Manchester Airport Link Road to the north, Clay Lane to the south east and a footpath with heavy tree lining to the south west. The parcel is connected to Handforth along the south eastern boundary of Clay Lane There is potential for ribbon development along Clay Lane which the parcel has a role in preventing.	Major contribution: the parcel forms an essential gap between Handforth and Heald Green. The parcel retains part of the remaining gap between the settlements which would otherwise result in their complete merging. Whilst the proposed A6 to Manchester Airport Link Road will provide a strong boundary which will help to maintain the perception of a gap, development up to this boundary on both sides would still result in the merging of settlements.	Significant contribution: the parcel is in agricultural use with sheep grazing. The parcel lies adjacent to Handforth along the south eastern boundary however there are no other urbanising influences within or adjacent to the parcel with the exception of one residential property and the slip road associated with the Link Road. The parcel is closely related to the open countryside to the south west and there are open long line views from the settlement outwards given the flat	No contribution: Handforth is not a historic town	Contribution: Handforth has 0.6% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel makes a major contribution to Green Belt purposes given its role in maintaining the remaining gap between Handforth and Heald Green. The parcel plays a lesser but still significant role in safeguarding the countryside from encroachment given that it is well related to the countryside with limited urbanising influences within it and with the A6 Link Road forms a strong northern boundary to prevent encroachment in the long term. The	Major contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
			topography of the land. The A6 to Manchester Airport Link Road forming the northern boundary provides a strong boundary which could prevent encroachment in the long term.			parcel makes a significant contribution to checking unrestricted sprawl given its role in preventing ribbon development along Clay Lane.	
HF07: Land to the north of the proposed A6 – Manchester Airport Relief Road Scheme and west of the B5358	Significant contribution: the parcel has strong boundaries of the A6 to Manchester Airport Link Road to the south and the B5358 to the east. The built development boundary of Yew Tree Farm and tree lining to the west, and Bolshaw Road and the settlement boundary to the north provide weaker boundaries which may not be able to prevent urban sprawl. The parcel is connected to Heald Green along its northern boundary forming part of the Greater Manchester conurbation.	Major contribution: the parcel forms an essential gap between Handforth and Heald Green. The parcel retains part of the remaining gap between the settlements which would otherwise result in their complete merging. Whilst the proposed A6 to Manchester Airport Link Road will provide a strong boundary which will help to maintain the perception of a gap, development up to this boundary on both sides would still result in the merging of settlements.	Significant contribution: the parcel is in agricultural use with some urbanising influences to the eastern boundary and to the north consisting of residential properties. The parcel is flat with limited vegetation and there are open long line views outwards from the settlement thus it supports a significant degree of openness. The parcel is connected to Heald Green along the northern boundary however this is likely to be insufficient to prevent encroachment in the long term.	No contribution: Handforth is not a historic town	Contribution: The parcel is connected to Heald Green along its northern boundary. Heald Green has no brownfield urban capacity for potential development however Handforth has 0.6% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel makes a major contribution to Green Belt purposes given its role in maintaining the remaining gap between Handforth and Heald Green. The parcel plays a lesser but still significant role in safeguarding the countryside from encroachment given that it protects a significant degree of openness with limited urbanising influences. The parcel makes a significant contribution to checking unrestricted sprawl given its connection to Heald Green along the northern boundary.	Major contribution
HF08: Small area of land between A555, B5358 and Stanley Road	Significant Contribution: Although this is a small parcel with strong boundaries, it is separated from the urban area by the A555. It plays an important role in preventing further ribbon development forming, particularly along the frontage to the B5358.	Major Contribution: Some of the parcel is already developed, however the remaining area still forms a visible gap between Handforth and the Greater Manchester conurbation to the north. Further development within this parcel would effectively join the two urban areas together.	Contribution: There is already a degree of built development within this small parcel, and there are strong boundaries to prevent any further encroachment in the future. Its sense of openness is somewhat limited due to the existing development and adjacent infrastructure.	No contribution: Handforth is not a historic town therefore the parcel makes no contribution to this purpose.	Contribution; Handforth has 0.6% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel makes a major contribution to Green Belt purposes. The parcel lies between two distinct urban areas. Despite the existing development within the Parcel there is still enough of an open aspect to enable a visual gap between Handforth and the urban area to the north. Although the parcel plays only a limited contribution in safeguarding the countryside from encroachment, its contribution to checking the unrestricted sprawl of large built up areas and in preventing towns from merging is essential thus it makes a major contribution to these purposes.	Major contribution
HF09: Small parcel of land east of B5358 and south of A555	Contribution: the parcel encompasses the existing Manchester Airport Eastern Link Road and a small TPO region to the south west of the road. The parcel is connected to Handforth along the southern boundary and effectively forms a barrier in itself which prevents urban sprawl outwards from Handforth.	Major contribution: the parcel forms an essential gap between Handforth and Heald Green. The parcel retains part of the remaining gap between the settlements which would otherwise result in their complete merging.	No contribution: the parcel contains the existing Manchester Airport Eastern Link Road and is detached from the open countryside given that it is surrounded by the road to the north and the settlement boundary of Handforth to the south. The heavy tree lining along the north and south of the parcel following the road hinder any degree of openness.	No contribution: Handforth is not a historic town	Contribution: Handforth has 0.6% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel makes a major contribution to Green Belt purposes given its role in maintaining the remaining gap between Handforth and Heald Green. Given that it encompasses the existing Manchester Airport Eastern Link Road (A555) and a small TPO region at its south western corner, the parcel has a limited role in checking unrestricted sprawl and no role in safeguarding the countryside from encroachment.	Major contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
HF10: Playing fields between Tatton Road and the railway line, south of A555	Contribution: the parcel is well contained by Handforth with strong boundaries to the north and east which could contain development consisting of the A6 to Manchester Airport Link Road and the railway line. The western and southern boundary of Tatton Road and the settlement boundary are weak and would be insufficient to prevent sprawl. Given the irregular shape of the settlement development of the parcel would help to round off the settlement pattern with the Link Road to the north providing a strong boundary.	No contribution: given that the parcel is well contained within the urban area of Handforth it plays no separation role.	Contribution: the parcel is detached from the open countryside being highly contained within Handforth. The strong boundary of the link road to the north would prevent encroachment in the future. The parcel does however provide opportunities for outdoor sport and recreation given that it contains urbanising influences of a park, basketball courts and skate ramp. There are open long line views from the settlement boundary however the topography of the parcel is undulating with the northern section set at a higher level thus the parcel does support a significant degree of openness.	No contribution: Handforth is not a historic town	Contribution: Handforth has 0.6% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel makes a limited contribution to Green Belt purposes as it is well contained within Handforth along the south eastern and south western boundaries. It makes a limited contribution to checking unrestricted sprawl given that it provides the opportunity to round off the settlement pattern with the strong northern boundary of the Link Road to contain development. Given that the parcel is detached from the countryside it plays a limited role in safeguarding the countryside from encroachment.	Contribution
HF11: Land to the east of A34 Handforth Bypass and north of Spath Lane	Significant contribution: the parcel has strong boundaries on all sides consisting of the A555 to the north and the A34 to the west with Spath Lane which is a heavily tree lined unmaintained road to the south and east. The parcel is only connected to Handforth along the western boundary however the A34 provides separation and has been successful in preventing any urban sprawl.	Major Contribution: Although the built form between Handforth and Cheadle Hulme have already merged, this parcel forms an essential gap whereby development of the parcel would result in the narrowest remaining gap between Handforth and Cheadle Hulme and Bramhall.	Significant contribution: the parcel is largely detached from Handforth given that the A34 provides separation between the parcel and the urban area. The parcel is in agricultural uses with only one farm property to the south western corner. The parcel is flat and has some limited vegetation mostly around the boundaries. There are open long line views across the parcel, with the exception of the wooded area to the east, and overall it supports a significant degree of openness. This feeling of openness is slightly impacted upon by the surrounding roads and the office building to the south. The A34 has prevented any encroachment into the countryside.	No contribution: Handforth is not a historic town	Contribution: Handforth has 0.6% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel makes a major contribution to Green Belt purposes given its role in maintaining the remaining gap between Handforth, Cheadle Hulme and Bramhall. The parcel makes a lesser but still significant contribution to safeguarding the countryside from encroachment given that it is largely detached from Handforth and has a significant degree of openness. The parcel has strong boundaries which have assisted in preventing urban sprawl thus far and it therefore makes a significant contribution to checking unrestricted urban sprawl	Major contribution
HF12: Land to the east of A34 Handforth Bypass and south of Spath Lane	Contribution: the parcel has a strong boundary to the west consisting of the A34 and to the north consisting of Spath Lane which is a heavily tree lined unmaintained road. Part of the southern boundary formed by Coppice Way forms a strong boundary however the remaining section formed from the built form boundary which also goes along the eastern boundary is weak and is unlikely to prevent sprawl. The parcel connects to Handforth along	Contribution: Although the built form between Handforth and Cheadle Hulme has already merged, this parcel forms an essential gap whereby development of the parcel would narrow the remaining gap between Handforth and Cheadle Hulme and Bramhall. However given that the eastern side of the parcel is already developed the perceived and actual gap has already been reduced and the parcel now plays a limited	Contribution: there has already been some encroachment into the parcel despite it being well connected to the countryside and largely detached from Handforth, given that the A34 provides separation between the parcel and the urban area. There are urbanising influences of a gym, office buildings and associated car parks which occupy approximately 50% of the parcel. The remainder of the parcel consists of heavy vegetation. As such there are no long line views	No contribution: Handforth is not a historic town	Contribution: Handforth has 0.6% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel makes a limited contribution to Green Belt purposes given that approximately 50% of the parcel is already developed with a gym, office buildings and associated car park. The remainder of the parcel is heavily vegetated and therefore it has a limited degree of openness. Given this existing encroachment into the parcel, the parcel has a limited role in safeguarding the countryside from encroachment. The strong western boundary of the A34 has	Contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
	the western A34 boundary.	separation role.	and a limited degree of openness. The weak built development boundary to the east and south is unlikely to be sufficient to prevent further encroachment.			been unable to prevent sprawl from Handforth.	
HF13: Land to the south of A555 and west of Dairy House Lane	Contribution: the parcel has strong boundaries on all sides with the exception of the western boundary consisting of the built form which is a moderate boundary. The A555 borders the north whilst the tree lined Dairy House Lane borders the east and southern boundary. The parcel has no connection to any settlement.	Major Contribution: Although the built form between Handforth and Cheadle Hulme has already merged, this parcel forms an essential gap whereby development of the parcel would result in the narrowest remaining gap between Handforth and Cheadle Hulme and Bramhall.	Major contribution: the parcel is completely detached from any settlement and is well connected to the countryside. The parcel has no urbanising influences within it however lies adjacent to a large office building and car park. The parcel is completely open with views across it thus supporting a major degree of openness.	No contribution: Handforth is not a historic town	Contribution: Handforth has 0.6% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel makes a major contribution to Green Belt purposes given its role in maintaining the remaining gap between Handforth, Cheadle Hulme and Bramhall. Given that the parcel is completely detached from Handforth and is well connected to the countryside the parcel makes a major contribution to safeguarding the countryside from encroachment. The parcel has a limited contribution in checking unrestricted sprawl given its lack of connection to the urban area.	Major contribution
HF14: Land to the north of Blossoms Lane and south of offices and sports centre access road	Significant contribution: the parcel has strong boundaries to the north, south and west consisting of the tree lined Dairy House Lane to the north, Blossoms Lane to the south and a field boundary to the west which is heavily demarcated by dense vegetation. The eastern boundary is weaker being formed by various field boundaries some with tree lining and some with hedge lining. The parcel has no connection to any settlement. There is evidence of existing ribbon development on nearby roads to the east of the parcel (Church Lane and Hall Moss Lane). There is potential for ribbon development on Blossoms Lane along the southern boundary and therefore the parcel has a significant role in preventing this.	Major Contribution: Although the built form between Handforth and Cheadle Hulme has already merged, this parcel forms an essential gap whereby development of the parcel would result in the narrowest remaining gap between Handforth and Cheadle Hulme and Bramhall.	Major contribution: the parcel is completely detached from any settlement and is well connected to the countryside. The parcel has limited urbanising influences within it consisting only of three farm properties with further sparsely located farm properties adjacent to it. The parcel is in agricultural use with low levels of vegetation. The land is undulating with long line open views in most places thus supporting a major degree of openness. The parcel provides access to the countryside and retains and enhances landscapes and visual amenity.	No contribution: Handforth is not a historic town	Contribution: Handforth has 0.6% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel makes a major contribution to Green Belt purposes given its role in maintaining the remaining gap between Handforth, Cheadle Hulme and Bramhall. Given that the parcel is completely detached from Handforth and is well connected to the countryside the parcel makes a major contribution to safeguarding the countryside from encroachment. The parcel makes a significant contribution to checking unrestricted sprawl given its role in preventing ribbon development along Blossoms Lane.	Major contribution
HF15: Land to the east of A34 Handforth Bypass and south of sports centre access road	Significant contribution: the parcel has strong boundaries to the west with the A34, and to the north with Coppice Way forming part of the boundary. The remaining part of the northern boundary follows the built form of the gym and car park representing a moderate boundary. The eastern and southern boundary	Significant Contribution: Although the built form between Handforth and Cheadle Hulme has already merged, this parcel forms a largely essential gap whereby development of the parcel would significantly reduce the remaining gap between Handforth and Cheadle Hulme and Bramhall, however the gap is already narrower	Significant contribution: the parcel is well connected to the countryside and is only attached to Handforth along its western boundary of the A34 which in itself provides separation between the parcel and the urban area. The parcel consists of open land with considerable vegetation which is particularly dense and overgrown to	No contribution: Handforth is not a historic town	Contribution: Handforth has 0.6% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel makes a significant contribution to Green Belt purposes given that it is well connected to the countryside with no urbanising influences within it thus it is a significant role in safeguarding the countryside from encroachment. The parcel has a significant role in preventing towns from merging given	Significant contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
	follows field lines which are strongly marked out by dense tree lining thus forming moderate boundaries. The parcel connects to Handforth along the western A34 boundary.	in other locations. The parcel also plays a limited role in separating Handforth and Wilmslow however the remaining gap between these settlements is already significantly narrower in other locations.	the south and with no urbanising influences within it. Urbanising influences of a gym and car park are adjacent to the north of the parcel. The parcel provides access to the countryside and retains and enhances biodiversity.			its positioning in-between Handforth, Cheadle Hulme and Bramhall, and between Handforth and Wilmslow. The parcel has so far resisted urban sprawl across the western A34 boundary however part of the northern boundary with the gym and car park adjacent to the parcel is weak.	
HF16: Land north of Blossoms Lane and east of A34 Handforth Bypass	Contribution: the parcel has strong boundaries to the south and west consisting of Blossoms Lane and the A34. The northern and eastern boundaries are moderate consisting of field lines which are strongly marked out by dense tree lining. The parcel has a limited connection to Handforth as it only connects to the urban area along a small part of its north western edge which lies adjacent to an as yet undeveloped plot of land (parcel ref: HF18).	Contribution: This parcel forms part of the gap between Wilmslow and Handforth, however as these settlements have already merged in places, the parcel plays a limited separation role. The parcel also forms part of the gap between Handforth and Bramhall however the gap is already narrower in other locations.	Significant contribution: the parcel is largely detached from Handforth with only the north western edge being connected to it. The parcel is well connected to the countryside and is undeveloped with no urbanising influences within it. The parcel is in agricultural use with open long line views across it thus supporting a significant degree of openness. The south western corner of the parcel consists of ancient woodland thus the parcel retains and enhances biodiversity and landscapes.	No contribution: Handforth is not a historic town	Contribution: Handforth has 0.6% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel makes a limited contribution to Green Belt purposes. It has a limited separation role given that Handforth and Wilmslow have already merged. However the parcel is largely detached from Handforth and has no urbanising influences within it thus supporting a significant degree of openness. It therefore makes a significant contribution to safeguarding the countryside from encroachment. Given its limited connection to Handforth, the parcel makes a limited contribution to checking unrestricted sprawl.	Contribution
HF17: Land south of Blossoms Lane and north of the River Dean	Contribution: the parcel has a strong boundary to the north and east consisting of Blossoms Lane whilst the southern and western boundaries are moderate consisting of field boundaries which are demarcated with dense tree lining. The parcel is not directly connected to the urban area.	Contribution: This parcel forms part of the gap between Wilmslow and Handforth, however as these settlements have already merged in places, the parcel plays a limited separation role. The parcel also forms part of the gap between Handforth and Bramhall however the gap is already narrower in other locations.	Major contribution: the parcel is completely detached from any settlement and is well connected to the countryside. The parcel is in agricultural use and the only urbanising influences present within the parcel are three farms and there are no urbanising influences adjacent to it. Given the undulating topography of the land there are very open long line views throughout and beyond the parcel with limited vegetation thus supporting a major degree of openness.	No contribution: Handforth is not a historic town	Contribution: Handforth has 0.6% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel makes a major contribution to Green Belt purposes given its role in safeguarding the countryside from encroachment as it is completely detached from any settlement and supports a major degree of openness. It has a limited separation role given that Wilmslow and Handforth have already merged. It also has a limited role in checking unrestricted sprawl given its lack of connection to an urban area and also in assisting urban regeneration.	Major contribution
HF18: Parcel of land by A34 Handforth Bypass, belt of trees south of Coppice Way and rear of existing properties on Hill Drive and surrounding roads.	Contribution: Triangular shaped parcel of land with strong boundaries formed by existing development and the A34 Handforth bypass. The parcel is well connected to the urban area, although it is in agricultural use and free from urbanising influences. The A34 would provide a good strong boundary to any future development	Contribution: Loss of this parcel would lead to a slight narrowing of the gap between this part of Handforth and Bramhall. However, the gap is certainly narrower in other places and it is not considered that this would be significant, particularly as the A34 has already affected the openness directly adjacent to this parcel and would contain any future	Significant Contribution: The parcel is free from urbanising influences and does retain some feeling of openness. However this is reduced by the proximity to and relationship with the urban area plus the bypass to the east. Strong boundaries would prevent any further encroachment in the future. In agricultural use although isolated from the wider countryside.	No contribution: Handforth is not a historic town therefore the parcel makes no contribution to this purpose.	Contribution; Handforth has 0.6% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel makes a limited contribution to Green Belt purposes. It has strong boundaries and is well connected to the urban area. The parcel could be seen as rounding off the settlement pattern although the area is currently free from urbanising influences despite being isolated from the surrounding countryside. The parcel makes a limited contribution to	Contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
NB this parcel is not designated as Green Belt but is included within this assessment for completeness.	and it could be argued that this would represent a 'rounding off' of the settlement boundary. Parcel does not play a role in preventing ribbon / linear type development.	development.				checking unrestricted sprawl and in preventing towns from merging.	
HF19: Area of land north of River Dean, east of Dean Road, south of properties on Woodlands Road and west of A34	Contribution: Reasonably small parcel of land. Well connected to the urban area Strong boundaries to south of the parcel due to the A34. Given the shape of the existing settlement, development of the parcel could round off the settlement pattern.	Significant Contribution: Although Wilmslow and Handforth have already merged, there is a small gap to the east of Dean Row which includes this parcel. Development of this parcel would reduce this gap resulting in further merging of Wilmslow and Handforth.	Contribution: isolated from the wider countryside and strong boundaries would prevent any further encroachment in the future. No significant urbanising influences within the site but largely surrounded by the urban area and significant infrastructure.	No contribution: Handforth is not a historic town therefore the parcel makes no contribution to this purpose.	Contribution; Handforth has 0.6% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel makes a limited contribution to Green Belt purposes. It has a significant role in preventing the further merging of Wilmslow and Handforth however due to its connections with the urban area and strong boundaries to prevent further encroachment in the future, the parcel only serves a limited contribution to checking unrestricted sprawl, safeguarding the countryside from encroachment and assisting urban regeneration.	Contribution

Knutsford

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
KN01: Land to the south of Blackhill Lane and Beggarman's Lane	Significant contribution: the parcel has a strong boundary to the north consisting of the railway line, to the west consisting of the M6, and to the east consisting of Toft Road. The north eastern boundary consists of Blackhill Lane and Beggar Man's Lane and forms a strong boundary connecting to the urban area of Knutsford albeit it may not be sufficient to prevent urban sprawl thus the parcel plays a significant role. The southern boundary is weak-moderate consisting of two wooded areas and field boundaries some of which are marked by hedgerow lining or fences. There is potential for ribbon development to the east of the parcel along the small section of Toft Road which the parcel has a role in preventing.	No contribution: the parcel does not perform a separation role between settlements	Significant contribution: the parcel is connected to Knutsford along the north eastern boundary, the remainder of the parcel is well connected to the countryside and the only urbanising influences are farm properties along Bexton Lane which have already encroached into the countryside. There are no other urbanising influences adjacent to the parcel. There are open long line views from the settlement out into the countryside particularly from Beggar Man's Lane and the northern section of Blackhill Lane where there is no tree lining along the road. The parcel thus supports a significant degree of openness. The parcel is relatively flat and in agricultural use. The parcel provides access to the countryside being used by dog walkers, it retains and enhances landscape and visual amenity.	Major contribution: Knutsford is a historic town with a number of designated Conservation Areas. Within the 250m buffer zone one of the Conservation Areas lies adjacent to the eastern most edge of the parcel as it encompasses an area of the Green Belt (parcel ref KN23). A further part of the Conservation Area falls within the buffer zone to the north of the boundary and is separated by residential properties. In addition there are a number of listed buildings on Toft Road adjacent to the parcel within the Green Belt. Knutsford is a key service centre with a cluster form. The land form on this southern side of the Green Belt is flat consisting of farmland and with fields of varying sizes and shapes. There are open views from the settlement out into the Green Belt and vice versa.	Contribution: Knutsford has 0.5% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel makes a major contribution to Green Belt purposes given its proximity to historic assets and its role in preserving the setting and character of these. Furthermore it makes a significant contribution to checking unrestricted sprawl and in safeguarding the countryside from encroachment given that it is well connected to the countryside and has a role in preventing ribbon development along Toft Road.	Major contribution
KN02: Land to the east of the M6 to Bexton Road	Significant contribution: the parcel connects the Knutsford along the eastern boundary. The parcel has strong boundaries to the north consisting of the hedge lined Sudlow Lane, to the west is the M6 and to the south is the railway line. The eastern boundary is weak as it follows field boundaries, some of which are tree lined, and also the settlement boundary with no separation between the rear gardens of properties and the parcel. Whilst the parcel has so far avoided urban sprawl these eastern boundaries may be insufficient to prevent sprawl in the future.	No contribution: the parcel does not perform a separation role between settlements	Significant contribution: the parcel is well connected to the countryside being connected to Knutsford only along part of the eastern boundary. There are no urbanising influences within the parcel and no other influences adjacent to it. The parcel is in agricultural use and is relatively flat with some undulating fields immediately adjacent to Knutsford. There is a row of tall trees to the north east corner of the parcel which hinder views from the settlement however there are open long line views from the settlement outwards at the south east corner of the parcel. Overall the parcel supports a significant degree of openness. The parcel retains and enhances landscapes and visual amenity.	Contribution: Knutsford is a historic town with a number of designated Conservation Areas. One of the conservation areas lies within the 250m buffer zone however it is separated from the Green Belt boundary and the parcel by residential development as well as a Leisure Centre and Knutsford High School (within parcel KN03). Therefore there is considerable separation between the parcel and the historic assets. Knutsford is a key service centre with a cluster form. The land form on this western side of the Green Belt is flat consisting of farmland and with fields of varying sizes and shapes. There are open views from the settlement out into the Green Belt and vice versa. A registered park and garden (Tabley House) is located to the north western corner of the parcel within	Contribution: Knutsford has 0.5% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel makes a significant contribution to Green Belt purposes given its role in checking unrestricted sprawl and in safeguarding the countryside from encroachment as it supports a significant degree of openness and is well connected to the countryside. Furthermore the eastern boundary is weak and may be insufficient to prevent sprawl. The parcel plays a limited contribution to preserving the setting and character of historic towns as Knutsford's historic assets are separated by parcel KN03 and residential development.	Significant contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
				the Green Belt			
KN03: Knutsford High School	Contribution: the parcel is well contained by the urban area being bound by the settlement boundary to the north east and south. The western boundary follows the field boundary with intermittent tree lining and it may not be able to contain further sprawl. The parcel is approximately 50% developed consisting of a school and leisure centre however there is no further potential for development given that the remaining half of the parcel consists of the school sports pitches and playing fields. Given the irregular shape of the settlement the parcel provides the opportunity to round off the settlement pattern.	No contribution: given that the parcel is highly contained by the urban area it does not play any separation role between settlements.	Contribution: the parcel consists of a school and leisure centre with approximately 50% built form, the remainder of the parcel provides the school sports ground and playing fields and therefore does still provide a limited degree of openness. The parcel is well related to the settlement with only the western boundary being adjacent to the countryside. The western boundary consisting of field boundaries may be insufficient to prevent further encroachment in the long term.	Major contribution: Knutsford is a historic town with a number of designated Conservation Areas. One of the conservation areas lies within the 250m buffer zone to the north east of the parcel however it is separated from the Green Belt boundary and the parcel by residential development. A further part of the Conservation Area lies to the north of the parcel within the buffer and is nearly adjacent to the Green Belt boundary. Knutsford is a key service centre with a cluster form. The land form on this western side of the Green Belt is flat consisting of farmland and with fields of varying sizes and shapes. There are open views from the settlement out into the Green Belt and vice versa.	Contribution: Knutsford has 0.5% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel makes a limited contribution to Green Belt purposes despite its major role in preserving Knutsford's historic setting and character as a Conservation Area lies in close proximity to the parcel. The parcel makes a lesser contribution to checking unrestricted sprawl and safeguarding the countryside from encroachment given that it is well contained by the urban area and consists of 50% built form thus it has a limited degree of openness. Furthermore, development of the parcel would help to round off the settlement pattern.	Contribution
KN04: Knutsford High School (Lower School)	Significant contribution: the parcel has a strong boundary to the north of Northwich Road and Sudlow Lane. The western boundary is moderate consisting of a field boundary demarcated with tree lining. The southern and eastern boundaries are weak with the rear gardens of residential properties forming the eastern boundary and with a hedge lined field boundary forming the southern boundary. The parcel is connected to the urban area along the eastern boundary and there has already been sprawl as the entire parcel is occupied by a school with associated playing fields and sport pitch. The parcel does not provide the opportunity to round off the settlement.	No contribution: the parcel does not perform a separation role between settlements	Significant contribution: the parcel consists of approximately one third built form with the remainder of the parcel being used as school playing fields and sports pitch thus the parcel does still retain a significant degree of openness. The parcel is well connected to the countryside with only the eastern boundary being adjacent to Knutsford. The moderate boundaries to the south and west may be insufficient to prevent further encroachment in the long term.	Significant contribution: Knutsford is a historic town with a number of designated Conservation Areas. One of the conservation areas lies within the 250m buffer zone to the east of the parcel however it is separated from the Green Belt boundary and the parcel by five streets of residential development. Knutsford is a key service centre with a cluster form. The land form on this western side of the Green Belt is flat consisting of farmland and with fields of varying sizes and shapes. There are open views from the settlement out into the Green Belt and vice versa.	Contribution: Knutsford has 0.5% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel makes a significant contribution to Green Belt purposes given its role in checking unrestricted sprawl and safeguarding the countryside from encroachment given it is well connected to the countryside and supports a significant degree of openness despite having a school located on it. Furthermore the parcel makes a significant contribution to preserving Knutsford's historic setting and character given that a conservation area falls within the 250m buffer zone to the east of the parcel.	Significant contribution
KN05: Land between Northwich Road (A5033) and Tabley Road	Significant contribution: the parcel has strong boundaries on nearly all sides consisting of Tabley Road to the north, the A5033 to the south and the M6 to the west. The eastern boundary is weak consisting of the	No contribution: the parcel does not perform a separation role between settlements	Significant contribution: the parcel is in agricultural use and is well connected to the countryside. The parcel is adjacent to Knutsford along the eastern boundary. There are limited urbanising influences within	Significant contribution: Knutsford is a historic town with a number of designated Conservation Areas. One of the conservation areas lies within the 250m buffer zone to the east of the parcel however it is separated	Contribution: Knutsford has 0.5% brownfield urban capacity for potential development, therefore the parcel makes a	The parcel makes a significant contribution to Green Belt purposes given its role in checking unrestricted sprawl and safeguarding the countryside from encroachment given it is well connected to the	Significant contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
	rear gardens of residential properties with hedge lining and intermittent trees. The parcel is connected to the urban area along this eastern boundary. There is potential for ribbon development along Tabley Road and the A5033 in the future which the parcel has a significant role in preventing.		the parcel with sparsely located farm buildings. The parcel provides access to the countryside and retains and enhances landscapes and visual amenity. The topography of the parcel is relatively flat although the north western boundary is set at a lower level. There is limited vegetation within the parcel apart from the TPO region located in the middle of the parcel. As such there are long line views from the settlement outwards across the parcel thus supporting a significant degree of openness.	from the Green Belt boundary and the parcel by a number of rows of residential development. Knutsford is a key service centre with a cluster form. The land form on this western side of the Green Belt is flat consisting of farmland and with fields of varying sizes and shapes. There are open views from the settlement out into the Green Belt and vice versa. A registered park and garden (Tabley House) is located to the south western corner of the parcel within the Green Belt	limited degree of contribution to the purpose.	countryside with limited urbanising influences and supporting a significant degree of openness. It also has a significant role in preventing ribbon development along Tabley Road and the A5033. Furthermore the parcel makes a significant contribution to preserving Knutsford's historic setting and character given that a conservation area falls within the 250m buffer zone to the east of the parcel.	
KN06: Land between Manchester Road, Tabley Road and Green Lane	Significant Contribution: Parcel is well contained by Tabley Road to the south, Green Lane to the west and Manchester Road (A50) to the east. Parcel adjoins a residential area along the south-eastern boundary and contains a number of properties. Parcel has a role in preventing ribbon development along A50 and Tabley Road, with some sprawl already evident along these routes.	No Contribution: Does not perform a role in preventing Knutsford merging with any other towns.	Significant Contribution: The parcel is generally open in character although to the far north there is a car dealership (along Manchester Road) detached from the main urban area. It has a function in preventing encroachment out of the north west corner of Knutsford. However, strong boundaries would prevent encroachment longer term.	Significant contribution: Knutsford is a historic town with a number of designated Conservation Areas. One of the conservation areas lies within the 250m buffer zone to the south of the parcel however it is separated from the Green Belt boundary and the parcel by several streets of residential development. Knutsford is a key service centre with a cluster form. The land form on this northern side of the Green Belt is flat consisting of farmland and with fields of varying sizes and shapes. There are open views from the settlement out into the Green Belt and vice versa.	Contribution: Knutsford has 0.5% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel makes a significant contribution to Green Belt purposes. Located to the north west of Knutsford, adjacent to part of the residential area, it is well contained by the local road network. There is a footpath through the north east corner of the parcel and a TPO that covers a small area of trees to the north east of the parcel. The parcel is generally flat and there is a collection of ponds within the parcel and a number of overhead lines across the area. It plays a significant role in preventing ribbon development particularly along Manchester Road (A50) where there is a car dealership detached from the main urban area. It also makes a significant role in preserving Knutsford's historic setting and character given its proximity to the Conservation Area.	Significant contribution
KN07: Land between Manchester Road and Mereheath Lane	Significant contribution: the parcel has strong boundaries to the east and west consisting of Mereheath Lane to the east and Manchester Road to the west. The northern boundary is not strong, consisting of a footpath along a field boundary with only a hedge demarcation, the footpath itself is not demarcated. The southern boundary consists of the rear gardens of residential properties	No contribution: the parcel does not perform a separation role between settlements	Significant contribution: the parcel is in agricultural use and is connected to Knutsford along the southern boundary. The parcel is well related to the countryside with some urbanising influences consisting of farms and sports facilities including a cricket ground and youth sports club. There are low levels of vegetation and the topography is flat thus there are open long line views from the	Major contribution: Knutsford is a historic town with a number of designated Conservation Areas. One of the conservation areas lies within the 250m buffer zone to the south of the parcel and lies nearly adjacent to the Green Belt boundary across Manchester Road. Knutsford is a key service centre with a cluster form. The land form on this northern side of the Green Belt is flat consisting of	Contribution: Knutsford has 0.5% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel makes a significant contribution to Green Belt purposes given its proximity to historic assets and its role in preserving Knutsford's historic setting and character. Furthermore it makes a significant contribution to checking unrestricted sprawl and in safeguarding the countryside from encroachment given that it is well connected to the countryside, it provides opportunities	Significant contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
	with some tree and hedge lining. The parcel is connected to Knutsford along this southern boundary. There is potential for ribbon development along Manchester Road which the parcel has a significant role in preventing.		settlement east to west however the views north from the settlement are blocked by built form. Overall the parcel supports a significant degree of openness. The parcel provides opportunities for sports and recreation.	farmland and with fields of varying sizes and shapes. There are open views from the settlement out into the Green Belt and vice versa.		for sports and recreation and it has a role in preventing ribbon development along Manchester Road.	
KN08: Knutsford Bowling Club and surrounding woodland to the east of Mereheath Lane	Significant contribution: the parcel has strong boundaries to the west and south consisting of Mereheath Lane to the west and Knutsford Drive to the south. The northern and eastern boundaries are formed by field boundaries marked by tree lining and vegetation and therefore are moderate boundaries. The parcel is connected to the urban area along part of the western boundary of Mereheath Lane. There is potential for ribbon development along Mereheath Lane in the future and given the dense vegetation within the parcel, it plays a role in preventing this.	No contribution: the parcel does not perform a separation role between settlements	Significant contribution: the parcel consists of dense vegetation throughout and therefore does not provide any openness in terms of long line views. The parcel includes limited urbanising influences of Knutsford Bowling Club house and car park, some large water tanks and Tatton Park lodge. The parcel is only connected to Knutsford along part of the western boundary and is therefore well connected to the countryside. The parcel in itself provides a boundary preventing encroachment into the countryside given the heavy vegetation. The parcel provides opportunities for sports and recreation and retains and enhances biodiversity.	Major contribution: Knutsford is a historic town with a number of designated Conservation Areas. One of the conservation areas lies within the 250m buffer zone to the south of the parcel and extends into the Green Belt and into the southern section of the parcel itself. Furthermore a listed building is located within the south eastern corner of the parcel and there are a number of listed buildings within the buffer zone located within Knutsford town centre. To the north of the conservation area (within the parcel) is the registered park and garden of Tatton Park occupying approximately 50% of the parcel. Knutsford is a key service centre with a cluster form. The land form on this northern side of the Green Belt is flat consisting of Tatton Park and various wooded areas. Views into and out of the settlement are blocked by these wooded areas.	Contribution: Knutsford has 0.5% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel makes a significant contribution to Green Belt purposes given that it encompasses historic assets and thus has a major role in preserving Knutsford's historic setting and character. Furthermore it makes a significant contribution to checking unrestricted sprawl and in safeguarding the countryside from encroachment given that it is well connected to the countryside, it provides opportunities for sports and recreation and retains and enhances biodiversity and it has a role in preventing ribbon development along Mereheath Lane.	Significant contribution
KN09: Land at the entrance to Tatton Park, north of King Street	Significant contribution: the parcel has strong boundaries to the west and north west consisting of Mereheath Lane to the west and Knutsford drive to the north west. The southern boundary connects the parcel to the urban area and thus follows the settlement boundary adjoining the rear gardens of residential properties whilst the northern and eastern boundary follows the edge of the tree lining and vegetation thus forming a weaker boundary.	No contribution: the parcel does not perform a separation role between settlements	Significant contribution: the parcel consists of dense vegetation throughout and therefore does not provide any openness in terms of long line views. The parcel has no urbanising influences within it however it connects to Knutsford along the southern boundary. The parcel is well connected to the countryside along all other boundaries. The parcel in itself provides a boundary preventing encroachment into the countryside given the heavy vegetation. The parcel retains and enhances biodiversity.	Major contribution: Knutsford is a historic town with a number of designated Conservation Areas. One of the conservation areas lies within the 250m buffer zone to the south of the parcel and extends into the Green Belt and into the southern section of the parcel itself (occupying approximately 40% of the parcel). Furthermore a listed building is located adjacent to the western boundary and there are a number of listed buildings within the buffer zone located within Knutsford town centre. The northern section of the parcel falls within the registered park and garden designation of Tatton Park. Knutsford is a key service	Contribution: Knutsford has 0.5% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel makes a significant contribution to Green Belt purposes given that it encompasses historic assets and thus has a major role in preserving Knutsford's historic setting and character. Furthermore it makes a significant contribution to checking unrestricted sprawl and in safeguarding the countryside from encroachment given that it is well connected to the countryside, has no urbanising influences within it, and retains and enhances biodiversity.	Significant contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
				centre with a cluster form. The land form on this northern side of the Green Belt is flat consisting of Tatton Park and various wooded areas. Views into and out of the settlement are blocked by these wooded areas.			
KN10: Land to the east of Moorside	Contribution: the parcel has a strong boundary to the west consisting of Moorside whilst the remaining boundaries consist of public footpaths albeit these paths are clearly marked out as they form part of a park. The parcel is fairly well connected to Knutsford and could provide the opportunity for infill development which would round off the settlement pattern.	No contribution: the parcel is well contained by the settlement and does not perform a separation role between settlements	Contribution: the parcel consists entirely of a park including a children's play area. The parcel is flat and there are open views within the parcel although the heavy tree lining around the boundaries hinders any views through the parcel from the settlement. The parcel lies adjacent to Knutsford along the western and southern boundaries and is connected to the countryside along the northern boundary which may be insufficient to prevent encroachment in the long term. The parcel provides access to the countryside and opportunities for sports and recreation.	Major contribution: Knutsford is a historic town with a number of designated Conservation Areas. One of the conservation areas lies within the 250m buffer zone to the south of the parcel and extends into the Green Belt occupying the whole of the parcel itself. Furthermore there are a number of listed buildings within the buffer zone located within Knutsford town centre. Knutsford is a key service centre with a cluster form. The land form on this northern side of the Green Belt slopes upwards away from the settlement with a broad valley to the north of the parcel and consists of various wooded areas and Tatton Park to the north. Views into and out of the settlement are blocked by these wooded areas.	Contribution: Knutsford has 0.5% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel makes a limited contribution to Green Belt purposes despite its major contribution to preserving Knutsford's historic setting and character. The parcel makes a lesser contribution to checking unrestricted sprawl given that it is well connected to Knutsford and could provide the opportunity to round off the settlement pattern. Furthermore it also makes a limited contribution to safeguarding the countryside from encroachment given that it consists of a children's playground and there are no long line views out of the parcel from the settlement however the parcel does provide access to the countryside and opportunities for sports and recreation.	Contribution
KN11: Land to the east of The Moor and west of the railway line	Significant contribution: the parcel lies adjacent to Knutsford beyond the strong eastern boundary of the railway line. The northern and western boundary is formed by the boundary of Tatton Park which has a metal fence around it to enable the park to be closed to the public and it therefore forms a strong boundary. The southern and south western boundary is formed by a public footpath and is weaker.	No contribution: the parcel does not perform a separation role between settlements	Significant contribution: the parcel is largely detached from Knutsford given that the railway line provides a strong boundary to the east which will prevent encroachment in the long term. The parcel consists entirely of dense trees and vegetation with a footpath through it. The parcel is well related to the countryside with the northern and western boundaries adjoining Tatton Park. There are no urbanising influences within the parcel with the exception of a private car park to the south of the parcel. Despite the heavy vegetation, due to the topography of the landscape which slopes down to the west and south there are relatively long line views from the eastern boundary of the parcel. The parcel provides access to the countryside and retains and	Major contribution: Knutsford is a historic town with a number of designated Conservation Areas. One of the conservation areas lies within the 250m buffer zone to the south of the parcel and extends into the Green Belt occupying the southernmost section of the parcel itself. Knutsford is a key service centre with a cluster form. The land form on this northern side of the Green Belt slopes upwards away from the settlement with a broad valley to the west of the parcel and consists of various wooded areas and Tatton Park adjoining the northern boundary of the parcel. Views into and out of the settlement are blocked by these wooded areas however there are clear views across the valley.	Contribution: Knutsford has 0.5% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel makes a significant contribution to Green Belt purposes given that it encompasses historic assets and thus has a major role in preserving Knutsford's historic setting and character. Furthermore it makes a significant contribution to checking unrestricted sprawl and in safeguarding the countryside from encroachment given that it is largely detached from the settlement with no urbanising influences within it and it well connected to the countryside, has no urbanising influences within it and it provides access to the countryside and retains and enhances landscapes, visual amenity and biodiversity.	Significant contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
			enhances landscapes, visual amenity and biodiversity.				
KN12: Land to the east of Dog Wood and south of Shawheath Plantation	Significant contribution: the parcel is connected to the urban area along the southern and eastern boundaries. The parcel has strong boundaries on nearly all sides with the railway line to the south, part of Parkgate Lane to the east, and the boundaries of Dog Wood, Tatton Mere Covert and Shawheath Covert to the north and west. The remaining eastern boundary is weak following the boundary of the urban area which goes around undeveloped areas of the Parkgate Trading Estate which have no physical boundaries. This eastern boundary is insufficient to prevent sprawl from the urban area.	No contribution: the parcel does not perform a separation role between settlements	Significant contribution: the parcel is well connected to the countryside to the north and west and the substantial wooded areas of Shawheath Covert, Tatton Mere Covert and Dog Wood provides strong boundaries to prevent encroachment in the long term. The parcel is adjacent to Knutsford to the south beyond the railway line and also along the eastern boundary which is very weak and unlikely to prevent encroachment. The only urbanising influence within the parcel is a farm to the north of the parcel however the Parkgate Trading Estate along the eastern boundary represents a strong influence. The parcel is in agricultural use and is flat with limited vegetation. There are long line views across the parcel from the settlement and it therefore supports a significant degree of openness.	Contribution: Knutsford is a historic town with a number of designated Conservation Areas. There are no Conservation Areas within the 250m buffer zone immediately to the south of the parcel however Tatton Park adjoins the western and northern boundary of the parcel and is designated as a Registered Park and Garden.	Contribution: Knutsford has 0.5% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel makes a significant contribution to Green Belt purposes given that it makes a significant contribution to checking unrestricted sprawl and in safeguarding the countryside from encroachment given that it is well connected to the countryside with limited urbanising influences and supporting a significant degree of openness.	Significant contribution
KN13: Land to the north of the railway line and east of Broadoak Lane	Significant contribution: the parcel is largely detached from the urban area due to the Birkin Brook and wooded area forming the strong western boundary of the parcel, on the other side of which is Knutsford. The parcel has strong boundaries to the south consisting of the railway line and to the east consisting of Broadoak Lane. Part of the northern boundary is strong following the line of the wooded area Shawheath Covert, whilst the remaining part of the northern boundary is very weak following a hedge lined footpath with the footpath itself not clearly marked.	Major contribution: the parcel forms an essential gap between Knutsford and Mobberley whereby a reduction in the gap would cause the settlements to merge.	Significant contribution: the parcel is in agricultural use with limited vegetation and with open views through the parcel thus it supports a significant degree of openness. The only urbanising influence within the parcel is a sewage works to the west of the parcel. The parcel is largely detached from Knutsford and is well connected to the countryside on all sides apart from the western boundary. The parcel provides access to the countryside and retains and enhances landscapes and visual amenity.	Contribution: Knutsford is a historic town with a number of designated Conservation Areas. There are no Conservation Areas within the 250m buffer zone immediately to the west of the parcel however Tatton Park adjoins the northern boundary of the parcel and is designated as a Registered Park and Garden.	Contribution: Knutsford has 0.5% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel makes a major contribution to Green Belt purposes given its role in preventing the merger of Knutsford and Mobberley. The parcel makes a significant contribution to checking unrestricted sprawl and in safeguarding the countryside from encroachment given that it is largely detached from Knutsford, it provides access to the countryside and it retains and enhances landscapes and visual amenity thus supporting a significant degree of openness.	Major contribution
KN14: Land between Knutsford Road and the railway	Major Contribution: Detached from the main urban area by woodland (Rooks Wood), although well contained by strong boundaries formed by Knutsford Road, the railway and Broadoak Lane. Prevents ribbon development along	Major Contribution: Prevents closure of a narrow gap between Knutsford and Mobberley and stops the two settlements from merging.	Significant Contribution: Protects open land separating Knutsford and Mobberley. Some urbanising uses including Oak Tree Farm and several residential properties. Although there are strong boundaries, the parcel is divorced from the main urban form.	Contribution: Knutsford is a historic town with a number of designated Conservation Areas. There are no conservation areas within the 250m buffer zone to the west of the parcel however there are two Grade II and one Grade II* listed building located	Contribution: Knutsford has 0.5% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of	The parcel makes a major contribution to Green Belt purposes. The parcel includes several properties, including Oak Tree Farm, but is mainly agricultural land used for grazing. The strong boundaries of Knutsford Road, the Railway and	Major contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
	Knutsford Road, which is critical in maintain separation between Knutsford and Mobberley.			to the south of the parcel within parcel ref KN15. Furthermore Tatton Park which is a Registered Park and Garden is located to the north (adjacent to parcel ref KN13).	contribution to the purpose.	Broadoak Lane create a coherent parcel, which is critical in the separation of Knutsford and Mobberley. There is a footpath across the eastern part of the parcel.	
KN15: Land to the south of Knutsford Road and east of Longridge	Major Contribution: Large part of the land separating Knutsford and Mobberley. Quite detached from the built up areas and prevents ribbon development along Knutsford Road, which is critical in maintain separation between Knutsford and Mobberley.	Major Contribution: Prevents closure of a narrow gap between Knutsford and Mobberley and stops the two settlements from merging.	Major Contribution: Strong boundaries to the north and west along Knutsford Road and adjacent to the trading estate but the south-eastern boundary to Pavement Lane is less strong and may be insufficient to prevent further encroachment in the longer term. The parcel is divorced from the urban edge and has a vital role in preventing the spread of Knutsford (and to a lesser extent Mobberley) into the open land.	Significant contribution: Knutsford is a historic town with a number of designated Conservation Areas. There are no conservation areas within the 250m buffer zone to the west of the parcel however there are two Grade II and one Grade II* listed building located within the parcel.	Contribution: Knutsford has 0.5% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel makes a major contribution to Green Belt purposes. The parcel is critical to the separation of Knutsford and Mobberley and prevents the two settlements merging. Akin to parcels KN14 and KN16, characterised by agricultural land use with variable boundary definition and includes the Grade II Listed Dukenfield Hall and Barns thus having a significant contribution to preserving Knutsford's historic setting and character. Open in character, is divorced from the urban edge and the south-eastern boundary may not limit further encroachment.	Major contribution
KN16: Land to the south east of Longridge	Significant contribution: the parcel has strong boundaries on all sides consisting of Longridge to the west, the tree lined Birkin Brook to the north, heavily tree lined field boundaries to the east, and Booths Mere to the south. The only weak boundary is the southernmost edge of parcel which lies adjacent to the settlement and Birch Grove forming a weak boundary. The parcel connects to Knutsford along the western boundary of Longridge.	Significant contribution: the parcel forms a largely essential gap between Knutsford and Mobberley whereby whilst a reduction in the gap would not lead to the merging of settlements it would impact upon the perceived separation between the settlements. Spring Wood does however help somewhat to maintain the perception of a gap.	Significant contribution: the parcel consists of heavily overgrown vegetation with a playing field to the southern end of the parcel. The parcel is well connected to the countryside with only the western boundary and southern most edge of the parcel being connected to Knutsford. Due to the overgrown vegetation there are no long-line views across the parcel from the settlement however there are no urbanising influences within the parcel. The parcel retains and enhances landscapes and biodiversity and provides access to the countryside.	Major contribution: Knutsford is a historic town with a number of designated Conservation Areas. There are no conservation areas located within the 250m buffer zone however there is a Scheduled Ancient Monument (Site of St John's Church and Surrounding Burial Ground) within the buffer zone which is clearly visible from the parcel and the Green Belt boundary. Knutsford is a key service centre with a cluster form. The land form of the Green Belt to the east of Knutsford is relatively flat and consists of various wooded areas. Views into and out of the settlement are somewhat hindered by these wooded areas.	Contribution: Knutsford has 0.5% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel makes a significant contribution to Green Belt purposes given that it lies adjacent to historic assets and thus has a major role in preserving Knutsford's historic setting and character. Furthermore it has a significant role in maintaining the gap between Knutsford and Mobberley and makes a significant contribution to checking unrestricted sprawl and in safeguarding the countryside from encroachment given that it is well connected to the countryside and it retains and enhances landscapes and biodiversity and it provides access to the countryside.	Significant contribution
KN17: Land to the north east of Booths Hall	Significant contribution: whilst the parcel is largely detached from the urban area the parcel already contains some development in the form of Booths Hall. The parcel is only connected to Knutsford at its western most edge where it is	Significant contribution: the parcel forms a largely essential gap between Knutsford and Mobberley whereby whilst a reduction in the gap would not lead to the merging of settlements it would impact upon	Significant contribution: the parcel is largely detached from Knutsford and is well connected to the countryside however the parcel consists of approximately 25% built form consisting of multiple buildings and car park areas associated with Booths	Major contribution: Knutsford is a historic town with a number of designated Conservation Areas. There is also a Scheduled Ancient Monument (Norbury Booths Hall Moated Site) located within the parcel. One of the conservation areas	Contribution: Knutsford has 0.5% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of	The parcel makes a significant contribution to Green Belt purposes given that it encompasses historic assets and thus has a major role in preserving Knutsford's historic setting and character. Furthermore it has a significant role in maintaining	Significant contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
	separated by a TPO region. The parcel has strong boundaries to the north, east and south consisting of the tree lined Birkin Brook to the north, the boundary of Spring Wood and protected woodland to the east, and hedge lined access roads within Booths Park to the south. The majority of the western boundary is strong formed by Booths Mere and heavily tree lined field boundaries however some field boundaries have weaker demarcations.	the perceived separation between the settlements. Spring Wood does however help somewhat to maintain the perception of a gap.	Hall. The remainder of the parcel is in agricultural use. There is considerable tree coverage particularly around the boundaries of the parcel and therefore whilst the parcel itself is relatively open, there are no long-line views from the settlement however there are long line views from Booths Hall outwards towards the north east. The parcel provides access to the countryside.	and a listed building are located within the 250m buffer adjacent to the Green Belt boundary. These are separated from the parcel by parcel ref KN19 and whilst the majority of this parcel is open, the boundary adjacent to the Conservation Area is heavily tree lined and completely blocks out the views across the parcel. Knutsford is a key service centre with a cluster form. The land form of the Green Belt to the east of Knutsford is relatively flat and consists of various wooded areas. Views into and out of the settlement are somewhat hindered by these wooded areas.	contribution to the purpose.	the gap between Knutsford and Mobberley and makes a significant contribution to checking unrestricted sprawl and in safeguarding the countryside from encroachment given that it is largely detached from Knutsford and provides access to the countryside.	
KN18: Land between Booths Mere and the rear of properties on Carrwood	Significant contribution: the parcel has strong boundaries on nearly all sides with the north eastern boundary consisting of Booths Mere, the south western boundary consisting of a public footpath lined by a TPO region, whilst the north western boundary consists of two rows of TPO regions albeit there are some gaps between these which may not be able to prevent sprawl. The parcel connects to the urban area along these north western and south western boundaries however the TPO regions provide some permanence to these boundaries. The south eastern boundary is not strong, consisting of a field boundary with intermittent tree and hedge lining.	No contribution: the parcel does not perform a separation role between settlements	Significant contribution: the parcel is in agricultural use and is adjacent to Knutsford along the north western and south western boundary. The parcel is connected to the countryside along the remaining boundaries. There are no urbanising influences within the parcel however Booths Hall is located to the south adjacent to the parcel. Given the high level of vegetation around the boundaries of the parcel, there are limited long line views from the settlement.	Significant contribution: Knutsford is a historic town with a number of designated Conservation Areas. One of the conservation areas and a listed building are located within the 250m buffer adjacent to the Green Belt boundary however they are separated from the parcel by six residential streets. A Scheduled Ancient Monument lies to the south in an adjacent parcel (KN17) however is blocked by Booths Halls. Knutsford is a key service centre with a cluster form. The land form of the Green Belt to the east of Knutsford is relatively flat and consists of various wooded areas. Views into and out of the settlement are somewhat hindered by these wooded areas.	Contribution: Knutsford has 0.5% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel makes a significant contribution to Green Belt purposes given its significant role in checking unrestricted sprawl and in safeguarding the countryside from encroachment as it has no urbanising influences and it is in agricultural use. Furthermore it has strong boundaries adjacent to the settlement to prevent sprawl.	Significant contribution
KN19: Land to the north east of Chelford Road including Booths Park and Toft Cricket Club.	Significant Contribution: The land forms part of Booths Park adjacent to the urban edge and has clear defined boundaries adjacent to Chelford Road and the drive for Booths Hall. Has a role in preventing the further ribbon development along Chelford Road, but this is likely to be limited by the Booths Hall roundabout junction.	No Contribution: Does not perform a separation function but does form part of the wider Green Belt.	Significant Contribution: The parcel contains some urbanising uses including Toft Cricket Club which provides access to the countryside. Has a limited role in preventing encroachment due to proximity of residential properties to the west and developments associated with Booth Hall to the east The private access road to Booths Hall does not provide a particularly strong boundary to the south-east	Major contribution: Knutsford is a historic town with a number of designated Conservation Areas. One of the conservation areas and a listed building are located within the 250m buffer adjacent to the Green Belt boundary and adjacent to the south western boundary of the site. Knutsford is a key service centre with a cluster form. The land form of the Green Belt to the east of Knutsford is relatively flat and	Contribution: Knutsford has 0.5% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel makes a significant contribution to Green Belt purposes. Sitting within the grounds of Booths Hall, adjacent to Legh Road Conservation Area. Part of the parcel is currently in use by Toft Cricket Club, and there are a number of protected trees within the parcel. The land does not play any role in the separation of settlements, but does have a significant role in preventing the spread of Knutsford	Significant contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
				consists of various wooded areas. Views into and out of the settlement are somewhat hindered by these wooded areas.		south eastwards along Chelford Road. The driveway to Booths Hall is not a particularly strong boundary to prevent further future encroachment thus the parcel has a significant role in safeguarding the countryside from encroachment.	
KN20: Land to the north east of Chelford Road between Booths Hall drive and Moseley Hall Business Centre	Significant contribution: the parcel has strong boundaries to the north west consisting of the hedge lined access road to Booths Hall, and to the south west consisting of Chelford Road. The parcel is only connected to the urban area via the western most corner along Chelford Road. The north eastern boundary is moderate following a tree lined field boundary. Part of the western boundary is formed by the tree lined access road into Mosley Hall Farm with the remainder of it formed by Brickhill Wood and an unmarked field boundary representing a weak boundary. There is potential for ribbon development along Chelford Road which the parcel has a significant role in preventing.	No contribution: the parcel does not perform a separation role between settlements	Significant contribution: the parcel is largely detached from Knutsford with only the western corner of the parcel being adjacent to the settlement. The parcel is well connected to the countryside however there are some urbanising influences adjacent to it including Booths Hall to the north and Mossley Hall Farm to the south although there are limited urbanising influences within the parcel itself. The parcel is in agricultural use and is flat with limited vegetation thus there are open long-line views across the parcel albeit the views from the settlement are blocked by trees. The parcel thus supports a significant degree of openness.	Major contribution: Knutsford is a historic town with a number of designated Conservation Areas. One of the conservation areas and a listed building are located within the 250m buffer adjacent to the Green Belt boundary and adjacent to the western most corner of the site. Furthermore there is a Scheduled Ancient Monument (Norbury Booths Hall Moated Site) located adjacent to the north eastern boundary of the parcel. Knutsford is a key service centre with a cluster form. The land form of the Green Belt to the east of Knutsford is relatively flat and consists of various wooded areas. Views into and out of the settlement are somewhat hindered by these wooded areas.	Contribution: Knutsford has 0.5% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel makes a significant contribution to Green Belt purposes given that it lies adjacent to historic assets and thus has a major role in preserving Knutsford's historic setting and character. Furthermore it makes a significant contribution to checking unrestricted sprawl and in safeguarding the countryside from encroachment given that it is largely detached from Knutsford, it supports a significant degree of openness, and it has a significant role in preventing ribbon development along Chelford Road.	Significant contribution
KN21: Land to the south of Chelford Road and Gough's Lane	Significant Contribution: Well contained parcel with strong boundary lines, connected to the urban edge along Gough's Lane to the north west. Other boundaries include Chelford Road to the north east, Windmill Wood to the south east and a substantial tree boundary forming the south west boundary. While these boundaries would limit and contain future sprawl, this parcel has a role in restricting ribbon development along Chelford Road and further sprawl south east of Knutsford.	No Contribution: Does not play a separation function between Knutsford but does form part of the wider Green Belt	Significant Contribution: Strong boundaries would have the effect of limiting the growth of Knutsford to the south and east. However, this part of Knutsford already protrudes out from the main settlement; as such further development within this parcel would lead to encroachment into the countryside. Parcel is free from urbanising influences and has an open character.	Major contribution: Knutsford is a historic town with a number of designated Conservation Areas. One of the conservation areas is located within the 250m buffer nearly adjacent to the Green Belt boundary with only a row of residential properties providing separation between the parcel and the Conservation Area. Furthermore there are a number of listed buildings within the buffer. Knutsford is a key service centre with a cluster form. The land form of the Green Belt to the south of Knutsford is relatively flat and consists of various wooded areas. Views into and out of the settlement are somewhat hindered by these wooded areas.	Contribution: Knutsford has 0.5% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel makes a significant contribution to Green Belt purposes. This parcel is located to the south of Knutsford characterised by large open fields bounded by trees and hedgerow, adjacent to a residential area to the south of Gough's Lane and by Chelford Road to the east and Windmill Wood to the south and west. There is a cluster of ponds within the central part of the parcel surrounded by trees. Further development here would be well contained by the strong boundaries. However, encroachment has already occurred here, leading to an irregular settlement pattern. Plays a significant role in preventing ribbon development sprawling out from Knutsford along Chelford Road.	Significant contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
KN22: Land to the east of Toft Road and south of Gough's Lane	Major contribution: the parcel has strong boundaries to the north, west and east consisting of Goughs Lane to the north, Toft Road to the west, and a public footpath with considerable tree lining to the east. Windmill Wood forms a strong boundary to the south east whilst the remaining southern boundary is formed from an access road and hedge lined field boundary which creates a moderate boundary. The parcel is only connected to the urban area along the very northern corner of the parcel. There is existing ribbon development within the parcel along Goughs Lane and the parcel plays a major role in preventing further ribbon development along Goughs Lane and extending onto Tofts Road.	No contribution: the parcel does not perform a separation role between settlements	Significant contribution: the parcel is largely detached from Knutsford being well connected to the countryside. The parcel is in agricultural use with some limited urbanising influences of residential development along Goughs Road and a church to the south west of the parcel. The parcel is flat with limited vegetation and open long-line views from Goughs Road across the parcel outwards to the countryside. The parcel therefore supports a significant degree of openness. The parcel retains and enhances landscapes and visual amenity.	Major contribution: Knutsford is a historic town with a number of designated Conservation Areas. One of the conservation areas is located within the 250m buffer adjacent to the Green Belt boundary and extending south into the Green Belt boundary. This adjoins the northern boundary of the parcel. Furthermore there are a number of listed buildings along Toft Road, two of which are located within the parcel and two further north along Toft Road. Knutsford is a key service centre with a cluster form. The land form of the Green Belt to the south of Knutsford is relatively flat and consists of various wooded areas. Views into and out of the settlement are somewhat hindered by these wooded areas.	Contribution: Knutsford has 0.5% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel makes a major contribution to Green Belt purposes given that it lies adjacent to historic assets and thus has a major role in preserving Knutsford's historic setting and character. Furthermore it makes a major contribution to checking unrestricted sprawl given its role in preventing ribbon development along Gough's Lane and Tofts Road. It makes a significant contribution to safeguarding the countryside from encroachment given that it is well connected to the countryside, it supports a significant degree of openness, and it retains and enhances landscapes and visual amenity.	Major contribution
KN23: Land to east of Toft Road, between Leycester Road and Gough's Lane	Contribution: Strong boundaries provided by Toft Road (A50) and Gough's Lane and well connected to urban areas via residential properties backing onto the site from Legh Road, Lovat Drive and Leycester Road. Development here would be well contained by the urban edge and would help 'round off' the existing asymmetric settlement pattern.	No Contribution: Does not have a role in the separation of towns	Contribution: Well contained parcel of land which includes some residential properties along the southern boundary with Gough's Lane and Toft Lane to the west. Relatively enclosed feeling to the land. Future development here would be well contained and would not lead to encroachment.	Major contribution: Knutsford is a historic town with a number of designated Conservation Areas. One of the conservation areas is located within the 250m buffer adjacent to the Green Belt boundary and extends into the parcel encompassing the whole of the parcel. Furthermore there are a number of listed buildings along Toft Road. Knutsford is a key service centre with a cluster form. The land form of the Green Belt to the south of Knutsford is relatively flat and consists of various wooded areas. Views into and out of the settlement are somewhat hindered by these wooded areas.	Contribution: Knutsford has 0.5% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel makes a limited contribution to Green Belt purposes. This parcel is located to the south of Knutsford; it is bounded by the urban area to the north and east and by Toft's Road and Gough's Lane to the west and south. The parcel is located within the Legh Road Conservation Area and contains a number of properties. Development here would be well contained and would help create a more rounded edge to the existing settlement pattern thus the parcel only makes a limited contribution to checking unrestricted sprawl and safeguarding the countryside from encroachment. However the whole of the parcel is encompassed by a Conservation Area thus the parcel makes a major contribution to preserving Knutsford's historic setting and character.	Contribution

Macclesfield

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
MF01: Danes Moss Landfill Site	Contribution: The parcel makes a limited degree of contribution to unrestricted sprawl of large built up areas as it is an active landfill site which has already encroached into the Green Belt with little development around it. It only makes a small contribution with little impact. Hedgerows and trees surround the site making the boundaries moderate where development may be contained in the future. There is little scope for ribbon development but the nearby settlement would not round off well if this parcel was to be developed out.	No contribution: The parcel does not perform a separation role between towns.	No Contribution – The parcel is already used for landfill purposes with associated infrastructure and therefore the parcel has no degree of openness.	No Contribution: Macclesfield is a historic town and is mentioned in the Domesday Book. It has a number of conservation areas which are located within the 250m buffer mostly on the eastern site of Macclesfield. However, the location of this parcel makes no contribution to this purpose as there are no conservation areas close by.	Significant contribution: Macclesfield has 4.0% brownfield urban capacity for potential development, therefore the general area makes a significant degree of contribution to the purpose.	The parcel is not connected well to the urban areas and therefore plays a small contribution in protecting the area from sprawl. There is little chance of settlements merging if this parcel was developed out and due to its existing uses it would not contribute significantly to protecting the countryside. There are no historical assets nearby but the parcel does play a significant contribution in assisting in urban regeneration.	Contribution
MF02: Land between A536 and Danes Moss Landfill Site	Significant contribution: The northern tip of the parcel is adjacent to the urban area and is close to ribbon development on Congleton Road. The boundaries are made up by main roads and private lanes to the west and south which could prevent further development from encroachment, however the north and west boundaries are only moderate with trees and hedges making up the boundaries. There is some ribbon development along Congleton Road and this parcel plays a role in preventing further development along this road.	No contribution: The parcel does not perform a separation role between towns.	Significant Contribution: The parcel is also an area of major openness and is of beneficial use within the Green Belt with good quality farmland. The parcel significantly contributes to safeguarding the countryside from encroachment.	No Contribution: Macclesfield is a historic town and is mentioned in the Domesday Book. It has a number of conservation areas which are located within the 250m buffer mostly on the eastern site of Macclesfield. However, the location of this parcel makes no contribution to this purpose as there are no conservation areas close by.	Significant contribution: Macclesfield has 4.0% brownfield urban capacity for potential development, therefore the general area makes a significant degree of contribution to the purpose.	The parcel has a significant contribution to protecting the Green Belt. The parcel has a significant contribution to preventing sprawl prevention of merging of existing neighbourhoods. It would significantly contribute to protecting the countryside from the encroachment and has a major degree of openness. The parcel has no contribution in terms of the protection of historic assets and the parcel plays a significant contribution in assisting in urban regeneration.	Significant contribution
MF03: Land south of Penningtons Lane	Significant Contribution: The parcel is not connected to any existing settlements apart from the north east of the parcel and has strong boundaries surrounding it with four roads making up the parcel. There is some development within the parcel but this only consists of farms. There is some evidence of ribbon development to the north east along Congleton Road and the parcel plays a role in	No contribution: The parcel does not perform a separation role between towns.	Significant Contribution: The parcel has a significant contribution in protecting the countryside due to its position in the Green Belt. There are several open long line views and with low vegetation there is a significant degree of openness.	No Contribution: Macclesfield is a historic town and is mentioned in the Domesday Book. It has a number of conservation areas which are located within the 250m buffer mostly on the eastern site of Macclesfield. However, the location of this parcel makes no contribution to this purpose as there are no conservation areas close by.	Significant contribution: Macclesfield has 4.0% brownfield urban capacity for potential development, therefore the general area makes a significant degree of contribution to the purpose.	The parcel significantly contributes to the protection from sprawl and encroachment into the countryside. There is only a small contribution to merging of settlements because of its location and there is no contribution made preserving the setting of historic towns because of the lack of historic assets.	Significant contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
	preventing further development along this part of the road. The parcel would not round off the settlement close by.						
MF04: Land north of Penningtons Lane	Contribution: Parcel adjoins the existing settlement boundary to the north and east, with Penningtons Lane forming the southern boundary and Gawsworth Lane to the west. Parcel has a limited role in preventing sprawl along Gawsworth Lane and Congleton Road as there is already a number of detached residential properties heading south along both routes, which if connected, would help 'round off' the existing settlement pattern. Overall the parcel makes a contribution to the purpose.	No Contribution: does not play a role in preventing Macclesfield from merging with any neighbouring towns.	Significant contribution: the parcel is in agricultural use, used for grazing and feels open in character, although the settlement boundary is visible across the parcel. The parcel has a significant degree of openness therefore the parcel has a significant contribution to the purpose.	No Contribution: Macclesfield is a historic town and is mentioned in the Domesday Book. It has a number of conservation areas which are located within the 250m buffer mostly on the eastern site of Macclesfield. However, the location of this parcel makes no contribution to this purpose as there are no conservation areas close by.	Significant contribution: Macclesfield has 4.0% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel makes a significant contribution to Green Belt purposes. The parcel is agricultural land used for grazing. It comprises of fields with trees and hedgerows and it has a significant degree of openness. The parcel is bounded by Penningtons Lane, Gawsworth Road and the current settlement boundary to the north and east however has a limited contribution to preventing sprawl.	Significant contribution
MF05: Land between Pexhill Road and Gawsworth Road	Major Contribution – The parcel contributes majorly to protecting from unrestricted sprawl of the Green Belt as development has already encroached into the parcel from the existing settlement to the north and is well connected to this area. However strong boundaries on all sides of the parcel that are made up of roads, in addition to residential properties in the north acting as the northern boundary, would prevent further development in this direction but not in the south which is mostly open Green Belt land. The parcel is in close proximity to existing development but only in the northern area. Due to its size, the central and southern areas of the parcel could have a bigger impact regarding sprawl and due to its irregular shape it would not round off the existing settlement.	No Contribution: does not play a role in preventing Macclesfield from merging with any neighbouring towns.	Significant Contribution – The parcel has a significant contribution in protecting the countryside due to its position in the Green Belt. There are several open long line views and with low vegetation there is a significant degree of openness.	Contribution: Macclesfield is a historic town and is mentioned in the Domesday Book. It has a number of conservation areas which are located within the 250m buffer mostly on the eastern site of Macclesfield. There is a listed farmhouse building within this parcel but is not within the settlement of Macclesfield and is within Green Belt so therefore only plays a limited contribution. To preserving the setting of this historic town.	Significant contribution: Macclesfield has 4.0% brownfield urban capacity for potential development, therefore the general area makes a significant degree of contribution to the purpose.	The parcel protects the Green Belt well from sprawl, merging of settlements and encroachment into the countryside. There is a limited contribution into terms of preserving the settling of Macclesfield but there is also a significant contribution to assisting in urban regeneration around the area.	Significant Contribution
MF06: Land between Pexhill Road and Cock Wood	Significant contribution: The parcel consists of open land which does not directly adjoin the settlement although it is adjacent to ribbon development extending outwards	No Contribution: The parcel does not perform a separation role between towns.	Significant Contribution: There are strong boundaries across the site with a moderate boundary to the north part of the parcel (non protected woodland). The existing	No Contribution: Macclesfield is a historic town and is mentioned in the Domesday Book. It has a number of conservation areas which are located within the 250m	Significant contribution: Macclesfield has 4.0% brownfield urban capacity for potential	The parcel has a significant contribution to the Green Belt. The parcel protects from sprawl with significant contribution in addition to the merging of settlements. The	Significant contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
	along Pexhill Road. Woodland makes up most of the western boundary as well as two roads making the south and eastern boundary allowing for these areas of the parcel to be strong in restricting further development. A prominent road of hedges and trees make up the northern boundary. The parcel would not round off the settlement pattern.		land use is farmland and has a strong relationship to countryside due to the open land. The parcel does not adjoin any settlements on any boundary and is seen to have a significant degree of openness. There is part of a Local Wildlife site within the parcel and it serves a beneficial use of the Green Belt in terms of biodiversity.	buffer mostly on the eastern site of Macclesfield. However, the location of this parcel makes no contribution to this purpose as there are no conservation areas close by.	development, therefore the general area makes a significant degree of contribution to the purpose.	parcel plays a significant contribution when protecting the countryside from encroachment but the boundaries may prevent this. This is no contribution in terms of protecting historic assets and the merging of settlements but there is a significant contribution to assisting in urban regeneration around the area.	
MF07: Land between Pexhill Road and Chelford Road	Significant Contribution: The parcel is located very close to the settlement of Weston and the parcel would connect this area to the north east. The boundaries to the north and east are strong with housing developments and Pexhill Road. However, the western and southern boundaries are not particularly strong in the fact that there are only field boundaries with hedgerows and trees making these boundaries. Therefore this could increase the chances of sprawl from existing settlements and it would not round off the existing development well.	No Contribution: The parcel does not perform a separation role between towns	Contribution: The land is used for farmland and is connected to further open land in the south west but is closely connected to existing settlements in the north east. The parcel consists largely of open agricultural land with less than 10% built form but there are limited long line views due to the topography plus views of existing residential development to the north. Overall the degree of openness is limited due to adjacent developments. There is part of a Local Wildlife site within the parcel and it serves a beneficial use of the Green Belt in terms of biodiversity.	No Contribution: Macclesfield is a historic town and is mentioned in the Domesday Book. It has a number of conservation areas which are located within the 250m buffer mostly on the eastern site of Macclesfield. However, the location of this parcel makes no contribution to this purpose as there are no conservation areas close by.	Significant contribution: Macclesfield has 4.0% brownfield urban capacity for potential development, therefore the general area makes a significant degree of contribution to the purpose.	The parcel significantly contributes to the protection of sprawl around this area due to its close proximity to existing development. Due to the limited degree of openness and topography of the land, the parcel plays a limited role in safeguarding the countryside from encroachment. There is no contribution in terms of protecting historic assets or in preventing towns from merging but there is a significant contribution to assisting in urban regeneration around the area.	Significant contribution
MF08: Land to the north of Chelford Road and west of Whirley Road	Significant Contribution: The parcel has strong road boundaries to the north east and south and moderate boundaries to the north and west consisting of field lines and built form however these may not be strong enough to prevent sprawl. The parcel adjoins the settlement to the east with the washed over village of Henbury adjoining the parcel to the west. There is existing ribbon development along Chelford Road and Whirley Road and the parcel has a significant role in preventing further ribbon development along these roads.	No Contribution: The parcel does not perform a separation role between towns	Significant contribution: The existing land use is mostly farmland with a primary school within the northern area of the parcel. The parcel is surrounded by residential development and is only related to the countryside to the west. The parcel consists largely of open agricultural land with less than 10% built form however there are views of settlements in all directions. However the parcel has a significant degree of openness.	No Contribution: Macclesfield is a historic town and is mentioned in the Domesday Book. It has a number of conservation areas which are located within the 250m buffer mostly on the eastern site of Macclesfield. However, the location of this parcel makes no contribution to this purpose as there are no conservation areas close by.	Significant contribution: Macclesfield has 4.0% brownfield urban capacity for potential development, therefore the general area makes a significant degree of contribution to the purpose.	The parcel makes a significant contribution to Green Belt purposes given its role in checking unrestricted sprawl and in preventing further ribbon development along Chelford Road and Whirley Road. It makes a significant contribution to safeguarding the countryside because of the significant degree of openness and in assisting in urban regeneration. It does not contribute to separating nearby towns or in preserving the historic setting of Macclesfield.	Significant Contribution
MF09: Land to the south of Whirley Lane and east of	Significant Contribution: The parcel restricts further growth from the north and west with strong	No Contribution: The parcel does not perform a separation role between towns	Significant contribution: The parcel is mainly farmland and has around 10% built farm with a small avenue	No Contribution: Macclesfield is a historic town and is mentioned in the Domesday Book. It has a	Significant contribution: Macclesfield has 4.0%	The parcel makes a significant contribution to Green Belt purposes given its role in checking unrestricted	Significant Contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
Andertons Lane	boundaries made up of Whirley Road and Andertons Lane. There is a private lane that makes up the southern boundary which could restrict further sprawl but maybe not in the long term. The eastern boundary is made up of existing settlement and hedgerows creating a moderate boundary. There is existing ribbon development along Whirley Road and the parcel has a significant role in preventing further ribbon development along this road, as well as along Andertons Lane.		of residents included in the parcel. However, there are limited open views of countryside due to nearby settlements creating a limited degree of openness and there are no special beneficial uses for the Green Belt. The parcel still has a significant degree of openness.	number of conservation areas which are located within the 250m buffer mostly on the eastern site of Macclesfield. However, the location of this parcel makes no contribution to this purpose as there are no conservation areas close by.	brownfield urban capacity for potential development, therefore the general area makes a significant degree of contribution to the purpose.	sprawl as it has a significant role in preventing ribbon development along Whirley Road and Andertons Lane. The parcel has a significant degree of openness and therefore makes a significant contribution to safeguarding the countryside from encroachment. The parcel makes no contribution to protecting historic assets and preventing towns from merging but it makes a significant contribution to assisting urban regeneration.	
MF10: Land to the east of Sandy Lane and north of Whirley Lane	Contribution: The parcel already consists of a number of developments within its boundaries. A number of residential houses add to the ribbon development along Sandy Lane to the west and there are also some additional houses to the south along Whirley Road. However, the parcel plays a role in preventing further development along these boundaries. These two boundaries are the only strong boundaries with the east and north sides made up of hedgerows and trees. The parcel is predominantly open land apart from these existing pieces of development.	No Contribution: The parcel does not perform a separation role between towns	Contribution: The parcel is 50% built out with a large area of residential use as well as industrial to the north. The parcel adjoins some development to the south. Due to high levels of vegetation and development there are no long line views and therefore no degree of openness to further countryside.	No Contribution: Macclesfield is a historic town and is mentioned in the Domesday Book. It has a number of conservation areas which are located within the 250m buffer mostly on the eastern site of Macclesfield. However, the location of this parcel makes no contribution to this purpose as there are no conservation areas close by.	Significant contribution: Macclesfield has 4.0% brownfield urban capacity for potential development, therefore the general area makes a significant degree of contribution to the purpose.	The parcel makes a limited contribution to Green Belt purposes given that the level of existing development within the parcel means that it plays a limited role in checking unrestricted sprawl and in safeguarding the countryside from encroachment. It makes no contribution to preventing towns from merging or in preserving the historic setting however it does make a significant contribution to assisting urban regeneration.	Contribution
MF11: Land between Birtles Road and Alderley Road	Significant Contribution: Strong southern boundary made up of Birtles Road with development adjoining this site. The eastern boundary is moderate and adjoins an area of land which has already been development on (Macclesfield Sports Centre). However, these two boundaries are well connected to existing settlements which could contribute to sprawl. The north and west boundaries are bounded by two roads (the B5087 in the north and Sandy Lane in the west), again there is some degree of development adjacent to these	Significant Contribution: The parcel forms a significant role in maintaining the gap between the settlements of Prestbury and Macclesfield. Due to its shape, development within the parcel would help reduce the gap between these two areas and therefore the parcel significantly contributes to the prevention of merging.	Significant Contribution: The existing urbanising influences within the parcel consist of infrastructure associated with playing fields in the north, the rest of the parcel is made up of several plots of farmland and a small farmland development in the south. It is therefore less than 10% built out and in some areas (especially the north) there are open long line views, the parcel therefore supports a significant degree of openness. Due to the playing fields and high quality farmland, the parcel would serve a beneficial use to the Green	Contribution: Macclesfield is a historic town and is mentioned in the Domesday Book. It has a number of conservation areas which are located within the 250m buffer mostly on the eastern site of Macclesfield. There is a listed parish boundary stone within the parcel that would play a slight contribution to preserving the setting of Macclesfield but because the area is already Green Belt and is not within the actual settlement it is only a slight contribution.	Significant contribution: Macclesfield has 4.0% brownfield urban capacity for potential development, therefore the general area makes a significant degree of contribution to the purpose.	This large parcel significant contributions to the protection of sprawl due to the proximity of existing urban influences, the merging of two settlements due to the size and location of the parcel and the encroachment onto countryside because of the long open views the parcel contains and it's amount of open green fields. There is a slight contribution to the protection of historical assets and an overall significant contribution to urban renewal.	Significant Contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
	boundaries therefore this parcel would add a significant contribution to an increase of sprawl into the Green Belt. There is also a potential for ribbon development along the northern and western boundaries.		Belt.				
MF12: Land to the west of Priory Lane	Significant Contribution: The southern and eastern boundaries of this parcel restrict further development as it already adjoins existing development to these areas of the settlement. The western and northern boundaries however are made up of wooded field boundaries so are only moderate boundaries which could be insufficient to contain sprawl in the long term. There is little scope for any further ribbon development along the boundaries but because of the proximity to existing settlements this parcel would play a significant role in preventing development from sprawling into the Green Belt.	No Contribution: The parcel does not play a separation role between towns.	Contribution: The parcel is almost fully developed with Macclesfield Leisure Club, the Fallibroome Academy and other leisure facilities. Therefore it supports a limited degree of openness. However, due to the recreation and sports facilities and community developments, the parcel does provide some beneficial Green Belt uses.	Contribution: Macclesfield is a historic town and is mentioned in the Domesday Book. It has a number of conservation areas which are located within the 250m buffer mostly on the eastern site of Macclesfield. There is a listed building (Upton Hall North) within the parcel that would play a slight contribution to preserving the setting of Macclesfield but because the area is already Green Belt and is not within the actual settlement it is only a slight contribution.	Significant contribution: Macclesfield has 4.0% brownfield urban capacity for potential development, therefore the general area makes a significant degree of contribution to the purpose.	The parcel makes a significant contribution to Green Belt purposes given its role in checking unrestricted sprawl and in assisting in urban regeneration. Given the level of development within the parcel, the parcel has a limited degree of openness however provides some beneficial Green Belt uses particularly providing sports and recreation facilities. The parcel has no contribution to preventing the merging of settlements. It has a limited contribution to protecting heritage assets.	Significant contribution
MF13: Land north of Prestbury Road and west of Upton Wood	Significant Contribution: The parcel is located adjacent to the exiting urban edge of both Macclesfield (south of parcel) and Prestbury (north west of parcel). Moderate to strong boundaries surround the parcel formed by Riverside Park and road boundaries, with existing development both within and around the edge of the parcel. Parcel has a role in limiting the amount of ribbon development, particularly along Prestbury Road, but role is more limited where development already exists along Macclesfield Road.	Major Contribution: Maintains a gap between Macclesfield and Prestbury and has a crucial role in preventing the two settlements merging.	Significant Contribution: Forms an important part of the northern edge of Macclesfield, preventing encroachment which would remove the gap between Macclesfield and Prestbury. There are some urbanising influences within the parcel but the majority is agricultural land.	No contribution: Macclesfield is a historic town and is mentioned in the Domesday Book. It has a number of conservation areas which are located within the 250m buffer mostly on the eastern site of Macclesfield. Prestbury Road Conservation Area is located to the south east of the parcel but it is separated by parcel ref MF15.	Significant contribution: Macclesfield has 4.0% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel makes a major contribution to Green Belt purposes. This parcel is largely agricultural grazing land containing trees, hedgerows, overhead power lines and a Grade II Listed Building. It is bounded by Macclesfield Road, Prestbury Road, the urban extent of Prestbury, the River Bollin and Upton Wood (Ancient Woodland). A footpath crosses the site. It has significant containment with the urban boundary of Macclesfield however it also abuts the boundary of Prestbury and therefore has a major role in preventing the merging of Prestbury with Macclesfield	Major contribution
MF14: Bollin Valley Riverside Park	Contribution: The parcel is detached from the main urban edge and is completely isolated from any form of development. The nature of the boundaries surrounding this	Significant Contribution: A critical component of land separating Macclesfield and Prestbury although given its linear nature and location between the river and railway line it	Significant Contribution: Land forms the Bollin Valley Riverside Park and is completely detached from the urban edge, with no urbanising influences (with the	No contribution: Macclesfield is a historic town and is mentioned in the Domesday Book. It has a number of conservation areas which are located within the 250m	Significant contribution: Macclesfield has 4.0% brownfield urban capacity for potential	The parcel makes a significant contribution to Green Belt purposes. Land forms the Bollin Valley Riverside Park, which includes a number of tracks and footpaths	Significant contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
	parcel means that there is little opportunity for ribbon development to form (railway line to the east, with the River Bollin forming the remaining boundaries).	is an unlikely location for development	exception of the railway line to the east). The parcel has a significant degree of openness due to the open nature of the parcel.	buffer mostly on the eastern site of Macclesfield. Prestbury Road Conservation Area is located to the south west of the parcel but it is separated by parcel ref MF15.	development, therefore the parcel makes a significant degree of contribution to the purpose.	providing access into the countryside. The parcel is detached from the urban edge limiting its role in preventing ribbon development. The parcel plays a significant role in the separation of Tytherington, Macclesfield and Prestbury and also in safeguarding the countryside from encroachment.	
MF15: Land to the north east of Prestbury Road and south east of Upton Wood.	Significant Contribution: The southern and most of the eastern part of this parcel's boundary adjoins existing residential settlements creating strong boundaries that cannot lead to further development outside of this parcel. The western boundary is made up of ancient woodland which is seen as a moderate boundary whereas the River Bollin in the north acts as another strong boundary for this parcel and growth is further restricted here due to this river as well as the railway line further north. There is evidence of ribbon development to the south along the B5087 and the parcel plays a role in preventing further development along this road, however the parcel would greatly add to the sprawl within the Green Belt due to the proximity to existing settlements surrounding it.	Contribution: The parcel forms part of the less essential gap between Macclesfield and Prestbury to the north whereby development of the parcel would not result in the merging of settlements.	Significant contribution: There is a small area of residential properties within the parcel to the west and some urbanising influences adjacent to the north of the parcel. The parcel is well related to the settlement along the south and south western boundaries with open countryside located to the north and north west albeit separated by Upton Wood. Despite this, the parcel itself consists of open fields and still has a significant degree of openness within it.	Major Contribution: Macclesfield is a historic town and is mentioned in the Domesday Book. It has a number of conservation areas which are located within the 250m buffer mostly on the eastern site of Macclesfield. Prestbury Road Conservation Area is located to the south of the parcel adjoining the southern edge of the parcel and the Green Belt boundary.	Significant contribution: Macclesfield has 4.0% brownfield urban capacity for potential development, therefore the general area makes a significant degree of contribution to the purpose.	The parcel makes a significant contribution to Green Belt purposes given its major role in preserving the historic setting of Macclesfield and the Prestbury Road Conservation Area in particular given that it lies adjacent to it. Furthermore, it makes a significant contribution to protecting further urban sprawl and assisting urban regeneration. Despite some limited development within the parcel it retains a significant degree of openness and makes a significant contribution to safeguarding the countryside from encroachment. The parcel makes a limited contribution to preventing towns from merging.	Significant Contribution
MF16: Land to the east of Abbey Road and Westminster Road	Significant Contribution: The southern and western boundaries of this parcel adjoin an existing settlement which would contribute significantly to urban sprawl. However, due to the northern and eastern boundaries being made up of the River Bollin and the railway line, the parcel is restricted to any further growth within the Green Belt. However, the parcel would still sprawl into Green Belt land so plays a significant contribution. There is a chance of further ribbon development to the south and west of the parcel along Westminster	No contribution: The parcel does not play a role in preventing towns from merging.	Contribution: Due to the large wooded area the parcel contains no degree of openness. However, it has several benefits providing access to visual amenities and biodiversity as it is a public park used by dog walkers so development would contribute to beneficial uses.	No Contribution: Macclesfield is a historic town and is mentioned in the Domesday Book. It has a number of conservation areas which are located within the 250m buffer mostly on the eastern site of Macclesfield. However, the location of this parcel makes no contribution to this purpose as there are no conservation areas close by.	Significant contribution: Macclesfield has 4.0% brownfield urban capacity for potential development, therefore the general area makes a significant degree of contribution to the purpose.	The parcel significantly contributes to a number of purposes for the protection of Green Belt which include protection from sprawl and assisting urban regeneration. Due to its lack of openness however, it only makes a limited contribution to preventing encroachment. There are no historical assets nearby and therefore it plays no contribution in preserving Macclesfield's historical value. It does not play a role in preventing towns from merging.	Significant Contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
	Road where there is some ribbon development already. The parcel therefore plays a significant contribution to protecting this area from sprawl.						
MF17: Playing field north of Brynton Road	Contribution: The parcel is well connected to the existing settlement along the north eastern and south eastern boundaries. It is bounded by woodland, trees and hedges around all the boundaries. The parcel plays a limited role in preventing ribbon development and overall has a limited role in checking unrestricted sprawl.	No contribution: The parcel forms part of a green finger extending into the urban area. It therefore does not play a role in preventing towns from merging.	Contribution: There is a limited degree of openness due to the hedgerows that surround the parcel and it adds very little contribution to this purpose.	No Contribution: Macclesfield is a historic town and is mentioned in the Domesday Book. It has a number of conservation areas which are located within the 250m buffer mostly on the eastern site of Macclesfield. However, the location of this parcel makes no contribution to this purpose as there are no conservation areas close by.	Significant contribution: Macclesfield has 4.0% brownfield urban capacity for potential development, therefore the general area makes a significant degree of contribution to the purpose.	The parcel makes a limited contribution to Green Belt purposes. The parcel is well connected to the existing settlement along the north eastern and south eastern boundaries however it has a limited role in preventing ribbon development. Given that it is bound by woodland and hedgerows, it has a limited degree of openness. It therefore plays a limited role in checking unrestricted sprawl and in safeguarding the countryside from encroachment. The parcel acts as a green finger extending into the urban area and therefore does not contribute to preventing towns from merging. It also makes no contribution to preserving Macclesfield's historic setting and character. It does however make a significant contribution to assisting in urban regeneration given Macclesfield's brownfield urban capacity rate.	Contribution
MF18: Land west of railway line and east of River Bollin	Contribution: Well contained parcel, surrounded by the River Bollin to the north, south and west. The remaining boundary is formed by the railway line to the east. The parcel is slightly detached from the urban edge (despite being contained by the urban area) and does not have a role in preventing ribbon development due to the nature of the boundaries.	No Contribution: The parcel forms part of a green finger extending into the urban area. Given the nature of the area, it is an unlikely location for development.	Contribution: The parcel is formed from land used as playing fields. It is free from urbanising influences however it has a limited degree of openness.	No Contribution: Macclesfield is a historic town and is mentioned in the Domesday Book. It has a number of conservation areas which are located within the 250m buffer mostly on the eastern site of Macclesfield. However, the location of this parcel makes no contribution to this purpose as there are no conservation areas close by.	Significant contribution: Macclesfield has 4.0% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel makes a limited contribution to Green Belt purposes. The parcel is located to the north of Macclesfield forming part of the gap between Macclesfield and Tytherington. The land is currently used as playing fields and has a significant degree of openness.. The parcel makes a limited contribution to checking unrestricted sprawl and safeguarding the countryside.	Contribution
MF19: Land west of railway line and east of properties on Farmfield Drive, Clare Drive and Melford Drive	Contribution: Well contained by the urban edge along the north, east and southern boundaries, where the parcel backs onto residential properties and Beech Hall School. The remaining boundary is formed by the railway line. As such there is	No Contribution: The parcel forms part of a green finger extending into the urban area.	Contribution: Located to the south of Tytherington, adjacent to the railway line, the parcel is formed from the Macclesfield Riverside Park. Adjoining residential properties, the parcel is well connected to the urban edge of	No Contribution: Macclesfield is a historic town and is mentioned in the Domesday Book. It has a number of conservation areas which are located within the 250m buffer mostly on the eastern site of Macclesfield. However, the	Significant contribution: Macclesfield has 4.0% brownfield urban capacity for potential development, therefore the parcel makes a	The parcel makes a limited contribution to Green Belt purposes. The parcel is formed from the Macclesfield Riverside Park, and is located to the south of Tytherington, adjacent to the railway line to the west and the urban edge to the north,	Contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
	a limited role in preventing ribbon development, although the parcel does prevent further development along several cul-de-sac locations which adjoin the parcel.		Tytherington. Although it is free from urbanising influences, its location contained within the urban area does affect the sense of openness.	location of this parcel makes no contribution to this purpose as there are no conservation areas close by.	significant degree of contribution to the purpose.	south and east. The parcel prevents the southwards encroachment of the residential area, although this would be checked by the railway line and therefore it only has a limited contribution in this.	
MF20: Tytherington Wood	Contribution: Limited opportunity for ribbon development, due to strong boundaries formed by residential development backing onto the parcel along both the northern and southern boundaries. The Remaining boundaries are formed by a road (Dorchester Way), and the railway line, with part of the northern boundary adjoining a golf course.	Contribution: Well contained by the urban edge and the railway line which forms the western boundary, the parcel does not have a significant role in separating Macclesfield and Prestbury.	Contribution: The parcel forms Tytherington Wood which is designated as Ancient Woodland, and has the River Bollin running through the middle of the parcel and a number of public footpaths around the periphery. The land is free from urbanising influences but is well connected to the urban edge. As development surrounds the parcel, the role in preventing encroachment is minimal.	No Contribution: Macclesfield is a historic town and is mentioned in the Domesday Book. It has a number of conservation areas which are located within the 250m buffer mostly on the eastern site of Macclesfield. However, the location of this parcel makes no contribution to this purpose as there are no conservation areas close by.	Significant contribution: Macclesfield has 4.0% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel makes a limited contribution to Green Belt purposes. Formed from Tytherington Wood, the land is Ancient Woodland. The parcel is well contained by the urban edge, limiting its role in preventing sprawl and encroachment and the parcel does not form a fundamental part of the gap between Macclesfield and Prestbury.	Contribution
MF21: Land north of West Tytherington (golf course)	Major Contribution: The railway line to the west and the A538 to the east act as strong boundaries for the parcel that restricts any further development in these directions. The northern boundary is formed by protected woodland and protected lines of trees. The southern boundary is made up of dwellings and gardens which are located within the existing settlement to the south. It is this settlement as well as the risk of northern sprawl into open Green Belt land that would make this parcel act as a major contributor to protecting from urban sprawl within the Green Belt.	Major Contribution: The gap between the settlements of Macclesfield and Prestbury would be narrowed greatly and the parcel forms a largely essential gap between these settlements considering the moderate boundary of trees in the north which could be encroached. There wouldn't be any merging to the west however due to the railway line. The parcel plays a major role in maintaining the gap between these settlements.	Major Contribution: The parcel is used mostly as a golf course and leisure facility and adjoins existing settlements in the south. Due to the use of a golf course on the parcel and a number of tree lines there isn't a major degree of openness but there are still some open line views across the site, specifically to the north. However, the parcel serves a beneficial use of the Green Belt which should be safeguarded due to recreation and outdoor sport opportunities.	No Contribution: Macclesfield is a historic town and is mentioned in the Domesday Book. It has a number of conservation areas which are located within the 250m buffer mostly on the eastern site of Macclesfield. However, the location of this parcel makes no contribution to this purpose as there are no conservation areas close by.	Significant contribution: Macclesfield has 4.0% brownfield urban capacity for potential development, therefore the general area makes a significant degree of contribution to the purpose.	Due to the moderate boundary to the north of the site in addition to the proximity of the parcel to existing settlements the parcel plays a major role in protecting several purposes of the Green Belt. These include sprawl, merging of neighbourhoods and encroachment into the countryside. The fact that the existing use is also a golf course and is used for recreational use by many people is also a contributor to keeping this parcel protected from development.	Major Contribution
MF22: Triangle of land between Dumbah Lane, Tytherington Lane and Manchester Road	Significant Contribution: This triangular plot of land is contained by Tytherington Lane (B509), Manchester Road, (A538) and Dumbah Lane. The site is largely separated from the existing urban edge. Although some ribbon development has established along Tytherington Lane, this are of land does serve a very important role in preventing further unchecked sprawl and ribbon development	Major Contribution: Plays an important role in preventing the settlement of Prestbury and Macclesfield from merging.	Significant Contribution: Land uses are predominantly agricultural and rural in character. Urban influences are confined to the east of the site adjacent to an existing urban area of Macclesfield. The wider part of this parcel of land offers a strong sense of openness. This parcel does play a role in preventing further urban encroachment into the countryside.	No Contribution: Macclesfield is a historic town and is mentioned in the Domesday Book. It has a number of conservation areas which are located within the 250m buffer mostly on the eastern site of Macclesfield. However, the location of this parcel makes no contribution to this purpose as there are no conservation areas close by.	Significant contribution: Macclesfield has 4.0% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel makes a major contribution to Green Belt purposes. This area of land contains some residential dwellings however is largely made up of relatively flat fields with clusters of mature trees. Only a small part of the site abuts the settlement boundary surrounding uses include, residential, Tytherington Golf Club, Tytherington Industrial Estate. This site forms part of a narrow gap	Major contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
	particularly along Manchester Road and Dumbah Lane.					between the settlements of Macclesfield and Prestbury and therefore serves a major separation function as well as a significant contribution to the prevention of ribbon development and urban encroachment.	
MF23: Land between Tytherington Lane and Tytherington Business Park	Contribution: This small parcel is strongly contained by Tytherington Lane (B5090) and Tytherington Business Park. Ribbon development has already established along Tytherington Lane and this parcel offers little contribution in preventing further urban sprawl.	Contribution: This site is complimentary to parcel MF22 in preventing Macclesfield and Prestbury from merging. However given the amount of development already within this area of land, openness in this parcel is already significantly compromised.	Contribution: Compromising a mix of residential properties, the character of this area of land is primarily one of a leafy rural/urban fringe. Surrounded by Tytherington Business Park this site is closely related to the existing settlement and overlooks open countryside on the adjacent side of Tytherington Lane. Bringing this site out of the Green Belt could round up the existing settlement pattern.	No Contribution: Macclesfield is a historic town and is mentioned in the Domesday Book. It has a number of conservation areas which are located within the 250m buffer mostly on the eastern site of Macclesfield. However, the location of this parcel makes no contribution to this purpose as there are no conservation areas close by.	Significant contribution: Macclesfield has 4.0% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel makes a limited contribution to Green Belt purposes. The boundaries of this small site are strong and the openness has already been compromised due to the level of development present and the area is now effectively residential in nature. The parcel contains a number of mature trees and a Grade II Listed Building. This site is surrounded by Tytherington Business park and the existing settlement boundary, this parcel therefore offers a limited contribution to checking unrestricted sprawl and safeguarding the countryside.	Contribution
MF24: Land between Dumbah Lane and The Silk Road	Significant Contribution: The parcel is bounded on all sides by roads and lanes which would prevent further development in each direction. However, due to the proximity of existing settlements the parcel would play a significant contribution to the sprawl into Green Belt land, especially into the north where there are large amounts of open land. There is large amounts of evidence of ribbon development along Dumbah Lane to the south west and London Road in the north so the parcel would play a role in preventing further development along these two roads but further development would not round the existing settlement off well and would promote further sprawl. Although further development is restricted by the strong boundaries, the parcel would play a crucial role in protecting land to prevent sprawl into the north of the Green Belt.	Significant Contribution: The parcel forms an essential gap between Macclesfield and Prestbury and development would lead to the settlements merging. However, ribbon development has already spread almost along the entire length of Dumbah Lane between Tytherington Business Park and Prestbury, reducing the effectiveness of the parcel in maintaining this purpose. The parcel also forms part of a less essential gap between Prestbury and Bollington.	Contribution: The parcel consists of residential properties and open farmland. Due to the developments as well as trees within the parcel, there is a limited degree of openness with no long line views. The parcel therefore only adds a limited contribution to safeguarding greenbelt land.	No Contribution: Macclesfield is a historic town and is mentioned in the Domesday Book. It has a number of conservation areas which are located within the 250m buffer mostly on the eastern site of Macclesfield. However, the location of this parcel makes no contribution to this purpose as there are no conservation areas close by.	Significant contribution: Macclesfield has 4.0% brownfield urban capacity for potential development, therefore the general area makes a significant degree of contribution to the purpose.	The parcel plays a significant contribution in terms of protecting land from sprawl and the merging of settlements. Due to the strong boundaries however the parcel only plays a limited contribution to safeguarding land from further encroachment into the countryside. The parcel plays no contribution in preserving the special historical features of Macclesfield because of its location and the fact there are no historical assets close by.	Significant Contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
MF25: Small parcel of land north of Tytherington Business Park	Contribution: A very small parcel of land contained by the roundabout junction where the Tytherington lane and Silk Road meet and Tytherington Business Park. This site consists of Ball Lane, three residential properties and a cluster of mature trees. Located at the tip of the Business Park and settlement boundary this site offers very little in preventing ribbon development.	Contribution: The parcel forms a less essential gap between the settlements of Macclesfield and Bollington. Given the size of the parcel and the existing development within it, the parcel's contribution to the purpose is relatively limited.	Contribution: The position of this parcel adjacent to Macclesfield urban edge and the size of the parcel restrict this parcels contribution. There is a limited degree of openness due to development bounding the parcel.	No Contribution: Macclesfield is a historic town and is mentioned in the Domesday Book. It has a number of conservation areas which are located within the 250m buffer mostly on the eastern site of Macclesfield. However, the location of this parcel makes no contribution to this purpose as there are no conservation areas close by.	Significant contribution: Macclesfield has 4.0% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel makes a limited contribution to Green Belt purposes. This parcel has strong boundaries, however due to its relationship to the existing settlement boundary and the road junction, the parcel has limited contribution to preventing sprawl. The parcel has a limited degree of openness.	Contribution
MF26: Land between the Silk Road, Clarke Lane and the Middlewood Way	Significant Contribution: Triangular plot of land well contained by the Silk Road, Clarke Lane, Middlewood Way (former railway line now a public footpath in cutting for the majority of the boundary). This site is surrounded by strong boundaries, particularly the Silk Road which creates a strong physical boundary preventing urban sprawl. It is however, largely detached from the urban area and across the Silk Road which currently forms a very strong boundary.	Major Contribution: Removal of this parcel would dramatically reduce the openness and leave a very narrow gap between settlements. Therefore the parcel forms an essential gap between Macclesfield and Bollington.	Significant Contribution: Located to the north of Macclesfield this site is adjacent to part of the Tytherington Business Park and the Hurdsfield Industrial Estate. With the exception of a very small group of properties to the north east of the site this parcel of land consists mainly of open agricultural land, which provides a strong sense of openness.	Contribution: Macclesfield is a historic town and is mentioned in the Domesday Book. It has a number of conservation areas which are located within the 250m buffer mostly on the eastern site of Macclesfield. The Macclesfield Canal Conservation Area is adjacent to the eastern boundary but does not sit within the parcel so it only plays a slight contribution to protecting historic assets.	Significant contribution: Macclesfield has 4.0% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel makes a major contribution to Green Belt purposes. This parcel of land is characterised by undulating agricultural grazing land and a small peppering of residential properties. Predominantly rural in character this parcel plays an important function in retaining an open gap between Macclesfield and Bollington. If this physical barrier were crossed, the existing small gap between Macclesfield and Bollington would become very vulnerable. The parcel therefore has a major contribution in preventing Bollington and Macclesfield from merging.	Major contribution
MF27: Narrow strip of land north of Hurdsfield Industrial Estate between the Middlewood Way and Macclesfield Canal running up to Clarke Lane.	Contribution: A very narrow strip of land bound by Macclesfield Canal, Middle wood Way (former railway line now a public footpath in cutting for the majority of the boundary), Clarke Lane, and Hurdsfield Industrial Estate. Whilst the parcel is adjacent to a small tip of the Macclesfield settlement boundary, it is well screened due to the siting of mature trees and therefore feels separated from the urban edge. Clarke Lane provides a reasonable boundary. Given the physical shape of this parcel, and its separation from the urban edge, the scope for and prevention against ribbon development /unchecked urban sprawl is limited.	Major Contribution: Complimentary to MF26 this parcel of land forms the gap between Bollington and Macclesfield. The removal of this parcel would significantly reduce the gap between settlements.	Significant Contribution: This site is rural in character and contained by strong boundaries to the east and west. There are no urbanising influences present within this site and therefore positioned on tip of the urban edge serves an important role in preventing encroachment into the open countryside.	Major contribution: Macclesfield is a historic town and is mentioned in the Domesday Book. It has a number of conservation areas which are located within the 250m buffer. The Macclesfield Canal Conservation Area encompasses the whole of the parcel thus the parcel makes a major contribution to protecting historic assets.	Significant contribution: Macclesfield has 4.0% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel makes a major contribution to Green Belt purposes. This parcel of land is surrounded by relatively strong boundaries. There is no existing development within this area of land therefore the land appears rural and open in character. The site forms a major separation function and plays a significant role in preventing the spread of Macclesfield out into the open countryside. Given that a Conservation Area completely encompasses the parcel, the parcel plays a major contribution in preserving Macclesfield's historic setting and character.	Major contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
MF28: Land to the east of Macclesfield Canal and south of Clarke Lane	Significant contribution: Bounded by the Macclesfield Canal to the west, a private lane to the south and east and Clarke Lane to the north, this parcel has moderate to strong boundaries preventing further development around it for the short term (growth could take place to the east and the north due to the moderate boundaries made up of lanes). The parcel plays a significant contribution in preventing further sprawl into the Green Belt.	Significant contribution: The parcel forms a largely essential gap between the settlements of Macclesfield and Bollington. A reduction in the gap between these settlements could lead to merging.	Significant Contribution: The parcel is used for farmland and there aren't any developments within the land apart from a small farm development. There are open long line views from within the parcel and low levels of vegetation which creates a significant degree of openness. The parcel provides access to the countryside with a public footpath running across the site and supports visual amenity as well as biodiversity.	Significant Contribution: Macclesfield is a historic town and is mentioned in the Domesday Book. It has a number of conservation areas which are located within the 250m buffer mostly on the eastern site of Macclesfield. The Macclesfield Canal Conservation Area is adjacent to the western boundary of the parcel and therefore the parcel plays a significant contribution to protecting historic assets.	Significant contribution: Macclesfield has 4.0% brownfield urban capacity for potential development, therefore the general area makes a significant degree of contribution to the purpose.	The parcel has a significant contribution to the Green Belt. The parcel has a significant contribution to preventing urban sprawl, preventing merging and a significant degree of openness. The parcel has a significant contribution to preserving the historic setting given the Macclesfield Canal Conservation Area is adjacent to the western boundary.	Significant contribution
MF29: Land to the east of Macclesfield Canal, south of Moat Hall Farm and north of Shoresclough Brook	Significant Contribution: The western boundary of the parcel is strong as it is bounded by Macclesfield Canal, the northern and eastern boundaries are only moderate with private lanes making up these boundaries which could enable further growth and sprawl. The southern boundary is made up of wooded land, roughly four trees deep. Although the west boundary is strong and prevents connection to existing industrial land the parcel is very large and would play a significant contribution to the prevention of sprawl of the Green Belt.	Contribution: The parcel is located between the settlements of Rainow and Macclesfield but would not lead to actual merging of settlements and gaps are a lot narrower in other locations. The parcel forms a less essential gap overall.	Significant Contribution: The parcel consists of open fields detached from any development or urbanising influences. It is built out less than 10% and has a number of open long line views across the countryside therefore is a significant to major degree of openness. There are a number of public footpaths running through the parcel which is identified as providing access to the countryside and supporting visual amenity and biodiversity due to its size.	Significant Contribution: Macclesfield is a historic town and is mentioned in the Domesday Book. It has a number of conservation areas which are located within the 250m buffer mostly on the eastern site of Macclesfield. The Macclesfield Canal Conservation Area is adjacent to the western boundary of the parcel and therefore the parcel plays a significant contribution to protecting historic assets. There are also a number of listed buildings to the south of the parcel.	Significant contribution: Macclesfield has 4.0% brownfield urban capacity for potential development, therefore the general area makes a significant degree of contribution to the purpose.	Due to the significant contribution this parcel has on protecting the sprawl of development, the encroachment onto countryside and urban renewal, the overall purpose of the parcel is significant contribution. The parcel has a significant contribution to preserving the historic setting given the Macclesfield Canal Conservation Area is adjacent to the western boundary.	Significant Contribution
MF30: Land to the east of Macclesfield Canal, between Shoresclough Brook and Rainow Road	Significant Contribution: The parcel holds strong boundaries to the south (Rainow Road), east (residential developments) and west (Macclesfield Canal) of the site. The north boundary consists of a moderate boundary as it is formed of Shoresclough Brook which is partly open in addition to a small wooded area. This boundary could result in further growth within the Green Belt. As well as the potential northern growth, the parcel is located very close to the settlement in the south and includes a large region of	Contribution: The parcel is located between the settlements of Rainow and Macclesfield but would not lead to actual merging of settlements and gaps are a lot narrower in other locations. The parcel forms a less essential gap overall.	Contribution: There are a number of residential developments along the south and east boundaries; the rest of the parcel is farmland and woodland. There are a number of trees and hedgerows within the parcel and the north boundary consists of a large wooded area which results in a limited degree of openness especially with the south and west views overlooking residential development.	Major Contribution: Macclesfield is a historic town and is mentioned in the Domesday Book. It has a number of conservation areas which are located within the 250m buffer mostly on the eastern site of Macclesfield. The Macclesfield Canal Conservation Area is adjacent to the western boundary and the Higher Hurdsfield Conservation Area is within the east of the parcel in addition to some listed buildings along the south and north boundaries.	Significant contribution: Macclesfield has 4.0% brownfield urban capacity for potential development, therefore the general area makes a significant degree of contribution to the purpose.	The parcel makes a significant contribution to Green Belt purposes as it significantly protects from urban sprawl and is located within Higher Hurdsfield Conservation Area and adjacent to the Macclesfield Canal Conservation Area thus making a major contribution to preserving Macclesfield's historic setting. The parcel makes a limited contribution to preventing the merging of settlements and in safeguarding countryside from encroachment due to strong boundaries	Significant Contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
	ribbon development along Rainow Road although that means that further ribbon development could be prevented. Due to the location of the site, the proximity to settlements and the weak northern boundary, this parcel would significantly contribute to the protection of sprawl in Green Belt.						
MF31: Land east of Macclesfield between Rainow Road, Buxton New Road and Cliff Lane	Major Contribution: A very large parcel with an irregular shape that has several boundaries. The main northern boundary is made up of Rainow Road and Cliff Lane, which are moderate boundaries with some ribbon development. The western boundary only moderate due to it being comprised of fairly prominent topography and a semi-open boundary with trees running along the western edge, there are a number of gaps which could promote further growth in the far western side of the land. The southern boundary backs onto existing ribbon development along Ecton Avenue and also includes a number of developments including Homestead Farm. The eastern boundary is similar to the western boundary in the fact that there isn't a strong boundary that makes up the parcel. The proximity of the parcel to existing development in the north and south in addition to the weak boundaries make this parcel a major contributor to protecting from sprawl into the Green Belt.	No contribution: The parcel does not play a role in preventing towns from merging.	Major Contribution: The parcel is very large and is made up mostly of farmland with a small number of developments in the south of the parcel. The built form is less than 10% and there are a number of open long line views across the parcel, with low vegetation there is a major degree of openness. The parcel serves a beneficial use of the Green Belt to retain landscapes and visual amenity.	Major Contribution: Macclesfield is a historic town and is mentioned in the Domesday Book. It has a number of conservation areas which are located within the 250m buffer mostly on the eastern site of Macclesfield. The Higher Hurdsfield Conservation Area encompasses part of the northern section of the parcel.	Significant contribution: Macclesfield has 4.0% brownfield urban capacity for potential development, therefore the general area makes a significant degree of contribution to the purpose.	The parcel plays a major contribution to protecting the Green Belt. It makes a major contribution in checking unrestricted sprawl, safeguarding the countryside from encroachment, and preserving the historic setting of Macclesfield due to the Higher Hurdsfield Conservation Area which encompasses part of the parcel. The parcel makes a significant contribution in assisting urban regeneration however makes no contribution to preventing towns from merging.	Major Contribution
MF32: Land to the east of Higher Fence Road, north of the reservoirs	Significant Contribution: The northern boundary is seen to be quite moderate in strength due to a weak line of trees and the housing development and gardens that this boundary encroaches on. Higher Fence Road acts as a boundary to the west. The southern boundary consists of a small road (Whitney Croft) and the reservoirs. The	No contribution: The parcel makes no contribution to preventing towns from merging.	Significant Contribution: A small residential development lies to the south but most of the land is grassland with two reservoirs also at the south which enhances biodiversity. The parcel adjoins residential development to the north but in other directions there is a close relationship to the countryside. Although there is	No Contribution: Macclesfield is a historic town and is mentioned in the Domesday Book. It has a number of conservation areas which are located within the 250m buffer mostly on the eastern site of Macclesfield. However, the location of this parcel makes no contribution to this purpose as there are no conservation areas	Significant contribution: Macclesfield has 4.0% brownfield urban capacity for potential development, therefore the general area makes a significant degree of contribution to the purpose.	The proximity of existing settlements to this parcel could impact on the merging of settlements and unrestricted sprawl. The openness of the countryside could be at risk and the parcel plays a contribution in protecting these purposes.	Significant Contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
	eastern boundary is moderate as it is moderately lined with trees and a stone wall boundary. This parcel could protect from the increase of sprawl within the south and the east of the Green Belt.		vegetation within the parcel there are long line views across the site to the east and south which contribute to a significant degree of openness.	close by.			
MF33: Land between Higher Fence Road and Macclesfield Canal, north of Higherfence Farm	Contribution: The western boundary is created by the Macclesfield Canal which prevents further development in this direction. However, the southern boundary is formed by existing development at Higherfence Farm and might not prevent development encroaching. The northern and eastern boundary is made up by Higher Fence Road which splits this parcel from open land in addition to existing residential the parcel would play a limited contribution to sprawl into Green Belt.	No contribution: The parcel has no contribution to the prevention of merging as there are no other settlements located near the parcel.	Contribution: The parcel is small and is well connected to the urban settlement and has a limited degree of openness or beneficial uses.	Significant Contribution: Macclesfield is a historic town and is mentioned in the Domesday Book. It has a number of conservation areas which are located within the 250m buffer mostly on the eastern site of Macclesfield. The Macclesfield Canal Conservation Area is adjacent to the western boundary and therefore the parcel plays a significant contribution in protecting historic assets.	Significant contribution: Macclesfield has 4.0% brownfield urban capacity for potential development, therefore the general area makes a significant degree of contribution to the purpose.	The parcel plays a significant contribution to the purposes of the Green Belt due to its role in assisting urban regeneration and in preserving the historic setting of Macclesfield given that the western boundary of the parcel lies adjacent to the Macclesfield Canal Conservation Area. Due to the size of the parcel and the limited degree of openness, the parcel plays a limited role in preventing urban sprawl and in safeguarding the countryside from encroachment. The parcel provides an opportunity to round off development and does not contribute to the prevention of merging settlements.	Significant Contribution
MF34: Land between Macclesfield Canal, Barracks Lane and Higher Fence Road	Significant Contribution: Strong boundaries to the west (Macclesfield Canal), south (Buxton Road and Barracks Lane) and east (Higher Fence Road) prevent further development in these directions. The northern boundary is made up of an existing farm development. There is a small amount of ribbon development along Barracks Lane that could prevent further development along this road in the future. The parcel plays a significant contribution to sprawl because of the proximity to the southern settlement meaning it is already well connected. However, this parcel does not play a major contribution because of the strong boundaries preventing further sprawl into the Green Belt. In addition, development already exists within the parcel.	No contribution: The parcel does not play a role in preventing towns from merging.	Contribution: The south area of the parcel already has a large amount of urban development built out within this area and due to this, and the vegetation around the parcels, there is a limited degree of openness.	Significant Contribution: Macclesfield is a historic town and is mentioned in the Domesday Book. It has a number of conservation areas which are located within the 250m buffer mostly on the eastern site of Macclesfield. The Macclesfield Canal Conservation Area is adjacent to the western boundary and therefore the parcel plays a significant role in protecting historic assets.	Significant contribution: Macclesfield has 4.0% brownfield urban capacity for potential development, therefore the general area makes a significant degree of contribution to the purpose.	The parcel makes a significant contribution to Green Belt purposes. Given that the parcel is well connected to the settlement, the parcel plays a significant role in preventing urban sprawl. It makes a significant contribution to assisting urban regeneration and in preserving the historic setting given that the western boundary adjoins the Macclesfield Canal Conservation Area. The parcel does not contribute to preventing the merging of settlements.	Significant Contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
MF35: Land between Fence Avenue and the Macclesfield Canal	Contribution: Sited directly adjacent to Macclesfield's urban edge and the Macclesfield canal this parcel is very well contained by the urban area and the canal. There is limited scope for ribbon development to form. Given this parcel of land's close proximity to the urban edge and high degree of containment within the urban area, development here would not be isolated and could assist in rounding off the existing settlement pattern.	No Contribution: Part of the wider Green Belt but does not form a separation function in terms of preventing settlements from merging.	Significant contribution: This parcel is characterised by playing fields and undulating agricultural land. Apart from the buildings of King's School, there are limited urbanising influences within the parcel. However, the views of the surrounding urban area do have the effect of reducing the sense of openness in places. Despite these influences there is still a significant degree of openness.	Significant Contribution: Macclesfield is a historic town and is mentioned in the Domesday Book. It has a number of conservation areas which are located within the 250m buffer mostly on the eastern site of Macclesfield. The Buxton Road Conservation Area is adjacent to the western boundary and the Macclesfield Canal Conservation Area forms the eastern boundary of the parcel thus the parcel makes a significant contribution to protecting historic assets.	Significant contribution: Macclesfield has 4.0% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel makes a significant contribution to Green Belt purposes. This parcel consists largely of playing fields associated with Kings School, agricultural land and a weir. Macclesfield Canal and the settlement boundary border this parcel. Given the parcel borders the Buxton Road Conservation Area and the Macclesfield Canal Conservation Area, the parcel makes a significant contribution to preserving Macclesfield's historic setting. The parcel makes no contribution to preventing towns from merging. Although the parcel is well connected to the urban settlement there is a significant degree of openness and it therefore has a significant role in safeguarding the countryside from encroachment.	Significant contribution
MF36: Land between Higher Fence Road and Lark Hall Crescent south of the reservoirs.	Significant Contribution: The parcel is bounded by development around the eastern, southern and western boundaries which are considered to be strong. The eastern boundary is adjacent to housing developments along Lark Hall Crescent, where the southern boundary is made up of further residential development in addition to Cottage Lane and sporadic trees and bushes. Higher Fence Road creates the western boundary and again is seen as a strong boundary which prevents further growth. The northern boundary is strong due to the reservoir. Given the parcel's connections to the existing settlement, the parcel plays a significant role in checking unrestricted sprawl.	No contribution: The parcel has no contribution to this purpose of the Green Belt due to the lack of other settlements located near the parcel.	Contribution: There is a close relationship with existing settlements to the south and the east of the parcel. There is limited openness within the land due to lack of long line views and existing development overlooking the parcel.	No Contribution: Macclesfield is a historic town and is mentioned in the Domesday Book. It has a number of conservation areas which are located within the 250m buffer mostly on the eastern site of Macclesfield. However, the location of this parcel makes no contribution to this purpose as there are no conservation areas close by.	Significant contribution: Macclesfield has 4.0% brownfield urban capacity for potential development, therefore the general area makes a significant degree of contribution to the purpose.	The parcel makes a significant contribution to Green Belt purposes given that it is well connected to the settlement and plays a significant role in checking unrestricted sprawl. The parcel makes a significant contribution to assisting urban regeneration. There is already some development within the parcel and adjacent to it thus the parcel has a limited degree of openness.	Significant contribution
MF37: Land to the east of Cottage Lane, south of Lark Hall	Contribution: This parcel is small and has already been developed on. The majority of boundaries are strong, consisting of main roads on the west, southern and eastern side of the parcel. However, the northern boundary is considered	No contribution: The parcel has no contribution to this purpose of the Green Belt due to the lack of other settlements located near the parcel.	Contribution: Most of the parcel has already been developed. Due to this development and the wooded area in the north and east the lack of openness is limited and therefore has a limited contribution to the	No Contribution: Macclesfield is a historic town and is mentioned in the Domesday Book. It has a number of conservation areas which are located within the 250m buffer mostly on the eastern site of Macclesfield. However, the	Significant contribution: Macclesfield has 4.0% brownfield urban capacity for potential development, therefore the general area makes	The parcel has a limited contribution to the Green Belt. The parcel has a limited contribution to the prevention of urban sprawl and to safeguarding the countryside from encroachment. The parcel is a small area of land and has a limited degree of openness with	Contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
	weaker and consists of a small development and a boundary of a wooded area and trees and is classed as moderate. As the parcel has already been developed on with some ribboning on the southern and eastern boundary, further development could be prevented in the future. The small size of the parcel also prevents this land from being a major contribution to sprawl into the Green Belt.		Green Belt.	location of this parcel makes no contribution to this purpose as there are no conservation areas close by.	a significant degree of contribution to the purpose.	no contribution to the prevention of merging and to preserving the historic setting.	
MF38: Triangular piece of land between Buxton Road, Buxton Old Road and Eddisbury Lane	Significant Contribution: Whilst some ribbon development has taken place along Buxton Old Road, the parcel has played an important role in preventing further ribbon development and sprawl along Buxton Road. The eastern boundary (Eddisbury Lane) is in part a private track and may not be particularly strong in preventing further encroachment longer-term. Although physically adjacent to the Macclesfield urban area, the topography, tree cover and orientation of adjacent dwellings away from the parcel means that it feels detached from the urban area.	No Contribution: Part of the wider Green Belt but this parcel does not make a contribution to any strategic gap between Macclesfield and other settlements	Significant Contribution: Whilst urbanising influences exist predominantly adjacent to Buxton Old Road, the remainder of the site is free of development and is therefore open and rural in character consisting of agricultural land, bounded by mature trees.	No Contribution: Macclesfield is a historic town and is mentioned in the Domesday Book. It has a number of conservation areas which are located within the 250m buffer however the location of this parcel makes no contribution to this purpose as there are no conservation areas close by.	Significant contribution: Macclesfield has 4.0% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel makes a significant contribution to Green Belt purposes. The topography of this site rises to the east. This parcel abuts Macclesfield urban boundary along Buxton Road, however this site remains relatively rural in character. Adjacent uses include agricultural land, Macclesfield Common and residential properties. This parcel performs a significant role in preventing urban sprawl and ribbon development.	Significant contribution
MF39: Land to the north of Buxton Old Road and east of Eddisbury Lane	Significant contribution: The parcel adjoins some small areas of development at the south west tip of the parcel. However, this is not part of the larger settlement and is seen as ribboning along Buxton Old Road which could prevent further development along this road. Strong boundaries consisting of roads make up the south and west boundary. A large row of trees is also located along the west edge of the parcel reinforcing the strong boundary. However, the north boundary is not so strong consisting of prominent topography plus a small stone wall and a private lane leading to a house on the east boundary.	No contribution: The parcel has no contribution to this purpose of the Green Belt due to the lack of other settlements located near the parcel.	Significant Contribution: The land is used for mostly farming although there is a small settlement included within the parcel in the south east and another one in the south west. The south west also adjoins some residential development but only slightly. The parcel is less than 10% built out and due to the low vegetation has a significant degree of openness and would assist in safeguarding the countryside.	Contribution: Macclesfield is a historic town and is mentioned in the Domesday Book. It has a number of conservation areas which are located within the 250m buffer mostly on the eastern site of Macclesfield. There is a listed building within the parcel that would play a slight contribution to preserving the setting of Macclesfield but because the area is already Green Belt and is not within the actual settlement it is only a slight contribution.	Significant contribution: Macclesfield has 4.0% brownfield urban capacity for potential development, therefore the general area makes a significant degree of contribution to the purpose.	Overall the parcel has a significant contribution to the Green Belt. The parcel has a significant contribution to the prevention of urban sprawl and to safeguarding the countryside. The parcel has significant degree of openness due to the farmland that comprises the parcel. The parcel contributes to protecting Macclesfield's historical value and there is a significant contribution played in general to Macclesfield's urban renewal.	Significant contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
MF40: Land between Blakelow Road and Leadbeaters Reservoir	Significant Contribution: Strong boundaries surround this parcel with Blakelow Road making the east and southern boundary. The northern boundary is predominantly made up of the back of an existing settlement with the west boundary also touching on an existing settlement in addition to a small hedgerow. These boundaries prevent further sprawl into the Green Belt but because of the location of the parcel to existing settlements, sprawl would be likely if this parcel was released from Green Belt. There is considerable existing ribbon development along Blakelow Road (the southern boundary) thus the parcel plays a significant role in preventing further ribbon development along this boundary.	No contribution: As the parcel is seen to be within an existing settlement it makes no contribution to maintaining the gap between neighbouring settlements.	Contribution: Development surrounds the parcel and although the land is quite open, the views are not of countryside but of the existing development around. The parcel also contains some residential development to the north. Although the reservoir may add some ecological and biodiversity value to the parcel, it would not contribute greatly to the safeguarding of the Green Belt.	No Contribution: Macclesfield is a historic town and is mentioned in the Domesday Book. It has a number of conservation areas which are located within the 250m buffer mostly on the eastern site of Macclesfield. However, the location of this parcel makes no contribution to this purpose as there are no conservation areas close by.	Significant contribution: Macclesfield has 4.0% brownfield urban capacity for potential development, therefore the general area makes a significant degree of contribution to the purpose.	The parcel plays a significant contribution to protecting the Green Belt due to its location and relationship with the existing settlement. The parcel has a significant contribution to preventing urban sprawl given its role in preventing further ribbon development along Blakelow Road. The parcel has a limited degree of openness given the surrounding levels of development and thus plays a limited role in safeguarding the countryside from encroachment. The parcel makes no contribution to preventing towns from merging or in reserving the historic setting of Macclesfield.	Significant contribution
MF41: Land between Macclesfield Canal and Leadbeaters Reservoir	Contribution: All boundaries apart from the eastern boundary adjoin an existing settlement and Macclesfield Canal (western boundary). The eastern boundary is considered to be strong in terms of strength and therefore could discourage further development growth into this direction of Green Belt. The parcel contributes to protecting from urban sprawl as it is located very closely to existing settlements and a continuation of development would affect Green Belt land but could round off development well.	No contribution: The parcel has no contribution to this purpose of the Green Belt due to the lack of other settlements located near the parcel.	Contribution: The parcel has no long line views and no degree of openness and therefore does not protect the Green Belt from encroachment into the Green Belt. Although, some of the land use is for allotments which provide opportunities for recreation and enhance the biodiversity of the parcel.	Significant Contribution: Macclesfield is a historic town and is mentioned in the Domesday Book. It has a number of conservation areas which are located within the 250m buffer mostly on the eastern site of Macclesfield. The Macclesfield Canal Conservation Area is adjacent to the western boundary thus the parcel makes a significant contribution to protecting historic assets.	Significant contribution: Macclesfield has 4.0% brownfield urban capacity for potential development, therefore the general area makes a significant degree of contribution to the purpose.	The parcel makes a significant contribution to the Green Belt as it makes a significant contribution to assisting urban regeneration and in preserving the historic setting of Macclesfield. The parcel is close to existing development and is almost surrounded by the settlement therefore would not detrimentally impact the Green Belt if it were to be developed. Due to the strong eastern boundary the parcel could round off the settlement well and only plays a small contribution to protecting Green Belt. The parcel has a limited degree of openness.	Significant Contribution
MF42: Small area of land bounded by Stoneyfold Lane, Langden Lane, Blakelow Road and Buxton Old Road.	Contribution: This area of land is not directly adjacent to the Macclesfield urban area although it is connected via ribbon development along Buxton Old Road. Existing development covers the majority of the parcel.	No Contribution: Part of the wider Green Belt but this parcel does not make a contribution to any strategic gap between Macclesfield and other settlements	Contribution: This area of land has already been subject to urban encroachment with residential properties, and therefore has a significant number of urbanising influences.	No Contribution: Macclesfield is a historic town and is mentioned in the Domesday Book. It has a number of conservation areas which are located within the 250m buffer however the location of this parcel makes no contribution to this purpose as there are no conservation areas close by.	Significant contribution: Macclesfield has 4.0% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel makes a limited contribution to Green Belt purposes. This is a relatively small parcel of land contained by a network of road this site has relatively strong boundaries which consists largely of residential properties and agriculture land. Urbanising influences already exist in much of this site, as a significant proportion of it is already developed which limits its	Contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
						contribution to protecting the openness of the Green Belt.	
MF43: Small area of land east of Longden Lane and south of Buxton Old Road	Significant Contribution: Consisting largely of agricultural land this parcel is contained by Buxton Old Road, Longden Lane and a farm track to the south. This parcel is remote from the urban edge and it plays an important role in prohibiting further unchecked sprawl along Buxton Old Road into the Countryside. The farm track boundary to the south may not be sufficient to prevent further encroachment in the future.	No Contribution: Part of the wider Green Belt but this parcel does not make a contribution to any strategic gap between Macclesfield and other settlements	Significant Contribution: There are two residential dwellings and some small agricultural buildings at the edges of the parcel, but it consists predominantly of undulating agricultural land used for grazing. There are some trees along the boundaries and this site is mainly open and free from built form. Separate from Macclesfield settlement area, the Green Belt designation has played an important part in ensuring this area remains free of urban encroachment.	No Contribution: Macclesfield is a historic town and is mentioned in the Domesday Book. It has a number of conservation areas which are located within the 250m buffer however the location of this parcel makes no contribution to this purpose as there are no conservation areas close by.	Significant contribution: Macclesfield has 4.0% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel makes a significant contribution to Green Belt purposes. This land is made up of agricultural land and a covered reservoir. Bound by Buxton Old Road, Longden Lane and a farm track, this parcel is divorced from the urban edge and is open and rural in character. This area of land serves a significant role in preventing further urban sprawl and in resisting further ribbon development along Buxton Old Road.	Significant contribution
MF44: Land to the south of Blakelow Road	Significant Contribution: The parcel is a large plot of land close to the existing settlement of Macclesfield. Apart from the northern boundary which is constituted by Blakelow and Hollins Road (which has a large amount of ribbon development), none of the other boundaries are particularly strong. They are made up of a large number of trees and small wooded areas which are located on a golf course used to break up the course into different holes and locations. Therefore development could easily sprawl further into the Green Belt should development take place here. As the parcel is located very close to the proximity of Macclesfield, this parcel could also contribute to the urban sprawl of this settlement especially in the eastern and southern direction. This parcel would contribute significantly to this particular purpose.	No contribution: The parcel has no contribution to this purpose of the Green Belt due to the lack of other settlements located near the parcel.	Major Contribution: The land is a mix between farmland and golf course with a number of open, long line views at certain vantage points creating a major degree of openness. The parcel serves a beneficial use of the Green Belt due to recreation and visual amenities.	No Contribution: Macclesfield is a historic town and is mentioned in the Domesday Book. It has a number of conservation areas which are located within the 250m buffer mostly on the eastern site of Macclesfield. However, the location of this parcel makes no contribution to this purpose as there are no conservation areas close by.	Significant contribution: Macclesfield has 4.0% brownfield urban capacity for potential development, therefore the general area makes a significant degree of contribution to the purpose.	The parcel makes a major contribution to Green Belt purposes given that the fundamental aims of paragraph 79 of the NPPF are to retain the openness and permanence of the Green Belt. The parcel makes a major contribution to safeguarding the countryside from encroachment and makes a significant contribution in checking unrestricted sprawl.	Major Contribution
MF45: Land to the east of Macclesfield Canal and north of the River Bollin	Significant Contribution: The parcel is made up of an existing golf course and open land further to the south. The western boundary prevents any future growth back into the settlement of Macclesfield	No contribution: The parcel is not within a gap between Macclesfield and any other town.	Major Contribution: The land comprises farmland and a golf course so has beneficial use of the Green Belt. There are large areas of openness with open long line views so the parcel plays a major	Significant Contribution: Macclesfield is a historic town and is mentioned in the Domesday Book. It has a number of conservation areas which are located within the 250m buffer	Significant contribution: Macclesfield has 4.0% brownfield urban capacity for potential development, therefore	The parcel makes a major contribution to the Green Belt given that the fundamental aims of paragraph 79 of the NPPF are to protect the openness and permanence of the Green Belt. The parcel plays a	Major Contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
	<p>due to the Macclesfield Canal and the south west boundary runs along Byrons Lane and Jarman Road which separates this parcel and the settlement of Gurnett. There is a thick boundary of trees between the parcel and the settlement in addition to these roads to create a stronger boundary. However the complete eastern boundary is not so strong with field boundaries and tree lines which could allow further sprawl into the eastern Green Belt. The northern boundary is adjacent to allotments and further development within the settlement of Macclesfield. Although the parcel is close to the settlements of Macclesfield and Gurnett, the boundaries along the west prevent further encroachment into these areas.</p>		<p>contribution in protecting countryside from encroachment.</p>	<p>mostly on the eastern site of Macclesfield. The Macclesfield Canal Conservation Area bounds the parcel and therefore it makes a significant contribution to this purpose.</p>	<p>the general area makes a significant degree of contribution to the purpose.</p>	<p>major role in safeguarding the countryside from encroachment and has a significant role in checking unrestricted sprawl, preserving the historic setting and assisting in urban regeneration.</p>	
<p>MF46: Land between Byron's Lane and Macclesfield Canal, south of Tarvin Close</p>	<p>Contribution: This small parcel is bounded by the Macclesfield Canal on the east and Byrons Lane on the west which has a large area of ribbon development which should prevent further development on this road. The north boundary is relatively weak compared to the west and east, only a small hedgerow defines this area in addition to two residential developments along Tarvin Close which back onto the parcel. A tall row of trees defines the south boundary which is adjacent to developed land made up of a small number of residential dwellings. Due to the Macclesfield Canal the parcel cannot sprawl to the east. Due to existing developments surrounding the rest of the boundaries, further sprawl is also limited. The size of the parcel also restricts the impact of development and therefore would only make a small contribution to this purpose</p>	<p>No contribution: The parcel has no contribution to this purpose of the Green Belt due to the lack of other settlements located near the parcel.</p>	<p>Contribution: Although there is no development built within the parcel there is limited degree of openness due to the topography of the site. The land is adjacent to existing development in the north however this does not detract from the significant degree of openness.</p>	<p>Significant Contribution: Macclesfield is a historic town and is mentioned in the Domesday Book. It has a number of conservation areas which are located within the 250m buffer mostly on the eastern site of Macclesfield. The Macclesfield Canal Conservation Area is adjacent to the eastern boundary of the parcel and it therefore makes a significant contribution to this purpose.</p>	<p>Significant contribution: Macclesfield has 4.0% brownfield urban capacity for potential development, therefore the general area makes a significant degree of contribution to the purpose.</p>	<p>The parcel makes a significant contribution to Green Belt purposes due to its role in assisting urban regeneration and in preserving the historic setting given the Macclesfield Canal Conservation Area. Due to the parcels location and its boundaries protecting it from sprawl as well as its limited degree of openness, it makes a limited contribution in checking unrestricted sprawl and in safeguarding the countryside. The parcel makes no contribution to preventing towns from merging.</p>	<p>Significant contribution</p>

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
	regarding sprawl within the Green Belt.						
MF47: Land between Byron's Lane and Macclesfield Canal including Foden Bank Farm	Contribution: The parcel is bounded to the east by Macclesfield Canal and Byrons Lane to the west. The parcel has already been developed on by a number of residential developments. Due to these strong boundaries, further sprawl is limited and the parcel would only contribute slightly to sprawl but would not round the settlement off very well.	No contribution: The parcel has no contribution to this purpose of the Green Belt due to the lack of other settlements located near the parcel.	No Contribution: The parcel has been developed to a degree and due to a large amount of trees and wooded areas there aren't any strong views or high areas of openness overlooking the countryside.	Significant Contribution: Macclesfield is a historic town and is mentioned in the Domesday Book. It has a number of conservation areas which are located within the 250m buffer mostly on the eastern site of Macclesfield. The Macclesfield Canal Conservation Area is adjacent to the eastern boundary of the parcel and it therefore makes a significant contribution to this purpose.	Significant contribution: Macclesfield has 4.0% brownfield urban capacity for potential development, therefore the general area makes a significant degree of contribution to the purpose.	The parcel has already been developed to a certain degree however given that it makes a significant contribution to preserving the historic setting and in assisting in urban regeneration, overall it makes a significant contribution to the Green Belt. Due to the trees and hedges there is a limited degree of openness which reduces the contribution the parcel has on protecting the countryside from encroachment.	Significant Contribution
MF48: Land between Byron's Lane and the River Bollin	Significant Contribution: A narrow strip of land contained by Macclesfield and the edge of Sutton village Byron's Lane, Bullocks Lane, and the River Bollin. This parcel is moderately well connected to the urban area and there has already been some encroachment. Ribbon development has begun to establish along Byron's Lane extending out from Macclesfield and the parcel plays an important role in preventing further ribbon development in this location.	No Contribution: Although part of the gap between Sutton and Macclesfield, Sutton is a washed-over village and therefore the parcel makes no contribution to preventing neighbouring towns from merging into one another.	Significant Contribution: A small northern part of this parcel contains Macclesfield built up area. Urbanising influences in the way of residential properties existing within the north and south of the site which have limited this parcels contribution to preventing urban encroachment.	Contribution: Macclesfield is a historic town and is mentioned in the Domesday Book. It has a number of conservation areas which are located within the 250m buffer mostly on the eastern site of Macclesfield. The Macclesfield Canal Conservation Area is in close proximity to the south east of the parcel on Byron's Lane but does not sit within the parcel so only plays a slight contribution to protecting historic assets.	Significant contribution: Macclesfield has 4.0% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel makes a significant contribution to Green Belt purposes. A relatively small parcel which includes a number of residential properties, agricultural land. The land slopes down from Byron's Lane to the River. Some unchecked urban sprawl and encroachment has occurred within the parcel. The parcel therefore has a significant role in preventing further ribbon development and in safeguarding the countryside from encroachment.	Significant contribution
MF49: Land bounded by the railway line, London Road, Macclesfield Canal, Bullocks Lane and the River Bollin	Significant Contribution: Located to the south east of Macclesfield's urban edge this parcel of land is relatively separate from the urban area. There are strong boundaries to prevent future encroachment but this parcel has provided a very important role in preventing ribbon development along London Road and Bullocks Lane.	No Contribution: Although part of the gap between Sutton and Macclesfield, Sutton is a washed-over village and therefore the parcel makes no contribution to preventing neighbouring towns from merging into one another.	Significant Contribution: Space is made up of open flat agricultural land. The existing urban edge is well contained by strong boundaries (railway line and London Road) preventing urban encroachment.	Significant Contribution: Macclesfield is a historic town and is mentioned in the Domesday Book. It has a number of conservation areas which are located within the 250m buffer mostly on the eastern site of Macclesfield. The Macclesfield Canal Conservation Area is adjacent to the southern boundary of the parcel and it therefore makes a significant contribution to this purpose.	Significant contribution: Macclesfield has 4.0% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel makes a significant contribution to Green Belt purposes. This site is contained by The river Bollin, Bullocks Lane, Macclesfield Canal, London Road and the Railway line. The character of this site is rural and consists of large agricultural fields with some land allocated as playing fields and informal recreation. This parcel performs a significant role in preserving the openness of the Green Belt and preventing ribbon development along London Road and Bullocks Lane.	Significant contribution
MF50: Land south of the Macclesfield Canal between London Road, Robin	Significant Contribution: The northern boundary is made up of the Macclesfield Canal which prevents any further development	No contribution: Although part of the gap between Sutton, Lyme Green and Macclesfield, Sutton and Lyme Green are washed-over	Significant contribution: Development is already present within the parcel in terms of residential dwellings to the south, in	Significant Contribution: Macclesfield is a historic town and is mentioned in the Domesday Book. It has a number of	Significant contribution: Macclesfield has 4.0% brownfield urban	The parcel has a significant contribution to the Green Belt. The parcel has a strong relationship with existing settlements however the	Significant contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
Lane and Bullocks Lane	in this direction. The eastern boundary is made up of Bullocks Lane which has a small amount of ribboning and could lead to further development in the future. Additional ribboning is identified on the southern boundary of Robin Lane and further prevention of more development is caused by the existing settlements within Lyme Green. Due to the close proximity to this settlement and the potential sprawl to the north and the east, this parcel could be identified as a significant contribution to the protection of this purpose.	villages and therefore the parcel makes no contribution to preventing neighbouring towns from merging.	addition to some ribboning in the east. The parcel is relatively open but due to surrounding settlements the views are mostly of residential dwellings. Despite these urbanising influences there is still a significant degree of openness.	conservation areas which are located within the 250m buffer mostly on the eastern site of Macclesfield. The Macclesfield Canal Conservation Area is adjacent to the northern boundary of the parcel and it therefore makes a significant contribution to this purpose.	capacity for potential development, therefore the general area makes a significant degree of contribution to the purpose.	parcel has a significant contribution to preventing sprawl and preventing encroachment. The parcel plays a significant contribution in preserving historical assets given the proximity of the Conservation area and also makes a significant contribution to assisting urban regeneration.	
MF51: Area of properties on Minor Avenue and London Road	Contribution: The whole parcel has already been developed so therefore further development within the boundaries would not greatly impact the sprawl in the Green Belt. All boundaries apart from the eastern boundary are considered strong. The eastern boundary adjoins existing Green Belt land which could be the only consideration for this parcel of land impacting negatively on sprawl in the Green Belt.	No contribution: Although part of the gap between Sutton, Lyme Green and Macclesfield, Sutton and Lyme Green are washed-over villages and therefore the parcel makes no contribution to preventing neighbouring towns from merging.	Contribution: Development has already been built on most of the site and therefore has given the parcel no degree of openness or beneficial use to the Green Belt. The parcel makes a limited contribution to safeguarding the countryside from encroachment.	Significant Contribution: Macclesfield is a historic town and is mentioned in the Domesday Book. It has a number of conservation areas which are located within the 250m buffer mostly on the eastern site of Macclesfield. The Macclesfield Canal Conservation Area is adjacent to the northern boundary of the parcel and it therefore makes a significant contribution to this purpose.	Significant contribution: Macclesfield has 4.0% brownfield urban capacity for potential development, therefore the general area makes a significant degree of contribution to the purpose.	The parcel makes a significant contribution to Green Belt purposes given its role in assisting in urban regeneration and in preserving the historic setting. The parcel has already been developed out and makes a limited contribution to checking unrestricted sprawl and in safeguarding the countryside from encroachment. The parcel makes no contribution to preventing towns from merging.	Significant Contribution
MF52: Area of properties on London Road, Lindrum Avenue and Robin Lane	No Contribution: The parcel is already completely developed to its full extent and does not contribute to checking unrestricted sprawl.	No contribution: Although part of the gap between Sutton, Lyme Green and Macclesfield, Sutton and Lyme Green are washed-over villages and therefore the parcel makes no contribution to preventing neighbouring towns from merging.	No Contribution: The parcel forms part of the washed over village of Lyme Green and is already completely development. The extent of development means there is no degree of openness and it plays no role in safeguarding the countryside from encroachment.	No Contribution: Macclesfield is a historic town and is mentioned in the Domesday Book. It has a number of conservation areas which are located within the 250m buffer mostly on the eastern site of Macclesfield. However, the location of this parcel makes no contribution to this purpose as there are no conservation areas close by.	Significant contribution: Macclesfield has 4.0% brownfield urban capacity for potential development, therefore the general area makes a significant degree of contribution to the purpose.	The parcel forms part of the washed over village of Lyme Green and has already been completely developed with development having reached its full extent. It therefore makes no contribution to checking unrestricted sprawl or safeguarding the countryside from encroachment however given Macclesfield's high brownfield urban capacity for potential development rate, the parcel makes a significant contribution to assisting urban regeneration and thus overall makes a limited contribution to Green Belt purposes.	Contribution
MF53: Area of properties on Robin Lane, Robin Crescent, Stanier	Contribution: The whole parcel has already been developed so therefore further development within the boundaries would not	No contribution: Although part of the gap between Sutton, Lyme Green and Macclesfield, Sutton and Lyme Green are washed-over	No contribution: Although developed out almost completely therefore giving the parcel no degree of openness.	No Contribution: Macclesfield is a historic town and is mentioned in the Domesday Book. It has a number of conservation areas	Significant contribution: Macclesfield has 4.0% brownfield urban	The parcel plays a limited contribution to protecting the Green Belt because of the existing development already within the land.	Contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
Close, Lyme View and Pendlebury Gardens	impact the sprawl on Green Belt that greatly. However, the southern eastern boundary is not as strong as others and further development could sprawl further east into Green Belt land because of its connection with existing settlements. The boundary is moderate and is made up of allotments and gardens from existing residential development. This parcel could contribute to sprawl in the western direction and therefore plays a limited contribution in further sprawl.	villages and therefore the parcel makes no contribution to preventing neighbouring towns from merging.		which are located within the 250m buffer mostly on the eastern site of Macclesfield. However, the location of this parcel makes no contribution to this purpose as there are no conservation areas close by.	capacity for potential development, therefore the general area makes a significant degree of contribution to the purpose.	The parcel's connection with the existing settlement and the existing development within the parcel means that the parcel makes a limited contribution to checking unrestricted sprawl. The parcel makes no contribution to preventing towns from merging, safeguarding the countryside from encroachment or preserving the historic setting. The parcel makes a significant contribution to assisting in urban regeneration.	
MF54: Land to the south of Lyme Green between Leek Old Road, London Road and Sutton Reservoir	Significant Contribution: Although around 30% of this parcel has been developed on, there is still a large amount of open land that would significantly contribute to negatively impacting the Green Belt and increasing urban sprawl if further development was to take place. Strong boundaries made up of Leek Old Road to the east and London Road to the west allow future development to be confined within these parameters of the parcel. The southern boundary adjoins an existing reservoir and is seen as a moderate to strong boundary also. Therefore future development further afield into the Green Belt is limited. However, due to the large scale of the parcel and the small size of the existing settlement of Lyme Green adjacent to the parcel, it would be seen as a significant contribution to the purpose of urban sprawl if this parcel was removed from Green Belt allocation.	No contribution: Although part of the gap between Sutton, Lyme Green and Macclesfield, Sutton and Lyme Green are washed-over villages and therefore the parcel makes no contribution to preventing neighbouring towns from merging.	Significant contribution: There is a significant level of openness with good quality views to the south and east. However, development is adjacent to the northern boundaries reduces the openness. Despite this the parcel still has a significant contribution to the Green Belt.	No Contribution: Macclesfield is a historic town and is mentioned in the Domesday Book. It has a number of conservation areas which are located within the 250m buffer mostly on the eastern site of Macclesfield. However, the location of this parcel makes no contribution to this purpose as there are no conservation areas close by.	Significant contribution: Macclesfield has 4.0% brownfield urban capacity for potential development, therefore the general area makes a significant degree of contribution to the purpose.	The parcel has a significant contribution to the Green Belt. The strong boundaries would prevent sprawl in the long term. The parcel has a significant degree of openness therefore has a significant contribution to the purpose of Green Belt. There are no historic assets close by therefore no contribution to the historical setting of Macclesfield.	Significant contribution
MF55: Triangular area of land south of Macclesfield Canal, north of Gaw End Lane and west of London Road	Significant Contribution: Located adjacent to the southern tip of the Macclesfield settlement boundary and is not well connected to the urban area. There is a built up commercial area consisting of a depot and petrol station in the north	No Contribution: Although part of the gap between Lyme Green and Macclesfield, Lyme Green is a washed-over village and therefore the parcel makes no contribution to preventing neighbouring towns from merging into one another.	Significant Contribution: Land uses within this parcel are mainly agricultural with a small number of residential properties and a commercial properties scatter through the site. Located directly adjacent to the edge of Macclesfield	Significant Contribution: Macclesfield is a historic town and is mentioned in the Domesday Book. It has a number of conservation areas which are located within the 250m buffer mostly on the eastern site of	Significant contribution: Macclesfield has 4.0% brownfield urban capacity for potential development, therefore the parcel makes a	The parcel makes a significant contribution to Green Belt purposes. This is a relatively flat open parcel of land. Visually this parcel is characteristic of rural fringe as built up area of Macclesfield and Lyme Green can be seen from the land.	Significant contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
	eastern corner of the site, but the parcel serves an important role in preventing further ribbon development and sprawl southwards along London Road. Gaw End Lane does not provide a particularly strong boundary to prevent further encroachment in the future.		settlement boundary (across the canal) this parcel offers an important contribution to preventing encroachment into the wider countryside.	Macclesfield. The Macclesfield Canal Conservation Area is adjacent to the northern boundary of the parcel and it therefore makes a significant contribution to this purpose.	significant degree of contribution to the purpose.	This parcel serves a significant role in preventing further ribbon development, is not well related to the Macclesfield urban area and Gaw End Lane may not prevent further development in the longer term, thus the parcel makes a significant contribution to safeguarding the countryside from encroachment.	
MF56: Land south of Gaw End Lane between Macclesfield Canal, London Road and Rayswood Nature Reserve	Significant Contribution: Although, a handful of residential properties and a bus/coach depot have developed along Gaw End Lane, this parcel is very detached from the urban area and has formed a deterrent to ribbon development establishing along London Road.	No Contribution: Although part of the gap between Lyme Green and Macclesfield, Lyme Green is a washed-over village and therefore the parcel makes no contribution to preventing neighbouring towns from merging into one another.	Significant Contribution: The topography of this land is flat and consists largely of agricultural fields, which provide a sense of openness. The very north western tip of this site sits is close to the settlement area, however the parcel is relatively separate from the urban edge. Other than some commercial developments at the far western edge and a couple of residential properties to the north, the area is fairly free from urbanising influences.	Major Contribution: Macclesfield is a historic town and is mentioned in the Domesday Book. It has a number of conservation areas which are located within the 250m buffer mostly on the eastern site of Macclesfield. The Macclesfield Canal Conservation Area is adjacent to the western and southern boundary of the parcel and partially occupies the western edge of the parcel and it therefore makes a major contribution to this purpose.	Significant contribution: Macclesfield has 4.0% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel makes a significant contribution to Green Belt purposes. This parcel is bound by a mix of moderate and strong boundaries which include: Gaw End Lane, Macclesfield Canal, London Road, and Rayswood Nature Reserve. Apart from a small corner of this parcel this land is completely divorced from the urban edge and is made up of agricultural land, residential and a coach depot. The parcel makes a significant contribution to checking unrestricted sprawl and in safeguarding the countryside from encroachment. Given the proximity of the Conservation Area, the parcel makes a major contribution to preserving Macclesfield's historic setting and character.	Significant contribution

Mobberley

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
MB01: Land between the railway line and Smith Lane, north of Town Lane	Major contribution: The parcel has strong boundaries which have prevented urban sprawl from the settlement of Mobberley. The boundaries consist of Smith Lane, Broadoak Lane, the B5085, a railway line and a moderate field boundary accompanied by a physical feature. The parcel is well connected to Mobberley and the parcel has been successful in preventing sprawl and in preventing ribbon development extending along Town Lane, Oak Lane and Smith Lane.	No contribution: The parcel does not make a contribution to maintaining the gap between settlements as there is no settlement located near the northern boundary of Mobberley.	Significant contribution: The parcel has a significant contribution to the Green Belt purpose. The parcel consists of open farmland which provides a significant degree of openness however the presence of pylons and a single development detract slightly from the openness.	No contribution: The parcel has no contribution to preserving the historic setting of Mobberley as the parcel is not located near Mobberley Conservation Area.	Contribution: Mobberley has 0.1% brownfield capacity therefore has a limited contribution to the purpose.	The parcel has a major contribution to the Green Belt due to the contribution to preventing urban sprawl. The parcel is well connected to the urban settlement of Mobberley however has prevented urban sprawl due to its boundaries. The parcel has a significant degree of openness and therefore has a significant contribution to safeguarding the countryside. The parcel has limited contribution to assisting urban regeneration however no contribution to the prevention of merging or preserving the historic settlement.	Major contribution
MB02: Land between the railway line and Smith Lane, north west of Harman Technology site	Major contribution: The parcel has strong boundaries which have prevented urban sprawl from the settlement of Mobberley. The boundaries consist of Smith Lane, the railway line and a moderate field boundary accompanied by a physical feature. The parcel is reasonably well connected to the settlement and has a major contribution to the purpose. It is important in preventing ribbon development extending outwards along Smith Lane	No contribution: The parcel does not make a contribution to maintaining the gap between settlements as there is no settlement located near the northern boundary of Mobberley.	Significant contribution: The parcel has a significant contribution to the purpose of the Green Belt as the parcel provides a significant degree of openness with long line views across open farmland. The parcel has pylons which provide an urbanising influence on the parcel therefore detracting slightly from the openness.	No contribution: The parcel has no contribution to preserving the historic setting of Mobberley as the parcel is not located near Mobberley Conservation Area.	Contribution: Mobberley has 0.1% brownfield capacity therefore has a limited contribution to the purpose.	The parcel has a major contribution to the Green Belt due to the contribution to preventing urban sprawl. The parcel is connected to the urban settlement of Mobberley however has prevented urban sprawl due to its boundaries. The parcel has a significant degree of openness and therefore has a significant contribution to safeguarding the countryside. The parcel has limited contribution to assisting urban regeneration however no contribution to the prevention of merging or preserving the historic settlement.	Major contribution
MB03: Land bounded by Smith Lane, Mobberley Brook and the Harman Technology site.	Significant Contribution: This parcel is adjacent to the tip of Ilfords (an existing employment site) but is fairly detached from the urban area. It is bounded by Smith Lane and Mobberley Brook. The land plays a role in preventing ribbon development along Smith Lane.	No Contribution: Forms part of the wider Green Belt, but does not, on its own, form a separation role in the prevention of settlements merging.	Significant Contribution: This land consists largely of agricultural land and small handful of residential and agricultural buildings. Due to the undeveloped nature of the land between Ilfords and this parcel this land creates a green buffer and therefore this parcel feels separated from the urban edge and rural in character. Land has formed as a deterrent to urban encroachment. However. The boundaries of the site are of a moderate strength and are unlikely to contain future development pressures.	No contribution: Mobberley is a historic town which is in the Domesday Book and has a designated Conservation Area however the Conservation Area is located on the eastern side of the Green Belt.	Contribution: Mobberley has 0.1% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	This land is made up of a small number of large fields lined with mature trees and hedging. The site feels relatively open and rural in character and has provided a deterrent to urban encroachment and ribbon development. The parcel has no contribution to preserving the historic setting as the parcel is not located near a conservation area. The parcel has a limited contribution to assisting urban regeneration.	Significant contribution
MB04: land to the north-east of Mobberley Brook between Hobcroft Lane and Church	Major contribution: The parcel has a major contribution to the purpose of the Green Belt due to the prevention of development within the boundary. There is some disparate development	No contribution: The parcel does not make a contribution to maintaining the gap between settlements as there is no settlement located near	Major contribution: The parcel has a major degree of openness due to the open farmland that characterises the parcel. The parcel offers long line views across the countryside and therefore has	No contribution: The parcel has no contribution to preserving the historic setting of Mobberley as the parcel is not located near	Contribution: Mobberley has 0.1% brownfield capacity therefore has a limited contribution to the	The parcel has a major contribution to the purposes of the Green Belt. This is due to the major contribution to preventing urban sprawl as the parcel has few urbanising influences which	Major contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
Lane	on the eastern boundary and farm development to the south however overall the parcel has a major contribution to the purpose.	the northern boundary of Mobberley.	a major contribution to the purpose.	Mobberley Conservation Area.	purpose.	ensures a major contribution to safeguarding the countryside. The parcel consists of open farmland and provides long line views. The parcel has a limited contribution to assisting urban regeneration however no contribution to the prevention of merging or preserving the historic town.	
MB05: Area of land north of Town Lane, east of Harman Technology and south of Mobberley Brook	Significant Contribution: Parcel sited directly to the north west of Mobberley village containing Ilfords Employment site and residential properties located on Carlisle Close, Appleby Close and is bound by Town Lane and Mobberley Brook. Sprawling development extends within this parcel along Town Lane, but the parcel is important in preventing further ribbon development in this area.	No Contribution: In most respects this land is open in character. The parcel forms part of the wider Green Belt between Mobberley, Hale Barnes and Wilmslow. However, the nearest settlements are more than 2 miles apart.	Significant Contribution: Parcel includes mostly agricultural land; however urbanising influences are present along Town Lane. The land does serve as a deterrent to further urban encroachment and provide a green gap between Mobberley built up area and residential sprawl located along Church Lane within the adjacent parcel MOB03	Major contribution: Mobberley is a historic town which is in the Domesday Book and has a designated Conservation Area. The Conservation Area encompasses a large section of the Green Belt including the whole of the parcel. There are also a number of listed buildings located to the south of the parcel.	Contribution: Mobberley has 0.1% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	Located adjacent to an existing employment site and a residential area, this parcel is well contained by a local road network and Mobberley Brook. The majority of this land is relatively flat agricultural land lined with mature trees and hedging. There is also a sewage works and a cluster of residential, agricultural building located along Town Lane. Other than the area adjacent to Town Lane, the parcel remains open in character. The parcel has a major contribution to the purpose of preserving the historic settlement due to the conservation area being located within the parcel. The parcel has a limited contribution to assisting urban regeneration.	Significant contribution
MB06: Area of land south of Town Lane, east of Fieldside Close and to the rear of properties on Edenfield Close	Significant Contribution: Parcel sited directly to the north west of Mobberley village containing Ilfords Employment site and residential properties located on Carlisle Close, Appleby Close and is bound by Town Lane and Mobberley Brook. Sprawling development extends within this parcel along Town Lane, but the parcel is important in preventing further ribbon development in this area.	No Contribution: In most respects this land is open in character. The parcel forms part of the wider Green Belt between Mobberley, Hale Barnes and Wilmslow. However, the nearest settlements are more than 2 miles apart.	Significant Contribution: Parcel includes mostly agricultural land; however urbanising influences are present along Town Lane. The land does serve as a deterrent to further urban encroachment and provide a green gap between Mobberley built up area and residential sprawl located along Church Lane within the adjacent parcel MOB03	Major contribution: Mobberley is a historic town which is in the Domesday Book and has a designated Conservation Area. The Conservation Area encompasses a large section of the Green Belt including the whole of the parcel. There are also a number of listed buildings located to the south of the parcel.	Contribution: Mobberley has 0.1% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	Located adjacent to an existing employment site and a residential area, this parcel is well contained by a local road network and Mobberley Brook. The majority of this land is relatively flat agricultural land lined with mature trees and hedging. There is also a sewage works and a cluster of residential, agricultural building located along Town Lane. Other than the area adjacent to Town Lane, the parcel remains open in character. The parcel has a major contribution to the purpose of preserving the historic settlement due to the conservation area being located within the parcel. The parcel has a limited contribution to assisting urban regeneration.	Significant contribution
MB07: Land to the east of Pavement Lane	Major contribution: The parcel has a major contribution to the purpose of the Green Belt due to the prevention of	No contribution: The parcel does not make a contribution to maintaining the gap	Significant contribution: The parcel has a significant degree of openness however is bounded by existing	No contribution: The parcel has no contribution to preserving the historic setting of Mobberley as	Contribution: Mobberley has 0.1% brownfield capacity	The parcel has a major contribution to the purposes of the Green Belt. It has a major contribution to the prevention of	Major contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
	development within the boundary. The parcel has prevented urban development and therefore has a major contribution to the purpose. The parcel has strong boundaries such as Pavement Lane and existing development; moderate boundaries are the field boundaries accompanied by physical features.	between settlements as there is no settlement located near the northern boundary of Mobberley.	development to the north. This has an urbanising influence on the parcel however the parcel still retains a significant degree of openness.	the parcel is not located near Mobberley Conservation Area.	therefore has a limited contribution to the purpose.	urban sprawl and due to the large nature of the parcel there is a major degree of openness therefore the parcel has a major contribution. The parcel has a significant contribution to preserving the historic setting of Mobberley. The parcel has a limited contribution to assisting urban regeneration however no contribution to the prevention of merging.	
MB08: Area to rear of properties on Mayfield Road and Springfield Road, between Rycroft Lane and Pavement Lane	Significant Contribution: This parcel adjoins the residential properties along Mayfield Road and Springfield Road and is relatively well connected to the urban settlement area. Boundaries of Rycroft Lane and Pavement Lane can be described as moderate at best and the parcel is important in preventing ribbon development extending out of Mobberley along Rycroft Lane and Pavement Lane.	Major Contribution: Complimentary to parcel KN15. Essential in preserving the narrow gap and preventing the merge of Knutsford and Mobberley.	Significant Contribution: Consist of three large fields lined with a ribbon of intermittent trees and a handful of residential properties. Urbanising influences in this parcel are therefore limited and this land has served as an important function in prevention urban encroachment towards Knutsford.	No contribution: Mobberley is a historic town which is in the Domesday Book and has a designated Conservation Area however the Conservation Area is located on the eastern side of the Green Belt.	Contribution: Mobberley has 0.1% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	Contains Mobberley south and western urban edge and is bound by Pavement lane, Rycroft Lane and the urban edge. Made up largely of agricultural land, development here would lead to encroachment and significant erode the already narrow gap between settlements. Also prevents ribbon development extending outwards into the open countryside. The parcel has no contribution to preserving the historic setting as the parcel is not located near a conservation area. The parcel has a limited contribution to assisting urban regeneration.	Major contribution
MB09: Area of land between Knutsford Road and Rycroft Lane	Major Contribution: Site to the west of Mobberley urban edge, this parcel contains residential properties along Mayfield road and Rycroft Lane. Although adjacent to the far western extend of Mobberley, this parcel feels open and detached from the urban area. This area provides a vital function in preventing ribbon development and unchecked sprawl from forming along Knutsford Road between Mobberley and Knutsford.	Major Contribution: Complimentary to parcels KN14 and KNF15 this parcel provides a crucial function in preventing the reduction of an already narrow gap and merging of Knutsford with Mobberley.	Significant Contribution: Relatively strong boundaries contain this site; however there is no evidence of encroachment and the parcel is open in character. This parcel has served an important deterrent to withstanding urban encroachment towards Knutsford.	No contribution: Mobberley is a historic town which is in the Domesday Book and has a designated Conservation Area however the Conservation Area is located on the eastern side of the Green Belt.	Contribution: Mobberley has 0.1% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	A small parcel of land contained by Knutsford road, the urban edge, and Rycroft Lane. The topography of the land is relatively flat and consists of agricultural land and a pond and is bound by fencing hedging and mature trees creating an open and rural character. This parcel serves an essential function in preventing the merge of Mobberley with Knutsford. The parcel has no contribution to preserving the historic setting as the parcel is not located near a conservation area. The parcel has a limited contribution to assisting urban regeneration.	Major contribution

Poynton

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
PY01: West of London Road and east of railway line	Contribution: Small parcel approximately 50% developed, strongly bounded by railway to east and A523 London Road to west. Single dwelling sized vacant plot separates the parcel from the edge of the urban area. Low density ribbon development along London Road to the south of the parcel. Could help round off the development pattern.	No Contribution: There is a significant gap between the parcel and the nearest settlement, and the parcel therefore does not play a role in preventing towns from merging.	Contribution: The railway and London Road form defensible boundaries to contain development. Approximately half the parcel is developed, and the parcel effectively adjoins the edge of the urban area. The land does not provide access to the countryside. The openness of the Green Belt to the west of the parcel (PYT03) is compromised by the presence of the Adlington Park estate.	No contribution: Poynton is not a historic town	Contribution: Poynton has 0.8% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	This parcel is located on the southern edge of Poynton and forms a thin, wedge shaped area of land bounded by a railway and major road. The parcel is part developed comprising the Hope Green Rest Home, and associated parking area, together with a grassed area forming the southern half of the parcel. Given existing development within the parcel and its proximity to the urban area, the parcel has a limited role in checking unrestricted sprawl and in safeguarding the countryside from encroachment. The parcel has no contribution to preserving the historic setting or in preventing towns from merging.	Contribution
PY02: Small area east of London Road and north of Hope Lane	Contribution: This is a small triangular shaped parcel of land adjacent to the Poynton Industrial Estate on the edge of the urban area. It is bounded to the north by a footpath along the edge of the estate, to the west by the A523 London Road and to the south by Hope Lane. The site acts as a buffer between Poynton and the open countryside but due to its size and location it makes only a limited contribution to preventing urban sprawl and it could help to round off the development pattern	No Contribution: loss of this parcel would not narrow the gap between Poynton and other towns and therefore plays no role in preventing neighbouring towns from merging.	Significant Contribution: The southern boundary is formed by a minor road and is not as strong as the western boundary of the A523. The footpath boundary with the urban area is also not strong. However the heavily wooded nature of the parcel acts as an effective barrier to the outward spread of the urban area. It also adds to the openness of the Green Belt by screening the adjacent commercial and industrial uses.	No contribution: Poynton is not a historic town	Contribution: Poynton has 0.8% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel is predominantly flat and comprises woodland with Tree Preservation Orders on some trees. It also provides a strong visual buffer when viewed from the south but plays a limited contribution to narrowing the gap between settlements and checking unrestricted sprawl. The parcel has no contribution to preserving the historic setting as the parcel is not located near a conservation area. The parcel has a limited contribution to assisting urban regeneration.	Contribution
PY03: Land between London Road, railway line and Adlington Industrial Estate	Contribution: The northern half of the parcel is open grassland with a strong boundary formed by the railway to the east but with a less strong boundary along the western side which adjoins the Adlington industrial estate formed in places by an ill-defined hedge and in places by no discernible features at all. This boundary was originally intended to run up to the proposed Poynton relief road. With the closure of Woodford Aerodrome, this road would now take a different route if built. The parcel is traversed by a minor road, serving some listed residential properties on the	No Contribution: loss of this parcel would not narrow the gap between Poynton and other towns and therefore plays no role in preventing neighbouring towns from merging.	Contribution: The eastern railway boundary forms a strong containing barrier to further development. The cluster of residential buildings compromises the open nature of the parcel and views of the countryside to the west are also compromised by the industrial estate.	No contribution: Poynton is not a historic town	Contribution: Poynton has 0.8% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel makes a limited contribution to Green Belt purposes. The strong boundary to the east would effectively contain development and the openness of the parcel and land beyond to the west is compromised by built development. The parcel has no contribution to preserving the historic setting as the parcel is not located near a conservation area. The parcel has a limited contribution to assisting urban regeneration.	Contribution

	southern part of the parcel. The A523 forms a strong boundary here to the east. Development of the open land in the parcel could be viewed as helping to round off the settlement pattern which would be well contained by the eastern railway boundary.						
PY04: Land east of London Road, west of railway line and north of Street Lane	Significant contribution: the parcel has strong boundaries on all sides consisting of the railway line to the east, Street Lane to the south, and the A523 to the north west. The parcel is only connected to the urban area of Poynton along the westernmost boundary across the A523. Open land surrounds the parcel only along the eastern boundary with evidence of existing sprawl to the south and south west with a residential property and farm properties adjacent to the parcel. There is existing ribbon development within the parcel along the A523 (albeit this is small scale) and the parcels play a significant role in preventing further ribbon development.	No contribution: the parcel does not play a role in maintaining separation between settlements.	Contribution: development has already encroached onto the parcel with residential properties occupying half of the parcel. The remainder of the parcel consists of flat open fields with no vegetation. The parcel is connected to the settlement on the western boundary. The parcel supports a limited degree of openness. There are further urbanising influences to the north, south and west of the parcel however the railway boundary to the east will assist in containing further encroachment.	No contribution: Poynton is not a historic town	Contribution: Poynton has 0.8% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel makes a limited contribution to Green Belt purposes given that it does not play a role in preventing nearby towns from merging and half of the parcel has already been developed thus it has a limited role in safeguarding the countryside from encroachment. It does however play a significant role in preventing further ribbon development along the A523 and in checking the unrestricted sprawl of Poynton.	Contribution
PY05: Land south-east of Adlington Industrial Estate	Significant contribution: the parcel has strong boundaries on all sides with the boundary of Adlington Business Park to the north which is enclosed by a wall, whilst to the south east and south west the proposed Poynton Relief Road will form a strong boundary which could contain development. The parcel is connected to Poynton along the northern boundary with the Adlington Business Park and there is already some evidence of sprawl outside of the parcel to the south east of the Adlington Business Park.	No contribution: the parcel does not play a role in maintaining separation between settlements.	Significant contribution: the parcel consists of agricultural land which adjoins Poynton along the northern boundary. The remainder of the parcel adjoins the countryside and has a major degree of openness being flat with open long line views and no vegetation. The proposed Poynton Relief Road will provide a strong boundary to the south east and south west which will prevent encroachment in the long term.	No contribution: Poynton is not a historic town	Contribution: Poynton has 0.8% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel makes a significant contribution to Green Belt purposes given its role in safeguarding the countryside from encroachment and in checking the unrestricted sprawl. The parcel consists of open agricultural land which is well related to the countryside and only adjoins Poynton along the northern boundary. The assessment considers the parcel with the proposed Poynton Relief Road in place. If the road was not built, the assessment would need to be reviewed.	Significant Contribution
PY06: Land north-east of Adlington Industrial Estate at Woodford Aerodrome	Significant contribution: the parcel is very large and has multiple boundaries. The proposed Poynton Relief Road to the west and southwest forms a strong boundary which could contain development whilst the Adlington Business Park to the south east with its wall enclosure also provides a strong boundary. Small sections of the railway line to the east provide a strong boundary as does Wigwam Wood to the north east. The northern boundary consists of an unmaintained dirt track although it has heavy tree lining and partially wooden fenced making it a moderate boundary. The parcel is	Contribution: the northern most section of the parcel forms a less essential gap between Poynton and Bramhall located to the north west. A reduction in the gap would not lead to the actual merging of settlements and the gap is already this distance at its closest point. The existing ribbon development along the A5102 and A5149 already links the settlements. Furthermore the proposed A6 to Manchester Airport relief road will provide a physical barrier which will maintain the perceived gap between settlements.	Significant contribution: the parcel is very large and predominantly consists of open land with the exception of Lostockhall Farm There are urbanising influences outside of the parcel to the south of the parcel consisting of Adlington Industrial Estate and also adjacent to Woodford Aerodrome to the west of the parcel. The parcel adjoins Poynton along its south eastern boundary however it is predominantly well related to the countryside and the proposed A6 to Manchester Airport Relief Road to the west provides a strong boundary which will prevent encroachment in the long term. The	No contribution: Poynton is not a historic town	Contribution: Poynton has 0.8% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel makes a significant contribution to Green Belt purposes given its role in checking the unrestricted sprawl and in safeguarding the countryside from encroachment. In particular, the parcel is well related to the countryside and is connected to Poynton along the south eastern boundary of the Adlington Industrial Estate. The proposed A6 to Manchester Airport Relief Road forms a strong boundary to the west and south west of the parcel and will assist in preventing encroachment in the long term. The northern most edge of the parcel makes a limited contribution to maintaining the	Significant Contribution

	connected to Poynton along the south eastern boundary and in small parts to the east beyond the railway line, the remaining surroundings consist of open land.		parcel includes a number of public footpath routes and therefore provides access to the countryside. From the settlement there are open long line views to the north west across the parcel given the low levels of vegetation and slightly undulating landscape.			gap between Poynton and Bramhall. The assessment considers the parcel with the proposed Poynton Relief Road in place. If the road was not built, the assessment would need to be reviewed.	
PY07: Area of land between Poynton Brook and the railway line	Significant Contribution: the parcel lies adjacent to the urban area but is separated by the strong boundary formed by the railway line. The boundary to the west is less robust and is formed by Poynton Brook	No Contribution: loss of this parcel would not narrow the gap between Poynton and other towns and therefore plays no role in preventing neighbouring towns from merging.	Significant Contribution: the parcel comprises farmland and is free from any development. It has a significant degree of openness. The railway provides a robust boundary separating the parcel from the urban area but the western boundary formed by the brook is less secure	No contribution: Poynton is not a historic town	Contribution: Poynton has 0.8% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel is largely an agricultural area and open in character. The parcel has no contribution to preserving the historic setting as the parcel is not located near a conservation area. The parcel has a limited contribution to assisting urban regeneration.	Significant contribution
PY08: Land to the rear of properties on Lostock Hall Road including Wigwam Wood	Significant contribution: the parcel has strong boundaries on three sides consisting of the A5149 to the north, the railway line to the north east, and the boundary of Wigwam Wood which consists of a TPO region to the south and east. The western boundary is weak following the inset Green Belt boundary cutting through rear gardens of residential properties but with no clear physical features. The parcel is connected to Poynton to the north and west whilst the southern and eastern boundaries extend out to open countryside.	No contribution: the parcel is connected to Poynton along three boundaries and does not play a role in maintaining separation between settlements.	Significant contribution: the parcel predominantly consists of a wooded area which is a TPO region, with the remaining area of the parcel consisting of rear gardens of residential properties and a nursery. The parcel lies adjacent to Poynton along the north and west boundary and is well related to the countryside along the eastern and southern boundaries. The western boundary has no defensible boundary to prevent encroachment however the wooded area acts as a strong boundary in itself. The parcel retains and enhances biodiversity.	No contribution: Poynton is not a historic town	Contribution: Poynton has 0.8% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel makes a significant contribution to Green Belt purposes given its role in checking the unrestricted sprawl as it adjoins Poynton to the north and west with no clear defensible boundary to the west. Given that the majority of the parcel consists of a wooded area which is a TPO region and it is well related to the countryside along the southern and eastern boundary, the parcel plays a significant role in safeguarding the countryside from encroachment.	Significant Contribution
PY09: Area south of Chester Road to the rear of properties on the Bird Estate	Significant contribution: the parcel has predominantly moderate boundaries consisting of an unmaintained dirt track with heavy tree lining and wooden fencing to the south east and south west leading to Lostockhall Farm at the southernmost point. The parcel lies adjacent to Poynton to the north however the northern boundary is weak with no clear separation beyond the rear gardens of the residential properties. The only strong boundary is to the north west consisting of the A5149 where existing ribbon development is also located, the full extent of which has been reached.	Contribution: only the northern most section of the parcel forms a less essential gap between Poynton and Bramhall located to the north west. A reduction in the gap would not lead to the actual merging of settlements and the gap is already this distance at its closest point. The existing ribbon development along the A5102 and A5149 already links the settlements. Furthermore the proposed A6 to Manchester Airport relief road will provide a physical barrier which will maintain the perceived gap between settlements.	Significant contribution: the parcel predominantly consists of open fields with urbanising influences to the north consisting of ribbon development along the A5149 and Lostockhall Farm adjacent to the south of the parcel. The parcel is connected to Poynton along the northern boundary however there is no defensible boundary. The parcel lies adjacent to the open countryside along the south west and south east boundaries. The parcel supports a major degree of openness given the open long line views resulting from the undulating landscape and lack of vegetation. The parcel provides access to the countryside and provides the opportunity for outdoor sports and recreation with dog walkers using the parcel.	No contribution: Poynton is not a historic town	Contribution: Poynton has 0.8% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel makes a significant contribution to Green Belt purposes given its role in checking the unrestricted sprawl as it adjoins Poynton to the north. Given that the parcel is well connected to the countryside and supports a major degree of openness, the parcel plays a significant role in safeguarding the countryside from encroachment.	Significant contribution
PY10: North of Hazelbadge Road and railway line	Significant contribution: the parcel has a strong boundary to the west consisting of the railway line and Woodford Road.	Contribution: the western most section of the parcel forms a less essential gap between Poynton and Bramhall located	Significant contribution: the parcel is in agricultural use with limited urbanising influences within it consisting of	No contribution: Poynton is not a historic town	Contribution: Poynton has 0.8% brownfield urban capacity for	The parcel makes a significant contribution to Green Belt purposes given its role in checking the	Significant contribution

and south of Lower Park Road	To the north is the moderate boundary of Lower Park Road which is hedge lined, the western half of which is a private gated unmaintained road. The eastern boundary is moderate consisting of the settlement boundary separated by a stream set within a ditch and heavily tree lined. The southern boundary is moderate following a field boundary marked by protected trees albeit some of these trees are dying or damaged. There is existing ribbon development along Woodford Road and Lower Park Road adjacent to the parcel and the parcel plays significant role in preventing further ribbon development along these roads. Given the irregular shape of Poynton, the parcel (along with PY11) provides the opportunity to round off the settlement pattern.	to the north west. A reduction in the gap would not lead to the actual merging of settlements however due to the Bramhall Golf Club the perceived distance between settlements would be reduced. The gap is already narrower at its closest point. Furthermore the proposed A6 to Manchester Airport relief road will provide a physical barrier which will maintain the perceived gap between settlements.	residential properties to the north and adjacent to the northern boundary. The parcel supports a significant degree of openness given the flat topography and low levels of vegetation particularly to the east. The parcel adjoins Poynton to the east and west with strong boundaries of a tree lined ditch and the railway line assisting in preventing encroachment in the long term. The north of the parcel is closely related to the countryside. Dog walkers were seen using the footpaths thus the parcel provides access to the country and opportunities for sports and recreation.		potential development, therefore the parcel makes a limited degree of contribution to the purpose.	unrestricted sprawl and safeguarding the countryside from encroachment. The parcel plays a limited role in preventing Poynton and Bramhall from merging given that the western most section forms part of the gap between these settlements albeit the gap is already narrower in other locations. There is existing ribbon development along Lower Park Road and Woodford Road and the parcel plays a role in preventing further ribbon development. It could however be argued that development of the parcel could round off the settlement pattern (along with PY11).	
PY11: Land to the west of Hazelbadge Road	Contribution: the parcel is connected to the settlement of Poynton along the southern boundary, the remaining boundaries consisting of open land. The south western boundary is strong consisting of the railway, as is Hazelbadge Road to the east. The northern boundary is moderate with dying and damaged trees along the field boundary (although they are protected by TPOs).. The weak southern boundary consists of the rear gardens of residential properties with some limited tree separation. Given the irregular shape of the settlement, the parcel (along with parcel ref PY10) provides the opportunity to round off the settlement pattern.	No contribution: the parcel does not play a role in maintaining separation between settlements.	Contribution: the parcel encompasses Lower Park Primary School with the remaining area in agricultural use with sheep grazing. Dense trees to the west of the parcel as well as the school building limit the long line views from the settlement. The parcel is adjacent to Poynton to the west beyond the railway line as well as along the southern boundary with the rear gardens of residential properties providing a weak boundary which is insufficient to prevent encroachment in the long term. The remaining boundaries lie adjacent to the countryside. The northern field boundary with dying and damaged protected trees may not be sufficient to prevent encroachment in the long term.	No contribution: Poynton is not a historic town	Contribution: Poynton has 0.8% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel makes a limited contribution to Green Belt purposes given its weak southern and northern boundaries which are unlikely to be sufficient in preventing urban sprawl and encroachment in the long term. The parcel lies adjacent to Poynton along the southern boundary however dense trees to the west and the school located within the parcel hinder long line views from the settlement. Given the irregular shape of the settlement the parcel provides the opportunities to round off the settlement pattern (along with PY10).	Contribution
PY12: Land north of Lower Park Road and south of the proposed A6 – Manchester Airport Relief Road Scheme	Significant contribution: the parcel has a strong boundary to the north consisting of the proposed A6 to Manchester Airport Link Road, and to the west consisting of Woodford Road, whilst the eastern and southern boundaries are moderate consisting of Glastonbury Drive to the east (half of which is a maintained hedge lined road) and Lower Park Road to the south which is hedge lined, the western half of which is a private gated unmaintained road. The parcel is only connected to Poynton at the south easternmost edge with the remaining boundaries bordering open land. There is existing ribbon	Significant contribution: the parcel forms an essential gap between Poynton, Bramhall and Hazel Grove. Whilst a reduction in the gap would not lead to the actual merging of any of these settlements it would impact upon the perceived separation of these settlements. Albeit the gap between these settlements is already narrower in other locations.	Significant contribution: the parcel is predominantly in agricultural use although there are urbanising influences present within and adjacent to the parcel consisting of ribbon development along Woodford Road and Lower Park Road. The parcel is well related to the countryside and is only attached to Poynton via the south eastern most edge. Given the low levels of vegetation and flat topography there are open long line views from the settlement out to the countryside. The proposed A6 to Manchester Airport Link Road forms the strong northern boundary which will assist in preventing encroachment in the	No contribution: Poynton is not a historic town	Contribution: Poynton has 0.8% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel makes a significant contribution to Green Belt purposes given its role in maintaining the gap between Poynton, Bramhall and Hazel Grove. There is existing ribbon development located within the parcel along Woodford Road and Lower Park Road and the parcels plays a significant role in preventing further ribbon development. The parcel is well related to the countryside given that it only adjoins Poynton along the south eastern most edge. The parcel therefore makes a significant contribution to checking the unrestricted sprawl and safeguarding the countryside from encroachment. The	Significant Contribution

	development within the parcel along Woodford Road and Lower Park Road and therefore the parcel plays a significant role in preventing further ribbon development.		long term. The parcel retains and enhances landscapes and visual amenity and includes a number of footpaths thus providing access to the countryside.			assessment considers the parcel with the proposed A6 – Manchester Airport Relief Road in place. If the road was not built, the assessment would need to be reviewed.	
PY13: Land to the south east of the proposed A6 – Manchester Airport Relief Road Scheme, east of Park House Farm	Contribution: the southernmost tip of the parcel is connected to Poynton, the remaining boundaries lie adjacent to open land. The parcel has strong boundaries on nearly all sides with the proposed A6 to Manchester Airport Link Road to the north west and a stream to the north, east and south east, this has substantial tree and vegetation lining and is set at a much lower level being quite wide in certain places. The moderate south west boundary consists of Glastonbury Drive, half of which is a maintained hedge lined road.	Major contribution: The parcel forms an essential gap between Poynton and Hazel Grove. Whilst a reduction in the gap would not lead to the actual merging of settlements it would result in the significant reduction in the perceived and actual gap between the settlements..	Major contribution: the parcel is highly related to the countryside with only the southernmost corner adjoining Poynton. The parcel is predominantly in agricultural use with limited urbanising influences consisting of farm properties only. The parcel provides access to the countryside and retains and enhances biodiversity. The strong boundaries on nearly all sides will assist in preventing encroachment in the long term particularly the A6 to Manchester Airport Link Road to the west. The topography of the land slopes steeply upwards from east to west going away from Poynton thus long line views are hindered.	No contribution: Poynton is not a historic town	Contribution: Poynton has 0.8% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel makes a major contribution to Green Belt purposes given its role in maintaining the gap between Poynton and Hazel Grove. The parcel is well related to the countryside given that it only adjoins Poynton along the southern most corner. The parcel therefore makes a major contribution to safeguarding the countryside from encroachment. The assessment considers the parcel with the proposed A6 – Manchester Airport Relief Road in place. If the road was not built, the assessment would need to be reviewed.	Major contribution
PY14: Land north of Glastonbury Drive, west of London Road North and south of Barlowfold	Significant Contribution: the parcel is contained by London Road North (A523), Glastonbury Drive, the Poynton Brook watercourse and a drive way at the northern edge. A small section of it abuts the settlement boundary. The parcel plays a very important role in preventing ribbon development extending along London Road North and does not have strong boundaries to the west and north.	Major Contribution: The parcel forms part of a narrow gap between Poynton and the Greater Manchester urban area (Hazel Grove). Removal of this parcel would compromise the openness of the Green Belt between Poynton and the conurbation. The reduction in the gap would be particularly noticeable as the eastern edge of the parcel is adjacent to the main route between Poynton and Hazel Grove.	Major Contribution: The brook on the western boundary and driveway to the north do not provide robust boundaries to prevent further encroachment in the future. Other than a small number of residential properties along the eastern boundary, the land remains open in character, relatively divorced from the urban area, and plays an important role in safeguarding the countryside from encroachment.	No contribution: Poynton is not a historic town	Contribution: Poynton has 0.8% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel is largely an agricultural area used for grazing. It contains a footpath trees - some with Tree Preservation Orders, hedges, gardens, informal kickabout, overhead power lines and a few residential dwellings. The absence of secure boundaries to the west and north, its separation from the settlement and its importance in maintaining the narrow gap between Poynton and Greater Manchester suggests the land plays an essential Green Belt function. The parcel has no contribution to preserving the historic setting as the parcel is not located near a conservation area. The parcel has a limited contribution to assisting urban regeneration.	Major contribution
PY15: Small triangle enclosed by London Road North, Vicarage Lane and Glastonbury Drive	Contribution: Small parcel well contained by roads and adjacent to the urban area. Some residential dwellings along the southern boundary off Vicarage Lane. Plays a limited role in preventing further ribbon development northwards along the A523.	Significant Contribution: The gap between Poynton and Greater Manchester is fairly narrow in this location. Removal of this parcel from the Green Belt would reduce this gap further, although only marginally.	Contribution: Residential development compromises the open character of the parcel. Road boundaries provide fairly robust boundaries to contain development.	No contribution: Poynton is not a historic town	Contribution: Poynton has 0.8% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel makes a limited contribution to Green Belt purposes. The land is well contained by road boundaries, is adjacent to the urban area, and has already been encroached upon by development reducing its open character. However the Green Belt is particularly narrow to the north of Poynton and whilst the parcel is relatively small, development would contribute to a minor narrowing of the gap. The parcel has no contribution to preserving the historic setting as the	Contribution

						parcel is not located near a conservation area. The parcel has a limited contribution to assisting urban regeneration.	
PY16: Land west of London Road North, north of Barlowfold extending to the Borough boundary (Norbury Brook)	Significant Contribution: The parcel is bounded by London Road North (A523) along its eastern edge where it abuts the far northern end of the settlement boundary. Less strong boundaries formed by a watercourse and track contain the rest of the parcel. However, the proposed A6 – Manchester Airport Relief Road lies just beyond the northern boundary (in the Stockport MBC administrative area) which would ultimately form a strong boundary. It plays an important role in preventing non compact development straggling along the western side of London Road North.	Major Contribution: The gap between Poynton and the Greater Manchester conurbation (Hazel Grove) is very narrow at this point and removal of this parcel would narrow this gap even further and could potentially lead the to the settlements merging in the future.	Major Contribution: The parcel is predominantly open land and is largely divorced from the urban area, separated by the strong containing boundary of the A523. The other boundaries are less robust and are unlikely to contain any development in the longer term.	No contribution: Poynton is not a historic town	Contribution: Poynton has 0.8% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel is largely in agricultural use (grazing land) but also includes a few residential properties. It contains some trees with Tree Preservation Orders. The parcel is mostly detached from the urban area and does not have strong boundaries to the north and south. Development of the parcel would significantly contribute to narrowing the gap between Poynton and Greater Manchester. The parcel has no contribution to preserving the historic setting as the parcel is not located near a conservation area. The parcel has a limited contribution to assisting urban regeneration. The assessment considers the parcel with the proposed A6 – Manchester Airport Relief Road in place. If the road was not built, the assessment would need to be reviewed.	Major contribution
PY17: Large area of land east of Towers Road	Major contribution: the parcel has strong boundaries to the west and north consisting of Towers Road to the west and Norbury Brook lined by trees and vegetation and part of Middlewood Road to the north. The eastern and southern boundaries are moderate consisting of public footpaths with tree and hedgerow lining. The parcel is connected to Poynton along the entire western boundary and therefore makes a major contribution in preventing ribbon development along the eastern side of Towers Road. The remaining boundaries border open land with the northern boundary being in close proximity to Hazel Grove. However, the proposed A6 – Manchester Airport Relief Road lies just beyond the northern boundary (in the Stockport MBC administrative area) which would ultimately form a strong boundary.	Major contribution: The parcel forms an essential gap between Poynton and Hazel Grove. Development of the northern part of the parcel would result in the actual merging of these settlements with only the proposed A6 to Manchester Airport Link Road between the settlements. The northern most section of the parcel is located at the narrowest point between these settlements. The parcel also performs a role separating Poynton from High Lane and would significantly reduce the gap between these settlements albeit not resulting in them merging,	Major contribution: the parcel is very large and mostly consists of open agricultural land with a number of wooded areas consisting of TPO regions. There are limited urbanising influences with sparse farm properties located within the parcel however the entire western boundary adjoins the settlement of Poynton and therefore the parcel plays a major role in preventing encroachment into the countryside through ribbon development. The remaining boundaries are well related to open countryside and numerous footpaths running through the parcel provide access to the countryside with the parcel also retaining and enhancing landscapes, visual amenity and biodiversity.	No contribution: Poynton is not a historic town	Contribution: Poynton has 0.8% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel makes a major contribution to Green Belt purposes given it encompasses a very large extent of the countryside and is connected to Poynton along the entire western boundary having a major role in preventing ribbon development. Thus the parcel makes a major contribution to checking unrestricted sprawl and safeguarding the countryside from encroachment. The parcel also makes a major contribution to preventing Poynton from merging with Hazel Grove and in separating Poynton and High Lane.	Major contribution
PY18: East of Towers Road, south of Towers Yard Farm and north of Middlewood Road	Major contribution: the parcel has strong boundaries to the east, west and south consisting of a maintained access road to the east, Towers Road to the west and Middlewood Road to the south. The parcel connects to Poynton along the western boundary of Towers Road. The northern boundary is	Contribution: the parcel forms part of the less essential gap between Poynton and High Lane whereby development of the parcel would still retain a considerable gap between the settlements.	Significant contribution: the parcel is predominantly in agricultural use and is well related to the countryside along the northern and eastern boundaries however there are a number of urbanising influences to the south and western boundaries of the parcel consisting of residential properties. The parcel adjoins	No contribution: Poynton is not a historic town	Contribution: Poynton has 0.8% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel makes a significant contribution to Green Belt purposes given its role in safeguarding the countryside from encroachment and in checking the unrestricted sprawl of Poynton. It plays a major role in preventing ribbon development along Towers Road. The parcel is well related	Significant contribution

	moderate consisting of a tree lined footpath. There is existing ribbon development along Middlewood Drive however this has reached its full extent within the parcel given the presence of a TPO region adjacent to it. There is potential for ribbon development along the eastern side of Towers Road which the parcel has a major role in preventing. The parcel borders open fields to the north east and south.		Poynton along the western and south western boundaries which may be insufficient to prevent encroachment into the parcel in the long term. There are open long line views from the settlement out towards the countryside. The parcel assists in providing access to the countryside given the public footpaths running through it.			to the countryside with open long line views from the settlement.	
PY19: Land between Middlewood Road, Anson Road, Coppice Road and Shrigley Road North	Significant contribution: the parcel has strong road boundaries on all sides which could contain development. There is considerable ribbon development within the parcel lining the entire length of Coppice Road and most of Shrigley Road North, the full extent of which has been reached. The parcel plays a significant role in preventing further ribbon development along Middlewood Road adjacent to the works and also along Anson Road. The parcel is predominantly surrounded by open land with only the south western end connected to Poynton.	Contribution: the parcel forms part of the less essential gap between Poynton and High Lane whereby development of the parcel would still retain a considerable gap between the settlements.	Significant contribution: whilst the parcel has strong road boundaries these may be insufficient to prevent encroachment in the long term given that ribbon development has already encroached on the southern and western boundaries of the parcel. The parcel is well related to the open countryside to the north, east and north west and only adjoins Poynton to the south west. There are open long line views across the parcel from the settlement. The parcel provides access to the countryside given the public footpaths running through it.	No contribution: Poynton is not a historic town	Contribution: Poynton has 0.8% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel makes a significant contribution to Green Belt purposes given its role in safeguarding the countryside from encroachment and in checking the unrestricted sprawl of Poynton. It performs a lesser contribution to preventing Poynton from merging with High Lane. The parcel is well related to the countryside to the north, east and north west and there are open long line views across the parcel from the settlement.	Significant contribution
PY20: Land to the east of Waterloo Road, south of Coppice Road	Major contribution: the parcel is bound by strong road boundaries to the north and west and the ancient woodland of Poynton Coppice forming part of the eastern boundary. The remaining eastern boundary is moderate formed from a private gated maintained access road. The southern boundary of The Coppice is moderate consisting of an unmaintained tree lined road. The parcel is connected to Poynton along the western boundary however there is existing ribbon development to the north along Coppice Road and to the south along The Coppice with considerable ribbon development adjacent to the parcel. The parcel therefore plays a major role in preventing further ribbon development along The Coppice and Coppice Road.	No contribution: the parcel does not play a role in maintaining separation between settlements.	Significant contribution: the parcel adjoins Poynton along the western boundary with the remaining boundaries along the east and south being well related to the countryside. The majority of the parcel is in agricultural use with sheep grazing however there are some limited urbanising influences within the parcel consisting of residential properties and further urbanising influences adjacent to the northern boundary of the parcel. There are open long line views across the parcel from the boundary with the settlement along Waterloo Road with limited vegetation. The parcel provides access to the countryside	No contribution: Poynton is not a historic town	Contribution: Poynton has 0.8% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel makes a significant contribution to Green Belt purposes given its role in safeguarding the countryside from encroachment and in checking the unrestricted sprawl of Poynton. It plays a major role in preventing ribbon development along the northern side of The Coppice and to the south of Coppice Road. The parcel is well related to the countryside with open long line views from the settlement.	Significant contribution
PY21: Land to the north and east of Poynton Coppice, south of Coppice Road	Major contribution: the parcel is bound by moderate boundaries to the east south and west consisting of The Coppice which is a partially private unmaintained road with tree lining located to the east and south. A private access road forms the western boundary along with the ancient woodland. The	No contribution: the parcel does not play a role in maintaining separation between settlements.	Major contribution: the parcel is detached from the settlement and adjoins the countryside along all boundaries. The parcel encompasses and adjoins an ancient woodland area which represents a strong boundary to prevent encroachment in the long term. Limited urbanising influences are present within	No contribution: Poynton is not a historic town	Contribution: Poynton has 0.8% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel makes a major contribution to Green Belt purposes given that it is detached from the settlement and adjoins the open countryside thus playing a major role in safeguarding the countryside from encroachment. The eastern and southern boundary of the Poynton Coppice provides a strong	Major contribution

	northern boundary is strong consisting of Coppice Road however there is considerable ribbon development adjacent to the parcel to the north of Coppice Road as well as within the parcel along The Coppice. The parcel therefore plays a major role in preventing further ribbon development along The Coppice and Coppice Road.		the parcel consisting of residential development and farm buildings with further residential development adjacent to the northern boundary. The parcel retains and enhances biodiversity.			boundary to prevent encroachment in the long term. The parcel makes a major contribution to checking unrestricted sprawl given its role in preventing further ribbon development along Coppice Road and The Coppice.	
PY22: Land south of Dickens Lane, north of Poynton Brook and east of Narrow Lane	Contribution: Bounded on two sides by the edge of the urban area and relatively well connected to it. Some ribbon development has taken place on the south side of Dickens Lane which forms the northern boundary. The southern boundary is defined by Poynton Brook. Development of the parcel could be viewed as rounding off the settlement, although the Brook forms only a moderately strong boundary, and the parcel does play a role in preventing further ribbon development along Dickens Lane.	No Contribution: loss of this parcel would not narrow the gap between Poynton and other towns and therefore plays no role in preventing neighbouring towns from merging.	Contribution: The parcel has a strong relationship to the edge of the urban area. The containment is compromised to an extent by the less defensible boundary formed by Poynton Brook, although the Brook and its linear woodland are likely to be sufficient to resist further encroachment into the land to the south.	No contribution: Poynton is not a historic town for the purposes of this Green Belt assessment	Contribution: Poynton has 0.8% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel has a limited contribution to the purposes of the Green Belt. The parcel has potential for rounding off development. The parcel has no contribution to preserving the historic setting as the parcel is not located near a conservation area. The parcel has a limited contribution to assisting urban regeneration.	Contribution
PY23: Land between Poynton Brook, Moggie Lane, Hope Lane and Poynton Industrial Estate	Significant contribution: the parcel is connected to Poynton along the western boundary and part of the northern boundary. The parcel borders open land along its remaining boundaries. The parcel has strong boundaries to the west consisting of the Poynton Industrial Estate and to the north with the Poynton Brook which is set within a ditch and is heavily tree lined. These boundaries have so far prevented urban sprawl. Hope Lane and Moggie Lane are both maintained roads with tree and hedge lining and also form a strong boundary to the east and south.	No contribution: the parcel does not play a role in maintaining separation between settlements.	Significant contribution: the parcel adjoins Poynton along the western and north western boundary with the remaining boundaries adjoining the countryside. The majority of the parcel is in agricultural use with sheep grazing and there are very limited urbanising influences within and adjacent to the parcel consisting of sparsely located farm properties. There are relatively open long line views from the western settlement boundary out across the parcel. The heavily tree lined Poynton Brook to the north provides a strong boundary which will help to prevent encroachment in the long term.	No contribution: Poynton is not a historic town	Contribution: Poynton has 0.8% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel makes a significant contribution to Green Belt purposes given that it is closely related to the open countryside with relatively open views and with very limited urbanising influences thus making a significant contribution to safeguarding the countryside from encroachment. The strong boundaries to the north and west adjoining Poynton have so far prevented any urban sprawl and the parcel makes a significant contribution to this purpose. The parcel does not play a separation role between settlements.	Significant contribution
PY24: Land bounded by Hope Lane and Skellorn Green Lane, east of Adlington Manor	Contribution: the parcel has strong boundaries to north, west and south consisting of Hope Lane and Skellorn Green Lane which are both maintained roads. The western boundary is weaker as it follows the boundary of Adlington Manor Care Home and a tree lined field boundary. The parcel is only connected to Poynton along the north western edge which lies adjacent to Poynton Industrial Estate.	No contribution: the parcel does not play a role in maintaining separation between settlements.	Major contribution: the parcel is nearly completely detached from the settlement only adjoining the Industrial Estate along the north western edge. It adjoins the countryside along all other boundaries. There is tree lining and vegetation along field boundaries with long line views in certain locations. The parcel is predominantly open and in agricultural use with the only urbanising influences being farms. The parcel provides access to the countryside and retains and enhances, landscapes and biodiversity.	No contribution: Poynton is not a historic town	Contribution: Poynton has 0.8% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel makes a limited contribution to Green Belt purposes despite that it is mostly detached from the settlement of Poynton and lies adjacent to open countryside with limited urbanising influences thus making a major contribution to safeguarding the countryside from encroachment. The parcel plays a lesser role in checking unrestricted sprawl given its lack of connection to Poynton. The parcel does not play a separation role between settlements.	Contribution

<p>PY25: Land to the south of Poynton Industrial Estate and north of Street Lane</p>	<p>Significant contribution: the parcel is connected to Poynton along the northern boundary. The parcel has strong boundaries to the north west, west and south consisting of the A523 to the north west, the railway to the west and Street Lane to the south. The eastern boundary is weaker following the boundary of Adlington Manor Care Home and a tree lined field boundary. The unmaintained section of Hope Lane to the north forms a weaker boundary which has been unable to prevent sprawl given the existing ribbon development within the parcel along Hope Lane. The parcel therefore plays a significant role in preventing further ribbon development along Hope Lane.</p>	<p>No contribution: the parcel does not play a role in maintaining separation between settlements.</p>	<p>Significant contribution: the parcel only adjoins Poynton along part of the northern boundary and is well related to the countryside along all other boundaries. The parcel is in agricultural use with horses and hay bales. The only urbanising influence within the parcel is the row of houses along part of the northern boundary. The parcel has open long line views from the settlement out into the countryside with limited vegetation. The parcel has strong road and rail boundaries to the south and west which will prevent encroachment in the long term however the eastern boundary is weaker.</p>	<p>No contribution: Poynton is not a historic town</p>	<p>Contribution: Poynton has 0.8% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.</p>	<p>The parcel makes a significant contribution to Green Belt purposes given that it is only attached to Poynton along part of the northern boundary which lies adjacent to the Poynton Industrial Estate with the remaining boundaries being adjacent to open countryside with limited urbanising influences thus making a significant contribution to safeguarding the countryside from encroachment. Given the parcels role in preventing further ribbon development along Hope Lane the parcel makes a significant contribution to checking unrestricted sprawl. The parcel does not play a separation role between settlements.</p>	<p>Significant contribution</p>
--	---	--	--	--	--	---	---------------------------------

Prestbury

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
PR01: Land north of Prestbury Lane, east of railway, south of Bonis Hall Lane and west of A523	Significant Contribution: The parcel is contained by strong boundaries formed by the rail line, London Road and the urban edge of Prestbury at Prestbury Lane to the south. Some existing ribbon development along Prestbury Lane and the parcel plays an important role in preventing further ribbon development along Prestbury Lane and also along the A523. The parcel is well connected to the existing settlement but does extend out into the open countryside.	Significant Contribution: the parcel contains the development of Prestbury to the north east and forms an important part of the gap between Prestbury and Bollington. A reduction in the gap would undermine openness of the Green Belt in this area in also in a wider sense.	Significant Contribution: strong boundaries to all sides are sufficient to prevent further encroachment in the future. However, other than a small amount of development in the southern end of the parcel, it is essentially free of built development and open in character.	No contribution: Parcel is not located close to Prestbury Conservation Area	Contribution: Prestbury has 0.8% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel has a significant contribution to the Green Belt. Strong boundaries to prevent further future encroachment but the parcel is essentially open countryside, plays an important role in preventing ribbon development. The openness of the rest of the parcel contributes to maintaining the gap between Prestbury Bollington. The parcel has no contribution to preserving the historic setting as the parcel is not located near a conservation area. The parcel has a limited contribution to assisting urban regeneration.	Significant contribution
PR02: Small area of land to the rear of properties on Heybridge Lane, Prestbury Road and Meadow Drive	Contribution: well connected to the urban settlement of Prestbury and has successfully prevented urban sprawl. The boundaries are made up of existing development and Prestbury Lane which provide strong boundaries. The parcel could provide an opportunity for round off.	Contribution: Parcel has a limited contribution to preventing Prestbury and Bollington from merging. A reduction in this gap would not lead to the merging of these settlements.	Significant contribution: The parcel provides a significant degree of openness, particularly from the existing dwellings looking across the countryside when combined with PR01. The parcel is well contained by urban development which provides a strong boundary to prevent encroachment.	No contribution: Parcel is not located close to Prestbury Conservation Area	Contribution: Prestbury has 0.8% brownfield urban capacity for potential development, therefore the parcel makes a limited contribution to the purpose.	The parcel has contained development therefore preventing sprawl onto the Green Belt. The parcel is well connected to the urban settlement and would provide an opportunity to round off development due to the irregular boundaries of the existing development. The parcel has significantly contributing to preventing encroachment on the Green Belt. The parcel has limited contribution to preventing merging and a reduction in this gap would not lead to the merging of Bollington and Prestbury. Additionally, there is limited contribution to assisting urban regeneration in Prestbury.	Contribution
PR03: Land to the south of Prestbury Road and west of A523	Significant contribution: well connected to the urban settlement of Prestbury and has successfully prevented urban sprawl. The boundaries are made up of existing development, The Silk Road and Prestbury Lane which provide strong boundaries. The parcel could provide an opportunity for round off.	Contribution: Parcel has a limited contribution to preventing Prestbury and Bollington from merging. A reduction in this gap would not lead to the merging of these settlements. London Road provides a strong barrier to the merging of settlements.	Significant contribution: The parcel provides a significant degree of openness, particularly from the existing dwellings looking across the countryside when combined with PR01. The parcel is well connected to urban development which provides a strong boundary to prevent encroachment.	No contribution: Parcel is not located close to Prestbury Conservation Area	Contribution: Prestbury has 0.8% brownfield urban capacity for potential development, therefore the parcel makes a limited contribution to the purpose.	The parcel has contained development therefore preventing sprawl onto the Green Belt. The parcel is well connected to the urban settlement and would provide an opportunity to round off development due to the significant gap between Bollington and Prestbury. The parcel has limited contribution to preventing merging and a reduction in this gap would not lead to the merging of Bollington and Prestbury. The parcel has significantly contributing to	Significant contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
						preventing encroachment however limited contribution to assisting urban regeneration.	
PR04: Land to the west of the A523 / B5091 roundabout	Significant contribution: well connected to the urban settlement of Prestbury and has successfully prevented urban sprawl. The boundaries are made up of existing development, The Silk Road and Prestbury Lane which provide strong boundaries. The parcel could provide an opportunity for round off.	Contribution: Parcel has a limited contribution to preventing Prestbury and Bollington from merging. A reduction in this gap would not lead to the merging of these settlements.	Significant contribution: The parcel provides a significant degree of openness. The parcel is well connected to urban development which provides a strong boundary to prevent encroachment.	No contribution: Parcel is not located close to Prestbury Conservation Area	Contribution: Prestbury has 0.8% brownfield urban capacity for potential development, therefore the parcel makes a limited contribution to the purpose.	The parcel has contained development therefore preventing sprawl onto the Green Belt. The parcel is well connected to the urban settlement and would provide an opportunity to round off development due to the significant gap between Bollington and Prestbury. The parcel has limited contribution to preventing merging and a reduction in this gap would not lead to the merging of Bollington and Prestbury. The parcel has significantly contributing to preventing encroachment however limited contribution to assisting urban regeneration.	Significant contribution
PR05: Land to the south of the A523 / B5091 roundabout	Significant contribution: Parcel is not well connected to the urban settlement of Prestbury and has strong boundaries consisting of the B5091, The Silk Road and London Road.	Significant contribution: Parcel forms a largely essential gap between the settlements of Bollington and Prestbury. A reduction in this gap could lead to the actual merging of settlements and the gap is narrower than other location. The gap is reinforced by The Silk Road which creates a strong barrier between the settlements.	Significant contribution: There are few urbanising influences within the parcel however there are field boundaries lined with mature woodland therefore there is a limited degree of openness. The parcel is bounded by strong boundaries which prevent encroachment.	No contribution: Parcel is not located close to Prestbury Conservation Area	Contribution: Prestbury has 0.8% brownfield urban capacity for potential development, therefore the parcel makes a limited contribution to the purpose.	The parcel is not well connected to Prestbury, there is some development within the parcel however it has largely prevented urban sprawl and encroachment on the countryside. The strong boundaries of the parcel, particularly The Silk Road prevent Prestbury from merging into Bollington however the parcel plays a significant role in preventing these towns from merging and a reduction in the gap could lead to merging.	Significant contribution
PR06: Land to the north of Prestbury Wood, west of London Road	Major contribution: Parcel is well connected to the urban settlement on the northern boundary and has prevented urban sprawl. The parcel is bounded by a river to the south which creates a strong boundary, a railway line to the west which creates a strong boundary as does the A538 to the east. The field boundary to the north is a moderate boundary.	Major contribution: The parcel forms an essential gap between Prestbury and Macclesfield and a reduction in the gap would lead to the actual merging of these settlements which would compromise the openness of the Green Belt and lead to urban sprawl.	Significant contribution: Although there are few urbanising influences, Tytherington Golf Course is located on the parcel. Therefore the parcel is landscaped with clusters of woodland which detract from the openness. There are also the urbanising influences of the railway which slightly detracts from the openness. Nevertheless, the parcel maintains a significant degree of openness and provides access to the countryside and opportunities for outdoor sport.	No contribution: Parcel is not located close to Prestbury Conservation Area	Contribution: Prestbury has 0.8% brownfield urban capacity for potential development, therefore the parcel makes a limited contribution to the purpose.	The parcel has a major contribution to two purposes of the Green Belt. The first is preventing urban sprawl as the parcel has prevented development within its boundaries. The second purpose is merging where the parcel plays a major role in preventing Prestbury and Macclesfield from merging. The parcel also has a significant role in safeguarding the countryside due to the presence of the golf course which provides access and an opportunity for outdoor sport.	Major contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
PR07: Land to the rear of properties on Heybridge Lane	Significant contribution: the parcel has prevented urban sprawl despite the moderate boundaries that enclose the parcel. The majority of boundaries consist of footpaths with a physical feature and the existing development which has an irregular boundary.	Significant contribution: The parcel forms a largely essential gap between Prestbury and Macclesfield and a reduction in the gap could lead to the merging of these settlements. Development on this parcel would lead to the narrowing of the gap between Prestbury and Macclesfield.	Significant contribution: The parcel is characterised by undulating farmland which provides a significant degree of openness particularly when looking across PR08 therefore providing long line views. However looking toward the existing development which bounds the parcel slightly detracts from the openness.	No contribution: Parcel is not located close to Prestbury Conservation Area	Contribution: Prestbury has 0.8% brownfield urban capacity for potential development, therefore the parcel makes a limited contribution to the purpose.	The parcel has prevented urban sprawl and provides a significant contribution to preventing the merging of Prestbury and Tytherington. The parcel is characterised by open farmland which is bounded by existing development however provides a significant degree of openness. There is a significant contribution to urban regeneration.	Significant contribution
PR08: Land to the east of the railway line and north of Tytherington Golf Course	Significant contribution: the parcel is not well connected to the urban settlement of Prestbury however has prevented urban sprawl and therefore has a significant contribution to the Green Belt purpose. The parcel is bounded by moderate boundaries however the western boundary is a strong boundary formed by the railway line.	Significant contribution: The parcel forms a largely essential gap between Prestbury and Macclesfield and a reduction in the gap could lead to the merging of these settlements. Development on this parcel would lead to the narrowing of the gap between Prestbury and Macclesfield.	Major contribution: The parcel is characterised by undulating farmland which provides a major degree of openness due to the generally low vegetation and long line views. There are no urbanising influences within the parcel and from the path along the eastern boundary of the parcel, the railway line cannot be seen therefore does not detract from the openness of the parcel.	No contribution: Parcel is not located close to Prestbury Conservation Area	Contribution: Prestbury has 0.8% brownfield urban capacity for potential development, therefore the parcel makes a limited contribution to the purpose.	The parcel has a major contribution to safeguarding the countryside from encroachment and provides a major degree of openness. The parcel has a significant role in preventing urban sprawl due to the strong boundary of the railway line and forms a largely essential gap between Prestbury and Macclesfield. The parcel provides a limited contribution to assisting urban regeneration in Prestbury.	Major contribution
PR09: Land to the east of the railway line to the south of Bridge End Lane	Significant contribution: The parcel is well connected to Prestbury and has prevented urban sprawl. It is bounded by moderate boundaries aside from the western boundary which comprises a strong boundary due to the railway line. The parcel could provide an opportunity for round off.	Contribution: The parcel forms a less essential gap between Prestbury and Macclesfield. A reduction in this gap would not lead to merging of these settlements.	Significant contribution: Although the parcel is bounded by existing development, however due to the gradient of the parcel, this does not detract from the openness of the parcel. Therefore the parcel provides a significant degree of openness and is bounded by the railway which provides a strong barrier to encroachment. The parcel is characterised by open farmland.	No contribution: Parcel is not located close to Prestbury Conservation Area	Contribution: Prestbury has 0.8% brownfield urban capacity for potential development, therefore the parcel makes a limited contribution to the purpose.	The parcel has a significant degree of openness due to the parcel being open farmland and has prevented urban sprawl despite its moderate boundaries. The parcel is bounded by the railway on the western side which creates a strong barrier to prevent urban sprawl and encroachment on the countryside. The parcel plays a less essential role in preventing merging due to the large gap between Tytherington and Prestbury at this location. The parcel plays a limited role in assisting urban regeneration.	Significant contribution
PR10: Land at Bridge End Farm, south of Bridge End Lane and west of railway	Contribution: the parcel is strongly enclosed on all sides by the urban edge, Bridge End Lane and the rail line ensuring it is well connected to the urban area. It is completely isolated from the wider Green Belt.	No Contribution: performs no significant role in ensuring nearby settlements remain separate from one another.	Contribution: Within the urban area and isolated from the wider Green Belt; any development here would not lead to encroachment in the wider countryside. Parcel appears to be part of an extended residential curtilage.	Major contribution: Prestbury is a historic town with a designated Conservation Area. The Conservation Area and a number of listed buildings lie adjacent to the Green Belt boundary along the western boundary of the parcel. The view into and out of the settlement from the Green Belt are somewhat hindered by vegetation.	Contribution: Prestbury has 0.8% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The strong enclosure of the parcel and its connections to the existing urban area limit the parcel's contribution to openness of the Green Belt and maintaining gaps between settlements. The parcel has a major contribution to preserving the historic setting of Prestbury as the parcel is located within the conservation area. The parcel has a limited contribution to assisting urban regeneration however has a limited contribution	Contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
						overall.	
PR11: Land west of River Bollin to the rear of properties on Shirleys Drive / Ashbrook Drive	Contribution: the parcel is well connected to the urban edge and the River Bollin would prevent further encroachment in the longer term. Could be regarded as rounding off the settlement pattern.	No Contribution: forms part of the wider Green Belt but performs no significant role in ensuring nearby settlements remain separate from one another.	Contribution: the parcel is in agricultural use with minor urbanising influences to the north west. As its boundaries are mostly formed by rear gardens of existing development the parcel does not contribute to containment of ribbon development. It's strong connection to the existing urban area ensure the parcel does contribute to preventing encroachment of Prestbury into this part of the countryside	Major contribution: Prestbury is a historic town with a designated Conservation Area. The Conservation Area lies adjacent to the Green Belt boundary along the western boundary of the parcel. The view into and out of the settlement from the Green Belt are somewhat hindered by vegetation.	Contribution: Prestbury has 0.8% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	Whilst contributing to the overall openness of the wider Green Belt the parcel in itself is relatively enclosed from the wider Green Belt. Its contribution to maintaining a wider gap between settlements is minor and it does contribute to preventing encroachment into the countryside. The parcel has a major contribution to preserving the historic setting of Prestbury as the parcel is located within the conservation area. The parcel has a limited contribution to assisting urban regeneration and has a limited contribution overall.	Contribution
PR12: Land east of River Bollin and west of railway, north of Willow Way	Significant contribution: The parcel has strong boundaries to the east, north and west created by a railway line, existing development with a strong boundary and a river. The southern boundary has a moderate field boundary. The parcel has been largely successful in preventing urban sprawl.	Contribution: The parcel plays a limited contribution in preventing the merging of Prestbury and Macclesfield as it is bounded by a railway line which creates a strong boundary and other Green Belt parcels. Therefore the parcel forms a less essential gap between these settlements and a reduction in the gap would not lead merging.	Significant contribution: the parcel is densely wooded and provides a limited degree of openness however has few urbanising influences. Although the parcel is heavily wooded, it has safeguarded the Green Belt from encroachment and provides access to the countryside via a footpath.	Contribution: Prestbury Conservation Area is located in the centre of Prestbury however it is not directly adjacent to the parcel which plays a limited role in preserving the historic setting.	Contribution: Prestbury has 0.8% brownfield urban capacity for potential development, therefore the parcel makes a limited contribution to the purpose.	The strong boundaries of the parcel have prevented encroachment on the countryside and urban sprawl. The parcel is heavily wooded however provides a limited degree of openness and has few urbanising features. The parcel still has a significant contribution to safeguarding the countryside from encroachment. PR12 has limited contribution to preserving the conservation area and assisting in urban regeneration.	Significant contribution
PR13: Land east of River Bollin and west of railway, south of Willow Way	Significant contribution: The parcel is bounded by a railway line to the east which creates a strong boundary as well as a river to the west. The north and south are bounded by woodland and a private track which create moderate boundaries. The parcel has prevented urban sprawl from the existing development and although the parcel may provide an opportunity for round off, the reduction in the gap between settlements would be significant.	Significant contribution: The parcel forms a largely essential gap between Prestbury and Macclesfield and a reduction in the gap could lead to the merging of these settlements. Development on this parcel would lead to the narrowing of the gap between Prestbury and Tytherington. The railway line provides a strong barrier that would prevent development encroaching from the east.	Contribution: The parcel plays a limited contribution to safeguarding the countryside from encroachment. The parcel has clusters of woodland which detract from the openness and the railway line and existing development have a large urbanising influence on the parcel.	No contribution: Parcel is not located close to Prestbury Conservation Area	Contribution: Prestbury has 0.8% brownfield urban capacity for potential development, therefore the parcel makes a limited contribution to the purpose.	The parcel has a significant role in preventing urban sprawl due to the strong boundaries of the river and the railway line. The parcel also has a significant role in preventing the merging of Prestbury and Tytherington due to the largely essential gap that the parcel provides. Due to the size of the parcel and the urbanising influences of the railway line and the existing development, there is a limited degree of openness.	Significant contribution
PR14: Small isolated area of land between the River Bollin and the rear 60 and 62	Contribution: Limited contribution to preventing urban sprawl although bounded on two sides by a river which creates a strong boundary. The parcel is well	No contribution: The parcel plays no role in preventing nearby towns from merging due to size and location. The railway line provides a significant	No contribution: The parcel plays no role in safeguarding the countryside from encroachment as it is well connected to the urban settlement and is too small to provide any degree of	No contribution: Parcel is not located close to Prestbury Conservation Area.	Contribution: Prestbury has 0.8% brownfield urban capacity for potential development,	The parcel has a limited contribution to the Green Belt given that it is well connected to the settlements and has a limited role in preventing urban sprawl. The parcel makes no	Contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
Willowmead Drive	connected to the urban settlement.	barrier to preventing merging.	openness.		therefore the parcel makes a limited contribution to the purpose.	contribution to three of the Green Belt purposes including the prevention of merging, safeguarding the countryside and preserving the historic setting of a town. It does make a limited contribution to assisting urban regeneration.	
PR15: North of Alderley Road and west of Macclesfield Road extending to properties on Summerhill Road and Dumber Wood	Contribution: Well connected to the urban settlement due to the presence of Summerhill Road within the parcel. The parcel has therefore allowed urban sprawl. There is also ribbon development along the B5087 which creates a strong boundary the south. The eastern boundary consists of Macclesfield Road which creates a strong boundary. The northern and western boundary consists of a field boundary accompanied by a tree line.	Major contribution: The parcel forms an essential gap between Prestbury and Macclesfield and a reduction in the gap would lead to the actual merging of these settlements which would compromise the openness of the Green Belt.	Significant contribution: There are playing fields located in the parcel which provide access and opportunities for outdoor sport and recreation. Summerhill Road provides an urbanising influence within the parcel however due to topography and tree coverage there is still a significant degree of openness.	No contribution: Parcel is not located close to Prestbury Conservation Area.	Contribution: Prestbury has 0.8% brownfield urban capacity for potential development, therefore the parcel makes a limited contribution to the purpose.	The parcel plays a major role in preventing Macclesfield and Prestbury from merging. A reduction in this gap would lead to the actual merging of these settlements. The parcel has allowed urban sprawl on the Green Belt with significant development in the north of the parcel however has provided a limited contribution to preventing sprawl on the remainder of the parcel. This development has had an urbanising influence on the parcel however the parcel has a significant degree of openness looking from Summerhill Road across the parcel.	Major contribution
PR16: Area of Prestbury Golf Course south of the clubhouse	Significant contribution: The parcel is bounded by existing development on the eastern boundary which provides a strong boundary however sprawl has largely not occurred in the parcel. Prestbury Golf Club is located in the parcel however this is the only urbanisation that has occurred. The parcel is bounded by the maintained private road to the north and a field boundary to the west	Contribution: The parcel forms a less essential gap between Prestbury and Macclesfield and a reduction in the gap could lead to the merging of these settlements. Development on this parcel could lead to the narrowing of the gap between Prestbury and Macclesfield.	Significant contribution: Although there are few urbanising influences in the parcel, Prestbury Golf Course is located on the parcel. Therefore the parcel is landscaped with clusters of woodland which detract slightly from the openness. There are also the urbanising influences of existing development on the eastern boundary however this is also covered by a mature tree line which reduces the impact of this development. Nevertheless, the parcel maintains a significant degree of openness and provides access to the countryside and opportunities for outdoor sport.	No contribution: Parcel is not located close to Prestbury Conservation Area.	Contribution: Prestbury has 0.8% brownfield urban capacity for potential development, therefore the parcel makes a limited contribution to the purpose.	The parcel has successfully prevented urban sprawl despite Prestbury Gold Club being located within the boundaries. The majority of the parcel consists of the golf course which provides a significant degree of openness despite the urbanising influences of the Golf Club and the existing development on the eastern boundary. The parcel also provides an opportunity for outdoor sport and access to the countryside. The parcel has a limited contribution to preventing the merging of Prestbury and Macclesfield.	Significant contribution
PR17: Area of Prestbury Golf Course north of the clubhouse	Major contribution: The parcel is surrounded by existing development however has prevented urban sprawl on the Green Belt. The parcel is bounded by existing development to the east, north and west creating strong boundaries however the south	No contribution: The parcel plays no role in preventing nearby towns from merging as another settlement is not located nearby. Therefore a reduction in the gap would not lead to merging.	Significant contribution: Although the parcel is surrounded by existing development, the parcel still provides a significant degree of openness due to its size. The parcel is landscaped with large clusters of woodland which detract slightly from the openness. There existing development is largely	Significant contribution: Prestbury Conservation Area is adjacent to the northern area of the parcel, within the conservation area there are a number of listed buildings. The parcel has a significant contribution to preserving the	Contribution: Prestbury has 0.8% brownfield urban capacity for potential development, therefore the parcel makes a limited contribution to the	The parcel has a major contribution to preventing urban sprawl as it is bounded by existing development however no development has taken place on the parcel. The parcel predominantly consists of Prestbury Golf Course which has a significant degree of openness despite clusters of	Major contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
	boundary consists of a field boundary and private road which create moderate boundaries.		covered by a mature tree line which reduces the impact of this development. Nevertheless, the parcel maintains a significant degree of openness and provides access to the countryside and opportunities for outdoor sport.	setting of this conservation area and the historic town.	purpose.	woodland located on the parcel. The parcel has a significant role in preserving the setting of the historic town of Prestbury as Prestbury Conservation Area is adjacent to the parcel.	
PR18: Land between Chelford Road and Spencer Brook	Contribution: the parcel almost entirely made up of residential curtilages from properties on Packsaddle Park and two large detached residences on Chelford Road.	Contribution: does not play a significant role in maintaining the gap between Macclesfield and Prestbury but is has an ancillary role	Significant Contribution: there are strong urbanising influences to the north of the parcel with ribbon development along Chelford Road. Existing development and proximity to the urban area reduces openness but the boundaries to the south suggest vulnerability to future encroachment.	No contribution: Parcel is not located close to Prestbury Conservation Area	Contribution: Prestbury has 0.8% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel has a limited contribution to the purpose of the Green Belt. The parcel performs a function which contains existing ribbon development and encroachment, contributing to the wider openness of the Green Belt. The parcel has a limited contribution to preventing urban sprawl and preventing the merging of settlements. The parcel has no contribution to preserving the historic setting.	Contribution
PR19: Land to the north of Chelford Road and west of Collar House Drive	Significant contribution: The parcel has development within the boundaries however has largely prevented urban sprawl. The parcel is bounded by Chelford Road to the south and Collar House Drive to the east, which create strong boundaries. The north and west boundaries are made up of field boundaries which are moderate.	No contribution: The parcel plays no role in preventing nearby towns from merging as another settlement is not located nearby. Therefore a reduction in the gap would not lead to merging.	Significant contribution: The parcel has a significant contribution to safeguarding the countryside. The parcel is heavily wooded therefore there is a limited degree of openness and there are few long line views. Despite this, the parcel has safeguarded the countryside from encroachment.	No contribution: Parcel is not located close to Prestbury Conservation Area	Contribution: Prestbury has 0.8% brownfield urban capacity for potential development, therefore the parcel makes a limited contribution to the purpose.	The parcel has significant contribution to two purposes of the Green Belt; the parcel prevents urban sprawl despite some development already in the parcel and has safeguarded the countryside. There is dense vegetation in the parcel and no open views however the parcel provides a significant degree of contribution to safeguarding. The parcel does not contribute to preventing towns from merging due to its location nor does it contribute to preserving the historic setting. There is limited contribution to assisting urban regeneration.	Significant contribution
PR20: Land to the north of Chelford Road and east of Springsett Farm	Major contribution: The parcel has successfully prevented sprawl into the Green Belt. The boundaries to the north and south are strong and consist of a river and Chelford Road. The other boundaries are moderate however are defensible due to physical features.	No contribution: The parcel plays no role in preventing nearby towns from merging as another settlement is not located nearby. Therefore a reduction in the gap would not lead to merging.	Major contribution: the parcel provides a major degree of openness with predominantly low vegetation, field boundaries and clusters of mature woodland. The topography of the parcel is undulating and provides open long line views of the countryside. There are no urbanising influences within the parcel however there is a farm near the north west boundary and a single house to the west. These influences do not detract from the	No contribution: Parcel is not located close to Prestbury Conservation Area	Contribution: Prestbury has 0.8% brownfield urban capacity for potential development, therefore the parcel makes a limited contribution to the purpose.	There are two purposes of the Green Belt to which PR20 has a major contribution; these are preventing urban sprawl and assisting in the safeguarding from encroachment. The parcel provides a major degree of openness due to the open farmland that is contained by the boundaries. There is some mature woodland however the parcel offers long line views. The parcel has successfully prevented urban sprawl and the	Major contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
			major degree of openness of the parcel.			boundaries are defensible. The parcel does not contribute to preventing towns from merging nor preserving the historic setting due to the lack of proximity to the urban settlement.	
PR21: Land to the south of Withinlee Road and east of Upper Withinlee Farm.	Contribution: The southern and the northern boundaries of the parcel are strong as they consist of a river and Withinlee Road. The western boundary is consists of a footpath along a field boundary. The eastern boundary follows the irregular pattern of development which forms a weaker boundary. There is opportunity to round off development in the eastern area of the parcel and use the field boundary and future development as stronger boundary.	No contribution: The parcel plays no role in preventing nearby towns from merging as another settlement is not located nearby. Therefore a reduction in the gap would not lead to merging.	Significant contribution: The parcel is predominantly open farmland with some urbanising influences from development within the parcel. In some places the parcel has a steep topography which slopes downwards toward the river which forms the southern boundary. The remainder of the parcel is relatively flat and has a significant degree of openness.	No contribution: Parcel is not located close to Prestbury Conservation Area	Contribution: Prestbury has 0.8% brownfield urban capacity for potential development, therefore the parcel makes a limited contribution to the purpose.	There is an opportunity to round off development in the eastern part of the parcel; this is due to the weak boundary currently formed by the existing development. The parcel is largely open farmland with elements of urbanisation that detract from the openness. The parcel has no contribution to preventing settlements from merging nor preserving the historic setting due to the lack of proximity to relevant settlements. The parcel makes a limited contribution to assisting urban regeneration.	Contribution
PR22: Land to the north of Withinlee Road and east of Withinlee Farm	Major contribution: the parcel makes major contribution to preventing urban sprawl. The parcel is bounded by existing development which has sprawled outwards from Prestbury along Withinlee Road however PR22 has successfully prevented further sprawl. The parcel has moderate boundaries apart from the southern boundary which consists of Withinlee Road. Without the presence of this parcel, urban sprawl would likely have occurred.	No contribution: The parcel plays no role in preventing nearby towns from merging as another settlement is not located nearby. Therefore a reduction in the gap would not lead to merging.	Significant contribution: The parcel consists of open farmland divided by hedges to mark the field boundaries. The north boundary has a mature tree line which detracts from the openness however there are no urbanising influences in the parcel.	No contribution: Parcel is not located close to Prestbury Conservation Area	Contribution: Prestbury has 0.8% brownfield urban capacity for potential development, therefore the parcel makes a limited contribution to the purpose.	PR22 has majorly contributed to preventing urban sprawl, given the influences of the surrounding built form. Without the presence of this parcel, urban sprawl would likely have occurred. There are no urbanising influences and the parcel provides views of open farmland. The parcel plays no role in preventing nearby towns from merging or preserving historic assets. The parcel has a limited contribution in assisting urban regeneration.	Major contribution
PR23: Land to the north of Withinlee Road and west of Castle Hill	No contribution: the parcel has played no role in preventing urban sprawl as the majority of the parcel has been developed for housing. The parcel is now contiguous and well connected to the urban settlement.	No contribution: The parcel plays no role in preventing nearby towns from merging as another settlement is not located nearby. Therefore a reduction in the gap would not lead to merging.	No contribution: the parcel plays no role in safeguarding the countryside from encroachment as the majority has been developed for housing and private gardens. There are no areas of open countryside or farmland as the majority has been developed.	No contribution: Parcel is not located close to Prestbury Conservation Area	Contribution: Prestbury has 0.8% brownfield urban capacity for potential development, therefore the parcel makes a limited contribution to the purpose.	The parcel makes a limited contribution to Green Belt purposes due to the presence of development and the lack of countryside. The parcel does not contribute to preventing urban sprawl or encroachment on the countryside. The parcel additionally does not prevent towns from merging or preserves the historic settlement of Prestbury. However the parcel does contribute to assisting urban regeneration given the brownfield urban capacity rate.	Contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
PR24: Land to the north east of Castle Hill and south east of Greendale Lane	No contribution: the parcel has played no role in preventing urban sprawl as the majority of the parcel has been developed for housing. The parcel is now contiguous and well connected to the urban settlement.	No contribution: The parcel plays no role in preventing nearby towns from merging as another settlement is not located nearby. Therefore a reduction in the gap would not lead to merging.	No contribution: the parcel plays no role in safeguarding the countryside from encroachment as the majority has been developed for housing and private gardens. There are no areas of open countryside or farmland as the majority has been developed.	No contribution: Parcel is not located close to Prestbury Conservation Area	Contribution: Prestbury has 0.8% brownfield urban capacity for potential development, therefore the parcel makes a limited contribution to the purpose.	The parcel makes a limited contribution to Green Belt purposes due to the presence of development and the lack of countryside. The parcel does not contribute to preventing urban sprawl or encroachment on the countryside. The parcel additionally does not prevent towns from merging or preserves the historic settlement of Prestbury. However the parcel does contribute to assisting urban regeneration given the brownfield urban capacity rate.	Contribution
PR25: Land to the north of Castle Hill and west of the River Bollin	Significant contribution: The parcel has been largely successful in preventing urban sprawl although there is some ribbon development present on the south west boundary on the A538. The parcel has moderate field boundaries and footpaths for the most part however the road on the south western boundary provides a strong boundary, as does the river on the eastern boundary.	No contribution: The parcel plays no role in preventing nearby towns from merging as another settlement is not located nearby. Therefore a reduction in the gap would not lead to merging.	Major contribution: the parcel provides a major degree of openness with predominantly low vegetation, field boundaries and some mature trees. The topography of the parcel is undulating and provides open long line views of the countryside. There are some urbanising influences from the farm located within the parcel.	No contribution: Parcel is not located close to Prestbury Conservation Area	Contribution: Prestbury has 0.8% brownfield urban capacity for potential development, therefore the parcel makes a limited contribution to the purpose.	Due to the major contribution to assisting in safeguarding the countryside from encroachment the parcel has a major contribution to the Green Belt overall. The parcel also makes a significant contribution to preventing urban sprawl however there is some ribbon development to the south west of the boundary. The parcel provides no contribution to preventing towns from merging and preserving the historic settlements due to the lack of proximity to relevant settlements.	Major contribution
PR26: Land to the north east of Saddleback Drive and south west of the River Bollin including the cricket ground	Significant contribution: The parcel has played a significant role in preventing urban sprawl. The strong boundaries are located to the west and east and are made up of the A538 and the river. The moderate field boundaries are accompanied by mature tree lines which provide a defensible boundary.	No contribution: The parcel plays no role in preventing nearby towns from merging as another settlement is not located nearby. Therefore a reduction in the gap would not lead to merging.	Significant contribution: The parcel supports a cricket ground for outdoor sport and recreation and other beneficial uses of the Green Belt. The cricket ground is enclosed by dense woodland which provides a limited degree of openness however the majority of the parcel is open farmland which has a significant contribution to openness.	Contribution: The parcel is located near the Prestbury Conservation Area and has a limited contribution to preserving the historic setting.	Contribution: Prestbury has 0.8% brownfield urban capacity for potential development, therefore the parcel makes a limited contribution to the purpose.	There are two purposes of the Green Belt to which PR26 contributes significantly; these are preventing urban sprawl and assisting in the safeguarding from encroachment. The boundaries are made up of predominantly moderate boundaries accompanied by mature tree lines which provide defensible boundaries that prevent sprawl and encroachment. The cricket ground provides an element of urbanisation however the parcel is largely open. The parcel provides no contribution to preventing merging and limited contribution to preserving the historic setting and assisting urban regeneration.	Significant contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
PR27: Land west of Butley Lanes, east of River Bollin and south of sewage works	Significant Contribution: boundaries are formed by roads and the urban edge with the parcel well connected to the northern edge of Prestbury. A football ground is located in the south west and the parcel is bounded by trees to the west and highways to the east. A sewerage works marks the northern boundary. The parcel contains Prestbury's linear extension into countryside to the north and is important in preventing ribbon development extending outwards along Butley Lanes.	No Contribution: the parcel plays no role in maintaining separation of settlements but does contribute to the overall openness of the Green Belt.	Significant Contribution: the parcel is in agricultural and recreation use. The land is largely flat and open and free from urbanising influences. Strong boundaries are likely to be sufficient to prevent any further encroachment in the longer term.	Significant contribution: Prestbury is a historic town with a designated Conservation Area. The Conservation Area lies in close proximity to the Green Belt boundary although is separated from the parcel by six residential properties.	Contribution: Prestbury has 0.8% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	Firm boundaries and the connection to Prestbury offer a sense of containment within an open parcel of land. The parcel contains Prestbury's development to the north and its further encroachment into the countryside. Free from urbanising influences within the parcel and prevents ribbon development extending outwards along Butley Lanes. The parcel has a significant contribution to preserving the historic setting of the conservation area. The parcel makes a limited contribution to assisting urban regeneration.	Significant contribution
PR28: Land between Butley Lanes and the railway, north of properties on Park House Drive and Legh Road	Significant contribution: the parcel provides significant contribution to preventing urban sprawl. The parcel borders existing development with a strong boundary. The railway line, Bones Hall Lane and London Road create a strong boundary to the east, Batley Lanes creates a strong boundary to the west and north.	No contribution: The parcel plays no role in preventing nearby towns from merging as another settlement is not located nearby. Therefore a reduction in the gap would not lead to merging.	Significant contribution: The parcel is predominantly characterised by undulating open farmland which provides long line views across the countryside. There is some urbanisation from the farm and plant house located within the parcel however these features do not detract from the openness of the Green Belt.	No contribution: Parcel is not located close to Prestbury Conservation Area	Contribution: Prestbury has 0.8% brownfield urban capacity for potential development, therefore the parcel makes a limited contribution to the purpose.	Preventing urban sprawl and safeguarding the countryside are significant contributions of the parcel. Although the parcel is bounded by development on the southern parcel there has been no urban sprawl and no encroachment on the countryside. There are some urbanising influences such as the farm and the plant room however these do not detract from the openness of countryside. The parcel plays no contribution in preventing merging or preserving historic assets and plays a limited role in assisting urban regeneration.	Significant contribution

Wilmslow

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
WM01: Land south of the River Dean and east of Handforth Road	Contribution: This is a small parcel of land adjacent to the urban area and strongly bounded by the River Dean and main roads. This small parcel is adjacent to the urban area and bounded by the A34, B5358 and the River Dean.	Significant Contribution: Although Wilmslow and Handforth have already merged, there is a very small gap either side of the River Dean east of Handforth Road. Removal of this parcel would close this gap further.	Contribution: There are already a number of residential properties within the parcel which is fairly enclosed by existing development and infrastructure. The parcel has a limited degree of openness.	No Contribution: Wilmslow is a historic town with a number of conservation areas. The conservation areas are located within the 250m buffer on the western side of Wilmslow. The eastern side of the Green Belt where the parcel is located therefore makes no contribution to this purpose as there are no conservation areas close by.	Contribution: Wilmslow has 0.6% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	A small area bounded by the River Dean to the north and east, the A34 to the south and Handforth Road to the west. The parcel is surrounded by trees and there is a fairly flat grassed area at the northern end. Most of the remainder of the area contains residential properties set in large plots. Although part of a very small gap between Wilmslow and Handforth to the east of Handforth Road, these settlements have already merged to the west of Handforth Road. The parcel provides no contribution to preserving the historic town as there are no conservation areas located nearby. The parcel makes a limited contribution to assisting urban regeneration. Given the size of the parcel, its degree of enclosure, strong boundaries, proximity to the urban area and previous encroachment by built development, it is considered to perform a limited contribution to Green Belt purposes.	Contribution
WM02: Land between A34 Handforth Bypass, Handforth Road and the River Dean	Significant contribution: There are strong boundaries to the south and the west which consist of the B5358 and the A34 which may prevent further development. The northern boundary is also seen as strong as it runs along the River Dean in addition to thick wooded areas. The eastern boundary however, is weaker due to an erratic spread of trees and hedges making the field boundary which doesn't define the boundary well. Development along the southern boundary is also evident and the parcel would play a role in preventing further ribbon development along this road. However, due to its location, the parcel could encourage further	Contribution: The parcel forms a less essential gap between Wilmslow and Poynton to the east of the parcel. A reduction in the gap would not lead to merging of settlements and the gap is narrower in other locations. The strong boundaries to the north and west, prevent further merging in these directions anyway and the settlements would not actually merge and would be protected in the long term.	Significant contribution: The land is used mainly for farming but there are existing residential properties within the south of the parcel and the parcel also adjoins existing settlements to the south. However, there is a significant degree of openness within the parcel and it also provides access to the countryside especially to the east given that there is a public footpath across the site and a number of people were seen using this during the time of the visit.	No contribution: Wilmslow is a historic town with a number of conservation areas. The conservation areas are located within the 250m buffer on the western side of Wilmslow. The eastern side of the Green Belt where the parcel is located therefore makes no contribution to this purpose as there are no conservation areas close by.	Contribution: Wilmslow has 0.6% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	Although the parcel provides a less essential gap towards the merging of settlements, the parcel is connected to existing development which may not prevent unrestricted sprawl in the future. The parcel also assists in the safeguarding of the countryside especially to the east of the parcel. Due to the significance of some purposes, these outweigh the purposes that have some or no contribution.	Significant contribution:

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
	sprawl due to the fact it is contained land, well connected to the urban area of east Wilmslow and has a moderate boundary to the east which may not be sufficient to prevent further sprawl in the longer term..						
WM03: Land to the north west of Woodford Road and south west of the River Dean	Significant contribution: The parcel is lightly connected to East Wilmslow as well as the smaller settlement of Dean Row along the southern boundary. Strong boundaries in the south (B5358), the east (A5102) and the north (River Dean) would contain development from further sprawl, however development could potentially spread in the west where there is a moderate boundary made up of trees and hedges along field boundaries. Due to the light connection to East Wilmslow the parcel could contribute to further development growth. However, ribbon development is well established along the south and east boundary and the extent for further ribbon development to take place has nearly been reached.	Contribution: The parcel forms a less essential gap between Wilmslow and Poynton to the west of the Parcel. A reduction in the gap would not lead to merging of settlements and the gap is a lot narrower in other locations. The strong boundaries to the north and west, prevent further merging in these directions but the gap would decrease therefore the parcel plays a small contribution.	Significant contribution: The parcel has a dense vegetation across the site with little built form and a large amount of trees prevent long line views so there is a limited degree of openness. There is a public footpath to the east of the site which allows access to parts of the countryside. Due to the lack of urbanising influences and the size of the parcel, it has a significant contribution to the Green Belt.	No contribution: Wilmslow is a historic town with a number of conservation areas. The conservation areas are located within the 250m buffer on the western side of Wilmslow. The eastern side of the Green Belt where the parcel is located therefore makes no contribution to this purpose as there are no conservation areas close by.	Contribution: Wilmslow has 0.6% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel has a significant contribution to the Green Belt. There is a limited amount of development in the parcel however the parcel still has a significant contribution to preventing urban sprawl. The parcel has a limited contribution to preventing settlements from merging and a significant contribution to safeguarding the countryside due to the lack of urbanising features. There is no contribution in preserving the character of historic towns and it plays a small contribution in urban regeneration.	Significant contribution
WM04: Land between Dean Row Road and Brown's Lane, west of Cross Lane	Contribution: This triangular plot of land is strongly bounded by Dean Row Road, Cross Lane and Brown's Lane. The north and western edges of the parcel are well connected to the existing urban area. The parcel has a role in preventing ribbon development extending outwards from Wilmslow. The plot is well connected by existing road networks and any development could create a more aligned settlement boundary.	No Contribution: Although the parcel forms the easterly extent of the Green Belt it does not serve a role in separating urban areas.	Significant Contribution: The parcel consists in the main of large open fields with mature trees and hedging, which run along its boundaries. Public footpaths run across the site and provide good access to the countryside. There are a significant number of urbanising influences, particularly around the edges of the parcel.	No Contribution: Wilmslow is a historic town with a number of conservation areas. The conservation areas are located within the 250m buffer on the western side of Wilmslow. The eastern side of the Green Belt where the parcel is located therefore makes no contribution to this purpose as there are no conservation areas close by.	Contribution: Wilmslow has 0.6% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel makes a contribution to the purposes of the Green Belt. This parcel is bounded by Dean Row Road to the north, Brown Lane to the west and Cross Lane to the south east. Existing clusters of development have formed along the southern and northern end of Cross Lane. Whilst the parcel offers little in the way as a separation function, it does serve to prevent further urban encroachment into the open countryside. The parcel is well connected to the urban area. The parcel provides no contribution to preserving the historic town as there are no conservation located nearby. The parcel makes a limited	Contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
						contribution to assisting urban regeneration.	
WM05: Land between Dean Row Road and Adlington Road, east of Cross Lane	Major Contribution: Sited to the north east of Wilmslow this parcel is bounded by Cross Lane, Dean Row Road, Chapel Road, Adlington Road and Brown Lane. This site is isolated from the main built up area of Wilmslow and serves to restrict urban sprawl and further ribbon development particularly to the south of Dean Road and north of Adlington Road.	No Contribution: Although this parcel forms part of the wider Green Belt, given the distance between settlements the parcel makes no contribution to separating towns.	Significant Contribution: The parcel already contains a number of urbanising influences and has relatively strong boundaries to prevent any further outward expansion of Wilmslow in the future. However, most of the built development is around the edges and the central area does retain an element of openness. In addition, the parcel is significantly detached from the urban area.	No Contribution: Wilmslow is a historic town with a number of conservation areas. The conservation areas are located within the 250m buffer on the western side of Wilmslow. The eastern side of the Green Belt where the parcel is located therefore makes no contribution to this purpose as there are no conservation areas close by.	Contribution: Wilmslow has 0.6% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	This segment of land is contained by strong boundary road features and is characterised by large well defined fields. The site is relatively open in character with ribbon development concentrated along the boundary of Browns Lane and Chapel Lane. The parcel already contains a significant amount of built development, particularly around its edges. It is strongly bounded by the local road network and plays a limited role in the separation of settlements. However, its detachment from the urban area and role in preventing further ribbon development means that it is considered to serve a major contribution to Green Belt purposes particularly given that paragraph 79 of the NPPF seeks to retain and openness and permanence of the Green Belt. The parcel provides no contribution to preserving the historic town as there are no conservation areas located nearby. The parcel makes a limited contribution to assisting urban regeneration.	Major contribution
WM06: Land north of Adlington Road and south-west of Brown's Lane. NB this parcel is not designated as Green Belt but is included within this assessment for completeness.	Significant Contribution: The site is currently identified as safeguarded land. This irregular segment of land is contained by strong road boundaries of Adlington Road and Brown's Lane and the existing urban area. The parcel is well connected to the existing urban area and could be argued to represent rounding off of the settlement pattern. It has played a role in preventing addition ribbon development extending outwards along Adlington Road.	No contribution: This parcel does not have a role to play in the prevention of settlements merging.	Contribution: This site lies within close proximity of the urban area and there are a number of urban influences present within the site. The northern part of the site does consist of open fields bound by mature trees and hedging, with a small body of water located to the north east of the site. Strong boundaries will prevent longer term encroachment into the surrounding countryside.	No Contribution: Wilmslow is a historic town with a number of conservation areas. The conservation areas are located within the 250m buffer on the western side of Wilmslow. The eastern side of the Green Belt where the parcel is located therefore makes no contribution to this purpose as there are no conservation areas close by.	Contribution: Wilmslow has 0.6% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel has a limited contribution to Green Belt purposes. It makes no contribution to preventing towns from merging or from preserving Wilmslow's historic setting and character. However the parcel does make a significant contribution to checking unrestricted sprawl given that it is well connected to the urban area and plays a role in preventing ribbon development. The parcel makes a limited contribution to assisting urban regeneration.	Contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
WM07: Land to the south east of Hollies Farm and north of River Bollin	Significant contribution: Apart from a strong south boundary which is the River Bollin, the other boundaries are made up of moderate tree and hedge lined field boundaries that may not prevent further development outside of the parcel in the future. The parcel is loosely connected to a small level of residential development in the north west which has already shows some encroachment from the existing settlement, however it is not connected to the urban area and could not round off the settlement boundary.	No contribution: This parcel does not have a role to play in the prevention of settlements merging.	Significant contribution: The land is predominantly farm land and is detached from major settlements and is only connected loosely to small areas of development in the north with a stronger relationship to the countryside. There are open long line views with low vegetation within the parcel so there is a significant degree of openness. The parcel also provides access to the countryside and enhanced landscapes as there is a public footpath within the south end of the parcel.	No contribution: Wilmslow is a historic town with a number of conservation areas. The conservation areas are located within the 250m buffer on the western side of Wilmslow. The eastern side of the Green Belt where the parcel is located therefore makes no contribution to this purpose as there are no conservation areas close by.	Contribution: Wilmslow has 0.6% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	Although the parcel provides no contribution to the merging of settlements or preserving historic character, there is a significant contribution towards preventing unrestricted sprawl from the neighbouring settlement. The parcel has a significant degree of openness and therefore overall the parcel has a significant contribution to the Green Belt.	Significant contribution
WM08: Land between Adlington Road and Hollies Farm	Significant contribution: The north of this parcel is made up by Adlington Road creating a strong boundary. The rest of the boundaries are formed by private lanes which may not protect the area from further development in the long term. Via Adlington Road the parcel is connected quite strongly to the built area with some ribbon development along this boundary but within the parcel it is open land with no urbanising influences. There is a potential for ribbon development along the boundaries and therefore the parcel could contribute to unrestricted sprawl quite significantly.	No contribution: This parcel does not have a role to play in the prevention of settlements merging.	Significant contribution: There are existing residential properties adjacent to the parcel but within it, farmland is seen to be the prominent use. There is very little built out in the parcel and there are a number of open long line views especially looking out to the south east of the countryside, therefore there is a significant degree of openness. The parcel would retain and enhance landscapes and visual amenity.	No contribution: Wilmslow is a historic town with a number of conservation areas. The conservation areas are located within the 250m buffer on the western side of Wilmslow. The eastern side of the Green Belt where the parcel is located therefore makes no contribution to this purpose as there are no conservation areas close by.	Contribution: Wilmslow has 0.6% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel is seen to prevent unrestricted sprawl and prevents neighbourhoods and nearby settlements from merging. Development within this parcel could also assist in the encroachment of countryside. Despite the lack of contribution to the historic character and regeneration of existing settlements, this parcel plays a significant contribution to protecting Green Belt land overall.	Significant contribution
WM09: Land to the south of Adlington Road to the rear of properties on Ridgeway and Hollies Lane	Significant contribution: The north boundary is strong as it is made up of Adlington Road and the west boundary has a number of settlements backing on to it so is moderate in weighting. The south also has development adjoining the boundary which is made up of a small country lane which can be also seen as moderate but may not prevent further development in the long term. The east boundary is weaker however as it is a private lane which connects to further	No contribution: This parcel does not have a role to play in the prevention of settlements merging.	Contribution: The parcel is predominantly farmland and sits adjacent to some residential development in the north and the west. The parcel has a strong relationship to the countryside in the south and the east but Due to the tree lined boundaries and existing development there aren't many long line views so there is a limited degree of openness.	No contribution: Wilmslow is a historic town with a number of conservation areas. The conservation areas are located within the 250m buffer on the western side of Wilmslow. The eastern side of the Green Belt where the parcel is located therefore makes no contribution to this purpose as there are no conservation areas close by.	Contribution: Wilmslow has 0.6% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel makes a limited contribution to the Green Belt. The parcel has largely prevented development and makes a significant contribution in preventing urban sprawl however the parcel makes no contribution to preventing towns from merging or in preserving the setting and character. The parcel has a limited contribution to safeguarding the countryside as it has a limited degree of openness.	Contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
	greenfield and Green Belt land. The parcel is connected quite strongly to development along Adlington Road and there is a potential for ribbon development along the boundaries so the parcel could contribute to unrestricted sprawl.						
WM10: Area of properties on Adlington Road, One Oak Lane, Hollies Lane and Ridgeway	Contribution: Strong north and west boundaries (Adlington Road) would contain development in these directions, however the east and south boundaries are weaker consisting of hedge and tree lines marking the residential curtilages. However, the River Bollin in the south could restrict further development in this direction. The parcel does not protect open land well as it is already mostly residential development and is well connected to the urban area. As the parcel has already been developed out it would not contribute to the protection from unrestricted sprawl.	No contribution: As most the parcel has already been developed out the parcel would not lead to actual merging of settlements and makes no contribution to maintaining the gap between existing settlements close by.	Contribution: The existing land is predominately used for residential development and due to this there are no long line views and no degree of openness.	Contribution: Wilmslow is a historic town with a number of conservation areas. The conservation areas are located within the 250m buffer on the western side of Wilmslow. The eastern side of the Green Belt where the parcel is located therefore makes little contribution to this purpose because there are few historic assets or conservation areas close by. However, adjacent to the parcel (on the west boundary) there is a listed building (Vardon Bridge) which plays a small contribution to the setting and special character of the settlement.	Contribution: Wilmslow has 0.6% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel plays a limited contribution to protecting the Green Belt. There is a large amount of development on the parcel which limits the degree of openness. The parcel therefore has a limited contribution to safeguarding the countryside and no contribution to preventing sprawl.	Contribution
WM11: Land to the south of properties on One Oak Lane and Hollies Lane, north of the River Bollin	Significant contribution: Although there are moderate and strong boundaries to the north and the south (residential development and the River Bollin) there are weaker boundaries to the east and the west which are made up of trees and hedgerows at the field boundaries. The parcel is also open land, lacking development and is close to the existing urban area. It is contained within the urban area but would not round off the settlement pattern well.	No Contribution: This parcel does not have a role to play in the prevention of settlements merging.	Significant contribution: The parcel consists of open fields detached from the adjoining settlements. There are urbanising features in the north but not within the parcel. The built form is less than 10% and has low vegetation with some long line views therefore has a significant degree of openness. There is also a public footpath which was being used by several people at the time of visiting the parcel which allows the parcel to provide access to the countryside giving beneficial use to the Green Belt	No contribution: Wilmslow is a historic town with a number of conservation areas. The conservation areas are located within the 250m buffer on the western side of Wilmslow. The eastern side of the Green Belt where the parcel is located therefore makes no contribution to this purpose as there are no conservation areas close by.	Contribution: Wilmslow has 0.6% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The risk of unrestricted sprawl and the lack of safeguarding of countryside if this parcel was developed out means this parcel makes a significant contribution to the purpose of the Green Belt. Although the parcel only plays a small contribution in preventing the merging of settlements and historic protection, the openness of the countryside and the Green Belt's beneficial uses are protected with this parcel.	Significant contribution
WM12: Land to the east of Adlington Road and north of the River Bollin	Significant contribution: There are strong boundaries in the north and west (Adlington Road) and south (River Bollin) which would contain development in this parcel away from these directions.	No Contribution: This parcel does not have a role to play in the prevention of settlements merging.	Significant contribution: The parcel consists of open fields detached from the adjoining settlement. There are urbanising features in the north but not within the parcel. The built form is less than 10% and has	Contribution: Wilmslow is a historic town with a number of conservation areas. The conservation areas are located within the 250m buffer on the western side of Wilmslow. The	Contribution: Wilmslow has 0.6% brownfield urban capacity for potential development, therefore the parcel	The risk of unrestricted sprawl and the lack of safeguarding of countryside if this parcel was developed out means that this parcel makes a significant contribution to the purpose of the Green Belt.	Significant contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
	However, there is a weaker boundary to the east made up of a hedgerow and trees at the field boundary that could encroach onto further green field land and encourage sprawl. The parcel is also open land, lacking development and is close to the existing settlement. It is contained within the urban area but would not round off the settlement pattern well. It could encourage unrestricted sprawl if developed out.		low vegetation with some long line views therefore has a significant degree of openness. There is also a public footpath which was being used by several people at the time of visiting the parcel which allows the parcel to provide access to the countryside giving beneficial use to the Green Belt.	eastern side of the Green Belt where the parcel is located therefore makes little contribution to this purpose because there are few historic assets or conservation areas close by. However, adjacent to the parcel (on the west boundary) there is a listed building (Vardon Bridge) which plays a small contribution to the setting and special character of the settlement.	makes a limited degree of contribution to the purpose.	Although the parcel has no contribution in preventing the merging of settlements and historic protection, the openness of the countryside and the Green Belt's beneficial uses are protected with this parcel.	
WM13: Land to the west of Adlington Road and north of the River Bollin	Contribution: There are strong boundaries to the north (residential development), east (Adlington Road), south (River Bollin) but a moderate boundary to the west with thick trees making up this boundary. However, due to how the river is positioned it would be difficult for further sprawl to be encouraged outside of the parcel. The parcel is contained within the urban area of Wilmslow and could help to round off the settlement pattern well. There is also little potential for ribbon development.	No Contribution: This parcel does not have a role to play in the prevention of settlements merging.	Contribution: The existing land use is heavy woodland with no residential development within the parcel. Due to this woodland, there are no long line views and no degree of openness. It does not serve a beneficial use of the Green Belt.	Contribution: Wilmslow is a historic town with a number of conservation areas. The conservation areas are located within the 250m buffer on the western side of Wilmslow. The eastern side of the Green Belt where the parcel is located therefore makes little contribution to this purpose. However, adjacent to the parcel (on the east boundary) there is a listed building (Vardon Bridge) which plays a small contribution to the setting and special character of the settlement.	Contribution: Wilmslow has 0.6% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel has a limited contribution to the Green Belt and for the five purposes of the Green Belt. The parcel has a limited degree of openness due to dense woodland and is well connected to the urban settlement. The parcel has a limited contribution to preventing urban sprawl and no contribution to the preventing the merging of settlements.	Contribution
WM14: Bollin Valley east of A34 and north of River Bollin	Contribution: There are moderate to strong boundaries all around the parcel which would contain future development within this area. The northern and southern boundary is made up of a thick wooded area and residential development, the east boundary is also wooded area backed onto Adlington Road and the west boundary is made up of the A34. Due to these strong boundaries There would not be large amounts of unrestricted sprawl and development would be enclosed. There would also be little potential for ribbon development and the parcel would round off development within this settlement well due to its enclosed	No Contribution: This parcel does not have a role to play in the prevention of settlements merging.	Significant contribution: There are existing urban influences surrounding the parcel but the existing use is predominately recreation land for walkers as it is currently used as a local park. It does not adjoin any countryside and there are no long line views due to the heavy woodland and topography of the parcel. The parcel plays a significant contribution to safeguarding the Green Belt.	No contribution: Wilmslow is a historic town with a number of conservation areas. The conservation areas are located within the 250m buffer on the western side of Wilmslow. The eastern side of the Green Belt where the parcel is located therefore makes no contribution to this purpose as there are no conservation areas close by.	Contribution: Wilmslow has 0.6% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel has a limited contribution to the Green Belt. The parcel has a limited contribution to prevention of sprawl however no contribution to preventing merging. The parcel has a limited contribution to safeguarding the Green Belt. The historic setting is not impacted and the parcel only plays a small contribution in recycling derelict or urban land.	Contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
	shape.						
WM15: Bollin Valley east of A34 and south of River Bollin	Contribution: Contained by the River Bollin to the north, Wilmslow Park Lane to the west, Adlington Road to the east and a strip of trees, which provide a buffer between the site and a built up residential area to the south. The site is well connected to the urban area and is contained by strong boundaries. The parcel would round off the development pattern due to its enclosed shape.	No Contribution: This parcel forms a finger of Green Belt extending into the urban area and does not prevent neighbouring towns from merging.	Significant Contribution: The south eastern corner of the site has succumbed to a small element of ribbon development along Adlington Road. This narrow strip of land is characterised by large open fields and a tree belt which, are free from built form. Despite its strong connections to the urban area, the land within this site is relatively open in character and free of built form and largely screened from the urban area by mature trees.	Contribution: Wilmslow is a historic town with a number of conservation areas. The conservation areas are located within the 250m buffer on the western side of Wilmslow. The eastern side of the Green Belt where the parcel is located therefore makes little contribution to this purpose. However, adjacent to the easternmost boundary of the parcel there is a listed building (Vardon Bridge) which plays a small contribution to the setting and special character of the settlement.	Contribution: Wilmslow has 0.6% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel has a limited contribution to the purpose of the Green Belt. This is a narrow parcel of land, which runs parallel to the southern side of the River Bollin. Despite its connection to the urban area, this parcel retains a significant degree of openness. However, it is well contained by strong boundaries and is isolated from the wider countryside. The parcel makes a limited contribution to preserving the historic setting of Wilmslow due to presence of a listed building on the eastern boundary. The parcel makes a limited contribution to assisting urban regeneration.	Contribution
WM16: Land to the east of Adlington Road and south of the River Bollin	Significant contribution: The northern and western boundaries are strong to moderate as they are bounded by the River Bollin and existing settlements. However, the eastern and western boundaries are made up by tree and hedge lines at field boundaries which might encourage further sprawl in the future. The parcel is adjacent to existing development in the west and the south so is considered contained land but would not round off the settlement pattern. The parcel would play a significant contribution in encouraging further sprawl into the Green Belt due to the closeness and connection to existing development.	No Contribution: This parcel does not have a role to play in the prevention of settlements merging.	Significant contribution: The parcel is predominantly used for farming with some grazing of animals seen on the land. The parcel adjoins settlements to the west but to the east there are large open fields leading further into the countryside in the eastern direction. The parcel is built out less than 10% and has open long line views to the east, however there are views of the settlements in the south and the north so there is a limited to significant degree of openness. This parcel supports visual amenity and enhances landscapes and is therefore plays a significant contribution to assisting in the safeguarding of the countryside.	Contribution: Wilmslow is a historic town with a number of conservation areas. The conservation areas are located within the 250m buffer on the western side of Wilmslow. The eastern side of the Green Belt where the parcel is located therefore makes little contribution to this purpose. However, adjacent to the parcel (on the north west boundary) there is a listed building (Vardon Bridge) which plays a small contribution to the setting and special character of the settlement.	Contribution: Wilmslow has 0.6% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel has a significant contribution to the Green Belt. The parcel has a significant contribution to the prevention of sprawl and to the safeguarding of the countryside. The parcel has long line views of open countryside and has a significant degree of openness. The parcel has no contribution to the prevention of merging and limited contribution to the historic town.	Significant contribution
WM17: Area of properties on Weston Road, Hough Lane and Prestbury Road	Contribution: The parcel prevents further development to the west and the south due to the strong boundaries of Prestbury Road and the A5102, and these areas are already well connected to the urban area of South Wilmslow. The eastern and northern boundaries could encourage further sprawl however. A lot of the parcel has	Contribution: The parcel forms a less essential gap between existing settlements due to the location of the parcel. A reduction in the gap would not lead to actual merging of any settlements nearby. The parcel plays a limited role in maintaining the gap between settlements as the parcel has already been developed out greatly.	Contribution: The existing land is predominantly residential with some open fields and the parcel adjoins existing settlements to the west. But to the east there are large open areas of Green Belt land. However due to the high number of trees (especially in the east) as well as the existing developments there is a limited degree of	No contribution: Wilmslow is a historic town with a number of conservation areas. The conservation areas are located within the 250m buffer on the western side of Wilmslow. The eastern side of the Green Belt where the parcel is located therefore makes no contribution to this purpose as there are no	Contribution: Wilmslow has 0.6% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel only plays a contribution in the purpose of the Green Belt and because there is already a high level of development within the parcel it would not impact the Green Belt if this was removed from Green Belt. Due to the development on the parcel there is a limited degree of openness and a limited contribution to the prevention of merging.	Contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
	already been built out for residential development however and is contiguous land, highly contained by the existing urban area. Ribbon development is well established along a number of boundaries and the extent for further ribbon development to take place has been reached so the parcel would play a potential role in preventing further ribbon development. The parcel could play a contribution in sprawl but as most of the parcel has been developed out already then this would be a small impact on the Green Belt.		openness with the majority of views either of residential development or tree lines and not of the open countryside. The parcel supports no beneficial uses but has some agricultural value.	conservation areas close by.			
WM18: Area of land north of Prestbury Road and Hough Hall Farm and south of the River Bollin	Significant contribution: The parcel prevents further development to the south and north due to the strong boundary made up of Prestbury Road and River Bollin but the eastern and western boundaries are moderate with tree lines making up these boundaries. Due to the boundaries (apart from the south) there is little potential for ribbon development.	Contribution: There are no major settlements in close proximity to this parcel and it would form a less essential gap between existing settlements. A reduction in the gap would not lead to actual merging of nearby settlements and development of this parcel would still leave a gap which is significantly wider compared to other locations. The parcel plays a limited role in maintaining the gap between settlements due to the fact that it is not located close to any. The southern western tip of the parcel could be seen as adjoining some small development but this would not count as merging with existing settlements.	Significant contribution: There are few urbanising influences within the parcel and it is used predominantly for farmland. There are no urbanising influences surrounding the parcel either apart from the small area of development in the south west. The parcel is less than 10% built out and has a number of long line views to the east and the west. However, there are views of settlements in the north west and south west directions within the parcel so it leaves the parcel with a significant degree of openness.	No contribution: Wilmslow is a historic town with a number of conservation areas. The conservation areas are located within the 250m buffer on the western side of Wilmslow. The eastern side of the Green Belt where the parcel is located therefore makes no contribution to this purpose as there are no conservation areas close by. There is a listed building south of the parcel (Hough Hall Farmhouse) but plays no contribution to this parcel.	Contribution: Wilmslow has 0.6% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel has a significant contribution to the Green Belt. The parcel has been successful in preventing urban sprawl however it has a limited connection to the urban settlement. The parcel offers a significant degree of openness. There is no historic value within the parcel and only little contribution in terms of assisting in urban regeneration.	Significant contribution
WM19: Land south of Prestbury Road and north of Oak Hollow Farm	Significant contribution: The northern boundary of Prestbury Road would prevent further development in this direction. However, the private lanes surrounding the rest of the parcel are considerably weaker and could encourage sprawl. The parcel is not located close to a large existing settlement and only adjoins development in the north which consists of a large number of	Contribution: There are no settlements in close proximity to this parcel to the south and the parcel forms a less essential gap within the area between Wilmslow and Alderley Edge. A reduction in a gap would not lead to perceived merging of settlements around the parcel. The parcel plays a limited role in maintaining the gap given that there are no settlements located close enough which would make an impact	Contribution: Half of the land is made up of residential development and there are existing farm land features to the north of the site which gives the parcel urban influences. This is supported by the influence of Prestbury Road in the north. Although the boundaries to the south, west and east are farm tracks, there is a large boundary of trees all around the parcel which reduces the openness of the parcel	No contribution: Wilmslow is a historic town with a number of conservation areas. The conservation areas are located within the 250m buffer on the western side of Wilmslow. The southern side of the Green Belt where the parcel is located therefore makes no contribution to this purpose as there are no conservation areas close by.	Contribution: Wilmslow has 0.6% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel plays a limited contribution to the purposes of the Green Belt. There is existing development occupying half of the parcel thus it has a limited degree of openness and plays a limited role in safeguarding the countryside from encroachment. The parcel makes a limited contribution to preventing Wilmslow from merging with Alderley Edge. The parcel has a significant role in preventing further	Contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
	ribbon development along Prestbury Road. There are already a number of residential developments which have been built within this parcel preventing further ribbon development to take place in the north and west boundaries but further development could take place along other boundaries.	and contribute to the merging of neighbourhoods.	and due to the existing development there is only a limited degree of openness in the parcel. A public footpath runs along the south of the parcel.			ribbon development along the boundaries and thus plays a significant role in checking unrestricted sprawl.	
WM20: South of Prestbury Road and east of Hough Lane	Significant contribution: The parcel prevents further development in all directions apart from the south where a weak farm lane boundary could encourage sprawl further into Green Belt countryside. There is evidence of ribbon development to the north and the west which results in the parcel playing a role in preventing further development of this type along these boundaries. However, due to its proximity with the south Wilmslow settlement area this parcel and the fact that it would not round off development well it could significantly contribute to unrestricted sprawl.	Contribution: There are no settlements in close proximity to this parcel to the south (where development direction would predominately be) so the parcel forms a less essential gap within the area between Wilmslow and Alderley Edge. A reduction in a gap would not lead to perceived merging of settlements around the parcel and it plays a limited role in maintaining any gaps around the area. There would be very little contribution to this parcel merging with other neighbourhoods which are outside the parcel.	Significant contribution: Due to Although there is existing urbanising influences along the west and north boundaries due to the residential development, the parcel has a strong relationship to the open countryside in the south and has open long line views in this direction giving the parcel a significant degree of openness with a benefit to the Green Belt by retaining and enhancing biodiversity and landscapes.	No contribution: Wilmslow is a historic town with a number of conservation areas. The conservation areas are located within the 250m buffer on the western side of Wilmslow. The southern side of the Green Belt where the parcel is located therefore makes no contribution to this purpose as there are no conservation areas close by.	Contribution: Wilmslow has 0.6% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel has a significant contribution to the Green Belt. The parcel has ribbon development along the northern and western boundaries however the parcel has prevented further development within the parcel. The parcel has a significant degree of openness. There are no historic contribution and little contribution to urban renewal within this parcel also.	Significant contribution
WM21: South of Prestbury Road and west of Hough Lane	Significant Contribution: The parcel prevents further development in the north (Prestbury Road) and East (housing developments along Hough Lane) but a fairly moderate tree lined boundary in the west and the south may not be sufficient to prevent further sprawl. The parcel is well connected to the urban area of south Wilmslow and there has already been some encroachment with a large amount of ribbon development down Hough Lane. However, development would not round off the settlement boundary and would significantly contribute to the sprawl of further Green Belt land.	Significant contribution: The parcel forms a less essential gap between Wilmslow and Alderley Edge. A reduction in the gap could lead to a perceived narrowing of the gap between settlements the settlements but it would not narrow the gap significantly as ribbon development has already extended along Hough Lane towards Alderley Edge.	Significant contribution: There are urbanising features within the parcel along the eastern boundary but looking to the south and west there is a lot of open land with a strong relationship to the countryside, especially with the weak boundaries in these directions. There are a number of long line views giving the parcel a significant degree of openness. Most of the parcel is agricultural land and there are allotment gardens in the north. Both of these provide biodiversity and added value to the Green Belt.	No contribution: Wilmslow is a historic town with a number of conservation areas. The conservation areas are located within the 250m buffer on the western side of Wilmslow. The southern side of the Green Belt where the parcel is located therefore makes no contribution to this purpose as there are no conservation areas close by.	Contribution: Wilmslow has 0.6% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel prevents unrestricted sprawl, the merging of settlements and the openness of the countryside and is therefore a significant contribution towards protecting the Green Belt.	Significant contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
WM22: South of Prestbury Road and east of A34	Significant contribution: The parcel prevents further development in the north and west due to Prestbury Road and A34, however weaker tree line boundaries to the east and south could encourage further sprawl away from existing urban settlements. The parcel is well connected to the urban area of south Wilmslow which is north of this parcel and development within the parcel would not round off the settlement boundary and would significantly contribute to the sprawl of further Green Belt land.	Contribution: The parcel forms a less essential gap with existing settlements Wilmslow and Alderley Edge and would not impact on any settlements merging together. However, it could encourage further growth in the settlement of south Wilmslow around the parcel.	Significant contribution: The parcel has a close relationship with the countryside in these directions and consists of a playing field which provides people access to the countryside and provides opportunities for outdoor sport and recreation. Due to the boundaries consisting of the trees and the roads however, there is a significant degree of openness in terms of views.	No contribution: Wilmslow is a historic town with a number of conservation areas. The conservation areas are located within the 250m buffer on the western side of Wilmslow. The southern side of the Green Belt where the parcel is located therefore makes no contribution to this purpose as there are no conservation areas close by.	Contribution: Wilmslow has 0.6% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel has a significant contribution to the Green Belt due to the parcel's significant contribution to both preventing urban sprawl and to safeguarding the countryside from encroachment. The parcel has no contribution to preserving the historical value and has a limited contribution to urban renewal.	Significant contribution
WM23: Land between the A34 and railway south of Wilmslow High School	Significant Contribution: This parcel of land is a narrow strip largely detached from the built up area. However, it is very strongly bounded by the A34 and railway line and plays no role in preventing ribbon type development extending outwards from Wilmslow	Significant Contribution: Development on this site would narrow the existing gap between Wilmslow and Alderley Edge (although it is already narrower in other places). Due to its strong boundaries, any development would not lead to the settlements merging.	Significant Contribution: Prevents against the southern expansion of Wilmslow into a gap separating Wilmslow and Alderley Edge. Although the site is surrounded by strong boundaries a large part of the site is divorced from the urban area and is relatively free from urbanising influences. Therefore the parcel has a significant degree of openness.	No Contribution: Wilmslow is a historic town with a number of conservation areas. The conservation areas are located within the 250m buffer on the western side of Wilmslow. The south eastern side of the Green Belt where the parcel is located therefore makes no contribution to this purpose as there are no conservation areas close by.	Contribution: Wilmslow has 0.6% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	This is a flat area of land which consist large open fields. A brook passes through the central part of the site. The site has few urbanising influences and is relatively open in character. This parcel therefore plays an important role in discouraging encroachment into the separation gap between Wilmslow and Alderley Edge, although its strong boundaries would prevent any further encroachment in the future and would not ultimately lead to the settlements merging. The parcel has no contribution to preserving the historic setting and a limited contribution to assisting urban regeneration.	Significant contribution
WM24: Area of land east of Royal London Campus, north of A34, west of railway line and south of Wilmslow High School	Contribution: The parcel is surrounded by strong boundaries that would prevent further development. The north boundary is formed by Wilmslow High School, the west is made up of trees and existing development. The south is the A34 and the east boundary is the railway line. Due to these surrounding areas the parcel is reasonably well-contained by the urban form and it would provide the opportunity to round off the settlement pattern. There is	Significant Contribution: Development on this site would narrow the existing gap between Wilmslow and Alderley Edge (although it is already narrower in other places). Due to its strong boundaries, any development would not lead to the settlements merging.	Significant contribution: There are existing urbanising influences surrounding the parcel and there is a large farm development within the land. The parcel consists of a number of fields but has a broken relationship to the countryside due to the boundaries. Due to There is a significant degree of openness, the north of the site is used for recreational fields for the school.	No contribution: Wilmslow is a historic town with a number of conservation areas. The conservation areas are located within the 250m buffer on the western side of Wilmslow. The southern side of the Green Belt where the parcel is located therefore makes no contribution to this purpose as there are no conservation areas close by.	Contribution: Wilmslow has 0.6% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel has a significant contribution to the Green Belt. The parcel is situated close to residential development but because of its location and shape would prevent urban sprawl and would round off the settlement well. There is a significant contribution to merging of neighbourhoods due to the proximity of the parcel between Wilmslow and Alderley Edge. There is no contribution to historic value and the parcel only contributes	Significant Contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
	no evidence of ribbon development.					slightly to urban renewal.	
WM25: Land east of Alderley Road including Royal London Campus	Contribution: The parcel is surrounded by strong boundaries all-round the area (development to the north, Alderley Road to the west and A34 to the south) apart from the eastern boundary which may not prevent further development as the boundary is made up of a large area of woodland. As there is development all across the site already which is predominately business use the parcel is well connected and is surrounded by high levels of built development and has had a large area of encroachment. Due to the existing development it plays a limited role in preventing any large scale ribbon development and sprawl has already taken place within the parcel.	No contribution: As the parcel has already been developed out the parcel would not lead to actual merging of settlements and makes no contribution to maintaining the gap between settlements.	Contribution: The parcel is predominately developed out and has a strong relationship to the settlement of Fulshaw Park. As it is nearly completely built out and has large areas of wooded trees there is no degree of openness and the parcel does not serve any beneficial Green Belt uses.	Contribution: Wilmslow is a historic town with a number of conservation areas. The conservation areas are located within the 250m buffer on the western side of Wilmslow. The southern side of the Green Belt where the parcel is located therefore makes little contribution to this purpose. However, there are two listed buildings which plays a small contribution to the setting and special character of the settlement but are within the Green Belt boundary.	Contribution: Wilmslow has 0.6% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel makes a limited contribution to Green Belt purposes given that it is nearly completely built out. The parcel has no degree of openness given the large areas of woodland and built form and therefore makes a limited contribution to safeguarding the countryside. Furthermore it plays a limited role in checking unrestricted sprawl and preventing further ribbon development. The parcel makes no contribution to preventing towns from merging.	Contribution
WM26: Area of land between Alderley Road and the rear of properties on Fulshaw Park	Contribution: Rectangular in shape this parcel of land is very well connected to the urban area and has very strong boundaries. It is contained by Alderley Road to the east, Fulshaw Park Road to the south and rear gardens of a residential area to the north and west. It could be argued that the parcel has prevented ribbon development spreading along Alderley Road, but the urban area already extends further out than this with properties on Fulshaw Park South and Ashford Road so really it has prevented infilling rather than ribbon development / urban sprawl.	Significant Contribution: Adjoining a built up area to the south of Fulshaw Park Road and isolated from other parcels of the Green Belt by Alderley Road, in practical terms this land offers little in the way of preventing Wilmslow and Alderley Edge from merging. However, given its location along the main route between the settlements, it does add to the feeling of separation between the two settlements.	Contribution: The topography of this site is relatively flat and open and consists of farmed agricultural land framed by mature tree lines and dotes with trees, some protected by TPO. Although free from urbanising influences within the site, the surrounding urban area does impact on its openness. The parcel is isolated from the wider countryside and has very strong boundaries to prevent any further encroachment in the future.	No Contribution: Wilmslow is a historic town with a number of conservation areas. The conservation areas are located within the 250m buffer on the western side of Wilmslow. The south eastern side of the Green Belt where the parcel is located therefore makes no contribution to this purpose as there are no conservation areas close by.	Contribution: Wilmslow has 0.6% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel has limited contribution to the Green Belt. This strip of agricultural land has strong boundaries and is well connected to the urban area, being virtually surrounded by it. It is free from urbanising influences within the parcel and does add to the sense of separation of Wilmslow and Alderley Edge although not adding to any physical separation. It has served to prevent development extending along Alderley Road. It is isolated from the wider countryside and plays only a minor role in safeguarding the countryside from encroachment however it has a significant degree of openness. The parcel has no contribution to preserving the historic setting and a limited contribution to assisting urban regeneration.	Contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
WM27: Land to the north of Whitehall Brook to the rear of properties on Westminster Drive and Ashford Road	Significant contribution: The northern boundary would prevent further development and the other boundaries are made up of tree-lined field boundaries and Whitehall Brook which may also prevent further development but possibly not in the long term. The land is open land and adjoins development outside of the parcel to the north but would not round off the settlement boundary well and could encourage further sprawl around the parcel.	Significant Contribution: The parcel forms a largely essential gap between the settlements of Wilmslow to the north and Alderley Edge to the south. A reduction in the gap could lead to the perceived merging of settlements and development of this parcel would lead to a narrowing of the gap between settlements but the gap is significantly narrower in other locations. The parcel plays a significant role in maintaining the gap between the settlements but due to the existing strong boundaries the two settlements may never merge.	Significant contribution: The parcel is predominately used as agricultural land and consists of open fields detached from settlement. There are large areas of urban development adjacent to the parcel to the north however. Due to the strong hedgerows and trees within the site there are no long line views, a lot of wooded areas and a limited degree of openness.	No contribution: Wilmslow is a historic town with a number of conservation areas. The conservation areas are located within the 250m buffer on the western side of Wilmslow. The southern side of the Green Belt where the parcel is located therefore makes no contribution to this purpose as there are no conservation areas close by.	Contribution: Wilmslow has 0.6% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	Despite the potential risk of sprawl in this area, the parcel contributes significantly to the purposes of the Green Belt due to the preventing merging and significant impact of preventing encroachment of the countryside. The parcel has a significant degree of openness. There is no contribution to the historic value of the local settlements and the parcel has a limited contribution to urban renewal.	Significant contribution
WM28: Land to the rear of properties on Chesham Road	Significant contribution: The northern boundary would prevent further development and the other boundaries are made up of tree-lined field boundaries which may also prevent further development but possible not in the long term. The land is open land and adjoins development outside of the parcel to the north and west but would not round off the settlement boundary well and could encourage further sprawl around the settlement.	Significant Contribution: The parcel forms a largely essential gap between the settlements of Wilmslow to the north and Alderley Edge to the south. A reduction in the gap could lead to the perceived merging of settlements and development of this parcel would lead to a narrowing of the gap between settlements but the gap is significantly narrower in other locations. The parcel plays a significant role in maintaining the gap between the settlements but due to the existing strong boundaries the two settlements may never merge.	Contribution: The parcel is predominately used as agricultural land and consists of open fields detached from settlement. There are large areas of urban development adjacent to the parcel to the north however. Due to the strong hedgerows and trees within the site there are no long line views, a lot of wooded areas and a limited degree of openness.	No contribution: Wilmslow is a historic town with a number of conservation areas. The conservation areas are located within the 250m buffer on the western side of Wilmslow. The southern side of the Green Belt where the parcel is located therefore makes no contribution to this purpose as there are no conservation areas close by.	Contribution: Wilmslow has 0.6% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	Despite the potential risk of sprawl in this area, the parcel contributes significantly to the purposes of the Green Belt due to the potential of merging and significant impact of the encroachment of the countryside. The parcel has a significant degree of openness. There is no contribution to the historic value of the local settlements and the parcel only contributes slightly to urban renewal.	Significant contribution
WM29: Land to the north west of Whitehall Brook and north east of Brook Lane	Significant contribution: Boundaries prevent development in all directions due to strong boundaries consisting of residential development, Brook Lane and a moderate boundary of a stream. There is a small area of the north eastern boundary that could lead to further encroachment. The parcel displays low levels of containment with the urban form and there is little development within the parcel however adjacent to the parcel in the north and west there are large areas of development.	Major contribution: The parcel forms an essential gap between the settlements of Wilmslow to the north and Alderley Edge to the south. A reduction in the gap could lead to the perceived merging of settlements and development of this parcel would lead to a narrowing of the gap between settlements but the gap is significantly narrower in other locations. The parcel plays a significant role in maintaining the gap between the settlements but due to the existing strong boundaries the two settlements may never merge.	Significant contribution: The parcel is currently used as a golf course and is adjacent to a large area of residential development. Due to the large rows of trees and areas of vegetation there are limited long line views and therefore a limited degree of openness. However, due to the beneficial uses the parcel is having for recreation the parcel would add a significant contribution to safeguarding this type of Green Belt use.	No contribution: Wilmslow is a historic town with a number of conservation areas. The conservation areas are located within the 250m buffer on the western side of Wilmslow. The southern side of the Green Belt where the parcel is located therefore makes no contribution to this purpose as there are no conservation areas close by.	Contribution: Wilmslow has 0.6% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	Due to the major contribution the parcel plays in preventing settlements from merging the parcel has a major contribution overall. Development within this parcel would not impact the Green Belt majorly as sprawl would be constrained. It does however contribute to the prevention of merging and there are no historic features or little contribution to urban regeneration around the parcel. It does bring significant contribution to the openness of the Green Belt however but due to the boundary of the brook stream development wouldn't encroach any further. However, the current use is	Major contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
						of a golf course which brings recreational benefits to the area.	
WM30: Parcel of land south of existing properties on Knutsford Road, Dingle Avenue and Russet Way	Significant contribution: The boundaries are predominately strong apart from some of the eastern boundary in the south that is just a hedge lined field boundary. The parcel protects open land but areas in the north are well connected and some residential development in this location is within the parcel. Even though some of the parcel is well connected the parcel would not provide a good opportunity to round off the settlement pattern due to the shape of the parcel. There is a large area of ribbon development to the north which would prevent further ribbon development taking place.	Contribution: Due to strong boundaries and the lack of nearby settlements in the south the parcel forms a less essential gap and a reduction in Green Belt land would not lead to merging of settlements. The parcel does form part of the gap between Wilmslow and Alderley Edge but given that ribbon development exists along its frontage to Brook Lane, the parcel offers only a limited contribution to this purpose.	Significant contribution: There is a row of development within the north of the parcel but apart from this the land is predominantly used for agricultural purposes. The land is built out less than 10% and had a number of open long line views with rolling hills, open countryside and low vegetation. Therefore there is a significant degree of openness. The brook running through the parcel enhances biodiversity and the parcel retains and enhances the existing landscape.	No contribution: Wilmslow is a historic town with a number of conservation areas. The conservation areas are located within the 250m buffer on the western side of Wilmslow. The southern side of the Green Belt where the parcel is located therefore makes no contribution to this purpose as there are no conservation areas close by.	Contribution: Wilmslow has 0.6% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel has a significant contribution to Green Belt purposes. Although the parcel does protect from sprawl it has a limited contribution to preventing settlements from merging. The parcel has a significant contribution in protecting encroachment into the countryside but has no contribution to preserving the historic environment and assisting urban regeneration.	Significant contribution
WM31: Land south of Knutsford Road and east of Carr Lane	Significant contribution: The strong boundaries of the B5085 and Carr Lane would prevent further development to the north and the west however the southern and eastern boundaries are made up from a farm track with a hedgerow and fence which could encourage further sprawl in the future outside of the parcel. The parcel displays low levels of containment within the urban form and only includes a row of housing developments along the north boundary and a farm building in the middle of the land. It is connected to the urban area of Wilmslow but would not provide a good opportunity to round off the settlement pattern due to the peculiar shape and location. The northern boundary has been completely developed out with ribbon development but the western boundary has potential for this type of development with a few houses already situated close	Contribution: The parcel forms a less essential gap and development within this parcel would not lead to merging of settlements. The parcel plays a limited role in maintaining the gap between settlements.	Significant contribution: There is a small amount of development within the north of the parcel and adjoins further development and the Row of Trees development. To the south, west and east the parcel is connected to further countryside. The parcel is built out less than 10% and due to limited boundaries consisting of high trees and hedges there is low vegetation and open line views to the south of the countryside leading to a significant degree of openness.	Contribution: Wilmslow is a historic town with a number of conservation areas. The conservation areas are located within the 250m buffer on the western side of Wilmslow. The southern side of the Green Belt where the parcel is located therefore makes little contribution to this purpose conservation areas close by. However, there are 3 listed buildings (Davenport House Farm buildings and Row of Trees farm house) which play a small contribution to the setting and special character of the settlement but are within the Green Belt boundary and not within the buffer zone.	Contribution: Wilmslow has 0.6% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel has a significant contribution to the Green Belt. The parcel is well connected to the development of Row of Trees which provides a strong boundary to prevent sprawl. The parcel has a significant degree of openness however only plays a small contribution to preserving historical assets and assisting urban renewal.	Significant contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
	to this boundary.						
WM32: Land between Knutsford Road / Upcast Lane and Clay Lane east of Lindow Community Primary School	Significant Contribution: This parcel is contained by moderate boundaries consisting of public footpaths to the north-east and the south-west and Upcast Lane and Knutsford Road to the south-east and Clay Lane to the north- west. This parcel is largely divorced from the main built up area of Wilmslow however; ribbon development extends out from Wilmslow along Upcast Lane where there are a number of detached dwelling and Lindow Community School.	No Contribution: Forms part of the wider Green Belt but does not have a role in maintaining the separation between towns	Significant Contribution: This parcel of land includes small agricultural fields to the north west and a pattern of urban sprawl to the east giving this parcel a semi urban rural fringe appearance which affects the openness of the area. The parcel is however fairly detached from the main urban area and boundaries may not be sufficient to prevent further encroachment into the surrounding countryside in the longer term.	No Contribution: Wilmslow is a historic town with a number of conservation areas. The conservation areas are located within the 250m buffer on the western side of Wilmslow. However the parcel makes no contribution to this purpose as there are no conservation areas close by.	Contribution: Wilmslow has 0.6% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	This land is characterised by a mix of agricultural field and area influenced by urban sprawl spreading southwards out from Wilmslow. The boundaries of this site may not be able to withstand further development pressures. The parcel has a significant contribution to preventing urban sprawl and to safeguarding the countryside. The parcel has no contribution to preserving the historic setting of Wilmslow and a limited contribution to assisting urban regeneration.	Significant contribution
WM33: land adjacent to the Wilmslow urban area between Clay Lane and Upcast Lane	Contribution: Contained by parts of Moor Lane and a residential area of Wilmslow to the north, Clay Lane to the west, Upcast Lane to the east and the No. 42 Wilmslow Footpath to the south. It is well connected to the urban area and development has encroached into the north west of the site therefore limiting this parcel from preventing urban sprawl. The parcel plays only a limited role in preventing further ribbon development along the surrounding roads.	No Contribution: Does not have a role in preventing neighbouring towns merging.	Significant Contribution: the character of this site is largely rural consisting largely of small agricultural fields. Whilst there is evidence of some urban sprawl particularly along Moor Lane, this parcel does serve to prevent urban encroachment into the open countryside. Contained largely by track and footpaths the boundaries of this site may not be able to withstand future development pressures.	No Contribution: Wilmslow is a historic town with a number of conservation areas. The conservation areas are located within the 250m buffer on the western side of Wilmslow. However the parcel makes no contribution to this purpose as there are no conservation areas close by.	Contribution: Wilmslow has 0.6% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	Predominantly agricultural in character this parcel has been the subject of some urban sprawl, and makes no contribution to preventing towns from merging. However located at Wilmslow's southern tip this land does play a role in preventing the extension of Wilmslow into the open countryside and thus the parcel makes a significant contribution to safeguarding the countryside from encroachment. Existing boundaries may not be able to withstand development pressures. The parcel has no contribution to preserving the historic setting of Wilmslow and a limited contribution to assisting urban regeneration.	Contribution
WM34: Area of land north of Moor Lane and west of Rotherwood Road	Significant contribution: The parcel is surrounded by moderate boundaries (Moor Lane and Rotherwood Road to the south and the east and thick woodland in the west and the north). These boundaries should help prevent further sprawl. There are low levels of development already within the parcel but the parcel is not well connected to the urban area. Given the irregular shape of	No Contribution: Does not have a role in preventing neighbouring towns merging.	Significant contribution: There is some industrial use within the parcel as well as a small residential development and the parcel adjoins existing development to the south. However, there are large amounts of countryside to the west and the north but due to the thick woodland and the dense vegetation within the parcel consisting of trees and hedgerows the parcel doesn't have any long line views. Despite this	No contribution: Wilmslow is a historic town with a number of conservation areas. The conservation areas are located within the 250m buffer on the western side of Wilmslow. However the parcel makes no contribution to this purpose as there are no conservation areas close by.	Contribution: Wilmslow has 0.6% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel significantly contributes to protecting the Green Belt from unrestricted sprawl. The parcel has a significant degree of openness however has no contribution to preventing settlements from merging or preserving a historic asset.	Significant contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
	the settlement boundary and the shape of this parcel, development would not round off the boundary into a neat package. There is also a potential for further ribbon development along Moor Lane and Rotherwood Road for further sprawl and therefore the parcel plays a significant contribution to protecting sprawl.		the parcel still has a significant degree of openness.				
WM35: Area of land bounded by Rotherwood Road, Battery Lane, Strawberry Lane and the rear of properties on Burford Crescent.	Significant contribution: Moderate boundaries surrounding the parcel allow further development outside of the parcel to be prevented and contained within the parcel. The west, north and south boundaries consist of roads and the east is housing developments. The parcel is well connected by the existing urban area.	No Contribution: Does not have a role in preventing neighbouring towns merging.	Significant contribution: The existing land use is mostly agricultural but there are some areas of residential development in the south and eastern boundaries. The parcel adjoins a large amount of residential development in these directions and countryside to the north and west. The built form is less than 10% but has no long line views due to the dense vegetation and existing development. There is a limited degree of openness with no views of countryside and views of existing settlements in the east and south.	No contribution: Wilmslow is a historic town with a number of conservation areas. The conservation areas are located within the 250m buffer on the western side of Wilmslow. However the parcel makes no contribution to this purpose as there are no conservation areas close by.	Contribution: Wilmslow has 0.6% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel has a significant contribution to the Green Belt. The parcel is in a good location to restrict sprawl and would round off the settlement well. Development would not reduce the gap between settlements due to its location. The parcel has a limited contribution to safeguarding the countryside due to the lack of long line views. The parcel has no contribution to preserving the historic environment.	Significant contribution
WM36: Area of land between Racecourse Road, Lindow Lane and Strawberry Lane	Significant contribution: The parcel has strong boundaries to the north with Racecourse Road protecting the sprawl of further development. Moderate boundaries make up the south, east and west side of the parcel consisting of a bridleway in the south, thick wooded areas in the west (as well as a small private lane) and residential development and trees/hedges to the east. The parcel is well connected to the urban area of Wilmslow. There has already been some ribbon development around the parcel and the parcel plays a significant role in preventing further ribbon development.	No contribution: The parcel has no contribution to the purpose.	Significant contribution: The existing land use is mostly agricultural but there are a number of residential developments along the boundaries. The built form is less than 10% but due to the large urban connection to the east and north and the wooded areas and tree lines across the whole of the site specifically to the west there are no long line views and where there are views, they are mostly of the existing settlements.	No contribution: Wilmslow is a historic town with a number of conservation areas. The conservation areas are located within the 250m buffer on the western side of Wilmslow. However the parcel makes no contribution to this purpose as there are no conservation areas close by.	Contribution: Wilmslow has 0.6% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel has a limited contribution to the Green Belt. The parcel is in a good location to restrict sprawl and would round off the settlement well. Development would not reduce the gap between settlements due to its location. The parcel has a limited contribution to safeguarding the countryside due to the lack of long line views. There are no historical assets around or within the parcel and the parcel plays little contribution to the assistance in urban regeneration.	Significant contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
WM37: Area of land between Newgate Road, Racecourse Road and Lindow Lane	Significant contribution: The parcel has strong boundaries consisting of roads and lanes in the north, east and south. There is a moderate boundary to the west which consists of a solid line of thick woodland and a small development to the north west corner. The parcel displays low levels of containment within the urban form and is surrounded by low levels of built development consisting of farms and residential development. The parcel would not round off the settlement pattern but there has already been some encroachment into the land with a number of residential developments on the east boundary. The parcel has a significant role in preventing ribbon development extending outwards along Newgate Road and Lindow Lane.	No Contribution: Does not have a role in preventing neighbouring towns merging.	Significant contribution: Up to 40% of the parcel has been developed on by residential development but the rest of the land is either gardens or farmland. The parcel adjoins countryside to the west but in other directions there are connections to urbanising influences. Due dense vegetation to the west there are limited long line views. However the parcel has a strong relationship with the countryside and serves a beneficial use due to the footpaths and bridleways across the parcel.	No contribution: Wilmslow is a historic town with a number of conservation areas. The conservation areas are located within the 250m buffer on the western side of Wilmslow. However the parcel makes no contribution to this purpose as there are no conservation areas close by.	Contribution: Wilmslow has 0.6% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel has a significant contribution to the Green Belt. There is a large proportion of the parcel that has been developed therefore it has a significant contribution to the prevention of urban sprawl and safeguarding the countryside. The parcel has no contribution to preserving the historic setting of Wilmslow.	Significant contribution
WM38: Land between Newgate Road and Greaves Road	Significant Contribution: The parcel has strong boundaries in most directions. The western boundary can be defined as moderate due to the private lane and the heavy woodland that makes this side of the parcel and this boundary may not be sufficient to prevent further sprawl. The parcel is poorly related to the urban area. There are already areas of ribbon development throughout the parcel and the parcel makes a significant contribution in preventing further ribbon development spreading outwards along Newgate Road and Greaves Road.	No Contribution: Does not have a role in preventing neighbouring towns merging.	Contribution: There are a lot of urbanising features within the parcel consisting of car parks, residential development and farming use which gives it a strong relationship with development. There is a lot of thick woodland and hedgerows that give the parcel a very limited degree of openness, the parcel does not serve a beneficial use of the Green Belt.	No contribution: Wilmslow is a historic town with a number of conservation areas. The conservation areas are located within the 250m buffer on the western side of Wilmslow. However the parcel makes no contribution to this purpose as there are no conservation areas close by.	Contribution: Wilmslow has 0.6% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel has a limited contribution to the Green Belt. The parcel has a large proportion of development however has a significant role in preventing further ribbon development along Newgate Road and Greaves Road therefore it makes a significant contribution in preventing urban sprawl. It has a limited role in safeguarding the countryside given the limited degree of openness. It makes no contribution to preventing settlements from merging or preserving the historic setting of Wilmslow.	Contribution
WM39: Land north west of Greaves Road to Lindow Moss	Significant contribution: There are strong boundaries to the south and east which is Greaves Road, however the north and west boundaries are more moderate, consisting of heavy woodland and	No Contribution: Does not have a role in preventing neighbouring towns merging.	Significant contribution: The parcel mostly consists of open fields and agricultural land. It adjoins some existing residential development but not a whole settlement and is more connected to the countryside.	No contribution: Wilmslow is a historic town with a number of conservation areas. The conservation areas are located within the 250m buffer on the western side of Wilmslow.	Contribution: Wilmslow has 0.6% brownfield urban capacity for potential development, therefore the parcel	The parcel significantly contributes to the prevention of sprawl and encroachment into further Green Belt land. The parcel has a significant degree of openness and has beneficial uses for the Green	Significant contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
	rows of trees. Part of the western boundary has a small row of trees that leaves this boundary more vulnerable to further encroachment. Although there are a few plots of land within the parcel used for farmland most of the parcel has not been developed out and isn't well connected to the urban area. There is potential for ribbon development also due to the strong boundaries of Greaves Road and the parcel would not round off existing settlement well.		The parcel is built out less than 10% and has several open line views, it therefore has a significant degree of openness. However, there are allotment gardens within the parcel along the south boundary which serve a beneficial use of the Green Belt as recreation and biodiversity.	However the parcel makes no contribution to this purpose as there are no conservation areas close by.	makes a limited degree of contribution to the purpose.	Belt. The parcel has a limited contribution to assisting urban renewal and has no contribution to preventing the merging of settlements nor preserving historic assets.	
WM40: Land south west of Sandy Lane	Significant contribution: The parcel is made up of moderate boundaries. The northern boundary is a public footpath and hedgerow whereas all other boundaries are made up of narrow lanes accessing existing development. The parcel is not well connected to the urban area and would not round off the settlement well due to the boundaries interrupting the connection and the irregular shape. There is a potential for ribbon development along the lanes that make up the boundaries.	No Contribution: Does not have a role in preventing neighbouring towns merging.	Significant contribution: The south east parcel is connected to the urban area at its far south eastern point but within the parcel there are only a few farm buildings. Looking to the south and east there are views of existing settlements but to the north there are some views of the open countryside and gives the parcel a significant degree of openness.	No contribution: Wilmslow is a historic town with a designated conservation area. The conservation area is located within the 250m buffer on the western side of Wilmslow. There are no listed buildings within the buffer zone. Although this parcel is located on the western side of the Green Belt it is far away from any historical assets or conservation areas therefore makes no contribution to this purpose.	Contribution: Wilmslow has 0.6% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel significantly contributes to the prevention of sprawl and encroachment into further Green Belt land. The parcel has a significant degree of openness. The parcel has a limited contribution to assisting urban renewal and has no contribution to preventing the merging of settlements nor preserving historic assets.	Significant contribution
WM41: Triangle of land bounded by Sandy Lane, Mobberley Road and Altrincham Road	Contribution: The boundaries of this parcel are moderate in strength due to a mix of small lanes (Sandy Lane) and main roads (Altrincham Road and Mobberley Road). Development could be prevented to the east and north due to these boundaries but the south and west could be vulnerable to further sprawl. There is a large amount of development already built within the parcel and this is well connected to existing developments outside the parcel. Some encroachment has already occurred and there is ribbon development along the east boundary on Altrincham Road.	No Contribution: Does not have a role in preventing neighbouring towns merging.	Contribution: There are industrial and residential uses within the parcel which reduces the Green Belt value of this parcel. The parcel also adjoins existing settlements but still has a connection to the countryside especially to the west. There is a limited degree of openness due to the size of the parcel and the southern views of settlements and industrial uses. The parcel has little beneficial use and value to the Green Belt.	No contribution: Wilmslow is a historic town with a designated conservation area. The conservation area is located within the 250m buffer on the western side of Wilmslow. There are no listed buildings within the buffer zone. Although this parcel is located on the western side of the Green Belt it is far away from any historical assets or conservation areas therefore makes no contribution to this purpose.	Contribution: Wilmslow has 0.6% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel has a limited contribution to the Green Belt. The parcel has some development and has a limited degree of openness due to the proximity of development. The parcel has moderate boundaries which may lead to sprawl in the future. The parcel has no contribution to the prevention of merging or to preserving the historic character of Wilmslow.	Contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
	The parcel plays a role in preventing further ribbon development extending outwards along Moberley Road and Sandy Lane.						
WM42: Parcel of land bounded by Altrincham Road, Moberley Road and nurseries.	Significant contribution: The boundaries of this parcel are predominately moderate to strong with Moberley Road and Altrincham Road protecting the west and the east and existing hedgerow making up the northern boundary. The location and shape of the parcel is irregular and would contribute to sprawl out of the settlement of Wilmslow, there is also scope for ribbon development and the parcel would not round off the existing settlement well.	No Contribution: Does not have a role in preventing neighbouring towns merging.	Significant contribution: Apart from a small farm building there are no urbanising influences within the parcel but it is closely connected to existing urbanising features including a residential development to the south and industrial uses to the north. The parcel has a significant contribution to the purpose.	No contribution: Wilmslow is a historic town with a number of conservation areas. The conservation areas are located within the 250m buffer on the western side of Wilmslow. However the parcel makes no contribution to this purpose as there are no conservation areas close by.	Contribution: Wilmslow has 0.6% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel has a significant contribution to the Green Belt. The parcel has a significant contribution to preventing urban sprawl and to preventing encroachment. The parcel has no contribution to the prevention of merging or to preserving the historic character of Wilmslow.	Significant contribution
WM43: Area of land bounded by Altrincham Road and the rear of properties on King's Road.	Contribution: The parcel is made up of strong boundaries protecting the area from further sprawl and there is already a large amount of residential development situated within the parcel so it is well connected and is also surrounded by high levels of further built development. There are green fields around the north east of the parcel but thick woodland creates a moderate boundary in this location. The parcel could protect from sprawl but as existing development is already within the parcel then it would not impact the area greatly.	No Contribution: Does not have a role in preventing neighbouring towns merging.	Contribution: Due to the fact that there is already development occupying one third of the parcel, it has a limited degree of openness.	No contribution: Wilmslow is a historic town with a number of conservation areas. The conservation areas are located within the 250m buffer on the western side of Wilmslow. However the parcel makes no contribution to this purpose as there are no conservation areas close by.	Contribution: Wilmslow has 0.6% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel has a limited contribution to the Green Belt. Approximately one third of the parcel is developed and therefore it has a limited degree of openness and a limited contribution in safeguarding the countryside from encroachment. The parcel has no contribution to preventing merging, or preserving the historic setting of Wilmslow. The parcel has limited contribution to preventing urban sprawl and to assisting urban regeneration.	Contribution
WM44: Land between Altrincham Road and Piggins Brook, south of Waters Corporation development	Significant contribution: There are strong and moderate boundaries around the site consisting of Altrincham Road to the west and heavy woodland and lines of trees in other directions. The land is adjacent to existing development in the north and the south but within the parcel there are very few urban influences with most of the parcel being made up of playing fields	No contribution: Does not have a role in preventing neighbouring towns merging.	Significant contribution: Due to the large wooded areas and close proximity to development and Altrincham Road the views are not long lined and there is a limited degree of openness. However, the main use of the parcel is recreational use so this adds a benefit to the use of this land within the Green Belt. Therefore the parcel has a significant contribution to this	Significant contribution: Wilmslow is a historic town with a number of conservation areas. The conservation areas are located within the 250m buffer on the western side of Wilmslow. The western side of the parcel is located adjacent to the Styal Conservation Area and the north east boundary shares its border with this conservation area. There are a	Contribution: Wilmslow has 0.6% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel has a significant contribution to the Green Belt. The parcel significantly prevents urban sprawl and has a significant contribution to safeguarding the countryside as well as preserving the historic settlements as it is located near Styal Conservation Area. The parcel is well connected to urban influences however has no contribution preventing merging.	Significant contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
	and woodland. Development within the parcel would not round off existing settlement patterns and would contribute to sprawl. There is also potential for ribbon development along Altrincham Road.		purpose.	number of listed buildings clustered within the conservation area. The parcel has a significant contribution to this purpose.			
WM45: Land between Woodlands Road, Carrwood Road and the River Bollin	Significant contribution: There are strong and moderate boundaries surrounding the parcel to prevent further development. The River Bollin bounds the north and the east and heavily wooded areas are situated to the west and residential development to the south. The parcel is adjacent to the urban area but not contained by it, Development would not represent a rounding off of the settlement pattern and the land is largely free from urbanising influences at present. It does not play a significant role in preventing ribbon development.	No contribution: Does not have a role in preventing neighbouring towns merging.	Significant contribution: Due to the heavily wooded areas and the development to the south of the parcel there is a limited degree of openness and it is detached from the countryside. However, the parcel has some value as it provides opportunities for outdoor sport and recreation with its current use of a playing pitch therefore it has a significant contribution to the Green Belt.	Significant contribution: Wilmslow is a historic town with a number of conservation areas. The conservation areas are located within the 250m buffer on the western side of Wilmslow. The north western side of the Green Belt where the parcel is located is adjacent to the Styal Conservation Area and the north boundary shares its border with this conservation area. There are a number of listed buildings within the conservation area. The parcel has a significant contribution to this purpose.	Contribution: Wilmslow has 0.6% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel has a significant contribution to the Green Belt. The parcel has a significant contribution to preventing urban sprawl and to preventing encroachment. It also provides an opportunity for outdoor sport and recreation.	Significant contribution
WM46: Bollin Valley West of Chancery Lane and South of River Bollin	Contribution: The parcel's boundaries are moderate to strong. The site is bounded to the north by the River Bolin and the rest of the parcel's boundaries are made up of heavily wooded areas that back onto residential development at a higher topography. The parcel is completely contained by the urban area representing a river valley and plays no role in preventing ribbon development.	No Contribution: Does not have a role in preventing neighbouring towns merging.	Significant Contribution: Strong boundaries to the north will prevent encroachment in the long term but the location of the parcel means there is little access to the wider countryside and is detached from the countryside. Despite the heavily wooded areas within the parcel, the parcel has less than 10% built form with limited urbanising influences within it, thus it still supports a significant degree of openness. It also supports a number of beneficial Green Belt uses including being used as a public park and providing opportunities for outdoor sport, recreation and retains biodiversity and visual amenity.	Major contribution: Wilmslow is a historic town with a number of conservation areas. The conservation areas are located within the 250m buffer on the western side of Wilmslow. This parcel borders Bollin Hill Conservation Area to the north and Hawthorn Lane Conservation Area to the south. It is connected to the east by an area of archaeological potential as well as Wilmslow Conservation Area. The land form of the parcel is predominantly flat and is overlooked by the surrounding settlement. This area is considered to have a strong historic core with several historic assets therefore the parcel fulfils a major contribution to this purpose.	Contribution: Wilmslow has 0.6% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel makes a significant contribution to Green Belt purposes given that it has a significant degree of openness and supports a number of beneficial Green Belt uses thus it makes a significant contribution to safeguarding the countryside from encroachment. The parcel makes a major contribution to preserving the historic setting and character of Wilmslow. The parcel makes no contribution to preventing towns from merging however makes a limited contribution to assisting urban regeneration and checking unrestricted sprawl.	Significant contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
WM47: Small area of land bounded by Chancery Lane, Mill Street, Manchester Road and the River Bollin	No Contribution: This parcel is entirely contained within the urban area and surrounded by built development. Any development within this parcel would represent infill development rather than sprawl. Given its central location this parcel is well connected to the urban area and any development on this site could 'round off' the settlement pattern.	No Contribution: Does not have a role in preventing neighbouring towns merging.	Contribution: The parcel is not close to any open countryside and is surrounded by high levels of development. It is used for community uses and is a memorial garden. The parcel adjoins settlements to the south and has little relationship with countryside. There is no degree of openness and the only beneficial use is that of a community area.	Major contribution: Wilmslow is a historic town with a number of conservation areas. The conservation areas are located within the 250m buffer on the western side of Wilmslow. The parcel sits in the Wilmslow Conservation Area in addition to an area of archaeological potential. The land form of the parcel is mostly flat and there are open views from the settlement and looking outward from the parcel there are views into the settlement. This area is has a strong historic core therefore the parcel fulfils a major contribution to this purpose.	Contribution: Wilmslow has 0.6% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel makes a limited contribution to Green Belt purposes despite having a major contribution to its role in preserving the historic setting of Wilmslow as it is encompassed by the Wilmslow Conservation Area and an area of archaeological potential. The parcel makes no contribution to safeguarding the contribution to checking unrestricted sprawl or preventing towns from merging. It makes a limited countryside from encroachment given that it supports a beneficial use of the Green Belt, thus overall it makes a significant contribution to the Green Belt.	Contribution
WM48: Small are of land bounded by the River Bollin, railway line and Manchester Road	No Contribution: This parcel is entirely contained within the urban area and any development within this parcel would represent infill development rather than sprawl. By virtue of its central location this parcel is well connected to the urban area and any development on this site could 'round off' the settlement pattern.	No Contribution: Due to its location this parcel of land has no role in preventing settlements form merging.	No Contribution: The majority of this site consists of mature woodland areas. A small pocket of development has established in the western corner of this site (water treatment works). This site is surrounded by urban development in which would prevent any encroachment into the wider open countryside.	Significant Contribution: Wilmslow is a historic town with a number of conservation areas. The conservation areas are located within the 250m buffer on the western side of Wilmslow. The south western corner of the parcel sits adjacent to the Wilmslow Conservation Area. In addition, there is an Area of Archaeological Potential to the south of the parcel.	Contribution: Wilmslow has 0.6% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	This is a small parcel of land contained by Manchester Road, the River Bollin and the railway viaduct. By virtue of its siting this parcel offers only a very limited contribution to the purposes of Green Belt. The parcel has a significant contribution to preserving the historic settlement and a limited contribution to assisting urban regeneration.	Contribution
WM49: Small area of land bounded by the railway line and A34	No Contribution: This parcel is entirely contained within the urban area and any development within this parcel would represent infill development rather than sprawl. By virtue of its central location this parcel is well connected to the urban area and any development on this site could 'round off' the settlement pattern.	No Contribution: Due to its location this parcel of land has no role in preventing settlements form merging and its contribution to the wider Green Belt is extremely limited.	No Contribution: This site is surrounded by urban development in which would prevent any encroachment into the wider open countryside.	Contribution: Wilmslow is a historic town with a number of conservation areas. There is a conservation area located within the 250m buffer to the west of the parcel however it is separated from the parcel by considerable residential development and the railway line.	Contribution: Wilmslow has 0.6% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	This is a small parcel of land contained by the Railway viaduct and A34 and consists largely of wooded areas. By virtue of its siting this parcel offers only a very limited contribution to the purposes of Green Belt. The parcel has a limited contribution to preserving the historic setting of Wilmslow and to assisting urban regeneration.	Contribution
WM50: Bollin Valley West of Cliff Road and North of River Bollin	Contribution This parcel is contained by the rear of residential properties located along Bollin Hill, Grange Park Avenue, Styal Road, Cliff Road and Bollin Road.	No Contribution: This parcel forms a finger of Green Belt extending into the urban area and does not prevent neighbouring towns from merging.	Significant Contribution: The prevailing uses within this parcel of land are recreation with Boddingtons playing fields to the east and Carrs Park to the west.	Major contribution: Wilmslow is a historic town with a number of conservation areas. There is a conservation area located within the 250m buffer immediately adjacent	Contribution: Wilmslow has 0.6% brownfield urban capacity for potential development,	This parcel forms part of a green corridor alongside the River Bollin. The character of this parcel is predominantly open in consisting of recreational land and woodland. The	Significant contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
	The parcel is very well connected to the urban any development on this site could 'round off' the settlement pattern.		This parcel therefore has an open character Whilst existing boundaries are strong and contains the spread of Wilmslow built up area. Any encroachment directly to the south of this parcel would not protect the wider openness of the Green Belt. The parcel contains playing fields and support beneficial uses of the Green Belt.	to the north of the parcel which extends into the Green Belt and into the western side of the parcel. There is also an Area of Archaeological Potential adjoining the eastern boundary of the parcel. The land form of the parcel is predominantly flat and is overlooked by the surrounding settlement.	therefore the parcel makes a limited degree of contribution to the purpose.	parcel supports beneficial Green Belt uses and makes a significant contribution to safeguarding the countryside from encroachment. The parcel makes a major contribution to preserving Wilmslow's historic setting given the Conservation Area extends into the parcel. The parcel makes a limited contribution to checking unrestricted sprawl and assisting urban regeneration and it makes no contribution to preventing towns from merging.	
WM51: Bollin Valley south of Styal Road and rear of properties on Grange Park Avenue	Significant Contribution This parcel is contained by the rear of residential properties located along Bollin Hill, Grange Park Avenue, Styal Road, Cliff Road and Bollin Road. The parcel is very well connected to the urban area but does play a very important role in preventing ribbon development particularly along the southern side of Styal Road.	No Contribution: This parcel forms a finger of Green Belt extending into the urban area and does not prevent neighbouring towns from merging.	Significant Contribution: The prevailing uses within this parcel of land are recreation with Boddingtons playing fields to the east and Carrs Park to the west. This parcel has an open character. Whilst existing boundaries are strong and contains the spread of Wilmslow built up area. Any encroachment directly to the south of this parcel would not protect the wider openness of the Green Belt.	Major contribution: Wilmslow is a historic town with a number of conservation areas. Bollin Hill Conservation Area adjoins the parcel along the south eastern boundary with Styal Conservation Area adjoining the north western boundary of the parcel. The land form of the parcel is predominantly flat and is overlooked by the surrounding settlement.	Contribution: Wilmslow has 0.6% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel has a significant contribution to the purpose of the Green Belt. This parcel forms part of a green corridor alongside the River Bollin. The character of this parcel is predominantly open in consisting of recreational land and woodland. Parts of this land offer a contribution to the wider Green Belt in preventing ribbon development, and encroachment into the countryside. There is a major contribution to preserving the historic setting of Wilmslow. The parcel has a limited contribution to assisting urban regeneration.	Significant contribution
WM52: Area of land bounded by Styal Road, the River Dean and the rear of existing properties on Holly Bank Road and Stamford Road.	Contribution: Strong boundaries retain development within the parcel. The River Dean to the west makes up a strong boundary in addition to Styal Road in the south. The eastern boundary is moderate and is made up of existing residential development, the north boundary is also moderate and is bounded by thick woodland with a small stream. The area is adjacent to the urban area of Wilmslow. The parcel plays an important role in preventing further ribbon development spreading outwards along Styal Road.	No Contribution: This parcel does not prevent neighbouring towns from merging therefore has no contribution to this purpose.	Significant Contribution: Although the parcel is adjacent to the urban area, it is free from development with limited urbanising influences. Whilst the parcel does not have long line views, the parcel consists of open countryside with low vegetation and thus supports a significant degree of openness. The parcel provides opportunities for sports and recreation thus supporting beneficial uses of the Green Belt.	Significant contribution: Wilmslow is a historic town with a number of conservation areas. The conservation areas are located within the 250m buffer on the western side of Wilmslow. The north western side of the Green Belt where the parcel is located is adjacent to the Styal Conservation Area and the north west corner boundary shares its border with this conservation area. There are a number of listed buildings clustered within the conservation area. Therefore only is a significant contribution to this purpose.	Contribution: Wilmslow has 0.6% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel makes a significant contribution to Green Belt purposes given that it supports a significant degree of openness and a number of beneficial Green Belt uses. It also plays a significant role in preserving Wilmslow's historic setting and character. The parcel makes a limited contribution to assisting urban regeneration and in checking unrestricted sprawl albeit it plays a role in preventing further ribbon development. The parcel makes no contribution to preventing towns from merging.	Significant Contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
WM53: Area of land east of River Dean and south of railway line	Contribution: Strong boundaries to the west (River Dean) and the North (railway line) prevent further development outside the parcel. The moderate boundaries to the east (residential development) and the west (thick wood land and a small stream) should also help protect further sprawl. The area is connected to the urban area from the east. There is no potential for ribbon development or further sprawl.	No contribution: The parcel makes no contribution to preventing towns from merging.	Significant Contribution: The northern boundary is strong enough to prevent encroachment and the rest of the boundaries should be able to prevent encroachment in the long term also. The parcel has no long line views, however has less than 10% built form and still supports a significant degree of openness. The parcel supports a number of beneficial Green Belt uses given that it is home to a sports pavilion and a large number of sports pitches thus contributing significantly to sports and recreational uses.	No contribution: Wilmslow is a historic town with a number of conservation areas. The conservation areas are located within the 250m buffer on the western side of Wilmslow. The north western side of the Green Belt where the parcel is located, although close to Styal Conservation Area is not connected and has no relationship and therefore makes no contribution to this purpose as there are no conservation areas close by.	Contribution: Wilmslow has 0.6% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	Overall, this parcel only makes a limited contribution to Green Belt purposes. The parcel makes a limited contribution to assisting urban regeneration and in checking unrestricted sprawl. The parcel makes a significant contribution to safeguarding the countryside from encroachment given its degree of openness and the beneficial Green Belt uses it supports however the parcel makes no contribution to preventing towns from merging or in preserving the historic setting of Wilmslow.	Contribution
WM54: Area of land north of the railway line and south of Stanneylands Road, to the west of properties on Stanneylands Drive	Significant contribution: The parcel has strong boundaries all around the parcel (apart from the moderate boundary to the east which is made up of residential development). However, the parcel is only slightly connected to the urban area and would encourage further sprawl as it would not round off the settlement boundary well. The parcel plays a significant role in preventing ribbon development extending outwards along Stanneylands Road.	No contribution: The parcel makes no contribution to maintaining the gap between the settlements of Wilmslow and Handforth.	Contribution: There are some existing urbanising influences within the parcel that includes industrial (several pipes running through the parcel), a hotel and car park. There are limited views due to the large wooded areas therefore a limited degree of openness. The parcel supports little beneficial use for the Green Belt.	No contribution: Wilmslow is a historic town with a number of conservation areas. The conservation areas are located within the 250m buffer on the western side of Wilmslow. The north side of the Green Belt where the parcel is located therefore makes no contribution to this purpose as there are no conservation areas close by.	Contribution: Wilmslow has 0.6% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel makes a limited contribution to Green Belt purposes. There is existing development and industrial uses within the parcel, thus the parcel supports a limited degree of openness. The parcel makes no contribution to preventing towns from merging or preserving the historic setting and character. The parcel plays a significant contribution in protecting the Green Belt from sprawl. The parcel has a limited contribution to assisting in urban renewal.	Contribution
WM55: Land to the north of Stanneylands Road and the rear of properties on Carlton Avenue	Significant contribution: The parcel has moderate to strong boundaries with Stanneylands Road making up the south, housing developments to the east, the river Bollin to the west and thick woodland in the north. The area adjoins existing development to the east and already contains some farm buildings but is not well connected or contained with existing settlements. The parcel would not provide the opportunity for the existing settlement pattern to be well rounded off due to the peculiar shape of the parcel. The parcel also has a very significant	Significant contribution: Although Wilmslow and Handforth have already merged in places, there is a narrow gap in this location. Whilst development of this gap would not close the gap completely, it would significantly reduce the extent of the gap and affect the sense of openness between the settlements.	Significant contribution: The land is used for private recreational land including equestrian and the parcel adjoins existing development in the south and east. The parcel contains less than 10% built form and supports a significant degree of openness despite the vegetation. The parcel also supports beneficial uses of the Green Belt including sports and recreation.	Contribution: Wilmslow is a historic town with a number of conservation areas. The conservation areas are located within the 250m buffer on the western side of Wilmslow. The northern side of the Green Belt where the parcel is located therefore makes little contribution to this purpose as there are little historic assets or conservation areas close by. However, there are 3 listed buildings which play a small contribution to the setting and special character of the settlement but are within the Green Belt boundary and not within the buffer	Contribution: Wilmslow has 0.6% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel significantly contributes to the protection of the Green Belt. The parcel significantly contributes to the prevention of sprawl, preventing towns from merging, and to safeguarding the countryside. The parcel has some recreation uses and has a significant degree of openness. The parcel has a limited contribution to preserving the historic setting and assisting urban regeneration.	Significant contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
	role in preventing ribbon development extending outwards along Stanneylands Road.			zone.			
WM56: Land to the west of Manchester Road and north of properties on Sefton Drive	Contribution: The parcel has moderate boundaries to the south, west and north consisting of tree lines creating the boundaries. The east boundary is stronger as it is made up of Manchester Road. The parcel is well connected and is fairly well contained by the existing urban area. A significant area has already been developed out by a garden centre. There would not be much potential for ribbon development but could encourage further sprawl to the west.	Significant contribution: Although Wilmslow and Handforth have already merged in places, there is a narrow gap in this location. Although there is development in this parcel (garden centre), it is not prominent from the road linking the two settlements. Intensification of development along this frontage would significantly reduce the perception of the gap between the settlements.	Contribution: The parcel has a significant degree of development and due to this in addition to the heavily wooded area in the north, there is a limited degree of openness and the only views are views of trees or existing settlements to the south and east. The parcel supports no beneficial uses of the Green Belt.	No contribution: Wilmslow is a historic town with a number of conservation areas. The conservation areas are located within the 250m buffer on the western side of Wilmslow. The north side of the Green Belt where the parcel is located therefore makes no contribution to this purpose as there are no conservation areas close by.	Contribution: Wilmslow has 0.6% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel makes a limited contribution to the overall purposes. The parcel already hosts development therefore has a limited contribution to preventing sprawl and to safeguarding the countryside. The parcel does have a significant role in preventing neighbouring settlements from merging but makes no contribution to reserving the historic town.	Contribution
WM57: Area of land to the west of Manchester Road and south of the River Dean	Significant contribution: The parcel has moderate to strong boundaries that should prevent further development outside the parcel but due to its irregular shape and the fact that there is no development within the parcel already it would encourage sprawl that would not round off the existing settlement.	Significant contribution: Although Wilmslow and Handforth have already merged in places, there is a narrow gap in this location. Whilst development of this parcel would not close the gap completely, it would significantly reduce the extent of the gap and affect the sense of openness between the settlements, particularly if ribbon development extended along Manchester Road.	Significant contribution: The moderate and strong boundaries should prevent further encroachment. The parcel consists of open fields detached from settlement but there are urbanising influences adjacent to the parcel to the south and east of the parcel. The parcel is built out less than 10% but there are no long line views due to the dense vegetation giving the parcel a limited degree of openness.	No contribution: Wilmslow is a historic town with a number of conservation areas. The conservation areas are located within the 250m buffer on the western side of Wilmslow. The north side of the Green Belt where the parcel is located therefore makes no contribution to this purpose as there are no conservation areas close by.	Contribution: Wilmslow has 0.6% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.	The parcel has a significant contribution to the Green Belt. The parcel plays a significant contribution to preventing merging between Wilmslow and Handforth and makes a significant contribution to safeguarding the countryside from encroachment. There are no historical assets nearby and it only plays a limited contribution to urban renewal.	Significant contribution

General Area N2 and N3 – High Legh

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
N2-01: Land to the south of A50 and west of Halliwells Brow	Significant contribution: The parcel is located to the south of High Legh and has a significant contribution to preventing urban sprawl. The A50 provides a strong barrier to sprawl from the north and the east. The parcel borders existing development from the east and there is a small amount of development on the parcel. Therefore the parcel has a significant contribution to the purpose.	No contribution: The parcel has no contribution to the purpose as there are no settlements located near the parcel.	Significant contribution: The parcel has a significant degree of openness due to the open long line views across open farmland. The parcel has relatively low vegetation with hedgerows marking field boundaries however still retains a significant degree of openness. The A50 is a strong barrier to encroachment however also provides an urbanising influence on the parcel.	No contribution: The parcel has no contribution to the purpose as High Legh is not considered a historic town for the purpose of this Green Belt assessment.	No contribution: The parcel has no contribution to assisting the urban regeneration of High Legh	The parcel has a significant contribution to the purpose of the Green Belt. The parcel has a significant role in preventing urban sprawl from the north and east of High Legh and has largely prevented development on the parcel. The parcel has a significant degree of openness that provides long line views across open countryside. The parcel has no contribution to the prevention of merging, preserving a historic settlement or assisting urban regeneration.	Significant contribution
N2-02: Land between A50 and Ditchfield Lane, east of Halliwells Brow	Contribution: The parcel has a limited contribution to the purpose as there has been a significant degree of sprawl on the parcel. There is a water treatment works and the parcel is highly urbanised. The parcel has strong boundaries to contain development to the north (A50), west (Halliwells Brow) and south (Ditchfield Lane). Therefore the parcel has a limited contribution to the Green Belt.	No contribution: The parcel has no contribution to the purpose as there are no settlements located near the parcel.	Contribution: The parcel has a limited contribution to the purpose as there has been significant encroachment on the parcel therefore limiting the degree of openness. The parcel is also densely wooded therefore limiting long line views.	No contribution: The parcel has no contribution to the purpose as High Legh is not considered a historic town for the purpose of this Green Belt assessment.	No contribution: The parcel has no contribution to assisting the urban regeneration of High Legh	The parcel has a limited contribution to the purposes of the Green Belt. The parcel has a limited role in preventing urban development and encroachment on the parcel. As the parcel is highly urbanised there is limited degree of openness provided by the parcel. The parcel has no contribution to the prevention of merging, preserving a historic settlement or assisting urban regeneration.	Contribution
N2-03: Land to the south of A50 and north of Ditchfield Lane, to the north west of Park Farm	Significant contribution: The parcel is located to the south of High Legh and has a significant contribution to preventing urban sprawl. The A50 provides a strong barrier to sprawl from the north and the west. The parcel borders existing development from the east however this has not sprawled onto the parcel. Therefore the parcel has a significant contribution to the purpose.	No contribution: The parcel has no contribution to the purpose as there are no settlements located near the parcel.	Significant contribution: The parcel has a significant degree of openness due to the open long line views across open farmland. The parcel has relatively low vegetation with hedgerows marking field boundaries however still retains a significant degree of openness. The A50 is a strong barrier to encroachment from the north however also provides an urbanising influence on the parcel.	No contribution: The parcel has no contribution to the purpose as High Legh is not considered a historic town for the purpose of this Green Belt assessment.	No contribution: The parcel has no contribution to assisting the urban regeneration of High Legh	The parcel has a significant contribution to the purpose of the Green Belt. The parcel has a significant role in preventing urban sprawl from the north and west of High Legh and has largely prevented development on the parcel. There has been a small amount of development however overall the parcel has a significant contribution to the purpose. The parcel has a significant degree of openness that provides long line views across open countryside. The parcel has no contribution to the prevention of merging, preserving a historic settlement or assisting urban regeneration.	Significant contribution
N3-01: Land to the north of A50 and west of West Lane	Significant contribution: The parcel has a significant contribution to the purpose as it has prevented development from the west of High Legh. The B5159 provides a strong barrier to development however there has been a small amount of development on the eastern boundary	No contribution: The parcel has no contribution to the purpose as there are no settlements located near the parcel.	Significant contribution: The parcel has a significant degree of openness due to the open long line views across open farmland. The parcel has relatively low vegetation with hedgerows marking field boundaries however still retains a significant degree of openness. There is planting taking place on the parcel which may detract from the	No contribution: The parcel has no contribution to the purpose as High Legh is not considered a historic town for the purpose of this Green	No contribution: The parcel has no contribution to assisting the urban regeneration of High Legh	The parcel has a significant contribution to the purpose of the Green Belt. The parcel has a significant role in preventing urban sprawl from the west of High Legh and has largely prevented development on the parcel. The parcel has a significant degree of openness that provides long line views across open countryside. The parcel has no	Significant contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
	which includes a car park.		openness when completed.	Belt assessment.		contribution to the prevention of merging, preserving a historic settlement or assisting urban regeneration.	
N3-02: Land to the west of West Lane and south of Mowpen Brow	Significant contribution: The parcel has a significant contribution to the purpose as it has prevented development from the west of High Legh. The B5159 provides a strong barrier to development to the east and Mowpen Brow to the north. The remaining boundaries comprise field boundaries accompanied by physical features.	No contribution: The parcel has no contribution to the purpose as there are no settlements located near the parcel.	Significant contribution: The parcel has a significant degree of openness due to the open long line views across open farmland. The parcel has relatively low vegetation with hedgerows marking field boundaries however still retains a significant degree of openness. Development to the west of the parcel has an urbanising influence.	No contribution: The parcel has no contribution to the purpose as High Legh is not considered a historic town for the purpose of this Green Belt assessment.	No contribution: The parcel has no contribution to assisting the urban regeneration of High Legh	The parcel has a significant contribution to the purpose of the Green Belt. The parcel has a significant role in preventing urban sprawl from the west of High Legh and has largely prevented development on the parcel. The parcel has a significant degree of openness that provides long line views across open countryside. There are some urbanising influences on the parcel however it still retains a significant degree of openness. The parcel has no contribution to the prevention of merging, preserving a historic settlement or assisting urban regeneration.	Significant contribution
N3-03: Land between Wrenshot Lane, West Lane, Peacock Lane and Broadoak Lane	Major contribution: The parcel has a major contribution to the purpose. There is limited development in the parcel however it has successfully prevented sprawl from the south of the parcel. The parcel has strong barriers that prevent development such as West Lane to the west, Peacock Lane to the north, Broadoak Lane to the east and Wrenshot Lane to the south.	No contribution: The parcel has no contribution to the purpose as there are no settlements located near the parcel.	Major contribution: The parcel has a major contribution to the purpose as it is a large parcel that provides a major degree of openness. There is a High Legh Golf Course located on the parcel which provides a degree of openness and an opportunity for outdoor sport and recreation. There is development in the south west corner however this does not detract from the openness of the parcel.	No contribution: The parcel has no contribution to the purpose as High Legh is not considered a historic town for the purpose of this Green Belt assessment.	No contribution: The parcel has no contribution to assisting the urban regeneration of High Legh	The parcel has a major contribution to the Green Belt. The parcel has a major contribution to preventing urban sprawl and encroachment on the countryside. There is a small amount of development on the parcel however due to the size of the parcel this does not detract from the openness. High Legh Golf Course is located within the parcel which provides an opportunity for outdoor sport and recreation. The parcel has no contribution to the prevention of merging, preserving a historic settlement or assisting urban regeneration.	Major contribution
N3-04: Land between Wrenshot Lane and A50, east of High Legh	Major contribution: The parcel has a major contribution to the purpose. There is limited development in the parcel however it has successfully prevented sprawl from the west of the parcel. The parcel is well connected to the urban settlement of High Legh and has strong barriers that prevent development such as Wrenshot Lane to the north, Broadoak Lane to the east and A50 to the south. The western boundary consists of existing development with an irregular boundary however the parcel does not provide an opportunity for round off.	No contribution: The parcel has no contribution to the purpose as there are no settlements located near the parcel.	Major contribution: The parcel has a major contribution to the purpose as it is a large parcel that provides a major degree of openness. There is a High Legh Golf Course located on the parcel which provides a degree of openness and an opportunity for outdoor sport and recreation. There is development to the west of the parcel however due to dense woodland this does not detract from the openness of the parcel. The A50 is an urbanising influence however the parcel still retains a major degree of openness.	No contribution: The parcel has no contribution to the purpose as High Legh is not considered a historic town for the purpose of this Green Belt assessment.	No contribution: The parcel has no contribution to assisting the urban regeneration of High Legh	The parcel has a major contribution to the Green Belt. The parcel has a major contribution to preventing urban sprawl and encroachment on the countryside. There is a small amount of development on the parcel however due to the size of the parcel this does not detract from the openness. The parcel is bounded by existing development to the west which has not sprawled onto the parcel and does not detract from the openness. High Legh Golf Course is located within the parcel which provides an opportunity for outdoor sport and recreation. The parcel has no contribution to the prevention of merging, preserving a historic settlement or assisting	Major contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
						urban regeneration.	

General Area S9 – Mow Cop and Scholar Green

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
S9-01 Land to the north of Station Road and east of Stone Chair Lane	Significant contribution: The northern boundary is moderate with a large boundary of trees, however the eastern boundary gets weaker as it becomes hedgerows. The south and west boundaries are made up by Station Road (south) and Stone Chair Lane (west) which are considered strong. There is some ribbon development along the west, south and east boundaries which could continue and therefore the parcel plays a role in preventing this type of development. The parcel is well connected to Scholar Green to the south which could add to the contribution of sprawl and would not round off the settlement well. Therefore the parcel plays a significant contribution to preventing sprawl in this area.	No contribution: The parcel plays no contribution in protecting the land from merging with another existing neighbourhood as there are no large settlements close to Scholar Green which is situated to the south.	Major contribution: There are only some levels of development close to the south and east boundaries which connect to this parcel. However the north and west boundaries may not contain developments in the future and the openness is very high with long line views of the countryside. The parcel is less than 10% build out and due to low vegetation there are wide open spaces especially looking north. The parcel plays a major contribution in protecting the countryside from encroachment.	No contribution: The nearest settlement to the parcel is Alsager which was recorded in the Domesday Book and has conservation areas. However, the parcel is located too far from this historic town to add any contribution to preserving the setting and specific character.	No contribution: The parcel does not fall within the settlement hierarchy which is required to be followed first therefore plays no contribution in assisting in urban regeneration.	The parcel makes a major contribution to Green Belt purposes given that paragraph 79 of the NPPF seeks to retain the openness and permanence of the Green Belt. The parcel plays a significant contribution in protecting the Green Belt from sprawl and a major contribution in safeguarding the countryside from encroachment.	Major contribution
S9-02: Land to the north of Station Road and north west of the canal, including Moorson Avenue	Significant contribution: The east and south boundaries are strong with the canal to the east and Station Road to the south. The west and north boundaries are more moderate due to a private lane (west) and a large wood area (north). The parcel is well connected to the settlement of Scholar Green and could contribute to ribbon development along the south boundary and there has already been some encroachment in the middle of the parcel with residential development.	No contribution: Scholar Green settlement is in the south but no other settlements are around the parcel which would merge with Scholar Green therefore the parcel plays no contribution in preventing towns merging into each other.	Significant contribution: There are long line views in these directions with open countryside with some views of farm buildings and residential but do not distract from the countryside views. The view looking south is on existing development and therefore the parcel has a significant degree of openness.	No contribution: The nearest settlement to the parcel is Alsager which was recorded in the Domesday Book and has conservation areas. However, the parcel is located too far from this historic town to add any contribution to preserving the setting and specific character.	No contribution: The parcel does not fall within the settlement hierarchy which is required to be followed first therefore plays no contribution in assisting in urban regeneration.	The parcel has a significant contribution to preventing urban sprawl despite some development within the parcel. The parcel has a significant degree of openness with long line views across open countryside. There are no neighbouring neighbourhoods that could merge with Scholar Green and the parcel plays no contribution in urban regeneration or preserving the historical value.	Significant contribution
S9-03: Small triangle bounded by Station Road, canal and properties on Foundry Lane	Contribution: The parcel has strong boundaries all round and development would be contained. The north is bounded by Station Road, the south by the Macclesfield Canal and the south and west by existing development. Due to the size and shape of the parcel it would round off the north edge of the settlement well and would have little chance of ribbon development.	No contribution: Scholar Green settlement is in the south but no other settlements are around the parcel which would merge with Scholar Green therefore the parcel plays no contribution in preventing towns merging into each other.	Contribution: The hedgerows to the north and trees to the east prevent open ended views of the countryside. The residential development to the north and the west also prevents any degree of openness. The parcel only protects the green belt with limited contribution to this purpose because the land is currently open fields.	No contribution: The nearest settlement to the parcel is Alsager which was recorded in the Domesday Book and has conservation areas. However, the parcel is located too far from this historic town to add any contribution to preserving the setting and specific	No contribution: The parcel does not fall within the settlement hierarchy which is required to be followed first therefore plays no contribution in assisting in urban regeneration.	The parcel has a limited contribution to the purposes of the Green Belt. The parcel has a limited role in preventing sprawl and would provide an opportunity for round off. The parcel is small and is surrounded by field boundaries which limits the degree of openness due to the small size of the parcel. The parcel has no contribution to the prevention of merging, preserving a historic town	Contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
				character.		or assisting urban regeneration.	
S9-04: Land bounded by Station Road, railway and canal	Significant contribution: The parcel has strong to moderate boundaries all around the site. The north boundary is made up of Station Road, the west is Macclesfield Canal/housing development and the south is tree lined with farm houses backing on to this and the railway line to the east. There is very little potential for ribbon development apart from the north and the parcel should not encroach on any further green belt land because of the strong boundaries.	No contribution: Scholar Green settlement is in the west but no other settlements are around the parcel which would merge with Scholar Green therefore the parcel plays no contribution in preventing towns merging into each other. The strong boundaries would prevent merging anyway.	Significant contribution: The strong boundaries of the site prevent encroachment into further countryside. There is a limited degree of openness due to the views of settlement to the east, development to the north, hedgerows to the south and the railway line to the east. The parcel consists of open fields and therefore only contributes to the protection of countryside encroachment.	No contribution: The nearest settlement to the parcel is Alsager which was recorded in the Domesday Book and has conservation areas. However, the parcel is located too far from this historic town to add any contribution to preserving the setting and specific character.	No contribution: The parcel does not fall within the settlement hierarchy which is required to be followed first therefore plays no contribution in assisting in urban regeneration.	The parcel has a significant contribution to the Green Belt due to the significant contribution to preventing sprawl and to safeguarding the countryside. The parcel has a significant degree of openness as the parcel has few urbanising influences. The existing settlement does not detract from the openness of the parcel. The parcel has no contribution to the prevention of merging, preserving a historic town or assisting urban regeneration.	Significant contribution
S9-05: Land between canal and railway, south of Foundry Lane	Contribution: The parcel has strong boundaries to the east and west (railway line and the Macclesfield Canal and housing development) which prevent further development taking place and would retain any development in the parcel. The north and south boundaries are made up by large trees which are classed as moderate boundaries and should also retain development. There is no potential for ribbon development and the parcel is connected to the settlement of Scholar Green to the west. The parcel therefore only plays a small contribution in protecting the green belt from sprawl and would help round off the settlement well.	No contribution: Scholar Green settlement is in the west but no other settlements are around the parcel which would merge with Scholar Green therefore the parcel plays no contribution in preventing towns merging into each other. The strong boundaries would prevent merging anyway.	Significant contribution: The strong boundaries to the east and west would prevent encroachment into the green belt and the moderate boundaries of the north and south should do the same in the long term. There are views of settlement to the east and slight views of the countryside to the west combined with views of Mow Cop further away on higher land. Due to the treeline boundaries to the north and the south there are no long line views in these directions and therefore there is a limited degree of openness within the parcel. However there is a public path across the site which leads into further countryside in the east which allows the parcel to provide access to the countryside.	No contribution: The nearest settlement to the parcel is Alsager which was recorded in the Domesday Book and has conservation areas. However, the parcel is located too far from this historic town to add any contribution to preserving the setting and specific character.	No contribution: The parcel does not fall within the settlement hierarchy which is required to be followed first therefore plays no contribution in assisting in urban regeneration.	The parcel makes a limited contribution to the Green Belt. Whilst it makes a significant contribution to safeguarding the countryside from encroachment, it makes a limited contribution to checking unrestricted sprawl given that development of the parcel would help to round off the settlement pattern. The parcel makes no contribution to preventing towns from merging, preserving the historic setting and character, or in assisting in urban regeneration.	Contribution
S9-06: Land between canal and railway, east of Cinder Hill	Contribution: The parcel has strong boundaries to the east and west (railway line and the Macclesfield Canal and housing development) which prevent further development taking place and would retain any development in the parcel. The north and south boundaries are made up by large trees which are classed as moderate boundaries and should also retain development. There is no potential for ribbon development and the parcel is connected to the settlement of	No contribution: Scholar Green settlement is in the west but no other settlements are around the parcel which would merge with Scholar Green therefore the parcel plays no contribution in preventing towns merging into each other. The strong boundaries would prevent merging anyway.	Significant contribution: The strong boundaries to the east and west would prevent encroachment into the green belt and the moderate boundaries of the north and south should do the same in the long term. There are views of settlement to the east and slight views of the countryside to the west combined with views of Mow Cop further away on higher land. Due to the treeline boundaries to the north and the south there are no long line views in these directions and	No contribution: The nearest settlement to the parcel is Alsager which was recorded in the Domesday Book and has conservation areas. However, the parcel is located too far from this historic town to add any contribution to preserving the setting and specific character.	No contribution: The parcel does not fall within the settlement hierarchy which is required to be followed first therefore plays no contribution in assisting in urban regeneration.	The parcel makes a limited contribution to the Green Belt. Whilst it makes a significant contribution to safeguarding the countryside from encroachment, it makes a limited contribution to checking unrestricted sprawl given that development of the parcel would help to round off the settlement pattern. The parcel makes no contribution to preventing towns from merging, preserving the historic setting and character, or in assisting in urban regeneration.	Contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
	Scholar Green to the west but due to the Macclesfield Canal it would never be well connected. The parcel therefore only plays a small contribution in protecting the green belt from sprawl and would help round off the settlement well.		therefore there is a limited degree of openness within the parcel. However there is a public path across the site which leads into further countryside in the east which allows the parcel to provide access to the countryside.				
S9-07: Land between canal and railway, east of Portland Drive	Contribution: The parcel has strong to moderate boundaries to the east and west (railway line and the Macclesfield Canal and thick lines of trees) which should prevent further development taking place and would retain any development in the parcel. The north and south boundaries are made up by large trees to the north which is classed as a moderate boundary and Little Moss Lane in the south which should also retain development. There is no potential for ribbon development and the parcel is connected to the settlement of Scholar Green to the west but because of the Macclesfield Canal it would never be well connected. The parcel therefore only plays a small contribution in protecting the green belt from sprawl and would help round off the settlement well. Development already makes up most of the site and existing dwellings and farm buildings fill the parcel.	No contribution: Scholar Green settlement is in the west but no other settlements are around the parcel which would merge with Scholar Green therefore the parcel plays no contribution in preventing towns merging into each other. The strong boundaries would prevent merging anyway.	No contribution: There is no degree of openness because of the high level of trees around the site and the development already situated within the parcel. There are no long line views however there is a public path running across the site which leads into further countryside in the east which allows the parcel to provide access to the countryside but because of the existing use doesn't impact the parcel that much in terms of safeguarding from countryside encroachment.	No contribution: The nearest settlement to the parcel is Alsager which was recorded in the Domesday Book and has conservation areas. However, the parcel is located too far from this historic town to add any contribution to preserving the setting and specific character.	No contribution: The parcel does not fall within the settlement hierarchy which is required to be followed first therefore plays no contribution in assisting in urban regeneration.	The parcel has a limited contribution to the Green Belt. The parcel has a limited contribution to preventing urban sprawl as development has occurred on the parcel which has a significant urbanising influence. Therefore the parcel has a limited degree of openness and a limited contribution to safeguarding the countryside. There is an overall degree of limited contribution of Green Belt protection within this parcel due to the limited contribution the parcel has on protecting the green belt from sprawl. The parcel has no contribution to the prevention of merging, preserving a historic town or assisting urban regeneration.	Contribution
S9-08: Land between canal and railway, south of Little Moss Lane	Contribution: The parcel has strong to moderate boundaries to the east and west (railway line and the Macclesfield Canal and housing development) which should prevent further development taking place and would retain any development in the parcel. The north and south boundaries are made up Little Moss to the north which is classed as strong boundary and a strong hedgerow which should also retain development. There is no potential for ribbon development and the parcel is connected to the settlement of Scholar Green to the west but	No contribution: Scholar Green settlement is in the west but no other settlements are around the parcel which would merge with Scholar Green therefore the parcel plays no contribution in preventing towns merging into each other. The strong boundaries would prevent merging anyway.	Contribution: There is no degree of openness because of the high level of trees around the site and the development already situated within the parcel. There are no long line views however there is a public path running along the south boundary which leads into further countryside in the east and allows the parcel to provide access to the countryside. There is a large portion of land in the centre of the parcel which is undeveloped and is greenfield but because of the strong boundaries and connection with Scholar Green this still does not give the parcel a	No contribution: The nearest settlement to the parcel is Alsager which was recorded in the Domesday Book and has conservation areas. However, the parcel is located too far from this historic town to add any contribution to preserving the setting and specific character.	No contribution: The parcel does not fall within the settlement hierarchy which is required to be followed first therefore plays no contribution in assisting in urban regeneration.	The parcel has a limited contribution to the Green Belt. The parcel has development located within the boundaries therefore it has a limited contribution to protecting urban sprawl and the parcel would provide an opportunity to round off development. The railway line to the east provides a strong boundary that would contain development. The parcel has a limited contribution to safeguarding the countryside as it has a limited degree of openness.	Contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
	because of the Macclesfield Canal it would never be well connected. The parcel therefore only plays a small contribution in protecting the green belt from sprawl and would help round off the settlement well. Development already makes up most of the site and existing dwellings and farm buildings fill the parcel to the north and south ends of the parcel, with open fields in the centre of the land.		greater openness into the countryside.				
S9-09: Land between canal and railway, north of Moss Lane	Significant contribution: All boundaries are moderate to strong and incorporate the railway track to the east, Moss Lane to the south, Macclesfield Canal and residential development to the west and a row of trees and hedges to the north. There is little potential for ribbon development and the parcel is connected to the settlement of Hall Green to the west but due to the Macclesfield Canal it would never be well connected. The parcel therefore has a significant contribution to protecting the green belt from sprawl however would help round off the settlement well.	No contribution: Hall Green settlement is in the west but no other settlements are around the parcel which would merge with Hall Green therefore the parcel plays no contribution in preventing towns merging into each other. The strong boundaries would prevent merging anyway.	Significant contribution: There are no urbanising influences within the parcel. The only direction there are long line views to the countryside is the east but this is mixed with views of settlements from Mow Cop. It is also broken up by the railway and tree and hedge lines so only gives the parcel a limited degree of openness. The other boundaries are lined with trees and there are no other views into the countryside.	No contribution: The nearest settlement to the parcel is Alsager which was recorded in the Domesday Book and has conservation areas. However, the parcel is located too far from this historic town to add any contribution to preserving the setting and specific character.	No contribution: The parcel does not fall within the settlement hierarchy which is required to be followed first therefore plays no contribution in assisting in urban regeneration.	The parcel has a significant contribution to the Green Belt. The parcel contributes significantly to preventing sprawl due to its boundaries and current lack of development within these boundaries. The parcel has a significant degree of openness and offers views across the parcel albeit limited by the railway line and some urban influences. The parcel has no contribution to the prevention of merging, preserving a historic town or assisting urban regeneration.	Significant contribution
S9-10: Land bounded by canal, railway, Moss Lane and Knowsley Lane	Significant contribution: All boundaries are strong with Moss Lane to the north, Knowsley Lane to the south, the railway line to the east and Macclesfield Canal and existing residential development to the west. Due to these strong boundaries there is little chance that development would spread out of the parcel. The strong boundaries also reduce the connection the parcel has to the east with the existing settlement of Hill Green. Given the shape of the parcel and the limited connection to existing settlements it would not round off the settlement well. Due to	Contribution: The parcel forms a less essential gap between Scholar Green and Kidsgrove. Development here would not lead to the actual merging of settlements but it would affect the sense of openness between them.	Significant contribution: The strong boundaries on all sides should prevent encroachment in the long term. There are no urbanising influences within the parcel and it adjoins the countryside to the north, west and east and existing residential development to the west. However, the strong tree lines in the north and west prevent this relationship from being fully connected. The only views to the countryside are in the east and southern directions but these are full open long line views due to trees breaking up the views. They do however give the parcel a limited degree of openness.	No contribution: The nearest settlement to the parcel is Alsager which was recorded in the Domesday Book and has conservation areas. However, the parcel is located too far from this historic town to add any contribution to preserving the setting and specific character.	No contribution: The parcel does not fall within the settlement hierarchy which is required to be followed first therefore plays no contribution in assisting in urban regeneration.	The parcel has a significant contribution to the Green Belt. The parcel contributes significantly to preventing sprawl due to its boundaries and current lack of development within these boundaries. The parcel has a significant degree of openness and offers views across the parcel albeit limited by the railway line. There is some vegetation within the parcel however overall the parcel has a significant contribution to his purpose. The parcel has a limited contribution to preventing Scholar Green and Kidsgrove from merging. It makes no contribution to preserving a historic town or assisting urban regeneration.	Significant contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
S9-11: Land to the south of Knowsley lane and east of canal	Significant contribution: The north and west boundaries are strong being made up of Knowsley Lane in the north and Macclesfield Canal in the west. The east and south boundaries are moderate to weak however with both areas having a very low hedge line with gaps in areas as it not well maintained. There could be potential for ribbon development along the north boundary and would not round the settlement off well due to its shape and location. The parcel is not connected well with existing settlements and therefore the parcel plays a limited contribution in protecting the green belt from sprawl.	Significant contribution: The gap between Scholar Green and Kidsgrove is narrow at this point and development here would affect the openness of the gap. Whilst development of this parcel would not close the gap completely, the moderate boundaries may not be sufficient to withstand long term pressures.	Significant contribution: The north and west boundaries would prevent encroachment in these directions but the weaker south and east boundaries may not be sufficient enough to retain development. The parcel is entirely agricultural land and apart from Knowsley Lane to the north there are no urbanising features located close to the parcel. However, there is a strong connection to other green belt areas especially to the east and it is here that there are long line views of further countryside. All other locations have views of existing developments in nearby settlements.	No contribution: The nearest settlement to the parcel is Alsager which was recorded in the Domesday Book and has conservation areas. However, the parcel is located too far from this historic town to add any contribution to preserving the setting and specific character.	No contribution: The parcel does not fall within the settlement hierarchy which is required to be followed first therefore plays no contribution in assisting in urban regeneration.	The parcel has a significant contribution to the Green Belt. The parcel contributes significantly to preventing sprawl due to its boundaries and current lack of development within these boundaries. The parcel has a significant degree of openness and offers long line views across the countryside. The parcel has a significant contribution to preventing towns from merging given that it forms part of the narrow gap between Scholar Green and Kidsgrove.	Significant contribution
S9-12: Land to the north of Lawton Avenue, west of canal	Contribution: All boundaries are strong to moderate, the east and the west are made up by the A34 (west) and the Macclesfield Canal (east) and the north and south boundaries are adjacent to existing development. The parcel is well connected to existing urban influences and could encourage ribbon development along the west boundary. The parcel could also round off this area of development well and completed the pattern.	Contribution: Although within the narrow gap between Scholar Green and Kidsgrove, there is already significant development in the gap that has reduced its openness. Further development here would reduce the openness slightly but would not narrow the gap further	Contribution: The strong boundaries all around the parcel would prevent further encroachment into the green belt and there is a limited degree of openness because of the heavily wooded tree lines surrounding the western, northern and southern boundaries in addition to the views of the residential development. There are limited views of the countryside looking east and adds to the limited degree of openness.	No contribution: The nearest settlement to the parcel is Alsager which was recorded in the Domesday Book and has conservation areas. However, the parcel is located too far from this historic town to add any contribution to preserving the setting and specific character.	No contribution: The parcel does not fall within the settlement hierarchy which is required to be followed first therefore plays no contribution in assisting in urban regeneration.	The parcel is located between two housing developments therefore there is limited prevention of sprawl. The parcel plays a limited contribution to protecting the Green Belt from encroachment and has a limited degree of openness. There is no contribution to the protection of historical settings or urban renewal and a limited contribution to preventing towns from merging.	Contribution
S9-13: Land between Congleton Road North, Liverpool Road East and canal	Contribution: The parcel lies to the south of the urban area of Hall Green however is separated by parcel reference S9-12. Urban sprawl has already extended onto the parcel and the parcel is nearly completely developed. There is existing ribbon development within the parcel including along Congleton Road (A34) and this has nearly reached its full extent. Given this, the parcel therefore makes a limited contribution to preventing further ribbon development and checking unrestricted sprawl.	No contribution: The settlement of Hall Green lies to the north of the parcel with Butt Lane located to the south. Given that the parcel is completely developed, the parcel does not play a separation role between these settlements.	Contribution: Given that the parcel is completely developed there has already been significant encroachment into the countryside. The central and eastern section of the parcel consisting of a wooded area represents the only undeveloped part of the parcel which retains a limited degree of openness with views out into the Green Belt. The parcel therefore plays a limited role in safeguarding the countryside.	No contribution: The nearest settlement to the parcel is Alsager which was recorded in the Domesday Book and has conservation areas. However, the parcel is located too far from this historic town to add any contribution to preserving the setting and specific character.	Significant contribution: The parcel lies adjacent to the administrative boundary with Newcastle Under Lyme and the eastern boundary of the parcel adjoins the settlement of Kidsgrove. Kidsgrove has 3.8% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel plays a limited contribution to Green Belt purposes. The parcel is nearly completely developed with urban sprawl having extended onto the parcel. Existing ribbon development within the parcel has nearly reached its full potential and therefore the parcel has a limited role in preventing further ribbon development and checking unrestricted sprawl. The strong eastern boundary of the Macclesfield Canal will assist in preventing further encroachment beyond the parcel into the countryside however the parcel itself has only a limited degree of openness given the extensive development and therefore plays a	Contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
						limited role in safeguarding the countryside from encroachment.	
S9-14: Land to the north of Liverpool Road East and west of railway	Significant contribution: The north boundary is made up of a weak hedge line and becomes stronger to the north east where the boundary becomes made up of Knowsley Lane. The east boundary is strong containing the railway line and the southern boundary is moderate due to Liverpool Road East and existing development bounding this area. The west boundary is also strong as the Macclesfield Canal runs along it. Apart from the north boundary, development would be retained within the parcel and there is limited connection to existing settlements because of the location and these boundaries. There is no real potential for ribbon development and the parcel would not round off development well due to its shape and location.	Major contribution: The parcel forms an essential gap between Scholar Green and Kidsgrove. Reduction of this gap could lead to the perceived and actual merging of the settlements.	Significant contribution: The strong to the east, west and south would prevent encroachment but the north boundary may not retail development within the parcel but Knowsley Lane would protect further green belt from encroachment. There are long line views of the countryside to the North and the East but the West and the South directions have views of existing settlements. Therefore there is a significant level of openness. There is a footpath running through the middle of the site that leads to further countryside for recreation use.	No contribution: The nearest settlement to the parcel is Alsager which was recorded in the Domesday Book and has conservation areas. However, the parcel is located too far from this historic town to add any contribution to preserving the setting and specific character.	Significant contribution: The parcel lies adjacent to the administrative boundary with Newcastle Under Lyme and the southern boundary of the parcel adjoins the settlement of Kidsgrove. Kidsgrove has 3.8% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel has a major contribution to the Green Belt due to its role in preventing the merging of Scholar Green and Kidsgrove. The parcel has largely prevented development and sprawl from Scholar's Green. The parcel has a significant degree of openness and provides long line views therefore having a significant contribution to preventing encroachment onto the countryside. The parcel has no contribution preserving a historic town.	Major contribution
S9-15: Land to the south of Knowsley Lane and east of railway	Significant contribution: The north and west boundaries are made up of Knowsley Lane (north) and the railway line (west) and are defined as strong and will prevent development from encroaching out of the site. The east boundary however (particularly in the south) is weak as it is made up of a weak hedge which has not been maintained well. The south boundary consists of a strong hedgerow and therefore is considered moderate. Apart from the north east boundary all areas should retain development. There is only a small piece of urban influence within the parcel which consists of a farm building, there is little connection to existing settlements elsewhere.	Contribution: The parcel forms part of the less essential gap between Scholar Green, Kidsgrove and Mow Cop. Whilst development would not lead to the settlements merging, it would affect the openness of the gap and reduce the perception of separation particularly given its current openness and long-line views.	Significant contribution: Despite the strong to moderate boundaries there are no major urbanising influences in the area and the parcel is connected well to the countryside in all directions (less in the west). There is little vegetation in the parcel and the built form is less than 10%, there is a significant degree of openness in all directions apart from the south where you can see residential development. The views to the north and the east however are very high quality and the parcel plays a significant contribution to keeping this countryside protected from encroachment.	No contribution: The nearest settlement to the parcel is Alsager which was recorded in the Domesday Book and has conservation areas. However, the parcel is located too far from this historic town to add any contribution to preserving the setting and specific character.	No contribution: The parcel does not fall within the settlement hierarchy which is required to be followed first therefore plays no contribution in assisting in urban regeneration.	The parcel has a significant contribution to the Green Belt. The parcel has largely prevented development and sprawl from Scholar's Green. The parcel has a significant degree of openness and provides long line views therefore having a significant contribution to preventing encroachment onto the countryside. The parcel has a limited contribution in preventing towns from merging and makes no contribution to preserving a historic town or assisting urban regeneration.	Significant contribution
S9-16: Land to the south of Mow Lane	Major contribution: The parcel has a major contribution to the purpose. The parcel has prevented sprawl from the north and east of Mow	Contribution: The parcel provides a less essential gap between Mow Cop and Kidsgrove and a reduction in	Major contribution: The parcel has a major contribution to the purpose as it is a large parcel that provides a major degree of openness. The	No contribution: The parcel has no contribution to the purpose as Mow Cop is not considered a historic	No contribution: The parcel has no contribution to assisting the urban regeneration of Mow Cop.	The parcel has a major contribution to the Green Belt. The parcel has a major contribution to preventing urban sprawl and encroachment on	Major contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
	Cop however there is a small amount of development on the southern boundary. Due to the size of the parcel however the parcel has a major contribution to the purpose of the Green Belt. The parcel is bounded by The Hollow to the north and existing development to the east. The western and southern boundaries comprise field boundaries with physical features.	the gap would not lead to the merging of these settlements. Therefore the parcel has a limited contribution to this purpose.	parcel offers long line views across relatively flat open farmland.	town for the purpose of this Green Belt assessment.		the countryside. There is a small amount of development on the parcel however due to the size of the parcel this does not detract from the openness. The parcel is bounded by existing development to the east which has not sprawled onto the parcel and does not detract from the openness. The parcel has a limited contribution to preventing the merging of Mow Cop and Kidsgrove. The parcel has no contribution to the prevention of merging or assisting urban regeneration.	
S9-17: Land to the north of Mow Lane	Significant contribution: The parcel is located to the west of Mow Cop and is well connected to the urban settlement. There is some ribbon development within the parcel however the parcel still has a significant contribution to the purpose. The parcel is bounded by The Hollow, existing development to the east and west as well as field boundaries accompanied by a physical feature.	No contribution: The parcel has no contribution to the purpose as there are no settlements located near the parcel.	Significant contribution: The parcel has a significant degree of openness due to the open long line views across open farmland. The parcel has relatively low vegetation with hedgerows marking field boundaries however it retains a significant degree of openness. The parcel slopes downwards from Mow Cop and is bounded by existing development which detracts slightly from the openness.	No contribution: The parcel has no contribution to the purpose as Mow Cop is not considered a historic town for the purpose of this Green Belt assessment.	No contribution: The parcel has no contribution to assisting the urban regeneration of Mow Cop.	The parcel has a significant contribution to the purpose of the Green Belt. The parcel has a significant role in preventing urban sprawl from the west of Mow Cop and has largely prevented development on the parcel. There has been a limited degree of development on the parcel. The parcel has a significant degree of openness that provides long line views across open countryside. Existing development to the east has an urbanising influence however it retains a significant degree of openness. The parcel has no contribution to the prevention of merging, preserving a historic settlement or assisting urban regeneration.	Significant contribution
S9-18: Land to the west of Chapel Street	Significant contribution: The parcel is located to the west of Mow Cop and is well connected to the urban settlement. There is some ribbon development within the parcel on the eastern and southern boundary however the parcel still has a significant contribution to the purpose. The parcel is bounded by Chapel Street to the east and West Street to the south, which create strong boundaries and the remaining boundaries are field boundaries.	No contribution: The parcel has no contribution to the purpose as there are no settlements located near the parcel.	Significant contribution: The parcel has a significant degree of openness due to the open long line views across open farmland. The parcel has relatively low vegetation with hedgerows marking field boundaries however it retains a significant degree of openness. The parcel slopes downwards from Mow Cop and is bounded by existing development which detracts slightly from the openness.	No contribution: The parcel has no contribution to the purpose as Mow Cop is not considered a historic town for the purpose of this Green Belt assessment.	No contribution: The parcel has no contribution to assisting the urban regeneration of Mow Cop.	The parcel has a significant contribution to the purpose of the Green Belt. The parcel has a significant role in preventing urban sprawl from the west of Mow Cop and has largely prevented development on the parcel. The parcel has a significant degree of openness that provides long line views across open countryside. Existing development to the west and east has an urbanising influence however it retains a significant degree of openness. The parcel has no contribution to the prevention of merging, preserving a historic settlement or assisting urban	Significant contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
						regeneration.	
S9-19: Land to the east of Chapel Street	Significant contribution: The parcel has a significant contribution to the purpose of the Green Belt despite being well connected to Mow Cop. The parcel has an irregular boundary of existing development to the west and south therefore the parcel could provide an opportunity for round off. The northern boundary consists of a field boundary with a mature tree line which provides a moderate boundary. The parcel has a strong boundary to the east of Chapel Street.	No contribution: The parcel has no contribution to the purpose as there are no settlements located near the parcel.	Significant contribution: The parcel has a significant degree of openness due to the open long line views across open farmland. The parcel has relatively low vegetation with hedgerows marking field boundaries however it retains a significant degree of openness. The parcel is bounded by existing development which detracts slightly from the openness.	No contribution: The parcel has no contribution to the purpose as Mow Cop is not considered a historic town for the purpose of this Green Belt assessment.	No contribution: The parcel has no contribution to assisting the urban regeneration of Mow Cop.	The parcel has a significant contribution to the purpose of the Green Belt. The parcel has a significant role in preventing urban sprawl from the south of Mow Cop and has largely prevented development on the parcel. The parcel has a significant degree of openness that provides long line views across open countryside. Existing development has an urbanising influence however it retains a significant degree of openness. The parcel has no contribution to the prevention of merging, preserving a historic settlement or assisting urban regeneration.	Significant contribution
S9-20: Land to the north of Clare Street	Significant contribution: The parcel has a significant contribution to the purpose of the Green Belt and is well connected to Mow Cop along the western boundary. There are some individual dwellings on the parcel however the parcel has been largely successful in preventing development.	Major contribution: The parcel forms an essential gap between Mow Cop and Mount Pleasant whereby removal of this gap would lead to the actual and perceived merging of the settlements.	Significant contribution: The parcel has a significant degree of openness due to the open long line views across open farmland and due to the height of the parcel, views across Cheshire East. The parcel has relatively low vegetation with hedgerows marking field boundaries however it retains a significant degree of openness. The parcel slopes downward toward the west. There is a significant urbanising influence to the west of the parcel due to a cluster of development which detracts from the openness.	No contribution: The parcel has no contribution to the purpose as Mow Cop is not considered a historic town for the purpose of this Green Belt assessment.	No contribution: The parcel has no contribution to assisting the urban regeneration of Mow Cop.	The parcel has a major contribution to the purposes of the Green Belt given its role in preventing the merging of Mow Cop and Mount Pleasant. The parcel has a significant role in preventing urban sprawl from Mow Cop and has largely prevented development on the parcel. The parcel has a significant degree of openness that provides long line views across open countryside and due to the height of the parcel across Cheshire East. Existing development has an urbanising influence however it retains a significant degree of openness. The parcel has no contribution to preserving a historic settlement or assisting urban regeneration.	Major contribution
S9-21: Land to the west of Church Street	Significant contribution: The parcel has a significant contribution to the purpose as the gradient of the parcel prevents sprawl from Mow Cop. The parcel has some development in the form of a play area and a church however the parcel has successfully prevented further development.	Contribution: The parcel forms part of the largely essential gap between Mount Pleasant and Mow Cop. However the parcel plays a limited role in prevention of the settlements merging due to its small size and steep slope.	Contribution: The parcel has a limited contribution to the purpose as the parcel has highly urbanising influences of existing development to the west and east of the parcel. The parcel has a play area that provides an opportunity for outdoor recreation and is densely wooded which limits the openness of the parcel. There are other urbanising influences within the parcel which	No contribution: The parcel has no contribution to the purpose as Mow Cop is not considered a historic town for the purpose of this Green Belt assessment.	No contribution: The parcel has no contribution to assisting the urban regeneration of Mow Cop.	The parcel makes a limited contribution to Green Belt purposes. It plays a limited role in preventing Mount Pleasant and Mow Cop merging. It does not contribute to preserving the historic setting or assisting in urban regeneration. It does however make a significant contribution to checking unrestricted sprawl and has been successful in preventing sprawl thus far. It makes a	Contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
			detract from the openness. Additionally the gradient is very steep and slopes towards the west which would prevent further encroachment.			limited contribution to safeguarding the countryside from encroachment given the urbanising influences within and adjacent to the parcel.	
S9-22: Land to the south of Church Street	Significant contribution: The parcel has a significant contribution to the purpose due to the gradient and topography of the parcel. There is limited development on the parcel however the parcel has successfully prevented further sprawl on the parcel.	Contribution: The parcel forms part of the largely essential gap between Mount Pleasant and Mow Cop. However the parcel plays a limited role in the prevention of the settlements merging due to its size and topography.	Significant contribution: The parcel has a significant degree of openness and due to the height of the parcel it offers long line views across Cheshire East. There are some urbanising influences on the parcel which detract from the openness however the parcel still retains a significant contribution to the purpose.	No contribution: The parcel has no contribution to the purpose as Mow Cop is not considered a historic town for the purpose of this Green Belt assessment.	No contribution: The parcel has no contribution to assisting the urban regeneration of Mow Cop.	The parcel has a significant contribution to the purpose of the Green Belt. The parcel has a significant role in preventing urban sprawl from the west of Mow Cop due to the topography and gradient of the parcel and has largely prevented development on the parcel. There has been a limited degree of development on the parcel. The parcel has a significant degree of openness that provides long line views across open countryside and due to its height across Cheshire East. Existing development to the east has an urbanising influence however it retains a significant degree of openness. The parcel has a limited role in preventing Mount Pleasant and Mow Cop merging. It does not contribute to preserving a historic settlement or assisting urban regeneration.	Significant contribution
S9-23: Land to the south of Woodcock Lane	Contribution: The parcel has a large amount of development and therefore has a limited contribution to the Green Belt purpose. The parcel has strong boundaries that have contained this development including Church Street to the west, Woodcock Lane to the north, Chapel bank to the east and Rockslide to the south.	Significant contribution: The parcel forms part of the essential gap between Mount Pleasant and Mow Cop. However, the parcels contribution to this purpose is somewhat reduced by the extensive ribbon development that has already spread along Woodcock Lane.	Contribution: The parcel has a limited contribution to the purpose as the parcel has highly urbanising influences of existing development within the boundaries. There is a limited degree of openness and a significant level of encroachment that has a limited degree of openness.	No contribution: The parcel has no contribution to the purpose as Mow Cop is not considered a historic town for the purpose of this Green Belt assessment.	No contribution: The parcel has no contribution to assisting the urban regeneration of Mow Cop.	The parcel has a limited contribution to the Green Belt as it has limited contribution to preventing encroachment on the countryside and preventing urban sprawl. The parcel has a significant level of development on the parcel with a few areas that have a limited degree of openness. The parcel does make a significant contribution to preventing Mount Pleasant and Mow Cop from merging. It makes no contribution to preserving a historic settlement or assisting urban regeneration.	Contribution
S9-24: Land to the north of Woodcock Lane	Significant contribution: The parcel has a significant contribution to the purpose due to the limited amount of development that has taken place in the parcel. The gradient of the parcel prevents further development. The parcel is bounded	Major contribution: The parcel forms part of an essential gap between Mow Cop and Mount Pleasant whereby removal of this gap would lead to the actual and perceived merging of settlements.	Significant contribution: The parcel has a significant degree of openness that offers long line views across open farmland and due to its height provides significant views across a large geographical area. There are few urbanising influences in the	No contribution: The parcel has no contribution to the purpose as Mow Cop is not considered a historic town for the purpose of this Green Belt assessment.	No contribution: The parcel has no contribution to assisting the urban regeneration of Mow Cop.	The parcel has a major contribution to the purpose of the Green Belt given its role in preventing Mow Cop and Mount Pleasant from merging. The parcel has a significant role in preventing urban sprawl from Mow Cop and has largely prevented	Major contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
	by Woodcock Lane to the south and east, a prominent footpath with a field boundary to the north and west.		parcel although the parcel is overlooked by existing development.			development on the parcel. There has been a limited degree of development on the parcel. The parcel has a significant degree of openness that provides long line views across open countryside. The parcel has no contribution to preserving a historic settlement or assisting urban regeneration.	
S9-25: Land to the south of Station Road	Contribution: The parcel has a limited contribution to the purpose as there is a significant amount of development within the parcel. The prominent topography of the parcel has prevented further development however sprawl has occurred on the parcel.	Contribution: The parcel forms part of a less essential gap between Mount Pleasant and Mow Cop. However the parcel plays a limited role in preventing the settlements from merging due to its size and topography.	Contribution: The parcel has a limited contribution to the purpose due to the significant development that has taken place on the parcel. As the parcel is small the development covers a large proportion of the parcel. The prominent topography reduces the openness of the parcel and therefore has a limited degree of openness.	No contribution: The parcel has no contribution to the purpose as Mow Cop is not considered a historic town for the purpose of this Green Belt assessment.	No contribution: The parcel has no contribution to assisting the urban regeneration of Mow Cop.	The parcel has a limited contribution to the purpose of the Green Belt as it has limited contribution to preventing encroachment on the countryside and preventing urban sprawl. The parcel has a significant level of development on the parcel with a few areas that have a limited degree of openness. The parcel has a limited contribution to preventing the merging of Mount Pleasant and Mow Cop. It makes no contribution to preserving a historic settlement or assisting urban regeneration.	Contribution
S9-26: Land to the north of Station Road and west of Wood Street	Significant contribution: The parcel has sloping gradient and has largely prevented development however there are disparate developments near the eastern boundary of Wood Street. The southern boundary consists of Station Road and the west and the northern boundaries consist of field boundaries.	No contribution: The parcel has no contribution to the purpose as there are no settlements located near the parcel.	Significant contribution: The parcel has a sloping grading downwards from Wood Street. The parcel has a significant degree of openness due to the views provided across farmland. There is a significant tree line to the north of the parcel which reduces the perception of openness however due to the height of the parcel there are long line views across a large geographic area therefore the parcel has a significant contribution to the purpose of the Green Belt.	No contribution: The parcel has no contribution to the purpose as Mow Cop is not considered a historic town for the purpose of this Green Belt assessment.	No contribution: The parcel has no contribution to assisting the urban regeneration of Mow Cop.	The parcel has a significant contribution to the purpose of the Green Belt. The parcel has a significant role in preventing urban sprawl from Mow Cop due to the boundaries of Wood Street and Station Road and has largely prevented development on the parcel. There has been a limited degree of development on the parcel. The parcel has a significant degree of openness that provides long line views across open countryside. Existing development has an urbanising influence however it retains a significant degree of openness. The parcel has no contribution to the prevention of merging, preserving a historic settlement or assisting urban regeneration.	Significant contribution
S9-27: Land between Wood Street and Top Station Road	Significant contribution: The parcel has a sloping gradient and has largely prevented development however there are disparate developments near the eastern	No contribution: The parcel has no contribution to the purpose as there are no settlements located near the parcel.	Significant contribution: The parcel has a sloping grading downwards from Close Lane. The parcel has a significant degree of openness due to the views provided across	No contribution: The parcel has no contribution to the purpose as Mow Cop is not considered a historic town for the purpose of this	No contribution: The parcel has no contribution to assisting the urban regeneration of Mow Cop.	The parcel has a significant contribution to the purpose of the Green Belt. The parcel has a significant role in preventing urban sprawl from Mow Cop due to the	Significant contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
	boundary of Close Lane and the southern boundary of Station Road. The western and northern boundaries consist of Wood Street which creates strong boundaries to contain and prevent development.		farmland. Due to the height of the parcel there are long line views across a large geographic area therefore the parcel has a significant contribution to the purpose of the Green Belt.	Green Belt assessment.		strong boundaries which surround the parcel and have largely prevented development on the parcel. The parcel has a significant degree of openness that provides long line views across open countryside. Existing development has an urbanising influence however it retains a significant degree of openness. The parcel has no contribution to the prevention of merging, preserving a historic settlement or assisting urban regeneration.	
S9-28: Land to the north of Wood Street and Castle Road	Significant contribution: The parcel has a significant contribution to preventing urban sprawl as there is a lack of development within the parcel. The parcel slopes downwards towards the west and has moderate boundaries to prevent development.	No contribution: The parcel has no contribution to the purpose as there are no settlements located near the parcel.	Significant contribution: The parcel has a significant degree of openness although the masts located near the eastern boundary of the sites have a significant urbanising influence on the parcel. The parcel is bounded by dense woodland to the west which provides a limited degree of openness however overall the parcel has a significant contribution to the purpose.	No contribution: The parcel has no contribution to the purpose as Mow Cop is not considered a historic town for the purpose of this Green Belt assessment.	No contribution: The parcel has no contribution to assisting the urban regeneration of Mow Cop.	The parcel has a significant contribution to the purpose of the Green Belt. The parcel has a significant role in preventing urban sprawl from Mow Cop and has largely prevented development on the parcel. There has been a limited degree of development on the parcel. The parcel has a significant degree of openness that provides long line views across open countryside. Existing development has an urbanising influence however it retains a significant degree of openness. The parcel has no contribution to the prevention of merging, preserving a historic settlement or assisting urban regeneration.	Significant contribution
S9-29: Land to the south of Castle Road and east of High Street, including Mow Cop Castle	Significant contribution: The parcel has a significant contribution to preventing urban sprawl as there is ribbon development on the northern boundary of the parcel. However the parcel has largely prevented further development from occurring as the parcel has prominent topography which prevents further development.	No contribution: The parcel has no contribution to the purpose as there are no settlements located near the parcel.	Major contribution: The parcel has a major contribution to the purpose as it provides a major degree of openness. There are major long line views from the vantage point of Mow Cop Castle which overlook a significant geographic area. The parcel has few urbanising influences and has prominent topography which prevents further encroachment. There is a National Trust car park to the west of the parcel however this does not detract from the openness.	No contribution: The parcel has no contribution to the purpose as Mow Cop is not considered a historic town for the purpose of this Green Belt assessment.	No contribution: The parcel has no contribution to assisting the urban regeneration of Mow Cop.	The parcel makes a major contribution to Green Belt purposes given that paragraph 79 of the NPPF seeks to retain the openness and permanence of the Green Belt. The parcel makes a significant contribution to checking unrestricted sprawl and makes a major contribution to safeguarding the countryside from encroachment. Although there is existing ribbon development on the parcel the parcel has prevented further sprawl due to its prominent topography. The parcel has no contribution to the prevention of merging, assisting urban regeneration, or preserving the	Major contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
						historic setting.	

General Area S7 – Scholar Green

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
S7-01: Land east of Street Lane and north of Pool Lane	Significant contribution: The boundaries are relatively strong as they are made up of Poolside (to the east) and street lane (to the south and the west). The north boundary is moderate due to a line of trees and footpath. The boundaries may retain development but not as much in the north. Due to the boundaries being mostly roads there is potential for ribbon development. There is no urban influence within the parcel but Rode Heath settlement is located to the west however development in this parcel would not round off the settlement and could promote sprawl.	No contribution: The settlement of Rode Heath is to the west but there are no other settlements around therefore the parcel makes no contribution to maintaining gaps between settlements.	Significant contribution: The parcel provides views of settlements to the south and however mature trees limit long line views. The land is used for agriculture and there is a limited degree of openness due to the presence of mature trees on the parcel. There are few urbanising features located on the parcel and therefore the parcel has a significant contribution to preventing encroachment. Within the north boundary there is a footpath running across this area which gives access to the countryside.	No contribution: The nearest settlement to the parcel is Alsager which was recorded in the Domesday Book and has conservation areas. However, the parcel is located too far from this historic town to add any contribution to preserving the setting and specific character.	No contribution: The parcel does not fall within the settlement hierarchy which is required to be followed first therefore plays no contribution in assisting in urban regeneration.	The parcel is well connected to the settlement of Rode Heath and has a significant contribution to preventing sprawl. There is no contribution to protecting from merging due to its location. The parcel has a significant contribution to safeguarding the countryside however it has a limited degree of openness. There is no contribution to preserving the historic setting of Alsager as it is not located nearby.	Significant contribution
S7-02: Land between Knutsford Road and Rode Pool	Major contribution: Strong boundaries make up the north (Poolside), West (Street Lane) and a moderate boundary to the south which is a private lane. The west boundary is weaker and is just made up of trees and a small stream that may retain development in the long term. There is scope for ribbon development along the North, West and South boundaries and the parcel is well connected to Rode Heath but does not round off development.	No contribution: The settlement of Rode Heath is to the west but there are no other settlements around therefore the parcel makes no contribution to preventing towns from merging.	Significant contribution: There is a limited degree of openness because it is heavily wooded and Poolside could prevent further encroachment in this direction. There are few urbanising influences within the parcel and due to the dense tree covers there are few external urbanising influences. However it is located close to development to the west.	No contribution: The nearest settlement to the parcel is Alsager which was recorded in the Domesday Book and has conservation areas. However, the parcel is located too far from this historic town to add any contribution to preserving the setting and specific character.	No contribution: The parcel does not fall within the settlement hierarchy which is required to be followed first therefore plays no contribution in assisting in urban regeneration.	The parcel makes a major contribution to Green Belt purposes given that paragraph 79 of the NPPF seeks to retain the openness and permanence of the Green Belt. The parcel plays a major contribution to preventing sprawl due to its strong boundary and prevention of development. The parcel plays a significant contribution to safeguarding the countryside from encroachment the parcel is heavily wooded however provides few opportunities for long line views and a limited degree of openness. There is no contribution to preventing towns from merging or in preserving the historic setting.	Major contribution
S7-03: Land east of Knutsford Road, south of Harris Wood	Significant contribution: The north is bounded by a moderate to weak track round whereas the west and south are stronger boundaries made up of Knutsford Road to the West and Old Knutsford Road to the South. A weak hedgerow makes up the eastern boundary which may not retain development in the long term. There is already ribboning to the South which could continue and also to the west. The parcel is connected to Rode Heath and there are already some urbanising influences within the	No contribution: The settlement of Rode Heath is to the west but there are no other settlements around therefore the parcel makes no contribution to preventing towns from merging.	Major contribution: The north area of this parcel is wooded with some industrial and residential development already within the parcel. The east and some of the southern boundary also has these uses. However, facing east there are long line views of countryside and a footpath allowing people access to further green belt land giving the parcel opportunities for recreation. The parcel is bounded by a moderate boundary to the north which consists of a small path, the east boundary is a weak, poorly maintained hedge which	No contribution: The nearest settlement to the parcel is Alsager which was recorded in the Domesday Book and has conservation areas. However, the parcel is located too far from this historic town to add any contribution to preserving the setting and specific character.	No contribution: The parcel does not fall within the settlement hierarchy which is required to be followed first therefore plays no contribution in assisting in urban regeneration.	The parcel makes a major contribution to Green Belt purposes given that paragraph 79 of the NPPF seeks to retain the openness and permanence of the Green Belt. The parcel makes a major contribution to safeguarding the countryside from encroachment given that it has moderate boundaries which may be insufficient to prevent encroachment in the long term. Furthermore the parcel makes a significant contribution to checking unrestricted sprawl.	Major contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
	parcel, including 5 houses and a mechanics. Sprawl could result due to the parcel's connection with existing urban developments and therefore the parcel has a significant contribution to protecting from unrestricted sprawl.		may not prevent encroachment in the future and the south and west boundaries are strong with Knutsford Road and Old Knutsford Road. The eastern boundary threatens the countryside from encroachment and therefore the parcel plays a major contribution in protecting the countryside.				
S7-04: Land to the north of Liverpool Road West and east of Congleton Road North	Significant contribution: The east and south boundaries and seen as strong as they are made up Liverpool Road West (south) and the A34 and existing residential development (east). The north boundary is moderate as it is made up of thick woodland but the western boundary is only made up of a public path that is considered weak and further green belt land can easily be encroached. The parcel would not round off the settlement well and it has a strong connection to urban developed to the east. Therefore the parcel has a significant contribution in protecting from sprawl.	Contribution: The parcel has a lesser gap between Hall Green and Hardings Wood settlements but the strong boundaries of the parcel in addition to the external boundaries further on including the railway line would prevent actual merging. The parcel still however has a contribution to protect the green belt from perceived merging.	Significant contribution: The boundaries to the north, east and south are moderate to strong and should prevent encroachment in the future. However, the west boundary is considerable weaker and might not be sufficient to retain development within the parcel. The parcel consists of rolling hills and a lot of trees bounding the site so there are limited views of the countryside however it has a significant degree of openness and a lot of settlement views to the east, therefore the parcel has a significant degree of openness.	No contribution: The nearest settlement to the parcel is Alsager which was recorded in the Domesday Book and has conservation areas. However, the parcel is located too far from this historic town to add any contribution to preserving the setting and specific character.	No contribution: The parcel does not fall within the settlement hierarchy which is required to be followed first therefore plays no contribution in assisting in urban regeneration.	The parcel has a significant contribution to preventing sprawl on the Green Belt and to safeguarding the countryside from encroachment. The parcel provides a significant degree of openness. There is no contribution to preserving the historic setting of Alsager as it is not located nearby and the parcel has no contribution to assisting urban regeneration. Due to	Significant contribution
S7-05: Land to the rear of properties on Woodside	Significant contribution: The north boundary is moderate with a very weak tree line boundary. The east boundary is connected to existing development and the south and west is made up of heavy woodland which backs onto open green belt land. Due to the connection of urban influences in the east there is a further risk of sprawl and the parcel shape would not round off development well. The parcel therefore plays a significant contribution to protecting from sprawl.	No contribution: The settlement of Rode Heath to the east is the closest settlement to this parcel and there is no major settlement close by which would be impacted by development within this parcel. It plays no contribution to protecting neighbourhoods from merging.	Significant contribution: The majority of the parcel is made up of heavily wooded areas, in the middle of the parcel however there is an open field traversed by a footpath. However, due to the woods, there is a limited degree of openness. The east has a slight connection to existing urban influences and the land within the parcel is currently used for dog walkers so adds values to the green belt and gives access to further green belt. The parcel therefore significantly contributes to the protection of countryside encroachment.	No contribution: The nearest settlement to the parcel is Alsager which was recorded in the Domesday Book and has conservation areas. However, the parcel is located too far from this historic town to add any contribution to preserving the setting and specific character.	No contribution: The parcel does not fall within the settlement hierarchy which is required to be followed first therefore plays no contribution in assisting in urban regeneration.	The parcel could significantly protect the parcel from sprawl and moderate boundaries all round could prevent further development occurring in the green belt. There is no merging of neighbourhoods that could take place and the parcel contributes significantly to the protection of countryside from encroachment due to the dense woodland. There is no contribution to preserving the historic setting of Alsager as it is not located nearby.	Significant contribution
S7-06: Land to the rear of properties on Lawton Coppice	Significant contribution: The boundaries all around the parcel are moderate. The southern boundary consists of heavy woodland and housing development which continues round the east. The northern boundary is slightly weaker as consists with a mix of trees and hedges, as does the	No contribution: The settlement of Rode Heath to the east is the closest settlement to this parcel and there is no major settlement close by which would be impacted by development within this parcel. It plays no contribution to protecting neighbourhoods from merging.	Significant contribution: The boundaries to the west and north are only seen as moderate and may not prevent encroachment in the future. Although there are no countryside views to the south or the east Due to existing development there are wide views in the north and west as the	No contribution: The nearest settlement to the parcel is Alsager which was recorded in the Domesday Book and has conservation areas. However, the parcel is located too far from this historic town to add any	No contribution: The parcel does not fall within the settlement hierarchy which is required to be followed first therefore plays no contribution in assisting in urban regeneration.	The parcel would significantly protect the Green Belt from sprawl due to its boundaries and being well connected to urban development. The parcel has a significant contribution to safeguarding the countryside due to the significant degree of openness and long line views. However, there is no contribution	Significant contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
	west. There are already urbanising influences within this site consisting of a farm and the south and east is connected to existing housing developments outside the parcel. Due to this relationship the parcel could significantly protect from sprawl into the Green Belt.		parcel is very open and only consists of agricultural fields, there is a major degree of openness within the parcel. The parcel is bounded by existing open green space on the west and the north that could risk encroachment if the parcel was developed out.	contribution to preserving the setting and specific character.		played to the merging of neighbourhoods given the parcel's location and there is no contribution to preserving the historic value of Alsager due to the fact it is not very close to this historic town.	
S7-07: Land to the west of properties on Congleton Road North, south of Hall Green Farm	Significant contribution: The boundaries all around the parcel are moderate. The southern boundary is made up of a row of trees and a well maintained hedgerow. This is similar to the north and the west where there trees are thicker creating a stronger boundary. The east boundary backs onto residential development and is therefore classed as moderate. There are already urbanising influences within the south east of the site consisting of some farm buildings and a car park for the Bleeding Wolf pub. The parcel could significant contribution to the protection from sprawl due to the urban connections and the fact that development here would not round off the settlement well.	No contribution: The settlement of Rode Heath to the east is the closest settlement to this parcel and there is no major settlement close by which would be impacted by development within this parcel. It plays no contribution to protecting neighbourhoods from merging.	Significant contribution: The boundaries are moderate so should prevent encroachment in the long term but due to the shape of the parcel development would majorly impact the green belt and affect surrounding countryside. There is a significant degree of openness when looking to the south and the west and due to the parcel's topography it overlooks rolling hills within the green belt. The land is mostly used for farmers land and the parcel significant contributes to protecting the green belt from encroachment.	No contribution: The nearest settlement to the parcel is Alsager which was recorded in the Domesday Book and has conservation areas. However, the parcel is located too far from this historic town to add any contribution to preserving the setting and specific character.	No contribution: The parcel does not fall within the settlement hierarchy which is required to be followed first therefore plays no contribution in assisting in urban regeneration.	Despite the parcel playing a significant role in protecting the green belt from merging and countryside encroachment Due to the moderate boundaries and relationship with the green belt in addition to existing settlements. The other purposes do not play a significant role and therefore the overall parcel only contributes to the green belt purposes. There is no merging of neighbourhoods if the parcel is developed out and no historical protection.	Significant contribution
S7-08: Land to the rear of properties on Congleton Road North, north of Hall Green Farm	Significant contribution: The boundaries all around the parcel moderate to weak. The southern boundary is made up of a row of thick trees. This is similar to the west but the northern boundary is weaker with low hedges and sporadic trees along the boundary which may not prevent encroachment. The east boundary backs onto residential development and is therefore classed as moderate. There are already urbanising influences outside the parcel and is well connected to the existing settlement. The parcel could significant contribution to the protection from sprawl due to the urban connections and the fact that development here would not round off the settlement well in addition to the moderate to weak boundaries.	No contribution: The settlement of Rode Heath to the east is the closest settlement to this parcel and there is no major settlement close by which would be impacted by development within this parcel. It plays no contribution to protecting neighbourhoods from merging.	Significant contribution: Due to the moderate to weak boundaries the parcel should significantly prevent encroachment but not in the long term, especially to the north. There is a significant degree of openness to the west and north Due to the sporadic boundaries creating open line views to further countryside. The land is mostly used for farming and a number of sheep and cattle were seen on the land when reviewing the site.	No contribution: The nearest settlement to the parcel is Alsager which was recorded in the Domesday Book and has conservation areas. However, the parcel is located too far from this historic town to add any contribution to preserving the setting and specific character.	No contribution: The parcel does not fall within the settlement hierarchy which is required to be followed first therefore plays no contribution in assisting in urban regeneration.	The parcel would significantly protect the Green Belt from sprawl due to the moderate boundaries especially to the west and the east and the fact that it is connected to existing urban influences. The parcel has a significant contribution to safeguarding the countryside due to the significant degree of openness. However, there is no contribution played to the merging of towns. Given the parcel's location, it makes no contribution to preserving the historic setting and character.	Significant contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
S7-09: Land to the rear of properties on Congleton Road North, south east of Oak Drive	Significant contribution: The north and east boundaries are well connected to existing residential development within the settlement of Scholar Green and there also a number of farm buildings within the parcel which contribute to urban influences. The southern and western boundaries are made up of weak-moderate rows of hedges and a number of trees in the south west corner which may not prevent encroachment in the future. Development of the parcel would help to round off the settlement pattern due to its shape. The parcel therefore plays a significant contribution to protecting this area of green belt from sprawl.	No contribution: The settlement of Scholar Green to the east is the closest settlement to this parcel and there is no major settlement close by which would be impacted by development within this parcel. It plays no contribution to protecting neighbourhoods from merging.	Significant contribution: Due to the moderate to weak boundaries in the south and west these may not be able to prevent encroachment. There are urbanising influences to the north and the east and existing farm buildings within the north area of the parcel. It is well attached to the countryside however in the south and west. As the parcel is built out less than 10% and there is low vegetation within the parcel apart from low lying hedges and sporadic trees there are open long line views which give a significant degree of openness to adjacent countryside.	No contribution: The nearest settlement to the parcel is Alsager which was recorded in the Domesday Book and has conservation areas. However, the parcel is located too far from this historic town to add any contribution to preserving the setting and specific character.	No contribution: The parcel does not fall within the settlement hierarchy which is required to be followed first therefore plays no contribution in assisting in urban regeneration.	The parcel makes a significant contribution to Green Belt purposes given its role in checking unrestricted sprawl as it is well connected to the settlement and has weak-moderate boundaries. Development of the parcel could however help to round off the settlement pattern. The parcel makes a significant contribution to safeguarding the countryside from encroachment given that it supports a significant degree of openness however it does not contribute to preventing towns from merging.	Significant contribution
S7-10: Land to the rear of properties on Oak Drive	Significant contribution: All boundaries (apart from the north east) are moderate to weak boundaries due to the low lying hedgerows and sporadic trees placed around the parcel. Some of the northern boundary is made up of a path that runs further into the green belt. The north east boundary is stronger and is bounded by existing residential development. Due to this north east relationship the parcel is contained within the urban area of Scholar Green but would not round off the settlement due to the peculiar shape.	No contribution: The settlement of Scholar Green to the east is the closest settlement to this parcel and there is no major settlement close by which would be impacted by development within this parcel. It plays no contribution to protecting neighbourhoods from merging.	Significant contribution: Due to the moderate to weak boundaries in the south and west these may not be able to prevent encroachment. There are urbanising influences to the north and the east. It is well attached to the countryside however in the south and west. As the parcel is built out less than 10% and there is low vegetation within the parcel apart from low lying hedges and sporadic trees there are open long line views which give a significant degree of openness to adjacent countryside.	No contribution: The nearest settlement to the parcel is Alsager which was recorded in the Domesday Book and has conservation areas. However, the parcel is located too far from this historic town to add any contribution to preserving the setting and specific character.	No contribution: The parcel does not fall within the settlement hierarchy which is required to be followed first therefore plays no contribution in assisting in urban regeneration.	The parcel makes a significant contribution to Green Belt purposes given its role in checking unrestricted sprawl as it is well connected to the settlement and has weak-moderate boundaries. The parcel makes a significant contribution to safeguarding the countryside from encroachment given that it supports a significant degree of openness however it does not contribute to preventing towns from merging.	Significant contribution
S7-11: Land to the south of Church Lane, west of Oak Drive	Significant contribution: The parcel's eastern boundary is strong as it adjoins Church Lane, the rest of the boundaries are made up of weaker hedgerows which may not retain development within the parcel in the long term. There are also opportunities for ribbon development along the eastern boundary. The parcel does not round off the settlement well and as it is connected to existing development via Church Lane there is the potential for sprawl. Therefore the parcel significantly contributes to the protection from sprawl.	No contribution: The settlement of Rode Heath to the east is the closest settlement to this parcel and there is no major settlement close by which would be impacted by development within this parcel. It plays no contribution to protecting neighbourhoods from merging.	Significant contribution: The moderate to weak east and south boundaries impact this parcel in terms of countryside encroachment and therefore it significantly contributes to the protection of this purpose. It is connected to the east by existing urban influences but as there is no urban development within the parcel and there is a strong connection to the countryside in the west and south then there is a risk of further encroachment in these directions which would impact the green belt. There are long line open views in these directions also due to the lack of strong boundaries and the	No contribution: The nearest settlement to the parcel is Alsager which was recorded in the Domesday Book and has conservation areas. However, the parcel is located too far from this historic town to add any contribution to preserving the setting and specific character.	No contribution: The parcel does not fall within the settlement hierarchy which is required to be followed first therefore plays no contribution in assisting in urban regeneration.	The parcel plays a significant contribution to the protection of the Green Belt from sprawl and encroachment. The parcel has a significant degree of openness provided by long line views and has few urbanising influences. The parcel has no contribution on merging of settlements, historic value of land or assisting urban regeneration. Overall, the parcel has a significant contribution to the Green Belt.	Significant contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
			topography of the site.				
S7-12: Land to the rear of properties on Congleton Road North, north of Church Lane	Significant contribution: This parcel has strong boundaries to the north (Claphatches lane) and the south (Church Lane) preventing further development encroaching outside the parcel in these directions in the long term. The west and the east boundaries are slightly weaker and are classed as moderate to the heavy tree line (west) and the existing developed (east) which makes up this boundary. These moderate to strong boundaries help protect from further sprawl but the parcel is well connected to urban influences to the east and the south (existing development) which could contribute to sprawl within this parcel. Development would not round off this settlement well within this parcel and there could be further ribbon development to the south and north boundaries as some has already started to occur.	No contribution: The settlement of Rode Heath to the east is the closest settlement to this parcel and there is no major settlement close by which would be impacted by development within this parcel. It plays no contribution to protecting neighbourhoods from merging.	Significant contribution: Due to the strong and moderate boundaries the parcel should prevent encroachment in the long term. There are no urbanising influences within the parcel but the east boundary is connected to residential properties and the settlement of Scholar Green. To the north, west and some of the south the parcel has a relationship with countryside. However, although there is a built form of less than 10% there are no long line views due to high vegetation, there is a thick tree line to the west preventing views and most of the south and east boundary have views of existing development. The north boundary has some views of green belt but overall the parcel has a limited degree of openness. A public footpath runs from north to south which gives access to the countryside but no one was seen using it on the day of the visit.	No contribution: The nearest settlement to the parcel is Alsager which was recorded in the Domesday Book and has conservation areas. However, the parcel is located too far from this historic town to add any contribution to preserving the setting and specific character.	No contribution: The parcel does not fall within the settlement hierarchy which is required to be followed first therefore plays no contribution in assisting in urban regeneration.	The parcel provides a significant contribution to preventing sprawl from Scholar Green from the east. The parcel has a significant degree of openness due to the lack of urbanising influences within the parcel however the parcel has high vegetation which limits long line views. Due to the strong boundaries and location it has no contribution to the protection of merging of neighbourhoods or preserving a historic town.	Significant contribution
S7-13: Land to the west of Congleton Road North, north west of Scholar Green	Significant contribution: The south boundary is made up of Claphatches Lane and the east the A34 therefore giving the parcel 2 strong boundaries which are connected with the existing settlement of Scholar Green. The north and west boundary are made up of a thick row of trees that prevent further encroachment in these directions. There is potential scope for ribbon development to the north and east and development would not round off the settlement well. Therefore the parcel significantly protects the green belt from sprawl.	No contribution: The settlement of Rode Heath to the east is the closest settlement to this parcel and there is no major settlement close by which would be impacted by development within this parcel. It plays no contribution to protecting neighbourhoods from merging.	Significant contribution: There are no urbanising features within the parcel but the east boundary connects to the A34 which connects the area to Scholar Green settlement. Due to the thick woodland around the north and the west there isn't a major connection to the countryside either. These strong boundaries would prevent further encroachment into the green belt and there is a limited degree of openness due to views to existing countryside to the south. However, in all other directions there are either views of woodland or settlements. The parcel is made up of mostly green fields and agricultural land and apart from this there is no further beneficial use for this parcel within the green belt.	No contribution: The nearest settlement to the parcel is Alsager which was recorded in the Domesday Book and has conservation areas. However, the parcel is located too far from this historic town to add any contribution to preserving the setting and specific character.	No contribution: The parcel does not fall within the settlement hierarchy which is required to be followed first therefore plays no contribution in assisting in urban regeneration.	The parcel provides a significant contribution to preventing sprawl from Scholar Green from the east. The parcel has a significant degree of openness due to the lack of urbanising influences within the parcel however the parcel has high vegetation or existing development which limits long line views. Due to the strong boundaries and location it has no contribution to the protection of merging of neighbourhoods or preserving a historic town. The parcel gives significant protection from sprawl from Scholar Green to the east but due to the strong boundaries and location it only plays a limited contribution (or none at all) to the protection of merging of neighbourhoods and safeguarding the countryside from encroachment.	Significant contribution

General Area S12 – Scholar Green

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
S12-01: Land between Congleton Road South, Liverpool Road East, Macclesfield Canal and Trent & Mersey Canal	No contribution: Despite the parcel having strong boundaries on all sides, sprawl has already encroached onto the parcel and it is completely developed with industrial and residential uses. The boundaries consist of the A34 to the west, the Macclesfield canal to the east, Liverpool Road East to the north and the Trent and Mersey canal to the south. Ribbon development has already reached its full extent and the parcel thus plays no contribution to checking unrestricted sprawl.	No contribution: The parcel has already been developed out and plays no contribution in maintaining the gap between neighbouring settlements.	No contribution: The parcel is completely developed with residential and industrial uses. Furthermore the heavy vegetation around all boundaries and the wooded area to the north means that the parcel has no degree of openness. The parcel plays no role in safeguarding the countryside from encroachment given that it has been completely occupied with development.	No contribution: The nearest settlement to the parcel is Alsager which was recorded in the Domesday Book and has conservation areas. However, the parcel is located too far from this historic town to add any contribution to preserving the setting and specific character.	Significant contribution: The parcel lies adjacent to the administrative boundary with Newcastle Under Lyme and the eastern boundary of the parcel adjoins the settlement of Kidsgrove. Kidsgrove has 3.8% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel makes a limited contribution to Green Belt purposes. Urban sprawl has already encroached onto the parcel and it is completely developed with industrial and residential development. It has no degree of openness given the amount of built form and the heavy vegetation around the boundaries of the parcel and to the north of the parcel. Furthermore ribbon development within the parcel has already reached its full extent and the parcel plays no preventative role. However the parcel has a significant contribution to assisting urban regeneration.	Contribution
S12-02: Land between Congleton Road South, Trent & Mersey Canal and railway	Contribution: Whilst the parcel has strong boundaries on all sides, urban sprawl has already extended onto the parcel. The parcel is bound by the Trent and Mersey canal to the north, railway line to the south, Macclesfield canal to the east and A34 to the west. There is scope for further ribbon development along the A34 albeit the parcel has a limited role in preventing this given the size of this western boundary.	No contribution: The parcel has already been developed out and due to the strong boundaries the parcel plays no contribution in maintaining the gap between neighbouring settlements.	Contribution: The parcel consists of existing development which occupies approximately 20% built form. However given that these buildings are relatively spread out throughout the parcel, the parcel does still retain a limited degree of openness. Whilst the area to the north of the parcel is particularly urbanised the areas to the south consist of relatively open countryside between the settlement of Butt Lane thus the strong boundary of the railway line to the south means the parcel plays a limited role in safeguarding the countryside from encroachment.	No contribution: The nearest settlement to the parcel is Alsager which was recorded in the Domesday Book and has conservation areas. However, the parcel is located too far from this historic town to add any contribution to preserving the setting and specific character.	Significant contribution: The parcel lies adjacent to the administrative boundary with Newcastle Under Lyme and the eastern boundary of the parcel adjoins the settlement of Kidsgrove. Kidsgrove has 3.8% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose	Whilst the parcel has strong boundaries on all sides, urban sprawl has already extended onto the parcel. The parcel plays a limited role in preventing ribbon development along the small section of the A34 contained within the parcel. The parcel consists of approximately 20% built form however given that the buildings on the parcel are relatively spread out, the parcel does still retain a limited degree of openness and plays a limited role in preventing further encroachment to the south of the parcel which consists of relatively open countryside between the settlements of Butt Lane.	Contribution
S12-03: Land to the east of Congleton Road South and south of the railway	Contribution: The parcel is bounded by the railway line to the north, the A34 to the west, existing development to the south and a strong hedge line to the east. There is already	Contribution: Although development could never merge with neighbouring settlements in the north Due to the strong railway line boundary it could reduce the gap between the	No contribution: There is already some development in the north of the parcel and due to the strong boundaries and existing connection to the settlements there is a limited degree of	No contribution: The nearest settlement to the parcel is Alsager which was recorded in the Domesday Book and has conservation areas. However, the parcel is located	Significant contribution: The parcel lies adjacent to the administrative boundary with Newcastle Under Lyme and the eastern and southern boundary of the parcel adjoins	The parcel makes a contribution to Green Belt purposes. Although it has a role in assisting in urban regeneration, it makes a limited contribution to preventing towns from	Contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
	residential development within the parcel which contributes to ribbon development along the A34 and there could be potential for further ribbon development along this boundary. The parcel is well connected to the settlement of Kidsgrove but the parcel's limited size and extent of existing development means that it makes a limited contribution in preventing sprawl.	settlements of Hardings Wood and Hall Green and could lead to a perceived merging of settlements. The parcel plays a less essential gap between the settlements and has a limited contribution to protecting the parcel from merging due to the strong boundaries around the site.	openness with views of residential development and trees and hedges. The parcel plays no contribution in safeguarding the countryside from encroachment.	too far from this historic town to add any contribution to preserving the setting and specific character.	the settlement of Kidsgrove. Kidsgrove has 3.8% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose	merging and in checking unrestricted sprawl and. The parcel makes no contribution to safeguarding the countryside from encroachment and in preserving the historic setting and character.	

Appendix D

Stockport Meeting Minutes

Note of Meeting

Meeting between Cheshire East Council, Stockport Metropolitan Borough Council and Arup

Meeting held on 26th January 2015; 2:00pm at Fred Perry House, Stockport

Purpose: to discuss the issues raised by Stockport MBC regarding the proposed Green Belt Assessment Update Methodology

Present: Richard Wood (SMBC); Steve Johnson (SMBC); Stewart House (CEC); Jane Healy-Brown (Arup); Sarah Lewis (Arup)

1. Introduction

2. Update on Cheshire East Green Belt Assessment Progress

CEC has appointed Arup to assist with the Green Belt Assessment update. Arup will provide critical friend support; review work carried out and undertake the assessments of parcels against the purposes of Green Belt.

Stakeholder workshop held on 23rd Jan to discuss the approach to be taken; lots of useful feedback has been received.

The 2015 Green Belt Assessment Update will take elements from the 2013 Assessment including reviewing the methodology against best practice. A new, separate document will be prepared for the 2015 Update.

Arup and CEC to finalise the methodology for the update this week following consideration of stakeholder meeting outcomes as well as the outcomes of this meeting and responses from other authorities.

3. Clarification of Stockport's Position

Inspector's Interim Views address some of the Green Belt points in SMBC's original representation regarding the need for Green Belt release; i.e. exceptional circumstances have been demonstrated in principal. However, other concerns remain around highways / infrastructure.

The SMBC response to CEC's consultation on methodology is intended to assist in addressing some of the detailed points made by the Inspector.

SMBC emphasised the importance of clearly linking the decision making from the evidence base to the proposed plan.

CEC confirmed HS2 is out of scope of the current plan.

Agreed: There will be clear separation of evidence bases with the Green Belt Assessment Update methodology focused on assessing the 5 Green Belt purposes as defined in NPPF.

Agreed: When considering the Green Belt purpose of urban regeneration, it will be appropriate to look at brownfield land in adjacent settlements in neighbouring areas. Under previous discussions it has already been agreed Stockport has no capacity to take additional housing to support Cheshire East to meet their proposed target.

Agreed: The Cheshire East Local Plan Strategy can only consider land in Cheshire East Borough. However, parcels of land will be defined by drawing them to the nearest defensible boundary. Where the parcel is adjacent to the administrative boundary but no defensible boundary can be identified within the administrative area of Cheshire East, it will be appropriate to draw the

parcels to the nearest defensible boundary within neighbouring areas. If any such parcels are identified that overlap into Stockport, CEC will liaise with SMBC when the parcels are identified and again when assessed against Green Belt purposes. Assessment of such parcels are purely against Green Belt purposes and makes no indication of deliverability.

Agreed: There is general support to include smaller areas, these need to be drawn to meaningful boundaries.

Agreed: It is an appropriate method to define parcels for assessment using defensible boundaries. The methodology will be amended to include a first stage of high-level assessment. This will assess large areas of Green Belt against the five purposes and identify any areas that perform particularly weakly for further assessment, in addition to those areas adjacent to settlements. This addresses SMBC's point regarding adopting a strategic approach to the Green Belt Assessment as it considers the whole extent of the Cheshire East Green Belt.

Agreed: SMBC's concerns related to release of land adjacent to SEMMMS road schemes remain. It was agreed CEC would include parcels in the Green Belt Assessment where boundaries are defined by infrastructure such as SEMMMS (which is a committed scheme). CEC will consider the principle for land release around SEMMMS and the extent of potential sites along with all the other evidence when carrying out the wider site assessments.

Agreed: The idea of tying the delivery of Green Belt sites in Cheshire East to the delivery of brownfield sites within Greater Manchester is interesting. This is a policy approach that could be further considered at the Site Allocations stage but is not relevant to the assessment of Green Belt parcels against the purposes of Green Belt.

Agreed: The Greater Manchester Green Belt and the North Cheshire Green Belt may not have originally applied solely in the current administrative areas of Greater Manchester and Cheshire East. Further research is needed on the original purposes of these Green Belts and the geographical areas that they covered.

4. Discussion of Key Issues

Covered in the discussion under item 3

5. Next Steps

- CEC and Arup to prepare note of meeting for circulation
- CEC to circulate a brief note on the workshop outcomes
- CEC to circulate Green Belt Assessment methodology once finalised
- SMBC to share information regarding extent and purposes of Greater Manchester Green Belt

CEC to liaise with SMBC regarding any parcels identified that cross the administrative boundary

Appendix E

Parcels within General Areas

General Area Reference	Parcel Reference
AE1	MF08-MF21 WM19-WM22 PR06-PR23 AE02-AE13
AE2	WM23-WM26
HC1	NO PARCELS
HE1	HF01-HF08 WM43-WM57
HE2	HF11-HF17 WM02-WM05
HE3	HF10
HE4	HF19 WM01
HE5	WM13-WM15
K1	KN21-KN23 CF06-CF09
K2	KN01-KN04
K3	NO PARCELS
K4	NO PARCELS
K5	KN05-KN06
K6	NO PARCELS
M1	MF38-MF54
M2	MF01, MF02, MF55, MF56
M3	MF03-MF07
M4	MF27-MF37, MF26 (includes road which is located in P2) BT01-BT15, BT16 (southern half only, northern half in P1)
MO1	WM27-42 KN07-KN20 AE01, AE14-AE21 MB01-MB09 CF01-CF05
P1	BT17-BT33, BT16 (northern half only) DS13-DS26, DS33-DS35 PY02, PY04, PY17-PY25
P2	MF22-MF25 PY05-PY09 WM07-WM12, WM16-WM18 PR01-PR05, PR24-PR28
P3	PY10-PY16
P4	DS27-32, DS36, DS01-DS12, DS16-DS17
S1	NO PARCELS

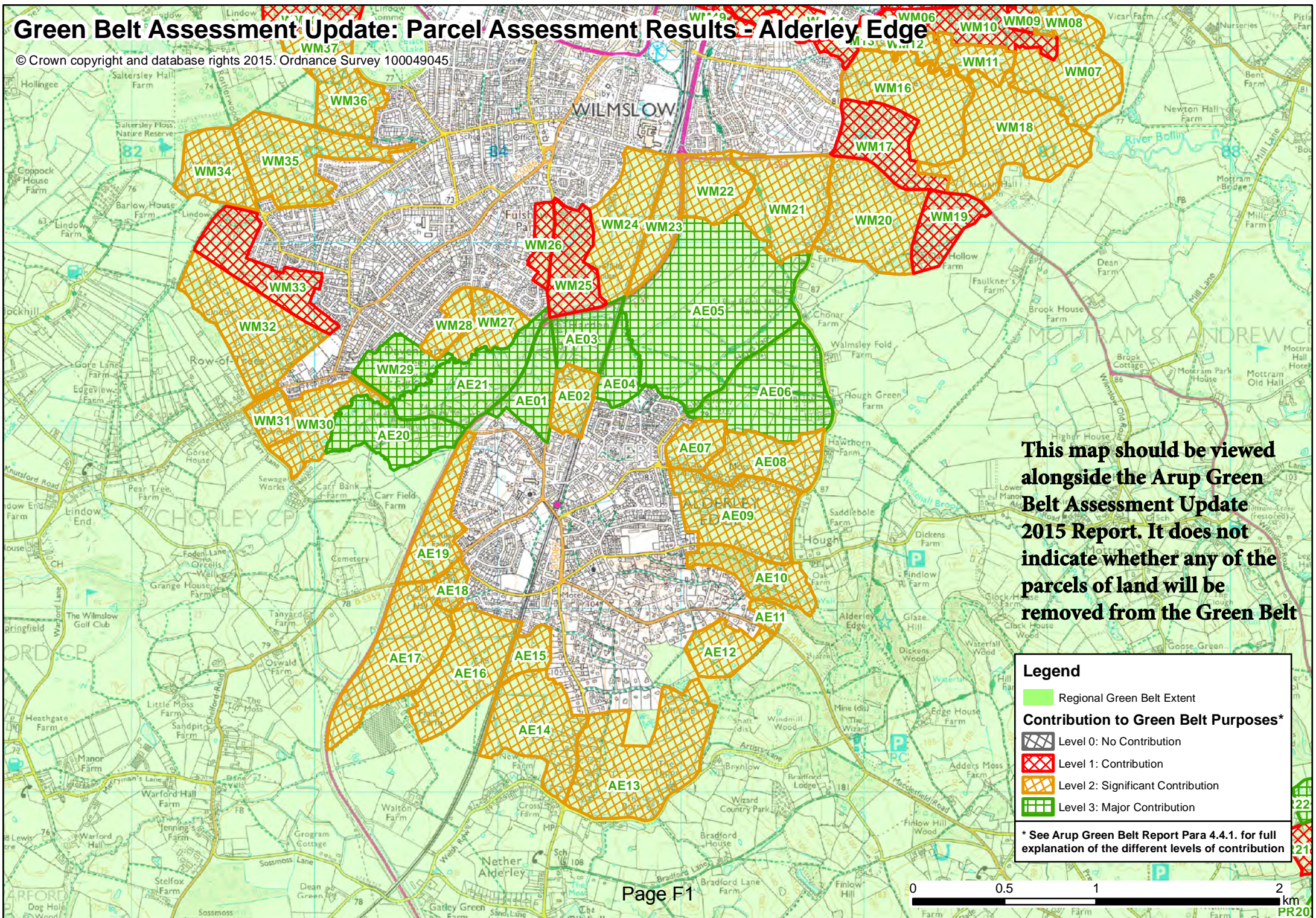
General Area Reference	Parcel Reference
S2	NO PARCELS
S3	NO PARCELS
S4	AS07-AS13
S5	AS04-AS06
S6	AS01-AS02
S7	CG20, S7-01, S7-02, S7-03, S7-04, S7-05, S7-06, S7-07, S7-08, S7-09, S7-10, S7-11, S7-12, S7-13
S8	NO PARCELS
S9	CG12-CG19, S9-01, S9-02, S9-03, S9-04, S9-05, S9-06, S9-07, S9-07, S9-08, S9-09, S9-10, S9-11, S9-12, S9-13, S9-14, S9-15, S9-16, S9-17, S9-18, S9-19, S9-20, S9-21, S9-22, S9-23, S9-24, S9-25, S9-26, S9-27, S9-28, S9-29
S10	CG03-CG11
S11	CG01-CG02
S12	S12-01, S12-02, S12-03
N1	NO PARCELS
N2	N2-01, N2-02, N2-03
N3	N3-01, N3-02, N3-03, N3-04
N4	NO PARCELS
N5	NO PARCELS
N6	NO PARCELS
N7	NO PARCELS
N8	NO PARCELS
N9	NO PARCELS

Appendix F

Mapped Parcel Assessment Results

Green Belt Assessment Update: Parcel Assessment Results - Alderley Edge

© Crown copyright and database rights 2015. Ordnance Survey 100049045



This map should be viewed alongside the Arup Green Belt Assessment Update 2015 Report. It does not indicate whether any of the parcels of land will be removed from the Green Belt

Legend


- Regional Green Belt Extent
- Contribution to Green Belt Purposes***
- Level 0: No Contribution
- Level 1: Contribution
- Level 2: Significant Contribution
- Level 3: Major Contribution


* See Arup Green Belt Report Para 4.4.1. for full explanation of the different levels of contribution

Green Belt Assessment Update: Parcel Assessment Results - Alsager and Rode Heath


© Crown copyright and database rights 2015. Ordnance Survey, 100049045


Legend


 Borough Boundary


 Regional Green Belt Extent

Contribution to Green Belt Purposes*

 Level 0: No Contribution

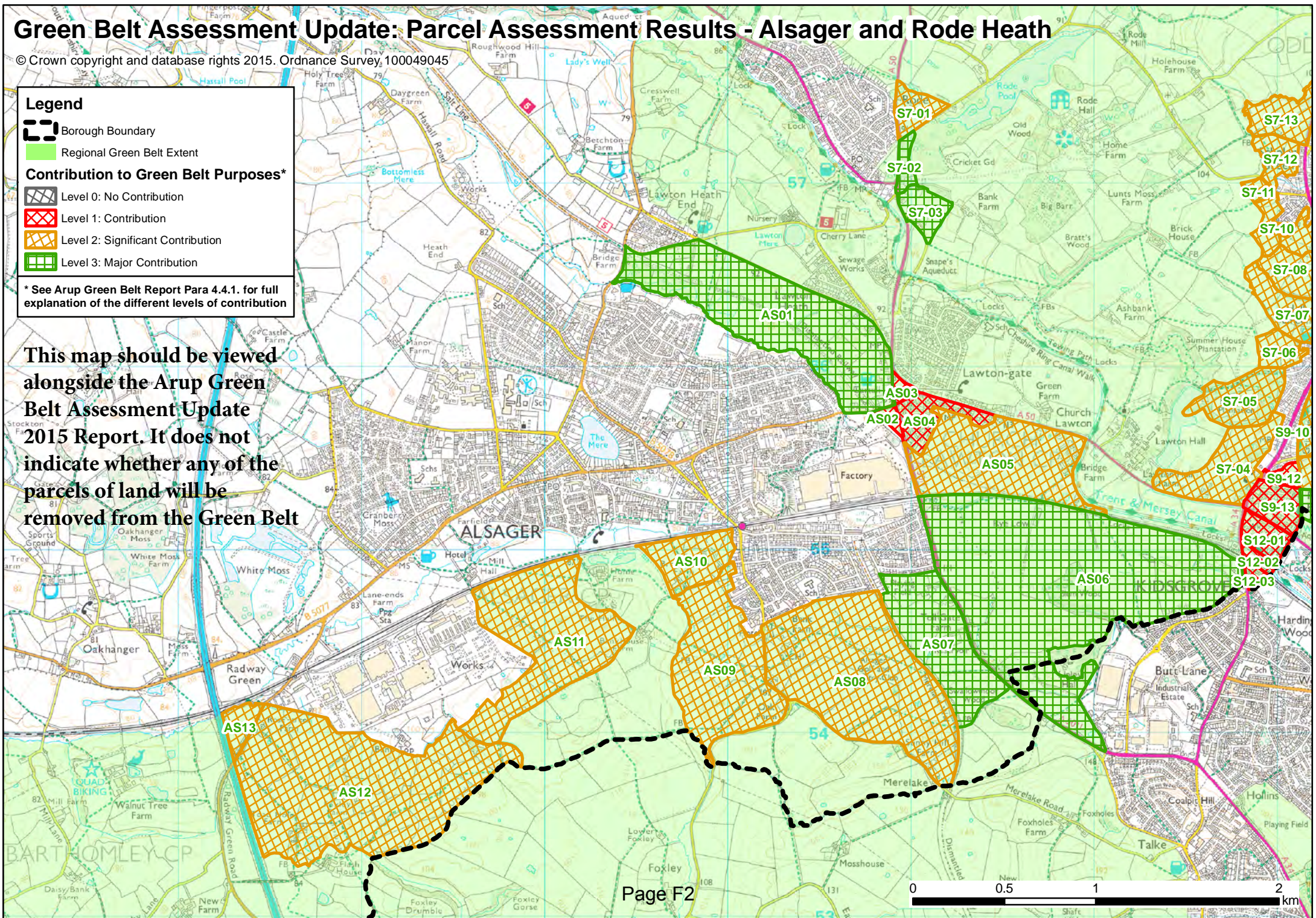
 Level 1: Contribution

 Level 2: Significant Contribution

 Level 3: Major Contribution

* See Arup Green Belt Report Para 4.4.1. for full explanation of the different levels of contribution

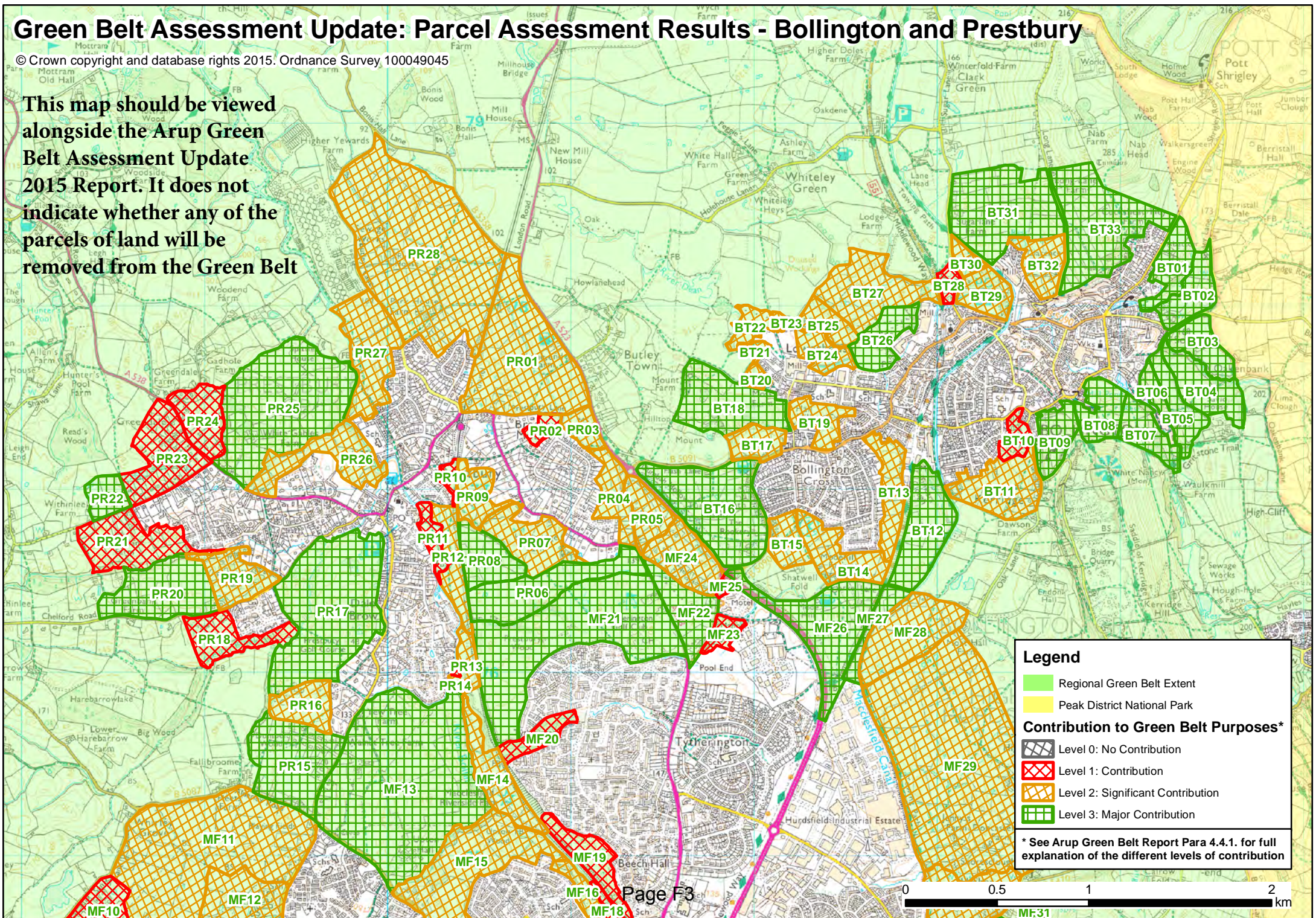
This map should be viewed alongside the Arup Green Belt Assessment Update 2015 Report. It does not indicate whether any of the parcels of land will be removed from the Green Belt



Green Belt Assessment Update: Parcel Assessment Results - Bollington and Prestbury

© Crown copyright and database rights 2015. Ordnance Survey 100049045

This map should be viewed alongside the Arup Green Belt Assessment Update 2015 Report. It does not indicate whether any of the parcels of land will be removed from the Green Belt



Legend

- Regional Green Belt Extent
- Peak District National Park

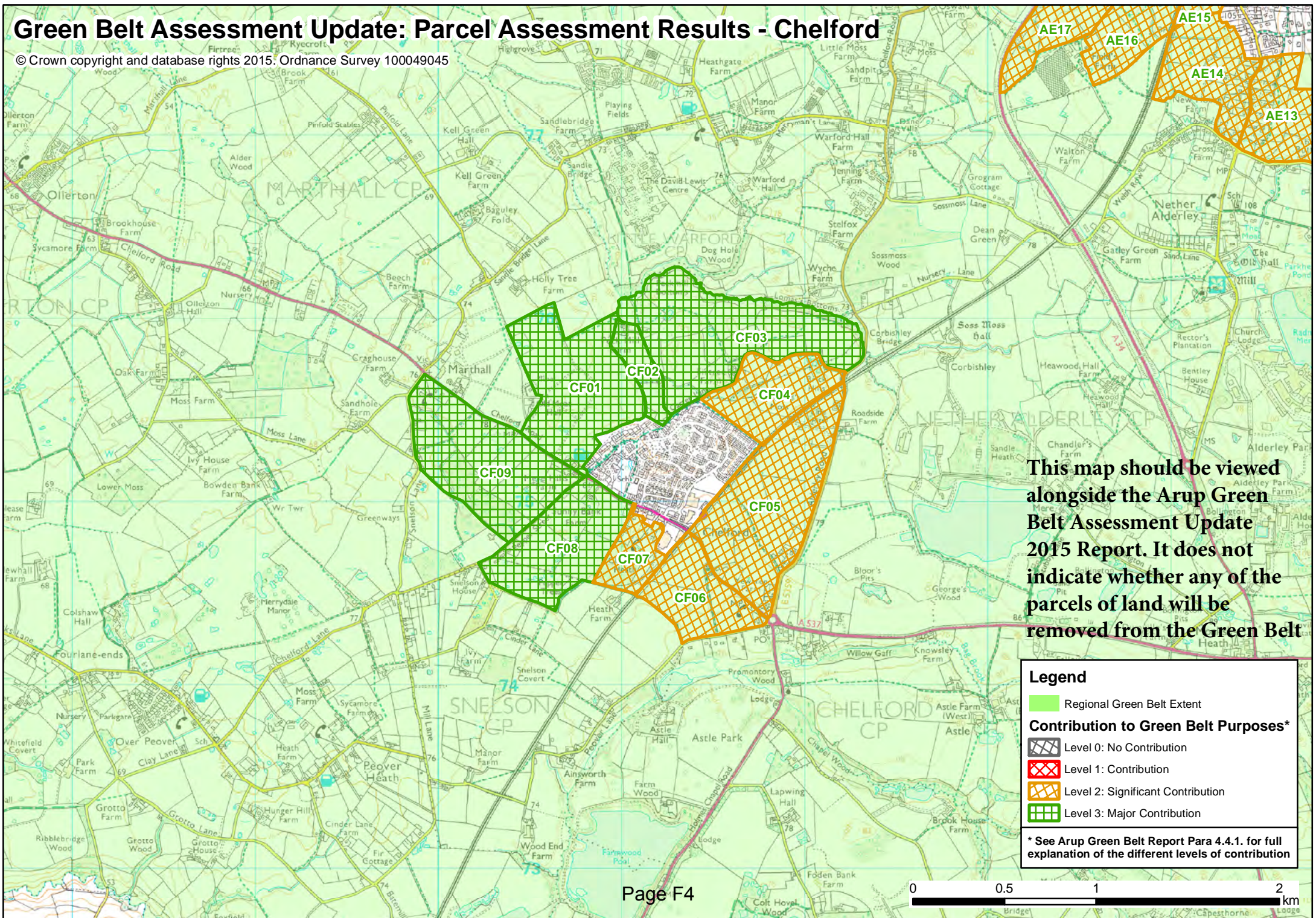
Contribution to Green Belt Purposes*

- Level 0: No Contribution
- Level 1: Contribution
- Level 2: Significant Contribution
- Level 3: Major Contribution

* See Arup Green Belt Report Para 4.4.1. for full explanation of the different levels of contribution

Green Belt Assessment Update: Parcel Assessment Results - Chelford

© Crown copyright and database rights 2015. Ordnance Survey 100049045

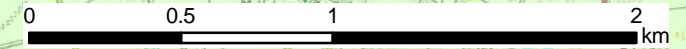


This map should be viewed alongside the Arup Green Belt Assessment Update 2015 Report. It does not indicate whether any of the parcels of land will be removed from the Green Belt

Legend

- Regional Green Belt Extent
- Contribution to Green Belt Purposes***
- Level 0: No Contribution
- Level 1: Contribution
- Level 2: Significant Contribution
- Level 3: Major Contribution

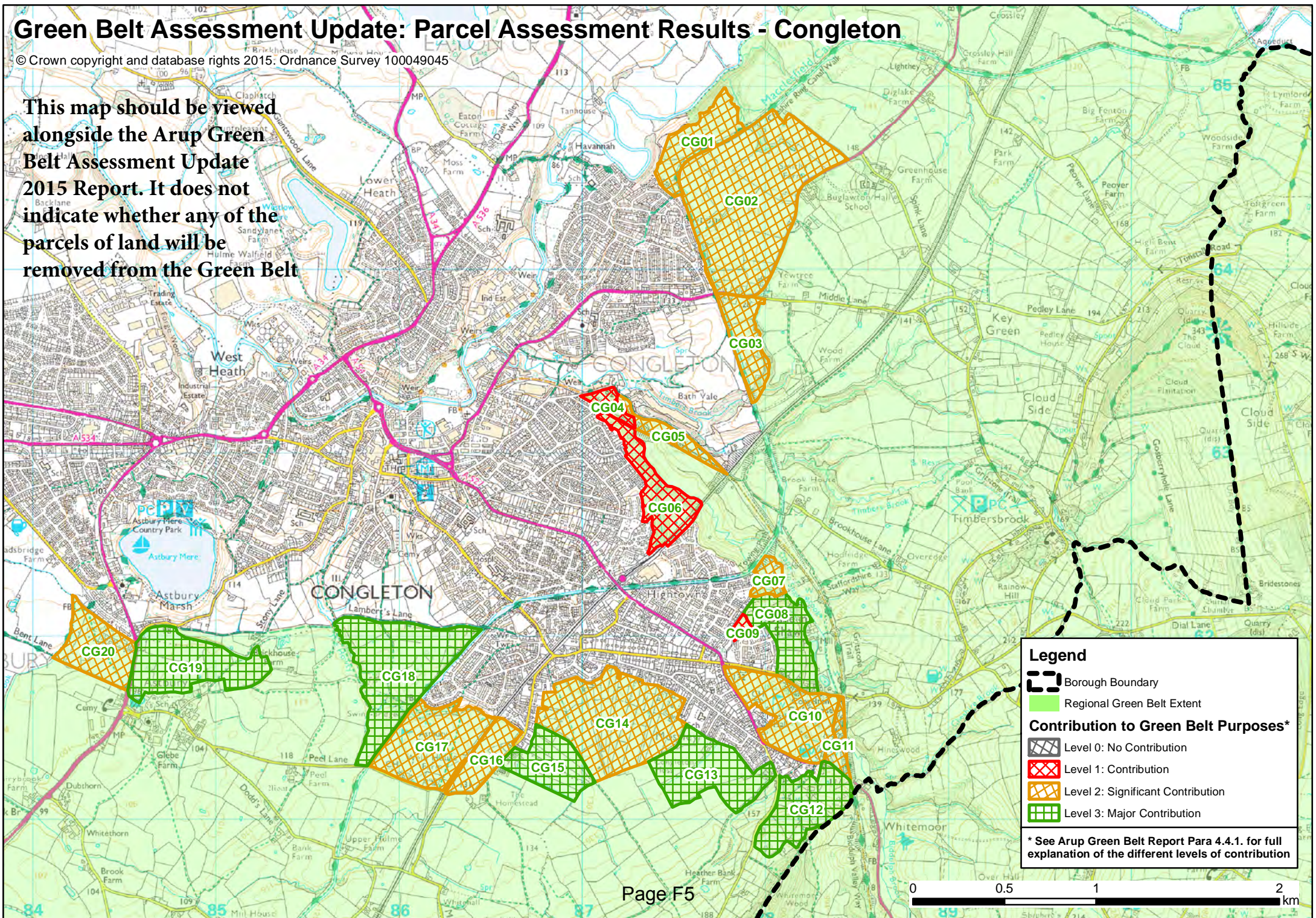
* See Arup Green Belt Report Para 4.4.1. for full explanation of the different levels of contribution



Green Belt Assessment Update: Parcel Assessment Results - Congleton

© Crown copyright and database rights 2015. Ordnance Survey 100049045

This map should be viewed alongside the Arup Green Belt Assessment Update 2015 Report. It does not indicate whether any of the parcels of land will be removed from the Green Belt



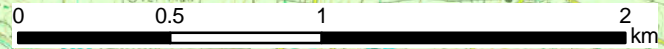
Legend

- Borough Boundary
- Regional Green Belt Extent

Contribution to Green Belt Purposes*

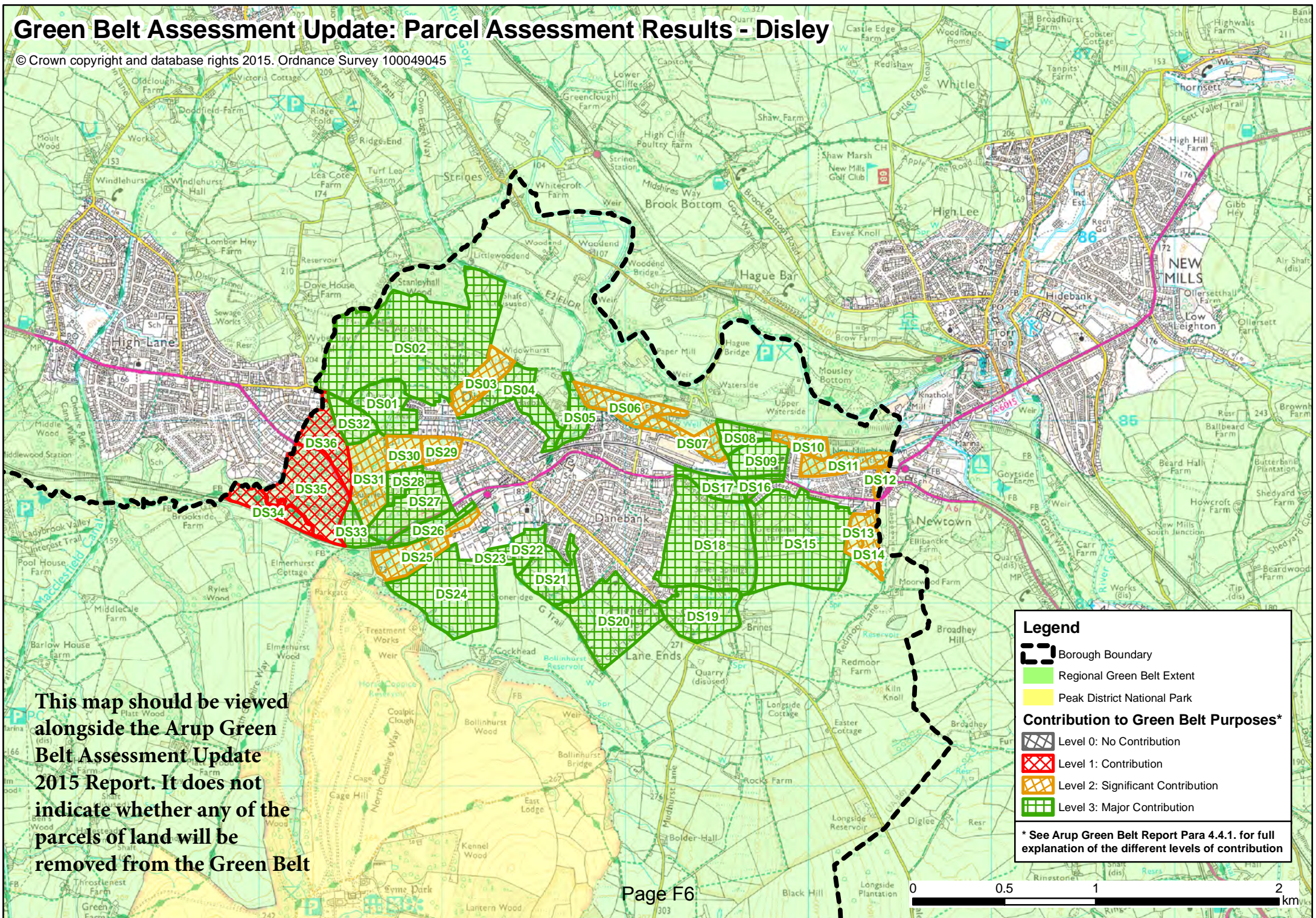
- Level 0: No Contribution
- Level 1: Contribution
- Level 2: Significant Contribution
- Level 3: Major Contribution

* See Arup Green Belt Report Para 4.4.1. for full explanation of the different levels of contribution



Green Belt Assessment Update: Parcel Assessment Results - Disley

© Crown copyright and database rights 2015. Ordnance Survey 100049045



This map should be viewed alongside the Arup Green Belt Assessment Update 2015 Report. It does not indicate whether any of the parcels of land will be removed from the Green Belt

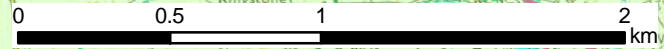
Legend

- Borough Boundary
- Regional Green Belt Extent
- Peak District National Park

Contribution to Green Belt Purposes*

- Level 0: No Contribution
- Level 1: Contribution
- Level 2: Significant Contribution
- Level 3: Major Contribution

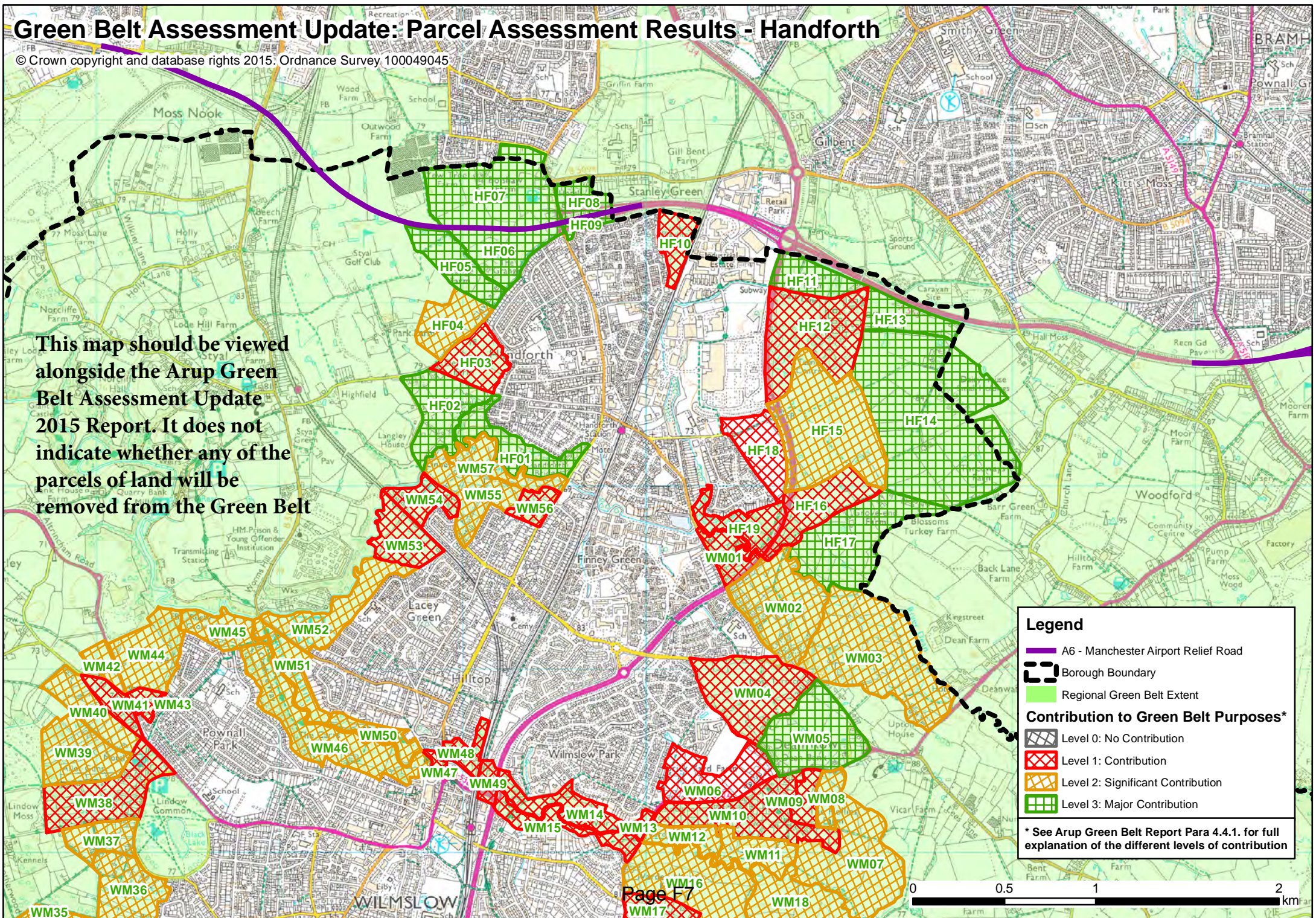
* See Arup Green Belt Report Para 4.4.1. for full explanation of the different levels of contribution



Green Belt Assessment Update: Parcel Assessment Results - Handforth

© Crown copyright and database rights 2015. Ordnance Survey 100049045

This map should be viewed alongside the Arup Green Belt Assessment Update 2015 Report. It does not indicate whether any of the parcels of land will be removed from the Green Belt



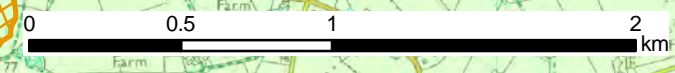
Legend

- A6 - Manchester Airport Relief Road
- Borough Boundary
- Regional Green Belt Extent

Contribution to Green Belt Purposes*

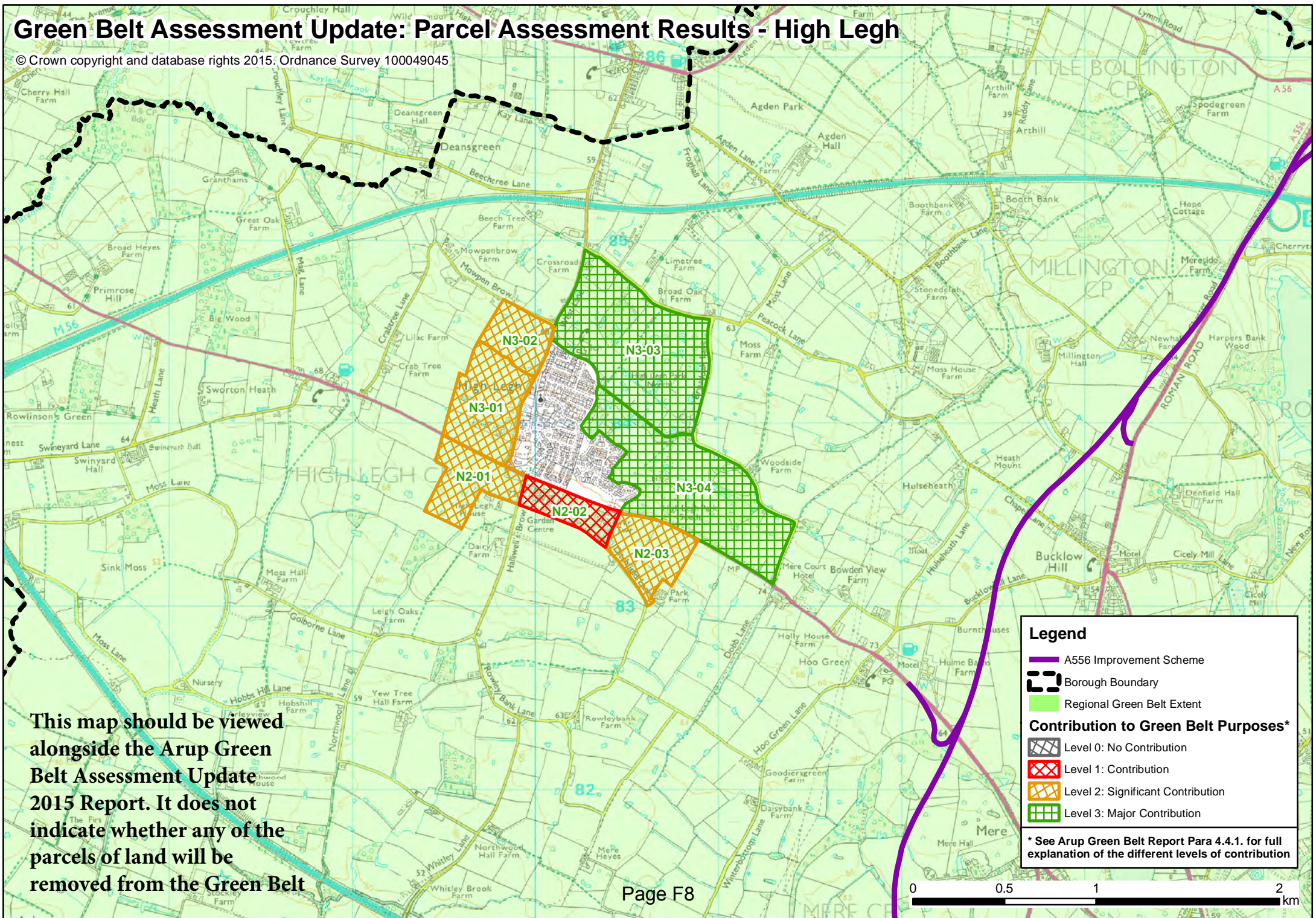
- Level 0: No Contribution
- Level 1: Contribution
- Level 2: Significant Contribution
- Level 3: Major Contribution

* See Arup Green Belt Report Para 4.4.1. for full explanation of the different levels of contribution



Green Belt Assessment Update: Parcel Assessment Results - High Legh

© Crown copyright and database rights 2015. Ordnance Survey 100049045



This map should be viewed alongside the Arup Green Belt Assessment Update 2015 Report. It does not indicate whether any of the parcels of land will be removed from the Green Belt

Legend

- A56 Improvement Scheme
- Borough Boundary
- Regional Green Belt Extent

Contribution to Green Belt Purposes*

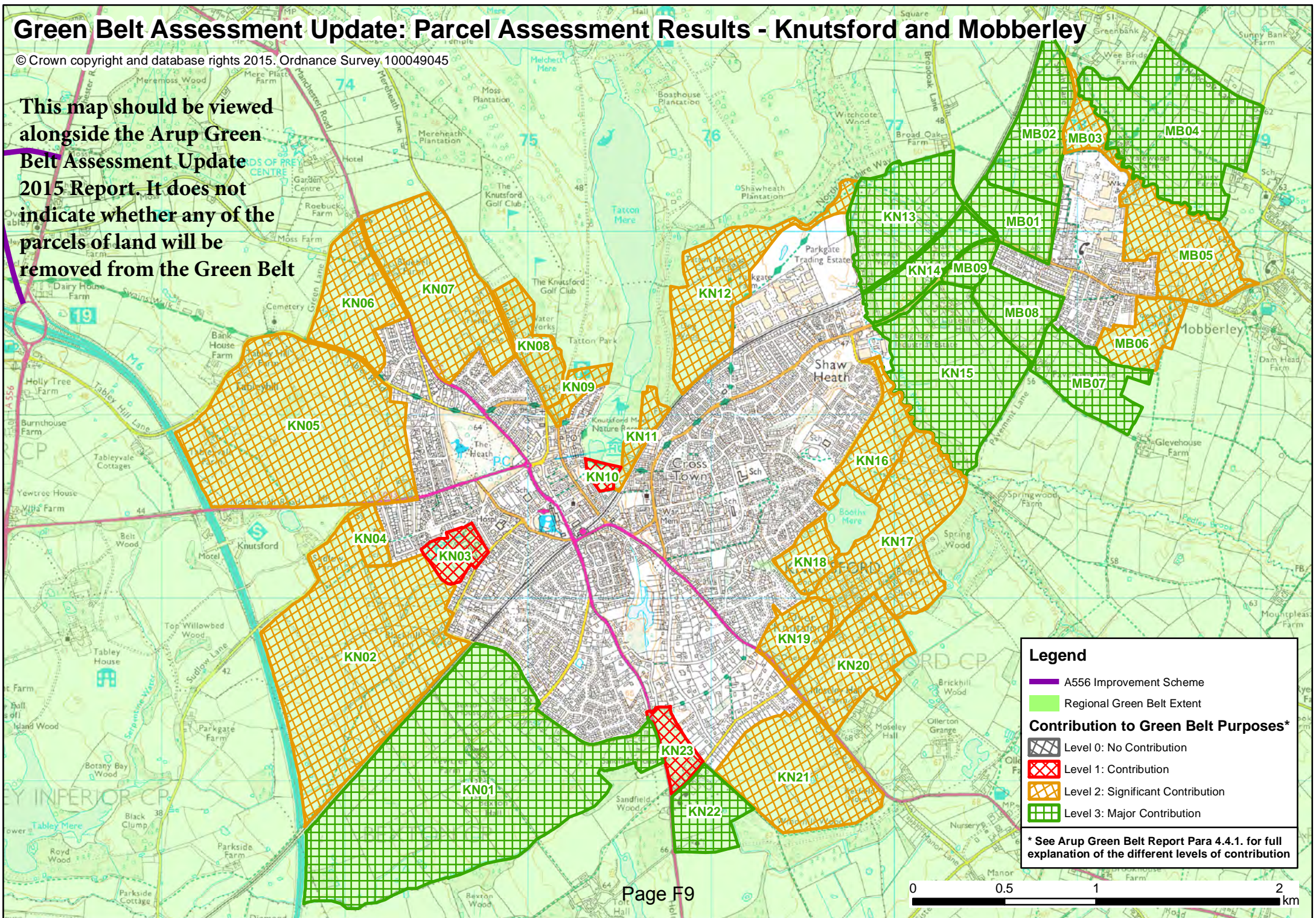
- Level 0: No Contribution
- Level 1: Contribution
- Level 2: Significant Contribution
- Level 3: Major Contribution

* See Arup Green Belt Report Para 4.4.1. for full explanation of the different levels of contribution

Green Belt Assessment Update: Parcel Assessment Results - Knutsford and Mobberley

© Crown copyright and database rights 2015. Ordnance Survey 100049045

This map should be viewed alongside the Arup Green Belt Assessment Update 2015 Report. It does not indicate whether any of the parcels of land will be removed from the Green Belt



Legend

- A56 Improvement Scheme
- Regional Green Belt Extent
- Contribution to Green Belt Purposes***
- Level 0: No Contribution
- Level 1: Contribution
- Level 2: Significant Contribution
- Level 3: Major Contribution

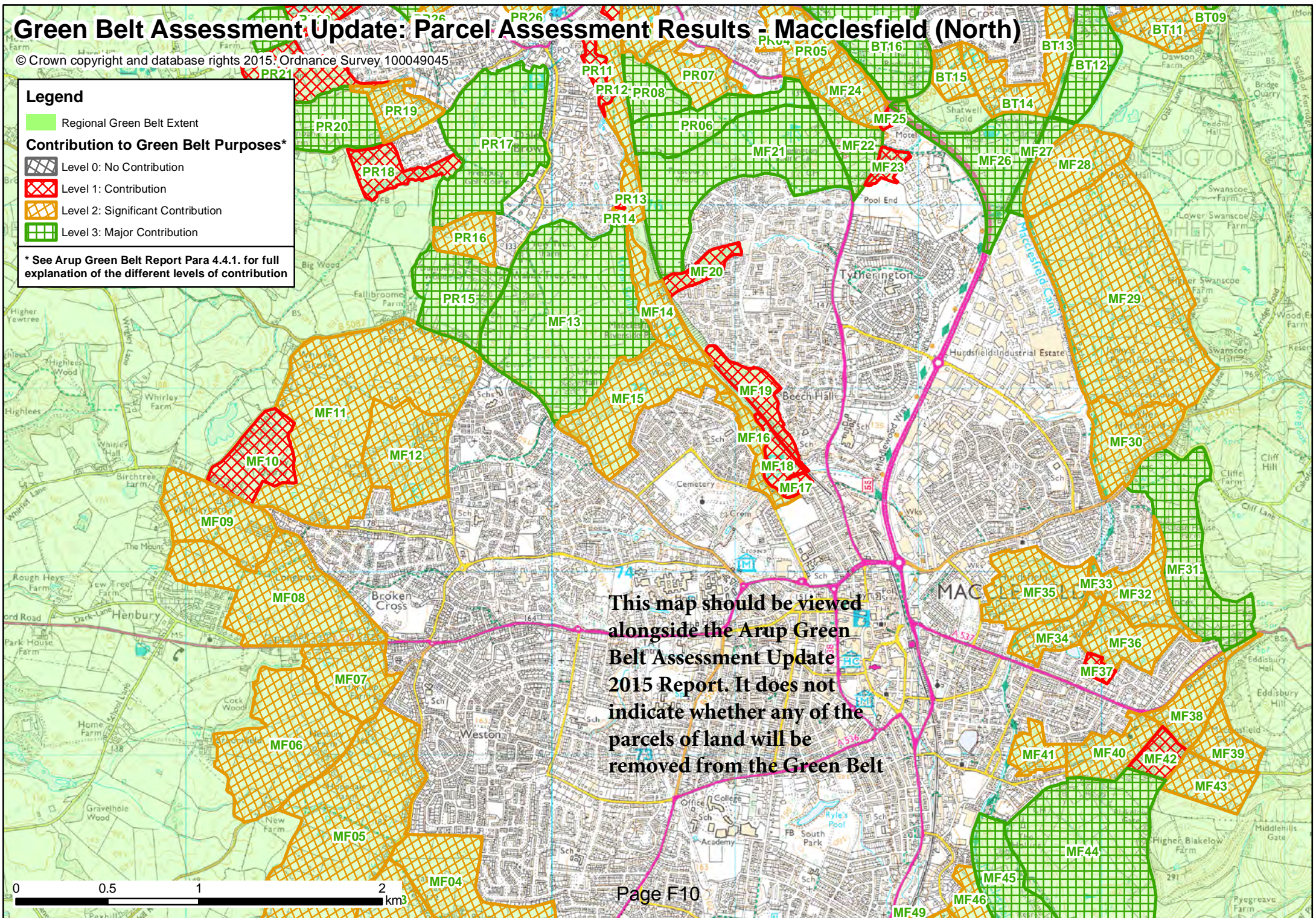
* See Arup Green Belt Report Para 4.4.1. for full explanation of the different levels of contribution

Green Belt Assessment Update: Parcel Assessment Results - Macclesfield (North)

© Crown copyright and database rights 2015. Ordnance Survey 100049045

Legend

- Regional Green Belt Extent
 - Contribution to Green Belt Purposes***
 - Level 0: No Contribution
 - Level 1: Contribution
 - Level 2: Significant Contribution
 - Level 3: Major Contribution
- * See Arup Green Belt Report Para 4.4.1. for full explanation of the different levels of contribution




This map should be viewed alongside the Arup Green Belt Assessment Update 2015 Report. It does not indicate whether any of the parcels of land will be removed from the Green Belt

Green Belt Assessment Update: Parcel Assessment Results - Macclesfield (South)


© Crown copyright and database rights 2015. Ordnance Survey 100049045


This map should be viewed alongside the Arup Green Belt Assessment Update 2015 Report. It does not indicate whether any of the parcels of land will be removed from the Green Belt

Legend


 Regional Green Belt Extent

Contribution to Green Belt Purposes*

 Level 0: No Contribution

 Level 1: Contribution

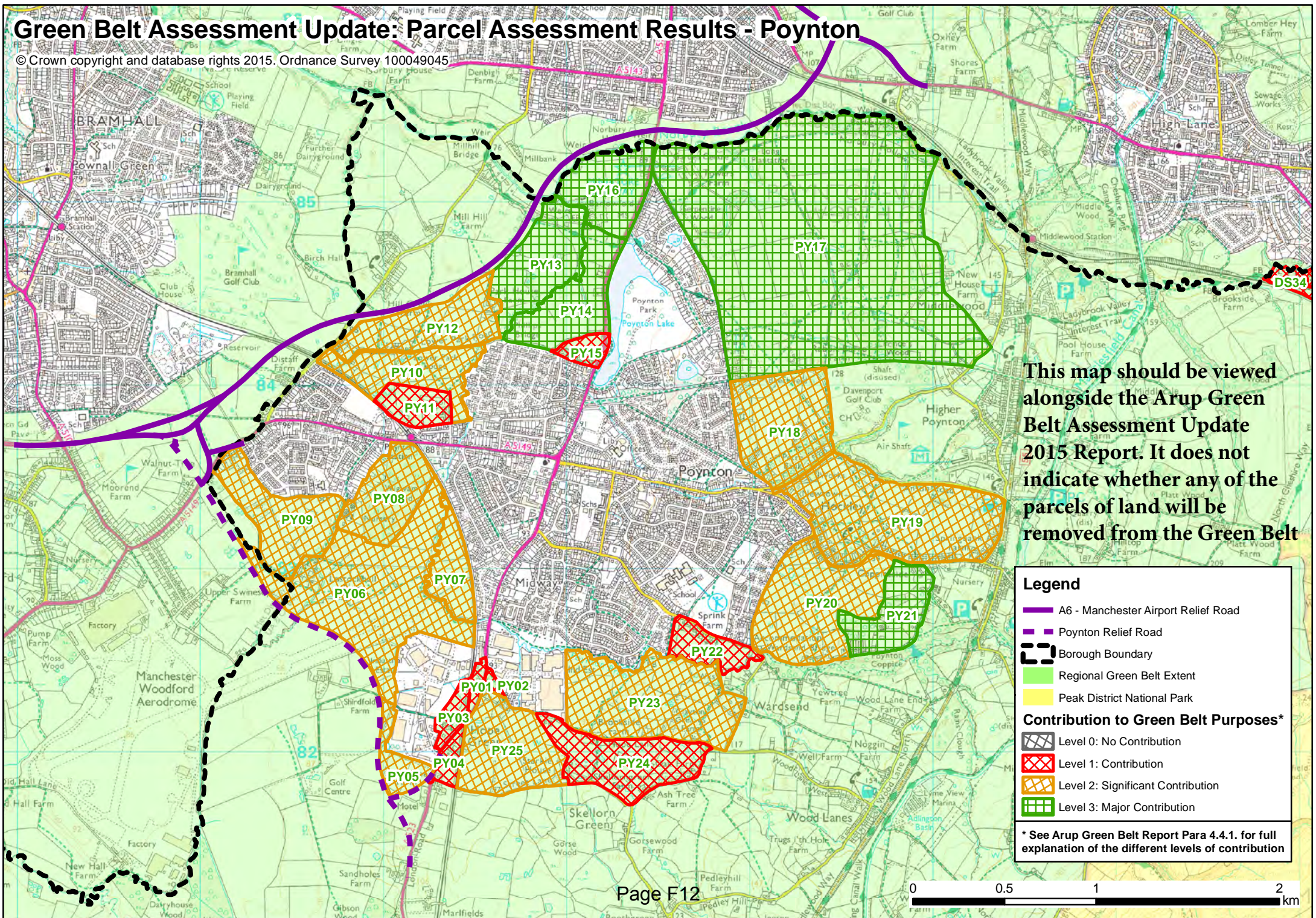
 Level 2: Significant Contribution

 Level 3: Major Contribution

* See Arup Green Belt Report Para 4.4.1. for full explanation of the different levels of contribution

Green Belt Assessment Update: Parcel Assessment Results - Poynton

© Crown copyright and database rights 2015. Ordnance Survey 100049045



This map should be viewed alongside the Arup Green Belt Assessment Update 2015 Report. It does not indicate whether any of the parcels of land will be removed from the Green Belt

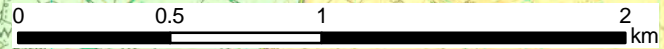
Legend

- A6 - Manchester Airport Relief Road
- Poynton Relief Road
- Borough Boundary
- Regional Green Belt Extent
- Peak District National Park

Contribution to Green Belt Purposes*

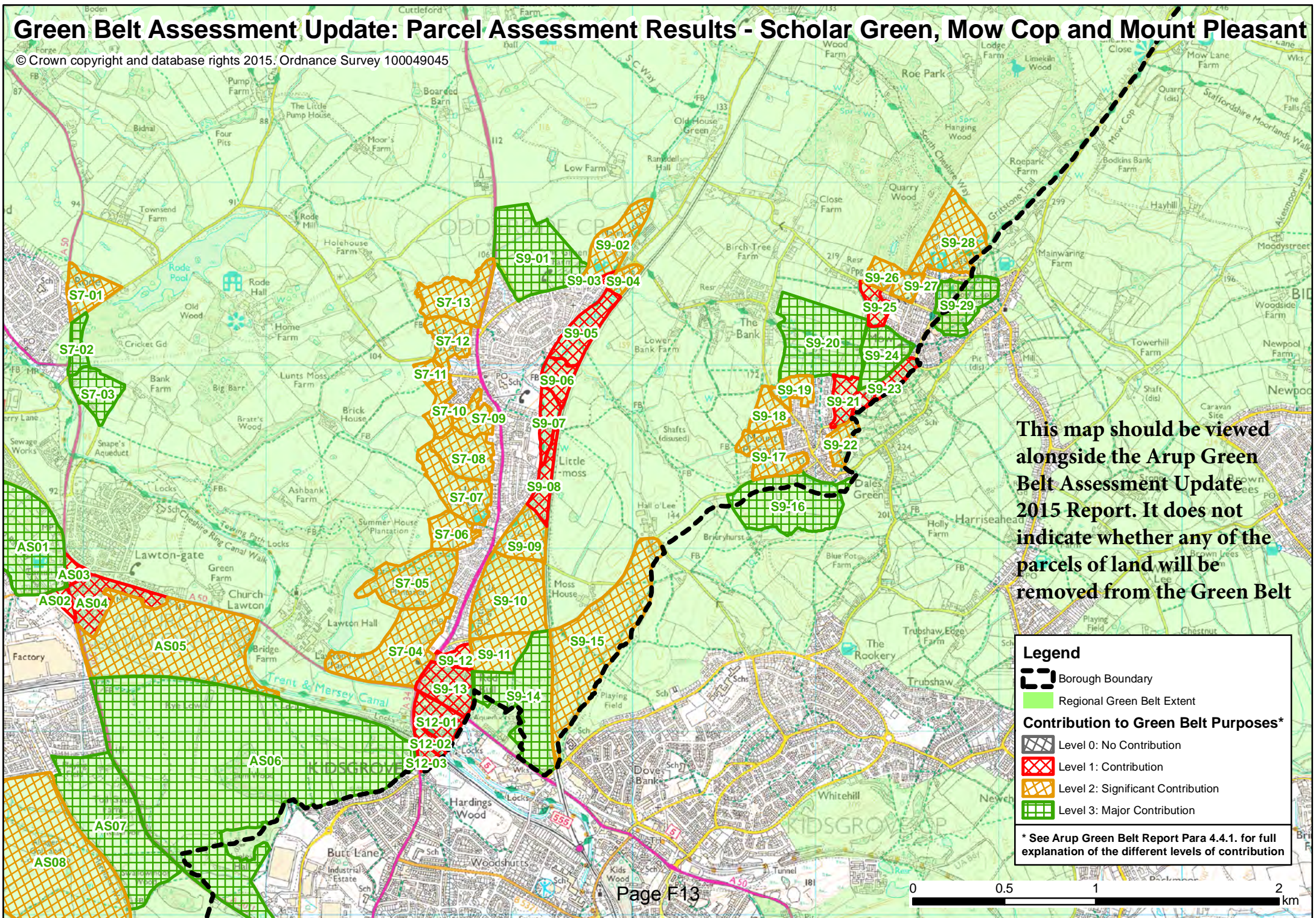
- Level 0: No Contribution
- Level 1: Contribution
- Level 2: Significant Contribution
- Level 3: Major Contribution

* See Arup Green Belt Report Para 4.4.1. for full explanation of the different levels of contribution









Green Belt Assessment Update: Parcel Assessment Results - Scholar Green, Mow Cop and Mount Pleasant

© Crown copyright and database rights 2015. Ordnance Survey 100049045



This map should be viewed alongside the Arup Green Belt Assessment Update 2015 Report. It does not indicate whether any of the parcels of land will be removed from the Green Belt

Legend

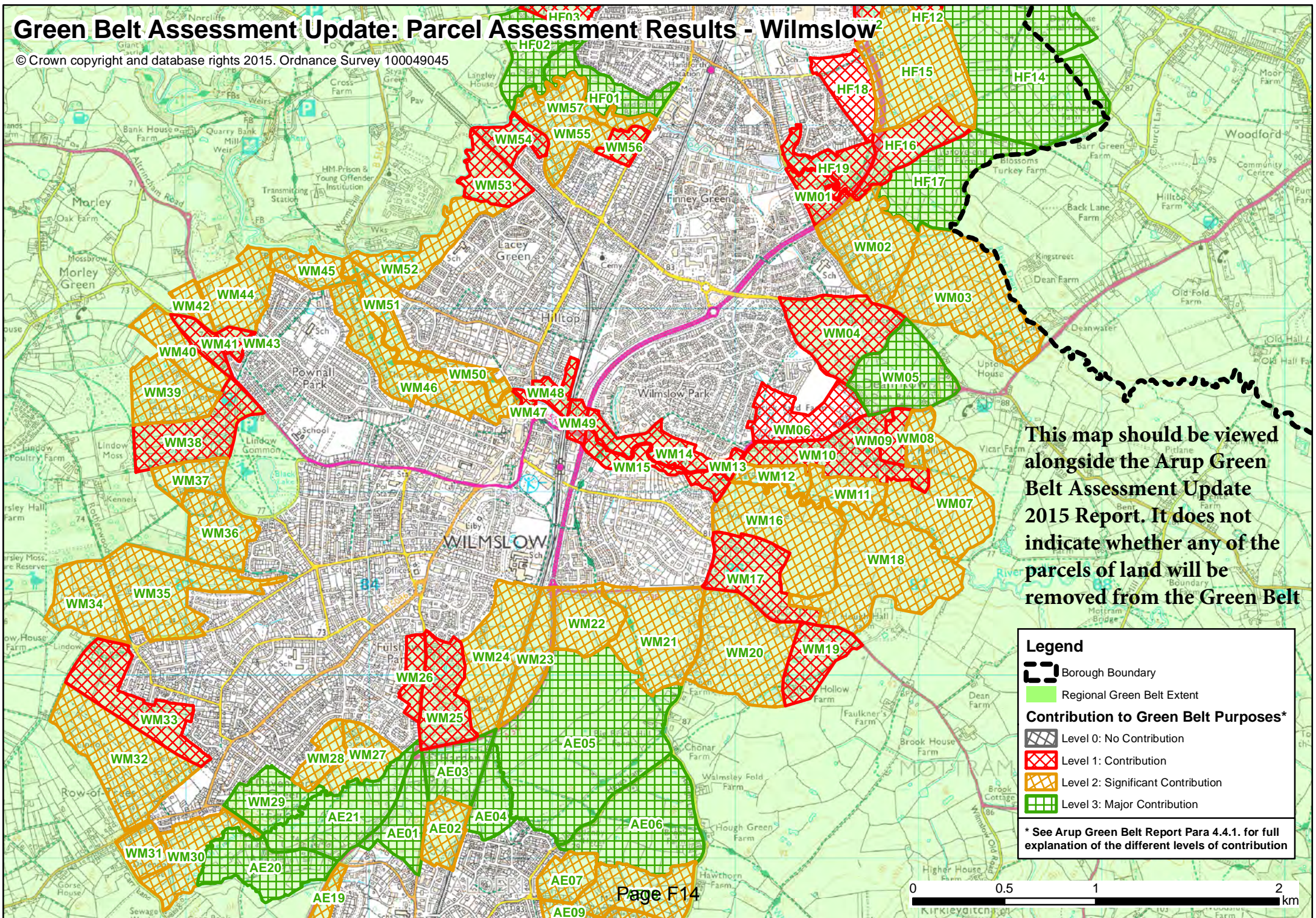
-  Borough Boundary
-  Regional Green Belt Extent
- Contribution to Green Belt Purposes***
-  Level 0: No Contribution
-  Level 1: Contribution
-  Level 2: Significant Contribution
-  Level 3: Major Contribution

* See Arup Green Belt Report Para 4.4.1. for full explanation of the different levels of contribution



Green Belt Assessment Update: Parcel Assessment Results - Wilmslow

© Crown copyright and database rights 2015. Ordnance Survey 100049045



This map should be viewed alongside the Arup Green Belt Assessment Update 2015 Report. It does not indicate whether any of the parcels of land will be removed from the Green Belt

Legend

- Borough Boundary
- Regional Green Belt Extent

Contribution to Green Belt Purposes*

- Level 0: No Contribution
- Level 1: Contribution
- Level 2: Significant Contribution
- Level 3: Major Contribution

* See Arup Green Belt Report Para 4.4.1. for full explanation of the different levels of contribution

Appendix G

Parcel boundary changes
between 2013 Green Belt
Assessment and 2015 Green Belt
Assessment

The updated 2015 methodology was employed to define parcels around each settlement. Of the 401 parcels, 291 were either new parcels or had amended boundaries. These are set out in the table below:

Settlement	New or amended parcels
Alderley Edge	AE02, AE03, AE06, AE07, AE08, AE10, AE11, AE12, AE13, AE14, AE15, AE16, AE17, AE18, AE20
Alsager	AS05, AS06, AS11
Bollington	BT01, BT02, BT04, BT05, BT06, BT07, BT08, BT10, BT11, BT14, BT15, BT17, BT18, BT20, BT21, BT22, BT23, BT25, BT26, BT27, BT28, BT29, BT30, BT31, BT32, BT33
Chelford	CF01, CF02, CF03, CF06, CF07, CF08, CF09
Congleton	CG04, CG05, CG06, CG07, CG08, CG09, CG13, CG15, CG19
Disley	DS01, DS02, DS03, DS04, DS07, DS08, DS10, DS15, DS20, DS21, DS22, DS23, DS24, DS27, DS28, DS29, DS31, DS31, DS32
High Legh	N2-01, N2-02, N2-03, N3-01, N3-02
Handforth	HF02, HF03, HF04, HF05, HF06, HF07, HF09, HF10, HF11, HF12, HF13, HF14, HF15, HF16, HF17
Knutsford	KN01, KN02, KN03, KN04, KN05, KN07, KN08, KN09, KN10, KN11, KN12, KN13, KN16, KN17, KN18, KN20, KN22
Macclesfield	MF01, MF02, MF03, MF05, MF06, MF07, MF08, MF09, MF10, MF11, MF12, MF15, MF16, MF17, MF21, MF24, MF28, MF29, MF30, MF31, MF32, MF33, MF34, MF36, MF37, MF39, MF40, MF41, MF44, MF45, MF46, MF47, MF50, MF51, MF52, MF53, MF54
Mobberley	MB01, MB02, MB04, MB06, MB07
Mount Pleasant	S9-16, S9-17, S9-18, S9-19, S9-20, S9-21, S9-22
Mow Cop	S9-23, S9-24, S9-25, S9-26, S9-27, S9-28, S9-29
Poynton	PY04, PY05, PY06, PY08, PY09, PY10, PY11, PY12, PY13, PY17, PY18, PY19, PY20, PY21, PY23, PY24, PY25
Prestbury	PR02, PR03, PR04, PR05, PR06, PR07, PR08, PR09, PR12, PR13, PR14, PR15, PR16, PR17, PR19, PR20, PR21, PR22, PR23, PR24, PR25, PR26, PR28
Scholar Green	S7-01, S7-02, S7-03, S7-04, S7-05, S7-06, S7-07, S7-08, S7-09, S7-10, S7-11, S7-12, S7-13, S9-01, S9-02, S9-03, S9-04, S9-05, S9-06, S9-07, S9-08, S9-09, S9-10, S9-11, S9-12, S9-13, S9-14, S9-15, S12-01, S12-02, S12-03
Wilmslow	WM02, WM03, WM07, WM08, WM09, WM10, WM11, WM12, WM13, WM14, WM16, WM17, WM18, WM19, WM20, WM21, WM22, WM24, WM25, WM27, WM28, WM29, WM30, WM31, WM34, WM35, WM36, WM37, WM38, WM39, WM40, WM41, WM42, WM43, WM44, WM45, WM46, WM47, WM48, WM49, WM50, WM51, WM52, WM53, WM54, WM55, WM56, WM57

Table G.1: New parcels and parcels with amended boundaries

For all of the parcels that are new or had amended boundaries, Arup carried out a full assessment against all five purposes and visited each parcel.

Following the application of the updated methodology to define parcel boundaries, 110 parcels were identical to parcels assessed in the 2013 study. For these parcels, a desk-top review was carried against the updated methodology for purposes 1-3 and a desk-top assessment was carried out for the additional purposes 4 and 5. In addition, the overall assessment was reviewed for all these parcels as even where there had been no change to the assessments for purposes 1-3, the inclusion of the additional two purposes may alter the overall assessment. Additional site visits were carried out by Arup and CEC where necessary in cases where there was a need to clarify information on site.

2015 Parcel Ref	2013 Parcel Ref	Have the results of purpose 1-3 assessments changed?	Has the result of the overall assessment changed?	Reasons for changes
AE01	ALE01	No	No	
AE04	ALE03	No	No	
AE05	ALE04	No	No	
AE09	ALE06	Yes: purpose 2 changed from 'Contribution' to 'No contribution'	Yes: changed from 'Contribution' to 'Significant contribution'	For purpose 2, the 2013 assessment refers to the separation of Alderley Edge and Mottram St Andrew (washed-over by Green Belt). The 2015 methodology clarifies that only settlements in the hierarchy and other inset villages are to be considered in the assessment of purpose 2. The change to the overall assessment is primarily due to the 'Major contribution' and 'Significant contribution' the parcel makes to purposes 4 and 5 respectively.
AE19	ALE13	No	Yes: changed from 'Contribution' to 'Significant contribution'	The 'Significant contribution' the parcel makes to purpose 5 (in addition to purpose 2) has tipped the balance of the overall assessment to 'Significant contribution'
AE21	ALE16	No	No	
AS01	ALS01	No	No	
AS02	ALS06	Yes: purpose 2 changed from 'Major contribution' to 'Contribution'	Yes: changed from 'Significant contribution' to 'Contribution'	For purpose 2 the 2013 assessment refers to the separation of Alsager and Lawton Gate (washed-over by Green Belt). The 2015 methodology clarifies that only settlements in the hierarchy and other inset villages are to be considered in the assessment of purpose 2. The change to the assessment of purpose 2 has also affected the overall assessment.

2015 Parcel Ref	2013 Parcel Ref	Have the results of purpose 1-3 assessments changed?	Has the result of the overall assessment changed?	Reasons for changes
AS03	ALS05	Yes: purpose 2 changed from 'Significant contribution' to 'Contribution'	No	The 2013 assessment considered the separation of Alsager and washed-over settlements. The 2015 methodology clarifies that only settlements in the hierarchy and other inset villages are to be considered in the assessment of purpose 2.
AS04	ALS07	Yes: purpose 1, purpose 2 and purpose 3 all changed from 'Contribution' to 'No contribution'	No	The 2013 assessment did not include the 'No contribution' category. Given that this parcel is heavily built-up, it is considered appropriate to review the contribution made to each purpose.
AS07	ALS12	No	No	
AS08	ALS12	No	No	
AS09	ALS14	No	No	
AS10	ALS15	Yes: purpose 2 changed from 'Contribution' to 'No contribution'	No	The 2013 assessment did not include the 'No contribution' category. This parcel does not serve a separation function so it is appropriate to review the assessment to 'No contribution' for purpose 2.
AS12	RDG02	Yes: purpose 2 changed from 'Contribution' to 'No contribution'	No	The 2013 assessment did not include the 'No contribution' category. This parcel does not serve a separation function so it is appropriate to review the assessment to 'No contribution' for purpose 2.
AS13	RDG03	Yes: purpose 2 changed from 'Contribution' to 'No contribution'	No	The 2013 assessment did not include the 'No contribution' category. This parcel does not serve a separation function so it is appropriate to review the assessment to 'No contribution' for purpose 2.
BT03	BLG02	Yes: purpose 2 changed from 'Contribution' to 'No contribution'	Yes: changed from 'Significant contribution' to 'Major contribution'	The 2013 assessment did not include the 'No contribution' category. This parcel does not serve a separation function so it is appropriate to review the assessment to 'No contribution' for purpose 2. The change to the overall assessment is primarily due to the 'Major contribution' the parcel makes to both purposes 4 and 5.

2015 Parcel Ref	2013 Parcel Ref	Have the results of purpose 1-3 assessments changed?	Has the result of the overall assessment changed?	Reasons for changes
BT09	BLG06	Yes: purpose 2 changed from 'Contribution' to 'No contribution'	Yes: changed from 'Significant contribution' to 'Major contribution'	The 2013 assessment did not include the 'No contribution' category. This parcel does not serve a separation function so it is appropriate to review the assessment to 'No contribution' for purpose 2. The change to the overall assessment is primarily due to the 'Major contribution' the parcel makes to both purposes 4 and 5.
BT12	BLG08	No	Yes: changed from 'Significant contribution' to 'Major contribution'	The change to the overall assessment is primarily due to the 'Major contribution' the parcel makes to both purposes 4 and 5.
BT13	BLG09	No	Yes: changed from 'Contribution' to 'Significant contribution'	The change to the overall assessment is primarily due to the 'Major contribution' the parcel makes to purpose 4.
BT16	BLG11	No	No	
BT19	BLG13	Yes: purpose 2 changed from 'Contribution' to 'No contribution'	Yes: changed from 'Contribution' to 'Significant contribution'	The 2013 assessment did not include the 'No contribution' category. This parcel does not serve a separation function so it is appropriate to review the assessment to 'No contribution' for purpose 2. The change to the overall assessment is primarily due to the 'Significant contribution' and 'Major contribution' the parcel makes to purposes 4 and 5 respectively.
BT24	BLG17	Yes: purpose 2 changed from 'Contribution' to 'No contribution'	Yes: changed from 'Contribution' to 'Significant contribution'	The 2013 assessment did not include the 'No contribution' category. This parcel does not serve a separation function so it is appropriate to review the assessment to 'No contribution' for purpose 2. The change to the overall assessment is primarily due to the 'Significant contribution' and 'Major contribution' the parcel makes to purposes 4 and 5 respectively.
CF04	CNA03	No	No	
CF05	CNA04	No	No	
CG01	CGT01	Yes: purpose 2	No	The 2013 assessment did not

2015 Parcel Ref	2013 Parcel Ref	Have the results of purpose 1-3 assessments changed?	Has the result of the overall assessment changed?	Reasons for changes
		changed from 'Contribution' to 'No contribution'		include the 'No contribution' category. This parcel does not serve a separation function so it is appropriate to review the assessment to 'No contribution' for purpose 2.
CG02	CGT02	Yes: purpose 2 changed from 'Contribution' to 'No contribution'	No	The 2013 assessment did not include the 'No contribution' category. This parcel does not serve a separation function so it is appropriate to review the assessment to 'No contribution' for purpose 2.
CG03	CGT03	Yes: purpose 2 changed from 'Contribution' to 'No contribution'	No	The 2013 assessment did not include the 'No contribution' category. This parcel does not serve a separation function so it is appropriate to review the assessment to 'No contribution' for purpose 2.
CG10	CGT12	Yes: purpose 2 changed from 'Significant contribution' to 'Contribution'	No	It could be argued that the 2013 assessment overstates the importance of the gap between Congleton and Biddulph, particularly given the prominent topography between the settlements. The gap is judged to be a 'less essential gap' using the 2015 methodology and the assessments revised accordingly.
CG11	CGT13	Yes: purpose 2 changed from 'Significant contribution' to 'Contribution'	No	It could be argued that the 2013 assessment overstates the importance of the gap between Congleton and Biddulph, particularly given the prominent topography between the settlements. The gap is judged to be a 'less essential gap' using the 2015 methodology and the assessments revised accordingly.
CG12	CGT14	Yes: purpose 2 changed from 'Major contribution' to 'Contribution'	No	It could be argued that the 2013 assessment overstates the importance of the gap between Congleton and Biddulph, particularly given the prominent topography between the settlements. The gap is judged to be a 'less essential gap' using the 2015 methodology and the assessments revised

2015 Parcel Ref	2013 Parcel Ref	Have the results of purpose 1-3 assessments changed?	Has the result of the overall assessment changed?	Reasons for changes
				accordingly.
CG14	CGT16	Yes: purpose 2 changed from 'Significant contribution' to 'Contribution'	No	It could be argued that the 2013 assessment overstates the importance of the gap between Congleton and Biddulph, particularly given the prominent topography between the settlements. The gap is judged to be a 'less essential gap' using the 2015 methodology and the assessments revised accordingly.
CG16	CGT17	Yes: purpose 2 changed from 'Contribution' to 'No contribution'	No	The 2013 assessment did not include the 'No contribution' category. This parcel does not serve a separation function so it is appropriate to review the assessment to 'No contribution' for purpose 2.
CG17	CGT18	Yes: purpose 2 changed from 'Significant contribution' to 'No contribution'	No	The 2013 assessment refers to the separation of Congleton and Astbury (washed-over by Green Belt). The 2015 methodology clarifies that only settlements in the hierarchy and other inset villages are to be considered in the assessment of purpose 2.
CG18	CGT19	Yes: purpose 2 changed from 'Major contribution' to 'No contribution'	No	The 2013 assessment refers to the separation of Congleton and Astbury (washed-over by Green Belt). The 2015 methodology clarifies that only settlements in the hierarchy and other inset villages are to be considered in the assessment of purpose 2.
CG20	CGT21	Yes: purpose 2 changed from 'Major contribution' to 'No contribution'	Yes: changed from 'Major contribution' to 'Significant contribution'	For purpose 2, the 2013 assessment refers to the separation of Congleton and Astbury (washed-over by Green Belt). The 2015 methodology clarifies that only settlements in the hierarchy and other inset villages are to be considered in the assessment of purpose 2. The change to the assessment of purpose 2 has also affected the overall assessment.
DS05	DSL03	Yes: purpose 2 changed from 'Contribution' to 'No contribution'	Yes: changed from 'Significant contribution' to	The 2013 assessment did not include the 'No contribution' category. This parcel does not serve a separation function so it

2015 Parcel Ref	2013 Parcel Ref	Have the results of purpose 1-3 assessments changed?	Has the result of the overall assessment changed?	Reasons for changes
			‘Major contribution’	is appropriate to review the assessment to ‘No contribution’ for purpose 2. The change to the overall assessment is primarily due to the ‘Major contribution’ the parcel makes to both purposes 4 and 5.
DS06	DSL04	Yes: purpose 2 changed from ‘Contribution’ to ‘No contribution’	Yes: changed from ‘Contribution’ to ‘Significant contribution’	The 2013 assessment did not include the ‘No contribution’ category. This parcel does not serve a separation function so it is appropriate to review the assessment to ‘No contribution’ for purpose 2. The change to the overall assessment is primarily due to the ‘Major contribution’ the parcel makes to purpose 4.
DS09	DSL06	No	No	
DS11	DSL08	No	No	
DS12	DSL09	No	No	
DS13	DSL10	Yes: purpose 2 changed from ‘Significant contribution’ to ‘Contribution’	No	Using the 2015 methodology, the location of this parcel means that it is in a ‘less essential gap’ and the assessment revised accordingly.
DS14	DSL11	No	No	
DS16	DSL13	No	No	
DS17	DSL14	No	No	
DS18	DSL15	No	No	
DS19	DSL16	Yes: purpose 2 changed from ‘Contribution’ to ‘No contribution’	Yes: changed from ‘Significant contribution’ to ‘Major contribution’	The 2013 assessment did not include the ‘No contribution’ category. This parcel does not serve a separation function so it is appropriate to review the assessment to ‘No contribution’ for purpose 2. The change to the overall assessment is primarily due to the ‘Major contribution’ the parcel makes to both purposes 4 and 5.
DS25	DSL21	No	No	
DS26	DSL22	No	No	
DS33	DSL24	No	No	
DS34	DSL25	Yes: purpose 2 changed from ‘Contribution’ to ‘No contribution’	No	The 2013 assessment did not include the ‘No contribution’ category. This parcel does not serve a separation function so it

2015 Parcel Ref	2013 Parcel Ref	Have the results of purpose 1-3 assessments changed?	Has the result of the overall assessment changed?	Reasons for changes
				is appropriate to review the assessment to 'No contribution' for purpose 2.
DS35	DSL26	Yes: purpose 3 changed from 'Contribution' to 'No contribution'	No	The 2013 assessment did not include the 'No contribution' category. This parcel is built-up and plays no role in protecting the countryside from encroachment so it is appropriate to review the assessment to 'No contribution' for purpose 3.
DS36	DSL27	Yes: purpose 1 and purpose 3 both changed from 'Contribution' to 'No contribution'	No	The 2013 assessment did not include the 'No contribution' category. This parcel is already fully built-up and effectively forms part of the High Lane urban area so it is appropriate to review the assessment to 'No contribution' for purpose 1. It also plays no role in protecting the countryside from encroachment so it is appropriate to review the assessment to 'No contribution' for purpose 3.
HF01	HFT01	No	No	
HF08	HFT05	Yes: purpose 1 changed from 'Major contribution' to 'Significant contribution'	No	When reviewed against the 2015 methodology guidance, it is appropriate to revise the assessment against purpose 1 to 'Significant contribution'. It could be argued that the importance of the gap between Handforth and Heald Green had influenced the purpose 1 assessment in the 2013 review, but that should be properly considered under purpose 2.
HF18	HFT09	No	No	
HF19	HFT10	No	No	
KN06	KNF07	Yes: purpose 2 changed from 'Contribution' to 'No contribution'	No	The 2013 assessment did not include the 'No contribution' category. This parcel does not serve a separation function so it is appropriate to review the assessment to 'No contribution' for purpose 2.
KN14	KNF14	No	No	

2015 Parcel Ref	2013 Parcel Ref	Have the results of purpose 1-3 assessments changed?	Has the result of the overall assessment changed?	Reasons for changes
KN15	KNF15	No	No	
KN19	KNF18	Yes: purpose 2 changed from 'Contribution' to 'No contribution'	No	The 2013 assessment did not include the 'No contribution' category. This parcel does not serve a separation function so it is appropriate to review the assessment to 'No contribution' for purpose 2.
KN21	KNF22	Yes: purpose 2 changed from 'Contribution' to 'No contribution'	No	The 2013 assessment did not include the 'No contribution' category. This parcel does not serve a separation function so it is appropriate to review the assessment to 'No contribution' for purpose 2.
KN23	KNF24	Yes: purpose 2 changed from 'Contribution' to 'No contribution'	No	The 2013 assessment did not include the 'No contribution' category. This parcel does not serve a separation function so it is appropriate to review the assessment to 'No contribution' for purpose 2.
MB03	MOB02	Yes: purpose 2 changed from 'Contribution' to 'No contribution'	No	The 2013 assessment did not include the 'No contribution' category. This parcel does not serve a separation function so it is appropriate to review the assessment to 'No contribution' for purpose 2.
MB05	MOB04	Yes: purpose 2 changed from 'Contribution' to 'No contribution'	No	The 2013 assessment did not include the 'No contribution' category. This parcel does not serve a separation function so it is appropriate to review the assessment to 'No contribution' for purpose 2.
MB08	MOB11	No	No	
MB09	MOB12	No	No	
MF04	MAC03	Yes: Purpose 2 changed from 'Contribution' to 'No contribution'; purpose 3 changed from 'Contribution' to 'Significant contribution'	Yes: changed from 'Contribution' to 'Significant contribution'	For purpose 2, the 2013 assessment considered the separation of Macclesfield and the washed-over settlement of Gawsworth. The 2015 methodology clarifies that only settlements in the hierarchy and other inset villages are to be considered in the assessment of purpose 2. It could be argued that the 2013 assessment understated the role the parcel

2015 Parcel Ref	2013 Parcel Ref	Have the results of purpose 1-3 assessments changed?	Has the result of the overall assessment changed?	Reasons for changes
				plays in preventing the southward spread of Macclesfield. A site visit confirmed that the parcel has a significant degree of openness with limited encroachment within the parcel itself. It is considered appropriate to revise the purpose 3 assessment accordingly. The change to the assessment of purpose 3 has also affected the overall assessment.
MF13	MAC08	No	No	
MF14	MAC09	No	No	
MF18	MAC12	Yes: purpose 2 changed from 'Contribution' to 'No contribution'	No	The 2013 assessment did not include the 'No contribution' category. This parcel does not serve a separation function so it is appropriate to review the assessment to 'No contribution' for purpose 2.
MF19	MAC13	Yes: purpose 2 changed from 'Contribution' to 'No contribution'	No	The 2013 assessment did not include the 'No contribution' category. This parcel does not serve a separation function so it is appropriate to review the assessment to 'No contribution' for purpose 2.
MF20	MAC14	No	No	
MF22	MAC16	No	No	
MF23	MAC17	No	No	
MF25	MAC19	No	No	
MF26	MAC20	No	No	
MF27	MAC21	No	Yes: changed from 'Significant contribution' to 'Major contribution'	This parcel makes a 'Major contribution' in the assessment against purpose 2 in both the 2103 and 2015 studies. The change to the overall assessment is primarily due to this assessment of purpose 2 and the 'Major contribution' the parcel makes to purpose 4.
MF35	MAC25	Yes: purpose 2 changed from 'Contribution' to 'No contribution'; purpose 3 changed from 'Contribution' to 'Significant'	Yes: changed from 'Contribution' to 'Significant contribution'	The 2013 assessment did not include the 'No contribution' category. This parcel does not serve a separation function so it is appropriate to review the assessment to 'No contribution'

2015 Parcel Ref	2013 Parcel Ref	Have the results of purpose 1-3 assessments changed?	Has the result of the overall assessment changed?	Reasons for changes
		contribution'		for purpose 2. For purpose 3, the parcel has been reviewed against the 2015 methodology. A site visit confirmed that although the parcel is adjacent to the urban area, there is very little built form within the parcel itself and the land form does limit the adjacent urban area's impact of the on the openness to a certain extent. The change to the overall assessment is partly due to the change in the purpose 3 assessment but is also due to the 'Significant contribution' the parcel makes to both purposes 4 and 5.
MF38	MAC27	Yes: purpose 2 changed from 'Contribution' to 'No contribution'	No	The 2013 assessment did not include the 'No contribution' category. This parcel does not serve a separation function so it is appropriate to review the assessment to 'No contribution' for purpose 2.
MF42	MAC30	Yes: purpose 2 changed from 'Contribution' to 'No contribution'	No	For purpose 2, the 2013 assessment considered the separation of Macclesfield and the washed-over settlements of Langley and Sutton. The 2015 methodology clarifies that only settlements in the hierarchy and other inset villages are to be considered in the assessment of purpose 2.
MF43	MAC31	Yes: purpose 2 changed from 'Contribution' to 'No contribution'	No	For purpose 2, the 2013 assessment considered the separation of Macclesfield and the washed-over settlement of Langley. The 2015 methodology clarifies that only settlements in the hierarchy and other inset villages are to be considered in the assessment of purpose 2.
MF48	MAC34	Yes: purpose 2 changed from 'Major contribution' to 'No contribution'	Yes: changed from 'Major contribution' to 'Significant contribution'	For purpose 2, the 2013 assessment considered the separation of Macclesfield and the washed-over settlement of Sutton. The 2015 methodology clarifies that only settlements in the hierarchy and other inset villages are to be considered in

2015 Parcel Ref	2013 Parcel Ref	Have the results of purpose 1-3 assessments changed?	Has the result of the overall assessment changed?	Reasons for changes
				the assessment of purpose 2. The change to the assessment of purpose 2 has also affected the overall assessment.
MF49	MAC35	Yes: purpose 2 changed from 'Major contribution' to 'No contribution'	Yes: changed from 'Major contribution' to 'Significant contribution'	For purpose 2, the 2013 assessment considered the separation of Macclesfield and the washed-over settlements of Lyme Green and Sutton. The 2015 methodology clarifies that only settlements in the hierarchy and other inset villages are to be considered in the assessment of purpose 2. The change to the assessment of purpose 2 has also affected the overall assessment.
MF55	MAC37	Yes: purpose 2 changed from 'Significant contribution' to 'No contribution'	No	For purpose 2, the 2013 assessment considered the separation of Macclesfield and the washed-over settlement of Lyme Green. The 2015 methodology clarifies that only settlements in the hierarchy and other inset villages are to be considered in the assessment of purpose 2.
MF56	MAC38	Yes: purpose 2 changed from 'Significant contribution' to 'No contribution'	No	For purpose 2, the 2013 assessment considered the separation of Macclesfield and the washed-over settlement of Lyme Green. The 2015 methodology clarifies that only settlements in the hierarchy and other inset villages are to be considered in the assessment of purpose 2.
N3-03	HLE01	Yes: purpose 1 and purpose 3 both changed from 'Significant contribution' to 'Major contribution'; purpose 2 changed from 'Contribution' to 'No contribution'	Yes: changed from 'Significant contribution' to 'Major contribution'	The 2013 assessment referenced features that did not form part of the parcel boundary on the map (M56). To ensure assessment against the correct parcel boundary was carried out, Arup completed a full re-assessment of this parcel. The 2013 assessment did not include the 'No contribution' category. This parcel does not serve a separation function so it is appropriate to review the assessment to 'No contribution' for purpose 2.

2015 Parcel Ref	2013 Parcel Ref	Have the results of purpose 1-3 assessments changed?	Has the result of the overall assessment changed?	Reasons for changes
N3-04	HLE02	Yes: purpose 1 and purpose 3 both changed from 'Significant contribution' to 'Major contribution'; purpose 2 changed from 'Contribution' to 'No contribution'	Yes: changed from 'Significant contribution' to 'Major contribution'	As with N3-03, Arup completed a full re-assessment of this parcel. The 2013 assessment did not include the 'No contribution' category. This parcel does not serve a separation function so it is appropriate to review the assessment to 'No contribution' for purpose 2.
PR01	PRE01	Yes: purpose 2 changed from 'Major contribution' to 'Significant contribution'	Yes: changed from 'Major contribution' to 'Significant contribution'	For purpose 2, the 2013 assessment considered the separation of Macclesfield and the washed-over settlement of Butley Town. The 2015 methodology clarifies that only settlements in the hierarchy and other inset villages are to be considered in the assessment of purpose 2. The change to the assessment of purpose 2 has also affected the overall assessment.
PR10	PRE04	Yes: purpose 2 changed from 'Contribution' to 'No contribution'	No	The 2013 assessment did not include the 'No contribution' category. This parcel does not serve a separation function so it is appropriate to review the assessment to 'No contribution' for purpose 2.
PR11	PRE05	Yes: purpose 2 changed from 'Contribution' to 'No contribution'	No	The 2013 assessment did not include the 'No contribution' category. This parcel does not serve a separation function so it is appropriate to review the assessment to 'No contribution' for purpose 2.
PR18	PRE09	Yes: purpose 2 changed from 'Significant contribution' to 'Contribution'	Yes: changed from 'Significant contribution' to 'Contribution'	For purpose 2, the 2013 assessment correctly notes that the parcel "doesn't play a significant role in maintaining the gap between Macclesfield and Prestbury" and it could be argued that the original assessment should have been "Contribution" rather than "Significant contribution". The 2015 methodology clarifies that the parcel is within a 'less essential gap' and it is appropriate to review the assessment to 'Contribution' for purpose 2. The change to the

2015 Parcel Ref	2013 Parcel Ref	Have the results of purpose 1-3 assessments changed?	Has the result of the overall assessment changed?	Reasons for changes
				purpose 2 assessment combined with the 'No contribution' and 'Contribution' to purposes 4 and 5 respectively mean that the overall assessment has been revised to 'Contribution'.
PR27	PRE14	Yes: purpose 2 changed from 'Contribution' to 'No contribution'	No	The 2013 assessment did not include the 'No contribution' category. This parcel does not serve a separation function so it is appropriate to review the assessment to 'No contribution' for purpose 2.
PY01	PYT01	Yes: purpose 2 changed from 'Contribution' to 'No contribution'	No	The 2013 assessment did not include the 'No contribution' category. This parcel does not serve a separation function so it is appropriate to review the assessment to 'No contribution' for purpose 2.
PY02	PYT02	Yes: purpose 1 changed from 'Significant contribution' to 'Contribution'; purpose 2 changed from 'Contribution' to 'No contribution'	Yes: changed from 'Significant contribution' to 'Contribution'	The 2015 methodology adds clarity to the considerations for assessing parcels against purpose 1. This parcel is well contained with strong boundaries and it is appropriate to review the assessment to 'Contribution' for purpose 1. For purpose 2, the 2013 assessment refers to the separation of Poynton and Adlington (washed-over by Green Belt). The 2015 methodology clarifies that only settlements in the hierarchy and other inset villages are to be considered in the assessment of purpose 2. The changes to the assessments of purpose 1 and purpose 2 have also affected the overall assessment.
PY03	PYT03	Yes: purpose 2 changed from 'Contribution' to 'No contribution'	No	The 2013 assessment did not include the 'No contribution' category. This parcel does not serve a separation function so it is appropriate to review the assessment to 'No contribution' for purpose 2.
PY07	PYT08	Yes: purpose 2 changed from 'Significant contribution' to 'No contribution'	No	The parcel is located between Poynton and Woodford (washed-over by Green Belt). The 2015 methodology clarifies

2015 Parcel Ref	2013 Parcel Ref	Have the results of purpose 1-3 assessments changed?	Has the result of the overall assessment changed?	Reasons for changes
		contribution'; purpose 3 changed from 'Major contribution' to 'Significant contribution'		that only settlements in the hierarchy and other inset villages are to be considered in the assessment of purpose 2. The 2015 methodology also adds clarity to the considerations for assessing parcels against purpose 3, particularly when considering openness boundaries and it is appropriate to review the assessment to 'Significant contribution' for purpose 3.
PY14	PYT12	No	No	
PY15	PYT13	No	No	
PY16	PYT14	No	No	
PY22	PYT19	Yes: purpose 2 changed from 'Contribution' to 'No contribution'	No	The 2013 assessment did not include the 'No contribution' category. This parcel does not serve a separation function so it is appropriate to review the assessment to 'No contribution' for purpose 2.
WM01	WLM01	No	No	
WM04	WLM03	Yes: purpose 2 changed from 'Contribution' to 'No contribution'	No	The 2013 assessment did not include the 'No contribution' category. This parcel does not serve a separation function so it is appropriate to review the assessment to 'No contribution' for purpose 2.
WM05	WLM04	Yes: purpose 2 changed from 'Contribution' to 'No contribution'	Yes: changed from 'Significant contribution' to 'Major contribution'	The 2013 assessment did not include the 'No contribution' category. This parcel does not serve a separation function so it is appropriate to review the assessment to 'No contribution' for purpose 2. The 2015 methodology clarifies that the overall assessment makes a judgement based on the extent the parcel fulfils the Green Belt purpose as defined in NPPF ¶79, taking account of the fundamental aim of the Green Belt. It is considered appropriate to review the overall assessment to 'Major contribution'.
WM06	WLM05	Yes: purpose 2 changed from	No	The 2013 assessment did not include the 'No contribution'

2015 Parcel Ref	2013 Parcel Ref	Have the results of purpose 1-3 assessments changed?	Has the result of the overall assessment changed?	Reasons for changes
		'Contribution' to 'No contribution'		category. This parcel does not serve a separation function so it is appropriate to review the assessment to 'No contribution' for purpose 2.
WM15	WLM08	Yes: purpose 2 changed from 'Contribution' to 'No contribution'	No	The 2013 assessment did not include the 'No contribution' category. This parcel does not serve a separation function so it is appropriate to review the assessment to 'No contribution' for purpose 2.
WM23	WLM12	No	No	
WM26	WLM14	No	No	
WM32	WLM17	Yes: purpose 2 changed from 'Contribution' to 'No contribution'	No	The 2013 assessment did not include the 'No contribution' category. This parcel does not serve a separation function so it is appropriate to review the assessment to 'No contribution' for purpose 2.
WM33	WLM18	Yes: purpose 2 changed from 'Contribution' to 'No contribution'	Yes: changed from 'Significant contribution' to 'Contribution'	The 2013 assessment did not include the 'No contribution' category. This parcel does not serve a separation function so it is appropriate to review the assessment to 'No contribution' for purpose 2. This revision to the purpose 2 assessment, in addition to the 'No contribution' and 'Contribution' to purposes 4 and 5 respectively has tipped the balance of the overall assessment to 'Contribution'

Table G.2: Parcels with unchanged boundaries